

August 6th, 2025

ON-CALL CAMPUS ARCHITECT(S) EVERETT COMMUNITY COLLEGE

RFQ No. 2026-827





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: Stemper Architecture Collaborative, PLLC.

UBI: 601 985 889

License#: 532105

Point of Contact Name: Melody Leung

Point of Contact Title: President / Managing Member

Email:
Melody@StemperAC.com

Telephone:
206-624-2777 (Ext. 1010)

Address:
4000 Delridge Way SW Ste. 200, Seattle, WA 98106

City: Seattle

Zip: 98106



1. SOLICITATION NUMBER (if any)
2023-801

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

[illegible]

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	0	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	7	2. \$100,00 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

The foregoing is a statement of facts.

STANDARD FORM 330 (1/2004) PAGE 6

TABLE OF CONTENTS

- 00** Consultant Selection Contact Form
& Form 330 Part II
- 01** Cover Letter
- 02** Qualifications of Key Personnel
- 03** Past Performance
- 04** Relevant Experience
- 05** Diverse Business Inclusion Strategies

Attn: Jason Francois
2000 Tower Street
Everett, WA 98201

August 6th, 2025

RE: RFQ No. 2026-827 On-Call Campus Architects for Everett Community College

To the Selection Committee,

We are pleased to submit our Statement of Qualifications for the On-Call Campus Architect(s) for Everett Community College. This opportunity marks an important continuation of our support for EvCC's mission to foster student achievement and community connection. **While Stemper Architecture Collaborative (then Stemper Architects) has had past collaborations on building envelope repairs, renovations, and system upgrades, we're excited for a new opportunity to help advance the next generation of campus improvements.**

Our Principal-led team brings decades of experience delivering higher education projects across Washington State. We specialize in thoughtful, inclusive design—integrating repairs and building envelope improvements into cohesive, high-performing spaces that reflect institutional goals. We understand how to align maintenance and modernization needs with long-term strategies to ensure lasting value and performance.

We offer a uniquely qualified team with:

- Proven success delivering complex projects for public agencies and four-year institutions across the state—from planning and stakeholder engagement through design, construction, and closeout.
- Familiarity with Everett Community College's campus and culture, through previous collaborations and an understanding of the importance of extending the life of buildings and campus facilities for users and stakeholders for generations to come.
- A highly collaborative process, fostering meaningful involvement from students, faculty, staff, and community partners—balancing inclusivity with budget, schedule, and project constraints.
- A commitment to diversity and inclusion, supported by a diverse design team and a robust Diverse Business Inclusion Strategy aligned with the State's goals.
- A foundation in sustainable design, with solutions that advance environmental stewardship and campus resilience.

We value our existing relationship with Everett Community College and look forward to the opportunity to continue supporting your campus through responsive, creative, and mission-aligned design services. Thank you for your consideration.

Sincerely,



Melody Leung | Primary Contact
President | Managing Member
O: 206-624-2777 | M: 512-914-0778
Melody@stemperac.com



Scott Stemper, AIA
Founder | Principal Architect
O: 206-624-2777 | M: 206-525-409
Scott@stemperac.com

02 | QUALIFICATIONS OF KEY PERSONNEL



EvCC - AMTEC -Everett, WA

OUR COMMITMENT TO LEARNING ENVIRONMENTS

At Stemper AC, we believe learning environments should be as resilient and dynamic as the communities they serve. Whether designing new buildings or renewing aging facilities, our goal is to create spaces where students, faculty, and staff feel safe, supported, and inspired. We prioritize well-being, academic success, and institutional pride through thoughtful, inclusive design.

Clear, meaningful communication—grounded in equity, integrity, and trust—is essential to our process. From current work at Queen Anne Community Center to past projects at King County International Airport and the Port of Seattle, we collaborate with agencies, organizations, and community members to shape spaces that reflect shared identity and priorities.

Our outreach emphasizes peer-to-peer engagement through open houses, community meetings, focus groups, workshops, and one-on-one conversations. Listening closely to community voices helps us understand the long-term impact of design and deliver spaces that truly serve.

EXPERTISE IN RENOVATION AND ENVELOPE DESIGN

Renovation and repair work requires more than technical know-how—it demands insight, creativity, and respect for the existing fabric. Our team brings decades of experience working with Washington State colleges and public agencies on TI renovations, envelope rehabilitation, structural upgrades, and systems renewals. We approach each as an opportunity to elevate building performance and extend its service life.

From moisture intrusion and material deterioration to evolving energy codes and accessibility needs, we understand the complexities that come with maintaining and renewing campus buildings. Our renovation work and building envelope solutions are designed for long-term durability, occupant comfort, and seamless integration into daily campus operations.

DESIGN VALUES THAT GUIDE US

We believe that architecture for education is a civic responsibility—one that calls for integrity, inclusivity, and thoughtful collaboration. Our process is grounded in listening, learning, and building trust. By partnering



closely with facilities teams, administrators, and campus users, we ensure every repair or renovation effort aligns with institutional goals and budget realities.

