

12.17.2025 | STATEMENT OF QUALIFICATIONS



WA STATE DEPARTMENT OF CORRECTIONS (DOC) | 1830 EAGLE CREST WAY, CLALLAM BAY, WA 98326

PROJECT NO. 2026-313 | CBCC PERIMETER FENCE DETECTION



H A R G I S

December 17th, 2025

Washington State
Department of Corrections
1830 Eagle Crest Way
Clallam Bay, WA 98326

ATTN: Joel Greene, Project Manager

RE: DOC Project No. 2026-313
Perimeter Fence Detention

Perimeter Intrusion Detection Systems (PIDS) sit at the critical intersection of site physical security, electronic security systems (ESS), power infrastructure, and structural elements. Within the Washington State Department of Corrections, PIDS plays a central role in establishing a physical and technological barrier against perimeter breaches. Its sensor-based detection technologies provide an early-warning capability—identifying motion or tampering before a full breach occurs—and can be modernized independently of adjacent systems.

Today, the DOC's PIDS infrastructure relies on four legacy technologies—taut wire, coax, fiber-optic, and microwave. Through the Hargis-led 2019 ESS Study and the subsequent 2024–2025 Statewide Security Electronic Renewal and Adaptation, Fire Alarm, and Perimeter Fence Detection Stabilization Assessment, our team identified deficiencies in these systems and recommended migrating from outdated taut-wire solutions to a shake-wire detection platform. Our campus-by-campus evaluations underscored the heightened risks facing Clallam Bay Corrections Center (CBCC), where the coastal climate accelerates system degradation and complicates maintenance. As one of the state's five maximum-security campuses, CBCC relies on a reliable PIDS system to uphold its mission.

Hargis has supported DOC campuses for nearly twenty years, including extensive system upgrades across CBCC. This history gives our team a deep understanding of the integrated systems, environmental conditions, and operational realities that shape effective solutions. We will bring this perspective forward as we lead the next phase of improvements.

Our team is strengthened by our industry partners, KPFF and Wiggins Preconstruction Services. Hargis and KPFF have collaborated on multiple efforts across the DOC enterprise, and together, we bring a unified approach to planning, design, and implementation. This partnership is further reinforced by our experience delivering projects across multiple funding cycles—accounting for cost escalation, labor availability, and the staffing considerations inherent to remote locations such as Clallam Bay.

We appreciate the opportunity to advance this essential work and are committed to delivering a resilient, modernized PIDS solution that reinforces safety, reliability, and long-term operational performance for CBCC.



PATRICK SHANNON RCDD®, PMP®, MCSE
PRINCIPAL, SECURITY & TELECOM.



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



PATRICK SHANNON

RCDD®, PMP®, MCSE

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BEN HELMS

PE, RCDD®, DHIA

SENIOR ASSOCIATE

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H A R G I S

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STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

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

Firm Name: Hargis Engineers		
UBI: 601360010	TIN: 91-1539289	License#: 1160
Point of Contact Name: Patrick Shannon		
Point of Contact Title: Principal		
Email: patrick.shannon@hargis.biz	Telephone: 206.436.0466	
Address: 1201 3rd Ave, Suite 600		
City: Seattle	State: WA	Zip: 98101

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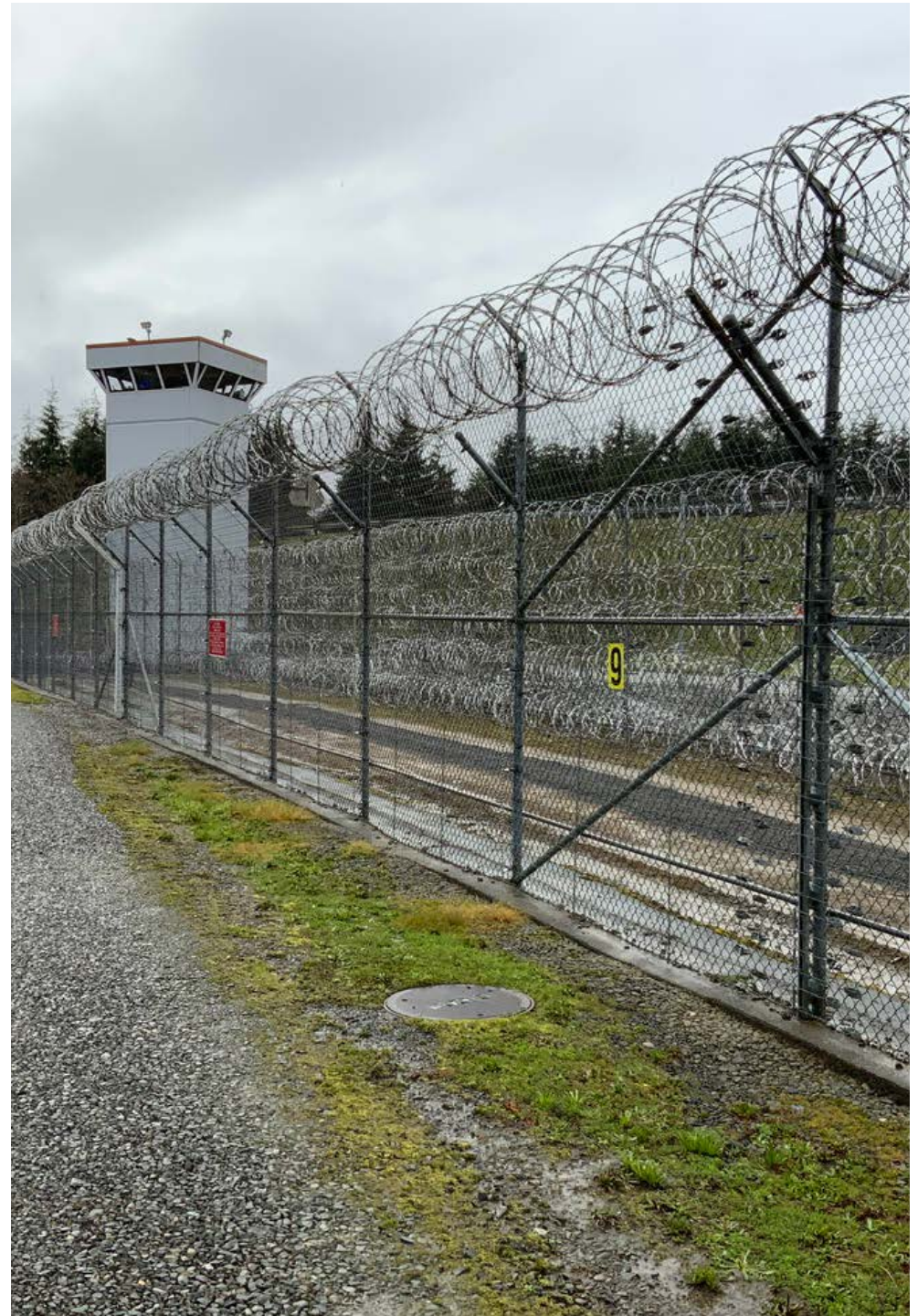
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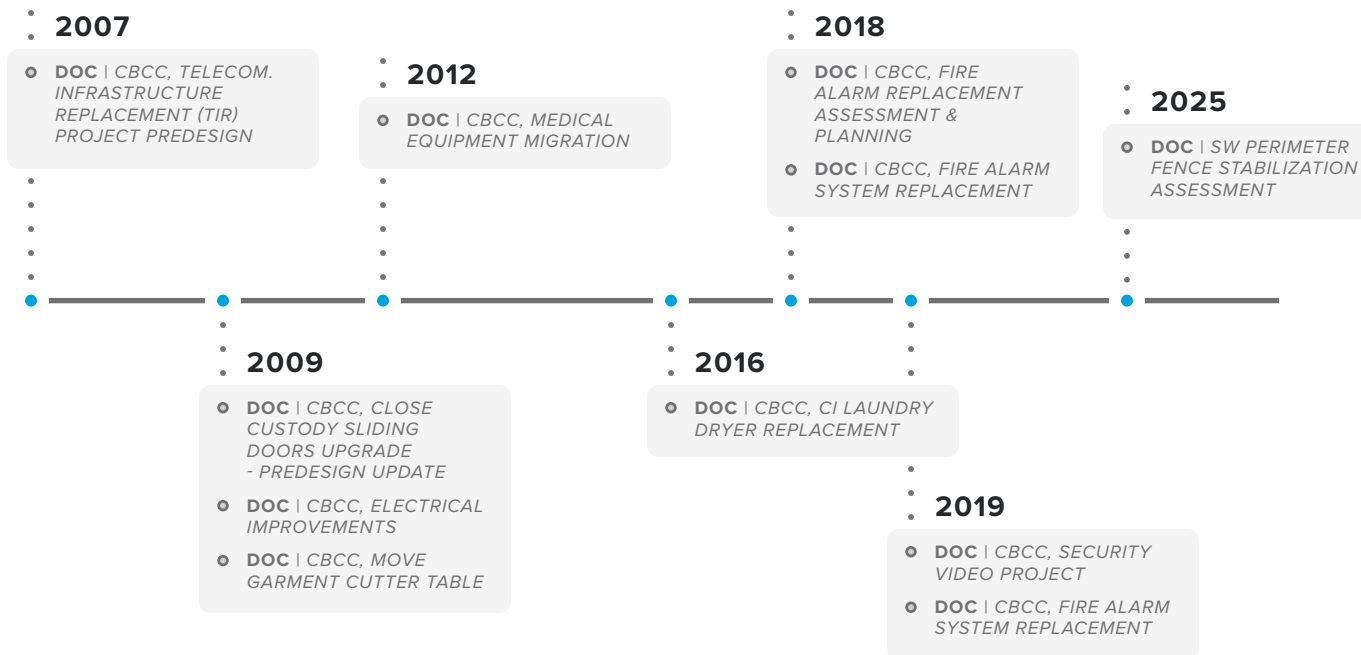


EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Our ongoing work has helped DOC, DSHS, and more recently DCYF, align their security systems with evolving operational and enterprise-wide technology needs. For the DOC—whose campuses span multiple custody levels—security relies on an integrated platform that supports the four “Ds” of design: deter, detect, delay, and deny. As the agency has modernized its technology and electronic security posture, Hargis has contributed through consulting, planning, and implementation of systemwide upgrades.

For more than 20 years, we have provided technical leadership, strategic planning, and deployment support across the Department of Corrections, creating value at each stage of its operational evolution. This long-term engagement has deepened our understanding of the distinct challenges within behavioral health and custody-based environments and equipped us with proven strategies that strengthen project outcomes.



KEY PERSONNEL QUALIFICATIONS

KEY PERSONNEL QUALIFICATIONS

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, custody-based environments, benefiting Washington State's Departments of Corrections, Social & Health Services, and Children, Youth & Family Services. As members of a collective team that values tenure and continuity of services to clients, we are continuing a 22-year tradition of serving the state's most secure and vulnerable populations.

PATRICK SHANNON - Principal-in-Charge, responsible for the overall program: contracts, staffing, quality of deliverables, and technical leadership.

BEN HELMS - Program manager who will lead the team in program plan development and implementation that aligns with campus operations and DOC's goals and provides day-to-day leadership and project coordination.

TIN VO - Project manager responsible for coordinating the adopted solution and technical design, alongside the technical and sub consulting team.

DOUG SVEE - Electrical technical lead who will support cross team coordination and define the electrical direction.

CLINTON PIERPOINT [KPFF] - Civil project manager who will lead the integrated solution.

SIERRA DAVIS [KPFF] - Civil project designer responsible for coordinating the adopted solution and technical design.

STEVE HELMS [COFFMAN ENGINEERS] - Applying over five decades of serving custody-base environments and the supporting electronic security systems, Steve will provide quality assurance support.

MATTHEW WIGGINS [WPCS] - Cost estimator who will provide data to support budgets aligned with phasing strategies, funding cycles, and optimal resource use for the defined scope.

PROGRAM & PROJECT LEADERSHIP



33

PATRICK SHANNON
RCDD®, PMP®, MCSE
PRINCIPAL
SECURITY & TELECOM.
10%



16

BEN HELMS
PE, RCDD®, DHIA
SENIOR ASSOCIATE,
SECURITY & TELECOM.
30%



8

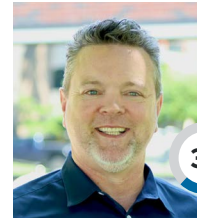
TIN VO
PE, RCDD®
DESIGNER
SECURITY & TELECOM.
50%

TECHNICAL LEADERSHIP



20

DOUG SVEE
PE
PRINCIPAL
ELECTRICAL
10%



31

CLINTON PIERPOINT
ASSOCIAL
CIVIL DESIGN
5%



4

SIERRA DAVIS
EIT
PROJECT ENGINEER
CIVIL DESIGN
10%

ADD. RESOURCES



53

STEVE HELMS
PE
CONSULTANT
ELECTRICAL ADVISOR
5%



20

MATTHEW WIGGINS
LEED® AP, OSPI, BCA
CONSULTANT
COST ESTIMATING
5%



% OF CAREER
WITH FIRM



YEARS OF
EXPERIENCE



%
PROJECT
COMMITMENT

WHY THIS TEAM

Value of Credentialed Team

RDCC - The Registered Communications Distribution Designer (RCDD) credential represents an industry-recognized standard of excellence in the design and integration of telecommunications infrastructure. Professionals who hold this certification have demonstrated a comprehensive understanding of TIA standards and BICSI methodologies that are fundamental to system reliability, integrity, and performance.

PMP - A Project Management Professional brings structure, clarity, and accountability to complex initiatives. By applying established methodologies, a PMP helps manage scope, schedule, budget, and risks in a deliberate and organized manner. Their ability to align stakeholders, anticipate challenges, and support consistent communication contributes to effective coordination throughout the project. Overall, a PMP adds discipline to project delivery, helping teams navigate complexity and make informed decisions.

As a trusted advisor and resource to state agencies for over 20 years, **Patrick Shannon's** consulting expertise has helped shape and implement DOC's enterprise telecommunications and security standards. Through his work across the enterprise, Patrick collaborated with agency stakeholders to develop a roadmap for leveraging telecommunications infrastructure as a utility that supports electronic security investments.

As the Project Manager with more than 16 years of experience, **Ben Helms** has led projects across Washington State's correctional and behavioral health facilities. Partnering closely with agency stakeholders, he has assessed existing conditions, developed thoughtful recommendations, and guided clients in creating equitable, resource-aligned facility improvements. His collaborative approach and understanding of agency operations have made him a trusted partner in advancing the state's capital initiatives. As the author of the assessment that informs this scope of work, Ben brings a clear understanding of the agency's priorities and the strategic planning necessary to successfully realize this investment.

Project Manager **Tin Vo** brings 8 years of experience leading complex infrastructure projects. As a contributor to the SW Perimeter Fence Detection Stabilization Project, he has been instrumental in translating statewide goals into implementable solutions for the DOC.

This core team is supported by colleagues and peers who share their long-standing commitment to serving the State of Washington. **Doug Svee** (Electrical) has dedicated his career serving infrastructure upgrades for Washington State. **Steve Helms** (Coffman) will apply his in-depth DOC experience and knowledge of legacy PIDs systems to provide quality assurance reviews. Civil engineering services will be lead by **Clint Pierpoint** (KPF) who has collaborated on several Hargis-led projects across Washington State campuses, and production team member, **Sierra Davis**.

Matthew Wiggins of Wiggins Preconstruction Services brings 20 years of experience supporting projects of this nature, working closely with stakeholders and project teams as they plan initiatives spanning multiple years and funding cycles.

Together, they have delivered millions in capital improvements, providing services that are responsive to the state's evolving needs.





PATRICK SHANNON RCDD®, PMP®
PRINCIPAL, SECURITY & TELECOMMUNICATIONS

Patrick brings forth an unmatched skill set to leading dynamic security-driven and technology-enriched projects. His 30+-year portfolio of projects includes some of the most secured spaces in public and private facilities. His contributions to advancing enterprise-wide initiatives are being realized with the standardization and deployment of upgrades within behavioral health environments. His knowledge of telecommunications systems and networking background enables him to lead as a centralized resource for developing scopes of work and deploying teams to complete the work.

