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Federal SF 330 Form

**PROJECT NO. 2025-771:
PERFORMING ARTS BUILDING REPLACEMENT**

Columbia Basin College
2600 N. 20th Avenue, Pasco, WA 99301

August 5, 2025

INTEGRUS

10 South Cedar Street
Spokane, WA 99201
p. 509.838.8681
bbarnhart@integrusarch.com
www.integrusarch.com

**SEMPLE
BROWN**

1160 Santa Fe Drive
Denver, CO 80204
303.571.4137
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August 5, 2025

SUBMITTED ELECTRONICALLY TO: <https://deswa.bonfirehub.com>
 Jeff Gonzalez, Project Manager
 WA Department of Enterprise Services

RE: Project No. 2025-771: CBC Performing Arts Building Replacement - Integrus Architecture + Semples Brown Design - Statement of Qualifications

Dear Jeff and members of the selection committee:

Art and architecture are inseparable expressions of human creativity. At their best, they shape and elevate each other to reflect the values, aspirations, and spirit of their time. Together they form a dialogue between beauty and function, culture and space.

This philosophy is central to our approach for the next building that will support Columbia Basin College's (CBC) performing and visual arts programs. While your existing facility was thoughtfully designed and remains a distinctive presence on campus, it no longer meets the evolving needs of today's students, performers, and audiences. It limits the potential of your performing and visual arts programs to thrive.

Our team is committed to Columbia Basin College. We bring visionary design, a desire to listen, and thoughtful care to the creation of your next building that will empower CBC's programs to re-envision their future. On behalf of Integrus and Semples Brown, we're pleased to present a team uniquely suited to carry this vision forward. We have intentionally assembled a cohesive group that offers:

- *The ideal combination of local accountability and national expertise in visual and performing arts design*
- *A deep commitment to inclusive outreach and communication with the CBC community*
- *Extensive experience collaborating with specialty consultants for complex arts facilities*
- *A nimble, integrated team ready to meet your schedule and budget goals with agility and precision*

Our partnership is not the typical "big firm from out of town tells the local firm what to do" model. Instead, we blend the strengths of two mid-sized firms with complementary design philosophies and collaborative working styles. You'll work directly with leadership from both firms, ensuring accountability and alignment with your priorities throughout the entire process.

We welcome the opportunity to make this facility a high-performing demonstration of what the arts can achieve in a campus environment — a student-centered space that:

- *Encourages collaboration and creative thinking*
- *Empowers students to develop expertise and a sense of their own trajectory*
- *Engages the broader community in the value of the College*
- *Enables students to showcase both the process and final product of their work*

We're inspired by the opportunity to align our design philosophy and your vision for the future of the performing arts at Columbia Basin College. Together, we can create a space that honors the past, meets the needs of today, and inspires generations to come. We welcome the opportunity to continue the dialogue and to share further insights into our team's expertise and qualifications.

Sincerely,

Becky Barnhart, AIA, LEED AP, NCARB
 Principal-in-Charge | Integrus Architecture
 p. 509.991.9645
 e. bbarnhart@integrusarch.com

Chris Wineman
 Principal | Semples Brown
 p. 720.509.8832
 e. cwineman@semplesbrown.com

Integrus Architecture acknowledges the receipt of Addenda #1 (dated 7.17.2025).

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Consultant Selection Form

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STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications
 For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting
 (JOC) Selections

Firm Name: Integrus Architecture (with Semple Brown)		
Point of Contact Name & Title: Becky Barnhart, Principal-in-Charge		
Email: bbarnhart@Integrusarch.com	Telephone: 509.991.9645	
Address: 10 South Cedar Street		
City: Spokane	State: WA	Zip: 99201

Consultant Selection Contact Form

Executive Summary

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Rehearsal Rooms with Views at Whitworth University Cowles Music Center.

A SHARED VISION

Integrus and Semple Brown are excited to partner in the development of a Performing and Visual Arts Center that reflects Columbia Basin College's vision for creativity, collaboration, and student-centered learning. Together, we bring a shared commitment to designing spaces that inspire—places where students, faculty, and the community can explore, perform, and grow.



More Than a Building

The Performing Arts Center is more than a building. It's an opportunity to create a flexible, interdisciplinary environment that supports hands-on learning, artistic expression, and innovation across the visual and performing arts. Purpose-built studios, rehearsal rooms, performance venues, and collaborative spaces will form a vibrant hub for creativity and connection on campus.

A Team Built for this Moment

Our team has been thoughtfully crafted to bring this vision to life. With deep experience in higher education and arts-focused design, we understand the unique needs of artists, performers, and educators. Our engagement-first approach ensures that students, faculty,

and stakeholders help shape the project from the beginning—building a strong foundation for scope and development.

Creative, Collaborative, and Cost Conscious

We are creative, resourceful, and collaborative, with a proven ability to deliver thoughtful, high-quality design within real-world constraints. Our work is guided by a commitment to excellence, innovation, and value—always with the student experience at the center.

