

# **ON-CALL ARCHITECTURAL SERVICES**

## **Project No. 2026-825, On-Call Campus Architects for Renton Technical College**

Washington State Department of Enterprise Services  
1500 Jefferson Street, Olympia, WA 98504-1476  
Submittal Date: August 5, 2025

**rolluda**architects  
architecture **planning** interior design

# Cover Letter

**rolluda**architects  
architecture planning interior design

105 S Main Street, Suite 4S  
Seattle, WA 98104

August 5, 2025

Eric Lara, Project Manager  
State of Washington Department of Enterprise Services  
<https://deswa.bonfirehub.com>

## Re: Project No. 2025-825 | On-Call Campus Architect(s) for Renton Technical College, Renton, WA

Dear Mr. Lara and Members of the Selection Committee:

Thank you for the opportunity to submit our team's qualifications to provide On-Call Architectural & Engineering Services for the 2025-2027 biennium.

**Rolluda Architects, Inc. (RAI)**, has built a relationship with WA DES, having worked on a wide range of projects as part of on-call contracts since 2009, and working with Renton Technical College as an on-call architect during the 2021-2023 biennium. We are excited at the prospect of continuing our work with both DES and Renton Technical College for this new biennium!

RAI has been providing architectural services for higher education, federal, state, and local government agencies since 2002, working on nearly 800 work orders for over 30 IDIQ and on-call clients. A specialty in and of itself, work order contracts require an exceptional amount of focus and detail in managing and coordinating staff and consultants, scope, schedule, budget, and costs. Many of our task orders are unpredictable in nature and require fast-thinking solutions. Fast-tracked schedules are common, as are multiple simultaneous tasks. We are quite accustomed to all of these! You can rest assured that our commitment to exceeding your expectations will continue to be steadfast.

Thank you for reviewing our qualifications. We look forward to a continued working relationship with WA DES/Renton Technical College. Please feel free to reach out to us if you have questions.

Sincerely,



Alex Rolluda AIA, NCARB  
President/Principal  
206.624.4222  
[alex@RolludaArchitects.com](mailto:alex@RolludaArchitects.com)



Kathi Williams AIA, NCARB, PhD, LEED AP BD+C, Assoc. DBIA, CSI  
Project Manager  
206.624.4222  
[kathi@RolludaArchitects.com](mailto:kathi@RolludaArchitects.com)

# Consultant Selection Contact Form



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

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

## Consultant Selection Contact Form

### Designated Point of Contact for Statement of Qualifications

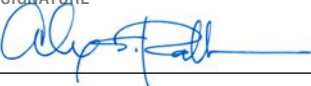
For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: Rolluda Architects, Inc.		
UBI: 602-237-027	TIN: 45-048736	License#: 6250
Point of Contact Name: Alex Rolluda, AIA, NCARB		
Point of Contact Title: President		
Email: alex@rolludaarchitects.com	Telephone: 206-624-4222	
Address: 105 South Main Street, Suite 4S		
City: Seattle	State: WA	Zip: 98104

# Standard Form 330, Part 2

ARCHITECT-ENGINEER QUALIFICATIONS PART II - GENERAL QUALIFICATIONS (If a firm has branch offices, complete for each branch office seeking work.)				1. SOLICITATION NUMBER (IF ANY) 2026-825	
2A. FIRM (OR BRANCH OFFICE) NAME <b>Rolluda Architects, Inc.</b>				3. YEAR ESTABLISHED 2002	4. UNIQUE ENTITY IDENTIFIER MEBBWGMXJQ71
2B. STREET 105 South Main Street, Suite 4S				5A. OWNERSHIP TYPE S Corporation	
2C. CITY Seattle	2D. STATE WA	2E. ZIP CODE 98104		5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356	
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A	
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com			
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996	4. DUNS #
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience
		(1) Firm	(2) JV Partner		c. Revenue Index # (see below)
06	Architects	17		E02	Educational Facilities
	Designers	24		C06	Churches, Mosques
	Space Planning/ Interior Design	1		C08	Codes, Standards
02	Administrative	5		C11	Community Centers
				D07	Dining Halls, Restaurants
				H09	Hospitals, Medical Facilities
				H11	Housing
				I01	Industrial, Manufacturing
				I05	Interiors, TIs
				R01	Roofing
Total		47		S01	Soils, Seismic
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000			
b. Non-Federal Work	6	2. \$100,000 < \$250,000			
c. Total Work	7	3. \$250,000 < \$500,000			
		4. \$500,000 < \$1 million			
		5. \$1 million < \$2 million			
		6. \$2 million < \$5 million			
		7. \$5 million < \$10 million			
		8. \$10 million < \$25 million			
		9. \$25 million < \$50 million			
		10. \$50 million or greater			

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

31. SIGNATURE 	ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	32. DATE 8/5/2025
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## **CRITERIA 1**

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*Qualifications of Key Personnel*

# Qualifications of Key Personnel | Team Organization

**Rolluda Architects, Inc. (RAI)**, has assembled a strong team of individuals, all with experience working with WA DES, as well as having experience on higher education and on-call work order type projects. The organization of our team takes advantage of the expertise of these individuals and ensures we will be prepared to approach specific project challenges for your potential projects during the upcoming 2025-2027 biennium.

**Principal-in-Charge, Alex Rolluda**, oversees all of the firm's on-call contracts, working closely with RAI project managers. For this contract, Alex will ensure the team has a shared vision and will motivate them perform at their best. He will promote active communication and participation by everyone on the team. Alex will be responsible for the team's overall performance, providing excellent client service.

We are proposing **Kathi Williams, Project Manager**, as your primary point-of-contact. Kathi's role will require extraordinary organization, communication, and management skills, for which she has been lauded by many of her clients. Kathi works well with WA DES project managers and is familiar with your agency's standards and systems for project management. Through her meticulous efforts on each work order, whether one or multiple at the same time, Kathi stays organized and focused, ensuring each project is successful, meets its schedule, budget, and the highest quality of work.

**Project Architect, Tony Goins**, and **Project Designer, Eleanor Shull**, collectively bring over 20 years of architectural experience and a broad range of experience in planning and design for higher education. They will support the design efforts, bridging the realms of design and documentation. Their experience includes the direct coordination of subconsultants and team members from concept through construction. They are skilled at working with the in-house team and overseeing BIM coordination with our subconsultant team. They lead document production, construction documents, and on-site construction administration. Tony is familiar with the Renton Technical College campus and its buildings, having worked on many of the 2021-2023 On-Call projects.

