

Statement of Qualifications for Project #2025-829
Bellevue College On-Call Campus Architects

Miller Hayashi Architects

August 8, 2025



Miller Hayashi Architects PLLC

118 N 35th Street, #200

Seattle, WA 98103

206 634 0177

millerhayashi.com

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Diverse Business Inclusion Plan

SF 330 Form

August 8, 2025

Attn: Peter Maus, Project Manager
Department of Enterprise Services
1500 Jefferson Street SE
Olympia, WA 98501

Project No. 2025-829 Bellevue College On-Call Campus Architects

To the Selection Panel,

Miller Hayashi Architects appreciates the opportunity to present our qualifications for the Bellevue College On-Call Campus Architect roster. We are very interested in continuing our work with Bellevue College as a responsive consulting resource with strong planning skills, technical competence, and design creativity. Along with Bellevue College, we have worked with a wide range of public agencies that will confirm our responsiveness, creativity, and stewardship of public resources. We can help provide continuity to our clients in these challenging times with market volatility.

We are committed to forging long-term relationships. Our firm has recent experience providing On-Call capital planning and design services to public agencies including Skagit Valley College, Bellingham Technical College, the State of Washington, the Washington State Public Health Laboratory, the City of Seattle, King County Library System, and The Seattle Public Library. We provide similar services to regional health care providers including NeighborCare, Healthpoint and International Community Health Services (ICHS). We bring experience working with higher education institutions including Seattle University, Grays Harbor College, University of Washington, Bellevue College, and Seattle Central College.

Our projects include tenant improvements, roof renovations, mechanical and electrical upgrades, restroom improvements, and new construction ranging from 2,000 to 125,000 sf. Many of our projects are similar in scope to the projects listed in the coming bi-annum, and undertaken with requirements for continuous occupancy and project phasing. We are familiar with the Bellevue College campus, with recent experience on the Restroom renovation and Building L Roof and Mechanical Renovation, and we are excited for the opportunity to continue to grow our relationship with the College.

Miller Hayashi is committed to the design of clearly organized, well detailed buildings. We enjoy the process of building consensus with our creative design work. Principals Bruce Hayashi, Laura Maman, and Ellen Hagen provide direct principal involvement through all project phases. Individual project leadership will be provided by Jesse Chapmand and Pearlene Cheah, both have experience with on-call projects and Higher Education. Our firm has the capacity and availability to assume responsibility for Bellevue College projects immediately. We welcome the opportunity to respond to further questions you may have.

Sincerely,



Bruce Hayashi, AIA, Principal, LEED Green Associate
brucehayashi@millerhayashi.com

Miller Hayashi Architects PLLC

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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: Miller Hayashi Architects		
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Firm Profile



Miller Hayashi Architects was established in 1999 with the vision of architecture as an inclusive social art. We bring imagination to the design process as well as a grounding in the practicalities of project budget, constructability, and thorough documentation. We practice a hands-on approach of principal involvement in all phases of a project. We listen carefully to owners, building users and the community, and respond energetically with design proposals. Our firm is founded on our belief in the potential of architecture to enrich both function and site in an act of imagination.

Miller Hayashi Architects concentrates on the themes of learning, community and health in projects throughout the region. Recent clients include the Bellevue College, Skagit Valley College, Whatcom College, Seattle University, Seattle Public Library, King County Library System, City of Seattle, YMCA of Greater Seattle, Seattle Public Schools, and the University of Washington. Principals Bruce Hayashi, Laura Maman and Ellen Hagen provide leadership, experience and hands-on participation across a wide range of public and private project types. The firm's offices are located in Seattle's Fremont neighborhood. Projects are documented with Building Information Modeling (REVIT) software.

Miller Hayashi Architects stresses a collaborative, collegial environment, provides cross-training of staff among project types and emphasizes continuity through all phases of a project. Miller Hayashi fosters a diverse work environment.

100% Minority and Women Ownership
50% Women Employees
20% Minority Employees

We partner with WMBE firms on our projects and strive to expand our opportunities for collaboration with WMBE firms and Small Business Enterprises.

Miller Hayashi does not discriminate in employment on the basis of race, color, religion, sex, national origin, political affiliation, sexual orientation, marital status, disability, age or any other non-merit factor.

An overview of our firm can be found at www.millerhayashi.com.

Key Personnel



BRUCE NEIL HAYASHI, AIA, PRINCIPAL

Licensed: State of Washington, LEED GA

Education: Master of Architecture and Certificate in Urban Design: University of Washington, 1984
B.A.: University of California at Santa Barbara, 1980

Affiliations: A4LE Washington Chapter, AIA, Wing Luke Asian Museum Board, Seattle Planning Commission, Seattle Landmarks Preservation Board, Seattle U Master Plan Advisory Committee

Bruce will be in Principle in charge for all Bellevue College projects. He is committed to working with educators, social services providers, and government agencies to define and implement physical improvements to their facilities. Bruce has developed extensive experience facilitating the participation of diverse community groups in the decision-making process. Mr. Hayashi's projects include educational facilities, administrative offices, counseling facilities, health care clinics, and neighborhood planning projects. The nature of these projects often demands creative solutions in the face of stringent budget requirements.