ORGANIZATIONAL STRUCTURE

Stemper AC is a certified MWBE firm based in Seattle, WA, with over 35 years of experience serving public agencies and institutions across the Pacific Northwest. Our team includes a close-knit group of architects, designers, and preservation specialists who are deeply committed to the communities we serve.

We are purposefully structured to ensure every project receives direct principal involvement, hands-on leadership, and a collaborative team approach. Our size enables us to deliver responsive service, clear communication, and customized solutions—particularly for complex renovations and building envelope improvements. Grounded in values of integrity, sustainability, and long-term stewardship, we bring a focused and regionally informed perspective to every educational project we pursue.

REFERENCES

SEATTLE PUBLIC SCHOOLS

Richard Best - Director of Capitol Projects
206-252-0647
RLBest@seattleschools.org

SEATTLE PARKS & RECREATION

Toby Ressler - Project Manager
206-615-1482
Toby.Ressler@seattle.gov

UNIVERSITY OF WASHINGTON

Steve Harrison - Project Manager
Project Delivery Group
425-691-9309



STEMPER AC

PRESIDENT & MANAGING MEMBER

Melody Leung
(Prime Contact)

FOUNDER & PIC

Scott Stemper

SENIOR PROJECT MANAGERS

Marc Tegen | AIA
Sally Crone

PROJECT MANAGERS

Lalo Bello
Thomas Horton

STAFF ARCHITECTS

Johanna Riensche
Scott Larose
Reina Satoh

SUPPORT STAFF & MARKETING

Crystal Wren
Heather Landis

Engineers/Consultants can be selected with EvCC at a later time; Stemper AC has long partnerships with many firms experienced with college campus environments.

STEMPER ARCHITECTURE COLLABORATIVE, PLLC

FOUNDED: 1988

OFFICE:

4000 Delridge Way SW, Ste. 200
Seattle, WA 98106

CONTACT:

Melody Leung





MELODY LEUNG

President & Managing Member | 47+ On-Call Projects

Melody Leung brings 30 years of experience delivering successful projects for K-12, higher education, and public agencies. She leads all phases of work—from concept through construction—and is skilled in interiors, ADA compliance, cost estimating, and permitting. Known for her clear communication and collaborative approach, Melody builds strong relationships that keep projects aligned with client and community goals.

EDUCATION

BA Architecture, University of Texas at Austin

EXPERTISE

Team Lead - Space Planning/Interiors - TI
Renovations - Design & Construction

EXPERIENCE ON-CALL

State of WA DES

- UW Bothell/Four Classroom Enhancements (Current)
- Edmonds College ADA Operator Upgrades Campus-Wide

Pierce Transit

- Spanaway Transit Center Construction Admin Phase (current)
- Bldg 4 Operator's & Main Lobby Remodels

City of Seattle

- Seattle Justice Center - Overhead Coiling Upgrades 14 Doors (Current)
- Seattle Municipal Tower Ext. Plaza ADA

City of Bellevue

- City Hall Ext. & Int. Accessibility Reviews
- Northwest Arts Center Restroom ADA Upgrades



SCOTT STEMPER

Founder & Principal-In-Charge | AIA | 50+ On-Call Projects

Scott Stemper, founder of Stemper Architecture Collaborative, has over 40 years of experience in public and K-12 architecture across the Pacific Northwest. A trusted expert in building envelope and roofing projects, he specializes in design, feasibility, cost estimating, and construction management—delivering practical, high-performing solutions for complex renovations and historic facilities.

EDUCATION

BA Architecture, University of Oregon
Registered Architect: WA #4220

EXPERTISE

Team Lead - Feasibility Analysis - Building Envelope

EXPERIENCE ON-CALL

State of WA DES

- Edmonds College - Woodway & Meadowdale Roof Replacements
- Temple of Justice, Plaza Garage (Current), Legislative Bldgs 5 & 6

Port of Seattle

- Fisherman's Terminal Bldg Envelope Assessment

Tacoma Public School District (current)

- District Elevator Assessments

University of Washington

- UW Bothell UW1 Roof Replacement
- Anderson Hall Parapet Repairs Bldg Envelope Reno



MARC TEGEN

Senior Project Manager | 21+ On-Call Projects

Marc brings strong design and construction expertise across higher ed, K-12, commercial, and residential projects. He has led roof replacements, envelope upgrades, and full renovations—many involving historic buildings and Landmarks Preservation Board approvals. Marc is known for his work with educational sector clients such as Seattle Public Schools, and the University of Washington.

