



SUBMITTED TO:

Department of Enterprise Services

SUBMITTED BY:

KMB architects, inc. p.s.

Project No. 2026-304

WCCW-Replace Roofs Bldgs: C, H, B, G, U & W

Washington Corrections Center for Women (WCCW), Gig Harbor, WA

Submission Date: August 28, 2025



August 28, 2025

Attn: Randy Salamon, DOC Project Manager
Department of Corrections
randy.salamon@doc1.wa.gov

RE: RFQ for WCCW - Replace Roofs Bldgs: C, H, B, G, U & W, Project No. 2026-304

Dear Selection Panel Members,

KMB architects is pleased to present our qualifications for Project: 2026-304, WCCW - Replace Roofs Bldgs: C, H, B, G, U, & W for the Department of Corrections (DOC). Since our firm's founding more than 35 years ago, the predesign, planning, design, and construction administration for DOC facilities has been a core component of our practice. KMB's knowledge of DOC policies and procedures, project delivery, and design practices specific to roof replacement and weatherization make KMB uniquely qualified to provide the requested services. Our team brings the following advantages to this project:

- **Extensive DOC Experience** – KMB has successfully completed over 100 DOC projects, including more than 30 roof replacement and/or HVAC projects in secure, occupied facilities.
- **Campus Familiarity** – We are actively working at WCCW on the MSC Living Unit Bathroom Renovations and recently completed the Elder Care Unit Predesign, giving us first-hand knowledge of campus operations and security protocols.
- **Proven Technical Expertise** – We have delivered more than 500 roofing and weatherization projects statewide, covering asphalt, metal, single-ply, shingle, tile, and hybrid systems.
- **Integrated Team of Specialists** – Our architects, construction administrators, and engineering consultants bring decades of correctional facility experience across all technical disciplines.
- **Track Record of Success** – We consistently deliver projects on schedule and within budget while minimizing disruption to operations in secure environments.
- **Tailored Approach** – We use decision-making tools (prioritization matrix, cost modeling) and phased construction strategies to deliver projects on schedule and within budget.

Thank you for your consideration of our qualifications. We are committed to providing you with the highest level of professional service and integrity for which KMB is known. We look forward to the opportunity to share our passion, expertise, and project approach in greater detail with you. Please do not hesitate to contact me should you have any questions.

Sincerely,
KMB architects, inc. p.s.



Tony Lindgren, PE, Associate DBIA, Principal-in-Charge
TonyLindgren@kmb-architects.com



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STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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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: KMB architects, inc. p.s. | | |
| UBI: 601280410 | TIN: 91-1508345 | License#: 601280410 (UBI) |
| Point of Contact Name: Tony Lindgren, PE, Associate DBIA | | |
| Point of Contact Title: Partner | | |
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Executive Summary

KMB architects, in collaboration with our trusted subconsultants, are excited for the opportunity to partner with the Washington State Department of Enterprise Services (DES) and Department of Corrections (DOC) on the roof replacement projects at the Washington Corrections Center for Women (WCCW). With more than 35 years of experience delivering projects for State agencies and over 100 completed projects for DOC, our team understands the unique operational, security, and logistical challenges of working in correctional facilities. This proposal highlights our qualified personnel, relevant experience, and proven past performance, which position us to deliver a successful project.

Qualifications of Key Personnel

The strength of this project lies in the expertise of our team.

- **Principal-in-Charge** Tony Lindgren, PE, brings 23 years of experience and a portfolio of more than 150 projects with DES and 50 with DOC, including multiple roof and HVAC replacements.
- **Project Manager** Emily Moneymaker, RA, offers direct continuity and efficiencies with other projects at WCCW. She is currently managing the MSC Living Unit Bathroom Renovations, which provides her with in-depth knowledge of campus operations, concurrent construction schedules of other projects on campus, and security protocols.
- **Project Architect** Gene LaVaque, AIA, contributes more than 25 years of roof replacement experience at multiple DOC facilities across the state.
- **Construction Administrator** Jason Barry adds 20 years of construction administration expertise.

Specialized subconsultants, including Wetherholt for building envelope, Hultz | BHU for mechanical and electrical, Lund Opsahl for structural engineering, and JB Iringan Consulting for cost estimating, round out our highly capable team with decades of DOC project success.

Roofing & Weatherization Experts

KMB has delivered over 500 roofing and weatherization projects, including over 30 roof replacement projects for DOC alone. We are experts in predicting roof service life, estimating costs, and developing comprehensive design documents. We have experience with virtually all types of roofs including, but not limited to, asphalt, metal, single-ply, shingle, tile, garden, and other specialty hybrid systems. We understand the pros and cons of each option and will work with you to prioritize upgrades across the WCCW campus and select the optimal solution that meets your service life, maintenance, and performance goals.

In-Depth Knowledge of DOC & WCCW

Our team has successfully completed projects across nearly every correctional facility in Washington State, from large-scale roof replacements at Stafford Creek, Clallam Bay, Monroe, Mission Creek, and Washington State Penitentiary, to specialized projects addressing both roofing and HVAC systems in secure, occupied environments.

At WCCW, we bring a decade of campus-specific knowledge through work on multiple projects, including MSC roof replacements, kitchen/dining roof replacement, bathroom renovations, and the Elder Care Unit predesign. This familiarity with the site, personnel, and operational constraints allows us to anticipate challenges and proactively develop phasing and coordination strategies that minimize disruption.