Bellevue College (BC) Bldg C Restroom Reno
BC Greenhouse and Gardens; Garage RR Reno
BC Building G Gym Floor
BC Science Classroom Refresh
Seattle Central College On-Call Projects
HealthPoint Medical & Dental Clinics
ICHS Shoreline Health Center
Seattle University Public Safety Department
Redmond Public Safety Bldg. Renovation
Bellingham Technical College Renovation

BC Bldg B Restroom and Office Reno (*in progress*)
BC Building L Roof, Skylight, and AHU Replacment
BC Early Learning Center
BC Bldg G Roof, Skylight & AHU Replacement
Seattle Municipal Tower Chiller Plant Replacement
Echo Glen Children's Center Campus Improvements
CHCSNO Edmond Community Health Center
Rhodes Center GSA Census Tenant Improvement
Seattle Central College Roof Replacement
Skaget Valley College Early Learning Center



JESSE CHAPMAN, AIA, PROJECT ARCHITECT

available October 2025

Licensed: State of Idaho

Education: Masters of Architecture, University of Washington, 2016
B.S. in Architecture, Portland State University, 2007

Affiliations: Member of the UW Architecture Department of Professional Advisory Council (PAC)

Through his eight years with Miller Hayashi, Jesse has worked on many project types including new construction, remodels, and tenant improvements for a wide variety of public and commercial buildings requiring detailed coordination of complex building systems, lighting, and finishes. He brings expert knowledge of the Building Code, engineering systems, and contract documents Jesse is able to handle complex projects that require phasing and detail knowledge of mechanical, plumbing, and electrical systems. Currently the Project Architect for Bellevue College On-call projects.

Bellevue College (BC) Bldg C Restroom Reno
BC Greenhouse and Gardens; Garage RR Reno
BC Building G Gym Floor
BC Science Classroom Refresh
BC Bldg C Mech Unit Replacement
BC Bldg N Kathabar Replacement (*in progress*)
LWIT West Building HVAC Modernization
LWIT East Building Science Classroom Reno
Seattle Municipal Tower Envelope Improvm't
Seattle U Dept of Pubic Safety and Operations
HealthPoint FamilyFirst Community Center
Neighborcare: Vashon Island High School Clinic
Vashon Island School District Bus Barn Study

BC Bldg B Restroom and Office Reno (*in progress*)
BC Building L Roof, Skylight, and AHU Replacment
BC Early Learning Center
BC Bldg G Roof, Skylight & AHU Replacement
BC House 19 Reno
BC Bldg B-L and C-D Bridges (*in progress*)
LWIT East Building Bakery Entry Upgrades
Seattle University Hawk Pool Renovations
Seattle Municipal Tower Chiller Plant
Renton SD Tally High School Vestibule Security Upgrades
Renton SD Risdon Middle School Concrete Floor Repair
Vashon Island School District Gym Modernization Study
Vashon Island School District Maintenance Center

Key Personnel



PEARLENE CHEAH, AIA, LEED AP BD+C, WELL AP, LFA, Assoc. DBIA, PROJECT ARCHITECT

Licensed: State of Washington

Education: Bachelor of Architecture: University of Texas at Austin, 2016

Affiliations: A4LE Washington Chapter, AIA, LEED AP BD + C, WELL AP, LFA, Fitwell Ambassador
Total Resource Use and Efficiency Advisor, Sustainability Excellence Associate (SEA)

Adept at using building information modeling (BIM) software, Pearlene is focused on managing the sub-consultant team through design milestones, permitting and bidding. During the construction and close-out phases Pearlene is committed to partnering with the construction team to foster effective communication and timely resolution of issues that arise in the field. Pearlene has been an integral team member for over seven years. She served most recently as the project manager for the 60,000 square foot West Seattle Elementary School Renovation and Addition.

Bellevue College (BC) Bldg C Restroom Reno
BC Greenhouse and Gardens; Garage RR Reno
BC Bldg N Kathabar Replacement (*in progress*)
Tukwila PW M&E East Campus
Bellevue Presbyterian Facility Master Plan
SPS Meany Middle School Reconfiguration
SPS BF Day ES Window Replacement
SPS Portables Demolition and Relocation
Kent Family YMCA
Snoqualmie Valley YMCA

BC Bldg B Restroom and Office Reno (*in progress*)
BC Building L Roof, Skylight, and AHU Replacment
BC Bldg B-L and C-D Bridges (*in progress*)
RHA Sunset Neighborhood Center
SPS West Seattle Elementary Renovation and Addition
SPS Bagley Elementary School Renovation and Addition
SPS South Spokane St Warehouse
Bellevue YMCA Finish Upgrade
Camp Terry YMCA



MELIKA SEYEDAKEFI, PROJECT SUPPORT

Education: Master of Architecture: University of New Mexico, 2018

Bachelor of Architecture: Islamic Azad University of S. Branch, 2015

Melika has expertise in complex tenant improvement projects and proven success in higher education design environments. Her attention to accessibility standards, safety protocols, and institutional guidelines minimizes project risk and ensures successful approvals. Her ability to facilitate cross-functional collaboration and optimize workflows has consistently resulted in superior project outcomes and accelerated delivery timelines.

