

LOWER COLUMBIA COLLEGE ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

Project No. 2021-827

Washington State Department of Enterprise Services

July 13, 2021



July 13, 2021

Tony Ifie, Project Manager
Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson Street SE
Olympia, WA 98501

Re: Project No. 2021-827 On-Call Campus Architects for Lower Columbia College

Dear Mr. Ifie and Selection Committee,

Throughout our 53-year history, McGranahan Architects has had the privilege to work together with many WA State Community & Technical Colleges and DES. These experiences have led to lasting working relationships through our service as a trusted advisor to our clients. We are very excited about the opportunity to establish an equally enduring connection with you and Lower Columbia College as your On Call Campus Architect.

We offer a strong background of experience necessary to successfully advance LCC's mission. Please consider the benefits that we provide:

- We have **served as Campus Architects for 10 Community & Technical Colleges** and the University of Washington. Our project delivery is based on being rapidly responsive to a wide variety of assignments and delivery methods — from Master Plans, PRR's and Predesigns to additions, renovations and repairs.
- Our **experience performing Project Request Reports and OFM Predesigns** helps us be exceptional in planning projects for success and procuring state funding. We maximize results in accordance with the College's priorities by collaboratively creating the scope, budget and schedule on projects before the design phase begins.
- Our staff of 38 professionals has **broad expertise in higher-ed Campus Architect work**. We focus on assigning the right people to the right projects, and we have the capability and capacity to deliver a wide variety of successful projects.
- We take a **holistic approach to design**, bringing together specific program and stakeholder needs while integrating the design into an established campus environment. Every project, no matter what size, is significant to the learning environment of your students and staff.
- We use senior-led project teams with **firm leaders serving as your primary contacts**, with consistent engagement by our Principal-in-Charge, assuring personal attention and thoughtful exploration with our most knowledgeable talent.
- We have a long **history of successfully working with DES to meet voluntary MWBE goals** and have established relationships with a number of MWBE firms.

We are enthusiastic about the opportunity to work with Lower Columbia College and strengthen our relationship with DES. If you have any questions about our firm, our services, or this statement of qualifications please contact me.

Sincerely,

McGranahan Architects



Matt Lane, AIA, DBIA, LEED AP
Principal in Charge



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Designated Point of Contact for Statement of Qualifications

| | | |
|---|--|------------------|
| Point of Contact Name and Title Matt Lane, Principal | | |
| Firm Name McGranahan Architects | | |
| Address 2111 Pacific Ave. Suite 100 | | |
| City Tacoma | State WA | Zip 98402 |
| Telephone 253.383.3084, Cell 253.208.1340 | Email matt.lane@mcgranahan.com | |

Addresses of multiple office locations of firm (if applicable)

| | |
|---------|-------|
| Address | |
| City | Phone |
| Address | |
| City | Phone |
| Address | |
| City | Phone |
| Address | |
| City | Phone |

Diverse Business Certifications (if applicable)

Certification issued by the Washington State Office of Minority and Women's Business Enterprise (OMWBE)

- Minority Business Enterprise (MBE)
- Woman Business Enterprise (WBE)
- Minority Women Business Enterprise (MWBE)

Certification issued through the Washington State Department of Veteran's Affairs

- Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterprise (SBE)

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

Project No. 2021-827

PART II - GENERAL QUALIFICATIONS

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

| | | | | |
|--|--|-----------------------|--|------------------------------|
| 2a. FIRM (OR BRANCH OFFICE) NAME McGRANAHAN architects | | | 3. YEAR ESTABLISHED 2000 | 4. DUNS NUMBER 087594388 |
| 2b. STREET 2111 Pacific Avenue, Suite 100 | | | 5. OWNERSHIP a. TYPE Professional Services Corporation | |
| 2c. CITY Tacoma | 2d. STATE WA | 2e. ZIP CODE 98402 | b. SMALL BUSINESS STATUS | |
| 6a. POINT OF CONTACT NAME AND TITLE Matthew C. Lane, AIA, DBIA, LEED AP BD+C, Principal in Charge | | | 7. NAME OF FIRM <i>(If block 2a is a branch office)</i> | |
| 6b. TELEPHONE NUMBER 253.383.3084 | 6c. E-MAIL ADDRESS matt.lane@mcgranahan.com | | | |
| 8a. FORMER FIRM NAME(S) <i>(If any)</i> McGranahan Partnership | | | 8b. YR. ESTABLISHED 1968 | 8c. DUNS NUMBER 087594388 |

| 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 <i>(see below)</i> |
| | | (1) FIRM | (2) BRANCH | | | |
| 06 | Architect | 24 | | E02 | Educational Facilities; Classrooms | 7 |
| 48 | Project Manager | 4 | | I05 | Interior Design; Space Planning | 5 |
| 37 | Space Planning/Interior Design Svcs | 2 | | C11 | Community Facilities | 5 |
| 56 | Specifications Writer | 1 | | C05 | Child Care/Development Facilities | 4 |
| 02 | Administrative | 7 | | A11 | Auditoriums & Theaters | 5 |
| | | | | F02 | Field Houses; Gyms; Stadiums | 4 |
| | | | | R06 | Rehabilitation (Bldgs, Structures, Fac.) | 5 |
| | | | | P06 | Planning (Site, Installation & Project) | 4 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Other Employees | | | | | | |
| Total | | 38 | | | | |

| 11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i> | | PROFESSIONAL SERVICES REVENUE INDEX NUMBER | | | |
|--|---|--|--|---|--|
| a. Federal Work | | 1. Less than \$100,000 | | 6. \$2 million to less than \$5 million | |
| b. Non-Federal Work | 8 | 2. \$100,000 to less than \$250,000 | | 7. \$5 million to less than \$10 million | |
| c. Total Work | 8 | 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 July 13, 2021 |
| c. NAME AND TITLE Matthew C. Lane, AIA, DBIA, LEED AP BD+C, Principal in Charge | |

Qualifications of Key Personnel

Balanced Team

We bring an effective balance of creative problem solving and proactive management to serve your goals. We are good listeners and are open, candid advisors to our clients. We place strong emphasis on high-performing and creative architectural solutions within the context of all the goals, priorities and influences that come to bear on a project.