EDUCATION

Master of Architecture, WA State University
Registered Architect: WA #11878

EXPERTISE

Isometric Details - Historic Building Renovation
Building Envelope & Condition Surveys

EXPERIENCE ON-CALL

Everett Community College

- Advanced Manufacturing Tech & Edu Center
- Olympus Hall Ext. Reno & President's Suite Remodel

Seattle Center

- Roof, Cladding, Fenestration Assessments
8 Bldgs

University of Washington

- McMahon Hall Sunshades Repair
- UW Fleet Services Re-Roof
- UW Solar Residual Tunnel (Student Consult Project)

Seattle Parks & Recreation

- Magnuson Park Bldg 30 Ext & Int Reno,
Seismic Upgrades & Roof Replacement



SALLY CRONE

Senior Project Manager | 27+ On-Call Projects

Sally is a seasoned Senior Project Manager with a strong track record in renovation planning, system upgrades, building envelope and roof replacements for public-sector clients. She expertly manages every project phase—from programming and schematic design through construction observation and as-built documentation. Known for her thoroughness, attention to detail, and deep understanding of public procurement and bidding processes, Sally ensures that municipally funded projects are delivered efficiently and to exacting standards.

EDUCATION

Master of Architecture, University of Washington
BS Architecture, Georgia Institute of Technology

EXPERTISE

Stakeholder Coordination - Preliminary Design
New Building/Addition Design

EXPERIENCE ON-CALL

State of WA DES (current)

- Edmonds College Cedar Bldg Roof Replacement
- Edmonds College Woodway & Meadowhale Hall
Roof Replacement & Repair

City of Bellevue (Current)

- Fire Station 8 Roof Replacement

Seattle University

- Brohamer Hall | 1218 E Cherry St. Bldg Reno 3 Phases

Seattle Parks & Recreation

- Community Center Stabilization Int. Remodel,
Restroom & Seismic Upgrades, Roof Replacement,
Ext. Reno (2 Facilities)



LALO BELLO

Project Manager | 23+ On-Call Projects

With two decades of experience in architectural design and project management, Lalo has built a strong portfolio of on-call projects for public agencies. His deep understanding of existing building conditions and operational needs allows him to navigate complex scopes with efficiency and care. Passionate about preserving and enhancing facilities, he finds satisfaction in extending the useful life of buildings while improving accessibility, safety, and functionality for the communities they serve.

EDUCATION

BA Architecture, Portland State University

EXPERTISE

Aquatic Design & Restoration - On-Call Emergencies
Public Agencies & Institutions

EXPERIENCE ON-CALL

State of WA DES (current)

- Edmonds College ADA Operators Upgrades Campus-Wide
- Western State Hospital Serrery Doors Bldgs 28 & 21
- Western State Hospital Fire Damper Access Reno

State of WA DES

- L&I HQ Building, Elevator & Lobby Improvements
- DES Capitol Campus 64 Elevator Assessments

City of Bellevue

- North Bellevue Community Center ADA Upgrades
- Northwest Arts Center Tenant Improvements

Pierce Transit

- Admin HQ: Operator's Lobby Reno, Tenant Improvements Project, HVAC, Lighting for Int. & Ext. Improvements



THOMAS HORTON

Project Manager | 42+ On-Call Projects

With more than 20 years of experience, Thomas specializes in elevator design, modernization, refurbishment, and replacement projects for public agencies. He has led condition assessments and full modernizations for clients such as the State of Washington, University of Washington, Pierce Transit, and the City of Renton. Known for his hands-on project management, construction administration expertise, and skill in coordinating with building users, Thomas ensures each project is delivered smoothly, safely, and on schedule.

EDUCATION

Master of Architecture, University of Washington
BS Architecture, Georgia Institute of Technology

EXPERTISE

Stakeholder Coordination - Preliminary Design
New Building/Addition Design

EXPERIENCE ON-CALL

State of WA DES

- L&I HQ Building, Elevator & Lobby Improvements
- DES Capitol Campus 64 Elevator Assessments
- Employment Security Department Elevator Improvements

City of Seattle (Current)

- Seattle Fire Dept. HQ Elevator Modernization

Seattle Center

- Armory Bldg Elevator Modernization
- Mercer Garage Elevator Modernization

Pierce Transit

- Building (4) Elevator Modernization
- Tacoma Dome Station (5) Elevator Modernization

City of Renton

- City Hall Elevator Modernization (4) & Emergency Generator Replacement



03 | PAST PERFORMANCE - PROJECT EXAMPLES



SEATTLE PUBLIC SCHOOLS

WEST SEATTLE HIGH SCHOOL

This project continued a comprehensive roof replacement at West Seattle High School, addressing persistent leaks and moisture issues from the historic roofs and 2002 addition. A condition survey revealed the existing sheet metal roof was poorly designed and installed, with inadequate vapor retarders, incomplete flashings, and major deficiencies in long-term securement.

STEMPER AC SOLUTIONS

Reuse of existing materials and increased energy efficiency: with replacement of existing vapor retarders, creating effective air seals; salvaged rigid insulation and new insulation to provide a roof system far exceeding the energy code requirements.

Responding to emergent needs: created documents with bid alternates for previously documented deficiencies that were not within budget and created a realistic budget for near term roof replacement project or to complete the work if contingency budget allowed.