**AHBL** offers extensive experience in civil engineering for higher education and public sector clients. Their firm has extensive experience with on-call contracts and has served as a trusted partner to cities, counties, state agencies, and colleges throughout the Pacific Northwest. Since 2015, **Bill Fierst** has led design efforts as part of work order contracts for multiple state colleges, including Pierce, Tacoma, South Puget Sound, and South Seattle College, which makes him well-suited for this contract. His expertise spans site development, utility upgrades, ADA and parking improvements, and stormwater systems. Bill demonstrates his ability to manage multiple task orders simultaneously, align scope and budget, and deliver responsive and high-quality services.

**PCS Structural Solutions**, our team's proposed structural engineer, is known for delivering high quality structural engineering for hundreds of higher education projects for over 48 college and university clients throughout Washington. Their extensive experience has yielded successful strategies for occupied campuses, with a primary focus on minimizing disruptions for students, staff, faculty, and visitors.

PCS has completed over 500 projects for WA DES, with more than 200 of them in the past decade. Their relevant on-call contracts include WA DES On-Call Structural Engineering Services (2015-2017 and 2017-



Project Stakeholders

ARCHITECT

**rolludaarchitects**  
architecture planning interior design

**ALEX ROLLUDA** AIA, NCARB  
Principal-in-Charge

**KATHI WILLIAMS** AIA, NCARB,  
PhD, LEED AP BD+C, Assoc. DBIA, CSI  
Project Manager

**TONY GOINS** AIA  
Project Architect

**ELEANOR SHULL**  
Project Designer

PROPOSED SUBCONSULTANTS

## CIVIL

**AHBL** - Bill Fierst PE

## STRUCTURAL

**PCS Structural Solutions** - Alex Legé SE

## MEP, TELECOMMUNICATIONS, FIRE PROTECTION

**Fsi Engineers** - Ola Jarvegren LEED Green Associate,  
Daimian Bingham PE, LEED Green Associate,  
Art Stokes PE, Ben Roush PE-ME, FPE, LEED AP BD+C, CCP,  
ASHRAE BEMP & BEAP, Fire Protection Plans Examiner (FPE (F3))

## ROOFING

**ECS Pacific** - Dan Buck PE

## LANDSCAPE ARCHITECTURE HBB Landscape Architecture

Michael Walton ASLA, ISA; Aaron Parker ASLA

## VERTICAL TRANSPORTATION, ACOUSTICS

**The Greenbusch Group** - Dylan Turner PE, CCP, LEED  
AP BD+C; Adam Jenkins PE, INCE Bd. Cert., CTS-D

## COST ESTIMATING

**JB Iringan Consulting** - Juan Iringan

# Qualifications of Key Personnel | Team Organization

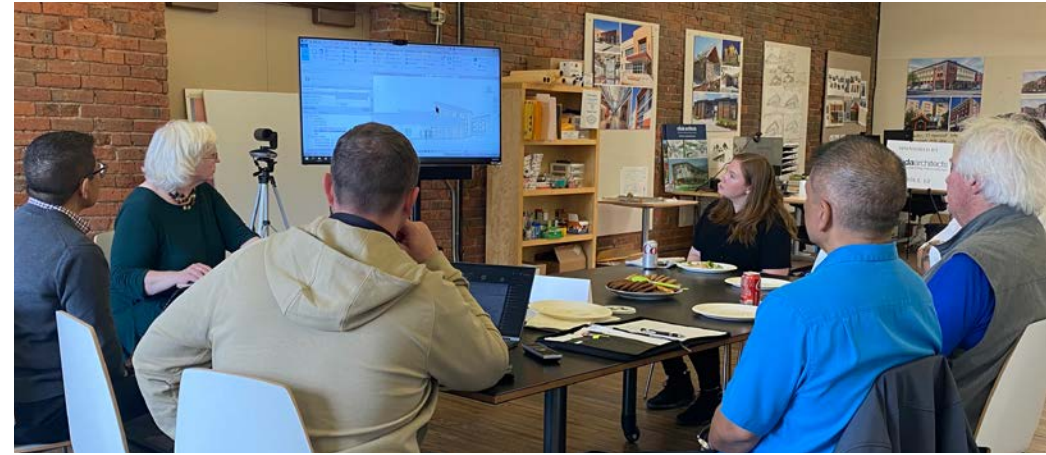
2019) and The Evergreen State College On-Call Structural Engineering Services (2021-2023, 2019-2021, 2015-2017, and 2011-2013). The partnership between RAI and PCS has been highly collaborative and has resulted in the successful delivery of over 40 public projects to communities across the region.

**FSi Engineers**, our mechanical, electrical, and fire protection consultant, brings extensive experience to support higher education and on-call work. They have completed over 100 projects with Washington DES, including many for colleges. FSi's staff includes a licensed Fire Protection Engineer (FPE), who is also a licensed mechanical engineer, with expertise in fire protection system assessment, sizing, design, and code compliance. They have provided fire sprinkler design for a wide range of facilities and occupancies, from ordinary hazard to high-hazard labs and industrial environments.

FSi brings a track record of 300+ higher education/educational facilities projects. Their projects include new university buildings, renovations, tenant improvements, and changes of use. FSi has provided specialized designs for classrooms, laboratories, greenhouses, and other teaching spaces, and understands the unique needs of educational clients, including designing environments that foster learning, wisely using limited project funds, and meeting strict schedules so buildings are open in time for each academic term and special events. FSi works effectively with universities and other agencies whose project teams include diverse stakeholders and maintains the ability to listen to the variety of needs and interests and then facilitate decisions consistent with the overall project goals.

**ECS Pacific** specializes in building enclosure consulting and forensics. **Dan Buck** provides critical expertise in identifying the root causes of building performance issues, including water intrusion, condensation, and roofing system failures. Dan's experience with building envelope design, quality assurance testing, and assessments will directly support Renton Technical College's goals of aligning project scope with budget and maximizing construction efficiencies. His forensic-first approach ensures that renovations and repairs—from roofing replacements to complex remodels—are based on accurate diagnostics, minimizing unforeseen conditions and supporting predictable project outcomes.

