PROJECT NO. 2025-541

Washington Military Department

Tumwater Vehicle Maintenance Shop

July 30, 2025

INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE

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INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE

July 30, 2025

Washington DES - Yelena Semenova
(electronic submittal via Euna)

RE: Design Services for Project No. 2025-541: Tumwater Vehicle Maintenance Shop

Dear Members of the Selection Committee,

We appreciate the opportunity to submit our qualifications for the Tumwater Vehicle Maintenance Shop (VMS) project. This initiative represents an important step in strengthening the operational readiness of the Washington Military Department (WMD), and our team at Integrus is prepared to support you in achieving a high-performing, fully compliant, and mission-ready facility.

Meeting Your Mission Objectives
We understand that the primary goal of the VMS project is to deliver a facility that meets National Guard Bureau (NGB), Department of Defense (DoD), and Washington Military Department standards—while also serving the functional needs of your maintenance teams. Our team is built around that purpose. Building on the momentum of our recent collaboration on the Joint Forces HQ RFP, we've assembled a team that combines deep familiarity with your agency's requirements and processes, as well as specialized expertise in vehicle maintenance facility design.

- **Compliance from Day One:** Our team has a strong command of WMD, DoD, and NGB design requirements. The knowledge gained from the JFHQ effort means we are already aligned with your expectations, including the latest Unified Facilities Criteria (UFC) and NGB criteria.
- **Program-Driven Design:** We have worked closely with WMD Facilities Planning reviewing 1390/91 forms and understand how to translate your program scope into clear, functional design solutions.
- **Stakeholder-Centered Collaboration:** Our experience has shown that successful WMD projects depend on input from multiple partners—WMD CFMO, DES, NGB, and G-4 Maintenance personnel. We will continue to engage all stakeholders early to ensure that the VMS meets everyone's operational needs.
- **NGB Approval Process Expertise:** We are fully prepared to lead the team through the rigorous NGB submission and review process, ensuring that all checklist items are addressed with accuracy and transparency.

To ensure a facility that is not only compliant but highly functional, we've partnered with Frank Coleman of Pinnacle, a recognized expert in military vehicle maintenance shop design. Frank brings decades of experience to the team, including multiple successful vehicle shop projects. Our partnership with WMD reflects a shared commitment to resilience, service, and environmental responsibility. The VMS will not only support critical training and readiness—it will also be delivered with sustainability in mind, meeting LEED Silver standards and incorporating Life Cycle Cost Analysis as part of its long-term value to the state.

We are ready to bring your vision for the Tumwater Vehicle Maintenance Shop to life and look forward to continuing our partnership with the WMD/DES team. Thank you for your consideration.

Sincerely,

Tom Robbins
INTEGRUS Architecture
Principal
p. 503.221.0150
e. trobbins@integrusarch.com

Phil Krueger
INTEGRUS Architecture
Project Manager
p. 503.221.0150
e. pkrueger@integrusarch.com

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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: Integrus		
UBI: 600-285-728	TIN: 91-1033931	License#: 600285728
Point of Contact Name: Thomas Robbins		
Point of Contact Title: Principal		
Email: trobbins@integrusarch.com	Telephone: 503.221.0150	
Address: 707 SW Washington, Suite 1200		
City: Portland	State: OR	Zip: 97205

Transportation Technology Building, College of Southern Idaho (currently under construction)

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The Tumwater Vehicle Maintenance Shop (VMS) replacement facility is a critical project supporting the operational readiness of the Washington Military Department (WMD). We understand the VMS is a "first of its kind" facility that will enhance training and deployment of the National Guard by providing a modern facility co-located at the Thurston County Readiness Center. Fresh off the recent WMD JFHQ D-B RFP effort, our team is uniquely positioned to deliver a high-performing, mission-ready facility that meets all Department of Defense (DoD), National Guard Bureau (NGB), and WMD requirements.

The Integrus Team brings:

Proven Compliance Expertise: With recent experience on the Joint Force HQ RFP, our team is up to date on the current Unified Facilities Criteria (UFC) and NGB criteria, ensuring compliance from project kick-off.

Program-Driven Design Approach: We understand the importance of translating 1390/91 program documents into clear, functional design solutions that meet your scope and mission needs. We also are keenly aware that the project budget is tied to the program allowances so the design must be no-frills, efficient and functional.

Stakeholder-Focused Collaboration: Our approach includes early and continuous engagement with WMD CFMO, DES, NGB, and G-4 Maintenance staff to ensure the facility supports all operational requirements while maintaining compliance with the federally approved scope.

NGB Approval Process Experience: We are well-versed in the NGB submittal and review process, ensuring that all checklist items are addressed thoroughly and transparently for each milestone submission. These approvals are critical in maintaining the project schedule and future funding disbursements.

To strengthen our team, we've partnered with Frank Coleman of Pinnacle, a recognized authority in military equipment maintenance shop design, bringing decades of relevant experience and a record of successful delivery.

Following NGB and DES guidelines , the VMS will incorporate resilient, sustainable design strategies, targeting LEED Silver certification and informed by Life Cycle Cost Analysis to maximize long-term value. We understand that WMD projects receive both State and Federal funding, so fiscal responsibility is essential when spending tax payers money. Materials and systems must provide long-term performance with minimal maintenance to create less of a burden on the WMD's Facilities group.

Integrus is ready to deliver a compliant, efficient, and future-ready facility—and we look forward to the opportunity to continue supporting WMD's mission.

TEAM ORGANIZATION AND REPORTING HIERARCHY

We have thoughtfully assembled a team with the ideal blend of skills, talents, experience and availability to excel in partnership with Washington Military Department on your Vehicle Maintenance Shop project. These highly skilled professionals will collaborate with you to design an efficient and innovative vehicle maintenance and repair shop that will replace the existing shop and meet the needs of Camp Murray for years to come. The team shares a dedication to design excellence, system integration, sustainability, building quality and project delivery on the high standards expected by WMD.

All of our partner firms bring experience with military projects and have a strong understanding of DES requirements.

Integrus and our partners are committed to designing innovative and enduring projects for the WMD. Key members of the Integrus team have experience in the design and construction of repair and maintenance facilities for military uses that address contemporary approaches and questions across a spectrum of federal and private clients.

Our team is built to exceed your expectations for mission critical program success and support innovative through design and environmental excellence for WMD. We are committed to working with and supporting partners that are diverse businesses. We believe this results in stronger design solutions and stronger A&E community here in Washington. The following team members include: **Pinnacle Consulting Group, Interface Engineering, KPFF, HBB Landscape Architecture, GRI,** and **JMB.**

Every member of our team is fully dedicated to WMDs mission. From the outset, we are actively engaged in team-building and goal-setting activities, laying the foundation for a unified, focused approach. We are committed to sustaining this engagement throughout the project's lifecycle, ensuring continuity and leveraging our team's deep understanding and connection to WMD to deliver exceptional results.

Reporting Hierarchy

Effective communication is essential for the successful flow of project information and timely resolution of issues. **Tom Robbins**, as Principal-in-Charge and Architect of Record, will oversee the project and manage the contract with DES. Tom will also provide overall project oversight as the project develops. He will stay engaged through regular check-ins with Project Manager **Phil Krueger** and the Integrus Core Team.

Phil serves as the primary **Point of Contact** and will act as the liaison between WMD/DES and the design team. Working through the WMD CFMO, Phil will coordinate with NGB and the G4 Maintenance group to ensure all project requirements are met. These communications will typically occur during Owner meetings or via email.

Once issues or needs are identified, Phil will delegate responsibilities to the appropriate team members: Project Designer **Kayla Ford**, Project Architect **Kathy Simone**, or Interior Designer **Kelly Ernevad**. Kathy, as the Project Architect, will also coordinate with subconsultants for discipline-specific design input.

To maintain clarity and accountability, tasks are recorded as action items in both Owner meeting minutes and consultant coordination meeting notes. Open and direct communication between WMD/DES and Integrus is foundational to the success of the VMS project

WASHINGTON DES & WASHINGTON MILITARY DEPARTMENT

INTEGRUS CORE TEAM

Tom Robbins
Principal in Charge

Phil Krueger
Project Manager
Point of Contact

Kathy Simone
Project Architect

Kayla Ford
Project Designer

Ericka Colvin
Sustainability

Rob Graper
Structural Engineer

Kelly Ernevad
Interior Designer

SUBCONSULTANTS

PINNACLE
MANTENANCE FACILITY DESIGN
Frank Coleman

KPFF
CIVIL ENGINEERING
Daan Dommels, PE, LEED AP

INTERFACE ENGINEERS
MECH/ELEC/TECHNOLOGY
Jim Sattem PE - MEP Principal/Electrical
Jesse Agosta, PE, HFDP - Mechanical
Jerry Atienza- Plumbing
Michael Troyer — Technology
Chris Roybal — Lighting

HBB *(M/WBE)*
LANDSCAPE ARCHITECTURE
Dean Koonts, PLA, CPD

JMB *(SBE)*
COST ESTIMATING
Jon Bayles

GRI *(PWSBE)*
GEOTECHNICAL ENGINEERING
Thomas O'Donnell, PE - Geotechnical

SUBCONSULTANTS & THEIR ROLES

PINNACLE

ROLE: VEHICLE MAINTENANCE SHOP DESIGN

The Pinnacle Consulting Group, Inc. is a Professional Planning and Industrial Equipment firm specializing in facility and operations planning for the vehicle maintenance and repair operations for private, federal and governmental fleets. Pinnacle is a specialized consultant, assisting the owner and the architectural / engineering team with the planning and design of facilities for vehicle maintenance operations. Their focus is on vehicle access, site flow, parking, fueling/ wash and the maintenance shops locations/layout to support the users' vehicles and activities.

INTERFACE ENGINEERING

ROLE: MECHANICAL & ELECTRICAL ENGINEERING, TECHNOLOGY

Interface Engineering is a multidiscipline engineering firm known for innovative resource use, visionary sustainable design, and breakthrough engineering solutions for new and existing buildings. Our work demonstrates how integrated design, and creative collaboration can produce outstanding results -- for our clients, our community, and our environment. Interface has grown into a nationally recognized consultancy with more than 230 professionals in ten offices throughout the United States. Interface was part of the Integrus team to develop the recent **WMD Joint Force Headquarters D/B RFP.**

KPFF

ROLE: CIVIL ENGINEERING

Founded in 1960, KPFF provides civil engineering, structural engineering, and land surveying services for projects of all scales. Today, the firm's 1400 employees across 30 cities remain focused on KPFF's core competency of engineering excellence. They have provided engineering design services for all sizes of maintenance facilities used to house motorized vehicles and government equipment. Within these facilities, KPFF has provided design services for a variety of special features, including maintenance bays, maintenance pits, administrative areas, wash bays, refueling areas, parking lots, and equipment storage. KPFF was part of the Integrus team to develop the recent **WMD Joint Force Headquarters D/B RFP.**

HBB LANDSCAPE ARCH.

D/WBE: D2F0008876 / W2F0008876

ROLE: LANDSCAPE ARCHITECTURE

Since 1990, HBB Landscape Architecture has provided landscape design services throughout the Pacific Northwest. From planning through design and construction, our work successfully incorporates campus character, public safety, long-term maintenance, and low-impact development features. This experience includes the **WMD Joint Force Headquarters D/B RFP, Thurston County Readiness Center,** in Tumwater**,** and at JBLM the **AAC Hangar Facility,** and **Battalion North Headquarters.**

GRI

PWSBE: P000029741

ROLE: GEOTECHNICAL ENGINEERING

Established in 1984, GRI provides full-service geotechnical, geologic, environmental, and pavement engineering solutions. GRI brings extensive building experience and has worked on several projects for the Oregon Military Department, Portland Air National Guard, Joint Base Lewis-McChord Air Force Base, Bonneville Power Administration's Ross Complex, and Washington State University-Vancouver campus sites.

JMB CONSULTING GROUP

SBE: SELF-CERTIFIED

ROLE: COST ESTIMATING

Originally founded in 2009 as a single member limited liability corporation with one office located in Seattle WA, JMB Consulting Group has provided comprehensive development management, construction management and construction cost planning to owners, architects, government agencies and institutions. JMB has worked with Integrus on **over 30 projects**—both new construction and renovations. Other collaborations with Integrus include the **WMD Joint Force Headquarters D/B RFP,** and **Johnson Science Center** Building in Puyallup. Jon has also worked on **WMD's Controlled Humidity Preservation Building** at Camp Murray, and

TOM ROBBINS

AIA, LEED AP BD+C, NCARB

PROJECT MANAGER & ***POINT OF CONTACT***

EDUCATION & CREDENTIALS

BACHELOR OF ARCHITECTURE
University of Tennessee

REGISTERED ARCHITECT:
WA, OR, VA

LEED Accredited, BD+C

NCARB Certification

Tom is a design principal with 30+ years of experience leading a range of delivery methods to bring challenging, high-profile buildings into existence for public and private sector clients, including the U.S. Department of State. Tom enjoys collaborating with clients and design partners, and assembling and leading a team of individuals to deliver a building everyone is proud of. One building leveraging both his technical and design capabilities is the Oregon State University Gladys Valley Marine Studies Building, a landmark vertical evacuation site built to withstand a 9.00 earthquake and resulting tsunami, regarded as an outstanding example of climate resilient design.