INVESTED

33 Years - Industry | 24 Years - Hargis

EDUCATED

US Army National Guard, Communications Specialist

EXPERIENCED

- » DOC, 2025 SW Security Assmt., 12 Campuses
- » DOC, 2019 Enterprise Security Electronics Study
- » DOC, 2011 Guidelines for Electronic Security Systems
- » DOC, CBCC Campus Surveillance Video Upgrade
- » DOC, CBCC Fire Alarm Rplmnt.
- » DOC, CRCC Security Upgrades, PDB
- » DOC, WSP Campus Expansion & Kitchen Addition
- » DOC, Security Electronic Rplmnt., MCC/SOU Minor
- » DOC, Security Electronic Rplmnt., WCC IMU
- » DOC, Monroe CC Surveillance Video Pathways



BEN HELMS PE, RCDD®, DHIA
SENIOR ASSOCIATE, SECURITY & TELECOMMUNICATIONS

Ben's ability to scope large-scale projects and design to target value aids clients in moving complex, infrastructure intensive projects forward. His experience serving enterprise institutional clients brings forth an understanding of enterprise and campus operations, aging infrastructures and the integration of converged technologies to support the deployment of system solutions. He has earned a reputation for strong client advocacy, maintaining a balanced perspective and staying focused on fulfilling stakeholder objectives.

INVESTED

16 Years - Industry | 7 Years - Hargis

EDUCATED

Eastern Washington University, BS Electrical Engineering

EXPERIENCED

- » DOC, 2025 SW Security Assmt., 12 Campuses
- » DOC, 2025 SW Fencing Stab. Assmt., 12 Campuses
- » DOC, CBCC Campus Security Video Upgrade
- » DOC, AHCC PIDS Upgrade **
- » DOC, CRCC Security Upgrades, PDB
- » DOC, Monroe CC Security Upgrades*
- » DOC, WCC Surveillance Video Upgrades
- » DOC, WCCW PIDS Upgrade **
- » DOC, WSR V&W Units Housing Expansion
- » DOC, WSR Program Building

* Personal experience gained prior to joining Hargis

** PIDS = Perimeter Intrusion Detection System



TIN VO PE, RCDD®
SECURITY & TELECOMMUNICATIONS

With strong attention to detail and clear communication, Tin has become a valued contributor to multidisciplinary project teams. His ability to adapt and discern project needs has allowed him to work across a wide range of client types and facility programs, strengthening his knowledge of telecommunications systems and their interdependence with other building systems that rely on the shared infrastructure.

INVESTED

8 Years - Industry | 8 Years - Hargis

EDUCATED

University of Washington, BS Electrical Engineering

EXPERIENCED

- » DOC, 2025 SW Security Assmt., 12 Campuses
- » DOC, CBCC Campus Security Video Upgrade
- » DSHS, CSTC Access Control
- » DSHS, SCC Security Improvements
- » DCYF, Echo Glen CC Infrastructure Upgrades
- » DES, Capitol Campus Wedge Barrier
- » DES, Executive Residence Projects



DOUG SVEE PE
PRINCIPAL, ELECTRICAL

Focused on quality as an engineer and consultant, Doug melds technical skills with a talent for communicating with diverse audiences. His coordination efforts and collaborative approach to managing upgrade projects utilizes his knowledge of electrical engineering and lighting design experience. A highly-organized and thoughtful professional serving municipal clients, Doug applies his diverse understanding of power distribution and integrated design to provide well-defined, constructible solutions.

INVESTED

20 Years - Industry | 16 Years - Hargis

EDUCATED

Montana State University, BS Electrical Engineering

EXPERIENCED

- » DOC, 2025 SW Fire Alarm Assmt., 12 Campuses
- » DOC, CBCC Fire Alarm System Upgrade
- » DOC, CBCC Campus Surveillance Video Upgrade
- » DOC, MCC & TRU Fire Alarm Upgrade
- » DOC, WCC Fire Alarm Upgrade
- » DOC, WCCW Fire Alarm Rplmnt.
- » DOC, MISCC Campus Fire Alarm Upgrade
- » DSHS, Echo Glen Campus Fire Alarm Upgrade
- » DSHS, Fircrest School Campus Fire Alarm Upgrade



CLINTON PIERPOINT
ASSOCIATE, CIVIL DESIGN

Clint brings over 30 years of experience in civil engineering design and project management, with comprehensive expertise in the planning, design, and construction of site development and utility infrastructure. He has developed strong working relationships with Department of Corrections Project Managers and Facility Managers through his extensive involvement in DOC projects. Clint is frequently called upon to resolve complex civil issues as they arise and regularly leads construction management and administration efforts on his projects.

INVESTED

31 Years - Industry | 19 Years - KPFF

EDUCATED

University of Washington / Washington State University, Engineering Studies

EXPERIENCED

- » DOC, CBCC Boiler & Infrastructure
- » DOC, CBCC Lift Station Rplmnt.
- » DOC, CBCC Sallyport Pedestrian Gate Modifications
- » DOC, CBCC Video System
- » DOC, CBCC Scanning
- » DOC, MCCCW Fence Move
- » DOC, WCCW MSC Security Fence Rplmnt.
- » DOC, MCC Security Camera Upgrades
- » DES, West Campus Security Protection



SIERRA DAVIS EIT
PROJECT ENGINEER, CIVIL DESIGN

Sierra is a civil project engineer with over 4 years of experience supporting public-sector facility and infrastructure projects, including work for DES and the Department of Corrections. Sierra regularly collaborates with facility and security staff to deliver civil solutions that integrate with existing site constraints and operational needs. Her experience with multi-phased state agency projects, construction support, and coordination within secure environments makes her a reliable contributor to DOC capital improvement projects.

INVESTED

4 Years - Industry | 3 Years - KPFF

EDUCATED

Oregon State University, BS Civil Engineering

EXPERIENCED

- » DSHS, SW Telecom. Infrastructure Assmt.
- » DSHS, SW Metering Installation Project
- » DSHS, Diversion & Recovery Program, Pre-Design
- » DSHS & DCYF, SW Fire Alarms
- » DSHS, Echo Glen CC Infrastructure Improvements
- » DSHS, Fircrest School Optical Fiber Upgrade
- » DSHS, Maple Lane School Cascade Unit Renovation



STEVE HELMS PE
CONSULTANT, ELECTRICAL ADVISOR

An experienced electrical engineer, Steve has spent his career planning and designing resilient power, security, and technology systems for the Washington State Department of Corrections. His command of both aging infrastructures and emerging platforms contributes to the modernization of facilities without disrupting critical operations. Equally versed in state capital-funding cycles and procurement requirements, he aligns solutions with legislative timelines and budgets. He leverages this holistic insight to support the quality control review efforts at Clallam Bay Corrections Center.

INVESTED

53 Years - Industry | 8 Years - Coffman

EDUCATED

Washington State University, BS Electrical Engineering

EXPERIENCED

- » DOC, 2025 SW Security Electronics Renewal & Adaptation
- » DOC, 2025 SW Fire Alarm Stabilization
- » DOC, 2025 SW Perimeter Fence Detection
- » DOC, 2019 Enterprise Security Assmt.
- » DOC, WSP Program Building Taut Wire Fence Extension
- » DOC, AHCC Perimeter Fence Rplmnt.
- » DOC, WSP South Close Custody Upgrade to Taut Wire
- » DOC, WCCW Replace Perimeter Fence
- » DOC, WSP Buildings V&W Taut Wire Fence Expansion & Modifications
- » DOC, McNeil Island SCC Taut Wire Fence Design
- » DOC, WSP MSC Fence Improvement



MATTHEW WIGGINS LEED® AP, OSPI, BCA
CONSULTANT, COST ESTIMATOR

Matthew is a seasoned professional in the construction industry with over 20 years of experience as an estimator and preconstruction manager. His expertise and attention to detail have established him as a trusted expert in the construction cost estimating field, earning the respect of his peers and clients alike.

INVESTED

20 Years - Industry, 2 Years - Wiggins Preconstruction Services

EDUCATED

University of Washington, MS Science & Construction Management
Washington State University, BS Science & Construction Management

EXPERIENCED

- » DOC, 2025 SW Security Assmt., 12 Campuses
- » DOC, 2025 SW Fire Alarm Stabilization Assmt., 12 Campuses
- » DSHS, Echo Glenn Children's Center, Security Facility Improvements
- » DCYF, Statewide Master Plan
- » DSHS, McNeil Island Special Commitment Center
- » King Co., Adult Detention Facility Major Re-Pipe Project
- » King Co., Children & Family Justice Center

RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

This team has honed its understanding of DOC’s evolving operating environment while broadening its perspective through service to complementary programs across other public agencies. The team has been responsive to emergency projects with aggressive completion schedules, as well as planning efforts that informed and shaped enterprise capital planning. Their proven experience leading statewide projects distinguishes them among consulting teams.