A Lasting Impact

This is a chance to create something iconic: a place that celebrates the arts, supports academic excellence, and strengthens community ties. We're excited to bring our collective expertise and creativity to help make that vision a reality.



Rehearsal Room at UCCS Ent Center for the Arts



Gallery at WVC Music & Arts Center

Qualifications of Key Personnel

INTEGRUS

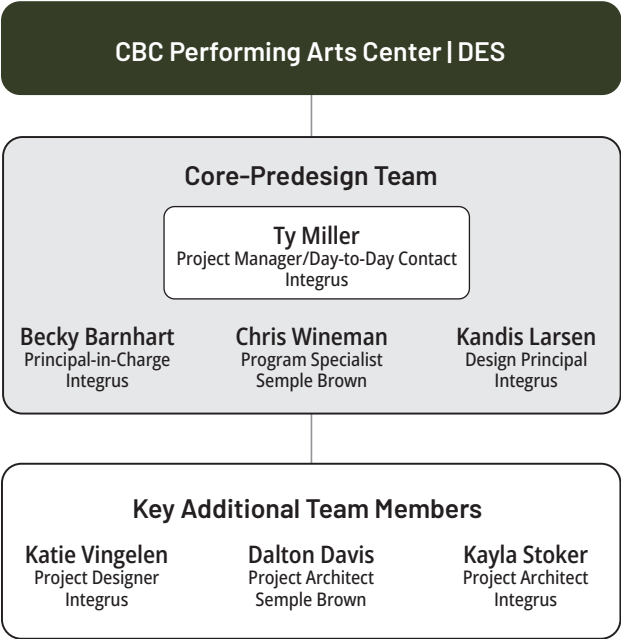
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Securable Student Gallery at the Wenatchee Valley College Music and Arts Center.

YOUR TEAM

We have assembled a team that brings the high level of expertise needed to address the challenges of the CBC Performing Arts Center Replacement project. In the following pages we propose a Core Predesign Team and Additional Team Members that will provide recent campus experience, extensive predesign experience, depth of knowledge in educational environments for the performing and visual arts.

The Integrus + Semple Brown team's combined experience will result in a process and design where CBC leaders and stakeholders will feel heard and understood.



ICON LEGEND

- Music & Performing Arts
- WA State DES & Predesign
- Visual Arts
- Columbia Basin College Relationship
- Higher Education

Becky Barnhart
AIA, NCARB, LEED AP
PRINCIPAL-IN-CHARGE

B. ARCH, Washington State University
LICENSE: WA, ID, WY, HI

SIMILAR PROJECTS:

T-WING SCIENCE RENOVATION
Columbia Basin College, Pasco, WA

SCC APPRENTICESHIP PREDESIGN
Community Colleges of Spokane, Spokane, WA

NW MUSEUM OF ARTS & CULTURE-CONCRETE STUDY
Spokane, WA

VISUAL & DIGITAL THEATER PREDESIGN
Central Washington University, Ellensburg, WA

Kandis Larsen
AIA, IIDA, NCIDQ
DESIGN PRINCIPAL

M. ARCH, Washington State University
LICENSE: WA

SIMILAR PROJECTS:

SCC APPRENTICESHIP PREDESIGN
Community Colleges of Spokane, Spokane, WA

MUSIC BUILDING RENOVATION
Spokane Falls Community College, Spokane, WA

FIRST INTERSTATE CENTER FOR THE ARTS RENOVATION
Spokane Public Facilities District, Spokane, WA

INNOVATION LAB PREDESIGN
Whitworth University, Spokane, WA

Chris Wineman
PERFORMING ARTS / VISUAL ARTS
PROGRAM SPECIALIST

MFA, University of Nebraska

SIMILAR PROJECTS:

LCCC FINE ARTS RENOVATION & EXPANSION
Laramie County Community College, Cheyenne, WY

UCCS ENT CENTER FOR THE ARTS
University of Colorado, Colorado Springs, Colorado Springs, CO

ASTERIA THEATER COLORADO MESA UNIVERSITY
Colorado Mesa University, Grand Junction, CO

UNC CAMPUS COMMONS
University of Northern Colorado, Greeley, CO

Ty Miller
LEED AP BD+C
PROJECT MANAGER

M. ARCH, Washington State University

SIMILAR PROJECTS:

MUSIC & ARTS CENTER
Wenatchee Valley College, Wenatchee, WA

THE HIVE
Spokane Public Library, Spokane, WA

MUSIC BUILDING PREDESIGN
Whitworth University, Spokane, WA

ONTRACK ACADEMY
Spokane Public Schools, Spokane, WA



Katie Vingelen
AIA, LEED AP BD+C, NCIDQ
PROJECT DESIGNER

BA ID, Washington State University
LICENSE: WA



SIMILAR PROJECTS:

