10.01.2025 | STATEMENT OF QUALIFICATIONS

Washington State Department of Social & Health Services

PROJECT NO. 2026-085 | WA. STATE DEPT. OF CHILDREN, YOUTH & FAMILIES (DCYF)

ECHO GLEN CHILDREN'S CENTER UPPER CAMPUS BOILER REPLACEMENT | SNOQUALMIE, WA

HARGIS

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: Hargis Engineers		
UBI: 601360010	TIN: 91-1539289	License#: 1160
Point of Contact Name: Brian Haugk		
Point of Contact Title: Principal, Mechanical		
Email: brian.haugk@hargis.biz	Telephone: 206.436.0405	
Address: 1201 Third Avenue, Suite 600		
City: Seattle	State: WA	Zip: 98101

October 1, 2025

State of Washington
Department of Enterprise Services
Facility Professional Services
Olympia, WA

ATTN: Lisa Horn, DES Project Manager
Jacob Simmons, DCYF Project Manager

RE: DCYF Project No. 2025-085
Echo Glen Children's Center Upper Campus Boiler Replacement

Washington State Department of Children, Youth & Families (DCYF) is one of the few statewide enterprises delivering human services in fixed facilities. Among the many complexities the agency must manage, compliance with the progressive Washington State Energy Code and Clean Buildings Act adds another layer of requirements. We know these mandates well and bring a portfolio of relevant experience.

For more than twenty years, we have partnered with two of the state's largest enterprises—DSHS and DOC—delivering capital projects within operational, access-controlled campuses. As systems have aged and programs have shifted, we have worked closely with stakeholders to plan and implement projects across multiple biennia, ensuring continuity and resilience.

What distinguishes us for this program is our depth of knowledge, professional resources, and institutional familiarity. Our team brings legacy site experience and an understanding of the technologies needed to meet the project's goals. We recognize that DCYF has reviewed multiple system options, with VRF emerging as the recommended approach—a technology we first introduced to Washington in 2001 and supported through its code adoption process.

Our featured projects highlight technical expertise, planning discipline, and political awareness. We anticipated potential obstacles, defined clear pathways forward, and provided owners with options and contingencies to maximize value within available funding. Under past performance, we demonstrate a proven process for aligning with program goals and delivering success.

This experience, combined with our role as a prime consultant, positions us to realize the intent of this investment. We are committing the team that has consistently delivered integrated solutions and built strong relationships with peers who understand the unique DCYF operating environment. Together, we look forward to advancing the DES/DCYF program.

BRIAN HAUGK, **PE, LEED® AP**
Principal, Mechanical
Program Manager

RON ELIASON, **PE, PMP**
Principal, Mechanical
Co-Program Manager/ Quality Assurance

BRIAN HAUGK
PE, LEED® AP
PRINCIPAL, MECHANICAL
D 206.436.0405
C 206.355.4236
E brian.haugk@hargis.biz

RON ELIASON
PE, PMP
PRINCIPAL, MECHANICAL
D 206.436.0466
C 206.963.5682
E ron.eliason@hargis.biz

HARGIS
1201 Third Avenue, Ste. 600
Seattle, WA 98101

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EXECUTIVE SUMMARY

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The scope of this project bridges technical aptitude with consultancy acumen. As an initiative that will address occupant comfort, improved system performance and extend the life of the buildings' operations, its success hinges upon a consulting team's ability to develop feasible options to meet the program's intent. Over the past twenty-plus years, we have invested in such a team and developed peer relationships that have delivered well-coordinated solutions for Washington state agencies (page 8).

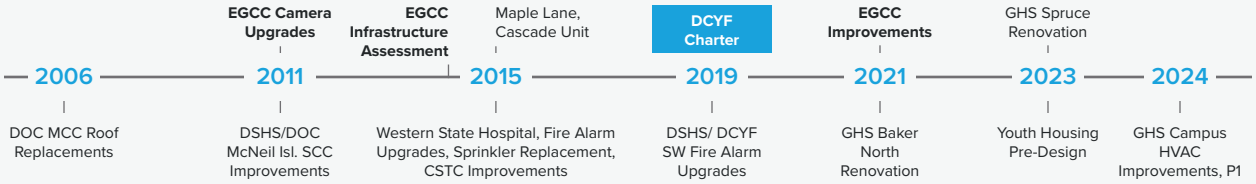
We were introduced to Washington State's behavioral and rehabilitation programs through our work with the Department of Corrections (DOC) and Department of Social & Health Services in 2007 and 2012 respectively. Leading discreet upgrades and supporting capital improvements within these access-controlled environments, we became intimately familiar with the technical, operational, and programmatic requirements of these unique facilities. Bringing that experience forward to serve the Department of Child, Youth & Families, we have supported the agency's mission and capital investments under phased and accelerated schedules.

As we approach this initiative, we understand stakeholders expect the program to balance scope with available resources. Key to realizing that objective will be advancing a phased approach that delivers higher efficiency and life-cycle value, improves ventilation and temperature control, reduces energy and water use, enables independent building operation, shifts heating toward electric heat-pump systems, and ensures compliance with Washington State's energy code and greenhouse gas reduction goals. As we develop this plan, we will apply our experience (pages 9-13) to lead the programming and technical aspects. Joining us in this endeavor is a team of specialists with a proven track record for successful outcomes.

For more than 35 years, KMB has provided design and planning services to meet the needs of Washington State's secure facilities. Their expertise in designing for discreet scopes of work, specifically HVAC replacements, roof repairs and replacements, and tenant improvements allows them a comprehensive understanding of the construction process, translating to a well-coordinated design. Coupled with their experience leading the six capital improvement projects at Echo Glen and leading the Statewide Youth Housing Predesign, they have developed a rapport with local stakeholders and third-party contributors who will influence the project's outcome.

JB Iringan has provided cost estimating for a wide variety of publicly funded projects for over 30 years. Partnering with us on several system-driven upgrades over the past decade, he understands the unique conditions and considerations associated with access-controlled, phased projects.

DEMONSTRATED VALUE



01 **CONTINUITY IS KEY**

Where commitment and tenure meet, programs excel. Our team averages **23 years** of experience and have served Hargis clients consistently for an average of **15 years.**

02 **INDUSTRY LEADERSHIP**

Personally invested in industry advancements, our team has **provided technical consultancy** to governing bodies to support the built environment.

03 **EFFICIENCY BY DESIGN**

Well-executed designs stem from well-defined plans crafted by **experienced professionals** who can effectively navigate the technical and non-technical elements of a project.

04 **ENTERPRISE VERSED**

Serving **enterprise programs for over 40 years,** our methods are tested and proven on scalable projects.

05 **CLIENT ADVOCATE**

We invest resources to serve clients beyond the project, bringing forth ideas to improve and enhancement through project delivery and facility operations...**a value that is realized long after project closeout.**

When experience matters, clients turn to us for consistency, quality and thought leadership.

KEY PERSONNEL

KEY PERSONNEL

The team we have committed to the program have the technical acumen and project management skills to meet stakeholders' objectives. They have demonstrated their ability to deliver discreet scopes of work within active, access-controlled environments, benefiting Washington state's departments of Children, Youth & Family Services, Social & Health Services, and Corrections. As members of a collective team that values tenure and continuity of services to clients, they are continuing a 22-year tradition of serving the state's most secure and vulnerable populations.

BRIAN HAUGK – Principal-in-Charge/Program Manager, responsible for the overall program: contracts, staffing, quality of deliverables, and technical leadership

RON ELIASON – Co-Program Manager/Quality Assurance & Control and backup to Brian for times of planned and unforeseen unavailability

MATT STRAIN – Project Manager, leads the team in program plan development and implementation that aligns with campus operations and DCYF's goals and provides day-to-day leadership and project coordination

ANDREW CLAGETT – Project Engineer who will provides a second layer of technical and engineering support, alongside the technical and subconsulting team

MICHAEL BARANICK – Energy Services technical lead responsible for energy modeling and LCCA support

ERIK STEARNS – Electrical technical lead who will support cross team coordination and define the electrical direction

BEN HELMS – Telecommunications & Security technical lead as a part of the day-to-day technical team that will coordinate system integration

GREG COOK (KMB) – Architectural lead to support program plan development; architectural oversight

AMANDA CANO (KMB) – Architectural project designer who will coordinate the adopted solution in collaboration with the team

TONY MASON (LUND OPSAHL) – Structural lead responsible for identifying modifications required to support the equipment and architectural adaptations.