Reuse of fall safe access equipment: re-certified existing 18 year old fall protection in addition to a redesign of the fall safe access systems with points to provide a more comprehensive fall safe access system, also meeting maintenance needs of the school.



PIERCE TRANSIT

OPERATOR'S LOUNGE

Our first project at Pierce Transit Headquarters was a full renovation of the 5,600 sf Operator's Lounge to improve functionality, flow, and aesthetics. In anticipation of growth to over 500 operators, we transformed the space with new finishes, furnishings, upgraded security, TV monitors, a dispatch area, lounge, kitchen/self-serve vending, offices, quiet and exercise rooms, renovated restrooms, new mailboxes, locker rooms, and a private nursing room.

STEMPER AC SOLUTIONS

The original space was a 1980's building with locker areas, break room tables, work stations and office in a large open area with no true delineation; the space finishes and materials were extremely worn and outdated. We were told that bus operators would not stay in the space on break, and would rather sit in their cars instead.

Stemper AC created a new floor plan dedicated to their functions, and energized and enlivened the space with new lighting, furnishings, and color schemes which respected the input of the diverse user groups: bus operators (union operated), management, and staff. This project was extremely well received with 90+% approval from the user groups.

03 | PAST PERFORMANCE - PROJECT EXAMPLES



CITY OF SEATTLE

SEATTLE MUNICIPAL TOWER CIVIC CORE UPGRADES

As part of an on-call contract with the City of Seattle, our team led accessibility upgrades to the exterior plaza of the Seattle Municipal Tower—removing ten exterior barriers, adding ramps, and improving sidewalks and entries to create a more inclusive and welcoming approach.

We also designed interior accessibility improvements at secure garage-to-building entries on six levels, enhancing safety and ease of use for all visitors. Working closely with City staff and the job order contractor, we guided the project from initial reports and cost estimates through design and construction, ensuring each solution met accessibility goals while supporting the building's daily operations.

STEMPER AC SOLUTIONS

This project was an in-operation public use building and exterior plaza areas, creating challenges for accomplishing the construction due to the various locations of the improvement work. Stemper collaborated closely with the City of Seattle's Project Manager, the management group CBRE, and the JOC Contractor to work on a phasing schedule that accommodated operational hours as well as safety precautions for pedestrians and the general public, and planning alternate accessible routing for temporary use during the construction phase.



SEATTLE CENTER

REPAIRS, ESTIMATES, INVESTIGATION & PRE-DESIGN

Our team conducted comprehensive roof, cladding, and fenestration surveys for multiple Seattle Center facilities, both historic and modern. We provided detailed recommendations for repairs and upgrades, complete with cost estimates, preliminary drawings, and contractor pricing. Coordination included working closely with the City of Seattle Landmarks Preservation Board and the Queen Anne District Board to ensure all improvements respected historic integrity and community context.

STEMPER AC SOLUTIONS

With limited budget available, the A/E Team provided detailed building envelope condition assessments at eight buildings in the Seattle Center campus, to reflect urgent, critical, and general repair/replacement work at each location. Reports included close analysis of existing conditions and recommended solutions/repairs in conjunction with cost estimates to allow Seattle Center to prioritize the project work.

03 | PAST PERFORMANCE

150+

On-Call Projects Completed by Stemper AC for Local Cities, Public Agencies, Educational Institutions, and Transit.

ROOF REPLACEMENT & ENVELOPE UPGRADE

- Edmonds College Cedar Building Roof Replacement
- Edmonds College Woodway and Meadowdale Hall
- Roof Replacement & Repair
- Fire Station 8 Roof Replacement
- DSHS Fircrest School Building Reroof
- South Puget Sound Comm College Reroof
- City of Seattle Charles Street Meter Shop Roof Replacement
- Seattle Public Utilities Testing Lab Roof Replacement
- South Park Area Redevelopment Committee Reroof
- Central Area Motivation Program Roof Replacement
- City of Seattle NW Senior Center Roof Replacement
- City of Seattle Central Area Senior Center (CASC) Reroof
- City of Seattle East Precinct Roof Replacement & Envelope Repairs
- Seattle Center Roof Survey of 5 Buildings (2018)
- Seattle Center Roof, Cladding & Fenestration Surveys 8 Buildings (2021)
- University of Washington Social Work Building Reroof
- Pre-Design
- University of Washington Fleet Services Reroof
- Port of Seattle Fishermans Terminal Roof and Envelope Upgrades
- DSHS Yakima Valley School Reroof

ELEVATOR

- Employee Security Department Elevator Upgrades
- Tacoma Dome Station Elevator Assessments
- DSHS Yakima Valley Elevators
- University of Washington Elevator Design Upgrades
- On-Call 25+ Elevators

REMODEL & RENOVATION

- UW Bothell/Cascadia College Sky Bridge Repairs
- WSH Fire Damper Access Renovations
- Spanaway Transit Center Construction Admin

