

Statement of Qualifications - 2021-828
June 9, 2021



On-Call
Architect

Whatcom Community
College & Bellingham
Technical College

RMC ARCHITECTS

1223 Railroad Ave, Bellingham, WA 98225 360.676.7733



June 9, 2021

**STATEMENT OF QUALIFICATIONS - EXECUTIVE SUMMARY
STATE OF WASHINGTON DES E&AS - PROJECT #2021-828**

Dear Proposal Reviewers,

RMC Architects was established in 1986 and is deeply committed to responsive design services. RMC is a leader in providing architectural and masterplanning services to higher education institutions and public agencies over the last 30 years. Our experience includes an array of project types, ranging from community placemaking projects to the masterplanning of a 65-acre waterfront property in Everett. RMC Architects is fortunate to have a gifted staff comprised of architects, interior designers, and administrative personnel. Principal Brad Cornwell will be your Principal-in-Charge for this project with direct project leadership by either Brad or Principal Neil McCarthy for the duration of any project. Our firm of 18 people, represents diverse backgrounds both from here in the Northwest, and from major cities throughout the United States and Canada, giving us the capacity and depth to meet the challenges of demanding and complex projects.

In an environment of increased expectations and greater complexity, RMC distills the essence of each project's goals and aspirations into achievable and focused projects. We leverage partnerships and collaboration to garner consensus to create healthy and vibrant spaces and places that support design enabling project resiliency and flexibility to adapt. We use technology to provide graphic clarity and communications through a BIM based software platform and 3D modeling.

Known for our responsive, collaborative approach, RMC Architects designs buildings that help our clients thrive. This involves design strategies that enable durability, sustainability and healthy indoor environments. Clients are drawn to our firm's community minded traits: a deep sense of responsibility, a tendency toward the long view, and a collaborative spirit. We enjoy our work, and it shows.

RMC brings deep experience with both the SBCTC System and with other Higher Education design standards and operations needs. This includes both new facilities and a wide variety of renovations. Equally critical to our specific project experience is our commitment to the higher education sector, as your institution embody the local representation of democratic opportunity. RMC delivers renovation experience. As this roster may involve dis-separate, targeted renovations at continuously occupied facilities, RMC has the staffing, the capacity, and experience to meet your mix of projects.

Thank you for the opportunity to introduce ourselves and our qualifications. We look forward to the opportunity to continue this conversation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Cornwell".

Brad Cornwell, AIA, LEED AP
Principal
brad.c@rmcarchitects.com



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

Table with contact information for Brad Cornwell, Principal at RMC Architects, including address, city, state, zip, and email.

Addresses of multiple office locations of firm (if applicable)

Table with multiple rows for office locations, including fields for Address, City, and 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)
State of WA DES E&AS
Proj. No. 2021-828 On-Call Architect



PART II - GENERAL QUALIFICATIONS
(If a firm has branch offices, complete for each specific branch office)

2a. FIRM (OR BRANCH OFFICE NAME) RMC Architects, PLLC			3. YEAR ESTABLISHED 2000	4. DUNS NUMBER 18-025-2512
2b. STREET 1223 Railroad Avenue			5. OWNERSHIP	
2c. CITY Bellingham		2d. STATE WA	2e. ZIP CODE 98225	
6a. POINT OF CONTACT NAME AND TITLE Brad Cornwell, Principal			a. TYPE Professional Limited Liability Company	
6b. TELEPHONE NUMBER (360) 676-7733		6c. E-MAIL ADDRESS brad.c@rmcarchitects.com		
8a. FORMER FIRM NAME(S) (if any) Ross & McClure Architects Jeffrey L. McClure, Architect			8b. YR. ESTABLISHED 1986 1983	8c. DUNS NUMBER N/A N/A
7. NAME OF FIRM (if block 2a is a branch office)				

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			
01	Architect	10		029	Educational Facilities	4
				017	Commercial Building	4
				072	Office Buildings	2
				078	Planning (Site)	2
				027	Dining / Halls / Kitchen / Food Service	2
				039	Garages / Vehicle Maintenance / Parking	1
				047	Historical Preservation	2
				048	Hospital and Medical Facilities	2
				050	Housing / Group Homes	5
				088	Recreation / Specialist	1
	Other Employees	8				
Total		18				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million
c. Total Work	6	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
		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 9 June 2021
c. NAME AND TITLE Brad P. Cornwell, Principal	



Section A

Qualifications
of Key Personnel



Who is RMC?