PROJECT EXPERIENCE

JOINT FORCE HEADQUARTERS RFP
WMD & DES, Camp Murray, WA

PORTLAND AIRPORT EMERGENCY OPS & RENTAL CAR CONSOLIDATION
Port of Portland, Portland, OR

FEDERAL TRAINING FACILITY
US Department of State, Washington DC Area

MARINE SERVICE GUARD RESIDENCE
US Department of State, Libreville, Gabon

NEW EMBASSY COMPOUND
US Department of State, Ashgabat, Turkmenistan

NEW EMBASSY COMPOUND
US Department of State, Maputo, Mozambique

MARINE SERVICE GUARD RESIDENCE
US Department of State, Rangoon

PHIL KRUEGER

AIA, LEED AP BD+C, NCARB, SAME

PROJECT MANAGER & ***POINT OF CONTACT***

EDUCATION & CREDENTIALS

BACHELOR OF ARCHITECTURE
University of Tennessee

REGISTERED ARCHITECT: OR

AIA

LEED Accredited, BD+C

NCARB Certification

Society of American Military Engineers, Portland Post Board - Director of Education

Phil is a Project Manager with 21 years of experience working on government projects. Phil feels that projects that have a direct impact on the communities they serve are the most rewarding. He enjoys utilizing his communication skills to serve as the liaison between the client and the design team, ensuring the stakeholders' goals are translated into the final design. For the last 16 months, Phil has worked closely with WMD and DES to generate the Design-Build RFP documents for the mission critical Joint Force Headquarters at Camp Murray, WA. Phil coordinated a multidisciplinary consultant team to generate design narratives, establish project performance requirements, document the existing site conditions, and provide a preliminary cost estimate. After completion of the D-B RFP documents, Phil has stayed engaged as a D-B team selection panel member. Concurrent to the WMD work, Phil manages coordination of consultant teams for two design-build US embassy projects.

PROJECT EXPERIENCE

JOINT FORCE HEADQUARTERS RFP
WMD & DES, Camp Murray, WA

US EMBASSY BUILDING RENOVATION
US Department of State, Buenos Aires, Argentina

NEW US EMBASSY COMPOUND
US Department of State, Praia, Capo Verde

FEDERAL TRAINING FACILITY
US Department of State, Washington DC Area

SAN LUIS II LAND PORT OF ENTRY CROSSING
GSA,Yuma, AZ

MISSION CRITICAL PROJECTS
Fortune 50 Client OR & CA

KATHY SIMONE

AIA, LEED AP BD+C, NCARB

PROJECT ARCHITECT

EDUCATION & CREDENTIALS

BACHELOR OF ARCHITECTURE
California Polytechnic Pomona

REGISTERED ARCHITECT:
OR

LEED Accredited, BD+C

NCARB Certification

Kathy will serve as Project Architect on WMD's VMS Building - responsible for development of technical design, building performance, coordinating our consultant team members, and managing project production documentation. Kathy has over 30 years of experience. Her work at Integrus has been focused on complex civic projects. Her strong technical knowledge has helped insure the successful delivery of complex projects. Kathy's attention to detail and passion for problem solving have made her an integral part of any design team. She fosters collaboration and innovation by working closely with project teams and user groups to deliver designs that are honest, original and enduring.

PROJECT EXPERIENCE

GRANT COUNTY PUD SERVICE CENTER & MAINTENANCE SHOPS
Grant County PUD, Ephrata, WA

PORTLAND AIRPORT EMERGENCY OPS & RENTAL CAR CONSOLIDATION
Port of Portland, Portland, OR

NEW EMBASSY COMPOUND
US Department of State, Ashgabat, Turkmenistan

MARINE SERVICE GUARD RESIDENCE
US Department of State, Libreville, Gabon

MARINE SERVICE GUARD RESIDENCE
US Department of State, Freetown, Sierra Leone

METRO REGIONAL CENTER SPACE PLANNING SERVICES
Metro, Portland, OR

ROB GRAPER

PE, SE

STRUCTURAL ENGINEER

EDUCATION & CREDENTIALS

BACHELOR OF SCIENCE CIVIL ENGINEERING
University of Texas

LICENSED CIVIL & STRUCTURAL ENGINEERING
WA, OR, ID

Structural Engineering Association of Washington

Rob has provided structural engineering services that have resolved complex challenges in a way that reflects client's goals and visions. His leadership in finding inspiring structural solutions that respond to unique environments have been applied to projects worldwide.

Rob was the structural engineer on two recent vehicle maintenance buildings. At Schweitzer Transportation Tech, Rob expertly utilized a combination of pre-engineered structural systems with traditional steel construction, in a cost effective way to maximize shop space and accommodate future expansion.

PROJECT EXPERIENCE

JOINT FORCE HEADQUARTERS RFP
Washington Military Department & DES, Camp Murray, WA

SCHWEITZER CAREER TECHNICAL EDUCATION BUILDING
Lewis-Clark State College, Lewiston, ID

DIESEL TRANSPORTATION TECH BUILDING
College of Southern Idaho, Twin Falls, ID

TECH ED BUILDING
Spokane Community College,Spokane, WA

TRANSPORTATION TECH BUILDINGS
Rogue Community College, Medford and Grants Pass, OR

KAYLA FORD

PROJECT DESIGNER

EDUCATION & CREDENTIALS

MASTER OF ARCHITECTURE
University of Michigan

BACHELOR OF ARCHITECTURE
University of Florida

Kayla is one of our most talented designers, and is a key contributor on several on Integrus' most challenging and successful projects. She has a strong foundation and expertise with a wide range of projects with varying scopes and budgets. Kayla balances project scope, budget, and owner vision and goals—producing thoughtful, cost-effective and cohesive designs. Her design process includes searching for design inspiration utilizing critical thinking, creativity, collaboration and communication – the "four C's". Kayla will translate ideas into tangible results for WMD. She'll use current computer software to effectively communicate ideas to WMD, facilitating discussion and involve all parties directly in the design process. Working primarily with public clients, Kayla knows how to design within budget.

PROJECT EXPERIENCE

JOINT FORCE HQ D/B RFP
Washington Military Group, Camp Murray, WA

ANG READINESS CENTER STUDY
Oregon Military Group, Hillsboro, OR

TRANSPORTATION TECHNOLOGY BUILDINGS
Rogue Community College, Grants Pass & Medford, OR

JUANITA HIGH CTE LABS
Lake Washington School District, Kirkland, WA

CENTRAL KITSAP HIGH CTE LABS
Central Kitsap School District, Silverdale,WA

S. WHIDBEY HS / MS MODERNIZATION
South Whidbey School District, Langley, WA

S. WHIDBEY ELEMENTARY MODERNIZATION
South Whidbey School District, Langley, WA

FRANK COLEMAN, JR

INDUSTRIAL ENGINEER

EDUCATION & CREDENTIALS

CERTIFICATIONS:
Senior Member of the Institute of Industrial Engineers

Member Materials Handling & Manufacturing Society

Member Council of Logistics Management

Frank has 41 years industrial consulting specializing in design/ implementation for maintenance facilities. He also has decades of experience in facility planning and design, facility and industrial operations, as well as experience in masterplans, needs assessments, alternative design, equipment selection, alternative selection, final design, and implementation. Frank will assist in optimizing the WMD state-of-the-art repair operations where efficiencies and lean principals are applied. He is an independent, objective viewpoint that allows for decisions made in the client's best interest without ties or loyalties to suppliers, vendors, or contractors.

PROJECT EXPERIENCE

TRANSPORTATION TECHNOLOGY BUILDINGS
Rogue Community College, Grants Pass & Medford, OR

MODERNIZATION TRIDENT REFIT FACILITY, US NAVAL BASE KITSAP
Bangor, OPD, Silverdale, WA

SSBN REFIT SPACE GAP ANALYSIS AND INDUSTRIAL UTILIZATION
US Naval Base Kitsap, Bangor, WA

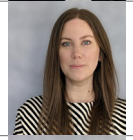
GAUIS 2) INTERIM STATE STUDY
US NAVAL BASE KITSAP, BANGOR, WA

MARINE DIESEL ENGINE LAB
Seattle Maritime Academy, Seattle, WA

WSDOT TEF SHOP BUILDING REPLACEMENT
Seattle WA

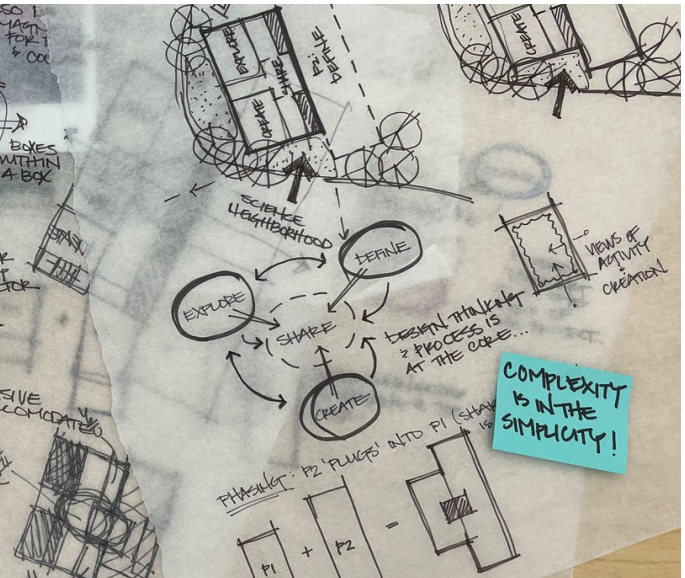
GRANT CO. PUD SERVICE CENTER & MAINTENANCE SHOPS STUDY
Grant County PUD, Ephrata, WA

This chart lists all key personnel for Integrus' WMD Tumwater VMS team, and a "snapshot" of each individual's relevant experience with Washington Military Department, Vehicle Maintenance buildings, National Guard Bureau G-4 Maintenance, LEED Silver design, and State of Washington/DES Process. Also included is estimated percent of time by project phase for each key staff member.

KEY PERSONNEL & ROLE	EXPERIENCE/ RELEVANCE TO TUMWATER VMS	RELATED EXPERIENCE	% OF TIME BY PHASE
INTEGRUS  **TOM ROBBINS** *AIA, NCARB, LEED AP* ***PRINCIPAL IN CHARGE*** *LICENSED: OR, WA, VA*	Tom is dedicated to helping clients find long-term solutions and has extensive experience collaborating with Federal clients, including WMD and design partners to successfully bring challenging, high-profile, resilient projects into reality. Tom will oversee the project and manage the contract with DES. He will stay engaged through regular check-ins with Project Manager Phil Krueger and the Integrus Core Team.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • OBO State Dept., American Center, Rangoon • OBO State Dept. Gabon Embassy, Gabon • US State Dept., Federal Training Building, VA • Portland Airport Emergency Operations Center, Portland, OR	SD 20% / DD 20% / CD 20% / BID 5%
INTEGRUS  **PHIL KRUEGER** *AIA, LEED BD+C* ***PROJECT MANAGER*** ***POINT OF CONTACT***	Phil oversees all aspects of the design, documentation and construction and is responsible for coordinating internal teams and consultants to ensure the highest level of quality and efficiency. Phil works closely with WMD to provide solutions that respond to their needs while staying within their budgets and without compromising detail.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • Federal Training Facility Ph. 2 CA, Arlington, VA • OBO State Dept., New Embassy, Praia, Cabo Verde • OBO State Dept. Buenos Aires, Argentina US State • US State Dept., Federal Training Building, VA	SD 30% / DD 30% / CD 20% / BID 30%
INTEGRUS  **KATHY SIMONE** *AIA, LEED BD+C* ***PROJECT ARCHITECT***	Kathy will serve as Project Architect on WMD's VMS Building - responsible for development of technical design, building performance, coordinating our consultant team members, project production documentation. Kathy's attention to detail and passion for problem solving have made her an integral part of each of the design teams she has been on.	• Grant County PUD Service Center & Maintenance Shops, Ephrata, WA • Portland Airport Emergency Operations Center, Portland, OR • OBO State Dept., New Embassy, Ashgabat, Turkmenistan	SD 50% / DD 100% / CD 100% / BID 100%
INTEGRUS  **KAYLA FORD** ***PROJECT DESIGNER***	Kayla will lead the design for the WMD VMS building. She will provide a guiding voice, establishing and maintaining the project vision throughout the process working collaboratively with WMD. She also has extensive experience with the Oregon Military Department.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • OMD ANG Readiness Center Study, Hillsboro, OR • Transportation Tech Buildings, RCC, Medford, OR • Hatfield Marine Science Inst., Master Plan, Newport, OR	SD 80% / DD 90% / CD 30% / BID 10%
INTEGRUS  **ERICKA COLVIN** *AIA, LEED BD+C* ***SUSTAINABILTY***	Ericka is Integrus' Director of Sustainable Practice, she works with each project team to ensure they are meeting energy and carbon reduction benchmarks. Ericka is excited to help WMD meet or exceed LEED Silver on the Tumwater VMS. She has worked on 10 LEED certified buildings.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • Transportation Tech Buildings, RCC, Medford, OR • OBO State Dept., New Embassy, Maputo, Mozambique • OBO State Dept. Diplomatic Transit Facility Yemen	SD 15% / DD 10% / CD 10% / BID 5%
INTEGRUS  **KELLY ERNEVAD** *ASSOCIATE IIDA* ***INTERIOR DESIGNER***	Kelly will direct a user-led space planning approach and is committed to specifying healthy materials and FFE products, and to provide overall comprehensive interior design direction and oversight for the new Tumwater VMS.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • OMD ANG Readiness Center Study, Hillsboro, OR • Transportation Tech Buildings, RCC, Medford, OR • Metro Regional Center Gender Neutral Restroom	SD 30% / DD 40% / CD 20% / BID 20%
INTEGRUS  **ROB GRAPER** *PE, SE* ***STRUCTURAL ENGINEER*** *LICENSED: OR, WA*	Rob has worked on 2 recent Vehicle Maintenance buildings. At Schweitzer Transportation Tech Center, Rob expertly utilized a combination of pre-engineered structural systems with traditional steel construction, in a cost effective way to maximize shop space and accommodate future expansion.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • Schweitzer Transp. Tech Building, LCSC, Lewiston, ID • Diesel Tech Building, CSI, Twin Falls, ID • Tech Ed Building, Spokane CC, Spokane, WA	SD 30% / DD 20% / CD 30% / BID 15%
PINNACLE  **FRANK COLEMAN, JR** ***REPAIR & MAINTENANCE SHOP DESIGN***	Frank has 40+years of experience consulting on vehicle maintenance facilities, as well as experience with facility masterplans, needs assessments, equipment selection, and alternative selection for military, and municipal clients. Frank will assist with vehicle access, site flow, parking, fueling/wash and the maintenance shops locations/layout to support WMD's vehicles and activities.	• Modernization Trident Refit Facility, US Naval Base Kitsap (NBK), Bangor, OPD, Silverdale, WA • SSBN Refit Space Gap Analysis and Industrial Utilization (GAUIS 1) US Naval Base Kitsap, Bangor, WA • GAUIS 2) Interim State Study, US Naval Base Kitsap, Bangor, WA • WSDOT TEF Shop Building Replacement, Seattle WA	SD 30% / DD 30% / CD 30% / BID 5%