MUSIC & ARTS CENTER

Wenatchee Valley College, Wenatchee, WA

MUSIC BUILDING

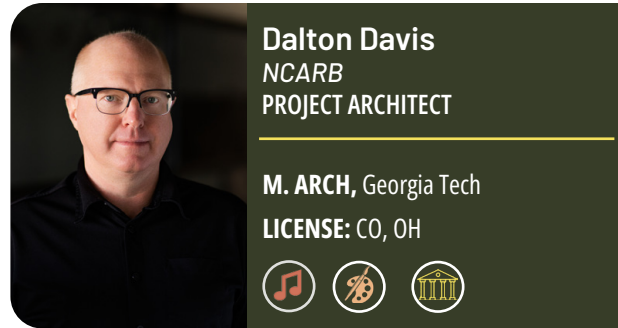
Whitworth University, Spokane, WA

FIRST INTERSTATE CENTER FOR THE ARTS RENOVATION

Spokane Public Facilities District, Spokane, WA

ONTRACK ACADEMY

Spokane Public Schools, Spokane, WA



Dalton Davis
NCARB
PROJECT ARCHITECT

M. ARCH, Georgia Tech
LICENSE: CO, OH



SIMILAR PROJECTS:

LCCC FINE ARTS RENOVATION & EXPANSION

Laramie County Community College, Cheyenne, WY

ASTERIA THEATER COLORADO MESA UNIVERSITY

Colorado Mesa University, Grand Junction, CO

UNC CAMPUS COMMONS

University of Northern Colorado, Greeley, CO

ELLIE CAULKINS OPERA HOUSE

Denver Arts & Venues, Denver, CO



Kayla Stoker
AIA
PROJECT ARCHITECT

M. ARCH, University of Idaho
LICENSE: WA



SIMILAR PROJECTS:

T-WING SCIENCE RENOVATION

Columbia Basin College, Pasco, WA

SCIENCE BUILDING REMODEL

Eastern Washington University, Cheney, WA

LIFE SCIENCES BUILDING PREDESIGN

Washington State University-Vancouver, Vancouver, WA

INTEGRATED SCIENCE & ENGINEERING BUILDING

Gonzaga University, Spokane, WA

TEAM PARTICIPATION

Team Member	Programming	Design	Construction Admin
Becky Barnhart Principal In Charge	15%	10%	5%
Chris Wineman Program Specialist	40%	25%	10%
Kandis Larsen Design Principal	25%	20%	5%
Ty Miller Project Manager	75%	75%	75%
Katie Vingelen Project Designer	40%	75%	10%
Dalton Davis Project Architect	33%	80%	20%
Kayla Stoker Project Architect	15%	80%	80%

EXTENDED SUBCONSULTANT TEAM

The CBC Performing Arts Center Replacement project will benefit greatly from an inclusive and integrated approach to choosing the extended team.

Choosing the project's extended team of experts early is an integral step toward project success. Team selection is about finding the team members that have knowledge and experience of the arts programs, experience with CBC, have knowledge of potential lessons learned, as well experience and comfort working with Integrus + Semple Brown.

We'd look forward to the opportunity to work together on the selection of an extended subconsultant team. As the study progresses, we anticipate that the following consultants might be needed and have listed those we have worked with in the past:

- **THEATER:** *PLA Designs, Schuler Shook, Shalleck Collaborative, Apeiro, Theater Projects, Theater DNA, Charcoalblue*
- **ACOUSTICS:** *Kirkegaard, Threshold, Charcoalblue, Jaffe Holden, Spectrum Engineering, Yantis Acoustics, Stantec*
- **CIVIL:** *AHBL, Coffman Engineers, Turner Engineering*
- **LANDSCAPE:** *AHBL, Site Workshop, PLACE Landscape Architectre*
- **STRUCTURAL:** *Integrus, KPFF*
- **MECHANICAL / ELECTRICAL :** *MSI Engineers, MW Engineers, FSi Engineers, Glumac*
- **COST ESTIMATION:** *Thomas Estimating, MACC Estimating Group, JMB Estimating, Cost + Plus*

Relevant Experience



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The lyric theater configuration of the Asteria Theater, showing orchestra shell and pit lift at stage level.

GROUNDED IN EXPERIENCE, GUIDED BY VISION

The Integrus + Semple Brown team brings a depth of experience designing for the arts, music, and performance. With experience delivering thoughtful, high-quality spaces that foster creativity, collaboration, and student experience, our work reflects a careful balance between design excellence and budget responsibility while creating places that are both functional and inspiring.

The following Combined Team Program Experience Chart illustrates the breadth and depth of arts, music, and performance spaces completed by the Integrus + Semple Brown team. This collective experience underscores our understanding of the unique challenges and opportunities in this sector. On the pages that follow, we highlight key trends shaping the design of this building typology today, along with select recent projects that demonstrate our ability to perform the work necessary to reimagine the CBC Performing Arts Center.