RMC Architects is a design leader for communities in the northern reaches of the Salish Sea. Established in 1986 and located in downtown Bellingham, our services range from architecture for higher education clients to public institutional clients. Principals Brad Cornwell and Neil McCarthy lead a gifted staff comprised of 18 architects, design staff and administrative personnel. Four things you should know about us:

- **We make design count** – Not just economically, but socially and environmentally. To us, this means maximizing budgets for the best occupant experience. This is the way architecture makes communities stronger, more vibrant and better connected.
- **We are responsive and forward thinking** – Thoughtful planning and architecture helps organizations do and be better. Our local clients appreciate RMC's depth of talent, professionalism, and skillful handling of complex projects. Those beyond Bellingham are equally drawn to our firm's community-oriented traits: a deep sense of responsibility to neighbors, a tendency toward the long view, and a collaborative spirit.
- **We use complex technology to simplify projects** – RMC stays current with technology advances in the design industry. Our staff operates on the most current platforms available. We use REVIT on all projects, which improves communication and collaboration among all disciplines.
- **We enjoy our work, and it shows.** We come to your project as designers committed to place-based solutions, as developers who understand the need for performance, as leaders who know what to ask and how to listen, and as tenacious problem solvers who love simplifying messy challenges.

RMC makes design count.



Brad Cornwell, AIA, LEED AP

Principal-in-Charge

As a vested, local architect, Brad is extremely committed to each projects' success. His focused attention with selected projects is shown in his longstanding partnered relationships with public and non profit institutions at their facilities. You will receive my best commitment and energy to make this a smoothly delivered project.

EDUCATION

Bachelor of Architecture
University of Oregon

REGISTRATION

Registered Architect:
WA, OR

LEED Accredited
Professional

AFFILIATIONS

American Institute of
Architects

Whatcom County Libraries,
Trustee 2016-2020

Bellingham Bay Rotary
President 2019-2020

RELEVANT EXPERIENCE

Bellingham Technical College/Whatcom Community College
On-Call Architect - 2019-2021, 2017-2019

Skagit Valley College On-Call Services - 2019-2021, 2015-2017

State of Washington, Community & Technical Colleges: 22 projects since 2012.

Western Washington University, Multicultural Center, 2016-2019
Associate (local architect) for a \$13.4M complex renovation and addition at the Viking Union.

Western Washington University, 42+ Intermediate and Preservation
Renovation projects since 2006.

Bellingham Central Library, Renovation, 2018-2021

City of Bellingham, On-Call Services, 2008-2020

Whatcom County, Civic Center Annex Renovation Remodeling
5 levels of County Public Works Facility

Western Washington University, Capital Planning and Project Assessments over
3 Bienniums, totaling 319 minor work and 14 intermediate work projects.



Neil McCarthy, Architect AIBC, AIA, LEED AP

Principal - Support & Quality Control

Working as a project leader since 1988, Neil brings an extraordinary level of discipline, organization, and empathy to the office each day. He is equally at home in the public and private sectors, and has directed projects of every type and scale. His intensity is matched by his integrity and he is a natural mentor for young architects. He's fair, unflappable, and sets a high bar. Give Neil a project with multiple funding sources, competing interests, colorful personalities, and diverse aspirations, and watch an outstanding project emerge, team intact and better for the experience. Neil has directed multiple Western Washington University remodels and renovations to classroom and laboratory upgrade projects over the years. Neil's work extends to other higher education institutions, most recently with Skagit Valley College.

Classroom and Laboratory Upgrades (multiple projects), Western Washington University, Bellingham, WA

Digital Media Commons/Finance Research & Learning Lab, Western Washington University, Bellingham, WA

Wilson Library Special Collections, Western Washington University

Wilson Library Reading Room Restoration, Western Washington University

EDUCATION

Master of Architecture,
Dalhousie University

Bachelor of Environmental Design
Dalhousie University

Bachelor of Arts
Western Washington University

REGISTRATION

Registered Architect: WA
Registered Architect in the
Province of British Columbia



Alexandra Costic, AIA

Project Architect

Lexie joined RMC Architects in 2016. Her experience prior to becoming a registered architect included field work in archaeology and historic preservation. Lexie's commitment to the preservation of the historic built environment leaves her well prepared to look at projects with a view to the future. Lexie was the project architect for several Western Washington University complex invasive remodel projects within occupied facilities.