What distinguishes us from other firms is our intentional balance of our strong technical performance and project management with our creative talent in all aspects of providing professional design services for your on call requirements.

Focused PRR and Predesign Expertise

Our proposed team is well versed in the Capital Budget process and have completed numerous projects and reports at several CTC's that support all phases of the budget request and funding process including PRR's and Predesigns, minor repairs and renovations, and major capital projects.

We have a long-standing positive working relationship with DES and SBCTC which has served Colleges well in securing funding for their projects. Our team also has an in-depth understanding of the OFM predesign requirements having **completed 10 Predesigns in the last 4 biennia** for your piers, which included budgets for both traditional design-bid-build and design-build projects.

We are adept at taking a holistic approach to design, facilitating student, faculty and staff involvement while maintaining schedule and budget to develop a design framework that has unified support.

Team Organization and Roles

McGranahan values our role as **"trusted advisor"** to our clients. We seek to immerse ourselves in our clients' vision and values in order to better assist them in achieving their facility related goals. We have identified the following senior leaders and key staff for Lower Columbia College.

Principal in Charge **Matt Lane** will be your primary point of contact providing, team leadership, oversight and quality control for each project and the overall contract. Matt will lead and manage PRR, Predesign and master planning projects.

Focusing our efforts on your PRR, Predesign and master planning project needs Design Principal **Marc Gleason** will bring an additional 35 years of educational design/planning experience.

Project Manager **Kate Frisbie** will manage the various on-call improvement and repair projects, maximizing efficiencies in the design and construction process and achieving project schedules. Additional key McGranahan team members will include **Ben Fields**, as Project Architect /Project Designer.

Our team will collaborate with the college and our consultants to define and fulfill your unique goals on each project. We bring a diverse set of skills and proven success for long-term planning, creative design, effective management, and thorough construction documents.

We take pride in achieving the scope, schedule and budget goals on every project while providing transcendent value and service.

Availability and Proximity

McGranahan Architects takes a collaborative, team approach in providing our services, ensuring that we have the right individual with the right skills working on each aspect of the project. In house, we manage staffing needs for each project to ensure that individual teams get the support and expertise necessary to ensure a project's success.

Our key team members will be committed to each project as necessary to fulfill their responsibilities for the duration of the on-call agreement.

Matt lives in Olympia and our main office is within a 100 mile radius of the Lower Columbia College campus. We design learning environments throughout western Washington. We recently completed Woodland High School, 19 miles south of Lower Columbia College.

McGranahan Architects | Established 1968

2111 Pacific Ave. Suite 100, Tacoma, WA 98402

Matthew C. Lane, AIA, LEED AP BD+C, DBIA

Principal in Charge

O: 253.383.3084 C:253.208.1340

E: matt.lane@mcgranahan.com

McGranahan Principals

Christopher J. Lilley, AIA

Marc C. Gleason, AIA, LEED AP

Michael F. McGavock, AIA

Matthew C. Lane, AIA, LEED AP BD+C, DBIA



Education | Training | Certifications

University of Washington, Bachelor of Arts in Architecture
 University of Washington, Master of Architecture
 Architect: Washington
 LEED Accredited Professional
 DBIA Certified
 Past President, CPTC Foundation

Matt Lane, AIA, LEED AP BD+C, DBIA, Principal in Charge

Through his 25 years of experience, Matt has developed a deep understanding of the importance of thoughtful leadership and advocacy for addressing the long-term needs of Community and Technical Colleges. He has led all aspects of project development, from campus Master Planning, PRR funding procurement, Predesigned, design and construction.

Matt will establish the scope of services and approach to each project, as well as lead our PRR, Predesign and Master Planning services. He will oversee and ensure the overall high performance of our team throughout the duration of our contract.

Relevant Experience

- Campus Architect, Highline College (1 PRR, Master Plan)
- Campus Architect, Tacoma Community College (3 PRRs, 2 Predesigned, Master Plan)
- Campus Architect, Lake Washington Institute of Technology (1 PRR, Master Plan)
- Campus Architect, Renton Technical College (1 PRR, 1 Predesign, Master Plan)
- Campus Architect, Clover Park Technical College (4 PRRs, 3 Predesigned, Master Plan)
- Bates Technical College (1 PRR, 2 Predesigned, Master Plan)
- Campus Master Plan South Puget Sound Community College
- On Call Architect, University of Washington
- Advanced Technology Center, Bates Technical College
- Manufacturing Trades Building Renovation, Clover Park Technical College



Education | Training | Certifications

Washington State University, Bachelor of Architecture
 Architect: Washington
 LEED Accredited Professional
 SCUP member and presenter

Marc Gleason, AIA, LEED AP, Design Principal

Marc will serve as Lead Designer in the PRR and Predesign process including campus design/planning, programming and conceptual design. Marc has worked on 8 different recent Predesigned. He will enhance the Predesign process with design/planning excellence and solutions that achieve the goals of the College.

Relevant Experience

- STEM Building Predesign, Pierce College Puyallup
- Cascade Building Renovation Phase 1,2 and 3 Predesigned and design, Pierce College Fort Steilacoom
- Health Sciences Building Predesign, Clover Park Technical College
- Mental Health Services Co-Location Study, University of Washington On Call
- Interdisciplinary Engineering Building Study, University of Washington On Call
- Portage Bay Building Autism Center Renovation and Predesign, UW On Call
- Child and Family Learning Center Predesign, Central Washington University
- South Campus Academic Expansion Predesign, Bates Technical College
- Campus Architect, Pierce College Fort Steilacoom (4 PRRs, 3 Predesigned, Master Plan)
- Campus Architect, South Seattle College (1 PD, Master Plan)
- Campus Architect, Clover Park Technical College (4 PRRs, 3 Predesigned, Master Plan)
- Campus Architect, University of Washington
- Cebula Hall Engineering Building, Saint Martin’s University (Predesign & Design)
- Advanced Technology Center, Bates Technical College (Predesign & Design)
- Integrated Education Center, South Seattle College (Predesign & Design)



Kate Frisbie, AIA, NCARB, Project Manager/Project Architect

Kate will serve as your Project Manager and Architect for the various on call projects. She brings a strong passion for detail as well as over 18 years of experience in project planning, scoping, tenant improvements, and major renovations for CTC's and DES.