**HBB Landscape Architecture**, our proposed landscape architect, has worked with RAI teamed over 15 years. Their experience spans over 35 years in landscape architecture, urban design, and planning. HBB has worked on 33 college and university campus projects, including collaborations with WA DES on five separate university campuses. They have held over 100 on-call contracts providing a variety of services, including site assessments, master planning, conceptual design, alternative analysis, design standards and



guidelines, construction documents, and construction administration services.

Other recent experiences with WA DES include the Bates Technical College Allied Health Building and the Olympic College Innovation and Technology Learning Center projects, in addition to past projects at Seattle Central College, Green Hills School, and Cascade Job Corps Center. HBB recognizes the significance of safety and security, multi-modal connectivity, accessibility, low maintenance, and sustainable design solutions in their campus work. Their collaborative efforts include creating comfortable, safe, and convenient learning environments that facilitate interaction among students, teachers, educational staff, and visitors in each of their projects.

**The Greenbusch Group** is a multidisciplinary engineering design firm that specializes in acoustic design, audio/video engineering, environmental noise and vibration, and vertical transportation design. The firm has contributed to numerous community college efforts throughout the region, including Everett College, Columbia Basin College, Clark College, and Bellevue College. They are both an MWBE firm and a small business enterprise.

**JB Iringan Consulting** brings over 30 years of experience in cost estimating, value engineering, feasibility studies, change order evaluations/analysis, cost control, budget analysis, parametric evaluations, and scheduling. **Juan Iringan**, principal and owner, has worked with RAI since 2002 and has extensive knowledge of the local bid market. He understands that every element of a project relates to costs, schedules, and logistics. Considering the rapidly changing construction landscape, they are equipped to provide prompt, accurate estimates.



# Qualifications of Key Personnel | Resumes



**ROLE:** Principal-in-Charge

**EDUCATION:**

Master of Architecture, UW, 1989

Bachelor of Architecture, UW, 1987

**REGISTRATION:**

Architect: WA #6250, HI #AR-18983,  
OR #ARI-5684, NY #044376,  
Guam #RA378

## Alex Rolluda AIA, NCARB

Alex has over 37 years of diverse architectural experience. He has a strong focus on government, public, and community facilities, with an emphasis on inclusive programming and predesign. As principal-in-charge, Alex will oversee the entire team and the process. He will ensure the team has a common vision and will motivate them to do their best. Alex strongly promotes active communication and participation by everyone on the team. Ultimately, Alex will be responsible for the team's overall performance—providing excellent client service.

### RELEVANT EXPERIENCE

- » **WA DES/Pierce College (On-Call Campus Architect, 2021-2023) Tacoma, WA**
  - Olympic Building South Programming and Conceptual Design
  - Cascade Building Restroom Conversion
- » **WA DES/Seattle Colleges (On-call Architect, 2021-2023) | Seattle, WA**
  - Seattle Central College Student Activities Center, Programming
- » **WA DES/Renton Technical College (On-Call Campus Architect, 2021-2023) Renton, WA**
  - Multicultural Center Programming
- » **WA DES/Highline College (On-Call Campus Architect, 2019-2021) Des Moines, WA**
- » **WA DES/Everett Community College (On-Call Architectural Services, 2019-2021) | Everett, WA**
- » **The Evergreen State College (On-Call Architect, 2009-2025) | Olympia, WA**
  - Fiber Arts Studio
  - Longhouse Education & Cultural Center Roof Replacement
  - Lab II Second Floor Renovation
  - CRC Entry Court Amphitheater Upgrade



**ROLE:** Project Manager

**EDUCATION:**

Master of Architecture, UW, 1996

Master of Science, 1988; PhD, 1989;  
Applied Mechanics and Engineering  
Sciences, UC San Diego

Bachelor of Arts, Wellesley College, 1983

**REGISTRATION:**

Architect: WA #11764

## Kathi Williams AIA, NCARB, PhD, LEED AP BD+C, Assoc. DBIA, CSI

Kathi has more than 29 years of experience in architecture, as well as a background in engineering. She brings a broad design background in educational, government, transportation, residential, mixed-use, commercial, and community buildings. Kathi has designed and managed projects in all phases, including programming and planning, construction documents, permitting, bidding, contract administration, and close out. She is a skilled communicator and brings a collaborative approach when working with clients, users, and stakeholders.

### RELEVANT EXPERIENCE

- » **WA DES/Statewide (On-Call Campus Architect, 2023-2025)**
  - Edmonds College - Brier Hall Student Services Tenant Improvement
  - Edmonds College - Triton Field Turf Replacement
- » **The Evergreen State College (On-Call Architect, 2009-2025) | Olympia, WA**
  - Lab II Second Floor Renovation
  - Longhouse Education & Cultural Center Roof Replacement
  - Shops Building Roof Replacement
  - CRC Entry Court Amphitheater Upgrade
  - CRC Plaza Roof Repairs
  - CRC Gym-Office Roof Replacement
  - Comm Building Water Intrusion Repair Project
  - Comm Building NW Corner Mold Remediation Project
  - Comm Building NW Roof Replacement
- » **Western Washington University | House of Healing | Bellingham, WA**
- » **NOAA | Western Regional Center Facility Condition Assessment Seattle, WA**

# Qualifications of Key Personnel | Resumes



**ROLE:** Project Architect

**EDUCATION:**

Master of Architecture, University of Washington, 2007

Bachelor of Architectural Studies, University of Washington, 1999

**REGISTRATION:**

Architect: WA #12297

## Tony Goins AIA

Tony has over 25 years of combined experience in architecture and environmental graphic design, including work on a variety of higher education, commercial, public, and graphics/signage projects. He has participated in and led projects through all phases, including schematic design and planning, construction documentation, permitting, bidding, and contract administration. A clear communicator and effective problem solver, Tony has a strong understanding of construction technologies and building codes, and extensive experience coordinating with clients, consultants, and contractors.