COMBINED PROGRAM EXPERIENCE SUMMARY

PROGRAM	Recital Hall	25	8 YEARS & BEYOND	30
	Theater	17	LAST 5-8 YEARS	25
	Black Box Theater	15		14
	Band	26		29
	Orchestra	26		27
	Choir	24		29
	Rehearsal & Practice	27		33
	Visual Arts Studios	23		24
	Galleries	7		7
	Makerspaces & Shops	29		25
	Digital Creation Labs	27		16



Creativity On Display:

There is a growing emphasis to showcase creative processes, not just the final product. This boosts recruitment, engages the public, and fosters interdisciplinary collaboration. Creativity On Display can be achieved through selective transparency to rehearsal and studio spaces, open critique and pin-up areas, public-facing galleries, and outdoor spaces that extend art and performance beyond the building and offer genuine curatorial authority to students.

Real World Experience:

Providing students with hands-on training in industry-standard environments—like proscenium theaters, high bay scene shops, digital control systems, and galleries—prepares them for careers in technical theater and entertainment positions. These professional-grade spaces enhance program offerings and support recruitment of both students and faculty.

Flexibility & Adaptability:

Balancing specialized and flexible spaces is key in arts education. Programs increasingly favor more adaptable environments - such as black box theaters with movable risers, spaces with tunable acoustics, and shared flexible studios - that support diverse teaching styles, evolving curricula, and interdisciplinary collaboration.

Inclusive Access & Experiences:

Arts centers are increasingly designed to be physically, culturally, and socially inclusive. Features like all-gender changing rooms, accessible paths for students and faculty, sensory-friendly lighting and acoustics, and community-focused spaces make the arts more relatable and welcoming to diverse bodies and identities – even in technical areas like control booths and catwalks.

Technology & Media Integration:

As digital media merges with traditional arts, students benefit from spaces like media labs, makerspaces, soundstages, and live-streaming infrastructure. These tools support hybrid creativity, cross-disciplinary collaboration, and career readiness in a rapidly evolving field and allow so-called “technical students” to participate more fully in the creative process.

LCCC FINE ARTS RENOVATION & EXPANSION

Laramie County Community College, Cheyenne, WY



COMPLETED

2021

SIZE

56,740 Sq ft.

DELIVERY METHOD

CMAR

ORIGINAL BUDGET

\$13 million

ACTUAL BUDGET

\$13 million

RELEVANT FEATURES:

- Multi-purpose Theater
- Recital Hall
- Flexibility & Adaptability
- Instructional Studios



CONTACT: Rick Johnson, MS, PMP
VP Administration & Finance, LCCC
rjohnson@lccc.wy.edu | 307.778.1135

Simple Brown first programmed a fine arts facility at LCCC in 2005, with subsequent updates for different building sites. Programming was completed in 2017. The final project, completed in 2021, renovated the West wing of the Fine Arts building (unrenovated since 1981) and added a new 400-seat auditorium—the campus' first purpose-built performance venue for music and theater.

PROJECT NO. 2025-771: CBC PERFORMING ARTS BUILDING REPLACEMENT | INTEGRUS + SEMPLE BROWN

WHITWORTH MUSIC CENTER

Whitworth University, Spokane, WA



COMPLETED

2017

SIZE

21,415 Sq ft.

DELIVERY METHOD

Design Bid Build

ORIGINAL BUDGET

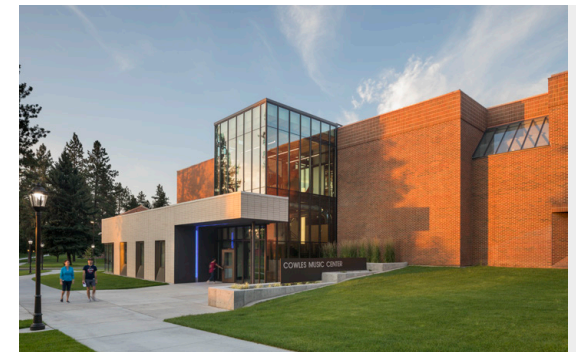
\$9.2 million

ACTUAL BUDGET

\$9.58 million

RELEVANT FEATURES:

- Recital Hall
- Practice Spaces
- Instructional Studios
- Integrated Technology



CONTACT: Chris Eichorst, Whitworth University
Assistant VP Facilities Services & Campus Security
ceichorst@whitworth.edu | 509.777.4780

The Cowles Music addition expands opportunities for music education with new rehearsal spaces, practice rooms, and areas for student and faculty collaboration. It supports student growth and fosters a welcoming environment for building music community—spaces the original facility lacked.

ASTERIA THEATER COLORADO MESA UNIVERSITY

Colorado Mesa University, Grand Junction, CO



2024 Green Globes Project of the Year Award

SB

COMPLETED

2024

SIZE

59,000 Sq ft.