Kate has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a background focused on public use facilities, she has been involved in all aspects of the project development, from documenting/investigating building conditions to programming and concept development, through construction.

Relevant Experience

- Campus Architect, Highline College (1 PRR, Master Plan)
- Interior ADA Barrier Remediation, Cascadia College / UW Bothell On Call
- Olympic South Reclad and Reroof, Pierce College Fort Steilacoom On Call
- Olympic South Reclad & Reroof, Pierce College Fort Steilacoom On Call
- Building B23 Elevator Replacement, Highline College On Call
- Campus Entry Signage, Highline College On Call
- West Parking Lot Improvement, Highline College On Call
- Building B12 Reroof, Highline College On Call
- Miscellaneous Classroom & Office Remodels, Cascadia College On Call
- Building 25 Storage and Carpentry Building, Tacoma Community College On Call
- Building 15 Learning Resource Center Renovation, Clover Park Technical College
- Building 1700 Feasibility Study & Renovations, Shoreline Community College On Call

Education | Training | Certifications

University of Washington, Master of Architecture

University of Washington, Bachelor of Art in Architectural Studies

Architect: Washington - NCARB Certified



Ben Fields, AIA, LEED AP BD+C, BCA, Project Architect/Designer

Ben will provide technical and design support for on call planning and improvement projects. As a design architect with 14 years of experience, Ben creates learning environments that enhance the daily life of students, staff, faculty and community partners. A graduate of LCC, Ben has first-hand experience as a "Red Devil" student on campus and the transformational influence of LCC.

Relevant Experience

- Building B23 Elevator Replacement, Highline College On Call
- Feasibility Study for Office Reconfiguration, Highline College On Call
- Entry Canopy, Highline College On Call
- Cascade Building Phase 1 and 2, Pierce College
- The Agricultural Resource Center, Franklin Pierce School District
- Olympic Hills Elementary School, Seattle Public Schools
- Grant Center for the Expressive Arts, Tacoma Public Schools
- Star Lake Elementary School and Totem Middle School, Federal Way Public Schools
- Support Services Center, Lakewood School District
- Maintenance & Technology Center (MTC), Stanwood Camano School District
- Environmental Learning Center/Science and Math Institute, Tacoma Public Schools
- Stanwood High School, Stanwood-Camano School District

Education | Training | Certifications

Washington State University, Master of Architecture

Washington State University, Bachelor of Art in Architecture

Lower Columbia College, AA, Architecture

Architect: Washington

LEED Accredited Professional

General Project Approach

On Call Project Process

Our firm was built on the foundation of providing our clients with well-managed projects. Methodical document control, proactive scheduling and budget management have been the historical hallmarks of our practice.

The success of each on call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

Technical project information needs to flow to the right people in a timely and accountable way in order to maximize

efficiencies in design and construction. Our process establishes key project goals and decision-making milestones, and ensures they are achieved in an effective and enjoyable manner.

Our approach to professional services focuses on diligent management, collaborative teamwork, and thorough documentation to ensure each project achieves its unique goals, aligning scope and budget and maintaining overall project schedule.

The strength of this project approach is how we provide an inclusive, specialized and responsive team to achieve success for each project.

On Call Project Process Diagram



The diagram above highlights the steps we take once you notify us of a project or emergency repair need.

- **Define the Project** - Our team will review project details, goals, budget and schedule with the College and DES: establish a communication plan and identify appropriate team members and specialty consultants; gather and review available as-builts or studies; visit the site and document existing conditions.

- **Prepare Documents** - We will take into consideration not only the existing conditions but also current college standards, code provisions and the impact of the proposed improvements on the rest of existing facility and adjacent campus services.
- **Review/Finalize Document** – Our team will utilize a proactive QA/QC process as well as work closely with the College and DES to determine that each project meets its defined scope within budget.
- **Bidding and Construction** - We will coordinate all bidding processes with DES requirements for public bidding and represent the best interests of the College throughout construction.

The Predesign Process

Our process is analytical and pragmatic. For example, we simultaneously discuss programmatic-oriented trends while investigating the cost/benefit analysis of features that might serve these wants and needs to optimize the project outcome.

The **objective of a Predesign is to thoroughly define the needs of the College and to create a compelling and defensible vision** to guide the project to completion. We engage in a thoughtful dialogue with key stakeholders to generate creative project alternatives for meeting those needs in accordance with the Campus Master Plan and College Strategic Plan.

Through our Predesign experiences with both private and state funded projects we have found it important to state project goals in a way that supports the creativity of an integrated approach, and presents prioritized objectives that provide workable project parameters. This is an essential skill when considering the implementation of your work.

For a finished building to fulfill its maximum potential, its unique programmatic and qualitative expectations must be established during the Predesign process. Our Predesign best practices include:

- **Craft a compelling vision** for the project based on lasting solutions to long term needs.
- **Consider the project influence** on surrounding infrastructure, site work and future projects.
- **Involve the appropriate stakeholders** in crafting the vision and programming for the project.
- **Include alternatives and contingencies** that can be refined in the later design phase.
- **Be thorough in planning and budgeting for equipment, furnishings and fixtures** that are essential to the program.
- **Plan and budget building infrastructure** to support systems that can change easily over the life of the building; particularly technology, HVAC and partitions.
- **Budget for all “soft costs” of project delivery** over time, such as permitting fees taxes, A/E services, cost escalation and appropriate contingencies.
- **Review the project vision** and goals at the beginning of each subsequent phase, including schedule and budget to confirm priorities and scope



Whether working face to face or virtually we bring curiosity when listening to find each solution/question/suggestion that will make a successful project.

