

State of Washington Department of Enterprise Services Project No. 2021-832

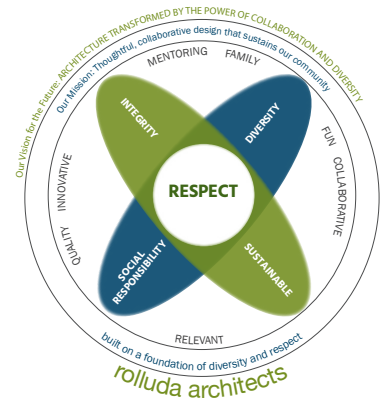
ON-CALL ARCHITECTURAL SERVICES

rolludaarchitects
architecture **planning** interior design

July 27, 2021

Ariel Birtley, Project Manager
State of Washington Department of Enterprise Services
Facility Professional Services

**Re: Project No. 2021-832 | On-Call Campus Architect(s)
for Renton Technical College**



Dear Mr. Birtley and Members of the Selection Committee:

Thank you for the opportunity to submit our team’s qualifications to provide On-Call Architectural Services as Campus Architect for Renton Technical College in Renton, Washington. We are excited at the prospect of continuing to work with Washington Department of Enterprise Services.

Renton Technical College serves a diverse student population, with students from many different backgrounds. Similarly, **Rolluda Architects, Inc. (RAI)**, a minority and small business enterprise, was founded on and embodies the same core values and principles—respect, diversity, inclusion, collaboration, innovation, and quality. Our staff of 46 collectively speak over ten different languages and represent many different cultures. With this diversity and our staff’s experience with higher education projects, our team will add great value as your on-call campus architect, connecting with College staff, students, and administrators.

Rolluda Architects has designed award-winning buildings, many of them falling in the range of \$1M to \$50M, but the majority of our firm’s work falls under small-scale work order projects varying in budgets from \$50,000 up to \$500,000. Our firm has completed nearly 600 on-call and IDIQ projects since 2002 with educational, municipal, state, and federal agencies. We are no stranger to being a prime architect, providing a full spectrum of architectural services. In 2020 RAI was awarded one of the on-call architectural contracts for WA DES/Everett Community College WA DES/Highline College, both of which are still active. Other active and past on-call contracts include the State of Washington Parks & Recreation, U.S. GSA, U.S. National Parks Service, NOAA, Seattle Public Utilities, City of Seattle FAS, King County Solid Waste, King County Facilities, Port of Seattle (both marine and aviation divisions), Snohomish County PUD, and Snohomish County Facilities and Maintenance. We are currently an on-call architect for the University of Washington and The Evergreen State College. We are also an on-call architect for private-sector clients including Boeing and CenturyLink.

A specialty in itself, work order contracts require an exceptional amount of focus and detail in the management and coordination of staff and consultants, scope, schedule, budget, and costs. Many of our work orders are unpredictable in nature and require fast-thinking solutions. Fast-tracked schedules are common, as are multiple simultaneous work orders. We are quite accustomed to all of these!

We hope you view our submittal as the beginning of a productive dialogue as you seek the architectural partner best suited to the specific needs of this contract. An opportunity to proceed to the interview process to further demonstrate our qualifications and approach would be greatly appreciated. We are excited at the prospect of continuing to work with Renton Technical College and WA State Enterprise Services.

Thank you for your consideration of our interest and capabilities. If you have any questions, please do not hesitate to email me—alex@rolludaarchitects.com—or call me at 206.624.4222. I look forward to hearing from you soon.

Sincerely,

Alex Rolluda, AIA, NCARB
President | Principal



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 Alex Rolluda, AIA, President/Principal		
Firm Name ROLLUDA ARCHITECTS, INC.		
Address 105 South Main Street, Suite 323		
City Seattle	State WA	Zip 98104
Telephone 206.624.4222	Email alex@rolludaarchitects.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)