- Building 4 Interior & Exterior Improvements
- South Hill Mall Transit Center Renovations
- Pierce Transit Bldg 4 Operators' Lobby Renovation
- Rhodes Building Complex Security Upgrades & TI
- Pierce Transit Narrows Park & Ride Improvements
- Pierce Transit Transit Centers Signage
- City of Seattle Fire Station 5 Floating Dock Replacement
- City of Seattle Harbor Patrol HVAC Replacement
- Seattle PD S. Precinct Seismic Upgrades, Cost Studies

FEASIBILITY STUDIES & SURVEYS

- HSD Shelter Surge Program Hotel Surveys
- City of Seattle 714 Charles Street Water Piping
- Feasibility Review
- Charles Street Maintenance Shop Domestic Water
- Plumbing Replacement
- Smith Hall Building Envelope Study
- UWMC Cascade Tower Smoke/Fire Separation Study
- UWMC Cascade Tower Water Intrusion Investigation
- Seattle Municipal Tower HVAC Study

ACCESSIBILITY | ADA

- Edmonds College Campus-Wide ADA Doors
- Western State Hospital Servedy Doors 28 & 21
- City of Bellevue City Hall Exterior & Interior
- Accessibility Reviews
- City of Seattle Civic Core ADA Upgrades at Seattle
- Municipal Tower



EvCC - Parks/Student Union - Everett, WA



03 | PAST PERFORMANCE

CAPABILITY STATEMENT

Our team brings a proven track record in delivering efficient, well-coordinated projects for academic and community-serving facilities. We understand the importance of minimizing disruption, working within budget, and delivering spaces that enhance the campus experience for students, faculty, and visitors.



AREAS OF EXPERTISE

Interior Renovations & Space Reconfiguration – Transforming academic and student-focused spaces, including veteran services, learning centers, and community hubs, to improve functionality, accessibility, and user experience.

Building Envelope & Roof Replacement

Conducting thorough assessments and implementing durable, energy-efficient envelope and roofing solutions that protect assets and extend facility life.

Specialized Facility Studies

Providing programming, feasibility, and kitchen studies to guide informed planning and investment decisions.

Infrastructure Upgrades

Repairing and replacing critical site utilities such as sewer lines, with careful coordination to minimize impact on campus operations.

Mechanical System Improvements

Upgrading HVAC equipment and controls across multiple buildings to enhance comfort, efficiency, and operational reliability.

Life Safety Systems

Repairing and upgrading fire alarm and communications systems to meet safety standards and improve response readiness.

Vertical Transportation Systems

Modernizing elevator communications and controls to ensure safe, reliable access for all building users.

Site & Accessibility Enhancements

Improving sidewalks and exterior circulation to support safety, ADA compliance, and campus connectivity.

We approach every project with a focus on collaboration, stakeholder engagement, and long-term value—ensuring each investment strengthens the campus and the community it serves.



04 | RELEVANT EXPERIENCE - PROJECT APPROACH



EvCC Jackson Center - Seattle, WA

We approach every project with a focus on collaboration, stakeholder engagement, and long-term value—ensuring each investment strengthens the campus and the community it serves.

QUALITY CONTROL, COST STEWARDSHIP, & COMMUNITY COLLABORATION

From Jackson Center to Olympus Hall, the Parks Student Union, and the AMTEC building, our work with Everett Community College has shown us the value of listening to stakeholders, respecting budgets, and delivering spaces that serve students and the broader community for decades to come. We understand that every design decision is both a public investment and a reflection of community trust.

Our quality control process is grounded in collaboration—internal milestone reviews, peer input, and clear consultant coordination keep projects on track and free of costly surprises. By reviewing RFIs and submittals with care, and identifying value-based alternatives early, we ensure designs meet functional needs without compromising long-term goals. This approach reduces change orders, supports contractor success, and ensures that public funds are spent wisely.

We also know that working within budget isn't just a technical task—it's about stewardship. On each project, we partner closely with clients, students, and community members to explore solutions that meet priorities, protect resources, and strengthen the connection between campus and community life.

Our team brings extensive experience in renovation, repair, and upgrade projects for public agencies, with a strong track record in higher education. Our past work demonstrates the ability to deliver responsive, detail-driven solutions across a range of project types, including envelope repairs, interior renovations, accessibility upgrades, HVAC and MEP improvements, and scoping/programming for long-term campus needs.

We are proud to have worked with Everett Community College on a series of successful projects, including: Manufacturing Technology & Education Center, Olympus Hall, Jackson Center and Parks State Union Building.

These projects reflect our ability to understand EvCC's priorities, support evolving facility needs, and collaborate closely with stakeholders from concept through construction. We bring this same attentiveness and technical expertise to every task order, regardless of size or complexity.

PROJECT SCOPING, GOALS & BUDGET

Identify a scope of work up-front that is understood by the owner and consulting team. If the scope of work is clear for everyone involved within the project, it eliminates unnecessary confusion regarding drawings, costs, bidding, and construction. Early understanding of the budget will set the pace for the project.