Schedule Management for PRR Success

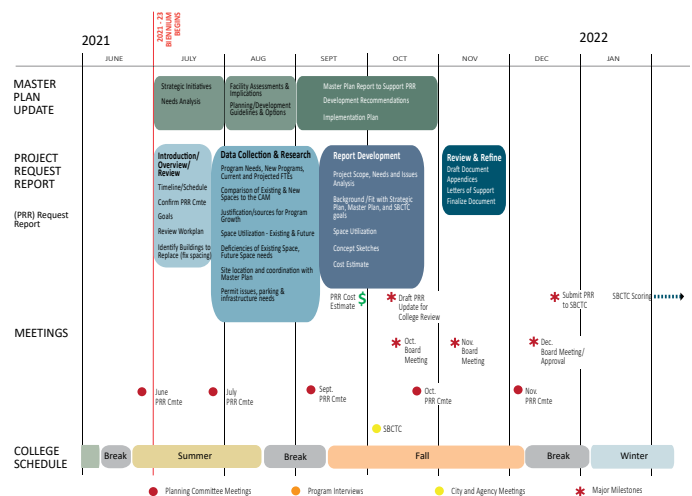
We are adept at taking a holistic approach to PRRs. starting with evaluating the scoring data for renovation or replacement, infrastructure conditions, utilization and enrollment projections.

Through the PRR process, clarity in communication, effective tracking, responsive data gathering and timely decision making are all key components for meeting schedule deadlines.

Outlining and integrating each individual element into the PRR schedule allows you to see the “big picture” of how milestones are aligning with each other and the college academic calendar.

Key PRR schedule coordination items include:

- The Washington State Board for Community and Technical Colleges (SBCTC) deadlines and score requirements
- Data Collection and Research tasks
- Alignment / Update of Master Plan
- Integration with College Committees and Boards
- Coordination of Cost Estimation and Funding



Communication and Coordination

To initiate the on-call process, our first priority will be to conduct a “Step Zero” meeting. We will **outline each role and set clear project expectations** and aspirations to guide a collective understanding of the process, from the start of design through the end of construction. Building a clear project framework encourages each team member to take ownership of their personal role.

Team communication happens in a variety of ways. We use **web-based team collaboration tools**, such as NewForma, Navisworks, Bluebeam Revu, and Smartsheets to facilitate issue tracking communication.

Our streamlined use of BIM (Building Information Modeling) delivery system for our design and construction documents sharpens the focus on the quality of the end result – **accurate documents**. Changes in the work of any one discipline are quickly reflected in the team’s shared model so conflicts can be addressed in real-time.

Stakeholder Involvement

All of our Predesigns have included a **group facilitation process** and we have learned that the dynamics of both small and larger groups can be unpredictable, particularly in an educational environment, where diversity is treasured and everyone’s opinion is valued.

We **establish stakeholder trust** by being curious and equitable, creating an environment for transparent and honest conversations, accurately documenting everyone’s comments, and sharing a passion for learning and inclusion.

Design options will be developed through meetings, charrettes, workshops, and, collaborative cloud-based digital platforms to collect stakeholder input. We will **value each perspective** in the project, facilitating effective dialogue, achieving consensus, and transforming this input into meaningful space for your staff and students.

Our team will provide key stakeholders with actionable data, leading to an **informed decision-making** process that clearly documents why key choices were made, in addition to the cost and schedule impacts of those decisions. We will also proactively develop thoughtful cost-reduction ideas throughout the process, ensuring that our discussions are solution-oriented and stress-free.

As your partner, we will be dedicated to providing you with the tools needed to make informed decisions at every phase.

Predesign and Planning Success with UW

Learning Commons and Engineering Renovation (LCER)



Working with University of Washington Tacoma, this Predesign included programming, test-fit layouts, cost estimates and schedules for a \$20M multi-phased project. Design options were developed through meetings, charrettes, workshops, and boards posted in campus buildings to collect student input.

From the beginning, our intent was to include as many voices in the process as possible and give them equal weight. All opinions and perspectives were respected, and every conversation was approached with curiosity. For a project as complex as the Learning Commons, with so many unique units coming together, it was essential to hear everyone’s point of view.

Interdisciplinary Engineering Building Study

We worked alongside the University of Washington to study the activities, affordances and spatial needs for a new type of collaborative engineering building that emphasizes project-based learning and research capitalizing on transdisciplinary aspects of teaching.

The project proposes academic environments that emulate industry models to address the engineering challenges that today’s students will face. The spaces will encourage intensive lab/classroom environments as well the interchange and activities of informal learning settings that are nested with traditional learning spaces.



Relevant Experience

On Call Campus Architect Experience

Community and technical colleges often have a diverse complement of major projects in planning, design, and construction. The colleges also track, manage, and implement a variety of infrastructure and facility repair/improvement projects on an on-going basis.

To support the success of your on-call projects, we bring a deep background of facility master planning, understanding educational goals, campus cultures, community connections and a commitment to environmental stewardship in service of the college's short and long-range facility goals.

McGranahan Architects has served as Campus Architect for 10 colleges, and worked on over 500 minor improvement and campus planning projects for community and technical colleges.



| | Highline College | Pierce College, Fort Steilacoom | Pierce College, Puyallup | Tacoma Community College | South Seattle College | Shoreline Community College | Renton Technical College | Lake Washington Institute of Technology | Cascadia College | South Puget Sound Community College | Olympic College | Bates Technical College | Clover Park Technical College |
|--------------------------------------|------------------|---------------------------------|--------------------------|--------------------------|-----------------------|-----------------------------|--------------------------|---|------------------|-------------------------------------|-----------------|-------------------------|-------------------------------|
| Years As Campus Architect | 16 | 14 | 14 | 10 | 8 | 4 | 2 | 2 | 2 | 2 | 2 | | |
| # of On Call Projects | 100+ | 75+ | 25+ | 75+ | 75+ | 7 | 5 | 15 | 12 | 4 | 5 | 50+ | 75+ |
| Tenant Improvements | ■ | ■ | ■ | ■ | ■ | ■ | | | | | ■ | ■ | ■ |
| Roofing Projects | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | | | ■ | ■ |
| HVAC Improvements | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | | ■ | ■ | ■ |
| ADA Improvements | ■ | ■ | ■ | ■ | ■ | ■ | | | ■ | | | ■ | ■ |
| Building Envelope Projects | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | | | ■ | ■ |
| Parking Improvements | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | | | | ■ | ■ |
| Electrical Upgrades | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | ■ | ■ |
| Signage & Wayfinding | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | ■ | ■ |
| Emergency Repairs | ■ | ■ | ■ | ■ | ■ | | | ■ | | ■ | | ■ | ■ |
| Feasibility Studies | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Master Planning | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | ■ | | | ■ |
| Project Request Reports (PRR) | 5 | 4 | 2 | 4 | | | 1 | 1 | 1 | | | 2 | 3 |
| OFM Predesigns | 1 | 3 | 1 | 2 | 1 | | | | | | | 2 | 5 |
| Major Capital Projects | 1 | 3 | | 2 | 1 | | 1 | | | | | 2 | 4 |