KEY PERSONNEL & ROLE	EXPERIENCE/ RELEVANCE TO TUMWATER VMS	RELATED EXPERIENCE	% OF TIME BY PHASE
INTERFACE  **JIM SATTEM** *PE* ***ELECTRICAL ENGINEER***	Jim has provided the Oregon and Washington National Guard, U.S. Department of State as well as other federal departments and agencies energy efficient design for industrial and maintenance facilities, fueling systems, and academic institutions within the U.S. and abroad.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • WMD Tri-Cities Readiness Center, Richland, WA • OMD ANG Armory Upgrade, Coos Bay, OR • OMD ANG Anderson Readiness Center, Salem, OR	SD 30% / DD 30% / CD 30% / BID 15%
INTERFACE  **JESSE AGOSTA** *PE, HFDP* ***MECHANICAL ENGINEER***	Jesse has focused his career on finding new and innovative ways to solve problems, his fresh thinking has led to many successful sustainable LEED and Net-Zero projects. Jesse is responsive, thoughtful, and honest. Jesse's market sector experience includes federal facilities, industrial, healthcare, corporate office + workspace, and academic campuses.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • Operations and Maintenance Facility, Vancouver, WA • ODOT Operations and Maintenance Facilities; Statewide, Oregon • Operations and Fleet Maintenance, Hillsboro, OR	SD 30% / DD 30% / CD 30% / BID 15%
INTERFACE  **MICHAEL TROYER** *PMP, RCDD, CTS, LEED AP* ***TECHNOLOGY***	With over twenty years of experience in the design and implementation of technology and low voltage systems, Michael is well-versed in communications design, construction management, project management, design/build, IT, networking, and customer advocacy services.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • BPA Regional Maintenance & Operations , Pasco, WA • Operations and Maintenance Facility, Vancouver, WA • Operations and Fleet Maintenance, Hillsboro, OR	SD 30% / DD 30% / CD 30% / BID 15%
INTERFACE  **JERRY ATIENZA** ***PLUMBING DESIGN***	Jerry's plumbing experience includes the design of sanitary sewer, storm drainage, domestic water, natural gas, processed, medical gases/liquids, vacuum, compressed air, steam, nitrogen, hydrogen and fuel piping for a wide range of building projects including the WMD JFHQ D/B RFP at Camp Murray.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • US Marine Corp Logistics Base Hazardous Material Storage Facility; Albany , GA • Operations and Maintenance Facility, Vancouver, WA	SD 30% / DD 30% / CD 30% / BID 15%
KPFF  **DAAN DOMMELS** *PE, DBIA, PMP* ***CIVIL ENGINEER***	Daan's background includes site and utility design, stormwater treatment and drainage design, site grading, right-of-way improvements, master planning and construction support for small-to large-scale government, public, and private projects, both locally and abroad. Daan's experience includes dozens of vehicle maintenance facility projects, LEED Certified designs, and a longstanding relationship with Integrus.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • U.S. Dept. of State, OBO, NEC & Vehicle Maintenance Facilities, 5 locations • U.S. Dept. of State, OBO, Diplomatic Transit Facility, Sana'a, Yemen • BPA Maintenance HQ/Facility, Vancouver, WA	SD 30% / DD 30% / CD 30% / BID 15%
GRI  **THOMAS O'DELL** *PE* ***GEOTECHNICAL ENGINEER***	Thomas has provided geotechnical design and management services for a broad range of local, state, and federal projects. Thomas brings extensive experience geotechnical design, seismic evaluation, shallow/deep foundation design, slope and landslide stabilization, shoring and retaining wall design, ground improvement, and settlement studies.	• BPA, Ross Complex Maintenance Headquarters Building (CM/CG), Vancouver, WA • Cowlitz Tribal Gaming Authority, Cowlitz Reservation Development, La Center, WA	SD 30% / DD 30% / CD 30% / BID 15%
HBB  **DEAN KOONTS** *ASLA, CPTED* ***LANDSCAPE ARCHITECT***	Dean is experienced producing site and landscape designs for defense projects that also integrate Low-Impact Development and maintenance considerations. His design approach emphasizes collaboration with multiple disciplines in complex project settings to ensure accuracy of work, coordinated drawings, and design within project budgets.	• Battalion North Headquarters, JBLM, WA • AAC Hangar Facility, JJBLM, WA • Thurston County Readiness Center, Tumwater, WA • Snohomish Readiness Center, Snohomish, WA	SD 30% / DD 30% / CD 30% / BID 15%
JMB  **JON BAYLES** ***COST ESTIMATING***	Jon will lead all cost estimating efforts providing cost control estimating and cost forecasting. Jon brings a proven record of cost forecasting including notably at the pre-design, feasibility, and conceptual phases of a project. He was on the Integrus team for the WMD JFHQ D/B RFP at Camp Murray, and is currently working with Integrus on 6 projects.	• WMD Joint Force HQ D/B RFP, Camp Murray, WA • WMD Controlled Humidity Preservation Building, Camp Murray, WA • King County Central Maintenance Facility, Renton, WA • City Maintenance Operation Center, Redmond, WA	SD 15% / DD 15% / CD 15% / BID 5%

The integration of new technologies, electronic controls, and computer systems in **military maintenance facilities** has transformed the approach to maintenance and repair operations, requiring specialized infrastructure and equipment tailored to **support mission-critical systems**. Effective use of these advancements enhances operational readiness by increasing service efficiency, reducing costs, and supporting the maintenance of today's complex, high-tech military vehicles and equipment. Flexible design strategies are employed to accommodate evolving defense needs, future expansions, and the integration of next-generation technologies—ensuring long-term adaptability in support of dynamic military missions.



VEHICLE MAINTENANCE DESIGN EXPERTISE

Integrus has partnered with Pinnacle Design Group, a firm specializing in the design of Repair and Maintenance facilities. Founded by principal Frank Coleman, Pinnacle brings decades of industry experience, with deep expertise in requirements programming, process optimization, design development, equipment specification, and detailed design services. Frank's comprehensive understanding of maintenance operations, site logistics, and workflow dynamics enables him to deliver innovative solutions that drive long-term efficiency and cost savings.

Pinnacle has authored service and repair facility design standards for several Class 8 truck manufacturers, including **Freightliner**, **Volvo**, **Navistar International**, and **Caterpillar**, as well as alternative fuel repair operation guidelines.

Together, Integrus and Pinnacle have delivered several impactful projects:

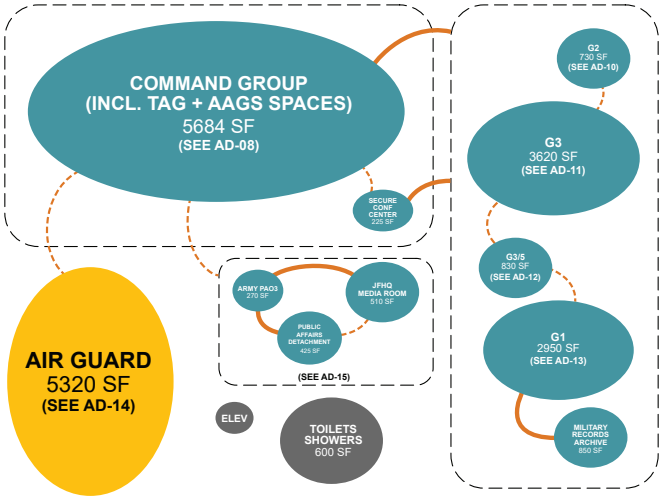
- **Clark College Boschma Farms CTE Study** – focused on an Advanced Manufacturing training facility.
- **Stafford Creek CI Furniture Facility** – supports training in furniture production, warehousing, and customer service.
- **Edmonds School District** – Fleet Maintenance & Repair Shop and CNG Fueling Facility.
- **Edmonds High School** – a high-tech prototype classroom.

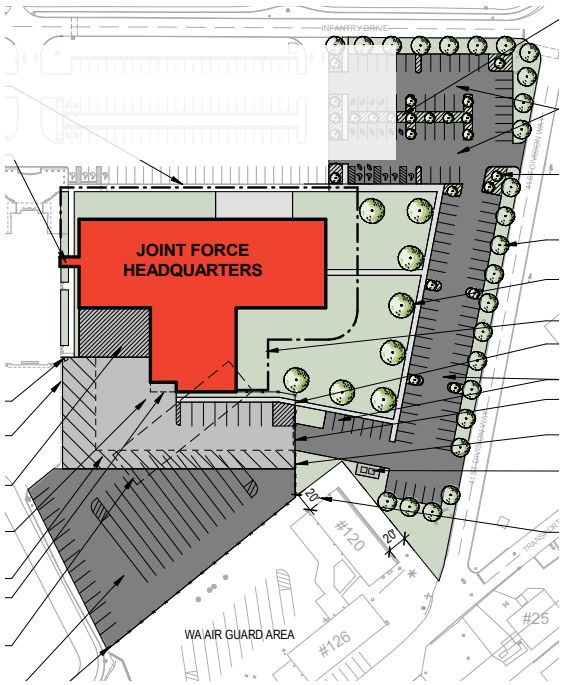
INTEGRUS / PINNACLE TEAM'S SPECIALIZED SERVICES:

- Repair Process Evaluation
- Bay Spacing/Configurations
- Operational Adjacencies Planning
- Operations & Schedule Planning
- Power & Utility Requirements Planning
- Parts Storage Systems
- Expandable Shop Systems
- Shop Support Areas
- Vehicle Maneuvering and Paving Requirements
- Maintenance Schedules
- Federal Regulations Compliance
- Vehicle Classifications
- Rough-Order-Of-Magnitude Cost Estimating