BLAKE LORD (KPFF) – Civil engineer technical lead, supported by Associate and Quality Control Reviewer Clint Pierpoint, as needed.

JUAN IRINGAN (JP IRINGAN) – Cost Estimator providing data to support budgets aligned with phasing strategies, funding cycles, and optimal resource use for the defined scope.

PROGRAM & PROJECT LEADERSHIP

BRIAN HAUGK
PE, LEED® AP
PRINCIPAL, MECHANICAL
PRINCIPAL-IN-CHARGE

RON ELIASON
PE, PMP®
PRINCIPAL, MECHANICAL
PRINCIPAL-IN-CHARGE

MATT STRAIN
PE, LEED® AP
SENIOR ASSOCIATE
MECHANICAL

TECHNICAL LEADERSHIP

ANDREW CLAGETT
PE
ASSOCIATE
MECHANICAL

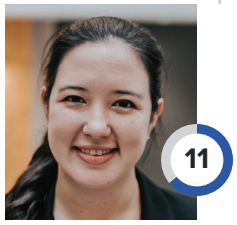
MICHAEL BARANICK
PE, CEM®
ASSOCIATE PRINCIPAL
ENERGY SERVICES

ERIK STEARNS
PE, LEED® AP
PRINCIPAL
ELECTRICAL

BEN HELMS
PE, RCDD®, DHIA
SENIOR ASSOCIATE
TELECOM, SECURITY

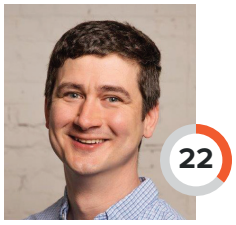
ARCHITECTURE

GREG COOK
AIA, CCHP
PROJECT MANAGER
ARCHITECT



AMANDA CANO
ARCHITECTURAL
PROJECT DESIGNER

STRUCTURAL

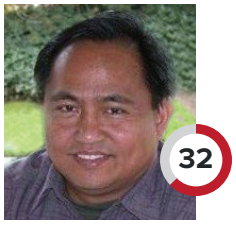


TONY MASON
PE, SE, DBIA ASSOC.
PRINCIPAL, STRUCTURAL
ENGINEER

CIVIL

BLAKE LORD
PE
ASSOCIATE, CIVIL
LEAD ENGINEER

COST EST.



JUAN IRINGAN
CONSULTING,
COST ESTIMATING

##
YEARS WITH FIRM
years with industry

BRIAN HAUGK PE, LEED® AP

PRINCIPAL, MECHANICAL, PRINCIPAL-IN-CHARGE

Brian's ability to integrate diverse mechanical systems into occupied, movement-controlled, campus environments lead to informed decisions that align with our client's scheduling, budgetary, operational, sustainable and performance goals. As a consultant, he has introduced and supported the successful integration of several technical firsts to Washington entities, including the VRF system, ground source heat pumps, hybrid displacement and high-efficiency mechanical systems.

INVESTED

32 Years - Industry | 32 Years - Hargis

EDUCATED

University of Idaho, BS & MS Mechanical Engineering

EXPERIENCED

- WA State DSHS
  - Reynolds Building, Boiler & Heating System Upgrades
  - Western State Hospital, Building 10 Renovations
  - CSTC Administration - Seclusion Room
  - CSTC Camano Calming Room
- Pierce County
  - CBPS Consulting
  - Juvenile Detention Center, Remann Hall Controls Upgrade
  - Main Jail (Adult), Controls Upgrade
- Lewis County
  - Juvenile Court, HVAC, Telecommunications & Security Upgrades
  - Juvenile Court and Rehabilitation Center, Renovation & Addition

RON ELIASON PE, PMP®

PRINCIPAL, MECHANICAL, PRINCIPAL-IN-CHARGE

Equally skilled at traditional and alternative project delivery methods, Ron has a talent for grasping client goals and translating them into mechanical engineering solutions. He effectively implements management approaches and design options that foster joint efforts amongst diverse teams serving municipal projects. Ron's technical focus and collaborative style promotes communication within project teams and offers systems tailored to succeed.

INVESTED

36 Years - Industry | 20 Years - Hargis

EDUCATED

University of Washington, BS Mechanical Engineering

EXPERIENCED

- WA DCYF
  - Green Hill School, HVAC Improvements
  - Green Hill, Spruce P2
  - North Baker Renovation
- WA DSHS
  - Echo Glen Infrastructure Upgrades
  - McNeil Island SCC Kitchen Upgrades
  - WSH Fire Sprinkler Upgrades
- King Co. Metro, Base Mechanical Upgrades (5)
- UW, Chiller Replacements

MATT STRAIN PE, LEED® AP

SENIOR ASSOCIATE, MECHANICAL

Matt serves 24/7 operating campus environments through his extensive experience assessing and developing infrastructure solutions to support continuous operating spaces. His ability to identify and execute scopes of work enables him to offer a full range of technical leadership and engineering services. His understanding of the system interdependencies serving these spaces enables him to engage those with the expertise to properly support the scope of work.

INVESTED

31 Years - Industry | 20 Years - Hargis

EDUCATED

University of Washington, BS Mechanical Engineering

EXPERIENCED

- WA DCYF
  - Green Hill, Spruce P2
  - North Baker Renovation
- WA DSHS
  - WSH Fire Sprinkler Upgrades
  - SCC King Hall AHU Replacment
- WA DOC
  - MCC Fieldhouse Roof Replacment
  - WCCW Fire Alarm Replacement
- King Co. Metro, Base Mechanical Upgrades
- UW, Chiller Replacements
- ValleyComm 911, Data Center Upgrades

ANDREW CLAGETT PE

ASSOCIATE, MECHANICAL

As a detailed engineer and an active project manager, Andrew focuses on the technical needs of Hargis' clients. He supports project teams by providing calculations, design work, analyses for heating and cooling loads and life cycle costs, and producing performance-based specifications. His project management duties span schematic development through construction administration and closeout, collaborating throughout each phase with diverse teams to guide projects towards final completion.

INVESTED

28 Years - Industry | 24 Year - Hargis

EDUCATED

Colorado State University, BS Mechanical Engineering

EXPERIENCED

- King Co. Metro, Base Mechanical Upgrades
- UW, Chiller Replacement Program
- UWMC
  - Mechanical Upgrades
  - BB1552 3-Phased Renovation
  - Office Conversion
  - Vascular Lab 2-Phased Renovation
  - BB Tower Power, Emergency Repair
- WA Patrol, Bow Lake Weigh Station HVAC

MICHAEL BARANICK PE, CEM®

ASSOCIATE PRINCIPAL, ENERGY SERVICES

Mike utilizes his understanding of mechanical systems, energy efficiency measures, sustainable approaches and facility utilization to develop conservation strategies that balance owner considerations. His ability to discern client objectives, collect meaningful data and translate it into measurable outcomes upholds operational and conservation expectations.

INVESTED

21 Years - Industry | 14 Years - Hargis

EDUCATED

Seattle University, MBA
Santa Clara University, BS Mechanical Engineering

EXPERIENCED

- WA DCYF, Green Hill School, HVAC Improvements
- WA DSHS, SW Meter Project
- City of Bellevue, Energy Code Reviewer
- Pierce Co., CBPS Consulting
- Port of Bellingham, CBPS Consulting
- Bellevue College, CBPS Consulting
- King Co. Metro, Bases Energy Modeling
- Snohomish Co. PUD, Energy Modeling
- ValleyComm 911, Data Center Upgrades
- WA State LCCA Reviewer, 12 Years

ERIK STEARNS PE, LEED® AP

PRINCIPAL, ELECTRICAL

Erik's discernment capabilities enable him to tailor consulting services responsive to owner's needs. His ability to account for outside factors that influence project success translates into well-coordinated, well-executed initiatives in the best interest of the stakeholders. As such, he is engaged with system planning, programming and common engineering functions, as well as leading complementary services that enhance project viability and ongoing training and maintenance.