Lower Columbia College Understanding

This is an exciting time in the evolution of Lower Columbia College. Many events are converging that will make the 2021-23 biennium a critical period in the development of the college:

- The campus is re-opening and **the college is entering its next phase of educational and facilities planning** for a post-pandemic future.
- LCC received design funding for the Center for Vocational and Transitional Studies, which will be its first major capital project since the Health & Science Building and was planned to replace four existing buildings on campus. **The Predesign will create an essential foundation for the project's success** and determine the best site for the building.
- The college has the opportunity to submit a PRR this year to fund its next major capital project, which was identified in the 2015 Master Plan as replacing the 1950's-built portions of the Old Main Bldg and demolishing the 1960 Admin Bldg. **The PRR process will define your most beneficial next major project** while optimizing SBCTC scoring criteria.
- LCC has added two bachelor's degree programs in Applied Sciences within the past two years – Teacher Education and Organizational Leadership & Technical Management.
- Many facilities continue to age, and need upgrades & repairs to meet programmatic and maintenance requirements.

Your Campus Architect serves an important role in the planning and implementation of projects that will ensure the long-term improvement of your facilities and College as a whole.

We are excited about the opportunity to help LCC advance to the next level of achievement, and to **support your mission “to ensure each learner’s personal and professional success, and influence lives in ways that are local, global, traditional and innovative.”**

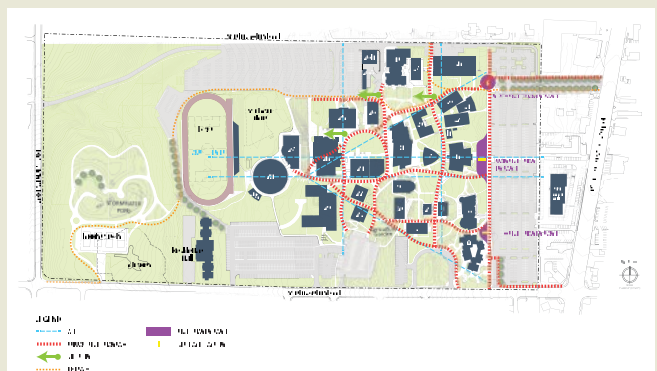


Existing LCC Vocational Building

Highline College On Call Campus Architect

McGranahan has assisted Highline College since 2005. This includes over 100 projects affecting 27 buildings on campus, sports facilities, campus signage, and parking improvements.

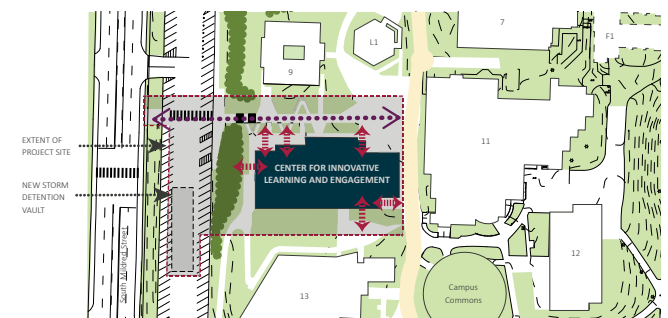
Our work has included feasibility studies, master plan updates, Project Request Reports, OFM Predesigns, mechanical & electrical upgrades, security improvements, signage & wayfinding, roofing & cladding repair & replacement, parking lot improvements, FF&E services, and a variety of tenant improvement projects.



Master Plan Connections and Access Points

Tacoma Community College On Call

McGranahan Architects has proudly served as TCC's Campus Architects from 2005-2009, 2011-2015, and currently for 2019-2021. Our comprehensive work with the college to date includes several Facilities Master Plan updates and successful Project Request Reports; including the Center for Innovative Learning, the top ranked design project in the current capital budget; Health & Wellness Center (Bldg 20) Addition & Renovation; multiple accessibility upgrades, roof repairs & replacements, HVAC improvements, signage and Feasibility Studies.



TCC Center for Innovative Learning & Engagement PRR Site Plan

Project Request Reports (PRRs), Facility Master Plans, and Predesign Experience

McGranahan Architects is highly skilled in developing Project Requests, Master Plans and Predesign Reports. We understand the Office of Financial Management (OFM) approval process, and how to **clearly articulate the needs and deficiencies on behalf of agencies to procure State funding**. We have also helped colleges bundle Certificate of Participation (COP) and local funds to make projects economically feasible.

When working with community and technical colleges on PRRs, we often start with a feasibility study to assess need and scoring potential. Frequently, this also requires a Master Plan update to evaluate long range campus capital and educational goals, impact on infrastructure, and permitting agency coordination.

We submitted 4 of the top 12 ranked PRRs on SBCTC's capital request list for the 2021-23 biennium (Tacoma, Pierce Puyallup, Renton and Highline)

We have also provided Predesign, Design, and CA services for most of the projects we assist in procuring funding. We deliver projects through their entire development, and we know how vital a thorough and thoughtful early planning process is to their success.

Full Project Support - PRR through CA

Health Sciences Building, Clover Park Technical College

We helped CPTC secure funding with a PRR, and **worked on all phases of the project including a predesign in the OFM format**. The Health Sciences Facility supports the rapidly expanding community and program needs in the nursing and health sciences fields. The building is organized around integrated informal learning spaces and a central medicinal garden that provides outdoor interpretive learning, daylight and views. The facility embodies the programs' focus on health and well-being. The project received LEED Gold certification.