	SCALE				SERVICES		TECHNICAL	
	Consultancy w/ Role (P/S)	No. of Campus Bldgs.	Publicly Funded	Multi-biennium	Custody-based Operations	Planning	Design through Closeout	Network Interface
DOC 2011 Guidelines for Electronic Security Systems	P	13	●		●	●		●
DOC 2019 SW Electronic Security System Assessment	P	13	●		●	●		●
DOC 2025 SW Perimeter Fence Detection Stabilization Project	S	12	●		●	●		●
DOC 2025 SW Electronic Security System Stabilization Project	S	12	●		●	●		●
DOC Monroe CC WSRU Perimeter Wall Renovation Predesign	S	9	●		●	●		●
DSHS SCC Campus Perimeter Fence Preservation (McNeil Island, WA)	P	7	●		●		●	●
DOC CBCC Telecommunications Infrastructure Replacement Project Study	P	15	●		●		●	●
DOC CBCC Campus Surveillance Video Upgrade	P	15	●	●	●		●	●
DOC CBCC Fire Alarm Replacement	P	15	●		●		●	●
DOC CRCC Security Electronics Upgrade	S	32	●		●		●	●
DOC Monroe Correction Complex Surveillance Video Replacement Master Planning	P	31	●	●	●	●		●
DOC Monroe Correction Complex SOU/IMU Security Video Pathways	P	6	●	●	●		●	●
DOC Monroe Correction Complex WSRU Security Video Pathways	P	10	●	●	●		●	●
DOC Monroe Correction Complex MSC Security Video Pathways & Integration	P	9	●	●	●		●	●
DOC AHCC Fire Alarm & Security Electronics Master Planning	S	30	●		●	●		●
DOC WCC Security Video Replacement Master Planning	S	32	●		●	●		●
DOC WCC Security Video Upgrades	S	32	●	●	●		●	●
DOC WCCW Security Video Master Planning Phase	S	32	●		●	●		●
DOC WCCW Security Video Upgrades	S	32	●		●	●		●
DES Capitol Campus Wedge Barrier	S		●				●	●
DES Executive Residence Projects	S		●				●	●



CLALLAM BAY CORRECTIONS CENTER (CBCC)

Clallam Bay Corrections Center is a high-security facility located on Washington's remote Olympic Peninsula, positioned along the rugged coastline where weather, isolation, and limited access shape daily operations. The campus houses both medium and maximum-custody populations, including one of the state's five maximum-security units, which requires heightened perimeter control, specialized housing, and tightly managed movement. Its coastal setting introduces unique challenges—high winds, corrosive salt air, and difficult logistics—all of which influence system reliability, maintenance demands, and staffing considerations. Together, the custody profile and geographic location make CBCC a complex environment that depends on resilient infrastructure and well-coordinated operational planning.

Perimeter Fence Detection System

The 2019 ESS Study identified key deficiencies in the campus PIDS system. Constructed in 1985, many of the components were no longer supported and the coastal climate has taken a toll on the system, requiring partial sections of the enclosure to be replaced due to rust. A recommendation was put forth to Replace and upgrade to a Detekion taut wire system, possibly installed by offender labor similar to the replacement at the State Penitentiary for ease of maintenance across the enterprise. The existing posts and conduit could be reused with this system.

BUDGET: \$464,680 Contract Value
SCHEDULE: 6 months, 2019
REFERENCE: Nanette Graham, 360.725.8337
nsgraham@doc1.wa.gov

SW Fence Stabilization Assessment

The study's objectives include assessing system performance, identifying capabilities and vulnerabilities, and recommending capital improvements to introduce, enhance, or replace system components. The team developed rough order-of-magnitude cost estimates and established a strategic migration path to optimize future capital investments.

Video Surveillance Upgrade

Developed an approach to replace 66 of the existing CCTV cameras with IP-based cameras. Twenty-four new CCTV cameras were also added to improve custody observation, along with the replacement of the relay-based door controls to integrate a new PLC control system with touch screen control functionality. The system upgrades required new raceway pathways to support the associated connectivity and cabling infrastructure needs.

Telecommunications Infrastructure Replacement (TIR) Project

The TIR Project was a phased project over multiple biennia. Working closely with DOC, agency IT specialists, and facility stakeholders, the team established a \$20 million approach that prioritized reliability, constructability, and system integration within the 24/7 close-custody environment. The plan advanced upgrades to telecommunications rooms, video surveillance, and door control systems, replacing aging relay-based components with PLC-controlled systems featuring touchscreen functionality. The most recent implementation supported security upgrades with new raceways and cabling to feed IP-based cameras and improved custody observation across the 15-building campus.

BUDGET: \$2.4M Bid, \$3.1M Actual
SCHEDULE: 2020 security upgrade
REFERENCE: Jack Brandt, 360.963.3261
jwbrandt@doc1.wa.gov



MCNEIL ISLAND

McNeil Island is one of Washington’s most unique and operationally challenging environments, serving as a secure, remote campus that supports the Department of Corrections and DSHS facilities. The island’s aging infrastructure, limited access, and specialized program needs require continuous system upgrades, replacement, and modernization efforts.

KPFF has supported capital improvements on McNeil Island for nearly two decades, providing telecommunications, security, and facility systems upgrades that address the campus’s evolving operational demands.

REFERENCE: Robert Fossum, 360.902.7514
 robert.fossum@dshs.wa.gov

Special Commitment Center Strategic Master Plan

KPFF supported the development of the Strategic Master Plan for the DSHS Special Commitment Center on McNeil Island by providing civil engineering analysis and infrastructure assessment. Our work included reviewing existing documentation, evaluating campus-wide civil systems, identifying environmental and operational constraints, and outlining potential improvements to guide long-term planning efforts. KPFF also prepared written findings and ROM cost estimates to inform future capital decisions.

BUDGET: \$24,750 Contract Value
 SCHEDULE: 10/2021–05/2022

Special Commitment Center Campus

Security Upgrades

KPFF provided civil engineering services to support the Campus Security System Upgrade at the Special Commitment Center on McNeil Island. Our work included design development, construction documents, bidding support, and construction administration for improvements to essential site utilities and infrastructure. These efforts ensured that new security system components integrated seamlessly with existing conditions and supported long-term, reliable operation within this uniquely challenging environment.

BUDGET: \$44,671 Contract Value
 SCHEDULE: 2022–2023

Infrastructure Lift Station Repairs

The DSHS Special Commitment Center Lift Station Repairs project included replacement of interior lift station and valve vault components at an active facility. The existing system included submersible lift station pumps that frequently failed and experienced clogs. This project was proposed to utilize the existing electrical control panel to reduce overall costs to the Owner. Submersible chopper pumps were proposed to provide dependable components to reduce overall maintenance costs of the system. Existing valve vault components were discovered during construction to have failed, and replacement was required to ensure adequate function of the system. A change order was negotiated and approved to facilitate replacement of wet well components. This development occurred at an active facility, and temporary sewer bypass was provided for the duration of construction.

BUDGET: \$126,899 Contract Value
 SCHEDULE: 2023



WASHINGTON STATE DOC SECURITY UPGRADES

As a consultant to the DOC since 2002, we have contributed to defining and migrating the agency's security posture through its infrastructure investments. We have scoped, scaled and led the implementation of phased solutions that align with operational, funding and technical goals.

2011 Security Planning & Upgrades (Electronic Security Guidelines - ESG)

Applying an in-depth understanding of the DOC's statewide campuses, legacy systems, and evolutions in electronic security, Hargis supported a number of security upgrade initiatives across the DOC's 12-campus enterprise. They participated in the development of the 2011 Guidelines for Electronic Security Systems to standardize the telecommunications infrastructure that supports the access control, personal duress alarm and CCTV IP-based systems tailored to the various custody levels. The guidelines address technology, communication protocols, system architecture and procurement channels for electronic security systems. By implementing the standards, they have supported the integration of \$65M in security system upgrades at various campuses across the state.

COMPLETION: 2007–present

2013 Video Security Masterplan

In addition to the ESG, the team followed up with a security surveillance masterplan. It defines the DOC's operating security surveillance systems, supporting infrastructure, space allocation for supporting equipment, and a migration pathway to align with the agency's adopted standard, \$37.5 million in campuswide upgrades at 3 centers concurrent with other major capital improvements.

Coyote Ridge Correctional Complex (CRCC) Campus Security Upgrades

The pace at which technology advances and the opportunity to realize return on capital investment is exemplified in the CRCC security system. As the security consultant to the ground-breaking campus expansion and renovation in 2008, we competed for the progressive design-build security electronic network renovation in 2019. Constructed prior to the aforementioned guidelines and masterplan, the foresight in this project afforded the agency to capture operational efficiencies with new technologies and deploy them within the live, 15-building medium campus.