EDUCATION

Master of Architecture,
University of Oregon

Master of Architectural History +
Certificate in Historic
Preservation,
University of Virginia

Bachelor of Arts, Archaeology,
Columbia University
New York, NY

REGISTRATION

Registered Architect: WA

AFFILIATIONS

American Institute of Architects

Women Build Program Organizer

RELEVANT EXPERIENCE

(6) Western Washington University Remodel Projects 2017-2021

(4) Skagit Valley College Projects 2019-2021

Mount Baker Theatre Renovations 2020-2021

Bellingham Public Library, Central Branch Remodel, 2020-2021

22 North – NWYS housing and services, Bellingham, WA

The Penrose Walla Walla Hotel, Walla Walla, WA

Hastings Landing Hotel, Port Townsend, WA

Bellingham Training & Tennis Club, Bellingham, WA

Love & Justice (NWYS) Project, First Congregation Church of Bellingham, Bellingham, WA



Christopher Mead, AIA, LEED AP

Project Architect

With 17 years experience, Christopher is a LEED Accredited Professional with a passion for sustainability. He seeks to permeate his design work with a perspective for energy use that is "cradle to cradle." Christopher is an innovative and fluent in his approach with technology, which enables cross platform integration for systems and media presentations. He is able to synthesize and manage large systems of information, as exemplified by complex remodeling and facility assessment projects at Western Washington University. Christopher graduated Magna Cum Laude from Washington State University. He was recognized as an Outstanding Teaching Assistant for the School of Architecture while at WSU and received the coveted AIA Henry Adams Certificate of Merit for his design work. In May of 2016, Christopher was awarded the Emerging Professional Award from the AIA Northwest Washington Chapter.

EDUCATION

Bachelor of Architecture
Washington State University

REGISTRATION

Registered Architect: WA

LEED Accredited Professional

AFFILIATIONS

American Institute of
Architects

RELEVANT EXPERIENCE

(3) Skagit Valley College Renovation Projects 2020-2021

MultiCultural Center & Bookstore/VU Remodel, Western Washington University

Haggard Hall Media Commons & Finance Lab, Western Washington University

Multiple Classroom & Lab Upgrades, Western Washington University

ATUS 1 & 2 Renovations at Wilson Library, Western Washington University

Eleanore Apartments, 80 units, Mercy Housing, Bellingham, WA

Section B

General Project Approach



General - Project Approach



WCC Syre Clerestory - RMC

RMC will follow the Washington State Department of Enterprise Services defined A/E Services for Public Works building projects as the template for defining the delivery process and the phased deliverables.

ON TIME, ON BUDGET: RMC acknowledges this is the baseline for project success, but RMC is committed to exceeding this core expectation. A key factor enabling this will be to align assumptions and expectations early in the project to minimize “surprises”. This occurs by facility analysis and programming matched to accurate early cost opinions so to not erode the design solution as further design occurs. Additionally, developing a collaborative project schedule with proper float time provisions, fosters meeting expectations. Finally a key provision for success is crafting a design that elevates the typical or standard design solution. This does not mean more expensive materials, nor creating an iconic overscaled feature, but rather creating a project that surprises and elevates the ordinary.

For smaller projects involving on-call work, like yours, it means advancing the public’s perceptions of what good government does and conveys a level of trust.

A good example of limited budget and elevated design response was the RMC project for Whatcom County Library Systems, Lynden Branch Library where an iconic entry tower feature anchors and locates this civic center and created flexible spaces for internal functions and programs.



WCC CAS - RMC

Communication

- Keeping it Transparent and Pertinent
- Consistent via shared online Procore Platform or Dropbox (or equivalent) Portal
- Utilize an Integrated Design Process (IDP) to facilitate Key Stakeholders in defining common goals and deliverables.

Coordination

- Utilize a common documentation platform – i.e. Revit, to coordinate Team documents via BIM
- Regular Consultant coordination meeting ahead of key deliverable dates
- Association of key design decisions with costs to best define Owner choices and potentials
- Providing a thorough “as-built” platform for the documentation, involving field surveys, record drawing review and Haz Mat Testing.

Control

- Create and allow for proper float time in the permitting and review process
- Utilize early code review vetted with the AHJ.
- Provide early cost opinion review and decisions to maintain the project scope within the defined MACC

A collaboratively gathered project team of consultants will foster trust and familiarity from other current, ongoing successful project collaborations. You will have a collaborative, committed team focused on your success for your project.