INVESTED

33 Years - Industry | 23 Years - Hargis

EDUCATED

Washington State University, BS Electrical Engineering

EXPERIENCED

- WA DCYF
  - Green Hill School, HVAC Improvements
  - North Baker Renovation
- WA DSHS
  - EGCC Infrastructure Upgrades
  - EGCC Fire Alarm Replacment
  - CBPS SW Building Submeter Installation
  - CSTC Camano Calming Room
  - CSTC Administration Seclusion Room
- WA DSHS/DCYF SW Fire Alarm Replacment (5)

BEN HELMS PE, RCDD®, DHIA

SENIOR ASSOCIATE, TELECOM, SECURITY

Ben's experience serving enterprise clients brings forth an understanding of campus operations, aging infrastructures and the integration of converged technologies to support the deployment of system solutions. His ability to scope large-scale projects and design to target value aids clients in moving complex, communications infrastructure intensive projects forward. Coupled with his approachable demeanor and proactive communication style, he is able to connect with individuals with various technical backgrounds to build consensus and garner buy-in.

INVESTED

16 Years - Industry | 6 Years - Hargis

EDUCATED

Eastern Washington University, BS Electrical Engineering

EXPERIENCED

- WA DCYF
  - Green Hill School, HVAC Improvements
  - North Baker Renovation
- WA DSHS
  - Echo Glen Infrastructure Upgrades
  - Network Infrastructure Assessments
  - Western State Hospital
    - CSTC Patient Door Alarm System, Building 28: Safety & Security Repairs, CSTC Patient Door Alarm System
- WA DSHS/DCYF SW Fire Alarm Rplmnt. (5)

GREG COOK AIA, CCHP

PROJECT MANAGER, ARCHITECT

A proponent of leveraging the impact of the built environment on health and wellness, Greg has dedicated his career to advancing therapeutic, evidence-based design practices in secure environments. With more than 25 years of experience, Greg has been able to deliver successful projects that range from small renovations to comprehensive master plans. Greg has consulted with the National Commission on Correctional Health Care as a Correctional Health Design Specialist and led their task force to develop design best practices for secure facilities and is a frequent presenter at national conferences.

INVESTED

27 Years - Industry | 4 Years - KMB

EDUCATED

Washington University in St. Louis, MS Architecture
University of Illinois, BS Civil Engineering

EXPERIENCED

- WA DCYF
  - Echo Glen Children's Center Secure
    - Living Unit 1, Emergency Project, Secure Facility
    - Improvements, Campus Doors Replacement, Security
    - Fencing Feasibility Study, Emergency Generator
  - Green Hill School Renovations
  - Statewide Master Plan

AMANDA CANO

ARCHITECTURAL PROJECT DESIGNER

Amanda is an emerging leader at KMB who is drawn to finding balance in her work between design and project management; the program and the budget; function and form. Through the rare combination of big-picture perspective and attention-to-detail, Amanda offers a comprehensive design approach that prioritizes client satisfaction. She takes the time required to properly sequence and prioritize project needs, with a keen eye for coordination that ensures supportive relationships between team members and that project goals are accomplished.

INVESTED

11 Years - Industry | 7 Years - KMB

EDUCATED

Kansas State University, BS & MS Architecture

EXPERIENCED

- WA DCYF
  - Green Hill School, HVAC Improvements
  - Green Hill, Willow Cottage
  - Spruce Living Unit Renovation
  - EGCC Facility/System Upgrades Echo Glen Campus Doors Replacement
- Echo Glen
  - Cottage #4 – Pre-design
  - Secure Facility Improvements – with Hargis
  - Security Fencing Feasibility Study – with Hargis
  - Generator Fuel Tank Design – with Hargis
  - Living Unit 1 – Emergency Project

TONY MASON PE, SE, DBIA ASSOC.

PRINCIPAL, STRUCTURAL ENGINEERING

Tony's initial career as a contractor informs his unique builder-designer perspective, allowing him to quickly identify risks, streamline processes, and enhance on-site communication. With over 22 years of experience in designing complex structures and extensive means-and-methods engineering, he has developed a deep understanding of the built environment and construction sequencing, leading to more efficient issue resolution. His background with public projects and structural support for mechanical upgrades makes him a valuable asset to this project.

INVESTED

22 Years - Industry | 8 Years - Lund Opsahl

EDUCATED

University of New Orleans, BS Civil Engineering

EXPERIENCED

- WA DCYF, Echo Glen Emergency Generator Addition
- WA DSHS/DCYF Youth Housing Pre-design
- WA DOC, Clallam Bay Correction Center HVAC
- King Co. Metro, HVAC Replacement – Atlantic, South, & East Bases
- UW
  - Winkenwerder Hall Cooling Upgrade
  - Mechanical Upgrades
- WA DES, Bellevue College Building A Electrical Upgrades

BLAKE LORD PE

ASSOCIATE, CIVIL ENGINEERING,
LEAD CIVIL ENGINEER

Working alongside innovative engineers and leading civil design and permitting teams, Blake regularly enhances team production and project efficiency with persistent communication, diligent project management, and attention to design and permitting details. He thrives in finding effective solutions to meet client-focused goals while ensuring that the regulatory standards are met. Blake understands the importance of design improvements that minimize cost and maximize efficiency while also considering constructability and future maintenance requirements.

INVESTED

9 Years - Industry | 6 Years - KPFF

EDUCATED

Saint Martins University, BS Civil Engineering

EXPERIENCED

- WA DCYF
  - Green Hill School, Baker Living Unit Renovation
  - Green Hill School, Spruce Living Unit Renovation
- WA DSHS
  - Echo Glen Children's Center Security Improvements
  - Child Study & Treatment Center Expansion
  - McNeil Island Water System New Well Source & Treatment
  - Woodinville Community Facility Bed Expansion
- Bellevue College Water Main RPBA Evaluation, Design, & Permitting
- Mission Creek Corrections EV Chargers Transformer Pad
- Washington Correction Center Steam Utilidoor Repair

JUAN IRINGAN

CONSULTING, COST ESTIMATING

Juan has more than 30 years of experience in all phases of cost estimating, cost control, value engineering and scheduling. He offers individualized service tailored to the Department of Social & Health Services' needs. His cost experience includes assessment of existing facilities, feasibility studies, budget analysis, parametric evaluations, change order evaluations, and LCCA.

INVESTED

32 Years - Industry | 20 Years - JB Iringan Consulting

EDUCATED

University of Washington, BS Engineering & Economics

EXPERIENCED

- WA DCYF, Green Hill School, HVAC Improvements
- WA DSHS, Green Hill School Expansion
- WA DSHS Rainier School Fire Alarm Replacement
- WA DCYF EGCC Fire Alarm Upgrade
- WA State DSHS Western State Hospital
  - CSTC Orcas Cottage Addition, Fire Alarm Upgrade
- KC Maleng Roof Replacement

HARGIS-LED PROJECTS:

- WA DSHS Fire Alarm Upgrades, 5 Campuses
- WA DOC
  - MCC, Fire Sprinkler Upgrade
  - WCCW Fire Sprinkler Upgrade

RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

Our ability to scope, scale and execute projects of this nature accentuates our technical aptitude to deliver solutions that align with stakeholder objectives - whether as the prime or sub-consultant. Demonstrated repeatedly over the past two decades, we have a proven formula for providing value to state's capital investments.