BUDGET: \$4.5M MACC
 SCHEDULE: 2019–2022
 REFERENCE: Wayne Pederson, 360.480.9270
 wdpederson@doc1.wa.gov

Monroe Correctional Complex Fire Alarm & Security Video Systems Upgrade

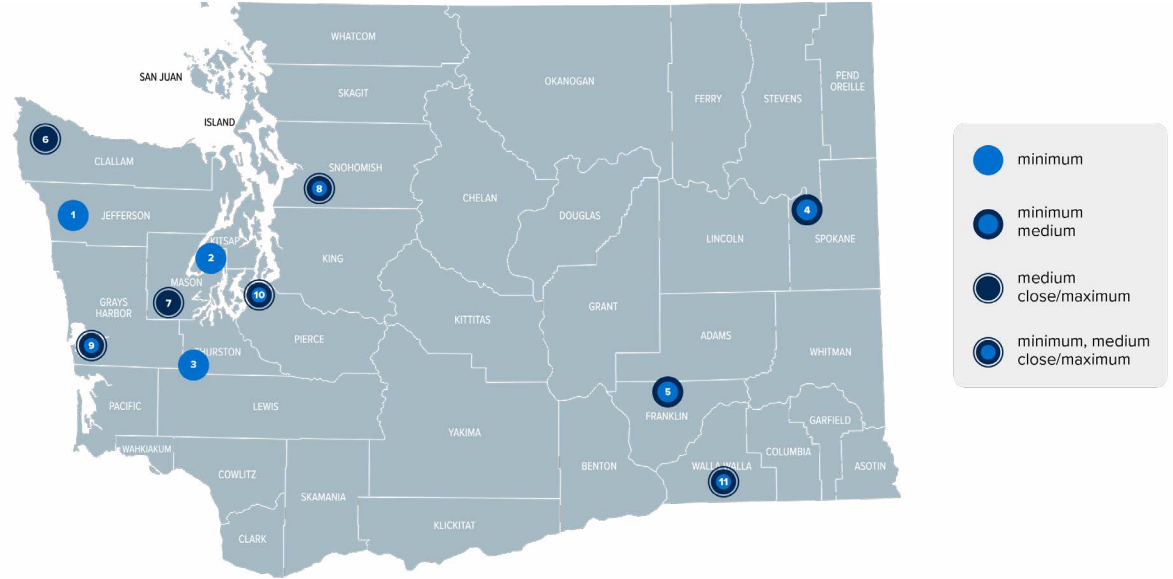
The Monroe Correctional Complex is a 1,375,788 sf multi-tiered detention center - consisting of five standalone campuses within a larger complex. The campus is configured to segregate offenders by minimum, medium, close and maximum security classifications. Featuring buildings from various vintages of construction dating back to 1910, the campus electronic security systems were upgraded and replaced in three of the sub campuses.

BUDGET: \$9.724M MACC
 SCHEDULE: 2015–2017
 REFERENCE: Anna Crickmer (retired)

Airway Heights Corrections Center Electronic Security Upgrade

As one of four campuses receiving the upgrades in the 2013–2015 biennium, Ben Helms (prior to joining Hargis) collaborated with the team to implement the 2011 Electronic Security Standard throughout the 32-building, minimum- and medium-custody campus. The systems were upgraded to create a fully integrated system with IP-based Programmable Logic Controllers (PLC) / Human Machine Interfaces (HMI) (Touch Screen), and IP-intercom between the master control and door/gate locations connected over the existing common backbone infrastructure.

BUDGET: \$4.3 million
 SCHEDULE: 2013–2015
 REFERENCE: Wayne Pederson, 360.480.9270
 wdpederson@doc1.wa.gov



WASHINGTON STATE DOC STATEWIDE INITIATIVES

The Washington State Department of Corrections (DOC) operates in a unique environment. The enterprise manages over 350 buildings and provides housing for 19,300 incarcerated individuals. The agency operates 12 corrections centers supporting custody levels of ranging degrees based upon offense, rehabilitation program and psychiatric need. The functions are carried out in spaces constructed between 1886 and 2019, and have, at times, shared facilities with DSHS. Hargis has been engaged on multiple occasions to provide consulting and technical leadership to instill resiliency and reliability across the enterprise.

Enterprise Security Electronics (ESS) Study

The ESS study support physical monitoring, movement control, and incident alerting in accordance with DOC protocols. Given the varied facility ages and evolving technologies, the agency operates ESS assets in different life-cycle stages. This study evaluated key system components, risks, and performance improvement opportunities through a standardized assessment framework. With many critical systems nearing end of life, recommendations were developed to support a statewide phased migration effort, aligning with DOC’s integrated capital planning approach.

BUDGET: \$464,680 Contract Value
SCHEDULE: 6 months, 2019
REFERENCE: Nanette Graham, 360.725.8337
 nsgraham@doc1.wa.gov

Security, Fire Alarm & Fence Assessment

The condition assessment captured key data for three critical Department of Corrections initiatives: Security Electronics Renewal & Adaptation, Fire Alarm Systems Stabilization, and Perimeter Fence Detection Stabilization. Conducted across the enterprise, existing systems were evaluated, identifying immediate needs and establishing priorities for renewal and replacement. The findings will inform DOC’s 2025–2035 capital plan by providing organized system inventories, risk-based heat maps, and order-of-magnitude cost estimates. The work supports DOC’s goal of improving safety, reliability, and long-term maintainability of critical facility infrastructure.

BUDGET: \$1.3M Contract Value
SCHEDULE: Draft Assessment: 2 months
 Final Report: 11 months
 2024–2025
REFERENCE: Jonathan Abbott, 360.584.3184
 jonathan.abbott@doc1.wa.gov

PREVIOUS PERFORMANCE

PREVIOUS PERFORMANCE



EXECUTING LARGE PUBLICLY FUNDED PROJECTS

Executing large, publicly funded projects in Washington requires disciplined planning, stakeholder alignment, and a deep understanding of the State's capital budgeting process. Our team's experience across campus environments reflects an ability to lead complex, multi-biennium projects from assessment through implementation.

The following examples highlight our role as trusted partners to State agencies, demonstrating a proven approach to planning, design, and construction support for infrastructure critical to safety, technology, and ongoing operations.

Integrated Systems - Fencing + Security

Collaborating with KPFF, this team represents extensive experience with all types of detention security fencing throughout Washington state.

KPFF's experience includes design and construction of new security fencing and assessment of existing security measures based on resident custody levels. The KPFF team is intimately familiar with the existing conditions at Clallam Bay Corrections Center (CBCC).

The CBCC Perimeter Intrusion Detection System is supplemented with an interior taut wire detection system. This system is supported by the interior perimeter fence system. Due to the age and common degradation resulting from the corrosive marine environment, as documented in the 2025 assessment.

Prior to recommending a design approach for the new shaker wire system, KPFF will evaluate the existing physical fence condition. Their evaluation will include the condition of the entire fence structure to determine if the existing framework and hardware are adequate to support the recommended system.

The design approach will include construction phasing to ensure a secure perimeter is maintained at all times. Recent project examples include:

DCYF, Echo Glen Children's Center Secure Facility Improvements (Hargis / KPFF)

Developed to resolve critical security and operational vulnerabilities at this medium/maximum-security juvenile facility, the project evolved into a comprehensive campuswide evaluation of Echo Glen's perimeter, access control systems, and supporting civil infrastructure. Surrounded by wetlands and forested terrain, the campus required a coordinated, phased strategy to implement a new secure perimeter,

improve access routes, lighting, and surveillance, and upgrade essential infrastructure. Working closely with the agency, the team assessed existing conditions, identified system gaps, and developed improvement packages that balanced safety, environmental constraints, and regulatory requirements—including SEPA, stormwater, and wetland mitigation. The resulting roadmap aligns immediate security priorities with long-term modernization goals and provides a structured approach for phased design and construction.

DOC MCC Predesign WSRU Perimeter Wall Renovation (KPFF sub consultant)

The DOC initiated this predesign to address the deteriorating perimeter wall surrounding the Reformatory Unit—an aging security structure affected by seismic damage, end-of-life components, and non-compliant tower and walkway systems. The study focused on defining existing deficiencies and developing a cost-effective strategy to replace or renovate critical perimeter infrastructure. The team conducted comprehensive civil and structural assessments, reviewed documentation, evaluated seismic vulnerabilities, and identified impacts to utilities, access, and circulation. Multiple alternatives were developed and analyzed using OFM's Life Cycle Cost Model to provide comparative cost, schedule, and risk data. The resulting predesign delivered a technically supported recommendation that aligns infrastructure needs with DOC security operations and long-term campus planning.