Bellevue College (BC) Bldg C Restroom Reno
BC Greenhouse and Gardens; Garage RR Reno
BC Bldg N Kathabar Replacement (*in progress*)
HealthPoint Tukwila
Northshore House YMCA

BC Bldg B Restroom and Office Reno (*in progress*)
BC Building L Roof, Skylight, and AHU Replacment
BC Bldg B-L and C-D Bridges (*in progress*)
Carolyn Downs Clinic

Past Performance



Miller Hayashi stakeholder site visits, workshops and presentations: School Design Advisory Team for the Meany Middle School Reconfiguration.



DESIGN PROCESS Our design approach is based on our commitment to listen carefully and respond thoughtfully to the input of project constituents. To structure the process we will work with your Project Manager to create a Design Milestones Schedule for each design process. This schedule links design phase tasks to stakeholder reviews and oversight approvals. The Milestones schedule will identify design team tasks, deliverables, and owner decision points necessary to achieve the proposed construction start date. The design process often includes public information workshops as well as presentations to fiscal oversight boards, design review boards and fundraising events. We create strong presentations that effectively communicate project requirements and design strategies to people outside of the project design process. Throughout the process we will work closely with you to hone the message that reflects your goals.

Miller Hayashi's architectural approach explores the creative use of natural light, the use of materials with engaging sensory qualities, and the consideration of architectural scale as it relates to a person's sense of comfort.

COMMUNICATION AND ENGAGING STAKEHOLDERS Miller Hayashi Architects brings proven success designing new buildings and renovations on campuses that fit the community and are well received. Our success lies in direct engagement with the stakeholders. We connect with the community through workshops or open-houses, and we respond with solutions that respect community values. Clients tell us that our record of engagement helps their projects build support and fosters cooperation with permitting agencies.

Miller Hayashi worked with King County Housing Authority and the Puget Sound Education Services District to plan the Educare Greenbridge Early Learning Center and integrate the program with the surrounding community redevelopment. Outreach in the community included fliers in multiple languages, open houses in the programming and design phases, participating in community events and active communication during construction.

Miller Hayashi recently lead the School Design Advisory Team composed of educators, neighbors and future parents for the Meany Middle School Renovation through a process of project definition, site visits to outstanding prototypes, educational specifications review, eco-charrette and conceptual design. Brad Miller also led the public design process for Seattle's Broadview Library, King County's Woodmont Library and Seattle's Fire Station 37.

HISTORIC STRUCTURES Miller Hayashi believes that the built environment represents a legacy for future generations. Both new and historic buildings shape our understanding of cultural values. When Landmarks Review is part of the process we recognize the importance of presenting the Owners' needs for flexibility and fiscal certainty within the framework of the review process. We have worked in historically significant structures such as UW Hall Health, the Garfield County Courthouse and the Georgetown City Hall building. We have guided projects through the review process of the Seattle Landmarks Preservation Board (LPB) and the State Department of Archaeology and Historic Preservation (DAHP).

Past Performance

RENOVATION IN OCCUPIED BUILDINGS On-Call projects in the institutional context often present specific challenges relative to multiple floor levels, adjacent building tenants, and continuous operation. Many of our projects require phasing of the work to maintain the Owner's ongoing operations and swing shift or night shifts to minimize impact to operations. We have several clients who operate facilities 24/7. This imposes constraints on construction and the identification of facilities for temporary relocations. Construction sites with limited staging area or difficult vehicle access impact the project schedule and budget. We plan projects and write clear specifications to define a mutually acceptable approach for the Owner and General Contractor working in continuously occupied facilities and constrained sites. These considerations typically include: Building & Personnel Security, Privacy, Sound Control, Odor, VOC & Dust Control, Temporary Utilities & Scheduling of Shutdowns, Night Work Hours, Contractor Access and Staging.

BUILDING EXPANSION Our approach to building expansion projects is to analyze the building with an eye to leveraging new investment to maximize the overall benefit to the owner. In our public library expansions at Broadview Library and Woodmont Library we removed structural barriers to create a seamless flow of services and collections and create cohesive architectural spaces. In our health care expansions we designed the improvements to solve existing problems of inappropriate zoning and inefficient circulation.