Approach to Maintaining Scope, Schedule, and Budget

KMB's history with similar projects demonstrates our expertise in aligning scope, schedule, and budget from project inception through construction. Our process begins with thorough condition verification and stakeholder engagement to establish clear priorities. We then employ a prioritization matrix to balance budget with project needs, ensuring resources are allocated to the most critical improvements. Phasing strategies are tailored to correctional environments to minimize disruption, taking into account availability of escorts, equipment lead times, and operational demands. KMB has also developed an entire specification section detailing exactly what the Contractor must do to maintain site safety and security.

Qualifications of Key Personnel

Team Organization

The success of any project relies on the expertise and dedication of the team behind it. The staff members pictured below make up our core team committed to partnering with DES and DOC. They are backed by a team of over 40 professionals based in our Olympia and Seattle offices. With extensive experience and a proven track record, KMB is equipped to deliver exceptional service, unparalleled support, and unmatched responsiveness.



Tony Lindgren, PE, Assoc. DBIA

23 Years of Experience | KMB architects

Principal-in-Charge

Percentage of Time Assigned to Project: 25%



Education

Bachelor of Science, Civil Engineering,
Washington State University

Registration

Professional Engineer, State of
Washington

Tony Lindgren will oversee the team as a single point of contact to ensure that your project is completed on time and on budget. Tony is primarily responsible for managing the design team and interfacing with all stakeholders, including DES and DOC. Tony's expertise in this capacity is extensive. He has completed more than 50 projects for DOC and more than 150 projects with DES, including several roofing and HVAC replacements.

RELEVANT EXPERIENCE

DOC Stafford Creek Correctional Center, Bldgs D, E, & F Roof Replacement, Aberdeen

DOC Maple Lane Corrections Center, Admin Roof Replacement, Centralia

DOC Olympic Corrections Center, Ozette Programming Building Roof Design, Forks

DOC Olympic Corrections Center Replace FS/Visit Building Roof, Forks

DOC Washington State Penitentiary, Unit 6 Roof and HVAC Equipment Replacement, Walla Walla

DOC Clallam Bay Corrections Center, AHU Roof and Skylight Assessment, Clallam Bay

Emily Moneymaker, RA

9 Years of Experience | KMB architects

Project Manager

Percentage of Time Assigned to Project: 45%



Education

Master of Architecture, Washington State
University

Bachelor of Science in Architecture,
minor in Construction Management,
Washington State University

Registration/Certification

Architect, State of Washington

Emily is a well-rounded architect with specialized knowledge of repair and renovation work for state facilities, including many projects in secure, occupied environments for DOC, DSHS, and DCYF. Emily is currently serving as the Project Manager for the MSC Living Unit Bathroom Renovations at WCCW. She will bring continuity and in-depth knowledge of the WCCW campus and operations. Her approach centers around efficiency and safety, ensuring that the project can be constructed within budget and align with the unique requirements of correctional institutions.

RELEVANT EXPERIENCE

DOC Washington Corrections Center for Women, MSC Living Unit Bathroom Renovations, Gig Harbor

DOC Clallam Bay Corrections Center, IMU Rec Yards, Clallam Bay

DOC Clallam Bay Corrections Center, MSC Living Unit Bathroom Renovations, Clallam Bay

DOC Washington State Penitentiary, IMU Rec Yards, Walla Walla

DCYF Green Hill School Baker Predesign (secure facility), Chehalis

DCYF Naselle Youth Camp Moolock Lodge Predesign (secure facility), Naselle

DCYF Echo Glen Cottage #4 Predesign (secure facility), Snoqualmie

DSHS/DCYF Youth Housing Predesign, Statewide



Gene LaVaque, AIA - Project Architect

KMB architects

Education: Bachelor of Environmental Design, University of Minnesota; BA, Art/Art Studios, College of Visual Arts; MA, University of Minnesota

Registration: Architect, State of Washington

Percentage of Time Assigned to Project: 20%

With over 25 years of experience, Gene brings a wealth of knowledge in both new construction and renovation projects. Gene's ability to analyze conditions and details while maintaining the design intention is crucial to the success of our projects. He has worked on many roof replacement projects for DOC at MCCC, MCC, and SCCC.

DOC Washington Corrections Center for Women, Elder Care Unit Predesign, Gig Harbor

DOC Mission Creek Corrections Center, Main Building Roof Replacement, Belfair

DOC Monroe Corrections Center, WSRU Clinic Roof Replacement, Monroe

DOC Stafford Creek Correctional Center, Bldgs D, E, & F Roof Replacement, Aberdeen



Jason Barry - Construction Administrator

KMB architects

Education: Associates in Drafting, Palomar College

Percentage of Time Assigned to Project: 15%

Jason is a seasoned architect with over 20 years of experience delivering complex projects across institutional and correctional facilities. For this roof replacement project, he will provide construction administration services, ensuring that work meets design intent, maintains operational continuity, and adheres to safety requirements.

DOC Washington Corrections Center for Women, Elder Care Unit Predesign, Gig Harbor

DOC Stafford Creek Correctional Center, Bldgs D, E, & F Roof Replacement, Aberdeen

DOC Washington Corrections Center, Medical Intake Tent Replacement, Shelton

DOC SW Inpatient Psychiatric Unit Predesign

DOC Master Planning Services



Rick Hultz, PE - Mechanical Engineer

Hultz | BHU

Education: B.S., Mechanical Engineering, University of Washington

Registration: Professional Engineer, Washington

Percentage of Time Assigned to Project: 20%

Rick Hultz has been active in the design of building mechanical systems for more than 40 years. Rick's experience includes the design of building HVAC systems, exhaust systems, boiler and chiller plants, plumbing systems, fire protection systems, and controls.