**Corrections Center Expansion
Telecommunications Infrastructure
(Hargis sub consultant)**

An existing 592-bed corrections center was among 14 facilities designated for expansion and modernization. The project added 26 new buildings across a 52-acre secured campus, integrating hybrid, medium-security, and segregation units adjacent to an existing minimum-security facility.

The State required a multi-biennium design-build effort that incorporated sustainable design principles meeting LEED® 2.0 Silver criteria. Hargis served as the telecommunications consultant, developing bridging documents and providing construction administration to align telecommunications systems with operational and sustainability goals.

Hargis authored a detailed, quantifiable Request for Proposal that produced competitive bids for the design-build project within 1% of the \$6M telecommunications cost opinion.

The project achieved LEED® Gold certification, becoming the first correctional campuses in the nation—and the first in Washington State—to earn this distinction.

**PROJECT MANAGEMENT
COMMUNICATIONS TOOLS**

In leading these projects, we use a set of tailored tools that we've refined over the years to clearly communicate project activities, responsible parties, and key deadlines.

construction meeting N o . 0 0 2
October 28, 2019

PROJECT	F18-502 Security/Access Control The Evergreen State College	HARGIS PROJECT NO.	17134
CONTACT	Dave Shellman	PREPARED BY	Mark Merritt
MEETING DATE	October 30, 2019	AGENDA/PURPOSE	CA Meeting

ATTENDEES & DISTRIBUTION LIST

present	Individual	representing	email	phone number
	WW – William Ward	Evergreen – Facilities AVP	wardw@evergreen.edu	(360) 867-6115
	DS – Dave Shellman	Evergreen – Project Manager	shellmad@evergreen.edu	(360) 867-6556
	BM – Beth Mason	Evergreen – IT	masonb@evergreen.edu	(360) 867-5618
	RR – Rob Rensel	Evergreen – IT	renselr@evergreen.edu	(360) 867-6050
	MP – Michael Partlow	Evergreen – IT Network Services	partlowm@evergreen.edu	(360) 867-6635
	RS – Richard Schneider	Evergreen	schneidr@evergreen.edu	(360) 867-6417
	ML – Matt Lebens	Evergreen – Safety & FA	lebebsm@evergreen.edu	(360) 867-6111
	AK – Archie Kangas			
	TT – Tim Tormanen			
	JW – Jim Watters			
	MW – Mike Werbov			
	PS – Patrick Shanno			
	BH – Ben Helms			
	MM – Mark Merritt			
	BR – Brett Racine			

H A R G I S
page 2

October 28, 2019
F18-502 Security/Access Control

Oct 2019							Nov 2019							Dec 2019							Jan 2020						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
		1	2	3	4	5					1	2	1	2	3	4	5	6	7					1	2	3	4
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25
27	28	29	30	31	24	25	26	27	28	29	30	29	30	31	26	27	28	29	31								

October 1, 2019 – Notice to Proceed
May 19, 2020 – Substantial Completion August 19, 2020 – Final Completion

PROJECT REVIEW

Time: 2:30PM Weather: Temp Range: On Schedule: Yes

WORKERS ON SITE

workers on site	contract work days
GB Manchester	Today's date
BES Electrical	Contract days
Harry's Lock	Days used
[#]	Days remaining
[#]	Contract time used

OPENING ITEMS

1. **Safety Review** – No safety incidents to report.
2. **Housekeeping**
 - A. The e-mail distribution listed for these meeting minutes is listed above
 - B. Items from prior meeting minutes that have not been completed are rolled over to the next meeting Agenda.
 - C. Construction meetings are on a weekly basis on-site.

CONFIRM PROJECT UNDERSTANDING



DEFINITION



QUALIFY
PROJECT



QUANTIFY
PROJECT

DELIVERING ON EXPECTATIONS



REFINEMENT



BID
DOCUMENTS



MANAGEMENT &
OBSERVATION



CLOSE-OUT



POST-PROJECT

This multi-faceted project will draw upon our knowledge of current operations and contingency plans to effectively deliver on stakeholders' expectations.

SCHEDULE / SEQUENCE OF WORK

The core of Hargis-led project is developing a deep understanding of the technical and non-technical goals, identifying who defines success, and recognizing the key factors that influence outcomes. From this foundation, we craft a project plan and meticulously coordinate activities. The schedule on the next page outlines the critical milestones and activities essential for delivering the project on time, within budget, and maximizing the county's investment.

ENGAGING STAKEHOLDERS & INFLUENCERS

A prime consultant's ability to lead a project of this scale is measured by knowing who to engage and when to engage them to ensure timely, responsive, well-coordinated, practical, and executable solutions. Based on our experience with similar projects, having a technical team skilled in secured facilities and maintaining established communication channels is critical. Effective stakeholder engagement across custody, operations, maintenance, and leadership is essential to achieving project success.

INTEGRATED PERSPECTIVE

With the appropriate stakeholders and qualified team engaged to lead this project, we verify existing conditions and qualify the desired outcome that will influence the project approach.

Garnering a technical understanding entails a review of available documentation and verifying existing conditions. The team assesses system capacity, migration paths, demand on integrated systems, and emergency requirements to develop technical options with rough order of magnitude cost opinions against the stakeholders' project objectives.

The non-technical project information is gathered through engagements with stakeholders. We pose questions to learn the desired continued maintenance and operational goals, maintenance and operations technical capabilities, desired level of system sophistication, and concurrent and future capital improvement goals.

This information prepares the team to develop options and a project approach.

DESIGN APPROACH / IMPACTS

Quantifying the approach involves evaluating the phasing options, component integration, system choices, and conceptualization.

This project poses unique challenges in determining how to execute the scope of work while ensuring the continued operation of each facility's fully occupied custody units. Addressing these issues will necessitate close coordination between the stakeholder group and the consulting team to tackle as many concerns as possible during the design phase. It will also require contractor collaboration during construction to formulate a project approach that minimizes risks.

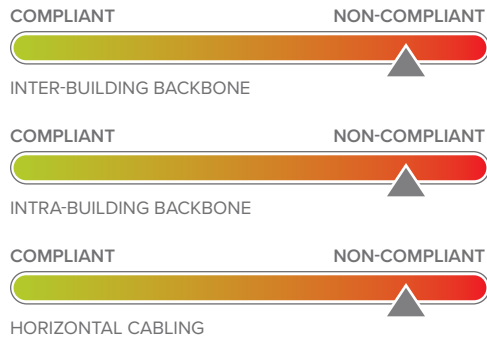
Potential measures to address these challenges include phasing the project to maximize available housing space in the facility, coordinating and scheduling escorts in populated areas, or working during off-hours.

OBJECTIVES

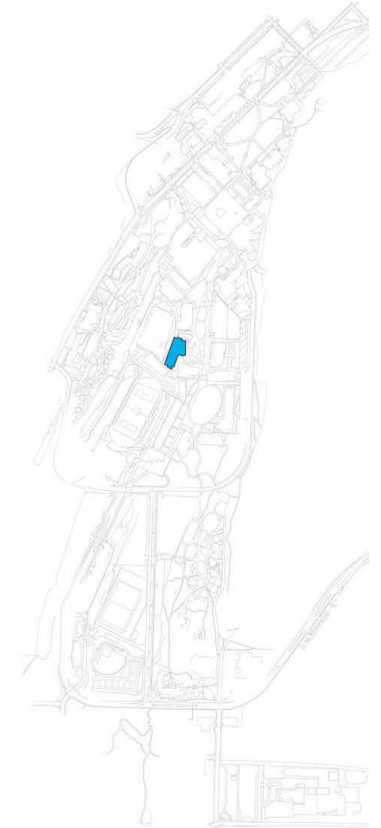
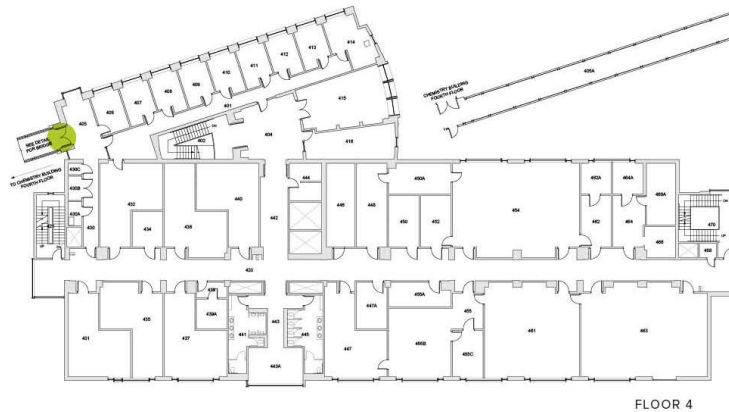
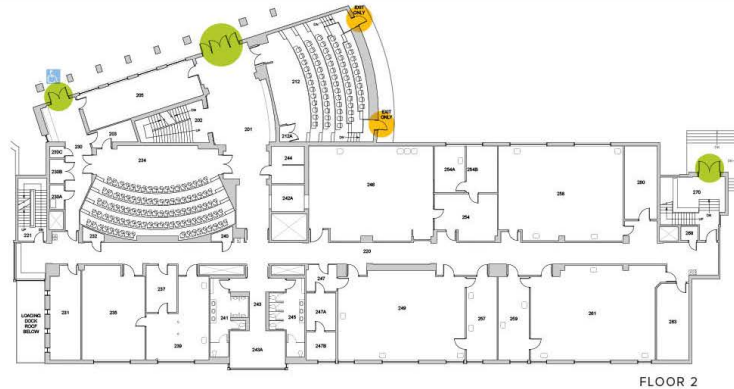
The project objectives are as follows:

- » Inventory and document the condition of the existing telecommunications infrastructure, including telecommunications spaces, pathways, backbone, and cabling.
- » Identify current deficiencies.
- » Recommend infrastructure improvements to bring the campus infrastructure into compliance with current codes and standards.
- » Provide As-built drawings, documenting current conditions.
- » Provide a ROM cost opinion for infrastructure improvements.

Cabling Infrastructure Standards Compliance



^ As part of our validation process, we develop an assessment framework and rating system against the project objectives, industry best practices, and expected lifecycle.



^ Validating existing systems is a key component of our project approach. By documenting system conditions and device locations, we provide clients with clear, actionable information that outlines the project approach, identifies risks, and presents potential contingencies. This information is delivered in both narrative and graphical formats to support informed decision-making.

CONTINUOUS OPERATIONS IN A SECURE, CUSTODY-BASED ENVIRONMENT

Maintaining uninterrupted operations is essential in custody-based facilities, where security, life-safety, and daily routines cannot be compromised. Our approach begins by assessing all systems, programs, and operational areas affected by the scope of work. We identify interdependencies, determine operational sensitivities, and establish clear boundaries for construction activity. This upfront analysis informs a detailed work sequence that enables construction to progress while the facility remains fully functional.

One way Hargis plans for maintaining security and continuous operations is through the use of responsibility criteria in the specifications. By requiring that firms have experience working in correctional facilities and have experience working on perimeter detection systems, we are able to contract with firms who understand the constraints and requirements of the correctional environment. These firms are used to phasing work, finishing work daily, using tool controls, and limiting construction debris. In other projects in secure facilities Hargis has utilized phased construction to minimize the disruption to facility operations. The phased approach allows work to be completed outside the secure area while the perimeter detection system is maintained. The new perimeter detection system can be installed on the chain link fence behind the existing taut wire system. When the new PIDS is on-line, the existing system can be removed without sacrificing the secure perimeter. This phased approach allows the secure perimeter to be maintained. The cut over from the existing taut wire system to the new perimeter detection system will be accomplished on a zone by zone basis. This allows the contractor to complete a zone and ensure that each new zone is on-line and operational before moving to the next zone. The goal is that no zones are left unprotected at night. If something happens where a zone is not able to be brought on-line before the end of a working day, it minimizes the area required to be monitored by facility staff.

Another key consideration in project planning and execution is maintaining a safe and clean environment. The work must be accomplished in a manner to reduce potential contraband such as tools and construction debris. The advantage of the phased approach is that most work will occur between the fences of the double fence perimeter, an area not accessible to incarcerated individuals, which helps to limit access to any possible debris. The only work happening in an area accessible to incarcerated individuals is the removal of the existing taut wire.

In a similar project for the DOC, Hargis phased construction to minimize the disruption in secure areas of the facility. All work was completed outside the secured area, followed by completion of work in the secured area. Hargis also collaborated with stakeholders to coordinate adequate staffing during system outages to facilitate the installation and transition to the new system.

When scoping a project, we develop a sequence, scope of work and ROM to support informed decision making.

SEQUENCING & RECOMMENDATIONS			
Phase	Prerequisites	Scope	ROM Cost Opinion
PHYSICAL CONSTRUCTION OF NEW TELECOMMUNICATIONS			
1	N/A	<ul style="list-style-type: none"> » Retrofit Telecommunications Rooms in Buildings 9, 10, 11, 15, 16, 18, 29, 30, 31, 32, 33, 37, 38, 39, 39A, 40, & 40A. <ul style="list-style-type: none"> - Demolish any obsolete or non-operational existing equipment to make space. - Provide Electrical Infrastructure (Grounding, UPS, Convenience Receptacles, Equipment Receptacles, Power Distribution Units [PDUs]) - Provide a dedicated cooling unit for TRs. - Expand existing Access Control, add card reader and electrically locking hardware. - Install Supporting Equipment (Racks, Patch Panels, Cable Management, Rack Mount Fiber Cabinets (RMFC), Adaptor plates, Ladder Rack, etc.) 	\$1,332,000
INSTALL BACKBONE OFC TO NEW TELECOM SPACES			
2	N/A	<ul style="list-style-type: none"> » Pull 12 st OS2 and 12 st OM4 OFC from MER in Building 10 to each telecom room in Buildings 1, 9, 11, 15, 16, 18, 29, 30, 31, 32, 33, 37, 38, 39, 39A, 40, & 40A. <ul style="list-style-type: none"> - Terminate OFC Cabling if RMFC is installed. 	\$1,852,000
INSTALL HORIZONTAL CABLING TO NEW TELECOMMUNICATIONS OUTLETS			
3	1	<ul style="list-style-type: none"> » Install Back boxes and pathway at new telecommunications outlet locations <ul style="list-style-type: none"> - Existing jacks will need to be maintained in operation. - Install Category 6A cabling and terminate for new telecommunications outlets. 	\$2,537,000
OWNER COORDINATION REQUIRED			
4	1-3	<ul style="list-style-type: none"> » Install new Ethernet Switches » Install Patch cables for active ports. » Cut over Existing workstations to the new infrastructure to allow demolition of existing telecommunications outlets. » Deploy system on new telecommunications infrastructure. 	By Owner
INSTALL HORIZONTAL CABLING TO EXISTING TELECOMMUNICATIONS OUTLETS			
5	1-4	<ul style="list-style-type: none"> » Install Category 6A using existing pathway to existing telecommunications outlets and terminate. <ul style="list-style-type: none"> - Demolish existing horizontal cabling to existing telecommunications outlets. 	\$850,000
DEMOLISH DEFUNCT INFRASTRUCTURE			
6	1-5	<ul style="list-style-type: none"> » Demolish OSP cable. <ul style="list-style-type: none"> - Demolish OM1 Multi-mode OSP OFC to from Building 10 to Buildings 1, 9, 10, 11, 15, 16, 18, 29, 30, 31, 32, 33, 37, 38, 39, 40, & 40A - Demolish OM1 Multi-mode OSP OFC to from Building 40A to Buildings 39, 39A, & 40 - Demolish OM1 Multi-mode OSP OFC to from Building 15 to Buildings 11 & 37 - Demolish Copper twisted pair OSP Backbone cabling between Building 10 and Buildings 39, 40, & 49A - Demolish Copper twisted pair OSP Backbone cabling between Building 11 and Buildings 1, 7, 9, 10, 15, 18, 29, 30, 31, & 32 - Demolish Copper twisted pair OSP Backbone cabling between Building 15 and Building 37 » Demolish Building 15 backbone cabling <ul style="list-style-type: none"> - Demolish OM1 Multi-mode OFC between TR-114 & TR-145 - Demolish Copper twisted pair backbone between TR-114 & TR-145 » Demolish Building 39 backbone cabling <ul style="list-style-type: none"> - Demolish OM1 Multi-mode OFC between TR-143 & TR-151 - Demolish Copper twisted pair backbone between TR-143 & TR-151 » Demolish Defunct telecommunications rooms. <ul style="list-style-type: none"> - Remove any salvageable equipment from TR's. - Remove the remaining equipment and dispose of it. 	\$92,000

WORKING IN A SECURED FACILITY

Many considerations go into working in a secure facility. Above all else is the safety and security of staff, offenders, and contractors. Limiting contraband, monitoring individuals entering the facility, and designing and utilizing suitable products for a correctional facility all contribute to overall safety during and after the construction project.