HARGIS PROJECTS

	Prime Consultant	Active/ Occupied Site	Healthcare/ Rehabilitation Program	Access Controlled	Publicly Funded	Phased Funded	Conservation Strategies	Delivery Method
WA DCYF, Echo Glen Infrastructure Upgrades	Hargis	●	●	●	●	●	●	DBB
WA DCYF, Green Hill School, HVAC Improvements	Hargis	●	●	●	●	●	●	DBB
WA DCYF Green Hill School, Spruce Living Unit Renovation	KMB	●	●	●	●		●	DBB
WA DCYF Green Hill School, Baker North Remodel & Expansion	KMB	●	●	●	●		●	DBB
WA DCYF Green Hill School, Camera & Telecommunications Infrastructure Upgrades	Hargis	●	●	●	●			DBB
WA DCYF Green Hill School, Electrical Upgrades	Hargis	●	●	●	●			DBB
WA DCYF Youth Housing Pre-design	KMB		●	●	●		●	
WA DCYF Fire Alarm Replacements	Hargis	●	●	●	●	●		DBB
WA DSHS/DOC Cascade Cottage Unit Emergency Renovation	KMB	●	●	●	●			DBB
WA DSHS Western State Hospital, Fire Sprinkler Upgrades	Hargis	●	●	●	●			JOC
WA DSHS Western State Hospital, Buildings 9 & 20 Fire Alarm Upgrades	Hargis	●	●	●	●			DBB
WA DSHS Western State Hospital, Unified Communication System Upgrades	Hargis	●	●	●	●			DBB
WA DSHS Western State Hospital, Bldg 29 New Entry		●	●	●	●			DBB
WA DSHS, Child Study & Treatment Center Upgrades		●	●	●	●			DBB
WA DOC Maple Lane Campus Planning	KMB	●	●	●	●			DBB
WA DOC MCCCW Boiler Replacement	Hargis	●	●	●	●		●	DBB
WA DOC WCCW Building AA-Emergency Chiller Replacement Project	Hargis	●	●	●	●			JOC
WSP Fire Training Academy Dormitory Upgrade		●		●	●			DBB
University of Washington, Mechanical Upgrades	Hargis	●			●	●		DB
King County Metro Transit Division, HVAC Upgrades (4 Bases)	Hargis	●			●	●	●	MCCM
ValleyComm, 911 Data Center Mechanical Upgrades	Hargis	●		●	●	●	●	DBB

Hargis KMB

RELEVANT EXPERIENCE

DCYF HVAC IMPROVEMENTS
GREEN HILL SCHOOL

Green Hill School is the site of an 1889 reform school that has been re-purposed several times to support the state's behavioral health needs.

HVAC Improvements & Decarbonization Planning
The HVAC Improvements project is an ambitious, phased effort to electrify and modernize the 16-building campus. Phase 1 focuses on three housing units to introduce cooling, replace end-of-life systems, and improve ventilation, energy recovery, and controls, while establishing a decarbonization plan to guide the campus-wide transition to electrified systems, with a new CO_2 central plant extended to 3 buildings.
BUDGET: $5.96M // ACTUAL: bids in 2026

Baker North
The 7,800-sf North Cottage was recently remodeled and expanded by 500 sf to serve individuals ages 21–25. With the south wing's mental health unit remaining occupied, the $4.3 million project required precise planning to integrate HVAC, plumbing, electrical, lighting, life-safety, and security upgrades into the building and campus without triggering major code changes.
BUDGET: $4.38M // ACTUAL: $3.78M // 2024

Spruce Living Unit
As an occupied living facility with systems at the end of their useful life, the full building systems renovation optimized existing components as much as possible to align with the $6 million budget for the partial living quarters' renovation.
BUDGET: $6M // In Design // 2025

REFERENCE: Jacob Simmons
jacob.simmons@dcyf.wa.gov | 360.556.6171

PUBLIC HEALTHCARE
DSHS DIVERSION & RECOVERY PROGRAM PREDESIGN

An assessment of facilities across eastern and western Washington examined options to support Behavioral Health Programs aimed at diverting, treating, and rehabilitating repeat users of the criminal justice, acute care, and mental health systems. Focused on individuals with serious mental health and substance use disorders, the effort led to a $63 million facility concept developed in collaboration with stakeholders to meet statewide needs.

WESTERN STATE HOSPITAL

Fire Sprinkler
A fire protection system assessment identified deficiencies in three buildings (6, 10, 16) and potential head-end replacements in ten others (9, 17–21, 26–29). The system, supplied by campus wells through pumps and two water towers, operates as a gravity-fed network. With limited funding, target value design practices were applied to deliver the full replacement scope.
BUDGET: $1,020,623 // ACTUAL $1,040,640

Anti-Ligature Standardization
From the sprinkler project, another initiative emerged: to assess exposed components in unsupervised settings for high-riskligature and develop a standard. Spaces in buildings 18-20 and 28 and 29 were reviewed, with a second review for all potential components.
BUDGET: P2 $2.3M // ACTUAL P1 $1.1M, P2 in process

REFERENCE: Adrian Hinojos
adrian.hinojos@dshs.wa.gov | 564.200.2456

Campus Infrastructure Upgrades
WSH's aging and expanding campus has taxed the campus infrastructure. Under our on-call contract we were engaged to resolve a system failure in proximity to Building 4 – a hub that serves [~1M sf/38 buildings on the main WSH campus as well as CSTC campus] of the campus. We worked with stakeholder to develop a plan to mitigate risk and replace the critical infrastructure in alignment with their funding cycle and operational needs.
COST OPINION: $1.455M // LOW BID: $935k;
MEDIAN BID: $1.141M

REFERENCE: Aarón Martínez
aaron.martinez@dshs.wa.gov | 360.902.8325

ADDITIONAL PROJECTS

- WSH & CSTC Campus Network Infrastructure Assessment & Upgrades
- WSH Bldgs 9 & 20 Fire Alarm Upgrades
- WSH Bldg 10 Renovations
- WSH Campus Generator Study & Upgrade
- WSH Fire Sprinkler Upgrade
- WSH Laundry Building Electrical Panel Replacement
- WSH Unified Communications System Upgrade

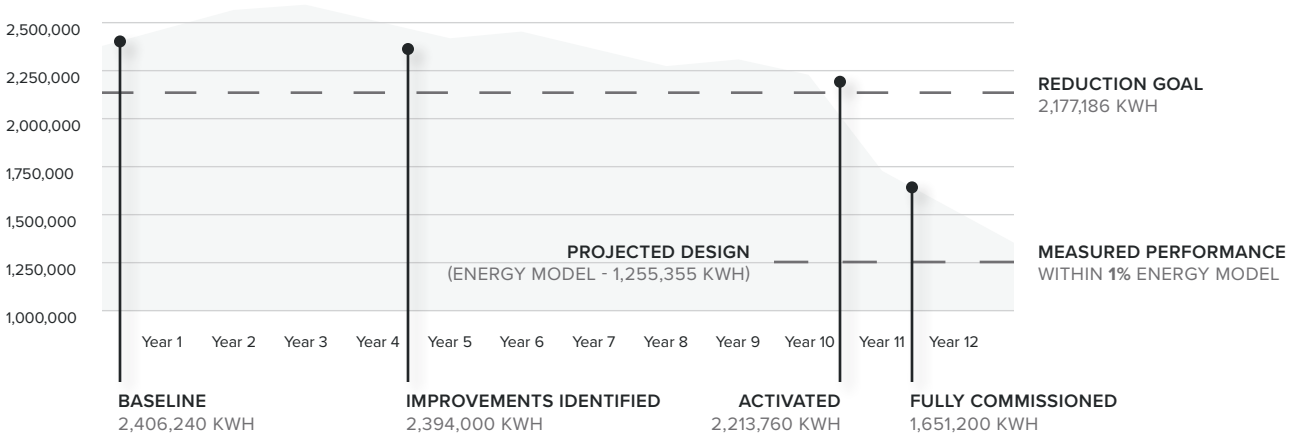
RELEVANT EXPERIENCE

CAMPUS MECHANICAL UPGRADES
KING COUNTY METRO

HVAC & Electrical Upgrades

Establishing the technical, conservation and project implementation for the division, we have continued to support the operational efficiency of the enterprise.

24/7 OPERATING CENTER ENERGY PROFILE



North Base

Establishing the technical, conservation and project implementation for the division, we have supported the operational efficiency of the enterprise. The agency turned to us develop the approaches to improving the system performance across its mid- to late 1980's constructed facilities representing administrative, vehicle maintenance, and critical communications. The first in the series of projects was the North Base, a 3-building, 24/7 campus with 76,500 square feet of occupied space. Occupant comfort was a key driver in the admin building's upgrades, as was the intent to achieve LEED® silver or better by design.