DOC Washington Corrections Center, Roof & Equipment Replacement

DOC Stafford Creek Corrections Center, Buildings H3/H4, HVAC Replacement

DOC Stafford Creek Corrections Center, Building A - Warehouse, Paddle Fans

DOC Monroe Correctional Complex, SOU, C&D Unit Improvements



Owen Bower, PE, SE - Structural Engineer

Lund Opsahl **SBE**

Education: Master of Science, Structural Engineering University of Cincinnati

Registration: Professional Engineer, Washington and California

Percentage of Time Assigned to Project: 20%

Owen Bower brings 20 years of experience in structural design. He excels at balancing building code performance demands, architectural programming requirements, contractor constructability obstacles, and owner's budget constraints. He has worked at several DOC facilities, including WCCW, CBCC, and WSP on a range of roof replacements, predesign studies, and other repair and renovation work.



Don Davis, RRC, RWC, REWC, RBEC - Building Envelope

Wetherholt and Associates

Education: BS, Exercise Science, College of Idaho

Registration: RRC, RWC, REWC, RBEC

Percentage of Time Assigned to Project: 20%

Don brings over 32 years of experience as a Senior Field Engineer to this project. He will be responsible for preparing roofing, waterproofing, and cladding specifications and drawings, and roofing, waterproofing, and cladding evaluation reports from surveys and investigations. He will also be responsible for performing consulting and construction observation for roofing, waterproofing, and cladding applications, and supervising construction observation personnel for roofing, waterproofing, and cladding applications.



Tom Urquhart - Electrical Engineer

Hultz | BHU

Education: BS, Electrical Engineering, Virginia Military Institute

Registration: Professional Electrical Engineer: WA

Percentage of Time Assigned to Project: 20%

Tom Urquhart has more than 48 years of experience as an electrical design and consulting engineer. His experience includes condition assessment, cost estimating, specification writing, project document preparation, design, and construction administration for small, medium, and large projects. He has direct experience designing electrical improvements at WCCW and has worked on several other DOC campuses at WCC, CCCC, CBCC, and SCCC, among others.



Juan Iringan - Cost Estimator

JB Iringan Consulting **MBE**

Education: Bachelor of Science, Civil Engineering, FEATI University Turner School of Construction Management; Win Estimator Series; UW Project Management; NSCC Construction Drafting & Estimating Registration

Percentage of Time Assigned to Project: 10%

Juan will provide cost estimating services to the design team. Juan will work with KMB during the design phase to develop a cost model for the roof replacement that will be utilized by all team members through the stages of design (Schematic, DD and CD) phases. Juan's contribution to the design process will provide best value through accurate estimating.

Relevant Experience

KMB brings proven expertise in tackling the unique challenges of major roof replacement projects. Our team has delivered successful outcomes across a wide range of roof replacements, large-scale renovations, and State facility projects. We know that success depends on more than just technical design—it requires meeting performance expectations, protecting budgets, and keeping schedules on track. With extensive experience navigating the cost, liability, and risks tied to complex State and government facilities, KMB consistently delivers results under critical schedule and budget constraints. Our relevant roof replacement work includes:

DEPARTMENT OF CORRECTIONS ROOF REPLACEMENT PROJECTS

Cedar Creek Corrections Center

- Administration Building Roof Replacement
- Roof Repairs to 3 buildings

Clallam Bay Corrections Center

- Housing Units Roof Replacement
- Support Building Roof Replacement
- Housing Units A,B,C, & D Roof Replacements
- IMU Roof Replacement

Maple Lane Corrections Center

- Admin Roof Replacement

McNeil Island Corrections Center

- Main Kitchen Roof Replacement
- Roof Replacements/Repairs & Fall Protection

Monroe Corrections Center

- WSR Unit Living Units Roof Replacement
- WSR Unit Kitchen Roof Replacement & HVAC Replacement
- TRU Outside Administration Roof Replacement

Olympic Corrections Center

- Gymnasium Roof Replacement
- Ozette Housing Unit Building Roof Replacement
- Clearwater Complex Roof Replacement
- Kitchen / Dining Building Roof Replacement
- Dormitory Roof Replacement

Tacoma Pre-Release Facility

- Roof Replacement and Fall Protection

Stafford Creek Correctional Center

- Roof Replacement in Bldgs D, E, and F

Washington State Penitentiary

- Unit 6 Roof and HVAC Equipment Replacement
- BAR Units Roof Replacement
- Power House Roof Replacement & Fall Protection
- Recreation Building Roof Replacement
- Inmate Services Bldg. Roof Replacement

Washington Corrections Center for Women

- MSC Campus Roof Replacements
- Kitchen/Dining Roof Replacement

Washington Corrections Center

- TPO Roof Replacements for 5 Housing Buildings
- Reroof of Tower
- Gymnasium Roof Repairs