Safety is driven by efforts such as tool control. Tool checks at entry points reduce the amount of contraband introduced into the facility, enhancing safety. The contractor contributes to safety by cleaning up construction debris to limit the potential for contraband introduction. Other methods to restrict contraband can be coordinated with the contractor.

We are experienced in obtaining security clearance and coordinating escorts for site visits. Similarly, as we develop the bid documents, we pay close attention to articulating the need for contractors to secure clearance for tradespeople who will be on-site. These logistical requirements support the development and implementation of the project approach.

Moreover, developing the bid documents for a detention center differs from those for other types of secured facilities. System and device selection are critical given the varied program spaces and populations. Designing around the hardened structure is one aspect, complemented by the need for precise, secure installation and specifications for anti-ligature and vandal-resistant devices.



RISK MITIGATION

As part of our approach, we calculate risk in our planning efforts, with mitigation strategies built in.

Project Budget

Budgeting for large, complex projects like this can be challenging. To mitigate this risk, we create cost opinions at key project milestones, drawing on our experience with similar facilities to provide historical cost data that informs our efforts. We share this information with a cost estimator for complex projects that require technical expertise outside our domain. Using the cost opinion to validate the design helps keep the project within budget.

Scheduling

Scheduling poses a risk to the project timeline, whether it involves delivering materials to the site on time or having workers present onsite. Schedule risks can be mitigated through various methods. Specifying readily available products with short lead times, providing an adequate lay-down area or on-site project storage, clearing potential contractors, and adjusting working hours are all potential strategies to reduce risk.

Maintaining Operations

It is essential for the facility to maintain operations during the design and construction phases of this project. Operations will be impacted by general construction activities, outages to systems, and the movement of contractors and tools in and out of the facility. Hargis will work in collaboration with facility leadership to evaluate the extent of operational impacts that can be tolerated while still meeting operational requirements.

Safety

The safety of staff, patients, visitors, and contractors is of the highest importance in a correctional facility. The introduction of contractors, tools, and construction debris during the replacement of security systems presents the greatest challenge. Maintaining safety during this period will require teamwork, with contractors responsible for cleaning up their debris and performing tool checks, while staff escorts contractors to for their safe movement through the operational space.

**DIVERSE BUSINESS
INCLUSION STRATEGIES**

DIVERSE BUSINESS INCLUSION STRATEGIES

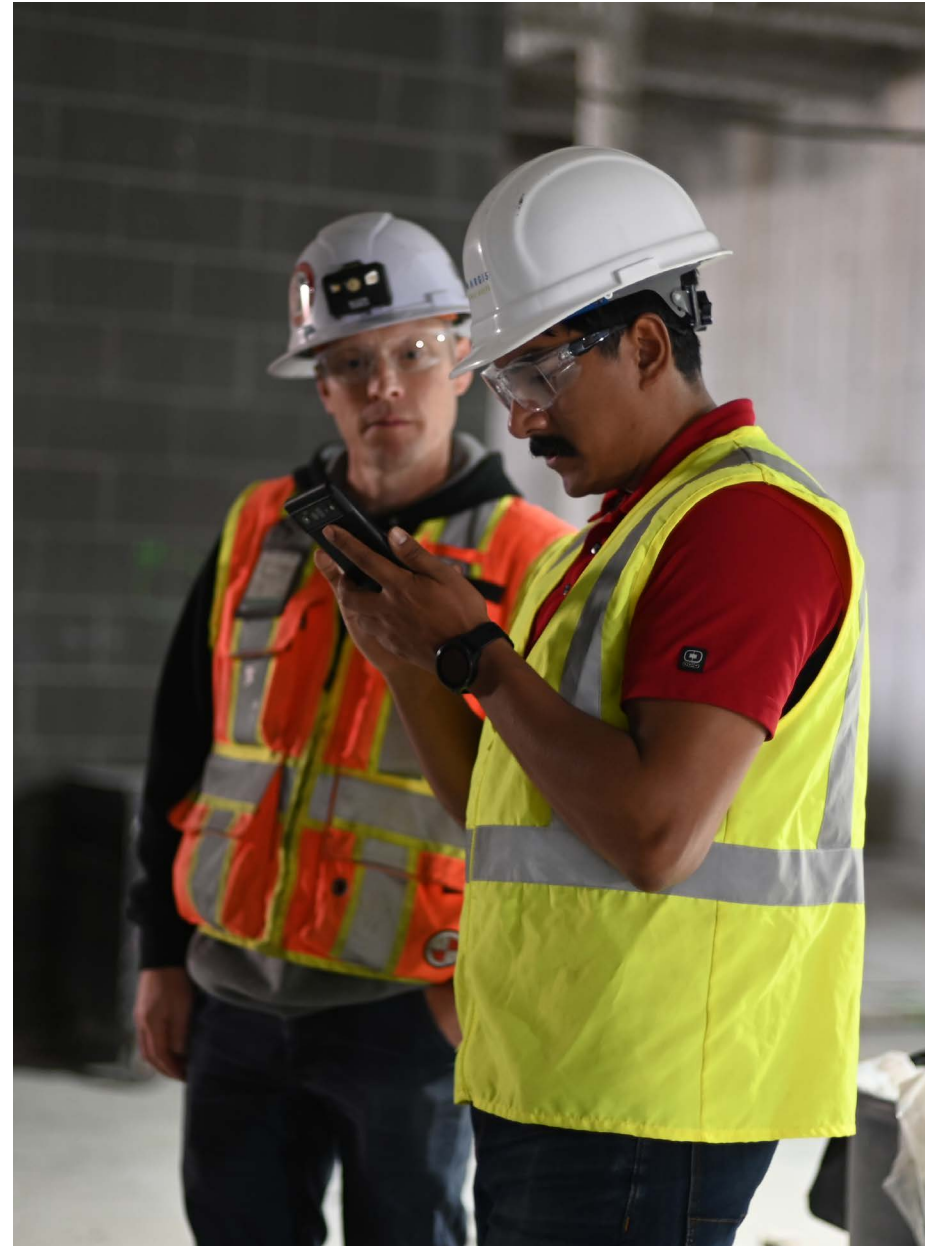
As the prime consultant on several on-call and full-scale projects, we have worked with stakeholders to identify qualified firms and key individuals to fulfill the technical merits of projects and the establishment's contracting goals.

Based upon the 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 Wiggins Pre-construction Services, an SBE well-versed in cost-estimating infrastructure projects, and fire protection engineer, Tuazon Engineers (self-certified MBE firm), with whom we've delivered system upgrade solutions for over 15 years across state agencies. As the project progresses, we anticipate additional opportunities for BDE firms, including landscape architects, historical consultants, tradespersons 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
- 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
- 5%** | Washington Small Businesses
1% achieved with Wiggins' Preconstruction Services involvement



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2026-313

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	
2c. CITY Seattle	2d. STATE WA	2e. ZIP CODE 98101	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Patrick Shannon, Principal, Security • Telecommunications			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 206.448.3376			7. NAME OF FIRM (If block 2a is a branch office)	
6c. E-MAIL ADDRESS patrick.shannon@hargis.biz				
8a. FORMER FIRM NAMES(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER 0

9. EMPLOYEES BY DISCIPLINE

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

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	22		008/A11	Auditorium/Theatre	5
13	Communications Engineer	64		010B01	Barracks; Dorms	2
21	Electrical Engineer	16		014/C06	Churches; Chapels	3
42	Mechanical Engineer	19		017/C10	Commercial Bldg	8
				018/C12	Communications Systems	8
				019/C13	Computer Facilities	8
				027/D07	Dining Halls; Clubs; Rest.	3
				029/E02	Educational Facilities	9
				035/E07	Energy Conservation	4
				030/F02	Field Houses; Gyms; Stadiums	4
				050/H11	Housing (multifamily)	6
				058/L01	Laboratories/Med Facilities	7
				060/L04	Libraries; Museums	4
				072/O01	Office Bldg; Indus. Park	5
				087/S12	Swimming Pools	4
63	Other Employees: Mechanical Designer	41		045/H06	High-rise; Air-rights Bldgs	6
64	Other Employees: Electrical Designer	28		112/V01	Value Analysis; LCCA	5
	Other Employees: Commissioning Agents	21				
Total		211				

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	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE December 15, 2025
c. NAME AND TITLE Patrick Shannon, Principal	