JOINT FORCE HEADQUARTERS D/B RFP

Washington Military Department & DES, Camp Murray, WA



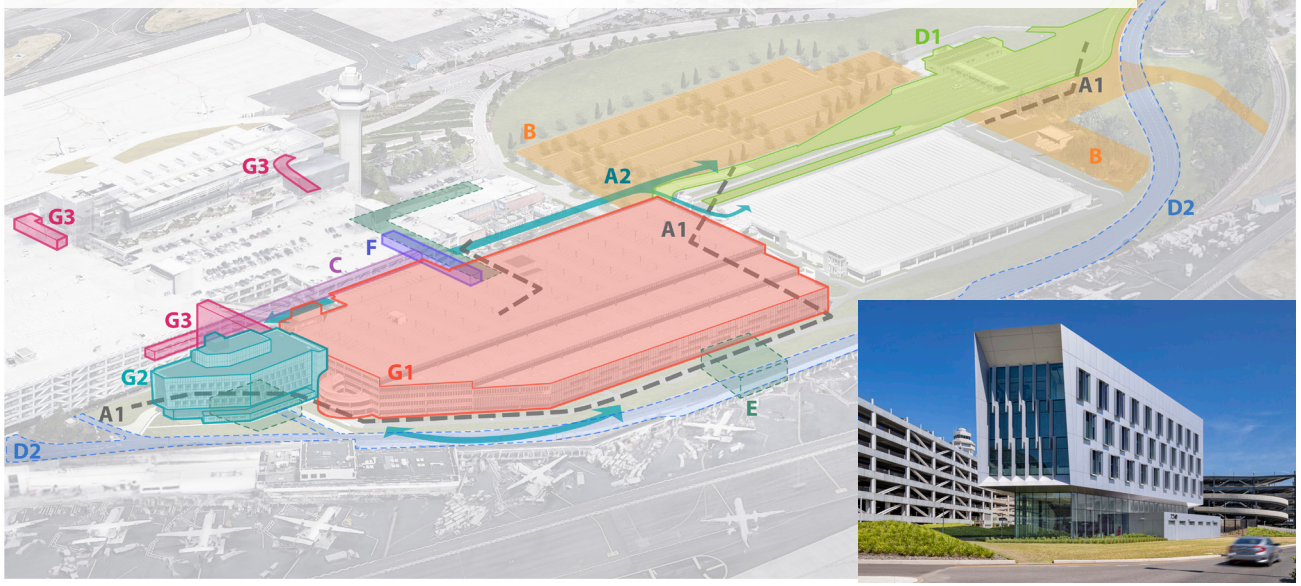


Integrus worked with the WMD and Washington State DES to generate the Design-Build RFP documents for Washington State's 64,300 SF Joint Force Headquarters at Camp Murray with a design and construction budget of $46.8 million. This task included developing the Owner's Documents for this National Guard administrative building that is being utilized by the Design-Build teams to create their proposed designs during the RFP phase. Integrus coordinated a multidisciplinary consultant team to generate design narratives, establish project performance requirements, document the existing site conditions, and provide a preliminary cost estimate. After State funding issues required a major reduction in scope, Integrus worked with WMD and DES to reprogram the project and provide adjacency diagrams that established the critical programmatic relationships of the multiple directorates within the facility.

SIZE	n/a
COMPLETED	2025
ESTIMATED / ACTUAL	n/a
DELIVERY	n/a
CONTACT	Yelena Semenova, Engineering and Architectural Services, WA DES p: 360-507-1003 e: yelena.semenova@des.wa.gov

PORTLAND AIRPORT EMERGENCY OPS & RENTAL CAR CONSOLIDATION

Port of Portland, Portland, OR

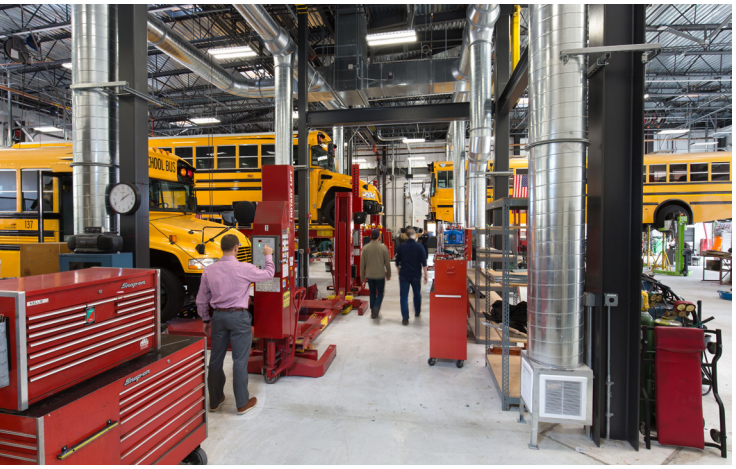


As part of the transformative PDXNext overhaul at Portland International Airport, this new complex—adjacent to the main terminal—brings together critical airport operations, long-term parking, and a consolidated rental car facility. Located in a high-risk seismic zone, the four-story operations building is designed with resilient strategies to ensure continued airport functionality after a major Cascadia subduction zone earthquake. The expansion of on-site long-term parking and a six-level rental car structure improves airport circulation, eliminating the need for offsite shuttles. Working closely with a parking consultant with expertise in auto maneuvers and circulation/access, the team design the garage facilities for efficiency. This reduces traffic congestion and lowers CO_2 emissions. The design team partnered closely with the Port of Portland to carefully phase construction while keeping the airport fully operational.

SIZE	2.23 m SF
COMPLETED	2022
ESTIMATED / ACTUAL	$281 m / $281 m
DELIVERY	Design / Build
CONTACT	Grant Evenhus, Port of Portland, p: 503.329.8074, e: grant.evenhus@portofportland.com

FLEET MAINTENANCE & REPAIR SHOP, AND CNG FUELING

Edmonds School District, Lynnwood, WA



Integrus worked closely with the district to design the replacement for their maintenance and transportation facility on a 19 acre site. The transportation component of the facility houses seven service bays, two of which are drive-through, dedicated to buses and other fleet vehicles. In addition, there are shop areas, parts storage spaces, and spaces serving the transportation maintenance crew.

The maintenance component of the facility consists of shops dedicated to mechanical work, welding, general carpentry, and grounds. There is also a paint booth, roofing shop, plumbing shop, and several tool cribs and work areas for the respective crews.

The warehouse component includes administrative offices for the facilities maintenance division as well as district storage for supplies and equipment. There are high-bay storage areas accessed with forklifts, open staging area for shipping and receiving, three bay loading dock, walk-in freezer, cooler, and dry-goods storage area. Design of the administrative offices supported efficient consolidation of different departments into a cohesive, multi-department whole facility.

The site also accommodates parking for approximately 160 school buses, as well as district fleet vehicles, maintenance equipment, and staff passenger vehicles. A fueling station with three covered bays for bus fueling and adjacent underground fuel tanks and bus wash facility were also designed to support efficient, safe District vehicle maintenance.

SIZE	69,000 SF
COMPLETED	2016
ESTIMATED / ACTUAL	$22.2 m / $22.9 m
DELIVERY	GC/CM
CONTACT	Nick Chou Edmonds School District t: 425.508.9344 e: choun@edmonds.wednet.edu

EPHRATA SERVICE CENTER & MAINTENANCE YARDS

Grant County Public Utilities District, Ephrata, WA

The new Ephrata Service Center campus represents a significant investment by Grant County PUD, aimed at enhancing service delivery, operational efficiency, and accommodating future growth. The campus has 6 buildings and fleet parking.

The Vehicle Maintenance Building (VMB) on the GPUD Ephrata Service Center campus is a 36,800 sf, double height space with mezzanine. The shop component consists of 10 vehicle maintenance bays, a fabrication bay, parts storage, tire storage and lube room. A dual hoist bridge crane serves 5 of the repair bays and a portion of the mezzanine where additional tires are stored.

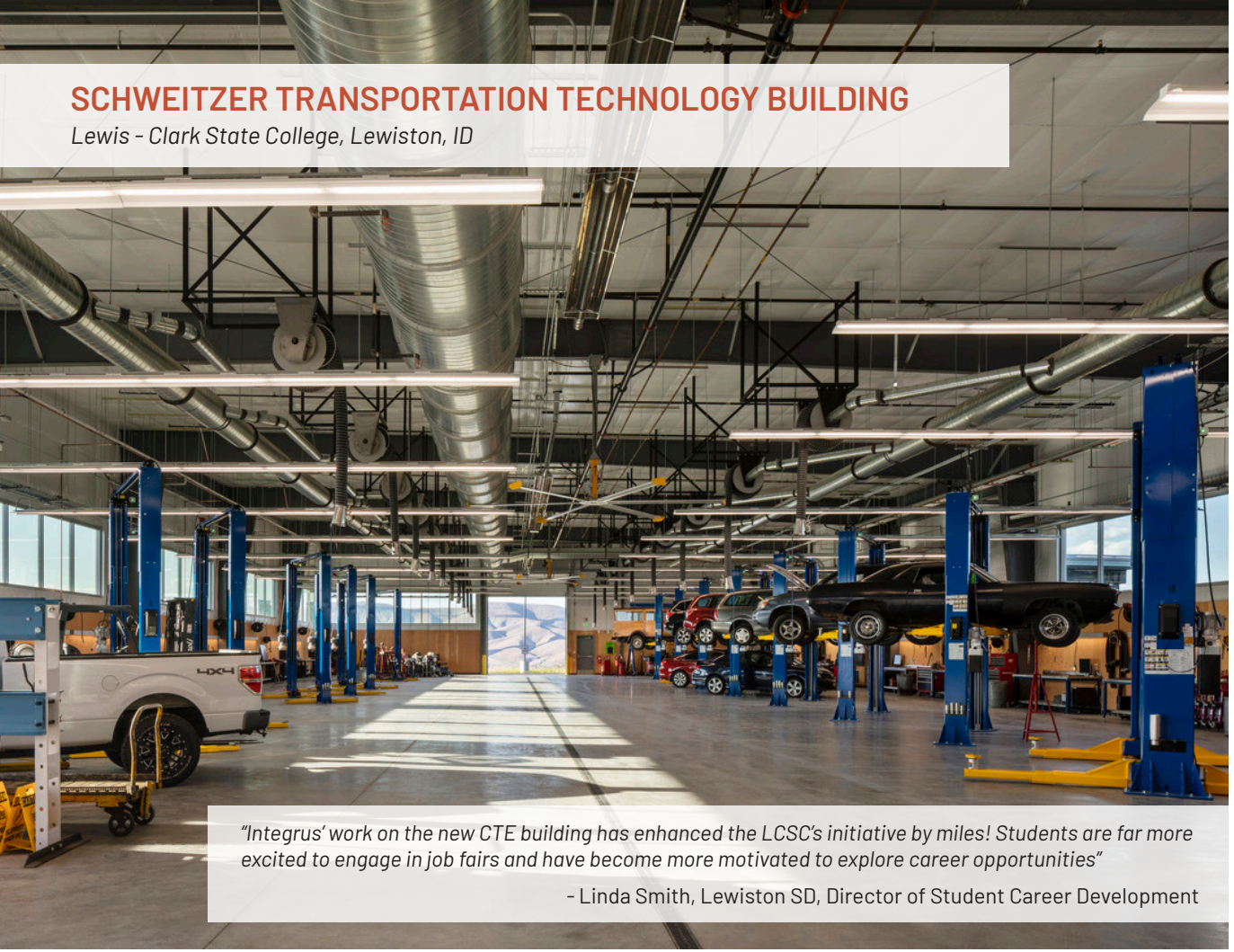
The office component of the VMB is approximately 2,800 sf and consists of locker room, break room, restrooms, conference room, private offices and open office for crew.

There is a 5,200 sf fuel island and 3,800 wash bay adjacent to vehicle maintenance. The fuel island consist of (5) pump stations – (1 premium, 2 unleaded, 2 diesel) as well as (2) DEF stations. A remote fuel fill station is located outside of the security fence serves (3) above ground fuel tanks via underground pipes.

SIZE	109,000 SF
COMPLETED	2026 (est)
ESTIMATED / ACTUAL	$165 m / TBD
DELIVERY	Design / Build
CONTACT	**Grant County PUD:** Nick Bare, p: 612.618.4959 e: nbare@gcpud.org Sheila Wald, p: 509.398.3310 e: swald@gcpud.org

SCHWEITZER TRANSPORTATION TECHNOLOGY BUILDING

Lewis - Clark State College, Lewiston, ID



"Integrus' work on the new CTE building has enhanced the LCSC's initiative by miles! Students are far more excited to engage in job fairs and have become more motivated to explore career opportunities"

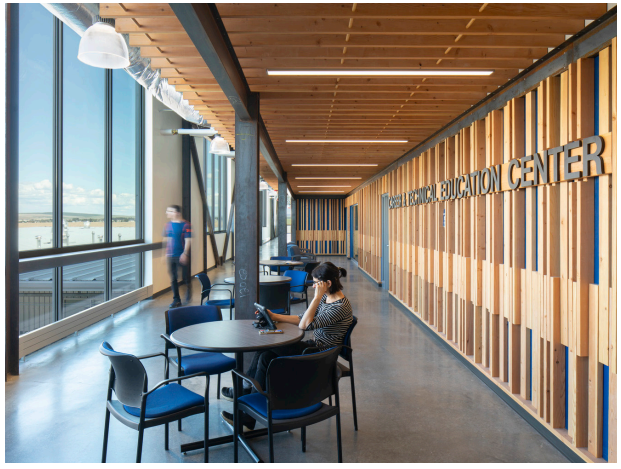
- Linda Smith, Lewiston SD, Director of Student Career Development

This premier multi-disciplinary CTE facility was designed to elevate technical education programs into the future. To honor the College's "Learn to Earn" philosophy and Lewiston's local context, the design drew inspiration from Lewiston's mixture of local agrarian and industrial architecture while still providing students with an inviting, comfortable environment.