The team incorporated five conservation strategies that have proven to reduce the energy consumption by 42% (within 1% of Hargis' energy model), improved occupant satisfaction and secured $285,000 in energy grants, and achieved LEED® Gold New Construction certification.
BUDGET // ACTUAL: $6,629,340 / $7,744,452

Regional Base HVAC Upgrades

Modeled after Hargis' successful North Base replacement effort, the Atlantic, South and East bases, as well as the South Facilities, received HVAC upgrades. We lead the project scoping, planning and integration with current capital improvements to poise the remaining four facilities, totaling 294,800 sf, for continued operations as the agency addresses increased demands and aging infrastructure. Utilizing the ESCO contracting mechanism, the owner on-boarded a mechanical contractor to complete the system installation just prior to COVID. The heightened awareness of indoor air quality (IAQ) and increased fan energy demand to improve IAQ, we worked closely with the stakeholders and contractor to modify the enterprise standard and uphold the project objectives.
BUDGET // ACTUAL: $33,000,000 // ESCO guaranteed

REFERENCE: Brian Berard
bberard@kingcounty.gov | 206.263.4160

RELEVANT EXPERIENCE

CAMPUS MECHANICAL UPGRADES
UNIVERSITY OF WASHINGTON

Chiller Replacement

As the on-call consultant, we addressed various system deficiencies across multiple buildings under a phased upgrade program that encompassed pumps, chillers, and energy efficiency goals to varying degrees. Bid alternate were identified early and designed to accommodate a 24-month schedule. Redundant pumps were introduced to five buildings, with cooling tower replacements and new water-to-water heat exchangers that redirected the cooling load to the central campus water system. In another application, a 60-ton air-cooled chiller and pump system was replaced with new modular chillers and pumps. We also replaced a direct-expansion condensing unit and associated air-handler mounted cooling coil, along with a single chilled water and condensing water pumps.
BUDGET $796,000 // ACTUAL $846,700

REFERENCE: Yannick Mathews
ymathews@uw.edu | 206.221.8988

CONSERVATION CONSULTING

We understand the agency's goal to electrify the campus and enhance temperature controls through the recently installed Alerton DDC controls. These efforts complement DCYF's compliance with the Clean Buildings Performance Standard. Our team brings deep experience with this mandate, having assessed more than 300 buildings and 30 million square feet of operating space to help clients meet CBPS requirements.

PIERCE COUNTY

The investment-grade energy audit for the jail provided critical insight into operating conditions, which later informed the 2023 controls upgrade across seven county facilities, including Remann Hall (juvenile court) and the county detention center (adult jail). The team's diligence and awareness of system impacts were instrumental in decoupling the smoke control system from the BMS and coordinating the solution effectively with the Fire Marshal.

CBPS Experience

Pierce County	P1: 7 Sites, 1,340,000 sf P2: 2 Sites, 778,543 sf
City of Wentachee	P1: 4 Sites, 165,000 sf
Port of Bellingham	P1: 1 Building, 40,000 sf
Seattle Public Schools Decarbonization Plan	P1 & 2: 36 Sites, 3.9M sf P1 & 2: 52 sites, 5.1M sf

REFERENCE: Stephanie Leisle, Senior Planner
stephanie.leisle@piercecountywa.gov | 253.798.4658

1 = most desirable 6 = least desirable	Option 1 ASHRAE 90.1 Packaged Roof Top Units	Option 2 WSEC Baseline Bldg 80% Boiler & Fan Coils	Option 3 Current Design Geothermal Hybrid, 50% Heat Recovery, Radiant Floors, Min Vent	Option 4 Current Design Geothermal Hybrid, 50% Heat Recovery, Red Radiant Floors, Min Vent	Option 5 Current Design Geothermal Hybrid, No Heat Recovery, Red Radiant Floors, Min Vent	Option 6 Current Design 97% Boilers, No Geothermal, No Heat Recovery, Red Radiant Floors, Min Vent
COSTS						
First Cost - Arch Support of Mech	1	2	6	5	4	3
First Cost - Elec Support of Mech	6	5	1	1	3	3
First Cost - Mechanical	1	2	6	5	4	3
Routine Mech Component Replacement Costs	6	5	1	1	3	4
ENERGY						
Gas Consumption	6	5	1	1	3	4
Electrical Consumption	6	5	1	1	3	4
Total Energy Consumption	6	5	1	1	3	4
Heat Recovery Savings	6	6	1	1	3	6

^Partial Example: Weighted System Options Matrix (Maintenance, Redundancy/Reliability, IAQ & Thermal Comfort, Constructability not shown)

PAST PERFORMANCE

PAST PERFORMANCE

In serving projects throughout the state's operating enterprise, we have developed effective strategies for engaging stakeholders (security, historical preservation, etc.), influencers (AHJ, utility, emergency responders) and contributors (technical peers, consultants) to realize projects' intent. Our knowledge of campus operations, established relationships, open channels of communication, and ability to identify risks and mitigation strategies with options for implementation.

We engage these different groups early to socialize the project objectives, framework, and critical course of actions, as well as collect non-technical components of the project that will influence our success. Lines of communication are established, with roles, responsibilities, and critical milestones articulated. With this information, we develop a systematic plan for assessing existing conditions and pathways to realizing stakeholders' objectives.taking inventory

We evaluate the existing systems in comparison to the end goal and identify methods to create minimal impacts on the existing infrastructure. When the existing infrastructure will be affected, we develop a phasing schedule around the systems and the occupants to minimize the need for temporary services.

DEVELOPING OPTIONS AND A PLAN

Reporting our assessment findings and presenting the options as a cost/benefit analysis, the team works closely with the stakeholder group to develop a project approach, considering the operational status, code compliance, and other concurrent projects at each campus. The resulting plan, cost model, schedule and associated recommendations are based upon the documented need, with the stakeholder's specific input, and reflective of their prioritized values and criteria. Contingencies, risks, and mitigation strategies are identified and tracked as part of the project plan, which blends the qualitative and quantitative information to provide a mechanism for DSHS to plan for future capital improvements and capital budget requests.

DESIGN TOWARDS TARGET VALUE & TOTAL COST OF OWNERSHIP (TCO)

Reporting our assessment findings and presenting the options as a cost/benefit analysis, the team works closely with the stakeholder group to develop a project approach, considering the operational status, code compliance, and other concurrent projects at each campus. The resulting plan, cost model, schedule and associated recommendations are based upon the documented need, with the stakeholder's specific input, and reflective of their prioritized values and criteria. Contingencies, risks, and mitigation strategies are identified and tracked as part of the project plan, which blends the qualitative and quantitative information to provide a mechanism for DSHS to plan for future capital improvements and capital budget requests.

Influencing Factors (Prioritized)

- Code Deficiencies
- Programming Requirements
- Capacity or Performance
- Operational Costs
- Scalability
- Future Phasing Opportunities

System Upgrades Considerations

- Risk Tolerance
- Life-Safety System Technologies
- Information Technology System
- Infrastructure Condition and Capacity
- Legacy System Life Cycles
- High-Technology Spaces Quality and Reliability of Power
- Evolution of System Integration
- Aligning System Function with Security Operations

Utilized Time-Tested Quality Control Protocols

With the benchmarks for project success tracked, documented, and integrated into the QA/QC process, the team has the information needed to produce quality deliverables. Backed by an engaged leadership team invested in a positive project outcome, the project team is supported throughout the project with formal reviews to evaluate system concepts, type and direction, and constructability.

As part of the evaluation, there may be opportunities to enhance return on investment through phasing, grants, and rebates. There may also be system enhancements or options to address other deficiencies in adjacent systems or spaces. The report will note these as enhancements rather than barriers to moving the project forward.

PROJECT PLAN DEVELOPMENT CONSIDERATIONS

- Conditions of the existing building energy management systems and supporting network, raceway, wiring and devices
- Physical constraints
- Interconnections with other building systems (e.g. energy management, fire doors, fire/smoke dampers, nurse call systems, etc.)
- Occupancy types and associated programmatic requirements

PAST PERFORMANCE

SUCCESSFUL ENDEAVORS

Components that will make this project successful rest in technical aptitude and operational awareness. Our team has demonstrated the ability to deliver on both.

KING COUNTY METRO

North Base (KCNB) HVAC & Electrical Upgrade

KCNB shares many of the same objectives as the Green Hill School Campus HVAC Upgrade program. As the first in the series of multiple buildings, multiple campuses, the team needed to develop a plan to align with five overriding objectives: integrate a new technology to the enterprise (VRF), align with LEED® silver design standards as a minimum, identify and secure grant/energy rebates, maintain operations, and improve occupant comfort. The last was the most heavily weighted outcome of the project.