SELECTION CRITERIA

Qualifications of
Key Personnel

Qualifications of Key Personnel



ALEX ROLLUDA | engaging



GARY SCOTT | detailed



SUSAN NEATON | energetic



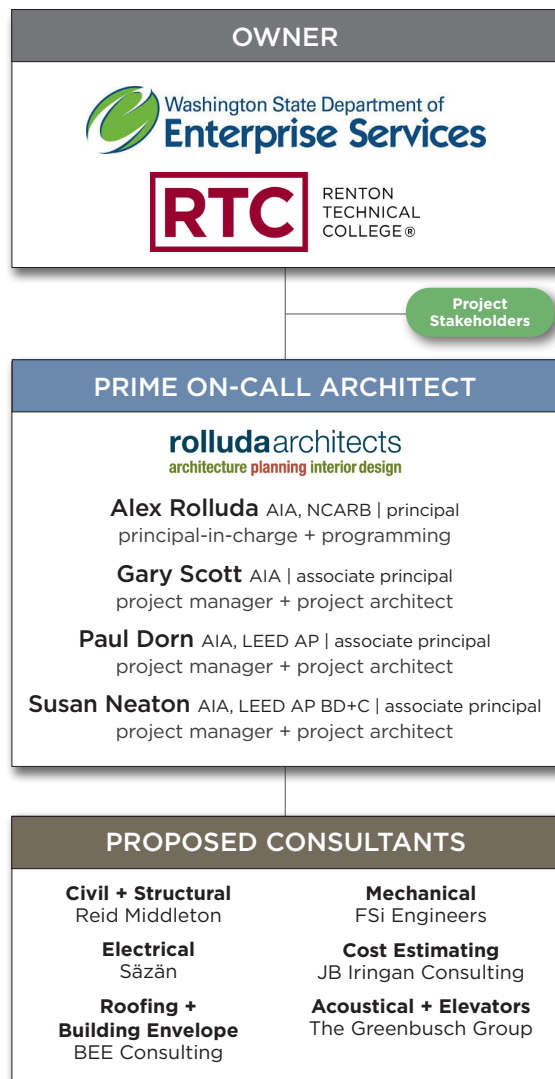
PAUL DORN | collaborator

TEAM ORGANIZATION

As the Prime Consultant, Rolluda Architects has assembled a strong team of principals, project managers, project architects, and designers, all of whom have experience working on higher education, on-call, and IDIQ contract projects. We have organized this team to take advantage of the expertise of each key individual. This ensures that we will be prepared to approach specific project challenges with innovative recommendations and solutions at the three colleges for anticipated work orders for the next biennium. We all share the same goal—to exceed your expectations for each work order we are assigned.

As Principal-in-Charge, **Alex Rolluda** works closely with all the firm’s project managers. Since on-call and IDIQ contracts comprise a majority of our firm’s work, Alex and our assigned project managers understand that each new contract entails varying facility types, varying scopes of work, and within various locations. They have been working together for many years and have established mutual respect and trust, which allows them to work well together. They run ideas by each other and keep each other updated on the progress of projects. If there are challenges, they are able to collaborate on solutions.

Alex will be more heavily involved at the start of a project, in developing and understanding the scope of work. He will work with the project managers to develop fees and timelines. When there is programming involved, Alex will develop the programming sessions, goals, and objectives. The project managers will take the lead once schematic design begins through design development, construction documents, and construction administration, always keeping Alex updated along the way with weekly check-ins. What makes these relationships work so well is that no one is micro-managed—everyone knows what they need to do and get it done!



Note: Other specialty consultants such as Landscape or Lighting may be necessary to bring on-board. We will work with WA DES and the Colleges to select firms to provide these types of services if and when needed.

Qualifications of Key Personnel



Alex Rolluda AIA, NCARB | president/principal role: principal-in-charge + programming

Alex has over 30 years of diverse architectural experience. He has a strong focus on government, public, and community facilities, with an emphasis on inclusive programming and predesign.

Alex has extensive experience managing the firm's projects and has led most of the work order and on-call contracts. Most of these projects are fast-track with multiple tasks being performed at the same time and while users occupy the facilities.

Alex is an excellent manager, organizer, and leader. He makes sure the entire team is committed to meeting the goals of the client. As principal-in-charge, Alex will oversee the entire team and the process. He will ensure the team has a common vision and will motivate them to do their best. Alex strongly promotes active communication and participation by everyone on the team. Ultimately, Alex will be responsible for the team's overall performance—providing excellent client service.