### RELEVANT EXPERIENCE

- » **WA DES/Renton Technical College (On-Call Campus Architect, 2021-2023)**  
**Renton, WA**
  - New Multicultural Center
  - Building O Complete Reroof and Parapet Replacement
  - Annex Roof Replacement
  - Building 1 Bookstore Conversion
  - Building B Boiler Replacement
  - Buildings K1 & K2 HVAC Replacements
- » **The Evergreen State College (On-Call Architect, 2021-2025) | Olympia, WA**
  - Tacoma Campus Window Replacements
  - Clock Tower Mechanism Replacement
  - Modular Building Analysis & Renovations
  - CRC Pool Facility Concrete Repairs
  - CRC Locker Room Flooring Replacement
  - Modular Housing Units Assessment
- » **University of Washington (On-Call General Architectural Services, 2021-2025) | Seattle, WA**
  - Health Sciences Center J-Wing Renovation
  - Library Road Improvements



**ROLE:** Project Designer

**EDUCATION:**

Bachelor of Architecture, California Polytechnic State University, 2019

## Eleanor Shull

Eleanor has over 5 years of experience in architectural design. During her time in the profession, she has worked on a wide variety of project types at various levels of design from programming and master planning to construction. She is also part of the Standards Committee at Rolluda Architects and helps to maintain the BIM library.

Eleanor's attention to detail and ability to work well under pressure make her a valuable team member. She enjoys a collaborative design process and believes that good design responds to the surrounding environment and prioritizes the needs of the community that uses it. She brings to the team experience in complex projects, BIM/CAD management, and positive team engagement.

### RELEVANT EXPERIENCE

- » **Western Washington University | House of Healing | Bellingham, WA**
- » **Sound Transit | Light Rail Station Standards Project | Seattle, WA**
- » **Sound Transit | Lynnwood Link Extension Shoreline North/185th Street Station and Parking Garage | Shoreline, WA**
- » **Port of Seattle | SEA Restroom Upgrades | SeaTac, WA**
- » **Port of Seattle | SEA Shared Use Lounge | SeaTac, WA**
- » **Port of Tacoma | Husky Terminal | Tacoma, WA**
- » **Snohomish County PUD | North County Community Office Building | Arlington, WA**
- » **Snohomish County | South Precinct Programming | Cathcart, WA**
- » **City of Seattle FAS | Seattle Municipal Tower Gender Neutral Restrooms | Seattle, WA**

## **CRITERIA 2**

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*Past Performance*

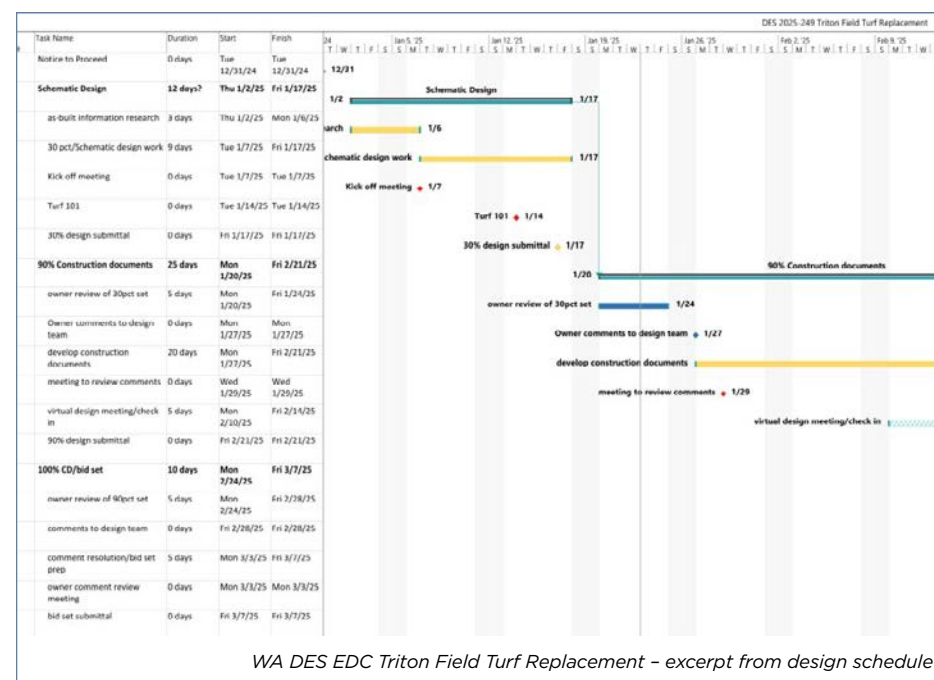
## Past Performance

**Rolluda Architects, Inc. (RAI)**, brings decades of experience as an architect for on-call projects for educational, government, and municipal clients, completing nearly 800 work orders since 2002. Multiple projects may be in different phases of design and construction. Our prime contracts involve managing and coordinating multidisciplinary teams, including major subconsultant disciplines and specialty subconsultants, to provide our clients with the best possible service, quick turnaround on questions, and design and construction support. Some projects have a schedule that requires an expedited schedule, while others have a tight budget; some require work in occupied spaces, and some may be more detailed with extended schedules and in-depth design. RAI treats each project individually, addressing the specific needs of the project. For these types of projects, detailed management skills and an exceptional level of focus and attention to detail are essential for meeting scope, schedules, budgets, and milestones, while also ensuring high-quality work. Communication and efficiency are key to a successful project.

Clear drawings and specifications are crucial for ensuring an accurate bid price and controlling costs without change orders. RAI is enhancing its quality control process by utilizing our QA/QC Constructability Review Program, which includes checklists for design deliverables by phase, and by dedicating a senior-level architect to review projects during design and before they go out to bid.

**KING COUNTY SOLID WASTE (KCSW)**  
**WORK ORDER CONTRACTS #E00149E09 & #E002381E12**

As the prime consultant, RAI provided project management and A&E services to King County Solid Waste in their operation and maintenance of solid waste transfer facilities throughout King County. We provided management and coordination of multidisciplinary teams for work orders as they were assigned, working with KCSW to determine the scope of work and the necessary disciplines required to provide the required services. We successfully managed all 25 projects under this contract on schedule and within budget, overseeing multiple projects simultaneously at different locations. We were able to coordinate on-site meetings at various stages, ensuring each team member was accomplishing their tasks. We oversaw the overall quality of drawings, specifications, and performance for each discipline, ensuring we met project goals. The work order projects included various degrees of complexity and size, some small-scale, and some on a larger scale, involving a larger range of consultants and specialty consultants.