Accessibility and transparency of the building structures and systems, views into classrooms, shops, and mechanical support spaces showcase both the programs and the building systems housed within, allowing the facility to become a living-learning tool.

The interdisciplinary nature of the facility fosters real-world interactions and enhances student success in Auto Mechanics, Diesel Engineering, Collision Repair, Welding Technology, CNC Machining, Engineering Technology, Industrial Electronics, and Information Technology disciplines.

The project was completed on time and within budget with phased expansion and flexible design enhancements.



SIZE	86,000 SF
COMPLETED	2020
ESTIMATED / ACTUAL	$19.3 m / $ 19.8 m
DELIVERY	Design, Bid, Build
CONTACT	Tom Garrison, Lewis-Clark State College t: 208.792.2247 e: tgarrison@lcsc.edu

TRANSPORTATION TECHNOLOGY BUILDING

College of Southern Idaho, Twin Falls , ID

The new CSI Transportation Technology building unites Diesel Technology, Agricultural Technology, and Freight Liner programs under one roof on the developing north campus. Co-location creates opportunities for collaboration and a sense of community among the programs. The new facility will expand the capabilities of the programs, improve the safety of the hands on learning environments, and allow for future expansion to accommodate program growth.

Careful attention was paid to choreographing site circulation in relation to the emerging campus language of the north ring and to ensure the safety of vehicles and pedestrians. The project goals are:

- Design for Place and Connection
- Plan for Growth and Adaptation
- Equip for Safety and Quality Learning
- Build for Value and Economy

SIZE	28,000 SF
COMPLETED	2026 (est.)
ESTIMATED / ACTUAL	$12.7 m / TBD
DELIVERY	GCCM
CONTACT	Spencer Cutler, College of Southern Idaho, p: 208.732.6602 e: scutler@csi.edu

US EMBASSY COMPOUND MAINTENANCE & SHOP FACILITIES

US Department of State, Overseas Building Operations, Maputo, Mozambique

The new US diplomatic campus in Maputo was designed to a high standard of safety, sustainability and security. The 10-acre site includes a new office building, parking garage, cabana, Marine Security Guard living quarters, utility building, support annex and three compound access buildings, providing 165,000 SF of space for consular staff and visitors situated on the Indian Ocean.

Integrus has designed many U.S. Embassy Campuses worldwide. Each campus includes a maintenance facility, generally referenced as a Support Annex / Warehouse / Maintenance / Shops Facility. Each project is sized differently, but contain facilities for auto repair including vehicle lifts and exhaust ventilation, mechanical / HVAC maintenance and repair, carpentry, plumbing, lawn and site maintenance, paint, support spaces, and secure storage for these activities.

Typically these facilities are combined with a warehouse component that requires appropriate fire separation between spaces. In a few cases the maintenance facility has been included in the main office building structure, requiring not only appropriate fire separation between disparate occupancies, but also acoustic and vibration isolation considerations.

SIZE	165,000 SF *(Embassy Compound)*
COMPLETED	2020
ESTIMATED / ACTUAL	$278 m *(Embassy Compound))*
DELIVERY	Design / Build
CONTACT	Minh Le, AIA Design Manager, US Department of State p: 703.875.5405 e: LeMT2@state.gov

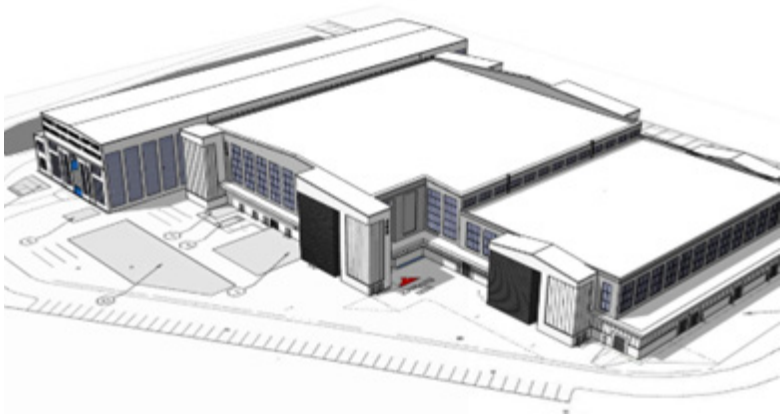
P-473 WATERFRONT SUPPORT FACILITY (PINNACLE)

Puget Sound Naval Station, Bremerton Washington

Pinnacle is part of the design team for a new Waterfront Production Facility (WPF) that will consolidate maintenance project teams and industrial shop work functions adjacent to the new dry dock (DD) and Pier on the Puget Sound Naval Shipyard waterfront. The consolidated work functions and location of work reduces the movement of people, parts and materials thereby increasing overall shipyard efficiency. This will include relocation and demolition of the current facility to make way for the new facility pier and dry dock.

This waterfront production facility will support two (2) Reagan Class Aircraft Carriers (CVN), and several types of submarines including the new Columbia and Virginia class. These facilities provide critical support to the National Defense Strategy.

Pinnacle's role was to establish the requirements for 27 selected Industrial shops and assist in the selection of all the industrial equipment to support the mission of each shop. This includes detailed equipment lists, utility requirements, shop layouts and material flow to and from boats at the docks and piers and the waterfront production facility.



SIZE	595,000 SF
COMPLETED	not determined
ESTIMATED / ACTUAL	$1.2 b / TBD
DELIVERY	Design / Build
CONTACT	Karla Seelandt, RLF Architecture Engineering (Prime Consultant) o: 407.730.3664 e: Karla_Seelandt@rlfae.com

At Integrus, our proven success with clients throughout Washington is rooted in a deep commitment to serving our communities through **design excellence**, the creation of **innovative and flexible spaces**, and the consistent delivery of **high-quality projects**. We understand that achieving success within the key parameters of schedule, budget, and quality requires a collaborative, transparent, and **mission-aligned approach**.

STAYING WITHIN SCOPE

Our extensive experience with National Guard projects has underscored the importance of maintaining strict adherence to project scope, as defined by Congressional approvals and outlined in DD Forms 1390/91. In our role as project designers, we foster a collaborative environment where stakeholders work together to develop the most efficient program layout to support their mission objectives.

Central to our approach is trust. We cultivate this through clear communication, integrated design tools, and transparent visual representations of design options. By serving as the primary communication hub between WMD, NGB, and DES, we ensure mutual understanding and collective accountability throughout the project.

Our methodology encourages stakeholders to see how their input directly influences the design while providing clarity on the rationale behind decisions. We are especially attuned to the mission-driven nature of organizations like WMD, and our disciplined, inclusive, and values-based approach consistently transforms complex ideas into innovative, mission-aligned facilities.

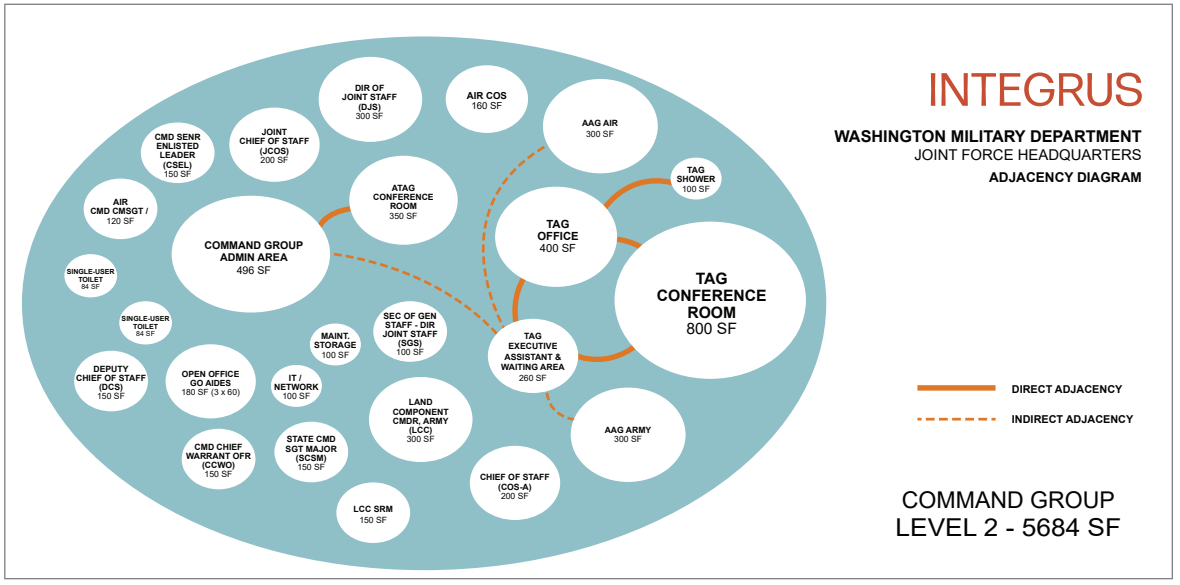
PROJECT SCHEDULE: DELIVERING ON-TIME

We understand that the VMS project must advance swiftly through schematic design to meet federal funding deadlines by the end of November. At project kick-off, Integrus will work closely with WMD to identify all critical milestones—such as the NGB SD submission—and to establish a comprehensive design and preliminary construction schedule.

Our project schedule is a dynamic, collaborative tool—developed during initial leadership sessions and used as a baseline for regular progress checks. This allows for timely adjustments that keep the project aligned with goals and deadlines.

Phil Krueger, the Integrus Project Manager, will lead schedule oversight with a proactive management approach throughout the life of the project.

"Push-Pull" scheduling session with Integrus' Kathy Simone, and Grant County PUD for the new D/B Ephrata Service Center and Maintenance Yards



WORK PLAN: STRUCTURING FOR SUCCESS

To ensure consistent progress and stakeholder alignment, we use SmartSheet to manage rolling 2- to 3-week work plans that integrate with the overall project schedule. These work plans are developed during the initial project phase and provide a clear framework for collaborative participation and accountability. This structured approach enables us to:

- Align project timelines with fiscal calendars.
- Allocate adequate time for design exploration and informed decision-making.
- Empower team members with clear expectations and direction.

Weekly project updates will be distributed to document key discussions, decisions, and upcoming tasks—ensuring transparency and active engagement from all project stakeholders.

BUDGET ALIGNMENT: SUPPORTING YOUR MISSION WITH TARGET VALUE DESIGN

As with program scope, we recognize that the design and construction budget is fixed and must not be exceeded. Our budgeting approach integrates cost planning with the project's 'Guiding Principles' to acheive a **Target Value Design (TVD)** approach alignment between financial parameters and project goals.

Together with VMS stakeholders, we will define and prioritize project values through **TVD** working sessions. These sessions aim to establish clear guiding principles that balance expectations with fiscal and schedule realities. Priorities will be categorized into must-do, should-do, and would-like-to-do, allowing us to deliver a solution that is both visionary and financially viable.

At the **HATFIELD MARINE SCIENCE INSTITUTE** budgetary challenges were known at the programming phase. Integrus employed a **Target Value Design** approach from project kick-off to meet the challenge successfully.

The **TVD** is a preferred method to prevent budgetary overruns because it brings all parties to the table to look objectively at scope and set expectations based on benchmarks from past projects. We can take costs for systems, adjust for location and escalation and determine average dollar/SF costs for different systems. **TVD** makes designers and engineers accountable to hit a reasonable target for their scope of work.

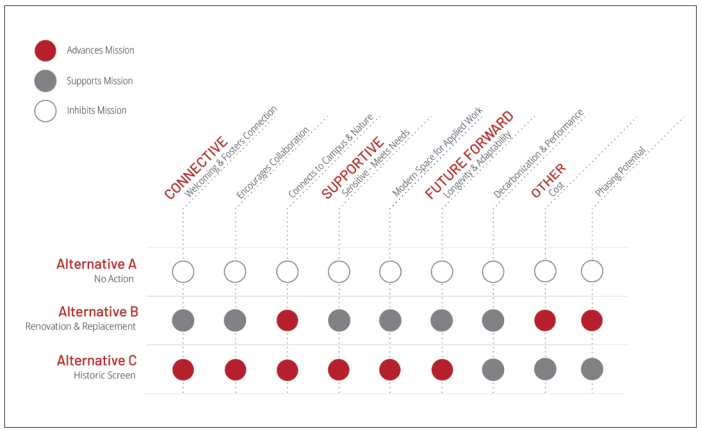
But this effort does not happen in a vacuum. We are also collaborating with our **D/B** partner and **JMB** for real-time cost info. And after milestone estimates we utilize a team approach to review and propose solutions that support the project's Guiding Principles. We believe that a project budget is both an absolute constraint, and a means to a greater end; providing for a facility that can be easily maintained and adapted into the future.

BUDGET ALIGNMENT: CASE STUDY

Hatfield Marine Science Institute

Using an "Target Value Design" ideology.