STRATEGIC SCHEDULING

We develop a clear timeline at the project's outset, identifying key scheduling needs and potential challenges, such as material lead times, site access issues,, space relocations, concurrent projects, or funding constraints. Anticipating all possible issues allows us to manage the project schedule effectively.

QUALITY CONTROL

Quality Control (QC) begins at the first meeting with the client and continues through project closeout. We establish strict protocols for high quality specifications and drawings, leveraging our senior personnel's expertise for document reviews. We also utilize the latest tools in technology to streamline communication and information sharing.

04 | RELEVANT EXPERIENCE - PROJECT APPROACH

CLEAR DOCUMENTATION

Complete, well-organized drawing sets and technical specifications reduce construction-phase changes and keep projects on schedule. High-quality, precise contract documents are a hallmark of our firm, ensuring smooth execution.

We develop bid alternates early in the design process, clearly defining base bids and alternative work so clients fully understand each option's impact. Early coordination between drawings and specifications fosters discussions on materials, allows for manufacturer consultations, and ensures the best selection of products for durability and maintainability.

BUILDING ENVELOPE & EXTERIOR RENOVATIONS

Our team includes specialists in roofing, waterproofing, and exterior envelope design. We provide full assessments, detail documentation, and performance-based recommendations for roof and façade systems. Whether it's replacing aging systems or addressing localized failures, we take a comprehensive approach—analyzing existing conditions, identifying risks, and developing cost-effective solutions that consider lifecycle costs, long-term durability, and phased implementation.

INTERIOR RENOVATIONS & TENANT IMPROVEMENTS

We've delivered successful renovations for offices, classrooms, labs, restrooms, and multi-use campus spaces. Our process starts with a collaborative inventory and programming phase—evaluating space needs, system upgrades, and code compliance. We then guide clients through configuration, finish selections, and technical upgrades for lighting, AV/IT, HVAC, fire/life safety, and ADA. Our goal is to modernize facilities to reflect current academic and operational needs while minimizing disruption to campus life.

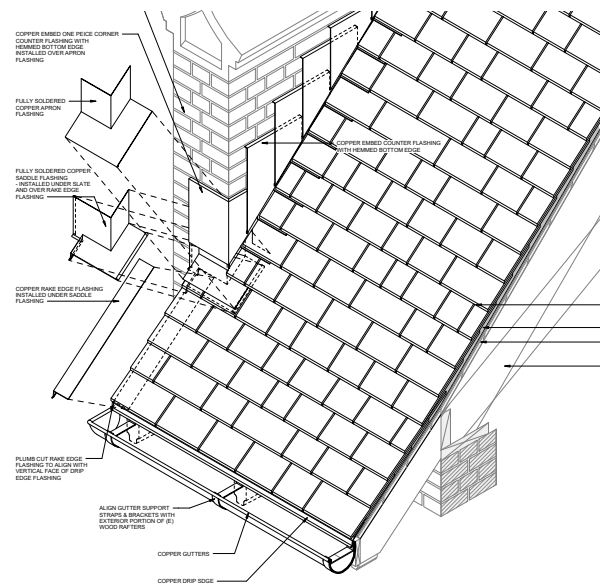
ACCESSIBILITY UPGRADES

Our project managers have significant experience improving campus accessibility, including site circulation improvements, ADA restroom retrofits, entrance modifications, and reconfiguration of parking and pedestrian routes.

We also lead full-building accessibility studies and ensure compliance with DOJ and AHJ guidelines throughout project development and closeout.

CAMPUS UTILITIES, SYSTEMS & SITE IMPROVEMENTS

Stemper AC has supported multiple projects involving HVAC repair/replacement, electrical upgrades, controls, and utility coordination—often within occupied buildings. We are well-versed in the challenges of site work such as sidewalk repair, exterior lighting, and grade adjustments to support pedestrian access and campus connectivity.



Isometric Drawing - Queen Anne Library - Queen Anne, WA



Town Hall - Queen Anne Community Center - Queen Anne, WA

04 | RELEVANT EXPERIENCE - PROJECT APPROACH

ON-CALL EXPERIENCE & LONG-TERM STEWARDSHIP

We have been trusted on-call partners to public agencies across the state for more than 20 years, including DES, Everett Community College, the University of Washington, City of Seattle, Seattle Public Schools, Port of Seattle, Seattle Parks & Recreation, and more. We understand how to scope, phase, and deliver task orders with transparency, technical rigor, and a long-term perspective. Our team is familiar with public procurement requirements, budgeting, estimating, permitting, and construction administration—and brings a responsive, hands-on approach to project execution and warranty support.