GRAFFITI RANGERS - Option 1 (Linear)						
#	Cost Item Description	Unit	Unit Price	Quantity	Estimated Cost	Remarks
1	Foundations	SF	\$ 32.00	4,390	\$ 140,480	Combination of Strip footing for walls & spot footing for columns
2	Slab on grade	SF	\$ 14.00	4,390	\$ 61,460	12" thick at loading and 4" thick SOG on all other else
3	Roof framing	SF	\$ 46.00	4,390	\$ 201,940	Pre-engineered metal building framing incl misc metal to support glass wall
4	Roofing	SF	\$ 35.00	4,390	\$ 153,650	GS metal green roofing
5	Exterior closure	SF	\$ 40.00	4,390	\$ 175,600	Mtl screen wall, curtain wall, Roll up door at loading dock, HM mtl entry doors
6	Interior partitions & doors	SF	\$ 29.00	4,390	\$ 127,310	Mtl stud/GWB walls
7	Finishes, casework & misc specialties	SF	\$ 25.00	4,390	\$ 109,750	Painting, floor, ceiling finishes, casework, misc toilet & office specialties
8	Mechanical	SF	\$ 40.00	4,390	\$ 175,600	Plumbing FXT, HVAC & fire sprinklering
9	Building Electrical	SF	\$ 32.50	4,390	\$ 142,675	Power & distribution, Lighting, tel, data, FA & security
10	Equipment/Appliances	LS	\$ 6,500.00	1	\$ 6,500	Kitchen & laundry appliances
11	Under Building Methane Collection	SF	\$ 8.60	4,390	\$ 37,754	
12	Interior Bldg Methane Detection & Alarm	EA	\$ 7,500.00	3	\$ 22,500	
13	Site preparation	LS	\$ 40,500.00	1	\$ 40,500	Site clear & grab, misc site demo, Temp sedimentation & erosion control
14	Site improvements	LS	\$ 166,500.00	1	\$ 166,500	ACP parking, ramps & stair on grade, CL fences/gates & landscaping
15	Site utilities	LS	\$ 260,400.00	1	\$ 260,400	Storm drainage system, electrical power/control & site lighting
16						
Construction Line Item Pricing					\$ 1,823,000	
Adjustment for Market Conditions					0%	Current per CEG Section 5.3
Construction Bid Amount					\$ 1,823,000	
Sales Tax %					9.50%	Per WA Dept of Revenue
Construction Contract Amount					\$ 1,997,000	
Crew Construction Costs					\$ -	
Miscellaneous Hard Costs					\$ 85,000	See Table 2 tab
Construction Cost Total					\$ 2,082,000	
Soft Cost %					65%	Per CEG Section 3.4.1
Soft Cost					\$ 1,020,180	
Property Acquisition Costs					\$ -	
Base Cost Total					\$ 3,103,000	
Contingency Reserve %					25%	Per CEG Section 4.1, Class 5 low end (between initiation and options analysis)
Contingency Reserve					\$ 775,750	
Management Reserve %					20%	Per CEG Section 4.2, Class 5 toward high end (appropriate between initiation and
Management Reserve					\$ 620,600	
Project Reserves					\$ 1,396,350	
Escalation (2% annual)					\$ 190,000	
Total Cost					\$ 4,690,000	
Range					\$ 3,750,000	\$ 6,100,000

## **CRITERIA 3**

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*Relevant Experience*



# Relevant Experience | Scoping & Programming



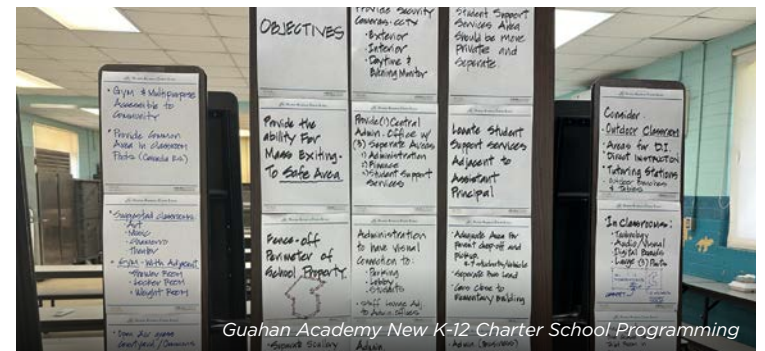
## SEATTLE CENTRAL COLLEGE (SCC) | Seattle, WA Student Activities Center and Bookstore Programming

Located in the Capitol Hill neighborhood of Seattle, the College is known for its ethnically and culturally diverse student body, innovative student services, and coordinated studies curriculum for college transfers. SCC was looking to renovate and expand the existing Student Activities Center and Bookstore to develop a new combined Student Union with space for student life, fitness, and wellness functions. RAI provided a pre-design study, site analysis, space needs matrix, program adjacency analysis, exterior elevation study, exterior renderings, ROM cost analysis, and preliminary schedule. Programming workshops were conducted as COVID was winding down, which included meetings with members of the student government and in-person town hall meetings. Two in-person programming workshops were hosted on site with project stakeholders to solicit input from students in the form of the “Day in the Life” and “Kit of Parts” exercises.

“Day in the Life” and “Kit of Parts” exercises, as part of Programming Visioning workshops, are designed to engage stakeholders to ensure each voice is heard. The information gathered and analyzed establishes priorities and a framework for the design moving forward, reflecting the input of the participants.



Western Washington University House of Healing Programming



Guahan Academy New K-12 Charter School Programming

## REFERENCE

Chris Abbey, Design Build Contractor, Wellman & Zuck Constructors, 360.671.3295, cabbey@wellmanzuck.com

## OTHER RELEVANT PROJECTS

- » University of Washington | Samuel E. Kelly Ethnic Cultural Center Programming and Design | Seattle, WA
- » Washington State University | Elson S. Floyd Multicultural Center Programming and Predesign | Ellensburg, WA
- » Pierce College | Olympic Building South Programming Lakewood, WA
- » The Evergreen State College | Lab II Renovation Programming | Olympia, WA
- » Western Washington University | House of Healing Programming | Bellingham, WA



## Relevant Experience | Facility Condition Assessments & Surveys



### **NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) | Seattle, WA Western Regional Center (WRC) Campus-Wide Facility Condition Assessments**

As part of an IDIQ contract with NOAA, this project encompassed condition assessments of nine buildings, including exterior structures, that form the WRC, located on the shores of Lake Washington, on approximately 100 acres. The WRC includes office and laboratory buildings, an auditorium building, a cafeteria building, several converted aircraft hangars for use as storage and laboratories, a warehouse, dive center, a daycare facility, as well as the campus grounds, parking lots, roads, and the shoreline pier facility.