Resolving the known budgetary challenges was part of our design process, occurring continually and not only at milestones. We start by benchmarking against other projects and setting target-value percentages per discipline. We then brainstorm options and develop and analyze them early in each design phase. The result is a comprehensive cost model that is continually monitored throughout both design and construction.



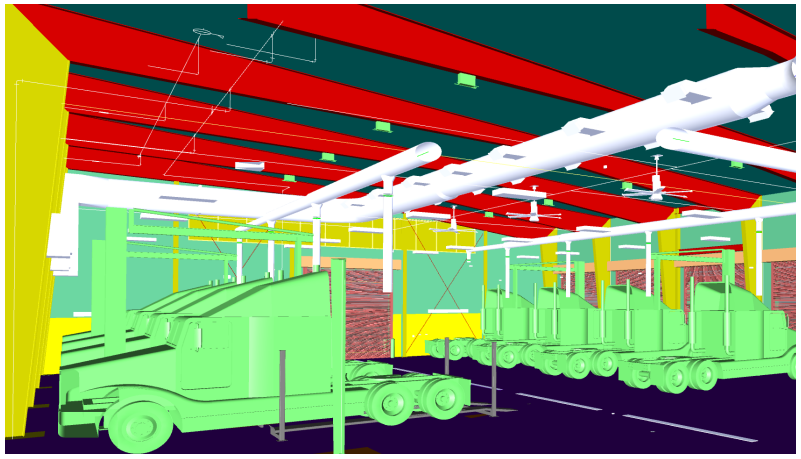
Client working session (right) with prioritization tools used to make budget decisions collectively

BIM MODELING

Building Information Modeling (BIM), is our core digital 3D model program to develop and document the design. It is an effective tool convey the design and coordinate systems to prevent potential conflicts in the design before they become problems during construction and is an important part of our quality control process. This tool allows us to simulate the building in a digital environment. Important issues like lines of sight, spatial aspects, and building orientation on the site can all be explored and documented.

PROJECT RENDERING

INTEGRATED DESIGN BIM MODEL



College of Southern Idaho Diesel Transportation Technology building

QUALITY ASSURANCE: ENSURING EXCELLENCE FOR WMD

Our Quality Control (QC) approach is rooted in early alignment around project goals, open communication, and mutual trust. QC is embedded throughout the project lifecycle—from design to final documentation.

Regular full-team meetings ensure scope and budget alignment, while project documentation and progress updates provide ongoing visibility.

At the conclusion of both the Design Development (DD) and 50% Construction Document (CD) phases, we conduct independent quality reviews by senior architects unaffiliated with the project. These reviews ensure alignment with initial goals and evaluate documents for clarity, constructability, and compliance with WMD and NGB standards.

We maintain team continuity and carefully document decisions throughout the duration of a project. This ensures information is not lost, and early project decisions are readily accessible throughout the project.

We utilize “off-team” peer reviews by internal specialists at regular milestones. Having a fresh eye review documents is indispensable and continues to improve the quality of our documentation. Maintaining continuous, open, and honest communication between all parties ensures everyone is working toward achieving the same set of goals.

Modeling our projects with Revit allows the entire design team to work within the same space, immediately highlighting coordination issues which minimizes conflicts in the field. A GC can then take our model and develop it further with their subcontractor team to create an even tighter coordination model for construction, eliminating many RFI’s prior to the start of construction.

All QC processes are documented. Annotated review documents are shared via Bluebeam Revu Studio sessions, with written responses and integrated revisions completed before subsequent submittals.
We utilize a suite of tools to support communication and QA/QC, including:

- Revit for 3D modeling
- Navisworks for clash detection
- Bluebeam Revu for collaborative review
- Miro Boards for real-time visualization and input

BIDDING SERVICES

During the bidding phase, Integrus will have multiple tasks to ensure the proposing contractors have all the information they need to submit a comprehensive price proposal. Project Manager, Phil Krueger, will coordinate responses to bidder questions with WMD/DES and the subconsultants.

Integrus will also publish any addenda that are required based on the various responses to the bidder inquiries. Key personnel from the design team will also attend the pre-bid site visit to answer any questions that may arise during the walk.

Lastly, core team members will be available to attend the bid opening and provide the bid comparisons to the final design cost estimate. Knowing the immense effort that has gone into the design phases, it is important for Integrus and our consultants to stay engaged through the bidding process to maintain the design continuity.

Ideally, the Integrus team will have the opportunity to continue with Construction Administrative services, through another contract, and further ensure the design intent is maintained to project completion.

BUILDING DESIGN FOR LIFE

Knowing that first costs for the Tumwater Vehicle Maintenance Shop is only one part of the total equation, we approach Life Cycle Cost as a way to reduce total impact on campus resources – while still meeting your programmatic and aspirational goals. At Integrus we believe in "building design for life."

Our team, who is on the forefront of understanding and utilizing Washington State's OFM LCCA process, will help you prioritize and ensure that long-term maintenance and durability are at the forefront of your decision-making process.

LCCA INFORMS THE DESIGN

Using WMD's fiscal and program goals as a guidepost, Integrus will structure your design process to thoughtfully consider all long-term operational and maintenance impacts as they relate to your core themes to expand opportunities for your students through the creation of access, learning, and completion.

You began this foundational work during the project planning process and now it is time to further develop the LCCA strategy to incorporate not only these values but also flexibility, adaptability, and the embracing of equality. These are all key aspects of a future design that will serve WMD well for many years to come. By clearly identifying and incorporating these values into every aspect of the project's delivery, Integrus will structure your design process to set up your replacement building for a lifetime of optimal energy conservation, efficient use of resources, AND provide the most comfortable environment for the building inhabitants. The two processes work "hand-in-hand" and are long-term strategies to address the ever changing needs of the Tumwater VMS.

Our process will carefully study a series of potential alternatives that address the desired programmatic and sustainability outcomes, identify the advantages and disadvantages of each option, and the associated cost estimates prior to inputting data into OFM's Life Cycle Cost Tool (LCCT). The analysis generated by the LCCT will then serve as the basis for a series of discussions regarding the findings of the data and the long-term impacts for the Tumwater Vehicle Maintenance Shop campus and operations. Once the "Preferred Alternative" is established, Integrus will work closely with WMD and the subconsultant group to carefully vet and test the initial findings of the LCCA/LCCT. This process leads to a clear understanding – across all participants- of future project goals and challenges that lay the groundwork for success as the design work commences.

As the design continues and decisions are made across the project, LCCA is updated for each NGB required milestone submission. At completion of the VMS building, data will be collected and cross checked against the assumptions made during the design process to ensure that the targets identified during design were met in the constructed building. We then use a post occupancy process to continually learn and evolve the design.

USING LCCA TO AID IN DECISION MAKING:

Life Science Building, Washington State University, Vancouver, WA

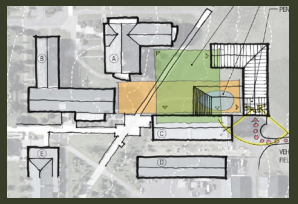
Background / Challenges:

WSU-Vancouver's Life Sciences project creates a state-of-the-art interdisciplinary teaching and research facility that supports, attracts, and retains scientists and students active in life science research. The facility will increase WSU's capacity to carry out fundamental teaching and research needed to advance Washington's industries in an area that is crucial to the State economy. As a result of capital budgeting delays, programming, predesign, and LCCA processes need to be completed in an unusually short time frame, three months versus the usual six to meet the state's submission deadline. WSU needed Integrus to deliver the predesign document that fully utilized the Office of Financial Management's (OFM) Life Cycle Cost Analysis process to determine total operations costs for the economic life of the building.

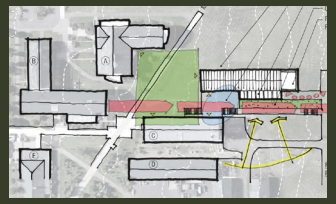
Solutions:

Working closely with WSU, stakeholders, and subconsultants, Integrus delivered a comprehensive predesign that included LCCA documentation by using the following strategies:

- **Aligned the project's mission and goals that served as the decision-making backbone.**
- **Created three separate design options for analysis within the LCCA tool that were analyzed relative to passive solar impacts, energy use intensity, high performance envelope strategies, and MEP system approaches.**
- **Based upon the LCCA findings, WSU selected the "Science Courtyard" scheme which best lowered anticipated long-term energy costs.**
- **The AE team met the abbreviated schedule using an integrated and concurrent approach to the LCCA and predesign processes.**



SCHEME 1: SCIENCE COURTYARD



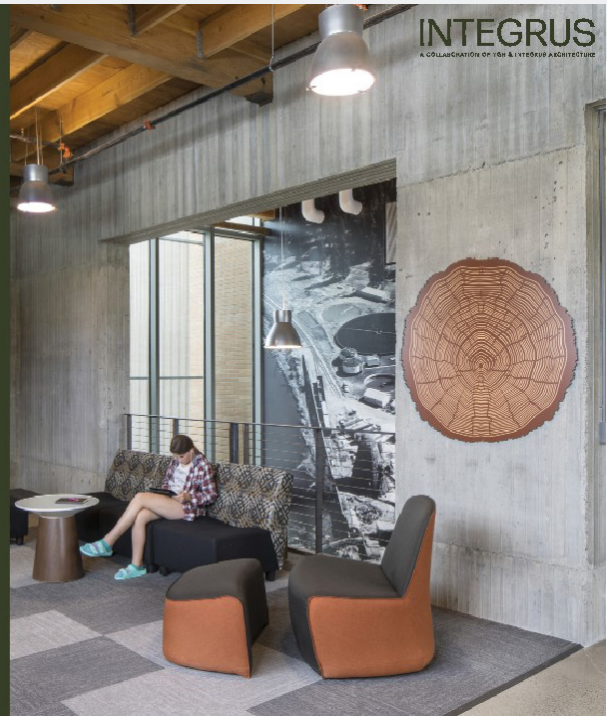
SCHEME 2: SCIENCE CORRIDOR

SCHEME 3: SCIENCE CONNECTION

WMD VEHICLE MAINTENANCE SHOPS SUSTAINABLE DESIGN OPPORTUNITIES

- Passive solutions + right sized systems
- Dedicated exhaust for computing spaces
- Low maintenance + cost effective finishes
- LCA software to track and reduce embodied carbon
- Increased and equitable daylighting
- Healthy air quality and ventilation
- Healthy acoustic separation
- Post Occupancy Evaluation
- Electrification of all building systems
- Equitable Spec Database
- LEED v5, released in 2025

HEALTHY MATERIALS MANUAL



OUR COMMITMENT TO SUSTAINABILITY

Buildings contribute nearly 50% of global carbon emissions—and at Integrus, we take that responsibility seriously. As designers of the built environment, our approach to sustainability is not only philosophical, but also practical, measurable, and aligned with evolving state and local regulations. For example, the new Tumwater VMS is required to achieve LEED Silver certification or higher—a benchmark we are fully prepared to meet.

Our philosophy is grounded in holistic design. We believe sustainability must be integrated from the very beginning—not treated as an afterthought. That's why we design solutions that are context-sensitive, resilient, and future-ready.

Integrus is proud to support the AIA 2030 Commitment, with the goal of achieving carbon-neutral public buildings within the next decade. We are ready to help you navigate the complexities of energy efficiency, regulatory compliance, and environmental stewardship—with clarity and confidence.

ALL OF OUR PROJECTS MUST BE PART OF THE CLIMATE SOLUTION. Each of our projects address this imperative through sustainable design, yet every project's goals differ. Our team has extensive experience with designing LEED projects as well as the documentation and tracking required during design and construction. The Integrus **Sustainability Action Plan** (SAP) emphasizes the following four principles of sustainable design:

Decarbonization – seek lower embodied carbon outcomes. Integrus is a signatory to the **AIA 2030 Commitment**, **Structural Engineering 2050 Commitment**, and the **AIA Materials Pledge**. Our Office Operational Carbon Policy includes an annual carbon footprint audit and carbon offset goals toward 100% net zero.

Wellness – prioritize physical and psychological health of building occupants through Healthy Product Declarations emphasizing indoor air quality, healthy acoustics, ample daylighting, and spaces designed for user comfort.

Place – pursue healthy reciprocity between the natural and built environment.

Equity – serve individuals and communities that have shouldered an unequal burden of climate and environmental impacts, and strive for our work to promote justice, equity, and stewardship in the communities we work in.

OUR SUSTAINABLE DESIGN PROCESS

Our sustainable design process utilizes the **INTEGRUS SUSTAINABLE DESIGN ROADMAP** and is directly informed by LEED requirements. This process includes the following steps:
1. ***Goal Setting*** to define a standard of performance that elevates expectations and provides clarity of focus.

2. The ***Project Sustainability Opportunities Plan*** (pSOP) occurs at project kickoff to determine project-specific sustainability goals. The pSOP is a critical component of the Roadmap, supporting tracking and accountability for project performance.

3. The ***High-Performance Workshop*** translates client vision into project-specific goals for Decarbonization, Health & Wellbeing and Community Placemaking. We seek project outcomes that align client vision with our commitment to sustainable performance.