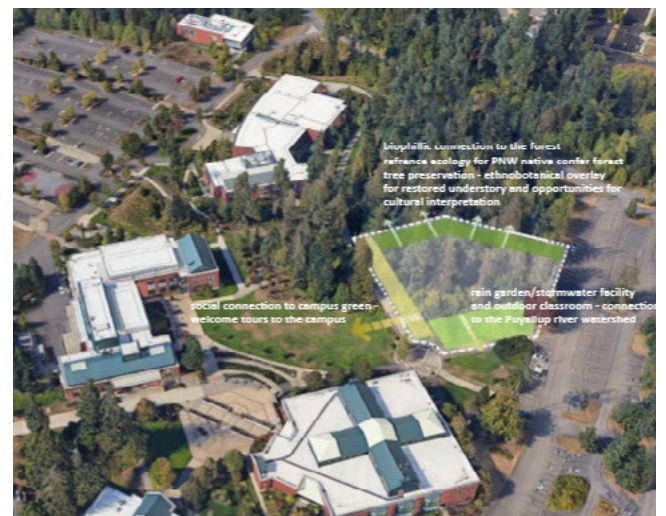


McGranahan has completed 10 OFM-approved predesigns in the last 5 biennia, as well as numerous programming and feasibility study for DES and 12 state agencies.

STEM Building PRR and Predesign Pierce College Puyallup, Puyallup, Washington

McGranahan Architects assisted Pierce College with the preparation of the STEM Building PRR which includes a 54,433 s.f. new building and associated site development. The STEM Building **PRR scored number one on the funding list** for the 2019-2021 biennium, securing \$37.8M for the new facility and an additional \$2.3M for site infrastructure and improvements.

Performing the Predesign during the pandemic, we collaborated remotely with college leadership, staff and our consultant team. We established design values for the project including equity, inclusion, collaboration, and learning on display. We studied three alternative sites on campus to understand which best met the goals of the program, budget and campus master plan. We clarified the role of new and current programs, industry partners and the community. We facilitated a sustainability workshop to align the project with the college's strategic plan. We addressed delivery method, phasing, local regulations and budget to ensure the design would begin with an achievable set of parameters.



Feasibility Studies

McGranahan has produced evaluations/studies that break down site potential, building and planning codes, building arrangement, program adjacencies, potential schedule delivery and phasing, as well as rough order of magnitude estimates that aid in building budgets. These feasibility studies **provide conceptual programmatic planning that help move projects forward into design.** Our recent feasibility examples include:

- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping Study
- Shoreline College Building 1700 Renovation Study
- Pierce College Restroom Study
- Pierce College Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Bates Technical College Building A & B Feasibility Studies
- Olympic College PE Building Study
- University of Washington Tacoma Milgard Hall Site Study
- Saint Martin's University Old Main Feasibility Study
- Remann Hall I & J Wing Addition & Remodel Study

Feasibility Study & Funding Procurement

Tacoma Community College, Health and Wellness Renovation and Addition

As the On-Call Campus Architect, we produced a Feasibility Study with five scope options to accommodate a total project budget range of between \$8M and \$16M. **Our collaborative process with the Associated Students of TCC resulted in their Certificate of Participation** funding support for the \$16M option. Early site planning was cohesive with Master Plan goals to create an Events Center and strengthen accessible connections to the east side of campus.



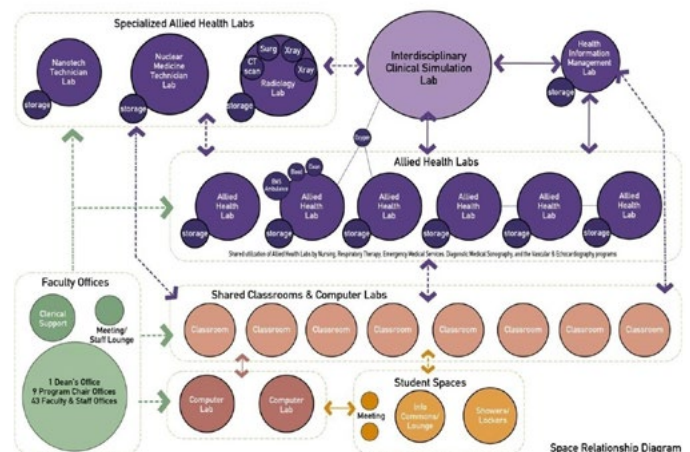
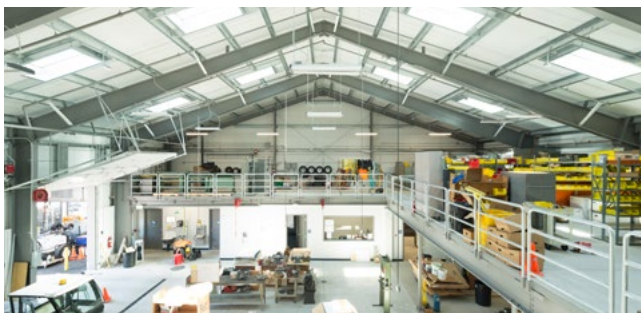
After being selected as the Design Architect, **we developed the Feasibility Study into Predesign and Design Documents** which transformed the 50-year-old building into an inclusive environment for all students with a new Gym/Multi-purpose Center addition and renovation. Completed in 2017, the construction was sequenced to keep the Student Fitness Center operational during occupied time periods.

Feasibility Success Story

Highline College, Building 24A

Building 24A was envisioned for a remodel and addition to relocate the maintenance department from building 26 to the same site as grounds maintenance, which would allow for expansion of instructional programs in the vacated space on the first floor of Building 26. The study identified program needs, project scope, and verification of the project MACC.

Our feasibility study **determined the solution that would best meet the College's needs** was a minor renovation of the existing maintenance building, and a new shared pre-engineered structure. We proceeded to complete the project effectively though design and construction.



Tacoma Community College Health Careers Center PRR Program Diagram



Sustainability Success Story

Cebula Center for Science and Engineering

LEED Platinum-certified Cebula Center for Science and Engineering at Saint Martin's University serves as a learning tool, expressing engineered building elements and systems that are supported by surrounding informal learning spaces and curriculum. The upper floor of the building provides access to a roof top lab that includes two dual axis solar panels, allowing students to study the benefits of tracking devices, solar orientation and the production of solar energy.