RAI assessed each building and elements within to determine whether they had remaining useful life or not. We performed accessibility reviews at each building and the site for compliance with the American Disabilities Act (ADA). Potential repairs were prioritized based on mission critical needs, in addition to useful lifetime. Issues were documented, evaluated for remediation, and included within the final report. RAI worked with NOAA to develop a long-term plan to guide proposals to obtain capital investments for either new construction, remodels, and/or repairs.



### **REFERENCE**

Azeem Hoosein, Project Manager, Washington State Parks & Recreation, 360.507.5089, [hoosein@parks.wa.gov](mailto:hoosein@parks.wa.gov)

### **OTHER RELEVANT PROJECTS**

- » **Central Washington University | Campus-wide ADA Assessments and Transition Plan | Ellensburg, WA**
- » **NOAA Montlake Campus | Roof Assessments | Seattle, WA**
- » **The Evergreen State College | Campus-wide Roof Assessments and Analysis | Olympia, WA**
- » **Washington State Parks & Recreation | Mount St. Helens Visitor Center Interior and Exterior ADA Compliance Assessments | Castle Rock, WA**
- » **Port of Seattle | Pier 69 Roof Assessment Work Order Seattle, WA**
- » **University of Washington | Campus-wide Fall Protection Assessments | Seattle, WA**
- » **Central Washington University | Stephens Whitney Residence Hall Condition Assessments and Remodel Ellensburg, WA**

## Relevant Experience | Renovations & Tenant Improvements



### THE EVERGREEN STATE COLLEGE (TESC) | Olympia, WA Lab II Renovations - Printmaking Studio

RAI has experience working on a range of remodel/renovation projects from tenant improvements, such as Brier Hall Student Services Tenant Improvements at Edmonds College, to complex classroom renovations like the lab remodel at TESC shown above. This project consisted of stripping the interior of a wing of the Lab II building down to the shell and building out a science lab and multiple art labs (studios). The image above shows the printmaking lab, featuring custom-designed casework and specialized ventilation.

Through programming, RAI, along with the faculty and staff, identified and prioritized space needs, which were then further developed during the Design phase. RAI provided 'open-door' access to meet with faculty and staff, learning about their specialized needs for the spaces.

Utilizing project management and scheduling software, along with a collaborative approach during design and construction, the project successfully met its tight schedule to open on time for the new academic year.



UW Ethnic Cultural Center Tenant Improvements

### REFERENCE

Indra Jain, Project Manager, WA DES, 360.972.6610,  
[indra.jain@des.wa.gov](mailto:indra.jain@des.wa.gov)

### OTHER RELEVANT PROJECTS

- » WA DES/Edmonds College | Brier Hall Student Services Tenant Improvement | Lynnwood, WA
- » U.S. GSA | Jackson Federal Building, 33rd Floor VA Medical Ethics Group Tenant Improvements | Seattle, WA
- » University of Washington | Hutchinson Hall Classrooms 130 & 154 Renovations | Seattle, WA
- » University of Washington | Samuel E. Kelly Ethnic Cultural Center | Seattle, WA
- » NOAA | Building 1 AGO Kitchen & Break Room Tenant Improvements | Seattle, WA



## Relevant Experience | Renovations & Tenant Improvements



### KING COUNTY DNRP | Seattle, WA King Street Center Tenant Improvements

King County's Department of Natural Resources and Parks (DNRP) has completed a major municipal office consolidation on the sixth floor of the King Street Center in Seattle. This buildout supports the County's "Green Where We Work" initiative and brings together several key divisions. These include Wastewater Treatment, Parks and Recreation, Solid Waste, and Water and Land Resources, now working together in a single collaborative environment. RAI conducted programming workshops with stakeholders to identify the operational and spatial needs of each department. The resulting design includes a variety of conference rooms, collaboration areas, and functional workspaces tailored to the specific requirements of each division.

Sustainability was the central focus of the project. By creating various wood features, the project was able to reuse older pieces of lumber, transformed and integrated within the space.

Located in the heart of Seattle's Pioneer Square neighborhood, the King Street Center Office Consolidation reflects King County's ongoing commitment to environmental stewardship, operational efficiency, and equitable workplace design.



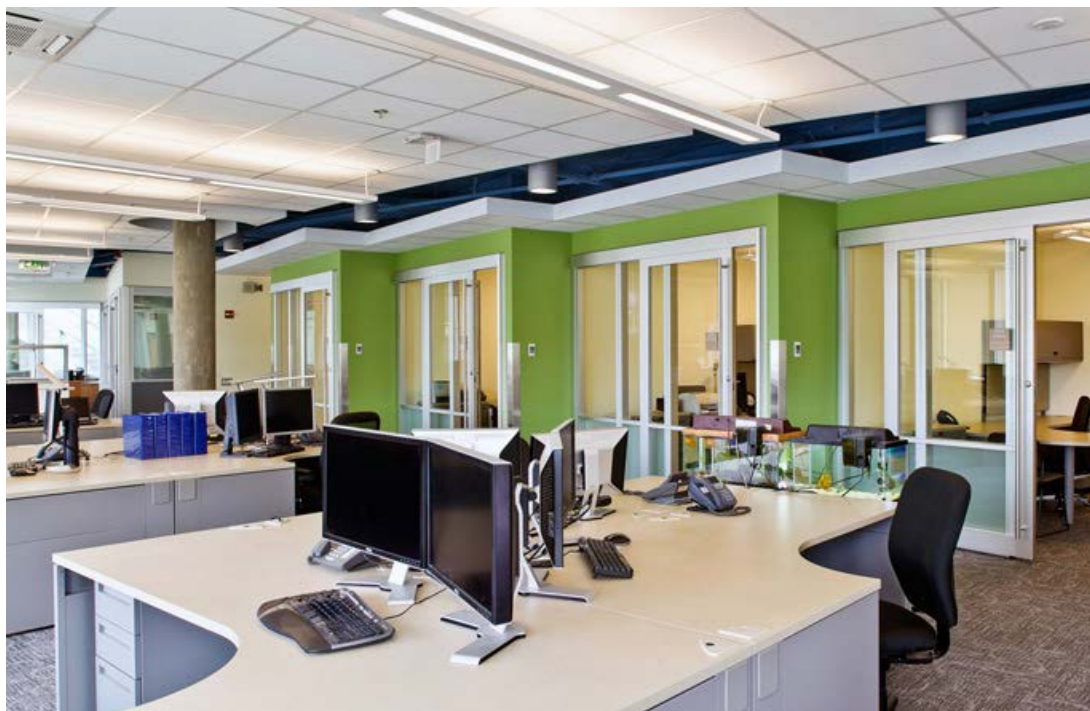
### REFERENCE

Robert Renouard, Project Manager, King County,  
206.296.0976, robert.renouard@kingcounty.gov