EDUCATION

Master of Architecture
University of Washington
1989

Bachelor of Architecture
University of Washington
1987

Architectural Studies
University of Santo Tomas,
Manila, 1981

PROFESSIONAL REGISTRATION

Architect: WA, 1993;
OR, 2009; HI, 2020;
Guam, 2008

ASSOCIATIONS

Pioneer Square
Preservation Board
Architect, Chair

Pike Place Market,
Historical Commission
(PPMHC), former
Commission Chair

State of Washington
Capitol Campus Design
Advisory Committee,
Chair

Association for Learning
Environments (A4LE)

AIA Seattle, Diversity
Roundtable Committee

RELEVANT EXPERIENCE

- WA DES/Everett Community College (On-Call Campus Architect, 2019-2021)
- WA DES/Highline College On-Call Campus Architect, 2019-2021)
- The Evergreen State College (On-Call Architect, 2009-2021):
 - Daniel J. Evans Library Renovation
 - Fiber Arts Studio
 - Lab II Second Floor Tenant Improvements
 - Campus-wide Building Assessments
 - Seminar 1 and Lecture Hall Roof Replacements
 - CRC Entry Court/Amphitheater Upgrade
- WA DES (On-Call Architect, 2009-2011):
 - Cascadia Community College Roof Replacement
 - Green River Community College HVAC Upgrades
- US GSA (IDIQ Contract, 2011-2015):
 - TSA Tenant Improvements at SeaTac Airport
 - Blaine Border Station Fire Alarm Upgrades and Replacement
 - Seattle Federal Office Building Roof Replacement
- King County Facilities Management (IDIQ Contract, 2008-2011):
 - Plumbing Shop and Finance Office Building Assessment & Roof Replacement
 - Correctional Facility Security Window Upgrades & Replacement
 - Public Health Building, Window/Envelope Upgrades
 - Historic County Courthouse Exterior Envelope Condition Assessment & Restoration, including restoration of masonry, terra-cotta & windows
 - (6) County Police Stations, Electrical Systems Upgrades
- Seattle Public Schools (175+ Projects since 2002):
 - District-wide K-12 School Building Condition Assessments
 - North Beach ES Roof & Window Replacements
 - Northgate ES Envelope Renovation (Replacement/retro-fitting of new aluminum windows)
- University of Washington, Samuel E. Kelly Ethnic Cultural Center (Programming)
- Washington State University, Elson S. Floyd Cultural Center (Programming)
- Oregon State University/U.S. Forest Service, Forestry Sciences Facility (Programming)
- University of Puget Sound, Oppenheimer Hall Restroom Upgrades
- Western Washington University, Fine Arts Building Roofing & Building Envelope, Phases I & II
- NOAA, Western Regional Center Campus-wide Building Condition Assessments
- Port of Seattle (IDIQ Contract, 2008-2013):
 - Pier 91 Cruise Ship Terminal Toilet Room Expansion and ADA Upgrades
 - Pier 66 Mechanical/HVAC Analysis, Security Camera Analysis & Upgrades
 - Fishermen's Terminal West Wall Building, Window Replacement
- The Boeing Company, 200+ Renovation Projects at facilities throughout WA (On-Call Architect, 2002-present)

Qualifications of Key Personnel



Gary Scott AIA | associate principal

role: project manager + project architect

Gary has more than 35 years of experience in architectural design and project management. He has extensive experience in educational facilities, correctional institutions, office buildings (new and remodeled) and residential design.

Gary brings up-to-date code knowledge, effective communication skills, and excellent coordination skills. He is adept at balancing the artistic and creative goals of the project with the technical elements required to bring the project from concept to reality.

Gary works closely with clients from conception through permitting, design, production of documents and the completion of the project. His thorough and conscientious efforts have resulted in timely completion of each of his projects and within budget.