4. ***Measured Performance*** compares actual to predicted performance and actively incorporate lessons learned through dialogue, staff training, and adaptation of our standards and design process. Final performance is verified through Post Occupancy Evaluation (POE).

24 LEED ACCREDITED PROFESSIONALS

37 LEED SILVER PROJECTS

49 LEED CERTIFIED PROJECTS

INTEGRUS RESOURCES TO ACHIEVE LEED SILVER

The majority of our proposed Integrus architectural team members are **LEED accredited professionals**, which requires annual continuing education on innovations in energy efficiency, green building/ infrastructure design and methods, material optimization, and designing with least-toxic and low-carbon products and materials.

Integrus encourages staff participation in industry organizations, we are active members of the **Materials Transparency Collaborative**, which strives to stimulate market transformation and community engagement with a unified voice for the implementation of material transparency into everyday design practices.

Integrus has a building enclosure specialist who is an active member of the **Building Enclosure Council**, which provides discussion, training, education, and technology transfer about all matters concerning building enclosures and the related science.

Integrus also supports participation in the **Carbon Leadership Forum**, whose mission is to "eliminate embodied carbon in buildings, materials, and infrastructure to create a just and thriving future."

Internally, Integrus has a monthly **Sustainable Practice Champions** group, open to all Integrus staff to receive training and knowledge on sustainable design strategies and best practices.

ACHIEVING LEED CERTIFICATION

We are fully committed to leading this project to achieve LEED Silver certification—within the constraints of the project budget and schedule, and while meeting all other programmatic and technical requirements. We believe this is an achievable goal, it will require communication, innovation, and a coordinated effort across the entire team.

Fortunately, we have an exceptional sustainability roadmap, led by our **DIRECTOR OF SUSTAINABILITY, ERICKA COLVIN** who worked on the JFHQ and is familiar with State & Federal sustainability requirements.

Ericka brings deep expertise in high-performance design and LEED strategies, and she will guide the team in making smart, cost-effective decisions that maximize points without compromising budget or schedule. By integrating sustainability from day one, we'll deliver a project that is efficient, resilient, and impactful.

SELECTED RECENT LEED EXPERIENCE

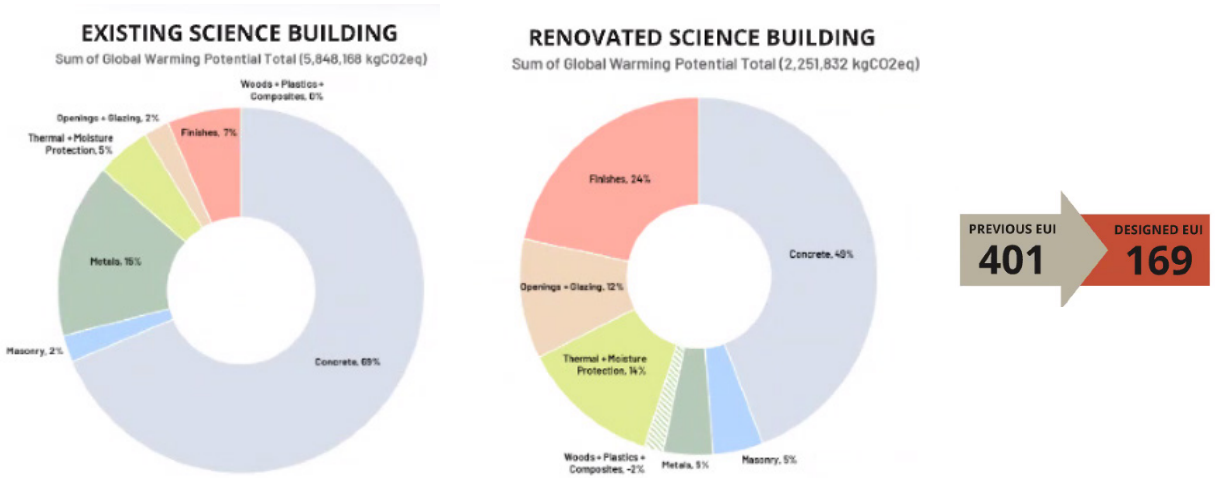
PROJECT	DATE	SIZE	CERTIFICATION
Seminar 1, The Evergreen State College	2025	44,000 sf	LEED Gold *(certification in progress)*
Johnson Science Building, Pierce College	2024	54, 000 sf	LEED Gold *(certification in progress)*
Federal Training Center Building B, US State Dept.	2023	220,000 sf	LEED Silver *(Equivalent)*
Wells Hall, Wenatchee Valley College	2022	70,000 sf	LEED Silver
PACR Building, Port of Portland	2021	90,000 sf	LEED Gold
Marine Studies Building, Oregon State Univ.	2020	70,000 sf	LEED Gold *(Equivalent)*
Mozambique Embassy, US State Dept.	2020	165,000 sf	LEED Gold
Discovery Hall, Central Washington U.	2020	119,000 sf	LEED Gold
Parrington Hall, Univ of Wash	2020	55,000 sf	LEED Gold

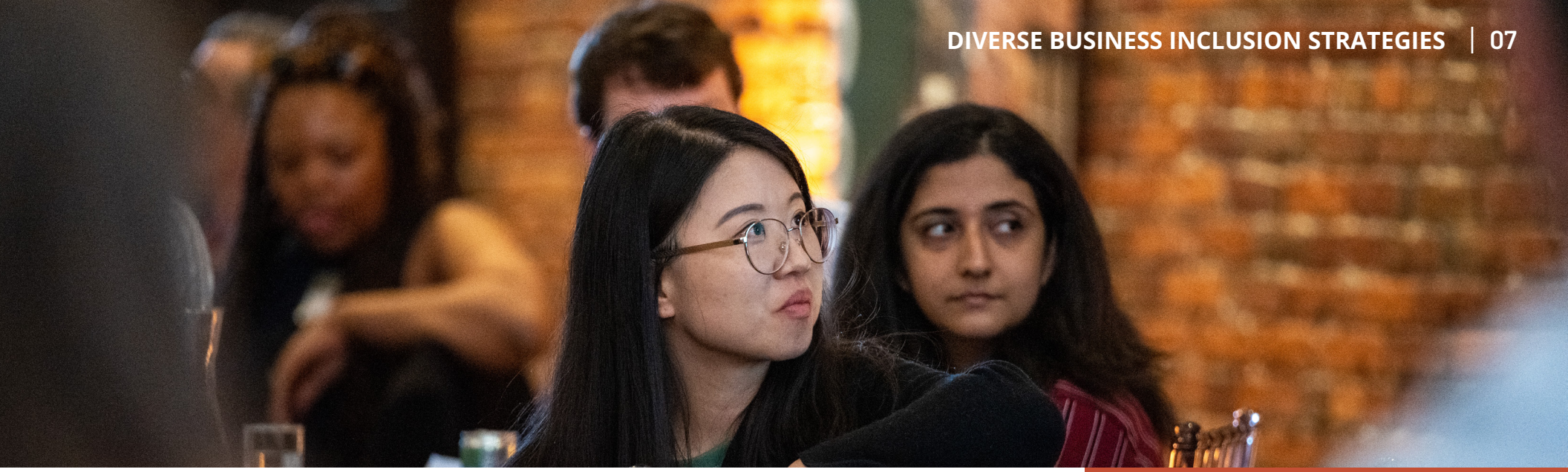
CASE STUDY: DECARBONIZATION

School of Computing & Engineering Sciences, Eastern Washington University

By concentrating on operational carbon reductions, through all-electric mechanical system, and embodied carbon reductions, through efficient structural modifications, the EWU project achieved large carbon reductions and energy savings.

Evaluating the ways in which operational and embodied carbon are interrelated is an important part of our process in pursuing total decarbonization.





STRATEGIES TO INCREASE DIVERSE BUSINESS INCLUSION

While Integrus is not a Diverse-Certified business, we are proud to be 62% woman-owned and are deeply committed to improving equity in the AEC industry through our partnerships with Washington certified Minority-, Woman-, Veteran-Owned businesses and self-identified Washington Small businesses.

DIVERSITY SUBCONSULTING

Integrus has set an internal goal to engage diverse OMWBE certified consultants to provide a minimum of **20%** of the fee for this WMD project. To accomplish this, we started with the lengthy list of Washington Certified diverse business that we have already worked with. We have selected a diverse team of consultant partners for the VMS Building that includes:

GRI - Geotechnical Engineering (Public Works Small Business Enterprise)

HBB - Landscape Architecture (D/WBE)

JMB - Cost Estimating (SBE - Self Certified)

INTEGRUS DIVERSITY PLAN

To help facilitate the selection of OMWBE businesses for projects Integrus has incorporated the following into our procedures.

- We have set an internal goal of contracting with diverse firms on all projects at or above 20%.
- As part of our business development and marketing outreach, Integrus staff meet with diverse firms so that we can grow our relationships and future opportunities for partnerships.
- We are available for questions and meetings to assist potential diverse consultants in successfully understanding project needs and the consultant selection process.
- We strive to always treat consultants fairly and ethically, and ensure prompt payments to all.
- We participate in professional organizations and committees that focus on building pathways for a diverse range of individuals into our industry.
- On a quarterly basis Integrus reviews Washington's OMWBE website to learn about new firms entering the industry.
- Over the course of a project, our teams track OMWBE participation and periodically review this data to ensure we are hitting our goals.

REPRESENTATION MATTERS

We work to build our architectural practice to be an honest reflection of those we serve. We are proud to say that, through our very intentional commitment, we have increased our firm's representation dramatically over the last few years. In fact, we are now a woman-owned business, with the majority of the firm's ownership female. The chart reflects the positive shift in our practice's demographic makeup:

	2020	2025
TOTAL EMPLOYEES	114	130
GENDER Male : Female	60% : 40%	37% : 63%
BIPOC	16%	21%
OWNERSHIP Male : Female/ BIPOC	65% : 35%	38% : 62%

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (Or Branch Office) NAME: Integrus Architecture, PS	3. YEAR ESTABLISHED: 1953
	4. UNIQUE ENTITY IDENTIFIER: 05-117-2526
2b. STREET: 707 SW Washington St #1200, Portland, OR 97205	5. OWNERSHIP
2c. CITY: Portland / 2d. STATE: OR / 2e. ZIP CODE: 97205	a. TYPE: Corporation
	b. SMALL BUSINESS STATUS:
6a. POINT OF CONTACT NAME AND TITLE: Thomas Robbins, AIA, LEED AP BD+C | President	7. NAME OF FIRM *(If block 2a is a branch office)*:
6b. TELEPHONE NUMBER: 503.221.0150 / 6c. E-MAIL ADDRESS: trobbins@integrusarch.com	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Walker McGough Foltz Lyerla, P.S., YGH Architecture	1953	05-117-2526

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
06	Architect	59	15
06	Unlicensed Design Professional	26	8
06	Architectural Associate	0	0
56	Specifications Writer	2	0
08	REVIT/CADD Architectural Tech	1	0
37	Interior Designer	6	1
57	Structural Engineer	9	0
57	Structural Engineer in Training	4	0
08	Structural Technician	1	0
02	Administrative	12	1
02	Other – IT	1	0
02	Other – Marketing	7	3
02	Other Communications	2	1
	Total	130	29

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

a. Profile Code	b. Experience	c. Revenue Index Number (*see below*)
E02	Educational Facilities	8
E06	Embassies & Chanceries	7
L04	Libraries; Museums; Galleries	4
O01	Office Buildings; Industrial Parks	4
C11	Community Facilities	5
H08	Historic Preservation	2
J01	Judicial & Courtroom Facilities	3
P13	Public Safety Facilities	2
P08	Prisons & Corrections	3
C10	Commercial: Low Rise/Shopping	2
H09	Hospital & Medical Facilities	1
G01	Garages; Vehicle Maintenance; Parking	4
L01	Laboratories; Medical Research	1
H11	Housing	1
P12	Power Generation/Transmission	1
A11	Auditoriums & Theaters	2
A06	Airports: Terminals & Hangers	4
C06	Churches; Chapels	1
I05	Interior Design; Space Planning	2
P06	Planning (Site, installation & project)	2
S09	Structural Design; Special Structures	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	7
b. Non-Federal Work	8
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: 4.18.2025

c. NAME AND TITLE: Thomas Robbins, AIA, LEED AP BD+C | President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM NAME: **Pinnacle Consulting Group, Inc.**		3. YEAR ESTABLISHED: 1989	4. UNIQUE ENTITY IDENTIFIER: HJRCUPYZNMU3
2b. STREET: 114 Avenue C, Suite 102		**5. OWNERSHIP**	
2c. CITY: Snohomish	2d. STATE: WA / 2e. ZIP CODE: 98290-2741	a. TYPE: S Corporation	
6a. POINT OF CONTACT NAME AND TITLE: Mr. Frank E Coleman Jr., President		b. SMALL BUSINESS STATUS: NAICS 541330, Small Business	
6b. TELEPHONE NUMBER: 360-563-7401	6c. E-MAIL ADDRESS: fcoleman@pinnaclegrp.com	7. NAME OF FIRM (if block 2a is a branch office): N/A	
8A. FORMER FIRM NAME(S) *(if any)*: None		8b. YR. ESTABLISHED: N/A	8c. UNIQUE ENTITY IDENTIFIER: HJRCUPYZNMU3