The project included establishing guidelines early in the process that included A/E/C team members as well as faculty and student stakeholders. Design and sustainability features were chosen strategically for cost, performance and durability.

Sustainability

We help our clients prioritize where to spend limited resources to improve building performance while improving the quality of State programs. We understand the importance of **meeting the State's energy efficiency goals while minimizing annual operational and maintenance costs** without exceeding the project budget.

For many On-Call-type projects, sustainability means:

- Achieving the highest long-term return on your investment of limited funds.
- Minimizing the costs of energy, maintenance, and replacement over the life-cycle of a unit of system.
- Ensuring compatibility with facilities planning and campus standards so facilities can be efficiently maintained.
- Maximizing flexibility of space to be used in a variety of ways.
- Identifying ways to create a more healthy facility.

We have multiple tools that allow us to deliver improved facilities that are beautiful, durable, and efficiently maintained.

In the past 10 years, we have achieved 15 LEED Silver, Gold, and Platinum-certified higher ed projects including:

- Health & Wellness Center, Tacoma Community College (Silver)
- Advanced Technology Center, Bates Technical College (Gold)
- Cascade Hall, South Seattle College (Gold)
- Health Sciences Building, Clover Park Technical College (Gold)
- Health Sciences Building 26 Renovation, Highline College (Gold)
- Lab I Second Floor Renovation, Evergreen State College (Gold)
- Cebula Hall, Saint Martin's University (Platinum)

Flexibility and Efficiency

Lab I - Second Floor Renovation

The Evergreen State College, Lacey, Washington

This full floor renovation in the College's Lab I Building included five instrumentation labs required for chemistry, field science, geology, marine science, biology, physics, health science, forensic science, as well as visual arts programs. These spaces include a microbiology, genetics and physics teaching lab; faculty and student research labs, and lab stores.

Project priorities included **improving flexibility and efficiency of spaces, improving lab safety and creating a healthier, more energy and efficient space** that will be more attractive to potential students. The renovation achieved LEED-CI Gold Certification.



"Their process was collaborative every step of the way from meeting with several design committees consisting of faculty and staff of the college to the weekly construction meetings in which I attended regularly. I always felt that my input was welcome and I appreciate their responsiveness to my questions as they arose." - Michelle Pope, Visual Arts Operation Manager, TESC

Tenant Improvement Experience

Tenant improvements, or small renovations, make up a large portion of our On-Call Campus Architect work. Our approach to these small but mighty projects include **investigating, evaluating, and clearly defining the scope of work** and project extents for each job. We lead a multi-discipline team, when necessary, with a variety of consultants. The project team works together to accurately document existing conditions and create designs to meet the users' requirements.

Our recent relevant tenant improvement experience includes:

- Dental Hygiene & Veterinary Technology Center, Pierce College
- Restroom Upgrade, Shoreline Community College
- Building 23 Elevator Replacement, Highline College
- Interior ADA Barrier Remediation, University of Washington Bothell and Cascadia College
- Learning Commons and Engineering, University of Washington Tacoma
- CREST Lab, University of Washington
- Academic Advising Center, University of Washington
- Cascade Building Plans Room Remodel, Pierce College
- Early Childhood Education Remodel, Pierce College

Exterior Renovations

Our team has capacity to perform comprehensive investigative surveys of existing building envelopes, **engaging with maintenance staff to understand each building's performance history and challenges**. We coordinate with manufacturers and confirm Agency and Building/Energy Code standards for exterior wall and roofing assemblies.

Our **experience with roofing projects** includes a comprehensive array of roofing systems, including "green" roof assemblies, membrane roof assemblies, built-up roof assemblies, asphalt shingle, standing seam metal panel, and urethane coatings.

We also have technical knowledge and experience **replacing, repairing, and assessing exterior wall assemblies** to improve weather resistance and energy efficiency. Envelope work often occurs in an occupied structure, and we are experienced in working with clients and contractors to phase work and construct temporary barriers to protect users from construction.

Our experience is not limited to buildings; we often coordinate/lead teams for **site improvements**. Recently we completed work designing campus wayfinding signs for Renton Technical College, campus entry and parking lots signs for Highline College, parking lot paving and restriping for Highline College, and outdoor learning and gathering spaces for multiple western Washington school districts.

Cladding and Roof Replacement

Pierce College, Olympic South and Cascade Building

Cascade and Olympic South Buildings were both constructed with marblecrete cladding that failed, and then re-clad with EIFS which also failed. These failures were discovered when fungal growth was found in the exterior wall cavity during an interior renovation. McGranahan completed **an assessment of the exterior envelope along with a conceptual design for re-cladding** this large structure.

A combination of emergency and minor works funds were used to re-clad the Cascade and Olympic South Buildings in multiple phases covering several biennium. The solution incorporated a modern weather/air barrier with exterior insulation and a rain-screen cladding assembly, resulting in **increased mechanical fan efficiency and reduced energy consumption**. A similar approach was taken with the roof of the Cascade building. Due to the building size and budget restrictions the roof could not be replaced as a single project.

The initial studies for both the envelopes and roofs allowed the college to plan out the sequence of projects for several biennium for inclusion in their capital budget request and support their building conditions survey completed by SBCTC every two years.



Pierce College On Call Campus Architect



We have worked consistently with the Pierce College District (Steilacoom & Puyallup) since 2003, and have delivered over dozens of successful projects through selections as On Call Campus Architect, A/E Reference File work, and Major Capital Projects.

Our mutual success is rooted in responsive service and consistent staffing in all project phases, from planning through construction.