EDUCATION

M.Arch, University of Washington, 1991

B.Arch, University of Washington, 1984

PROFESSIONAL REGISTRATION

Architect:
Washington, 1993

ASSOCIATIONS

American Institute of Architects (AIA)
Seattle Director,
1998-2001

AFFILIATIONS

Member of AIA
Minority Membership
Committee, Architect in
Schools Program

Member of Project
Management Institute

RELEVANT EXPERIENCE

- WA DES/Coupeville School District:
 - Multipurpose Building Addition
- Snohomish County PUD:
 - Electric Building North and South Towers Roof Replacement
- Tukwila School District:
 - Cascade View Elementary School Modernization
 - District Administration Building, Tenant Improvements
 - District Technology/Maintenance Buildings, Tenant Improvements
 - District Transportation Bus Barn (new)
- Seattle Public Schools, Modernizations and Upgrades at Various Schools since 2007:
 - Ingraham High School, Library & Science Renovation/Addition
 - Marshall High School, Childcare
 - Hamilton Middle School Modernization
 - Capital Improvement Program II, Facility Assessments and Interactive Work Sessions
 - Washington Middle School, Renovations
 - Miscellaneous Works Projects
- City of Seattle, Haller Lake Vehicle Maintenance Building Improvements
- Seattle City Light, South Service Center Building B Fire and Life Safety Study
- Seattle Center, Next 50 Pavilion Space Planning Study
- Seattle Public Utilities, South Transfer Station
- King County Solid Waste, Cedar Hills Regional Landfill, Facilities Condition Assessment
- King County Solid Waste, Northeast Recycling and Transfer Station (NERTS)
- Snohomish County PUD Headquarters, Renovation & Expansion
- University of Washington, H-Wing Health Sciences Facilities Expansion
- Port of Seattle, SeaTac Rental Car Parking Facility
- The Boeing Company, Facilities Assessments, Kent Complex
- King County Aquatics Facility Addition, Federal Way
- Veterans Administration Improvement Tasks, Seattle
- Boys & Girls Club, Ballard Branch, Additions & Renovations
- Washington State Convention and Trade Center Expansion
- Western State Hospital Pharmacy Renovation
- West 8th Mixed-use Office Tower
- 205 Columbia Building Renovations, Seattle
- 701 Olive Tower - Nordstrom Tower, Seattle

Qualifications of Key Personnel



Susan Neaton AIA, LEED AP BD+C | associate principal

role: project manager + project architect

Susan is a licensed architect and has practiced architecture in Seattle since 1978. Her expertise includes planning and design for educational facilities, municipal, state, and federal government clients. Susan's projects include renovations, conservation of existing buildings, additions, remodels, and interiors, including tenant improvements, space planning, and interior design.

Susan leads and manages a wide variety of multidisciplinary projects with extensive experience in managing multiple work orders simultaneously. She embraces the challenges of projects with diverse stakeholder groups and complex functions. She has proven success working within tight budgets and schedules inherent to on-call projects, and provides innovative design solutions to the everyday problems that task orders address.

As a LEED Accredited Professional, she addresses sustainable design elements and low-environmental impact materials in all her projects. She has designed rooftop photovoltaic panels, solar water heating, rain water collection, gray water, and energy.