9. EMPLOYEES BY DISCIPLINE (***Included in other disciplines**)

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	1	
08	CADD - Industrial Engineer Sub-Pro	3	
35	Industrial Engineer	1	
48	Project Manager	2	
	Total	7	

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C09	Cold Storage; Refrigeration and Fast Freeze	2
E02	Educational Facilities; Classrooms	1
G01	Garages; Vehicle Maintenance Facilities	5
I01	Industrial Buildings; Manufacturing Plants	6
I02	Industrial Process; Quality Control	4
I05	Interior Design; Space Planning	2
P05	Planning (Area wide and State)	1
P06	Planning (site, Installation and Project)	5
W01	Warehouses and Depots	4

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

a. Federal work	5
b. Non-Federal Work	4
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

a. SIGNATURE 	b. DATE: 15 July 2025
c. NAME AND TITLE: Frank E. Coleman Jr., President	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: N/A

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME **Interface Engineering, Inc.**		3. YEAR ESTABLISHED 1969	4. UNIQUE ENTITY IDENTIFIER HBJHS9QLSCW5
2b. STREET 100 SW Main Street, Suite 1600		5. OWNERSHIP	
2c. CITY Portland	2d. STATE OR	2e. ZIP CODE 97204	a. TYPE Corporation
6a. POINT OF CONTACT NAME AND TITLE Andy Frichtl, PE, LEED AP, President & Managing Principal			b. SMALL BUSINESS STATUS None
6. TELEPHONE NUMBER 503-382-2266	6c. E-MAIL ADDRESS andyf@interfaceeng.com		7. NAME OF FIRM *(If Block 2a is a Branch Office)* N/A

8a. FORMER FIRM NAMES(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
McGinnis Engineering, Mc-AN Engineering, Interface Engineering	1969	HBJHS9QLSCW5

9. EMPLOYEES BY DISCIPLINE

a.Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	42	9
08	Draftsperson/CAD	3	2
21	Electrical Engineers	23	7
42	Mechanical Engineers	43	15
25	Fire Protection Engineers	2	0
	Electrical Designers	41	14
	Mechanical Designers	42	13
	Fire Protection Designers	6	0
	Tech/Comm. Designers	9	4
	Lighting Designers	5	3
	Plumbing Engineers	19	13
	Plumbing Designers	11	0
	Commissioning Engineers	2	1
	Commissioning Staff	6	2
	Energy Analysts	6	2
	Total	**259**	**85**

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

a.Profile Code	b. Experience	c. Revenue Index Number *(see below)*
A06	Airports; Terminals and Hangars;	4
A08	Animal Facilities	3
A11	Auditoriums and Theaters	3
B01	Barracks; Dormitories	4
C05	Child Care/Development Facilities	3
C06	Churches	5
C10	Commercial Building (low rise)	2
C11	Community Facilities	2
C13	Computer Facilities	2
D07	Dining Halls; Clubs; Restaurants; Hospitality	6
E02	Education Facilities; Classrooms	8
E03	Electrical Studies and Design	6
E06	Embassies and Chanceries	6
E07	Energy Conservation and New Sources	6
F02	Field Houses, Gyms, Stadiums	6
F03	Fire Protection	5
G01	Garages, Vehicle Maintenance Facilities, Parking Decks	6
H04	Heating, Ventilating; Air Conditioning	5
H06	Highrise; Air Rights Buildings	3
H08	Historical Preservation	5
H09	Hospital and Medical Facilities	8
H10	Hotels; Motels	6
H11	Housing (Multifamily; Apts; Condominiums)	8
I01	Industrial Buildings; Manufacturing Plants	5
J01	Judicial and Courtroom Facilities	6
L01	Laboratories and Medical Research Buildings	6
L04	Libraries; Museums; Galleries	6

				L05	Lighting (Interior; Display; Theater, Etc.)	4
				O01	Office Buildings; Industrial Parks	8
				P07	Plumbing and Piping Design	2
				P08	Prisons and Correctional Facilities	3
				P13	Public Safety Facilities	4
				R04	Recreation Facilities (Parks, Marinas, Etc.)	6
				R06	Rehabilitation (Buildings, Facilities, Structures)	3
				R08	Research Facilities	3
				S02	Security Systems; Intruder, Smoke Detection	3
				S06	Solar Energy Utilization	2
				S11	Sustainable Design	6
				S12	Swimming pools; Aquatic Centers	5
				S13	Stormwater Handling Facilities	2
				T03	Traffic and Transportation	2
				W01	Warehouses and Depots	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		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
a. Federal Work	8	3. $250,000 to less than $500,000	8. $10 million to less than $25 million
b. Non-Federal Work	9	4. $500,000 to less than $1 million	9. $25 million to less than $50 million
c. Total Work	10	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
July 1, 2025

c. NAME AND TITLE
Andy Frichtl, PE, LEED AP, President & Managing Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (*or Branch Office*) NAME: Hough Beck & Baird Inc.	3. YEAR ESTABLISHED: 1990 / 4. UNIQUE ENTITY IDENTIFIER: 15-383-7950
2b. STREET: 2101 Fourth Avenue, Suite 1800	5. OWNERSHIP
2c. CITY: Seattle / 2d. STATE: WA / 2e. ZIP CODE: 98121	a. TYPE: Corporation
6a. POINT OF CONTACT NAME AND TITLE: Merit Oviir, ASLA, CPD; Principal / President	b. SMALL BUSINESS STATUS: Landscape Architect 541320
6b. TELEPHONE NUMBER: (206) 682-3051 / 6c. EMAIL ADDRESS: moviir@hbbseattle.com	7. NAME OF FIRM *(If Block 2a is a Branch Office)*: N/A

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
N/A		

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	3	
39	Landscape Architecture	20	
	Other Employees		
	Total	23	

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
A06	Airports / Terminals / Hangars	1
B02	Bridges	1
D04	Design-Build RFP Preparation	1
E02	Education Facilities, Classrooms	1
G01	Garages & Parking Decks	1
H07	Highways & Streets	4
H09	Hospitals & Medical Facilities	1
H11	Housing/Multi-Family/Condo	1
I01	Industrial Bldgs; Manuf Plants	1
L01	Labs; Med Research Facilities	1
L03	Landscape Architecture	4
O01	Office Bldgs; Indust Parks	1
P05	Planning (Comm, Region, State)	1
P06	Planning (Site, Install & Project)	1
P08	Prisons & Correctional Facilities	1
P13	Public Safety Facilities	1
R03	Railroad; Rapid Transit	4
R04	Recreation / Parks / Trails	5
S04	Sewage Facilities	1
S07	Solid Wastes; Incineration; Landfill	1
S13	Storm Water handling & Facilities	1
U02	Urban Renewal / Community Dev.	2

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	6
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Moviir

b. DATE: 3/11/2025

c. NAME AND TITLE: Merit Oviir, ASLA, CPD; Principal / President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II – GENERAL QUALIFICATIONS

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

A. CONTRACT INFORMATION

2a. FIRM (OR BRANCH OFFICE) NAME: KPFF, Inc. (dba KPFF Consulting Engineers) – Portland Office		3. YEAR ESTABLISHED: 1974 (Portland Office)	4. UNIQUE ENTITY IDENTIFIER: U4XQFNG199Q9
2b. STREET: 111 SW Fifth Avenue, Suite 2600		5. OWNERSHIP 5a. TYPE: Corporation	
2c. CITY: Portland	2d. STATE: OR / 2e. ZIP CODE: 97204	b. SMALL BUSINESS STATUS: N/A	
6a. POINT OF CONTACT NAME AND TITLE: Matthew J. Dolan, PE, Managing Principal | Civil Engineering + Surveying		7. NAME OF FIRM *(If block 2a is a branch office)*: KPFF Consulting Engineers	
6b. TELEPHONE NUMBER: (503) 542-3860	6c. E-MAIL ADDRESS: matt.dolan@kpff.com		
8a. FORMER FIRM NAME(S) *(If any)*: (1) Albert Kelly and Associates (2) Kelly and Pittelko (3) Kelly Pittelko Fritz and Forssen (4) KPFF Consulting Engineers, Inc.		8b. YR. ESTABLISHED: (1) 1960 (2) 1962 (3) 1964 (4) 1976	8c. UNIQUE ENTITY IDENTIFIER: N/A

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	169	26
07	Biologist	1	1
08	CADD Technician	143	14
12	Civil Engineer	332	63
14	Computer Programmer	2	
15	Construction Inspector	5	3
16	Construction Manager	17	
32	Hydraulic Engineer	3	
38	Land Surveyor	64	20
42	Mechanical Engineer	13	
43	Mining Engineer	1	1
48	Project Manager	19	
57	Structural Engineer	624	75
60	Transportation Engineer	44	
	Other Employees		
	Total	1437	203

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

a. Profile Code	b. Experience	c. Revenue Index **Number** (see below)
H09	Hospital & Medical Facilities	9
H11	Housing (Residential; Apts)	9
E02	Educational Facilities; Classrooms	8
C10	Commercial; Shopping Centers	8
I01	Industrial Buildings; Manufacturing	8
T03	Traffic & Transportation	8
H01	Harbors; Jetties; Piers, Ship Term	8
O01	Office Buildings; Industrial Parks	8
B02	Bridges	7
A06	Airports; Terminals and Hangars	7
H07	Highways; Streets; Parking Lots	7
S09	Special Structures	7
R04	Recreation Facilities	7
L01	Laboratories; Medical Research	6
H10	Hotels; Motels	6
D04	Design-Build - Preparation of RFP	6
F04	Fisheries; Fish Ladders	6
W01	Warehouses & Depots	6
G01	Garages; Vehicle Maintenance	6
C11	Community Facilities	6
T04	Topographic Surveying & Mapping	6
C15	Construction Management	6

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

a. Federal Work	10
b. Non-Federal	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Matthew J. Dolan

b. DATE: January 1, 2025

C. NAME AND TITLE: Matthew J. Dolan, Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: 2025-541

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (*or Branch Office*) NAME	GRI SW Washington Office
2b. STREET	1111 Main Street, Suite 515
2c. CITY	Vancouver
2d. STATE	WA
2e. ZIP CODE	98660
3. YEAR ESTABLISHED	2008
4. UNIQUE ENTITY IDENTIFIER	HNF1K9UBJS51
5. OWNERSHIP	
a. TYPE	Corporation
b. SMALL BUSINESS STATUS	Federal Small Business 541330
6a. POINT OF CONTACT NAME AND TITLE	Matt Shanahan, PE, GE | Principal
6b. TELEPHONE NUMBER	360-213-1690
6c. EMAIL ADDRESS	mshanahan@gri.com
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	Geotechnical Resources, Inc. (dba GRI)

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	15	5
08	CADD Technician	1	
27	Foundation/Geotechnical Engr	32	3
30	Geologist	5	
58	Technician/Analyst	1	
12	Civil Engineer	6	1
No FC	Engineering Geologist	4	
	Other Employees		
	Total	64	9

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
B02	Bridges	4
D02	Dams	2
D08	Dredging Studies and Design	1
E09	Environmental Impact Studies	1
E13	Environmental Testing & Analysis	2
F05	Forensic Engineering	1
H01	Harbors, Jetties, Piers, Ship Term.	4
H03	Hazardous/Toxic Waste Remed.	1
H07	Hwys, Streets, Airfields, Remed.	1
S03	Seismic Designs and Studies	3
S05	Soils/Geologic Studies, Fndations	7
T02	Testing and Inspection	4
W02	Water Resources, Hydrol, Grndwtr	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	6
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE: 07-23-2025
c. NAME AND TITLE	Scott Schlechter, PE, GE, BC. PE | Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (*or Branch Office*) NAME: JMB Consulting Group LLC	3. YEAR ESTABLISHED: 2009 / 4. UNIQUE ENTITY IDENTIFIER: 832872597
2b. STREET: 4320 29th Avenue W	5. OWNERSHIP
2c. CITY: Seattle / 2d. STATE: WA / 2e. ZIP CODE: 98199	a. TYPE: Sole Proprietor
6a. POINT OF CONTACT NAME AND TITLE: Jon Bayles, Principal	b. SMALL BUSINESS STATUS: Yes
6b. TELEPHONE NUMBER: 206.708.7280 / 6c. EMAIL ADDRESS: jon.bayles@jmbconsultinggroup.com	7. NAME OF FIRM *(If Block 2a is a Branch Office)*

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
18	Cost Estimating	1	1
	Other Employees		
	Total	1	1

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C18	Cost Estimating	4

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	4
c. Total Work	4

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Jon Bayles (Digitally signed by Jon Bayles, Date: 2025.07.08 08:52:57 -07'00')	b. DATE: July 08, 2025
c. NAME AND TITLE: Jon Bayles, Principal	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