PERMITTING Miller Hayashi has a track record of successfully permitting a wide range of project types and has addressed a variety of zoning and land use issues for our clients. We have substantial building renovation and addition experience throughout the state and have worked with the City of Bellevue to identify and resolve issues related to fire protection, structural reinforcement, access, egress, and building envelope upgrades and to interpret the Washington State Energy Code and IBC as they apply to unique conditions. We've defined and resolved complicated campus and site development issues including:

- Design Review Boards / Design Commission Reviews
- Landmark Preservation Board Review
- Historic District Review
- SEPA declarations
- Rezoning & Subplots
- Administrative Conditional Use & Change of Use
- Traffic Impacts
- Development Standards Variance
- Environmentally Critical Areas and Shorelines

To accomplish this we work closely with land use planners, traffic consultants, environmental consultants, wetlands biologists, civil engineers and landscape architects to clearly define and address AHJ requirements and potential community concerns.



Seattle University relocated its Dept of Public Safety to the landmarked 1920's Columbia Building. Completed in two phases while occupied, the complex support technology needed to remain operational continuously for critical campus dispatch services.

Past Performance

SUSTAINABILITY Miller Hayashi is deeply committed to sustainable design. Our design approach is rooted in the appreciation of our Northwest environment and the desire to foster a thriving urban milieu within our region. The crucial test within our design philosophy is that a significant design decision should excel in terms of multiple criteria: programmatic, environmental, aesthetic and operational. While many of our projects have been cited for design excellence we are equally proud that the owners we work with tell us that our buildings are high performers in the everyday world of user appreciation and operational efficiency.

Energy Use Intensity (EUI): Energy Use Intensity (EUI) is an important benchmark for measuring energy efficiency goals. Our approach to systems selection includes Life Cycle Cost Analysis, Daylight Modeling, Building Envelope Modeling, Constructability Review and review with the Owner's facility operations staff.

Operations: Our commitment is to the long-term effectiveness and serviceability of the building. In recent projects we have implemented metering programs to develop a baseline for evaluation of the efficacy of sustainable strategies. We have prepared 'Owner's Manuals' tailored to building users to ensure that complex systems are clearly understood and effectively operated by building occupants and maintenance staff. Recent projects have incorporated diverse systems and technologies including

- Displacement Ventilation
- Exhaust Air Heat Recovery
- Variable Refrigerant Flow Heat Pumps
- Ground Source Heat Pumps
- Steam to Hydronic Heat Conversions
- Radiant Slab
- Photovoltaic Panels and Net Metering
- Rainwater Purification and Re-use
- Green Roofs and Rain Gardens

We believe our buildings create environments for learning, through the use of materials and poetic spaces to inspire learning about our environment and inspire individuals to examine design, construction and their built environment.



*At the Grays Harbor College
Childcare Center beams
were recycled from a recently
demolished campus building.
The beams were re-cut at
Aberdeen's Historic Seaport, a
local non-profit institution.*



*The Greenbridge Learning
Center was sited to maximize
daylight, views and allow for
a photo-voltaic array to help
achieve LEED Gold.*

Past Performance

ICHS Shoreline:
Cross-Laminated Timber Construction



Miller Hayashi partners with the Owner and construction team to anticipate potential challenges to the project schedule.

ALIGN PROJECT SCOPE, BUDGET, AND SCHEDULE Miller Hayashi will establish clear and realistic budget expectations at the beginning of the project and actively manage the design process to meet those expectations. To do this we will work with a Cost Analyst or General Contractor and our engineering subconsultants to develop a preliminary cost model that reflects site conditions, program requirements, site development costs, proposed building systems, code requirements and sustainability goals.

We will update the initial cost analysis with increasing detail at each stage of the design process to provide feedback to the project team. We work diligently to mitigate bid uncertainty and to provide the Owner with options through the use of estimating contingencies and additive bid alternates.

When project delivery includes General Contractor Preconstruction Services the Miller Hayashi design team works with our subconsultant team to verify pricing assumptions and allowances, and respond to proposed systems alternatives.

On our public projects we have participated in Value Analysis studies to create shared expectations for project costs and performance, and Constructability Reviews to confirm the validity of the design approach and verify that the documentation clearly communicates project requirements. In our negotiated and GCCM projects we have worked with the Contractor team that is providing pre-construction services to gauge the impact of project alternatives on the budget and schedule.

The Miller Hayashi design team will identify the construction schedule impacts of site development, project phasing, and building systems alternatives. We will clearly outline schedule constraints to be incorporated into the construction contract. During construction the Miller Hayashi team will communicate with the GC to track schedule sensitive activities and will work actively to expedite critical path RFI's and submittals.

QUALITY ASSURANCE Miller Hayashi employs several levels of document checking to ensure that bid documents are complete and coordinated. All projects employ Building Information Modeling (BIM) software to facilitate cross-referencing and subconsultant coordination. Projects incorporate in-house peer review of project assemblies and details by a project architect outside the project. We have rigorous office standards in terms of legibility and organization of contract documents to establish consistency and build our reference base from project to project. We maintain staff continuity through all phases of design and construction.