In the past two biennia our On Call work has included:

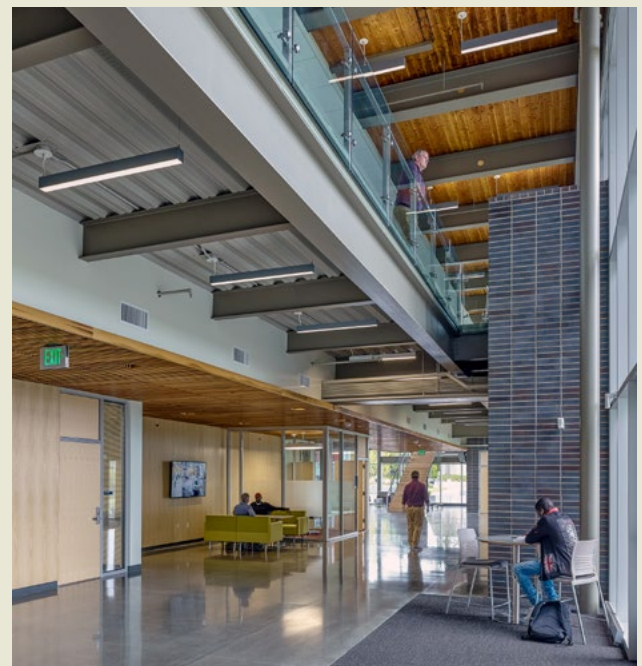
- Pierce College Puyallup Master Plan Update
- Pierce College Fort Steilacoom Master Plan Update
- Olympic South Water Damage Repair
- LSB Science Casework Modifications
- Olympic South Building Reclad and Reroof,
- ECE Minor Modifications
- Cascade Building Plans Room Remodel
- Cascade Acoustic Wall review
- Cascade Restroom Study
- Dental Clinic Code Review
- Cascade Grease Interceptor
- Science Dome Modifications
- CAS & ADM Accessibility Review
- FS Campus Sub-Metering
- Accessible Parking Upgrades
- Theater Lighting Study
- HEC Storage Expansion
- Science Dome Emergency Repairs
- ADM 100c Door
- Animal Barn Roof Repairs
- Campus Lighting
- Security Desk Modifications
- Fall Protection Roof Loading Verification
- Rainier Boiler Replacement
- Puyallup Frontage Survey
- Puyallup Fields Study Update
- Olympic North Envelope Repairs
- IDF Emergency Power Planning
- Fort Steilacoom Master plan Graphics
- + 36 projects in the 2015-2017 biennium

South Seattle College On Call Architect

McGranahan Architects has provided On Call Campus Architect services for South Seattle College for 8 years.

Examples of our planning work includes: a Predesign for the new Integrated Education Center, Georgetown Campus Master Plan, a number of feasibility studies.

We have also worked on a variety of maintenance & repair projects such as Office of Civil Rights upgrades, Georgetown parking lot repairs, Brockey Center door hardware upgrades, sport court repairs and an above ground fuel tank for the Aviation program.



Integrated Education Center

McGranahan helped procure funding for this 59,000 SF building with a successful PRR, developed it with the Predesign, and completed it through design and construction.

It includes immersive clinical simulation labs, traditional learning spaces and a diverse array of social and informal learning settings. The project creates a learning centered environment that promotes diverse settings as the norm to address the complexities of programmatic, personal, and cultural influences that are inherent in addressing the health care and basic skills program needs. The project received LEED Gold Certification.

Diverse Business Inclusion Strategies

Opportunities

The potential project scopes and delivery methods found in the On-Call Agreement format provide a unique opportunity to promote the diverse business participation. We have found that many of our preferred MWBE consultants perform best on the smaller, more focused assignments typical of the on-call tasks.

Selection and Support

Our approach to selecting Diverse Business sub-consultants starts with working with the client to determine which disciplines and firms would be the best fit for the project. If our typical consultant roster does not sufficiently meet the diversity specification or project needs, we will contact local, state and federal offices to obtain a list of appropriately qualified firms, working first with B2Gnow. We also consult colleagues for information and recommendations – always seeking to assess past performances.

All team members and sub-consultants are part of a detailed, pre-proposal and “kick-off” meeting where project scope of work, tasks, schedules, communication lines, and expectations

are clearly discussed, defined and agreed to. At this point if the project offers opportunity for diverse businesses not currently on our team, we seek these out and invite them to meet with us and demonstrate how their areas of specialty can support the project. From this process we have established working relationships with numerous qualified local businesses and continue to look for opportunities for new relationships with other firms.

Culture of Diversity & Inclusion

McGranahan Architects commits to ongoing learning and long-term transformation through our Diversity and Inclusion Committee. We have dedicated time and resources, supported with full participation from firm leadership. We understand there is always room for improvement, and we strive to be inclusive, open, and willing to have difficult conversations. Through firm-wide outreach, large and small group discussions, learning sessions, and focused independent surveys, our Diversity and Inclusion Committee is accountable for driving progress and change within the firm. They facilitate research and policy development to address trends as related to overall inclusion for aspects of our daily operations.

Creating Opportunities to Foster Diversity in the A/E/C Profession

McGranahan offers internship opportunities for both high school students and university students throughout the year. The goal of the program is to **engage with young emerging design voices** in the region and support the industry to **mentor and develop the next generation of diverse design professionals**. This engagement is a building block and one realization of our mission dedicated to meaningful leaning and inspiring learning environments. It is also a way for us to make an impact on diversity within the profession as we work to reach students who otherwise might have little exposure to the field of architecture. We have worked closely with universities, local high schools and other mentorship programs (ACE Mentorship, NextMove Tacoma) over the last ten years to create opportunities for students to explore their interest in architecture.



“To me, the culture of McGranahan means a culture of learning. Every experience I’ve had here emphasized, at the core, the idea of constant growth and learning. I greatly admire the ubiquitous understanding that every opportunity, meeting, learning session, and project is a chance to learn. It creates a strong culture of collaboration and empathy as everyone works towards greater understanding through sharing knowledge and encouraging feedback.”

- Samira Mote, McGranahan High School Intern (2019)

“McGranahan has a comfortable and inclusive environment that promotes both individual and social growth. This helped me in developing professionally and personally. One of the helpful things I learned was knowing how to ask the right questions. This came from client prep meetings I was in which helped me learn how to get meaningful information from the client. I also learned design and concept development through diagramming in a deeper aspect with the intent of explaining early and abstract ideas clearly.” - Innocent Muhalia, McGranahan College Intern (2019-2020)