The team delivered a phased approach that delivered on all five benchmarks. Going above the client's energy conservation goals, the team introduced additional conservation measures that elevated the project to one of the most energy-efficient buildings in Metro's operations while maintaining the project budget and schedule.

Improved System Energy Efficiency

» Extensive sub-metering system to enable monitoring of all power and loads in the facility;
» Dual core heat recovery units with condensing boilers to serve the HRUs in the industrial space; heat exchanger to recover waste heat from the water-cooled air compressors serving the shop which reduced the domestic hot water demand by approximately 70%

					Annual Costs				
Bldg	Alternate #	Heating Source	System Description	EUI	Energy	GHG Emissions	Maint.	First Cost	Life Cycle Cost
Vehicle Maintenance	Existing	Gas		72.4	$9,832	$2,273			
	Office - Alt 1	Electric		40.6	$9,988	$277	$14,741	$652,069	$1,514,369
	Office - Alt 2	Electric		32.1	$7,787	$244	$13,375	$1,032,177	$1,713,092
	Office - Alt 3	Electric		43.3	$10,687	$288	$13,876	$826,524	$1,608,801
	Existing	Gas		20.4	$2,665	$292			
	Storage - Alt 1	Gas		18.8	$2,627	$231	$4,120	$250,737	$476,041
	Storage - Alt 2	Electric		18.2	$3,318	$51	$4,120	$235,184	$470,144
	Existing	Gas		166.2	78,650	$17,902			
	Shops - Alt 1	Gas		89.9	$39,798	$10,295	$16,484	$2,725,653	$5,180,773
	Shops - Alt 2	Electric		87.4	$57,954	$5,715	$12,451	$2,726,147	$5,279,860
	Shops - Alt 3	Electric		83.5	$54,463	$5,661	$19,647	$3,229,757	$6,144,886

^ EXAMPLE: SYSTEM OPTIONS - EUI measured in (kBTU/SF/Yr) // system description per Central Plant and Airside Systems [truncated]

Maximizing Project Outcomes

» Coordinated controls with the contractor through detailed shop drawings and sequence of operations that enabled the pricing to be negotiated prior to bidding
» Achieved LEED Gold New Construction certification for a system-driven remodel project
» 13 points for Energy & Atmosphere Credit 2 saving 33% over ASHRAE 90.1

Maximizing Buying Power

» Secured $285,000 in energy grants and rebates

Our performance on this project earned us the opportunity to serve the remaining four bases.

KING COUNTY WATER & LAND RESOURCES DIVISION

Environmental Laboratory Fume Hood Replacement

Earmarked as an energy conservation project, like the GHS Campus HVAC program, this project required extensive planning and coordination to maintain operations of the 24/7 critical facility.

The team commenced with an evaluation of the HVAC systems that serve 32 laboratory fume hoods. We provided an equipment condition assessment to determine which had aged beyond its service life. The result of the assessment was the replacement of 15 of the lab fume hoods, 6 lab air handling units, and 32 lab exhaust fans.

Once the scope of work was defined, we developed three replacement alternatives and performed extensive energy analyses and life cycle costs to settle on the best solution from an energy use and capital cost standpoint. The work was completed over four phases, resulting in over 30% fan energy savings.

Delivered during a time of escalation and a lack of qualified contractors resulted in a 4-month delay. We mitigated this through extensive swing space planning and contacting our network of qualified contractors to make them aware of the project. *The quality of deliverables and planning efforts kept the project on time and within 2% of the $4.2M budget.*

PAST PERFORMANCE

UNIVERSITY OF WASHINGTON

Chiller Replacement Program

Like EGCC, the UW chiller replacement program addressed system deficiencies across multiple buildings. Some of the buildings required continued operations to support the laboratories that have low tolerances for temperature variances.

As critical as the project was for the university's marquee R&D programs, funding was not secured at the time of design. We factored this in with bid alternates to keep the project moving forward. The 24-month schedule was maintained, and bids were within 10% of the cost estimate during a time of cost escalation. The technical scope included:

Warren Magnuson Health Sciences Center - 22-ton chiller replacement and associated DX cooling coil in the adjacent 100% OA air handling unit serving the laboratory.

Physics Astronomy Lab - 52-ton chiller replacement and associated chilled water pumps and controls. Equipment selection was focused on increased reliability and redundancy.

Marine Sciences Building - decommission a 90-ton cooling tower in the penthouse, as well as investigate the need for additional equipment. Condenser water pumps and piping were demolished, fan coil unit replaced, and the water cooled condensing unit was replaced with an air cooled unit.

North Physics Lab - system loads and flow requirements assessed for the chiller that was replaced and provided a VFD for the chilled water pump

VALLEYCOMM

911 Data Center Upgrades

We are applying our three generations of 911 call center experience to guide the system selection and upgrades to ValleyComm. Borrowing from our fire station (Gen 1) and city hall (Gen 2) experience, we have helped stakeholders navigate the resiliency, redundancy, repair/ replace proximity sourcing and occupant considerations as they evolve their operating systems.

Hargis studied eight options to improve the data center HVAC performance, reliability, and redundancy. Leading the adopted system upgrades in the active data center with no shutdowns or impacts to the operations, the team worked closely with the contractor to sequence work and stage materials. Change orders due to errors and omissions were 0.5% while adding $157,000 in additional project enhancements.

Our performance on this project earned us the invitation to assess and upgrade the HVAC system that serves the rest of the building, as well as a site lighting upgrade and maintenance contract The assessment was completed in 2018 with the upgrade to be completed in 2025.

DCYF GREEN HILL SCHOOL

Living Unit Renovations

KMB's leadership with the renovations of North Baker and Spruce exemplify their aptitude for working in occupied secure campuses where occupants are in a more at-risk group. It is of critical importance to maintain the highest levels of safety and security, minimize all disruptions to staff and residents, particularly residents who thrive with consistency.

KMB worked with user groups to fully understand operations and potential impacts in an effort to avoid disruptions. KMB conveyed this information to the contractor to ensure a full understanding of requirements for safety and security of equipment and tools, site, egress, life safety, systems operations, reinforced with clear and early communication with users regarding expectations and requirements.

JUVENILE REHABILITATION
DESIGN EXPERIENCE

JUVENILE REHABILITATION
DESIGN EXPERIENCE

DCYF

Echo Glen Campus Experience

Our team offers 14 years of experience supporting capital improvements across the campus. Engaged early in infrastructure improvements under DSHS, we have recently been supporting emergency generator, power and security upgrades, as well as cottage modifications on behalf of DCYF.

Juvenile Facility Predesign Studies, Naselle, Echo Glen, and Green Hill
Campus Doors Replacement*
Campus Optical Fiber Upgrade - Phase 2
Campus Security Improvements
Campus Telecommunications Infrastructure Assessment
Cottage 11 Consulting & Planning
Electric Vehicle Charging Power
Emergency Generator
Emergency Generator Pre-design
FAMH VE Activity
Living Unit 1, Emergency Project*
School Building - Security Video
Secure Facility Improvements
*KMB unique experience

DSHS/DCYF

Youth Housing Predesign

Legislative bills SB6260 and E2SHB 1646 codified an alternate path to rehabilitating and serving offenders 25 years and younger. In 2019, it was forecasted that placing these individuals under the guidance of the Department of Children, Youth, and Families (DCYF) would increase the agency's population by 125 to 150 people by 2027. As a newly formulated agency, building capacity, location, and population configuration needed to be addressed in a statewide pre-design. The KMB/ Hargis team evaluated 10 sites for viability to serve the program's needs, with three options evaluated in detail for viability to fulfill DCYF's mission. Preferred Recommendations: Alternate 2: $23.7M, Alternate 3: $23M, Alternate 4: $18.3M

REFERENCE: Larry Covey
larry.covey@dshs.wa.gov | 360.628.6662

SW Fire Alarm Upgrades

This five-campus fire alarm improvement project encompasses 150+ buildings across five state facilities with legacy technology ranging from 10-40+ years old. To achieve this project's scope and poise each campus for future modernizations Hargis developed an initial scope of work in collaboration with key project stakeholders. The adopted scope prioritized the needs at each campus to optimize current funding. Selective upgrades to the campus fire alarm systems have been identified as replacement of system networks, building panels, detection and notification devices, wiring, and system components. This project represents significant improvements to life safety across five facilities, improved fire alarm communications, reduced response times, replacement of outdated systems, and reduced maintenance costs. The project received an additional $5M funding to optimize the 2019-2021 $8M funding allocation.
PHASE 1: $8 million (MACC/actual) // PHASE 2: $5 million (MACC, complete March 2025)