Greenbridge Learning Center Kitchen



Relevant Experience



BELLEVUE COLLEGE BUILDING G RENOVATION

Bellevue, WA 20,000 SF Renovation \$5M 2019

The Bellevue College Building G Renovation reconfigures existing space to provide new consolidated locker rooms, team rooms, classrooms, and fitness center to meet the evolving needs of the college's athletics programs, PE programs, and to serve the growing student community. Reconfigured spaces take advantage of natural light from existing skylights. New openings are cut into the existing structure to create a new, more efficient circulation pattern. The project provides new plumbing, electrical, lighting, fire sprinkler, and fire alarm systems, much of which is configured within the joist bays of the 1960's era precast concrete T structure minimizing visual impact in areas of exposed structure. Contract documents clearly outlined the College's requirements for occupancy of other portions of the building during construction.



LAKE WASHINGTON INSTITUTE OF TECHNOLOGY

Kirkland, WA \$250,000 - \$1.5M 2019-21

As the on-call architect, Miller Hayashi has supported a range of large and small renovation projects throughout the campus while working closely with the college and the State to meet challenging timelines and funding from multiple sources. For a building wide HVAC modernization project, the design and engineering team worked closely with the college to refine a grant proposal for additional air quality and energy efficiency improvements beyond the project baseline. Other projects included a remodel of the HR office suite with a focus on privacy and workflow, improvements to support science and vocational programs, and an alteration to increase the access and visibility of the bakery run by culinary arts students.

Relevant Experience



UNIVERSITY OF WASHINGTON HALL HEALTH CENTER REMODEL & ADDITION

Seattle, WA 57,000 SF \$5.2M 2011

The Hall Health Primary Care Center is located on Stevens Way in the center of the historic UW Upper Campus. The project includes a two-story addition, remodeling of approximately 30,000 sf, and extensive mechanical, electrical and fire alarm systems upgrades. Patient reception and waiting areas for eight clinical services were consolidated into a central Patient Services Center on the main level. This created a significantly improved customer experience and established a clear hierarchy of public and clinical spaces to meet contemporary medical privacy expectations. The two-story addition expands clinical areas and creates back-of-house circulation for healthcare providers. The project required close coordination to maintain ongoing clinic operations in all eight clinical departments during construction.



SEATTLE CENTRAL COLLEGE BROADWAY EDISON BUILDING

RE-ROOF

45,000 SF Seattle 2011 \$1.6M

The project, located on the Seattle Central Community College Campus, involves the assessment of the Edison Building roof and recommendations to develop a capital request for replacement. The roof is a low sloped roof that reached the end of its useful life, along with the two large brick rooftop penthouses also were a major source for the water intrusion. Some of the unique elements of this project include its urban location along Broadway Avenue a busy pedestrian street with the work being performed 75-85 feet above street level, the need for installing a waterproof membrane within the wall assembly, and the removal and replacement of the flashing within the brick veneer penthouse walls. The project improved the energy performance of the building, and eliminated several deficiencies in the original building envelope design.

Relevant Experience



WASHINGTON STATE PUBLIC HEALTH

LABORATORY on-call projects

Projects Including Roof Renovation, Re-Cladding, Underground Fuel Storage Replacement
WSPHL State of Washington General Administration \$1,050,000 2007 - 2017

The 50,000 sf Washington State Public Health Laboratory is a critical facility for the State of Washington. The Lab undertakes a wide variety of public health and environmental health testing activities. Projects included replacement of the 20 year old membrane roof, re-cladding of roof top structures and the upgrading of roof access and worker safety measures. All projects for the facility were coordinated with ongoing laboratory operations. Particular care was paid to VOC materials which could affect lab analysis equipment. Miller Hayashi worked with WSPHL and State of Washington EAS to develop performance criteria and to assess building improvement options.



CLOVER PARK TECHNICAL COLLEGE BLDG 19

RE-CLAD, RE-ROOF & HVAC

Lakewood, WA State of Washington GA 19,000 SF Envelope Upgrade 2,750 SF Re-roof & HVAC Replacement 2011

Miller Hayashi coordinated a building envelope assessment for the EIFS clad 1981 structure, analyzed envelope upgrade alternatives, and designed the re-cladding system. Originally to be a JOC project, substantial savings resulted from combining the project with an HVAC replacement/reroof and putting it to bid. The project included design of a metal panel re-cladding system over the existing facades, replacement of 50% of the rooftop Air Handling Units, and re-roofing of the 2,750 sf of building mechanical well. All work was accomplished with continued occupancy of the building by the College and Chamber of Commerce Business Outreach program.