WWU Class & Lab Upgrades - RMC

General - Project Approach



WWU Digital Media Commons - RMC

Some examples of innovation regarding invasive remodels and repairs with damaged or occupied facilities include:

- **Skagit Valley College - HVAC DDC Controls Project (2020-2021)**
The initial scoping of the project identified that the inherited construction project budget was inadequate to meet the College needs at four distinct buildings. Accordingly, RMC fostered a VE prioritization exercise for two buildings and bid one building as an Add Alternate. To further reduce scope/budget unknowns, a Job Order Contracting (JOC) methodology was used to pre-install, existing College acquired roof HVAC units before the remainder of the project was bid to reduce risk and accelerate the schedule. COVID-19 class scheduling impacts also enabled College facilities staff to install scope required valves throughout one building ahead of bidding to additionally foster budget success. A post Bid strategy of acquiring equipment only was also utilized to further maximize the project goals.
- **Whatcom Community College - Cascade Hall Engineering Lab Remodel (2019-2021)**
The College sought to move their single, shared engineering lab to Cascade Hall and expand into four new instructional spaces with adjacent faculty/instructor offices in a predefined limited area. A space programming exercise led to the creation of two ideally sized new labs, with two adjacent smaller "mini-labs," to support student access to lab equipment and project creation/storage within the limited available space. In lieu of dedicated faculty offices, an open collaborative workspace was created to best support the limited budget.
- **Western Washington University - Buchanan Towers Addition**
After a General Contractor defaulted on completion at a University Residence Hall Addition, RMC stepped in to identify the remaining scope and rapidly permitted an Alternative Bid Package.
- **Western Washington University - Campus Services Offices (2019)**
Construction of new offices behind 'security perimeter' for relocating the Environmental Health Department.
- **Western Washington University - Multicultural Center (2019)**
RMC uses the mantra of 'early and often' to formally scope with the AHJs as to what impacts design choices have and what IEBC interpretations can result. It is part of "addressing the unknowns." We identify the necessary permitting process and regularly update stakeholders to eliminate unintended surprises. RMC recently used exactly this process to foster success with the WWU Multicultural Center, where a very complex existing strategy was vetted with Building Permit Staff and two Alternative Means and Methods Applications enabled success with additional All Gender Toilet Facilities and cross laminated timber stair assemblies. An essential component for the code strategy was use of the IEBC Code to best contain scope creep.
- **Port of Friday Harbor: Spring Street Landing Building**
At the Port of Friday Harbor, with an arson destroyed waterfront facility, RMC was hired after a different team developed an over-budget design. The team at RMC was able to value engineer the project back to budget and project expectations, while still meeting the core program needs and maintaining the original vested design review aesthetic.



Whatcom CC - Kulshan Lab 108

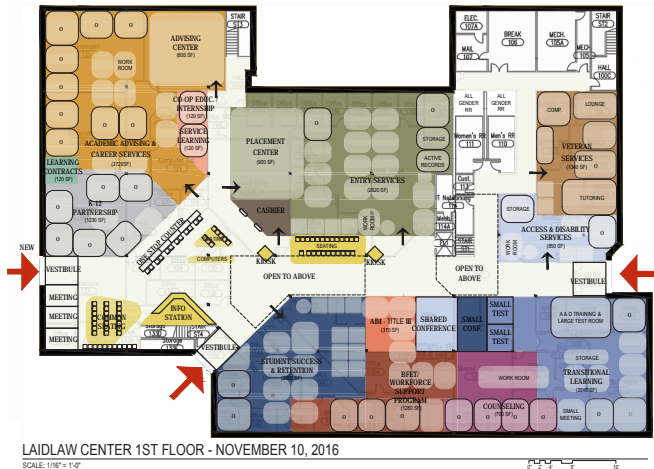


Port of Friday Harbor

Section C

Relevant
Experience





Whatcom Community & Bellingham Tech College Projects

Whatcom Community College & Bellingham Technical College | Bellingham, Washington

Responding to intense, tailored projects, RMC has supported Whatcom Community College (WCC) and Bellingham Technical College (BTC) on a variety of On-Call projects over the last four Biennia. RMC commits to strong, consistent service delivery regardless of scale. That includes consistent Partner-Level engagement and scheduling priority.