### OTHER RELEVANT PROJECTS

- » WA DES | Renton Technical College Multicultural Center  
Renton, WA
- » U.S. General Services Administration | Jackson Federal  
Building, 33rd Floor Tenant Improvements | Seattle, WA
- » The Boeing Company | Bothell Campus, Buildings B & E  
Office Tenant Improvements | Bothell, WA
- » Pierce County Parks & Recreation | Sprinker Recreation  
Center Hockey Teams Rooms Tenant Improvements  
Tacoma, WA
- » Mount Zion Housing Development | Mount Zion Senior  
Housing & Community Center Tenant Improvements  
Seattle, WA

## Relevant Experience | Renovations & Tenant Improvements



### UNIVERSITY OF WASHINGTON | Seattle, WA Transportation Services Center Tenant Improvements

The project was designed in a shell and core building. The facility consolidates six sub-departments previously spread across campus and includes a busy public lobby. To meet the department's rapidly evolving needs, RAI examined and revised the existing program prior to beginning design. We collaborated with six subdepartments focusing on their current and anticipated needs, as well as the people who would use and maintain the facility.

Based on the information we gathered, the University's standards, and the project budget, we created a new program for the facility. The new Center is flexible, adaptable and sustainable. Energy-efficient HVAC systems, natural light and ventilation, exterior sunshades and options for modular, movable walls and furniture were integrated, as well as sustainable site elements. LEED principles were incorporated from the beginning of the process in order to meet the University's goal for achieving a LEED-CI Platinum rating. The project received the rating and was certified, the first campus project to achieve this goal.



NOAA Dive Center Tenant Improvements

### REFERENCE

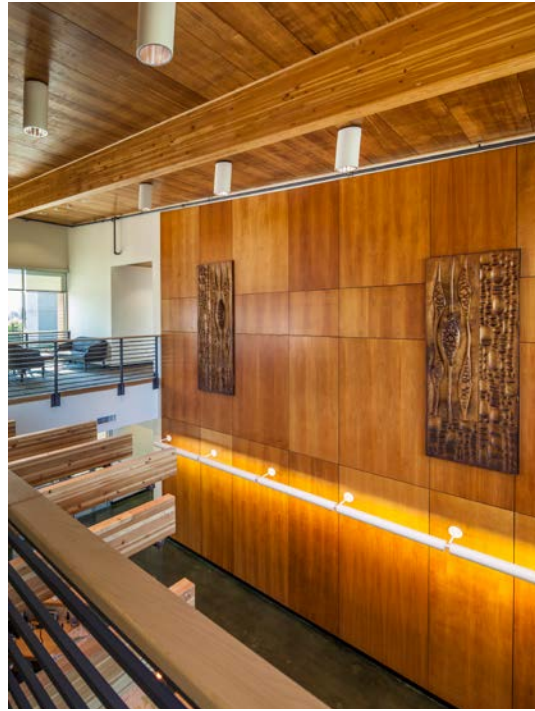
Kelly Goold, Project Manager, City of Seattle Parks & Recreation, 206.484.6077, Kelly.Goold@seattle.gov

### OTHER RELEVANT PROJECTS

- » The Evergreen State College | Fiber Arts Studio Tenant Improvements | Olympia, WA
- » The Boeing Company | 45-802 Bomarc Office Building Tenant Improvements | Seattle, WA
- » NOAA | Dive Center Tenant Improvements | Seattle, WA
- » Seattle Parks & Recreation | Jefferson Community Center Renovations & Tenant Improvements | Seattle, WA



# Relevant Experience | Renovations & Tenant Improvements



## OREGON STATE UNIVERSITY + USFS | Corvallis, OR Forestry Sciences Lab Building Tenant Improvements

The project is located on Oregon State University's campus and is owned and operated by the US Forest Service. The building houses the USFS Siuslaw National Forest Headquarters, including administrative offices, research and development laboratories and conference areas. The project consists of a 7,500 sf tenant improvement to the existing 45,000 sf laboratory building. A 17,000 sf wing was demolished, and 8,000 sf of administrative offices, conference spaces, and meeting rooms were added. The lobby entry was reconfigured and wayfinding improved. The building design features wood products, with nearly 11,000 sf of sustainable Douglas fir used in the framing. A green roof, landscaping with native plants, and a system to recapture rain for watering in the dry season all help to minimize water use. Plywood sheathing and flooring were made from sustainably harvested materials. The project targeted a LEED Silver rating.



Sacred Medicine House Tenant Improvements

### REFERENCE

Thomas Jones, Project Manager, City of Seattle FAS, Thomas.jones2@seattle.gov, 206.615.1033

### OTHER RELEVANT PROJECTS

- » Snohomish County | Sheriff's Office South Precinct at Cathcart Tenant Improvements | Snohomish, WA
- » City of Seattle | Seattle Municipal Tower Gender Neutral Restroom Additions & Tenant Improvements | Seattle, WA
- » Masin's Furniture | Center for Impact & Innovation Tenant Improvements | Seattle, WA
- » Chief Seattle Club | Sacred Medicine House Tenant Improvements | Seattle, WA

# Relevant Experience | Renovations & Tenant Improvements



## THE BOEING COMPANY | Bellevue, WA Bellevue Technology Center Tenant Improvements

RAI designed 250,000 sf of new offices on five floors of Buildings 33-01, 33-05, and 33-11 of Boeing's Technology Campus, located in Bellevue, WA. The new offices include administrative, conference, and lab spaces, a communications center, and storage areas. Several large and small conference and training rooms accommodate groups of 5 to 70 people. The tenant improvements combined Boeing's Lean Office standards with the needs of the building occupants. RAI designed the space to accommodate the frequent changes to the programmatic needs of Boeing and the departments served by the buildings. The space is designed with modular walls and systems office furniture for easy, cost-efficient reconfiguration. The flooring is recycled and recyclable; the mechanical systems are energy-efficient, ensuring user comfort. Daylighting is maximized with low cubicle walls and relites. Natural light is augmented with a combination of overhead, task, and accent lighting. The result is a dynamic, high-quality environment with bold shapes and colors, and a combination of private, semi-private, and public spaces. Break-out spaces support informal meetings and gatherings. Acoustically separated conference spaces are used for larger gatherings and training sessions.