COMMUNICATION & STAKEHOLDER ENGAGEMENT

Our design process is rooted in collaboration and shaped by respect for the stakeholders and users in the buildings and spaces we work in, for all project sizes and types. At Stemper AC, we believe that effective project delivery begins with shared understanding. From the start, we will work side by side with Everett Community College and their stakeholders from project representatives to staff and students to align project goals and needs, timelines, and budgets--ensuring transparency and mutual accountability from start to finish. Our outreach approach centers on peer-to-peer engagement through open house meetings, as workshops, focus groups, and one-on-one conversations.

We believe that meaningful communication rooted in equity, integrity, and trust is the foundation of every successful campus/community project, as it is important to shape buildings and spaces together that reflect shared identity and priorities. Listening closely to all perspectives helps us better understand the long term impact of design decisions.

Stemper AC has had successful community engagements on projects such as the Queen Anne Community Center and Mount Rainier Pool Feasibility Studies; Pierce Transit Lobby Renovations, and Seattle Public Schools Rising Star Elementary to name a few.



04 | RELEVANT EXPERIENCE - VERTICAL INTEGRATION

PROVEN EXPEERIENCE IN VERTICAL TRANSPORTATION DESIGN

Our team brings extensive experience and a true passion for designing and modernizing elevators and conveyance systems. We have the capacity and resources to manage multiple projects at once—always keeping client schedules and priorities at the forefront.

Depending on the scope, we can bring in trusted subconsultants from our extensive network, including elevator specialists, engineers, cost estimators, and inspectors. We also welcome the opportunity to work with any consultants preferred by the client. No matter the team, our approach is built on clear communication, reliable coordination, and a shared commitment to delivering quality results that meet both immediate needs and long-term goals.

PROJECT CLIENTS & EXPERIENCE INCLUDE:

- State of WA DES | Capitol Campus Elevator Assessments
- Pierce Transit | Tacoma Dome Station Elevator Pre-Design, Assessments, Cost Est.
- City of Seattle Sea Park
- Seattle Fire Department | On-Call
- Seattle Center | Armory Bldg & Mercer Garage Pre-Design, Design
- University of WA | UW Bothell Assessment, Modernization, Cost Est.



STATE OF WA DES | LABOR & INDUSTRIES HQ ELEVATOR MODERNIZATION & LOBBY RENO

Stemper AC was engaged by DES to assess and modernize six elevators in the L&I Tumwater building. We began with a pre-design report outlining scope, cost estimates, schedule, and interim repair options to extend functionality without duplicating future modernization costs. Following approval, our team designed the full modernization, provided construction documents, and led construction administration. We worked closely with the GC to phase the work strategically, minimizing disruption to building occupants. The elevator upgrades and lobby improvements were successfully completed on schedule.

TEAM

Scott Stemper - PIC
Thomas Horton - PM

SCOPE

Elevator
Modifications
Lobby Renovations

PROJECT SIZE

6 Elevators

START/END DATES

2024



04 | RELEVANT EXPERIENCE



EDMONDS COMMUNITY COLLEGE

WOODWAY & MEADOWDALE ROOF REPLACEMENT

Through our DES Con-Call contract, Stemper AC partnered with Edmonds College Facilities staff to develop a scope of work addressing failing roof systems on two critical campus buildings; Woodway and Meadowdale Halls. To maximize the project's limited funds, we evaluated multiple solutions, including roof re-cover versus full replacement, and assessed different systems such as 3-ply and EPDM.

A comprehensive analysis of construction costs and expected service life led to the selection of the most cost-effective, long-term option. The roof replacement work, which required raising several large mechanical units onto taller curbs, was carefully coordinated with college staff to minimize disruption to building operations throughout construction.



TACOMA COMMUNITY COLLEGE

BUILDING 11 STUDENT CENTER ENVELOPE REPAIRS

Building 11 is the heart of Tacoma Community College's student life—home to dining spaces, the bookstore, a web café, and student government offices. When the exterior cladding and roof began to fail, the college sought a solution that would not only stop the leaks but also give the building a fresh, modern presence on campus.

Our team designed a durable, watertight envelope system, replacing the aging stucco with sleek metal cladding that complements newer campus buildings. Roofing repairs were completed with long-term performance in mind, ensuring the facility remains protected and welcoming. From early design concepts through permitting, cost estimating, and final construction documents, we worked closely with TCC to deliver upgrades that blend function, longevity, and visual appeal.