EDUCATION

B.S. in Environmental Studies, University of Detroit, 1978

Bachelor of Architecture, University of Detroit, 1982

CONTINUING EDUCATION

Revit, Seattle Central Community College, 2010-2011

PROFESSIONAL REGISTRATION

Registered Architect: WA - 1988/#5072

CERTIFICATIONS

LEED-Accredited Professional, 2009 #10191835

AFFILIATIONS/ ASSOCIATIONS

Big Sister, Big Brothers Big Sisters Puget Sound since 2006

Puget Sound Blood Center Volunteer

AWA (Association for Women in Architecture), Board Member 2010-11

RELEVANT EXPERIENCE

- WA DES/Highline College (On-Call Campus Architect, 2019-2021)
 - Dishwasher Repair
 - Storage Loft Structural Remediation
- The Evergreen State College (On-Call Architect, 2009-2021):
 - Lord Mansion Emergency Entry Porch Structural Repairs
 - Fiber Arts Studio
 - Recreation Pavilion Roof Study & Roof Replacement
- Seattle Central Community College, PE Facility
- Skagit Valley Community College, Classroom Building Remodel
- Port of Seattle:
 - Sea-Tac Airport, Concourses B and C Hold Room Seating
 - Sea-Tac Airport, Horizon Air Seating and Airline Refresh
 - Sea-Tac Airport, Maintenance Offices Remodel
 - Sea-Tac Airport Baggage Handling
- NOAA, Western Regional Center Building 4 Roof Replacement
- King County Facilities Management, Yesler Building Tenant Improvements
- Tukwila School District, New Transportation Building
- City of Seattle Public Utilities, South Transfer Station Phase 2, Graffiti Ranger & Illegal Dumping Support Facility
- Fairhaven Library Renovation, Bellingham
- Bellingham YWCA Master Plan
- Archbishop Murphy High School, Phase I and Master Plan
- Century Link Atlantic Operations and Central Office
- McChord AFB Maintenance & Operations Building, Sea-Tac Airport Office Remodel
- Island Hospital Medical Office Building
- City of Blaine, Police and City Hall Remodel and Master Plan
- Port of Bellingham, Multimodal Facility (Amtrak) Master Plan
- Holly Place Affordable Housing
- REI Capital Projects: 10 Photovoltaic Rooftop 100K systems, 35+ store remodels throughout Washington, California, Oregon, and east coast
- Whatcom County, Downtown Transit Center Remodel

Qualifications of Key Personnel



Paul Dorn AIA, LEED AP | associate principal

role: project manager + project architect

Paul has more than 26 years of experience in the practice of architecture. He specializes in educational, municipal government, commercial, and industrial facilities. Paul has designed and managed projects in all phases including programming and planning, construction documents, permitting, bidding, contract administration, and close out.

Paul is a skilled communicator and brings his collaborative approach when working with clients, users and stakeholders. Paul has developed a strong knowledge of building technologies, estimating, scheduling, and building codes. Teamwork with client groups and consultants has led to the successful completion of all of his projects.

EDUCATION

Master of Architecture,
University of Washington,
1989

Bachelor of Architecture,
University of Washington
1986

Bachelor of Science
(Building Construction),
University of Washington
1986

PROFESSIONAL REGISTRATION

Architect, WA
1994

CERTIFICATIONS

LEED-Accredited
Professional, 2009

ASSOCIATIONS

Association for Learning
Environments (A4LE)

RELEVANT EXPERIENCE

- The Evergreen State College (On-Call Architect, 2009-2021):
 - Recreation Pavilion Roof Study & Roof Replacement
 - Campus-wide Brick Paving Renovations Study
 - Campus Recreation Center Re-roof
- Central Washington University:
 - ADA Assessments/Transition Plan
 - Stephens Whitney Residence Hall Interior Remodel
- NOAA (IDIQ Contract, 2011-2017):
 - WRC Facilities Condition Assessment, ADA transition plan
- Seattle Public Schools:
 - John Marshall School Re-Opening Phases I & II, comprehensive ADA upgrades
 - Sand Point Elementary School Re-opening, comprehensive ADA upgrades
 - Montlake Elementary School Reroof
 - Thornton Creek Elementary School Fire Alarm & Egress Lighting
 - Lowell Elementary School Audiology Lab Installation
 - Schmitz Park Elementary School Toilet Room Additions
 - Lowell Elementary School Interior Modifications
 - Hawthorne Elementary School Reroof & HVAC Upgrades
 - Lawton Elementary School HVAC Upgrades
 - Graham Hill Elementary School Exterior & Interior Renovations
 - View Ridge Elementary Window Replacement & Interior Renovations
 - Wedgwood Elementary Window Replacement & Interior Renovations
- Everett School District:
 - Everett High School Rooftop Mechanical Units & HVAC Control System Replacement
 - Gateway Middle School Roof Replacement
- Port of Seattle:
 - AV Consolidated Maintenance Warehouse
 - Airport Service Tunnel Renewal/Replacement
- The Boeing Company (On-Call Architect, 2002-present):
 - Building 40-56 Everett Plant, ESRC Program Relocation
 - Boeing Building 40-56 Everett Plant, Silkscreen Realignment
 - Boeing Building 4-20/21 Renton, Power Segregation
- Edmonds School District, District-wide Materials Safety Cabinet Upgrades
- North Kitsap School District, North Kitsap High School Modernization & Additions
- Arlington School District, Haller Middle School Modernization & Additions
- Sedro-Woolley School District, Cascade Middle School Modernization