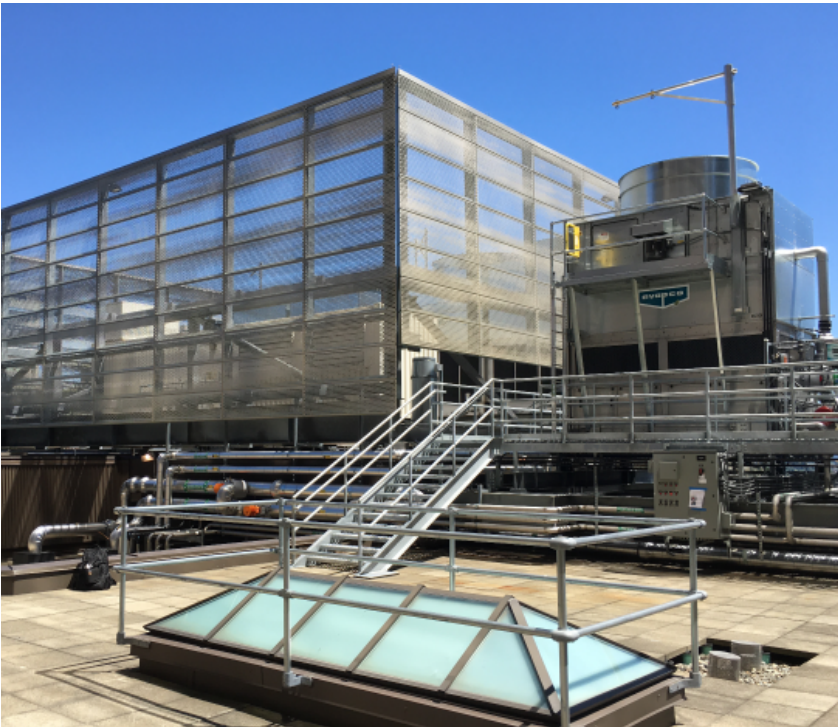
Relevant Experience



STATE OF WASHINGTON GOVERNOR'S MANSION

State of Washington GA, \$400,000, 2018

Miller Hayashi worked with EAS and Capitol Campus staff to assess, budget, and implement improvements to the historic Governor's Mansion. The roof was replaced and a more permanent solution was found to the replacement of the decayed wood balustrades. These had been replaced numerous times over the years and no longer reflected the original design. Miller Hayashi researched and worked with specialty fabricators to install aluminum balustrades constructed to the details of the original drawings. The residence was occupied during much of the project and the work was scheduled and coordinated to minimize construction impacts.



SEATTLE MUNICIPAL TOWER: COOLING SYSTEM IMPROVEMENTS

Seattle, WA 990,000 SF \$14-16M 2016-21

The Chiller Plant and Condenser Replacement projects are an essential part of the City's capital maintenance and energy efficiency goals. Working closely with the City, CBRE, and sub-consultant team, our design effort included evaluating the building to identify efficient strategies to reduce and stabilize the load. A series of upgrades and replacements to the 30-year old air handling, cooling, and building management controls systems have been implemented with minimal interference to the 5,000+ occupants. These improvements reduce overall energy usage through higher performance equipment and improved building programming to take advantage of nighttime air flushing and demand load delivery. A key part of the strategy was to replace the interior cooling towers with more efficient rooftop units on the 6th Ave parking garage. Highly visible from I-5 and the surrounding buildings, a custom perforated screen and frame system was developed to integrate the equipment at a scale appropriate to the building. An abstracted pattern of varying hole sizes was designed to create a subtle image of waves, representative of the nearby waterfront and the evaporative cooling process..

Relevant Experience



SEATTLE UNIVERSITY PUBLIC SAFETY AND EMERGENCY OPERATIONS CENTER Seattle, WA
10,000 SF \$3.5M 2019

Seattle University relocated its Public Safety Department and Emergency Operations Center to the basement level of the Landmarked Columbia Building. Completed in two phases while the building was occupied, the build-out provides office and support space for 25 employees. The budget and schedule challenges to this project were coupled with the need for a high-performance, technology-centered space. The palette was warm, modern, and carried natural materials throughout.



KENT EAST HILL YMCA
Kent, WA 51,000 SF \$19M 2019

The Kent YMCA is a new 51,000 sf community and recreational facility being constructed in partnership with the City of Kent. The Y is the focal point of a redeveloped site that joins two smaller parks, provides parking, and enhances recreational activities for a fast growing area of the City. The new Y includes community meeting rooms and gathering spaces, a demonstration kitchen for healthy eating programs and family support spaces for infants and children. Recreational facilities include two recreational pools and a spa/therapy pool, two basketball courts and fitness studios. The design stitch the building into the overall site development plan to take advantage of opportunities for interaction between indoor and outdoor activities. Informal gathering spaces open through large sliders to a plaza, the 'front porch' for the community. The plaza contains fixed and movable seating, game tables and atmospheric lighting to create flexibility for informal use and scheduled events. The project is designed to meet the new LEED 4 Silver Certification requirements.