Notable Projects Include:

- WCC, Cascade Hall Engineering Labs Remodel
- WCC, Kulshan Hall 108, Lab Conversion
- WCC, Student Services Programming, 2016
- WCC, Syre Center Clerestory Repairs
- WCC, Computer Information Systems Expansion
- BTC, Nursing Simulation Lab
- BTC, Buildings A & B Renovations
- BTC, PTEC Lab Enclosure
- BTC, Technology Development Center
- BTC, Building H Reroof
- BTC, Buildings J & M Reroof
- BTC, Building G Envelope Investigation
- BTC, Building G Roofing Repairs
- BTC, 2017 PRR - Engineering Technology Center

Contacts: Brian Keeley / Dave Jungkuntz
 Whatcom Community College / Bellingham Technical College
 360.383.3375 / 360.752.8355



Skagit Valley College Projects

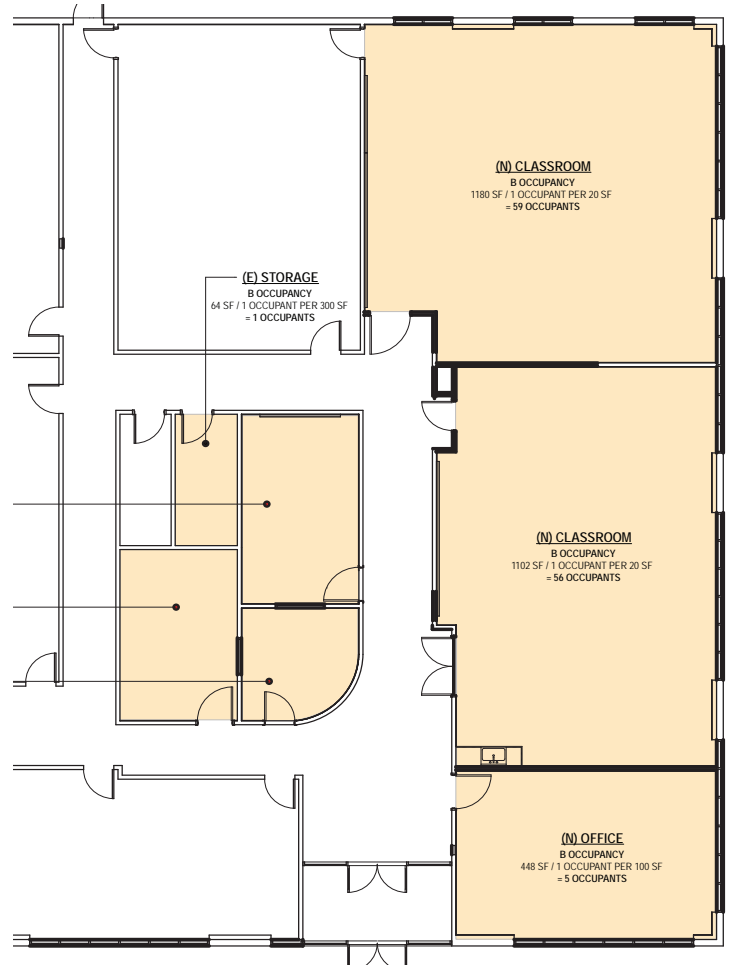
Skagit Valley College | Mount Vernon, Washington

RMC brings experience with Skagit Valley projects both through staff's previous employers and as current campus architect. Project experience ranges from assisting with State funding requests, providing predesign and programming services, masterplanning, design, contract documentation and construction administration.

Notable Projects Include:

- On-Call Architect 2015-2017, 2019-2021
- 2014-2015 Roofing and HVAC upgrades
- Cyber Security upgrades, 2019-2020
- Classroom and Technology Upgrades (26 rooms at 2 campuses)
- Ford Hall Envelope Renovation
- Norwood Cole Library Envelope Renovation
- HVAC DDC Controls Project 2020-2021
- Reroofing projects
- Window & Roof Replacement, Business Resource Center*
- Electrical Room Remodel, Mount Vernon Campus*
- 2005-2015 Masterplan of Mount Vernon Campus*
- Boiler Replacement, Mount Vernon Campus*
- Elevator Replacement, Whidbey Island Campus*
- Hodson Hall Remodel*
- Food Service and Bakery Remodel, Mount Vernon Campus*
- Academics & Technology Building Funding proposal*
- Oak Hall*

Contact: Tim Wheeler, Director of Facilities & Operations
Skagit Valley College
360.416.7751