TEAM

Scott Stemper - PIC
Sally Crone - PM

SCOPE

Roof Replacement
Construction Estimates

BUDGET & SIZE

\$1.2 M | 16,717 SQ FT

START/END DATES

CURRENT

TEAM

Scott Stemper - PIC
Marc Tegen - PM

SCOPE

Building Envelope Repair
Re-Cladding
Roofing Repairs
Weatherproof Design

BUDGET & SIZE

\$1.2 M | VARIED SCOPE

START/END DATES

2021



04 | RELEVANT EXPERIENCE



UNIVERSITY OF WASHINGTON
FLEET SERVICES BUILDING ROOF REPLACEMENT

The Fleet Services building is the primary automotive maintenance facility for the University of Washington and UW Medical Center. Stemper AC completed the design and construction of a roof replacement project at this building. UW approached Stemper AC with the goal of eliminating leaks without adversely affecting daily operations. The existing roof consisted of ribbed sheet metal roof panels with matching profile polycarbonate panels functioning as skylights. The existing metal roof panels were thin, cracked, and waterproofed with failing sealants. Challenging aspects of this project were the building’s limited structural capacity for a new roof system; due to the need for maintaining building operations, complete removal and replacement of the existing metal roof system was not an option. With Stemper AC’s deep bench of experience and knowledge of roof systems, we provided a solution that met the client’s goals while working within the structural load limitations inherent to a pre-engineered metal building (PEMB).



PIERCE TRANSIT
MAIN LOBBY

Pierce Transit brought our team on as an on-call architect in 2016, and we’ve since worked closely with them on a range of interior renovation and elevator modernization projects. One major effort involved Building 4, the agency’s Administrative Headquarters, where we led tenant improvements from predesign through construction. As a major regional transit authority, this renovation was an interest project of Pierce Transit’s CEO as Building 4 is open to the general public. Stemper AC collaborated with the Pierce Transit executive team to understand goals in creating a welcoming, energetic and lively space.

TEAM Scott Stemper - PIC Marc Tegen - PM	SCOPE Assessment Leak-Mitigation Skylight-Removal Decking Structural-Retrofit Roof Installation Weatherproofing Operations-Contiuity
BUDGET & SIZE \$400 K	
START/END DATES 2021-2022	

TEAM Scott Stemper - PIC Marc Tegen - PM	SCOPE Security Upgrades, Improvements & Upgrades, Ext. Building Coating Ceiling & HVAC Replacement Lobby & Lounge Interiors
BUDGET & SIZE \$1.7 M 24,000 SQ FT	
START/END DATES CURRENT	

05 | DIVERSE BUSINESS INCLUSION STRATEGIES

At Stemper AC, we are committed to fostering diversity and inclusion by actively partnering with Minority- and Women-Owned Business Enterprises (MWBE) and Small Business firms. For over three decades, we've prioritized including MWBE partners in projects—from building envelope repairs and roof replacements to interior upgrades and elevator modernizations—built on trust, shared expertise, and the belief that diverse teams create stronger outcomes.

OUR APPROACH

Established MWBE Partnerships: We maintain strong relationships with experienced MWBE consultants who consistently deliver quality work and are often preferred by our clients. These trusted partners will continue to play a key role in meeting project needs at Everett Community College.

Expanding Our Network:

We actively use Washington's OMWBE Directory to connect with new MWBE firms, broadening our outreach and bringing diverse perspectives to each project.

Client Collaboration:

We work closely with clients—project managers, facilities teams, and procurement staff—to identify additional MWBE partners that align with project goals.

ONGOING OUTREACH

We attend trade events, agency-hosted forums, and vendor meetups to connect with new firms and build relationships for future teaming.

Inclusive Selection Process:

- Identify scope areas suitable for subconsultants
- Seek out qualified MWBE firms for those areas
- Monitor and report on their participation throughout the project

Key Areas for Inclusion: We find the greatest MWBE opportunities are often in scopes such as envelope and roofing work, electrical and mechanical systems, civil engineering, environmental consulting, and cost estimating.

OUR COMMITMENT TO MENTORSHIP

As an MWBE-certified firm since 2018, we understand the value of mentorship—having benefited from it ourselves. We now pay it forward by guiding other MWBE firms in teaming, agency processes, and networking. Many we've supported over the past 20 years remain trusted partners today. Our ongoing outreach, mentoring, and coordination efforts reflect our core commitment to equity and inclusion in the AEC industry.

CONTINUED COMMITMENT TO MEANINGFUL INCLUSION

Our team understands the unique perspective of MWBE firms—both as collaborators and through our own experience navigating certification and growing in the public sector. We've benefited from mentorship and support, and we're committed to paying that forward by building authentic, long-term partnerships. Inclusion is an ongoing practice that requires intention, follow-through, and mutual respect. We'll continue to seek meaningful MWBE participation based on project scope and proactively engage firms whose expertise and values align with the College's goals—delivering quality work while building stronger, more inclusive teams.

MWBE SUB-CONSULTANT EXAMPLES

SEATTLE PARKS & RECREATION

Roof & HVAC Replacements, Restroom Remodels, Exterior & Seismic Upgrades

Sub-Consultant Fee %:

The Greenbusch Group - 19.1%

SEATTLE CENTER

Elevator Modernizations for Mercer Garage & Armory Building

Sub-Consultant Fee %:

Elevator Consulting Services (ECS) - 22.8%

PIERCE TRANSIT

Building 4 Headquarters Interior Lobby Renovations
Tenant Improvements, lighting upgrades

Sub-Consultant Fee %:

Tres West Engineers - 45.5%