REFERENCE: Aaron Young
aaron.young@dshs.wa.gov | 360.489.5880

DOC/DSHS

Maple Lane, Cascade Cottage Unit Emergency Renovation

Collaborating with the two agencies to reprogram the minimum-security facilities within the dormant Maple Lane campus, the team commenced with a fast-tracked renovation to integrate private consultation, review, and temporary housing for detainees. The team coordinated equipment replacement, ductwork additions, fire suppression and plumbing revisions.
BUDGET: $3.5M // ACTUAL $3.7M

REFERENCE: Penny Koal (retired), Hellen Zharska, current campus PM
hellen.zharska@dshs.wa.gov | 360.819.7674

DSHS Child Study & Treatment Center

A conceptual analysis to segregate CSTC's campus (seven buildings, 100,000 sf) emergency generator and associated power distribution systems from the Western State Hospital campus systems. The necessary associated improvements to accommodate two future 12,000 sf residential cottages were also examined. The assessment included an evaluation of the systems' code compliance, capacity, and remaining life span with a ROM for recommended upgrades and replacements.

LIFE CYLE COST ANALYSIS &
INCLUSION STRATEGIES

LIFE CYCLE
COST ANALYSIS

Leveraging the power of smart analytics and powerful software with human discernment, we are identifying opportunities for owners to conserve resources. As energy consultants, we have served as an on-call life cycle cost analyst for state-funded projects. As we work with our clients, we couple our technical background as engineers with our analytical abilities to develop systematic approaches to identifying energy efficiency measures (EEMs). Our energy services team helps educational, healthcare, and municipal project stakeholders and the communities they serve to bolster return on investment through investment grade audits, energy modeling, life cycle cost analyses, benchmarking, and measurement and verification studies.

We have proven methods for capturing building performance information and creating feasible strategies to improve energy efficiency at an operational and systems level. Our efforts over the past decade have resulted in a number of system improvements and modifications, some of which have received over $40+ million in energy grants and rebates. These grants and rebates are a reflection of the team's knowledge of the various utilities and governing agencies offering such incentives. Securing the funds has optimized owners' capital and maintenance budgets.

We utilize both in-house calculations and industry-accepted energy modeling software to forecast cost savings that can be expected of recommended EEMs. Our experience performing energy audits (CBPS ASHRAE Level II Energy Audits), life cycle cost analysis (OFM compliant), post occupancy performance evaluations (Seattle Public Schools BEX IV M&V Study), and nearly 70 years of in-the-field troubleshooting substantiate our abilities to provide realistic ROI that stakeholders demand in order to make better-informed decisions. When coupled with our analysts' ability to translate the data into opportunities for further investigation, we provide a surgical approach to isolating EEMs in short, mid and long-term payback schedules.

INCLUSION
STRATEGIES

As the prime consultant on several on-call and full-scale projects, we have worked with stakeholders to identify qualified firms and key individuals to fulfill the technical merits of projects and the establishment's contracting goals.

Based upon the 220+ system-driven upgrade projects since 2011 that we have led as the prime consultant, 22.58% of the contractual fees have been paid to sub-consultants on average. With each of these projects, we have worked with stakeholders and the consulting community to identify opportunities to engage qualified professionals that align with the technical and contractual goals of the entity.

To identify and engage these individuals, we draw from the relationships we've developed over the past six decades and those who have performed favorably for the client. For this first phase, we have engaged JB Iringan (M4M002356), an MBE well-versed in cost-estimating system-driven projects. As the project progresses, we anticipate additional opportunities for DBE firms, including tradespersons, commissioning, testing/ balancing and ancillary services (printing, food services, etc.) to realize the full project scope.

GOALS

10% Minority Owned Business certified by the Washington State Office of Minority and Women Business Enterprises
5% achieved with Achieved with JB Iringan's involvement

6% Women-Owned Business certified by the Washington State Office of Minority and Women Business Enterprises
Possible percentage if landscape architecture is needed

5% Veteran Owned Business certified by the Washington State Dept. of Veterans Affairs
Possible percentage if civil engineering is needed

5% Washington Small Businesses
Achieved with JB Iringan's involvement

SF330
PART II

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*: 2026-085

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: Hargis Engineers	3. YEAR ESTABLISHED: 1955
	4. DUNS NUMBER: 087594370
2b. STREET: 1201 Third Avenue, Suite 600	5. OWNERSHIP
	a. TYPE: Corporation
2c. CITY: Seattle / 2d. STATE: WA / 2e. ZIP CODE: 98101	b. SMALL BUSINESS STATUS:
6a. POINT OF CONTACT NAME AND TITLE: Brian Haugk, Principal, Mechanical	7. NAME OF FIRM *(If block 2a is a branch office)*:
6b. TELEPHONE NUMBER: 206.448.3376 / 6c. E-MAIL ADDRESS: brian.haugk@hargis.biz	
8a. FORMER FIRM NAMES(S) *(If any)*:	8b. YR. ESTABLISHED: / 8c. DUNS NUMBER:

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	20	
13	Communications Engineer (RCDD)	24	
21	Electrical Engineer	14	
42	Mechanical Engineer	17	
63	Other Employees: Mechanical Designer	37	
64	Other Employees: Electrical Designer	31	
65	Other Employees: Telecom Designer	33	
66	Other Employees: Commissioning Agent	21	
	Total	197	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
008/A11	Auditorium/Theatre	3
010B01	Barracks; Dorms	2
014/C06	Churches; Chapels	1
017/C10	Commercial Bldg	6
018/C12	Communications Systems	6
019/C13	Computer Facilities	6
027/D07	Dining Halls; Clubs; Rest.	1
029/E02	Educational Facilities	7
035/E07	Energy Conservation	2
030/F02	Field Houses; Gyms; Stadiums	2
050/H11	Housing (multifamily)	4
058/L01	Laboratories/Med Facilities	5
060/L04	Libraries; Museums	2
072/O01	Office Bldg; Indus. Park	3
087/S12	Swimming Pools	2
045/H06	High-rise; Air-rights Bdgs	4
112/V01	Value Analysis; LCCA	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE  b. DATE: October 1, 2025

c. NAME AND TITLE: Brian Haugk, Principal

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: **Project No. 2026-085**

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. p.s.**
2b. STREET	906 Columbia Street SW, Suite 400
2c. CITY	Olympia
2d. STATE	WA
2e. ZIP CODE	98501
3. YEAR ESTABLISHED	1987
4. DUNS NUMBER	607951712
5. OWNERSHIP a. TYPE	Corporation
b. SMALL BUSINESS STATUS	Self-Certified Small Business
6a. POINT OF CONTACT NAME AND TITLE	James Hill, RA, AIA, Partner
6b. TELEPHONE NUMBER	360.352.8883
6c. E-MAIL ADDRESS	jameshill@KMB-architects.com
7. NAME OF FIRM (If block 2a is a branch office)	

FORMER FIRM(S) (if any)

8a. FORMER FIRM NAME(S)	8b. YEAR ESTABLISHED	8c. DUNS NUMBER
KMB Design-Development, Inc.		