DEPARTMENT OF ENTERPRISE SERVICES ROOF PROJECTS

- Department of Ecology, Roof Replacement, 90,500 SF
- DSHS Western State Hospital Building 29 Roof Replacement, 80,000 SF
- Dept of Personnel Building Roof Replacement 15,000 SF
- Washington Building #039 Roof Replacement, 7,400 SF
- Education Bldg Emergency Roof Replacement 25,540 SF
- GA Building Roof Replacement, 55,000 SF
- Natural Resources Building Exterior Siding Leak Repairs
- Natural Resources Building Exterior Plaza Deck Waterproofing
- Roof Surveys and Condition Assessments, 39 Buildings
- Temple of Justice Roof Repairs and Waterproofing
- Labor & Industries Headquarters Roof Investigation/Report
- Institutions Building Water Intrusion Study
- DOT Building Roof Replacement/Fall Protection Installation
- Labor & Industries Headquarters Fall Protection Upgrade
- Fall Restraint Systems, 16 State-Owned Buildings
- GA Parking Garage Leak Repairs



Western State Hospital
Bldg 29 Roof Replacement (80,000 SF)

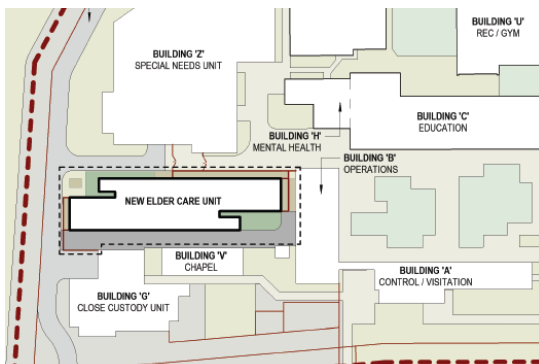


Specialized Knowledge of WCCW

KMB has a comprehensive understanding of the Washington Corrections Center for Women (WCCW), its operational challenges, and evolving facility needs. We've worked on five separate projects spanning over a decade, including roof replacements at the MSC Campus and kitchen/dining building, video security improvements, and the Elder Care Unit Predesign. We are regularly on-site working on bathroom renovations at the MSC Living Unit. Below we've highlighted two of our recent projects.

Washington State Corrections Center for Women **MSC Living Unit Bathroom Renovation**

KMB is currently leading the renovation of 12 bathrooms in the Minimum Security Living Units. The design includes solid surface shower and toilet wall panels, epoxy flooring, and vandal-resistant LED lighting. Our team is coordinating with DOC to retain fixture counts, integrate toddler tubs in designated units, and ensure ADA compliance. The project also includes upgrades to mechanical and electrical systems, modifications to floor drains, and enhances ventilation. KMB's phased approach minimizes disruption while delivering a secure, hygienic, and modernized environment for residents.



Washington State Corrections Center for Women **Elder Care Unit Predesign**

KMB recently led the predesign for a new Elder Care Unit addressing the urgent need for specialized housing and healthcare for aging incarcerated women at WCCW. Our team evaluated several options to meet these needs, including converting an unused housing unit and constructing a new facility. Ultimately, construction of a new purpose-built facility that integrates assisted living and skilled nursing care, ensuring ADA compliance, operational efficiency, and therapeutic environments was selected as the preferred alternative.

*Department of Corrections***Stafford Creek Correctional Center - Bldgs D, E, and F Roof Replacements****SIMILAR ELEMENTS:**

- Roof Replacement
- HVAC Replacement
- Secure Facility
- Occupied Facility
- DOC Facility

COMPLETED: In Progress

DELIVERY METHOD

Design-Bid-Build

ORIGINAL/ACTUAL BUDGET:

\$2,684,322 / In Progress

REFERENCE:

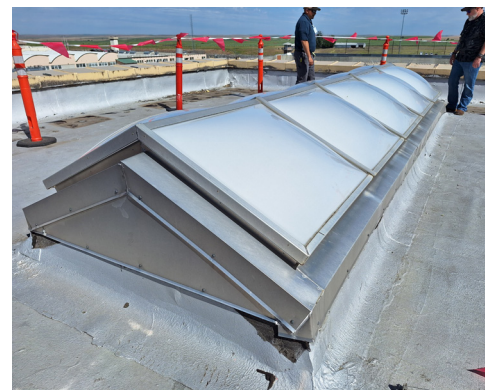
Joel Greene, Construction Project Coordinator 3
C: (360) 790-5326
joel.greene@doc1.wa.gov

KMB led the replacement of 62,500 SF of deteriorated thermoplastic polyolefin (TPO) roofing on Buildings D, E, and F at Stafford Creek Correctional Center (SCCC). The original 16 mil TPO roofing had reached the end of its service life due to age and exposure to extreme coastal weather conditions. KMB provided a design for new roofing material with a minimum thickness of 40 mil and replaced failing rooftop equipment, including fans and vents.

These buildings housed critical operational areas:

- Building D contained the facility's IT server room, which had previously experienced severe leaks that disrupted the entire phone system.
- Building E included the master control room, shift offices, and visitation areas. The control room managed security electronics essential to facility operations.
- Building F served as the maximum security housing unit.

This project was critical due to the operational importance of these spaces and the increasing safety risks posed by roof leaks. Water intrusion had led to multiple slip-and-fall incidents on vinyl composition tile (VCT) flooring, endangering staff and visitors. Despite ongoing maintenance efforts, the roofing material had deteriorated to the point where repairs were no longer effective. The timely roof replacement ensured the continued safe and efficient operation of SCCC's most vital infrastructure.