Cascade Hall Engineering Labs Remodel

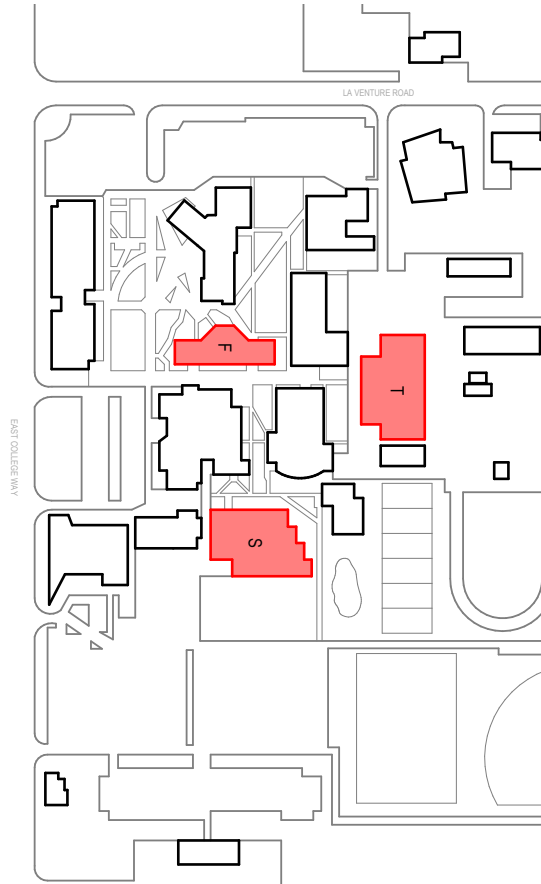
Whatcom Community College | Bellingham, Washington

The Cascade Hall Lab remodel project involved new interior renovation work to reconfigure existing classroom and office space to support new engineering lab functions. Work included demolition, new walls, new suspended ceilings, new doors and frames, new door hardware & access control system, finish upgrades, modification to lighting systems, modifications to HVAC and plumbing, and modifications to existing fire sprinkler and fire alarm and notification systems

Year Completed: 2021

Project Cost: \$626,000

Contact: Brian Keeley
Whatcom Community College
360.383.3375



HVAC DDC Controls Project

Skagit Valley College | Mount Vernon, Washington

RMC partnered with Skagit Valley College over the 2019-2021 biennium funding cycle on seven projects. This project involved three separate buildings on the Mount Vernon Campus: Knutzen Cardinal Center, Ford Hall, and Roberts Hall to replace antiquated HVAC control systems. Repair to the buildings were undertaken while occupied.

At Knutzen Cardinal Center scope included repair of a failing gas-fired makeup air handling unit, abatement, selective demolition, patching of existing roof membranes. Restoration of finishes at the new DDC controls locations completed the project. Ford Hall required replacement of the existing pneumatic and electronic control system with a direct digital control system (DDC). Abatement, roof patching and finish restoration was also included in the scope.

Roberts Hall involved replacement of their existing pneumatic and electronic control system with a new DDC control. At the primary College I.T. server room, a new curtain wall system was installed to create a cold aisle integrated with a clean agent fire extinguishing system operation. SVC provided two previously acquired air handling units for the Contractor to install. This purchase was part of a creative, pandemic budget stretching opportunity to maximize the project dollar.

Year Completed: 2021

Project Cost: \$707,000

Contact: Tim Wheeler, Director of Facilities and Operations
Skagit Valley College, 360.416.7751



Ford Hall Envelope Repairs

Skagit Valley College | Mount Vernon, Washington

As part of the 2019-2021 biennium funding cycle RMC again collaborated with SVC. The project was a moisture intrusion repair type project involving both roofs and wall assemblies. RMC provided targeted investigation services for clearly identify intrusion locations (and systems failures) and then provided targeted repair solutions to each location with assigned cost values. Collaboration with the Client, ranked the repair conditions and documented a maximum Base Bid scope with multiple Additive Alternates.

Year Completed: 2021

Project Cost: \$488,000

Contact: Tim Wheeler, Director of Facilities and Operations
Skagit Valley College
360.416.7751



Norwood Cole Library Renovation

Skagit Valley College | Mount Vernon, Washington

This project was to preserve a dated facility until funding might be acquired for replacement. The repairs scope involved roof, window and wall assemblies. RMC provided investigation services to clearly identify intrusion locations (and systems failures) and then provided targeted repair solutions to each location with assigned cost values. Additional interior finish repairs addressed latent, previously compromised wall and ceiling conditions. Repair to this building was undertaken while occupied.