Relevant Experience



SEATTLE CENTRAL COMMUNITY COLLEGE APPAREL REMODEL

State of Washington, 19,000 sf re-clad,
2,750 sf re-roof, \$350,000 2011

This fast track project involved building assessment, budgeting, and the review of design alternatives with program faculty for tenant improvements to create departmental offices, new partitions, mechanical upgrades and refurbishing of the Apparel Design Studio spaces. The construction work was completed while the building was occupied, and other construction projects were under way. These activities required close coordination with the building owner and with other general contractors on site. Construction was procured through a Job Order Contract (JOC) to expedite the project schedule.



BELLEVUE COLLEGE GYM: RE-ROOF, AHU & SKYLIGHT REPLACEMENT

Bellevue, WA 22,000 SF \$3.8M 2023

Miller Hayashi has worked closely with the College to prioritize building maintenance projects to find opportunities for energy efficiency improvements as the campus transitions from gas to electric systems, replaces aging inverted roofing systems, and damaged or poorly insulated skylights. The design team engages with consultants early to anticipate extended lead-times for equipment to reduce delays during construction. All work on campus is performed in occupied buildings, requiring close communication and scheduling to minimize impacts to classes and events. While not landmarked, care has been taken to protect and reveal the bold concrete structure that is a feature throughout the 1960's campus buildings.

Relevant Experience



HEALTHPOINT ADMINISTRATIVE OFFICES AND A.T. STILLS UNIVERSITY

Renton, WA 20,000 SF \$2.9 M 2020 Renovation

HealthPoint provides health care to the underserved communities through 18 clinics located across King County. The Administrative offices are located in Renton, a location selected for being central to their operations. They occupy two buildings totaling 36,200 square feet added new building of 20,000 SF. The buildings were originally trucking warehouse facilities, constructed of concrete tilt-up panels. The HealthPoint program include a residency training program for A.T. Still University, a patient call center, executive offices, board room, meeting and conference rooms, training rooms, central pharmacy distribution center and central disaster recover computer operation center. The project was phased over several years to accommodate expansion and administrative functions with the addition of health care programs and new facilities.



EPSTEIN OPPORTUNITY CENTER RENOVATION AND ADDITION

Seattle, WA 15,700 SF \$4.5M, 2014

The Epstein Opportunity Center is a multi-use community center constructed within the decommissioned Yesler Terrace Steam Plant, a Seattle Landmark industrial building. As it stood the building was a concrete shell used for storage, with no heating, insulation, stairwells or restrooms. Miller Hayashi supported grant applications and Landmarks Board approval for the adaptive reuse of the structure. Miller Hayashi coordinated forensic investigations to evaluate the historic structure and designed the renovation and addition to integrate the diverse program into the existing concrete shell. The Center provides Head Start classrooms and rooftop children's outdoor play area operated by Neighborhood House, Job Connection Program, Youth Services and public meeting rooms.

References

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West Seattle Family YMCA & Kent YMCA

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ICHS SHORELINE HEALTH CENTER

Diversity Inclusion Plan

MILLER HAYASHI ARCHITECTS SMALL M/WBE OUTREACH PLAN

Miller Hayashi Architects is committed to fostering business practices that promote a diverse and inclusive community, work force and professional culture. The plan administrator is Bruce Hayashi, Principal, Miller Hayashi Architects. The plan administrator will be assisted by staff as necessary to fulfill Plan-related tasks. The role of the plan administrator is to lead and monitor the implementation and the documentation of Outreach Plan efforts.

SMALL M/WBE OUTREACH PLAN GOAL: Women-Owned businesses (Small M/WBE) listed in the certified directory of the State of Washington Office of Minority and Women's Business Enterprises (OMWBE) on our project teams. A specific goal of including 10% Certified MBE and 6% Certified WBE participation on individual project teams is stated. Miller Hayashi Architects acknowledges that the stated goal is a long term objective and the firm's short term objective is to achieve incremental improvement in its utilization of MBE and WBE firms.

PLAN ADMINISTRATOR: 4. OUTREACH PLAN COMPONENTS: Create and update a database of State Certified Small M/WBE firms in consulting disciplines relevant to the provision of Miller Hayashi's professional services. Attend Small M/WBE job fairs, pre-proposal and outreach meetings for consultants when scheduled by public agencies. Advertise in general circulation, trade association and or Small M/WBE-focused media concerning design consulting opportunities. Solicit Small M/WBE firm contacts on the Miller Hayashi website. Provide notice to Small M/WBE firms of Miller Hayashi's interest in soliciting qualifications and proposals for subconsultant services. Follow up with Small M/WBE firms periodically to determine their interest in providing subconsultant services to Miller Hayashi. Identify specific sub-consultancies where Small M/WBE participation will help meet the stated goal of the plan. These may include but not be limited to Structural Engineering, Mechanical Engineering, Electrical Engineering, Communications Systems Design, Civil Engineering, Landscape Architecture, Interior Design, Cost Estimating, Acoustical Engineering, Lighting Design, Sustainability Consulting, Master Planning and Programming. Provide information to interested Small M/WBE firms about the requirements of specific project opportunities. Assess in good faith the capabilities and qualifications of interested Small M/WBE firms for specific projects, not rejecting firms as unqualified without sound reasons relative to project requirements. Such assessments may include documentation of the firms' statement of insurance coverage meeting requirements specified by the Owner Architect Agreement. Negotiate scope and fee in good faith with Small M/WBE firms whose capabilities and qualifications are felt to match project requirements; including reasonable quotes competitive with those of other qualified sub consultants.