*Department of Corrections***Washington State Penitentiary - Housing Unit 6 Roof & HVAC Replacement****SIMILAR ELEMENTS:**

- Roof Replacement
- HVAC Replacement
- Secure Facility
- Occupied Facility
- DOC Facility

COMPLETED: In Progress**DELIVERY METHOD**

Design-Bid-Build

ORIGINAL/ACTUAL BUDGET:

\$8,451,865 / In Progress

REFERENCE:

Justin Fiess, Construction Project
Coordinator 3
C: (360) 890-5289
justin.fiess@doc1.wa.gov

KMB led the design for the Washington State Penitentiary Unit 6 Roof and HVAC Equipment Replacement project in Walla Walla. The project provided for the removal and replacement the existing 29,000 SF roof system, installed new fall protection, and upgraded mechanical systems throughout the facility.

KMB coordinated architectural, structural, mechanical, and electrical systems to modernize the facility without altering its occupancy or spatial configuration. The design preserved the building's institutional use and non-combustible construction while enhancing safety and energy efficiency. Our team replaced aging HVAC units with high-efficiency systems featuring hot and chilled water coils, energy recovery ventilators, and MERV 13 filtration. To save cost, existing ductwork was reused where feasible and new piping and controls were integrated to minimize disruption in occupied areas.

KMB also upgraded electrical infrastructure by replacing deteriorated exterior equipment, installing a new 750 KVA transformer, and refreshing the 480-volt distribution system. Our team eliminated rooftop conduit runs, opting for internal routing to preserve the integrity of the new roof. Lighting improvements included new LED fixtures for mechanical spaces and building exteriors.

Throughout the project, KMB maintained fire protection standards, avoided triggering sprinkler system requirements, and ensured all systems met seismic and energy codes. Our integrated approach delivered a safer, more efficient facility while respecting the operational needs of the penitentiary.

*Department of Corrections***Clallam Bay Corrections Center Roof Replacement****SIMILAR ELEMENTS:**

- Roof Replacement
- Secure Facility
- Occupied Facility
- DOC Facility

COMPLETED: 2025**DELIVERY METHOD**

Design-Bid-Build

ORIGINAL/ACTUAL BUDGET:

\$392,858 / \$405,228

REFERENCE:

Susan Isham, Construction Project

Coordinator 3

C: (360) 790-3618

susan.isham@doc1.wa.gov

KMB led architectural and engineering design of the Outside Warehouse Roof Replacement project at Clallam Bay Corrections Center. The project replaced approximately 12,000 SF of aging built-up roofing with a fully adhered PVC single-ply membrane and R-38 code-compliant insulation. Our team evaluated and upgraded the roof venting system, fall protection features, and drainage infrastructure. We also designed the replacement of deteriorating skylights with energy-efficient models and raised skylight curbs to meet warranty standards.

KMB provided services through a traditional design-bid-build method. Our scope included schematic design, construction documents, permitting, bidding support, code compliance, construction administration, and project closeout.

*Department of Corrections***Monroe Correctional Complex - TRU Program & Support Bldg. Roof****SIMILAR ELEMENTS:**

- Roof Replacement
- Secure Facility
- Occupied Facility
- DOC Facility

COMPLETED: In Progress**DELIVERY METHOD**

Design-Bid-Build

ORIGINAL/ACTUAL BUDGET:

\$7,268,000 / In Progress

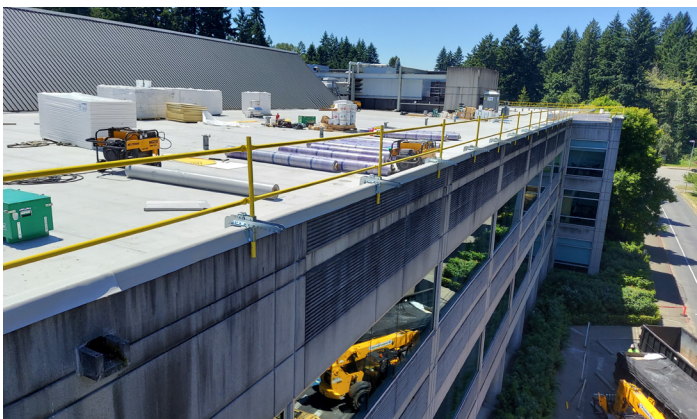
REFERENCE:

Jonathon Abbott, Construction
Project Coordinator 4
C: (360) 584-3184
jonathon.abbott@doc1.wa.gov

KMB led architectural and engineering services for the roof replacement of the TRU Program & Support Building at the Monroe Correctional Complex (MCC). The project addressed the removal of approximately 88,320 SF of built-up roofing membrane originally installed in 1980, which had reached the end of its serviceable life. KMB oversaw the complete removal of the existing roofing and insulation down to the concrete deck and replaced it with a fully adhered single-ply membrane system installed over new code-compliant R-38 insulation. The new system matched other recent roofing installations on the MCC campus.

KMB's team evaluated all rooftop mechanical units and provided a detailed report with recommendations for replacement or upgrades. KMB also assessed fall protection systems and integrated solutions that complied with Washington State L&I regulations. Roof drain systems were upgraded or replaced as needed, and all sheet metal parapet copings were replaced and properly flashed into the new roofing system.

KMB managed all design phases—schematic design, design development, and construction documents—ensuring timely delivery and regulatory compliance. Our team successfully delivered a durable, code-compliant roofing solution that enhanced building performance and safety, while collaborating closely with the Department of Corrections and the Department of Enterprise Services.