Year Completed: 2021

Project Cost: \$419,200

Contact: Tim Wheeler, Director of Facilities and Operations
Skagit Valley College
360.416.7751



Multicultural Center / Bookstore

Western Washington University | Bellingham, Washington

RMC's most prominent, current example of responsible stewardship, is the WWU Multicultural Center & Bookstore Project. This project creates a new "front door" to the University Student Union, relocates formerly remote Ethnic & Diversity Student Clubs to a prominent campus location, remodels the Campus Bookstore, and achieves a difficult LEED v.4 Silver Certification. The renovation involved four distinct campus structures and involved a complex code strategy; and employs approved "alternative means and methods" to both use cross laminated timber as part of the primary lobby exit stairway and to construct code excessive "All Gender" toilet rooms versus standard gender specific units. By creatively remodeling and repurposing, this project provides clarity for student and public ingress/egress, achieves robust energy performance and celebrates the students diverse collegiate journeys.

As the local, Associate Firm for this project, we designed and documented the renovation portions of the project and lead the Permitting and CA Phase services, involving 16 different Subconsultants, 3 Owner Testing/Performance Consultants, 3 Full Time Owner Representatives, and 5 Full Time General Contractor Representatives.

We used both Procore and EBuilder as management platforms for PM tasks, plus the common shared, documentation platform of Revit, which facilitated close integration between documentation and consultant disciplines. We performed weekly site meetings and separate weekly observation visits and facilitated a once per month "Big Picture" OAC Meetings (Oversight And Collaboration) where Key Institutional Stake Holders resolve timing, cost issues and make proactive choices ahead of key decision points.

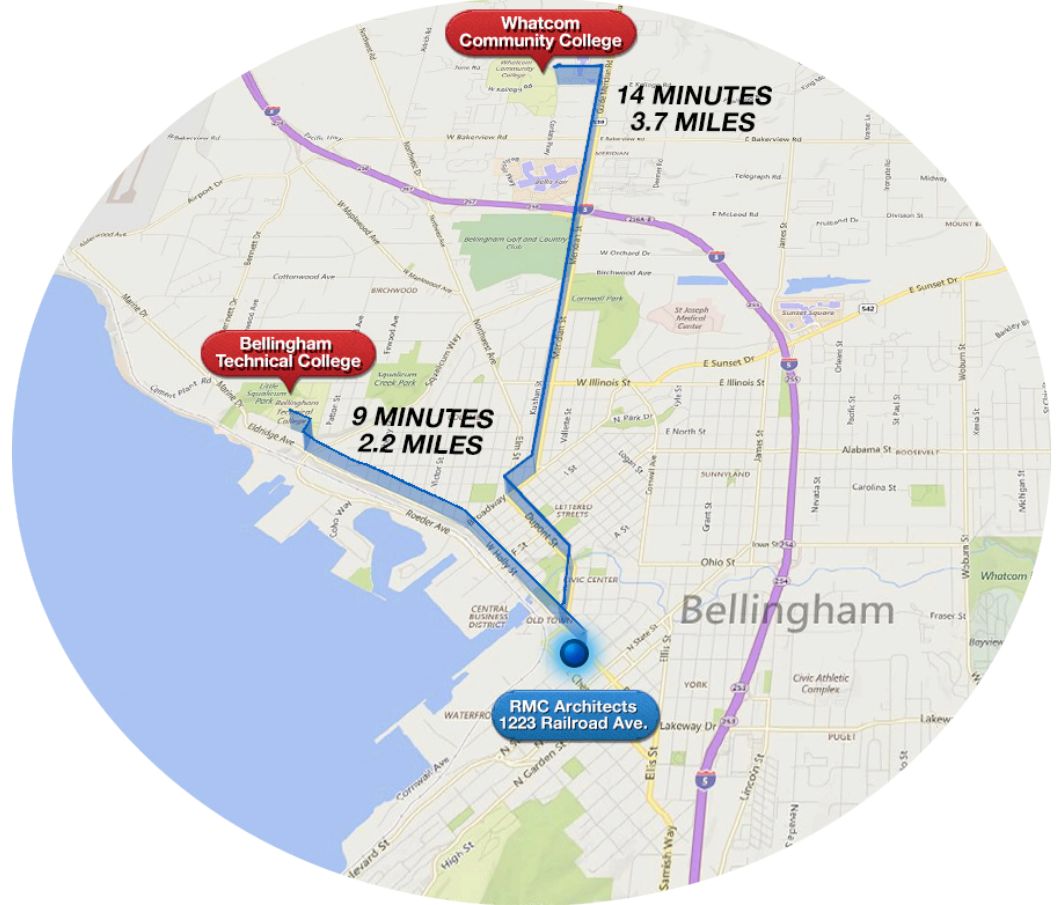
Year Completed:	2019
Project Cost:	\$13,400,000
Contact:	Forest Payne, Project Manager Western Washington University 360.650.6813