DELIVERY METHOD

CMAR

ORIGINAL BUDGET

\$43 million

ACTUAL BUDGET

\$54 million

RELEVANT FEATURES:

- Fosters Creativity & Collaboration
- Multi-purpose Theater
- Recital Hall
- Instructional Studios



CONTACT: Mo LaMee, Theater and Dance Director,
Colorado Mesa University,
mlamee@coloradomesa.edu | 970.248.1242

This new 840-seat theater enhances student training and CMU's regional cultural presence. The flexible venue supports campus concerts, musicals, dance, touring artists, civic events, and conferences. A standout feature is the unique club level with a private lobby, bar, and donor room—ideal for receptions, conferences, and community meetings. CMU increased the budget to build on a new site.

ONTRACK ACADEMY

Spokane Public Schools, Spokane, WA



2024 WA Polished Apple Award
2023 Learning by Design Outstanding Project

INTEGRUS

COMPLETED

2021

SIZE

45,700 Sq ft.

DELIVERY METHOD

GC/CM

ORIGINAL BUDGET

\$48.5 million

ACTUAL BUDGET

\$49.2 million

RELEVANT FEATURES:

- Instructional Studios
- Lab Spaces
- Visual Arts Programs
- Technology & Media



CONTACT: Lisa Mattson-Coleman, Principal,
OnTrack Academy,
509.354.4673

On Track Academy supports students on nontraditional paths through a creative, inclusive environment inspired by the spirit of a college campus. Centered on arts and design, its flexible studios, collaborative spaces, and vibrant installations foster creativity, connection, and pride in learning.

UNC CAMPUS COMMONS

University of Northern Colorado, Greeley, CO



COMPLETED

2019

SIZE

108,000 Sq ft.

DELIVERY METHOD

CMAR

ORIGINAL BUDGET

\$59.5 million

ACTUAL BUDGET

\$59.5 million

RELEVANT FEATURES:

- 670-seat Performance Hall
- Additional Multi-Performance Spaces
- Gallery Spaces



CONTACT: Dr. Leo Welch, former Dean and member of planning committee, Univ. N. Colorado, leo.welch@unco.edu | 970-351-1153

The University of Northern Colorado Campus Commons provides this growing campus with a unique front door for community members, prospective students and alumni. Flexible arts spaces include a formal auditorium, multipurpose room for receptions and recitals, gallery that opens to the lobby and catering support for campus events.

FIRST INTERSTATE CENTER FOR THE ARTS RENOVATION

Spokane Public Facilities District, Spokane, WA



COMPLETED

2018

SIZE

90,000 Sq ft.

DELIVERY METHOD

Progressive Design-Build

ORIGINAL BUDGET

\$17.2 million

ACTUAL BUDGET

\$17.2 million



CONTACT: Stephanie Curran, Chief Executive Officer, Spokane PFD, scurran@spokanepfd.org | 509.279.2000

RELEVANT FEATURES:

- Multi-purpose Theater
- Rehearsal & Support Spaces
- Accessibility/ADA Upgrades

Renovation of this 2,700-seat venue, originally designed by Integrus the 1974 World's Fair & Expo, enhanced its mid-century character and modernized key performance spaces. Upgrades to the auditorium, backstage, dressing rooms, lobby, and music room improved the experience for performers and audiences, with new accessible paths increasing inclusivity.

05

Past Performance

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Adaptable Artist-In-Residence Studios with Connection to Gallery Spine at the The Hive.

ALIGNMENT OF SCOPE & VISION

A successful project starts with a thoughtful and integrated approach. This includes aligning project goals with program needs, the campus context, site conditions, performance standards, and the student experience. To support this, the Integrus + Semple Brown team will guide stakeholders through a collaborative process that connects these elements with the project's scope, schedule, and budget.

The predesign phase plays a pivotal role in shaping the success of a project. It's where the groundwork is laid for defining scope, aligning schedules, and establishing a realistic budget. During this time, we engage stakeholders in workshops and visioning sessions that help uncover the deeper purpose of the project and the aspirations behind it. It's a time for dreaming big and exploring what's possible.

Engaging a diverse group of stakeholders early in the process is key to clearly defining project goals and scope. A transparent and inclusive approach builds a strong foundation for informed decision-making as the project moves forward. By viewing scope through the lens of project goals, we can establish clear priorities and identify opportunities for adjustments that support flexible and responsive design decisions in the early phases.

Graphic Design Lab at WVC's Music & Arts Center



CASE STUDY: Aligning Scope & Priorities

Whitworth University Innovation Lab Predesign

BACKGROUND: Envisioned as a campus amenity, the Innovation Lab would be a resource for exploring, prototyping, and creating to all students and faculty. However, the project budget and funding sources envisioned did not become a reality and the project intent shifted.

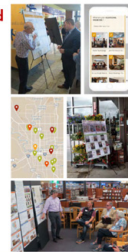
SOLUTION: With a shift in project goals we first revisited the project Guiding Principles and anchored into what was still important. Then we held a workshop to align program with the Guiding Principles through an interactive exercise that allowed faculty and administrators to define what program could become a project betterment or reduction.

OUTCOME: The team was equipped with clear priorities and able to revisit the design and align scope and budget. An accordion diagram documenting the identified betterment and reduction opportunities was created and revisited in future phases as the design developed to bring program back into the project.