*Department of Ecology***Headquarters Building Roof Replacement, Lacey****SIMILAR ELEMENTS:**

- Roof Replacement
- Occupied Facility
- State of WA Facility

COMPLETED: 2022**DELIVERY METHOD**

Design-Bid-Build

ORIGINAL/ACTUAL BUDGET:

\$2,185,192 / \$2,193,831

REFERENCE:

Majid Jamali, Assistant Program Manager

C: (360) 688-4832

majid.jamali@des.wa.gov

KMB led the architectural and engineering design for the Department of Ecology Headquarters Roof Replacement project in Lacey. This project involved the complete replacement of a 90,500 SF roofing system. A new fully adhered rigid insulation system along with a high performance single-ply PVC membrane was installed on the building bringing it into compliance with current Washington State Energy Code. All roof drains and overflows were refurbished to facilitate efficient roof drainage. Sheet metal copings, flashings and reglets were replaced and sealed into the new roofing system. This upgrade significantly improved the building's energy efficiency and weather resistance.

The project followed a phased schedule beginning with schematic design in October 2019 and concluding with construction closeout in October 2022. Our team provided full design services from schematic design through construction administration and closeout. Throughout the project, KMB maintained a strong focus on quality assurance, cost control, and schedule adherence. KMB's leadership and technical expertise resulted in a durable, energy-efficient roofing system and a refreshed building exterior, extending the facility's service life and enhancing its performance.

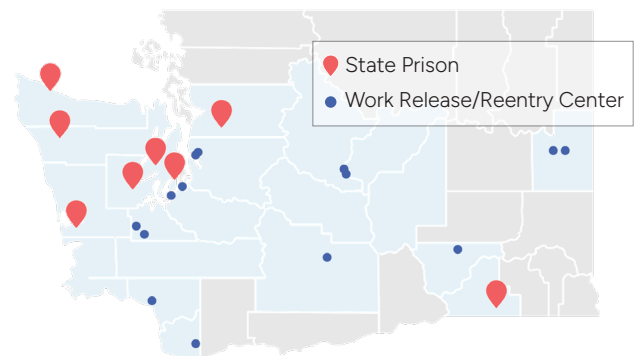
Past Performance



KMB prioritizes delivering projects on schedule and within budget. With 35+ years of institutional knowledge and extensive experience in correctional facility renovations across Washington, we have developed strategies to control scope, schedule, and budget while ensuring safe, long-lasting, energy efficient outcomes for facilities like WCCW. Our approach is highly sensitive to the unique aspects of a secure environment, ensuring operational security, construction efficiency, and fiscal responsibility.

Approach to Maintaining Project Scope, Schedule, and Budget

To maintain project schedule, scope, and budget alignment during the project life cycle, it is imperative to align the three at the beginning of the project. This allows the team of owner, users, and stakeholders to have buy-in at the very beginning of the project. During a series of programming and scoping meetings, KMB will work with DES and DOC to establish and prioritize each building's need that aligns with the project budget. For this project to be successful, it must maintain all three legs of its stool including scope, schedule and budget. This project's success will be built upon setting the stage at the beginning by establishing program requirements with stakeholder members. Establishing an appropriate stakeholder group with a clear decision maker is important when trying to make tough choices on a tight timeline.



Statewide DOC Experience

KMB brings extensive experience with DOC to this project. As the map above shows, we have worked at nearly every prison in the State and over a dozen work release facilities and reentry centers, totaling more than 100 projects.

Our approach to delivering a successful project on schedule and within budget combines early assessments, thoughtful phasing, and cost-conscious design.

Verify Existing Conditions

We understand DOC completed a condition assessment audit in 2021 that rated each of the selected buildings as “critical” for risk of failure. Our work will begin with a review of this assessment and a site visit with key DOC representatives and members from our internal team, including our mechanical engineer and building envelope consultant. **The site visit will help further refine our understanding of the existing roofs and confirm the service life of the rooftop mechanical equipment.**

Planning, Prioritization, and Cost Alignment

Given that this project involves six separate buildings with a variety of roof materials and HVAC systems, it will be essential to **develop a plan to balance the budget across each of the potential improvements.** We will work collaboratively with the leadership team from both DES and DOC to establish priorities and goals. Using input from the existing conditions assessment report, our site visit, and discussions with DES and DOC, we will **create a comprehensive matrix that captures expressed needs, documents existing conditions, outlines design solutions, and incorporates nationally recognized best practices for roofing replacements.** As mechanical equipment can be some of the costliest systems to replace, we’ll also provide a range of options that improve energy efficiency while looking for opportunities to save cost by reusing existing ductwork or installing new controls to optimize operations. This **matrix will serve as a decision-making tool to help prioritize improvements and address the most critical, non-negotiable project requirements.**



At Stafford Creek Correctional Center, we delivered 62,500 SF of roof replacement at three separate buildings.

Approach Flowchart

KMB's approach to aligning scope, schedule, and budget is designed to guide complex projects from project inception through construction. The flowchart below illustrates the key phases of our methodology. Each step builds toward delivering:

- ✓ Informed recommendations aligned with project goals and operational realities.
- ✓ Clear priorities tailored to financial constraints.



Verify Existing Conditions

Review 2021 conditions assessment, conduct site visit, assess roof and mechanical equipment conditions.



Planning and Prioritization

Collaborate with DES & DOC to develop a prioritization matrix. Balance budget, assess needs, and explore energy-efficient options.