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) BRANCH
	Administrative	4	
	Project Manager	9	
1	Architect	13	
2	Civil Engineer	1	
21	Construction Project Manager	1	
47	CADD Technician	12	
94	Security Specialist	1	
	Other Employees	0	
	Total	41	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
094	Alarm & Security Systems	2
212	Building Condition Assessment	2
017	Commercial Building (low rise)	2
027	Dining Halls; Kitchens/Food Service	1
029	Educational Facilities; Classrooms	2
039	Garages; Vehicle Maintenance; Parking	2
217	Envelope Waterproofing	2
072	Office Building; Industrial Parks	3
	Judicial and Courtroom Facilities	2
079	Master and Site Planning	2
P06	Planning (Site, Installation and Project)	2
084	Prisons & Correctional Facilities	5
089	Rehabilitation (Buildings; Structures, Facilities)	2
201	Roofing; Design and Inspection	3
100	Sustainable Design	3
112	Value Analysis; Life-Cycle Costing	1
14	Roofing/Envelope Consultant	3
16	Programming	2
096	Security Systems Integration	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	
b. DATE	September 15, 2025
c. NAME AND TITLE	James Hill, RA, AIA, Partner

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: 2026-085

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: Lund Opsahl LLC		3. YEAR ESTABLISHED: 2012	4. DUNS NUMBER: 078435236
2b. STREET: 1215 Fourth Avenue, Suite 1200		5. OWNERSHIP	
2c. CITY: Seattle	2d. STATE: WA / 2e. ZIP CODE: 98161	a. TYPE: Limited Liability Company	
		b. SMALL BUSINESS STATUS: **SBE S00023366, NAICS 541330**	
6a. POINT OF CONTACT NAME AND TITLE: Tony Mason, PE, SE, DBIA Assoc. | Principal		7. NAME OF FIRM *(If block 2a is a branch office)*	
6b. TELEPHONE NUMBER: 206.402.5156	6c. E-MAIL ADDRESS: tmason@lundopsahl.com		

8a. FORMER FIRM NAME(S) *(If any)*	8b YR. ESTABLISHED	8c. DUNS NUMBER
Lund Wright Opsahl LLC, Lund Structural Engineering LLC, Lund & Everton LLC, PAO Structural Engineering LLC, Peter A Opsahl Structural Engineering Inc	1997	

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
57	Structural Engineer	23	
08	CADD Technician	5	
02	Mktg / Administrative Support	4	
	Total	32	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
A06	Airports, Terminals & Hangars	4
A08	Animal Facilities	1
A11	Auditoriums & Theaters	2
C05	Child Care / Development Facilities	1
C06	Churches; Chapels	1
C10	Commercial Building (low-rise)	2
C11	Community Facilities	3
D07	Dining Halls; Clubs; Restaurants	1
E02	Educational Facilities; Classrooms	2
F02	Field Houses; Gyms; Stadiums	1
G01	Garages; Vehicle Maintenance	1
H08	Historical Preservation	1
H09	Hospitals & Medical Facilities	2
H10	Hotels; Motels	1
H11	Housing	2
I01	Industrial Buildings; Manufacturing Pl	2
L01	Laboratories; Medical Research Fac.	1
L04	Libraries	1
O01	Office Buildings	4
P06	Planning (Site, Installation, & Project)	2
P08	Prisons & Correctional Facilities	1
R04	Recreation Facilities	1
R06	Rehabilitation (Buildings, Structures)	3
R08	Research Facilities	1
S03	Seismic Designs & Studies	4
S09	Structural Design; Special Structures	1
S11	Sustainable Design	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

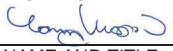
a. Federal Work	3
b. Non-Federal Work	6
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUM BER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	9/16/2025

c. NAME AND TITLE: Tony Mason, PE, SE, DBIA Assoc. | Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*:

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (*or Branch Office*) NAME: KPFF, Inc.	3. YEAR ESTABLISHED: 1963 / 4. UNIQUE ENTITY IDENTIFIER: KP3QMF3N2A17
2b. STREET: 1601 5th Ave, Ste 1300	5. OWNERSHIP
2c. CITY: Seattle / 2d. STATE: WA / 2e. ZIP CODE: 98101	a. TYPE: Corporation
6a. POINT OF CONTACT NAME AND TITLE: Mark Steepy, Principal In Charge	b. SMALL BUSINESS STATUS: N/A
6b. TELEPHONE NUMBER: 360-292-7230 / 6c. E-MAIL ADDRESS: mark.steepy@kpff.com	7. NAME OF FIRM *(If Block 2a is a Branch Office)*

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
(1) Albert Kelly and Associates (2) Kelly and Pittelko (3) Kelly, Pittelko, Fritz and Forrssen (4) KPFF Consulting Engineers, Inc.	(1) 1960 (2) 1962 (3) 1964 (4) 1976	

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	Administrative	209	3
07	Biologist	1	
08	CADD Technician	152	3
12	Civil Engineer	345	13
15	Construction Inspector	4	
16	Construction Manager	8	
32	Hydraulic Engineer	4	
38	Land Surveyor	61	17
42	Mechanical Engineer	9	
43	Mining Engineer	1	
48	Project Manager	20	7
57	Structural Engineer	591	
60	Transportation Engineer	61	
	Other Employees		
	Total	1,466	43

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
	Hospital & Medical Facilities	9
	Housing (Residential; Apts)	9
	Educational Facilities; Classrooms	9
	Industrial Buildings; Manufacturing	8
	Harbors; Jetties; Piers, Ship Term	8
	Commercial; Shopping Centers	8
	Traffic & Transportation	8
	Bridges	8
	Office Buildings; Industrial Parks	8
	Airports; Terminals and Hangars	7
	Special Structures	7
	Highways; Streets; Parking Lots	7
	Laboratories; Medical Research	7
	Recreation Facilities	7
	Fisheries; Fish Ladders	7
	Hotels; Motels	6
	Community Facilities	6
	Topographic Surveying & Mapping	6
	Design-Build - Preparation of RFP	6
	Warehouses & Depots	6
	Garages; Vehicle Maintenance	6
	Construction Management	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	10
b. Non-Federal Work	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: 09/12/2025

c. NAME AND TITLE: Mark Steepy, Principal in Charge

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: *Project# 2026-085*

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME J B Iringan Consulting			3. YEAR ESTABLISHED 2005 / 4. DUNS NUMBER
2b. STREET 121 60th Place SE			5. OWNERSHIP a. TYPE Single Proprietorship
2c. CITY Everett	2d. STATE WA	2e. ZIP CODE 98203	B. SMALL BUSINESS STATUS WBE & SCS Certified by King County
6a. POINT OF CONTACT NAME AND TITLE Juan B Iringan, Owner/Estimator			7. NAME OF FIRM *(If block 2a is a branch office)* n/a
6b. TELEPHONE NUMBER (425) 267-0298	6c. E-MAIL ADDRESS jiringan5510@gmail.com		
8a. FORMER FIRM NAME(S) *(If any)* N/A			8b. YEAR ESTABLISHED N/A / 8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRCH.
	Administrative		
	CADD Technician		
	Civil Engineer		
	Computer Programmer		
	Planner: Urban/Regional		
	Structural Engineer		
	Transportation Engineer		
	Water Resources Engineer		
	Seismic Specialist		
	Engineer Divers		
	Designers		
	Construction Specialist		
	Graphic/Website Designers		
	Computer Technicians		
	Project Coordinators		
	Accountants/Clerks		
	Public Involvement/Communication Spclst.		
	Proposals/Technical Writers		
	Word Processors		
	Estimator	1	
	Other Employees		
	TOTAL	1	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
A06	Airports; Terminals/Hangers; Freight Handling	1
B01	Barracks; Dormitories	1
B02	Bridges	1
	Construction Management	
E02	Educational Facilities; Classrooms	1
E05	Elevators; Escalators; People-Movers	1
E09	Environmental Impact Studies, Assessments or Statements	1
G01	Garages, Vehicle Maintenance Facilities; Parking Decks	1
H01	Harbors; Jetties; Piers, Ship Terminal Facilities	
H07	Highways; Streets; Airfield Paving; Parking Lots	1
H09	Hospital and Medical Facilities	1
I01	Industrial Buildings; Manufacturing Plants	1
O01	Office Buildings; Industrial Parks	1
P08	Prisons and Correctional Facilities	1
R03	Railroad; Rapid Transit	1
R04	Recreation Facilities (Parks, Marinas, etc.)	1
R06	Rehabilitation (Buildings; Structures; Facilities)	1
	Rivers; Canals; Waterways; Flood Control	
S03	Seismic Designs and Studies	1
S04	Sewage Collection, Treatment and Disposal	1
S09	Structural Design; Special Structures	1
S13	Storm Water Handling and Facilities	1
T03	Traffic and Transportation Engineering	1
W01	Warehouses and Depots	1
W03	Water Supply; Treatment and Distribution	1
C11	Civil Buildings; Community Centers	1
	Diving Surveys	
	Dredging	
	Ferry Terminals	

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	1
c. **Total Work**	2

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than 10 million
8. $10 million to less than 25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

a. DATE: September 10, 2025

C. NAME AND TITLE

Juan B. Iringan/Owner