Community Engagement ~1,300 reached

- Open Houses, Town Hall Meetings, Round Tables
- Informational kiosks
- Intercepts for diverse input
- Online Survey
- Core Leadership Team + Advisory Committee
- Board of Trustees



A Summary of Engagement Activities



A Community Open-House

CASE STUDY: Seeking Stakeholder Voices

Spokane Public Libraries Community Engagement

BACKGROUND: Spokane Public Libraries (SPL) set out to modernize and expand services citywide by revitalizing six existing buildings across Spokane, WA. The initiative focused on increasing access in underserved areas and exploring shared-use opportunities with the local school district. Each project was guided by SPL's commitment to reflect and serve the unique needs and visions of Spokane's diverse communities.

SOLUTION: To tailor design solutions to each neighborhood, community feedback was essential in setting priorities across Spokane's six diverse regions. An inclusive engagement process aimed to reach over 1,000 residents citywide through open houses, surveys, kiosks, and advisory committees.

OUTCOME: Surpassing the goal of 1,000 participants, over 1,300 residents from all six regions shared input through an inclusive engagement process. This expansive feedback directly shaped project priorities, ensuring that each of the six reimagined libraries reflected the distinct needs and service levels of its neighborhood.



The Ent Center's Campus Gateway



The 750-seat Multidisciplinary Theater

CASE STUDY: Iconic Design on a Budget

Ent Center for the Arts, University of Colorado, Colorado Springs, CO

BACKGROUND: The visual and performing arts programs of UCCS endured many decades of being spread out in multiple buildings, none of which was purpose-designed for arts use. Semple Brown assisted the campus with documenting their space needs over a 15-year period, finally receiving state funding for a project that could meet some – but not all – of the department's instructional, performance and exhibition needs. The site identified for the building was the highly visible gateway to a new campus precinct.

SOLUTION: After all of the department's programmatic needs were identified and an initial cost estimate was made, it was clear that not all of the department's needs could be met within the allocated budget. As Architect of Record and Consulting Design Architect, Semple Brown worked with the rest of the design team and the university to provide:

- A master plan to meet all of the program needs over the long term.
- A first-phase construction project focused on performance and exhibition venues. This includes a 750-seat multidisciplinary theater, a 200-seat multi-format theater, a 200-seat recital hall, a Gallery of Contemporary Art and a 75-seat black box theater. Additional spaces include a dance studio, music rehearsal studio and practice rooms and faculty office space.
- A consistent communication strategy with all faculty members to keep them informed and aware of the decisions being made.
- A highly efficient floor plan that maintains acoustical separation between venues and minimizes circulation space.
- And a very dynamic exterior design that stands out from the familiar campus standard. Semple Brown took responsibility for the exterior design after the design architect could not provide a design within the budget.

OUTCOME: Distinctive design and meticulous planning for the future sets the stage for the visual and performing arts programs to grow over time. Increased community partnerships have expanded opportunities for student learning opportunities.

DESIGN EXCELLENCE AND ECONOMY

Delivering design excellence while maintaining a strong focus on budget responsibility is an essential pillar in our work. We begin each project by working closely with stakeholders to define clear priorities and align the design vision with available resources. Through early planning and collaborative workshops, we identify opportunities to streamline systems, simplify material selections, and optimize spatial layouts—ensuring that every design element serves both aesthetic and functional goals without exceeding budget.

We also integrate real-time cost feedback and early contractor input to guide decisions throughout the design process. This allows us to make informed adjustments that preserve the integrity of the design while staying within financial parameters. By focusing on durable, efficient solutions and maintaining open communication with all project partners, we create inspiring performing and visual arts spaces that are both economically and creatively successful.



Marie Walsh Gallery of Contemporary Art,
Ent Center for the Arts, University of Colorado, Colorado Springs

Life Cycle Cost Analysis & Sustainable Design Experience

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Rehearsal Room at the Wenatchee Valley College Music & Arts Center.

LIFE CYCLE COST ANALYSIS EXPERIENCE

Considering Long-term Costs

Beyond initial costs, long-term operational impacts, durability, and maintenance costs must be considered and weighed against project and sustainability goals. Buildings must be durable, adaptable, and enduring.

With over 83 predesign projects using the WA State Life Cycle Cost Model, we will structure your predesign process to consider all long-term operational and maintenance impacts related to your four priorities: gallery space addition/expansion, collections storage options, dedicated event space creation, and addressing aging mechanical and electrical systems.

SUSTAINABLE DESIGN EXPERIENCE

We understand the need for CBC to have a cost effective building that performs well over time. It is essential that the new Performing Arts Center reduces energy consumption, is durable, and easy to maintain.