Section D

Geographic Proximity



Geographic Proximity



RMC's office is located 2.2 miles from BTC and 3.7 miles from WCC. Our close proximity allows the attention to detail necessary and required for any project. It also enables working with the local permitting agencies to best achieve preconstruction concurrence which then facilitates a smooth permit review process. This proximity allows quick visits to the project site and provides greater flexibility to schedule meetings, expedite deliveries and to "accommodate the unexpected."

Many of our public projects in general and most of our projects at BTC, WCC and WWU in particular have provided an extensive base of experience with Public Works procedures. We have participated in all phases of projects from feasibility studies and predesign studies to typical schematic design, design development, bidding and construction administration activities. We have used State of Washington contracts and forms and have administered multiple construction procedures utilizing standard forms. In the past five years, RMC has participated in approximately 33 projects that utilize the State of Washington Public Works procedures.

**Great design makes communities stronger,
more vibrant and connected.**



Section E

Diverse Business Inclusion Strategies

Diverse Business Inclusion Strategies

RMC Architects fully supports the State's business and workforce equity policy to ensure that its work provides professional supplier and construction contracting opportunities to small businesses that have been historically under utilized. RMC strives to develop long-term relationships with consultants who have the commitment and diversified skills to match specific client and project requirements. Our desire to support the project's local economy is an important part of our outreach to Minority-owned and Women-owned small businesses, Small Businesses, and Veterans run firms.

Outreach Plan

RMC Architects strives to follow our Outreach Plan described below to secure the services of MBE, WBE, MWBE, CBE, SEDBE & DVA businesses to work with RMC as members of architectural, planning and engineering teams. Specifically, we adopt the following principles:

- RMC will monitor and use the Washington State's Office of Minority and Women's Business Enterprises list of certified firms when considering qualified firms for Subconsulting opportunities as well as lists developed by other municipalities and agencies where we do business.
- RMC advertises in the local newspapers and Seattle DJC early in the year, asking for SOQ's from MBE, WBE, MWBE, CBE, SEDBE & DVA firms for an available internal roster of firms.
- RMC will educate business development and professional staff on how to foster the engagement of MBE, WBE, MWBE, CBE, SEDBE & DVA firms in the pursuit of projects.
- RMC will participate in seminars and outreach events that are oriented towards identifying MBE, WBE, MWBE, CBE, SEDBE & Veteran firms and encouraging their participation in projects.
- RMC makes a good faith effort to include MBE, WBE, MWBE, CBE, SEDBE & DVA firms for at least 5% of Subconsultant opportunities.

RMC has a long history of working with Diverse Business enterprises as consultants on a wide variety of projects. We fully support these firms on our projects with the belief that the practice adds to the local community's diversity, fosters economic growth, and provides opportunities for increased competition in the market.

Over the last four years RMC has contracted with multiple diverse categorized firms on a wide range of public projects including:

- DCW Cost Management (WBE, WOSB)
- Wood Harbinger (SBE)
- FSi Engineering (SBE)
- Oasys, Inc. (General Office, DVA)
- Schira Consulting (DBE, WBE)
- Kingworks Consulting Engineers (DVA)
- Bogard Pascua Engineers (SBE)
- Hough Beck & Baird (DBE/WBE)

We continue to make every effort to solicit consultant services from these firms for a variety of services including landscape architecture, cost estimating, civil engineering, mechanical and electrical engineering, land use planning and interior design.

Our inclusion strategies were first adopted in 2007 and are managed by:

- Brad Cornwell, Partner: 0.5% of time involved weekly, since 2007
- Neil McCarthy, Partner: 0.5% of time involved weekly, since 2014

RMC strives to develop long-term relationships with Consultants who have the commitment and diversified skills to match specific client and project requirements. Our principals and senior associates regularly reach out to our MBE, WBE, MWBE, CBE, SEDBE & DVA consultants one-on-one to let them know about upcoming projects. We also maintain a database of MBE, WBE, MWBE, CBE, SEDBE & DVA consultant qualifications, and review this as we form our project teams.

RMC Architects employs a staff of 18 of which five are women and one is a person of color.