SELECTION CRITERIA

General Project
Approach

General Project Approach



COMMUNICATION + PROJECT MANAGEMENT

It is Rolluda Architects' practice, being organized on a studio-based model, to provide a project-by-project approach by disseminating our current and past experiences to all members of the design team and subconsultants. This fosters the ability to bring on additional resources as needed to address multiple work orders simultaneously as well as ensuring each deliverable meets the client's schedule and budget requirements. RAI's design culture is flexible to support the adjustments in expertise and disciplines necessary to meet the variable needs of each work order.

OUR PLAN FOR MANAGING MULTIPLE PROJECTS/TASK ORDERS SIMULTANEOUSLY

- Initial conversation w/Owner to understand scope of work, schedule, and budget. Listen and ask questions so we understand client's goals and expectations
- Select appropriate subconsultants for each work order
- Develop and submit fee proposal for work order
- Develop schedule with milestones
- Obtain Notice to Proceed and commence work
- Mobilize team, including Principal-in-Charge, Project Mgr., Lead Architect, and subconsultants for initial site visit and meeting with client to verify existing conditions and issues
- Request, research, and review as-builts, drawings, specifications, shop drawing submittals, maintenance reports, and any other documentation related to the project
- Determine AHJ and Owner review process as it affects schedule
- Have weekly internal team meetings for coordination and project updates
- Have weekly meeting with Client PM for project updates
- Provide options to Owner with pros and cons plus cost estimates (warranty, maintenance, life expectancy, sustainability, initial cost, life cycle cost, appearance, and industry standards)

SCOPE + BUDGET

The greatest risks to project budgets are unforeseen conditions. RAI works to minimize the number of unforeseen conditions by performing a thorough study of the existing facilities early in design to develop an understanding of the interaction of building systems and their potential impact, both in layout and construction. This involves studying as-built documents, conducting building reconnaissance, performing destructive investigations if warranted, and leading plan-in-hand building reviews with all team members when design has progressed enough to identify potential conflicts.

As early as the programming phase we identify the cost implications and budget limitations of a project to set realistic budget limits and cash-flow indicators with the client. Because of the volatility of building material costs, we consider a forecast escalation factor related to the time the project will be built.

It is our standard practice to provide cost estimates that match our client's financing and review benchmarks. These cost estimates are usually provided in conjunction with completion of Schematic and Concept Design, at 50% and 100% Design Development, and/or at 30%, 60% and 90% in the Construction and Permit Documentation phase, and a 100% cost estimate coordinated with the Bid Documents for bid verification.

MANAGING OCCUPIED SPACES

RAI works on many renovation projects that occur while the facility is occupied by its users. In these types of "live environments," we have identified four key elements that lead to successful projects:

- 1) Thorough understanding of building systems and how they interact in the project area and other areas of the building.
- 2) Plan-in-hand reviews during design to assess potential oversights during construction and impacts on resources/utilities.
- 3) Consider constructability from a phasing or sequencing perspective so solutions work in real world.
- 4) Good communication with building occupants.