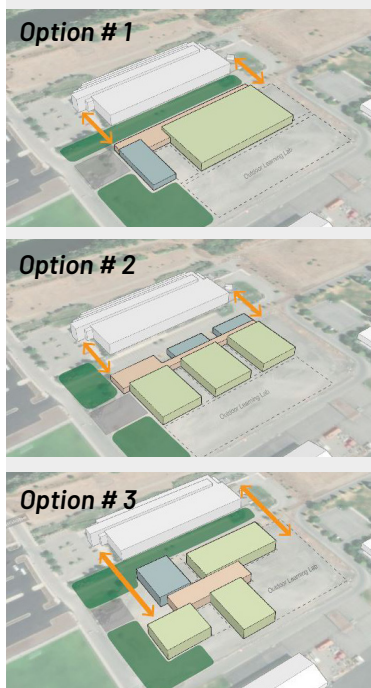
Meeting Energy Performance Standards

By June 1, 2028 all new buildings over 50,000 sf will need to be in compliance with HB 1257 of the WA State Clean Buildings Act which addresses the lowering a building's costs associated with pollution from fossil fuel consumption. This law encourages building owners to make energy efficient design choices. Also required is reporting on benchmarking, energy management plans, and operations and maintenance programs.

COMBINED LEED ACCREDITED PROJECTS

86

Integrus + Semple Brown offers
IN-HOUSE LEED CERTIFICATION
to ensure the coordinated design and
documentation of your LEED Approach.



CASE STUDY: LCCA Informs the Design

Apprenticeship Center Predesign, Spokane Community College, Spokane, WA

BACKGROUND: Integrus created a predesign document with three options to replace four outdated buildings with flexible, collaborative spaces that foster interaction and community. The team used custom facilitation tools to guide discussions and identify the preferred design and performance goals.

SOLUTIONS: The team delivered a comprehensive predesign that included OFM Life Cycle Cost Model (LCCM) documentation by employing the following strategies:

- Aligned project mission and goals to guide decisions.
- Developed three design options for LCCM analysis, factoring in passive solar, EUI, envelope performance, and MEP systems.
- SCC selected the pinwheel scheme for energy savings and program alignment.
- AE team met the fast-track predesign schedule through an integrated LCCM approach.

CASE STUDY: 2024 Green Globes Project of the Year

Asteria Theater, Colorado Mesa University, Grand Junction, CO

BACKGROUND: Green Globes Project of the Year candidates must achieve a Three or Four Green Globes rating under any Green Globes certification program. Eligible design, construction, and/or operation teams showcase creative sustainability features that improve the building's functionality, longevity, and value. It is historically difficult for specialized building types to achieve this rating.

SOLUTIONS: The team aligned project mission and goals to guide decisions by featuring the following project components:

- Geo-thermal energy sourced from the CMU campus geo-loop.
- LED lighting — including stage lighting.
- Building system commissioning for energy and acoustical evaluation.
- Water-saving plumbing fixtures.

OUTCOME: This highly specialized building demonstrated that a high level of sustainability is attainable. This project received the 2024 Green Globes Project of the Year from the Green Building Initiative.



Geographic Proximity & Diverse Business Inclusion Strategies

INTEGRUS

SEMPLE
BROWN

The renovated art studios at LCCC feature north light, improved lighting and spray booths.

PROXIMITY THAT SUPPORTS PARTNERSHIP

Located in downtown Spokane, Integrus' office is a two-hour drive from Columbia Basin College's campus in Pasco, Washington. This close proximity allows our team to remain highly responsive and engaged throughout the life of this project. Our Spokane-based staff are deeply familiar with the region's educational and cultural landscape, enabling us to bring both local insight and hands-on support to every phase of design and collaboration with the CBC community.

From their Denver, Colorado office, Semple Brown brings a portfolio that spans across the country. Their team is highly mobile and only a short flight away, allowing them to maintain a consistent and in-person presence throughout the CBC Performing Arts Replacement project.



DIVERSE BUSINESS INCLUSION STRATEGIES

A Team Committed To Diverse Outcomes

Diverse teams create designs that reflect the communities they serve. By integrating these values into every aspect of our work, we are committed to creating environments that support the needs of all individuals that interact with our projects. Equity is embedded in our process in the form of three core pillars used from inception to completion. We:

- *Support Architectures of Care and Belonging*
- *Shape Spaces of Community and Resilience*
- *Sustain Environments through Stewardship and Innovation*

We are committed to transforming our staff demographics and providing long-term career opportunities to members of under-represented groups. By reviewing our internal practices in an ongoing basis, we continually reinforce our dedication to diversity and inclusion improvements.

Since becoming JUST certified, Integrus can say that we are currently 61% women-owned and have targeted goals to have our staff diversity exceed diversity statistics

seen within the general population. This intentional approach leads to outcomes that reflect true diversity and inclusion. Collaboration is foundational in our respective practices and is reflected in our commitment to creating environments where all voices are heard and valued.

Setting Utilization Goals

Our team prioritizes diversity by actively seeking partnerships with Minority-, Women-, Small-, and Veteran-Owned Business Enterprises (MWBE/SBE/VBE). By setting ambitious participation goals and partnering with new firms, we offer opportunities and meaningful work to a broader range of businesses to grow our economy and create tangible impacts for us, our clients, and our partners.