Filipino Village Center Innovative Learning Center Tenant Improvement

## REFERENCE

Heidi Scramlin, Project Manager, The Boeing Company,  
206.965.2440

## OTHER RELEVANT PROJECTS

- » HumanGood/Beacon Development Group | Filipino Community Village Phase I Innovative Learning Center Seattle, WA
- » Port of Seattle/U.S. GSA/TSA | SEA Airport North Mezzanine & Baggage Screening Tenant Improvements SeaTac, WA
- » Port of Seattle | SEA Airport Shared Use Lounge Tenant Improvements | SeaTac, WA
- » Group Health | Tukwila Administrative Office Tenant Improvement | Tukwila, WA
- » Seattle City Light | Roy Street Tenant Improvements Seattle, WA



## Relevant Experience | Mechanical Upgrades



### UNIVERSITY OF WASHINGTON | Seattle, WA Architecture Hall Improvements

RAI worked with the prime engineer, FSi Engineers, who served as the mechanical, electrical, and fire protection engineer for upgrades at the historic Architecture Hall on the University of Washington campus. The project modernized the existing outside air ventilation approach for eight studios on the ground and second floors, which were originally designed with natural ventilation per the 2003 codes. FSi designed a system of heat recovery ventilators (HRVs) to meet current ventilation standards while integrating with the existing building environmental controls.

As a historic facility, Architecture Hall required close coordination between Rolluda Architects and FSi to support the preservation of the building's character. FSi collaborated closely on strategies to minimize and coordinate route ductwork, effectively serving the studios while respecting the architectural aesthetic and historic register requirements, and addressing programmatic needs, including hours of operation and acoustic performance.



### REFERENCE

Yannick Mathews, Project Manager, University of Washington,  
206.221.8988, ymathews@uw.edu

### OTHER RELEVANT PROJECTS

- » WA DES/Renton Technical College | Building B Boiler Replacement and Buildings K1 & K2 HVAC Replacements Renton, WA
- » WA DES/Pierce College | Cascade Building Chiller Replacement | Lakewood, WA
- » King County | Six (6) Police Precincts, Electrical Systems Assessments & Upgrades | Seattle, WA
- » The Evergreen State College | Lab II Renovations - M/E Systems Upgrades | Olympia, WA
- » The Evergreen State College | Modular Building Electrical Upgrades | Olympia, WA
- » Port of Seattle | Marine Maintenance Shop Electrical Distribution Upgrade | Seattle, WA
- » Port of Seattle | SEA Airport Parking Garage & Concourse Low Voltage Upgrades & Replacements | SeaTac, WA

## **CRITERIA 4 & 5**

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*Geographical Proximity +  
Diverse Business Inclusion  
Strategies*

# Geographical Proximity + Diverse Business Inclusion Strategies

## GEOGRAPHICAL PROXIMITY

RAI's office, located in the heart of the Pioneer Square neighborhood in Seattle, is approximately 30 minutes from Renton Technical College. RAI can fulfill 100% of the category total being located within a 50-mile radius of the Agency. RAI is no stranger to Renton Technical College, having worked with you as your campus on-call architect for the 2021-2023 biennium. We are also no stranger to WA DES, having worked with you on different college campuses, including Edmonds, Pierce, Renton Technical, Everett, Shoreline, and Highline Colleges.

RAI's core work consists of on-call and IDIQ contract projects, ensuring we are extremely responsive to our clients, regardless of the distance between us or the issues that may arise. These types of projects are the lifeline of our firm, so we take our approach to quality services very seriously. We are flexible and make it easy for our clients by keeping our team members available when needed. We can meet at your site(s), in your office, in virtual meetings, or respond to you with phone calls or emails. We ensure our team members, including our subconsultants, will be available for the duration of this contract.

## DIVERSE BUSINESS INCLUSION STRATEGIES

RAI, a certified MBE, DBE, and SBE firm, promotes equity in contracting for other disadvantaged and small businesses. Our goal is to create a diverse, inclusive, and responsive team for every project we undertake. Through outreach, engagement, and setting aspirational goals, we are able to support and utilize other diverse firms.

**Our Firm's Diverse & Inclusive Culture:** RAI's policies and practices establish the framework for our diverse, flexible, and inclusive working environment, empowering people from different backgrounds to be part of an engaging team, expressing their diverse viewpoints and ideas that spur creativity.

**Capacity-Building:** We believe in helping diverse firms succeed and grow. Through training and mentor-protégé relationships, RAI is committed to helping these firms build their capacity to achieve long-term success.

**Partnering with Community Organizations:** RAI has a deep history of relationships with numerous local and national associations to support small and diverse business participation, including Tabor 100, Women in Design Leadership, the National Organization of Minority Architects, the Association of Filipino-American Engineers of Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, the Filipino Community of Seattle, and Mt. Zion Baptist Church. These activities and organizations provide excellent opportunities

to meet and learn about other disadvantaged firms. All RAI staff members are strongly encouraged to participate in these events, which are supported by the firm through donations to fundraisers, advertisements in event programs, and by having staff members serve as keynote speakers.

**Meet & Greets:** We maintain a large database of small, disadvantaged, minority, and woman-owned firms. We compile this list in our database, sorted by discipline, which includes the services and specialties they provide. We reach out to 3-4 firms each month to invite them to our monthly virtual "Meet & Greets", typically 30-45 minutes each. We have been participating in these virtual meetings with new firms at least once a month for the past three years. This ensures that we maintain a robust list of firms with which we can partner in the pursuit of business opportunities.

**Engagement of Disadvantaged Businesses:** RAI actively seeks opportunities for our MWBE small business partners to expand into new markets or work with new clients. RAI regularly attends conferences and workshops to meet personnel from disadvantaged and small business firms. One example is the One-on-One Regional Contracting Forum held annually at the Washington State Convention and Trade Center in March. RAI is committed to helping other minority, women, small businesses, and veteran-owned businesses have the same opportunities we have. We have developed an Outreach Plan that addresses the measures our firm takes in this respect. Our Outreach Plan includes staff education and training, one-on-one assistance and mentoring, outreach events, monthly MWBE utilization reports, and monitoring of MWBE goals. Together, these activities have enabled us to develop a strong and growing network of relationships with diverse firms throughout Washington.



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