MENTORING STRATEGIES AND APPROACHES: Provide insurance brokerage contacts to Small M/WBE firms lacking required insurance but otherwise deemed qualified and capable. Assist Small M/WBE firms deemed qualified and capable with arrangements to help them gain access to equipment, supplies or services necessary for them to provide services to Miller Hayashi. Assist Small M/WBE firms deemed qualified and capable to participate in new project types and to build professional relationships with other design team members.

IN-HOUSE EDUCATION: Conduct educational meetings on an annual basis for Miller Hayashi staff with the purpose to familiarize staff with the Miller Hayashi Outreach Plan and with the specific plan components to utilize and reach out to Small M/WBE subconsultants. Encourage staff to develop professional relationships and promote opportunities to team with Small M/WBE subconsultants. Involve staff in Small M/WBE outreach, assessment and mentoring activities.

SUBCONSULTANT DISPUTE RESOLUTION: Dispute resolution with Small M/WBE subconsultants will conform to the dispute resolution processes described in the completed AIA Document C401-2007 Standard Form of Agreement Between Architect and Consultant for each specific project.

SUBCONSULTANT PAYMENT PROVISIONS: Payment of Small M/WBE subconsultants will conform to the Compensation and Payments to the Consultant provisions described in the completed AIA Document C401-2007 Standard Form of Agreement Between Architect and Consultant for each specific project.

SMALL M/WBE UTILIZATION REPORTS: Where required by the terms of the Prime Agreement for a specific project Miller Hayashi will prepare and submit M/WBE utilization reports documenting the names of Certified Small M/WBE subconsultants, taxpayer ID #, total project commitment, payment due for current period, and total payments to date for all Small M/WBE consultants. The reports will be submitted with each monthly invoice or as otherwise requested by the Owner.

OUTREACH PLAN MONITORING AND ANNUAL DOCUMENTATION: The Outreach Plan will be monitored monthly by the Plan Administrator and documented annually. Annual Documentation will be compiled into an Annual Report issued in February for the preceding calendar year. The Annual Report will include Updated List of Small M/WBE firms Certified by the State of Washington in related consultant disciplines, List of Small M/WBE pre-proposal and outreach meetings attended, List of Small M/WBE Advertisement efforts, Summary of Small M/WBE firm scope and fee negotiation activity, List of Mentoring and Mentoring Activities provided to Small M/WBE Subconsultants, In-House Small M/WBE Education meetings, Small M/WBE Utilization Summaries for all completed projects, updated annual summary of Miller Hayashi Small M/WBE Utilization

ARCHITECT-ENGINEER QUALIFICATIONS

PART II - GENERAL QUALIFICATIONS

1. SOLICITATION NUMBER (If any): 2025-829

2a. FIRM NAME: **Miller Hayashi Architects PLLC**

2b. FIRM STREET: 118 N 35th St. Suite 200

2c. FIRM CITY: Seattle

2d. FIRM STATE: WA

2e. FIRM ZIP CODE: 98103

3. YEAR ESTABLISHED: 1999

4. DUNS NUMBER: 15 – 505 - 3478

5a. OWNERSHIP - TYPE: Limited Liability Company

5b. OWNERSHIP - SMALL BUSINESS STATUS: Yes (NAICS 541310)

6a. POINT OF CONTACT NAME AND TITLE: Laura Maman

6b. POINT OF CONTACT TELEPHONE: 206 634 0177

6c. POINT OF CONTACT E-MAIL ADDRESS: lauramaman@millerhayashi.com

7. NAME OF FIRM (If block 2a is a branch office): N/A


8a. FORMER FIRM NAME(S): Selkirk Miller Hayashi Architects

8b. YR. ESTABLISHED: 1999

8c. DUNS NUMBER: N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c.(1). No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number
		FIRM	BRANCH			
01	Architect/Intern	15-17		047	Historical Preservation	2
	LEED AP	6		048	Hospitals/Medical Facilities	5
	Administrative	1		204	LEED/LEED EB	4
				029	Educational Facilities, Classrooms	5
				060	Libraries	2
				015	Daycare Facilities	4
				100	Sustainable design	4
				079	Master/Site Planning	2
				019	Computer Facilities	1
				058	Laboratories	1
				201	Roofing Design	2
				027	Dining halls, Kitchen, Food Service	1
	Total	16-18				
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
11a. Federal Work:	1	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				
11b. Non-Federal Work:	6					
11c. Total Work:	6					

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

12a. SIGNATURE: 

12b. DATE SIGNED: August 8, 2025

12c. NAME AND TITLE: Bruce Hayashi, Principal