M/WBE Project Specific Plan

Recognizing that CBC wants to play an active role in the selection of the subconsulting team, we are excited to work with you to identify MWBE firms. To support meaningful participation from diverse businesses, the following scope may offer a framework for consideration:

OUTREACH & ADVOCACY TO GROW THE TEAM

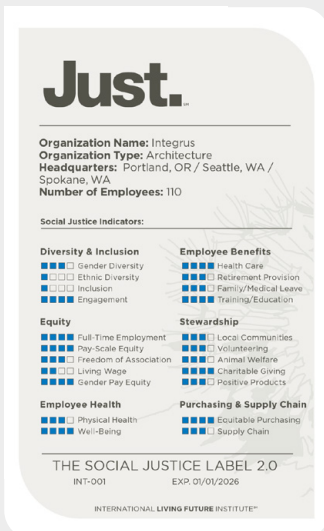
- *Identify civil, acousticians, lighting, specification, door hardware and/or signage consultants to expand project participation.*
- *Network with local businesses and state agencies*
- *Participate and support the Tri-Cities community*
- *Commit to a minimum of 20% inclusion*

CREATE TANGIBLE IMPACT

- *Ask MWBE firms about their specializations*
- *Seek opportunities to engage them in the work they desire to perform*
- *Encourage larger team members to outsource elements of their work*
- *Attract MWBE firms through outreach and ensure accomplishment through mentorship*

STRUCTURE THE WORK FOR SUCCESS

- *Provide prompt payment & ensure timely response*
- *Contract assistance*
- *Structure our insurance plan/limits appropriately*
- *Use social media to help their exposure & highlight partnership success*



We are a JUST certified firm, and proudly, the first firm to achieve certification across three office locations.

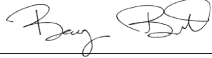
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Federal SF 330 Form

INTEGRUS

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Reimagined Dressing Rooms at the First Interstate Center for the Arts.

ARCHITECT-ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any)		
PART II – GENERAL QUALIFICATIONS						
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (Or Branch Office) NAME Integrus Architecture, PS			3. YEAR ESTABLISHED 1953		4. UNIQUE ENTITY IDENTIFIER 05-117-2526	
2b. STREET 10 South Cedar			5. OWNERSHIP			
2c. CITY Spokane		2d. STATE WA	2e. ZIP CODE 99201			
6a. POINT OF CONTACT NAME AND TITLE Becky Barnhart, AIA, NCARB, LEED AP Principal CEO			a. TYPE Corporation			
6b. TELEPHONE NUMBER 509.838.8681		6c. E-MAIL ADDRESS bbarnhart@integrusarch.com		b. SMALL BUSINESS STATUS		
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED 1953		8c. UNIQUE ENTITY IDENTIFIER 05-117-2526	
Walker McGough Foltz Lyerla, P.S.						
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
06	Architect	61	24	E02	Educational Facilities	8
06	Unlicensed Design Professional	28	10	E06	Embassies & Chanceries	8
06	Architectural Associate	4	0	L04	Libraries; Museums; Galleries	4
56	Specifications Writer	2	1	O01	Office Buildings; Industrial Parks	4
08	REVIT/CADD Architectural Tech	2	2	C11	Community Facilities	5
37	Interior Designer	8	4	H08	Historic Preservation	2
57	Structural Engineer	10	6	J01	Judicial & Courtroom Facilities	3
57	Structural Engineer in Training	4	2	P13	Public Safety Facilities	2
08	Structural Technician	1	1	P08	Prisons & Corrections	3
02	Administrative	12	7	C10	Commercial: Low Rise/Shopping	2
02	Other – IT	1	1	H09	Hospital & Medical Facilities	1
02	Other – Marketing	7	2	G01	Garages; Vehicle Maintenance; Parking	3
02	Other - Communications	2	1	L01	Laboratories; Medical Research	1
				H11	Housing	1
				P12	Power Generation/Transmission	1
				A11	Auditoriums & Theaters	2
				A06	Airports: Terminals & Hangers	4
				C06	Churches; Chapels	1
				I05	Interior Design; Space Planning	2
				P06	Planning (Site, installation & project)	2
				S09	Structural Design; Special Structures	1
Total		142	60			
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		7		1. Less than \$100,000		
b. Non-Federal Work		8		2. \$100,000 to less than \$250,000		
c. Total Work		9		3. \$250,000 to less than \$500,000		
				4. \$500,000 to less than \$1 million		
				5. \$1 million to less than \$2 million		
				6. \$2 million to less than \$5 million		
				7. \$5 million to less than \$10 million		
				8. \$10 million to less than \$25 million		
				9. \$25 million to less than \$50 million		
				10. \$50 million or greater		
12. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE 8-5-2025		
c. NAME AND TITLE Becky Barnhart, AIA, LEED AP, NCARB, Principal CEO						

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