Roofing Systems Analysis

Compare membrane vs. asphalt roofing. Evaluate durability, maintenance, and climate suitability.



Baseline Cost Model

Align on a cost model that covers essential, non-negotiable items.



Scheduling Strategy

Start with construction completion date in mind and work backwards to set deadlines for key deliverables.



Construction Phasing and Support

Develop a replacement sequence that minimizes the impact on facility operations by accounting for construction staging, equipment lead times, and operational demands.

Analysis of Roofing Systems

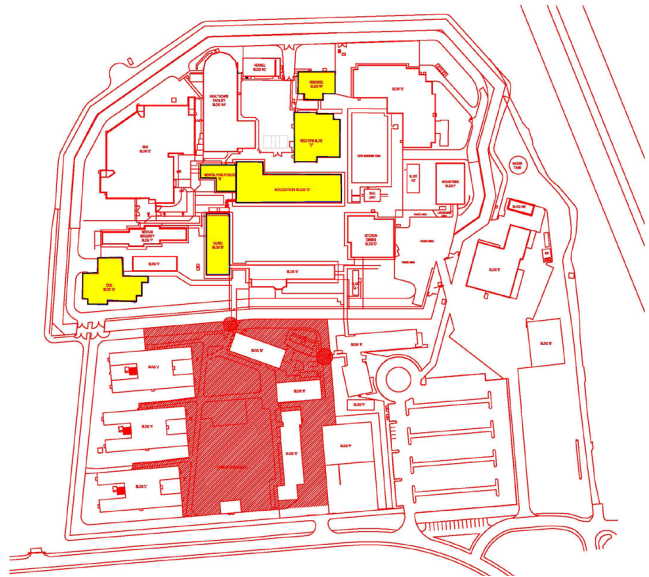
In developing recommendations for the prioritization matrix, we will include both asphalt and membrane roofing systems with a **focus on accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance, and of course durability of materials to minimize operational maintenance costs.** In our experience, the cost of membrane and asphalt roofing are similar, but each offers different advantages. Membrane roofing is typically easier to install, but asphalt roofing can be easier to repair. The best solution is tailored to your facilities, the climate, and long-term maintenance requirements. This analysis greatly influenced our work on the roof replacement of Housing Unit 6 at the Washington State Penitentiary. The RFP originally requested TPO replacement for the 29,000 SF roof. However, after taking into account the harsh winters in Eastern Washington and the ease of repair for asphalt roofing, DOC and KMB collaboratively determined that asphalt roofing was the better option.

Phasing and Coordination

We will work with DOC and DES to **develop a replacement sequence that minimizes the impact on facility operations by accounting for construction staging, equipment lead times, and operational demands.** We are currently working on the WCCW MSC Living Unit Bathroom Renovation and recently completed the Elder Care Unit Predesign. We understand escort availability is a challenge for multiple construction projects on the WCCW campus. We plan to phase the work to bundle roof replacements to reduce the number of required escorts and minimize disruption. We used a similar strategy at Stafford Creek Correctional Center, where we sequenced the replacement of multiple critical roofs, including IT and control facilities, while maintaining uninterrupted operations. At Clallam Bay Corrections Center, we further demonstrated our ability to maintain continuity by designing an overframe roof that protected the building during construction, eliminating risks to facility operations even during inclement weather.

Construction Support in Secure, Occupied Environments

Construction work in a secure, occupied facility requires careful coordination and planning with construction workers and facility staff. We understand that maintaining security and



With six buildings featuring a mix of roof materials and HVAC systems, we will phase the work by bundling roof replacements, limiting disruption and reducing the need for escorts.

safety for all occupants is the number one priority. We will work closely with the Contractor to ensure they understand the critical nature of the environment they are working in. **KMB has developed an entire specification section detailing exactly what the Contractor must do to maintain site safety and security.** Protocols for construction demolition, debris removal, and methods to maintain operations, eliminate dust, and reduce noise in the occupied portion of the building are outlined in this section. The nature of demolition may create a large amount of debris and this debris must be carefully tracked and contained in secure dumpsters for removal.

We will work with facility staff to understand operational needs during construction, which functions are critical to

maintain, and understand the facility's need for advance warning and scheduling of any temporary utility disruptions and other construction activities. KMB will work with the contractor to explain these needs as well as develop options for providing backup utility services during construction. **We will ensure that the Contractor is collaborating with the facility staff and communicating clearly and in advance to coordinate these construction activities.** KMB will reiterate these requirements at the pre-construction meeting and in our weekly or bi-weekly on-site construction meetings.

Schedule

While establishing a project schedule, it is critical to begin with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods, pending project delivery, and building and conditional use permits required by the jurisdiction. This allows us to establish design deliverables and key owner decision points to maintain the overall schedule. We use a variety of tools to create project schedules depending on the complexity of the project. For more complex projects, Microsoft Project allows the setting

of dependencies and durations that allow for pull planning scheduling.

Quality Control

Our team has a comprehensive approach to quality control that includes a multi-step quality assurance process and checklists that ensure all members of the project team are coordinating across disciplines, making decisions at the proper times in design and thoroughly documenting the design in the contract documents. An internal third party quality control process is implemented at each major milestone to provide fresh eyes on the project to check for clarity in communication of design intent.

Owner Review

As part of our team-oriented approach, after the quality control checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized process.

Construction Phasing Example: WCCW MSC Living Unit Bathroom Renovations



KMB prepared three phasing options for the current MSC Living Unit Bathroom Renovations project. The phasing plans present a range of options balancing construction efficiency with operational constraints, ranging from fully occupied, sequential restroom renovations requiring extensive temporary facilities, to unit-by-unit renovations that allow faster progress with fewer temporary accommodations.

Diverse Business Inclusion Strategies

Registered Self-Certified Small Business

KMB is a Self-Certified Small Business as well as an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

KMB's team has been committed to meeting the state's MWBE goals and implementing a Diverse Business Inclusion Strategies for decades. We are dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

KMB's Business Inclusion Strategies

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up-to-date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts for this project are:

- Tony Lindgren, PE, Principal-in-Charge
- Emily Moneymaker, RA, Project Manager

Their responsibilities typically include:

- Recruiting qualified diverse business subconsultants.
- Completing the required monthly contract audits in B2Gnow in a timely fashion.
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process.
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants.

KMB's Outreach Involvement

Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES.

KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

We also use the State of Washington OMWBE directory for each project marketing opportunity we pursue. We typically search by commodity code and review the database of available firms.

One-on-One Assistance

Our process for selecting engineering and specialty subconsultants begins with identifying and defining the project scope. We then evaluate each candidate based on their qualifications, relevant experience, history of teaming with us, performance on public agency contracts, and prior work with Washington State. We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

Mentoring, Training & Capacity Building

An essential aspect of KMB's outreach and engagement is our commitment to nurturing talent and opportunity in the architecture, engineering, and construction community. This begins with connecting businesses to opportunities and extends through the design and construction process where our team provides experienced leadership and mentoring to firms taking on larger roles in more complicated projects.

Developing Lasting Partnerships

We build relationships through networking with other design firms to find out how similar outreach programs are working and sharing 'best practices' and ideas on how to improve our program. Our firm leadership team meets regularly with existing and interested firms to discuss areas of expertise and partnering opportunities. Our attendance at outreach events has proven to be a means of connecting and developing relationships with diverse business subconsultants.

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

2026-304

PART II - GENERAL QUALIFICATIONS

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

| | | | | |
|---|--|--|---|---|
| 2a. FIRM (or Branch Office) NAME KMB Architects Inc PS | | | 3. YEAR ESTABLISHED 1987 | 4. UNIQUE ENTITY IDENTIFIER 91-1508345 |
| 2b. STREET 906 Columbia St SW Suite 400 | | | 5. OWNERSHIP | |
| 2c. CITY Olympia | | | 2d. STATE WA | 2e. ZIP CODE 98501 |
| 6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner | | | a. TYPE S-Corporation | |
| 6b. TELEPHONE NUMBER 253-376-7997 | | | b. SMALL BUSINESS STATUS Self-Certified Small Business | |
| 6c. EMAIL ADDRESS tonylindgren@kmb-architects.com | | | 7. NAME OF FIRM (If Block 2a is a Branch Office) | |


| | | |
|--|----------------------|------------------------------|
| 8a. FORMER FIRM NAME(S) (If any) KMB Design-Development Inc | 8b. YEAR ESTABLISHED | 8c. UNIQUE ENTITY IDENTIFIER |
|--|----------------------|------------------------------|

| 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 | c. Revenue Index Number (see below) |
| | | (1) FIRM | (2) BRANCH | | | |
| | Administrative | 4 | | 094 | Alarm & Security Systems | 2 |
| | Project Manager | 9 | | 212 | Building Condition Assessment | 2 |
| 1 | Architect | 13 | | 017 | Commercial Building (low rise) | 2 |
| 2 | Civil Engineer | 1 | | 027 | Dinning Halls; Kitchens/Food Serv. | 1 |
| 21 | Construction Project Manager | 1 | | 029 | Educational Facilities, Classrooms | 2 |
| 47 | CADD Technician | 12 | | 039 | Garages, Vehicle Maint, Parking | 2 |
| 94 | Security Specialist | 1 | | 217 | Envelope Waterproofing | 2 |
| | | | | 072 | Office Building Industrial Parks | 3 |
| | | | | | Judicial & Courtroom Facilities | 2 |
| | | | | 079 | Master & Site Planning | 2 |
| | | | | P06 | Planning (Site, Installation, Project) | 2 |
| | | | | 084 | Prisons & Correctional Facilities | 5 |
| | | | | 089 | Rehabilitation (Bld, Structure, Fac.) | 2 |
| | | | | 201 | Roofing, Design & Inspection | 3 |
| | | | | 100 | Sustainable Design | 3 |
| | | | | 112 | Value Analysis, Life-Cycle Coting | 1 |
| | | | | 14 | Roofing/Envelope Consultant | 3 |
| | | | | 16 | Programming | 2 |
| | | | | 096 | Security Systems Integration | 3 |
| | Other Employees | | | | | |
| Total | | 41 | | | | |

| | | | | | |
|--|---|--|---|--|--|
| 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 | 1 | 1. Less than \$100,000 | 6. \$2 million to less than \$5 million | | |
| b. Non-Federal Work | 7 | 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million | | |
| c. Total Work | 7 | 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million | | |
| | | 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million | | |
| | | 5. \$1 million to less than \$2 million | 10. \$50 million or greater | | |

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

| | |
|---|----------------------|
| a. SIGNATURE  | b. DATE 8/25/2025 |
| c. NAME AND TITLE Tony Lindgren, PE, Partner | |