General Project Approach

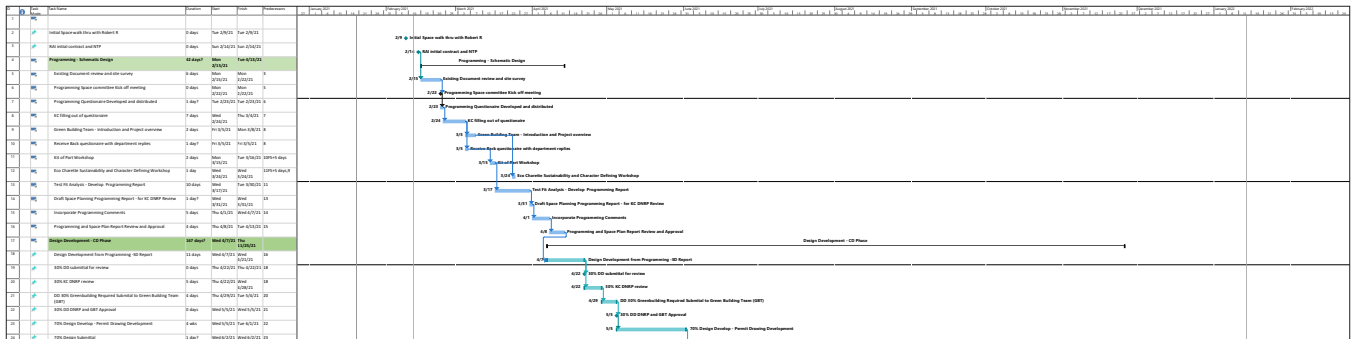


FIGURE 1 | KING COUNTY FMD WORK ORDER CONTRACT | KING STREET CENTER 5TH FLOOR

SCHEDULING

To maintain and monitor design and construction, RAI employs Microsoft Project Scheduling (see figure 1) and Excel spreadsheets to forecast, monitor, and update the project schedule on a time/task completion basis commensurate with the current or projected design/construction phases.

Our Project Managers often utilize a detailed and color-coded calendar format to identify key activities, milestones, and deliverables that enable the design team, along with the Client, to better track and anticipate events. The calendar will often list the format and number of required deliverables for better team coordination.

If a project is “schedule-driven” we adopt a number of approaches to meet targets. These include parallel activities, rolling reviews, and staged approvals. Essentially, we build our scheduling approach around the specific needs of the project.

COORDINATION + EFFICIENCY

RAI has developed an in-house “Project Action Items” template, customized for each discipline and specific to the project. This checklist simplifies and improves coordination as well as our own design. It keeps items from getting lost and helps us track decisions and review comments during the design process, making sure all team members are accountable for completing their task responsibilities. We review coordination documents from subconsultants at the end of schematic design, and again at 50% and 100% completion of design development. This checklist spreadsheet acts as a living document that is continually updated and referred to throughout the duration of the project. If project challenges arise, we can refer to this document to determine why certain decisions were made and who made them.

SUSTAINABLE DESIGN

Rolluda Architects is committed to sustainable design, incorporating energy- and resource-efficient elements into each of our projects. We have experience providing LEED and Energy Design, as well as the implementation of the USGBC LEED guidelines. Even when their our do not have a LEED goal, we explore options to reduce the use of energy and promote the integration of

renewable energy systems while providing environments that are comfortable for occupants, durable and easy to maintain, and cost effective to operate. RAI assists clients offering green building, architectural, and sustainability evaluations, as well as guidance to assist in implementing meaningful change with the highest goals for environmental performance, while reducing carbon footprint. Through strategic blue-sky thinking, Rolluda Architects fosters ideation beyond precedent, resulting in ambitious but achievable solutions and targets with clear, actionable steps in fulfillment. We have worked on numerous LEED projects across all scales and various building types, including both existing and new construction.

ENERGY-EFFICIENT DESIGN

Rolluda Architects designs facilities that are energy-efficient, saving our clients long-term operating dollars. RAI carefully listens to the client and their expectations of operational cost savings. We focus on the end-user experience that architecture should deliver. There are many areas where we have helped clients reduce costs including:

BUILDING ENVELOPE

Increasing envelope insulation values = decreased energy costs for the building.

DAYLIGHT HARVESTING / SOLAR ORIENTATION

Maximizing daylighting is the single biggest payback for the least cost. Coordinating building orientation, room proportions, ceiling height, and shape maximizes natural daylight and energy savings.

LOW MAINTENANCE LANDSCAPING

Utilizing rain gardens and selecting low-maintenance and drought-tolerant plants reduces storm water requirements.

LOW MAINTENANCE MATERIALS / DESIGN

Choosing durable and resilient finishes and products results in ease of cleaning and maintenance as well as reduced repair and replacement.

HUMAN FACTORS ENGINEERING

Placing garbage and recycling stations where people expect them to be and making them easy to use helps to cut down on time and effort. Providing appropriate clearance and access to mechanical rooms maximizes accessibility and decreases maintenance time.

SELECTION CRITERIA

Relevant

Experience

Relevant Experience | Programming



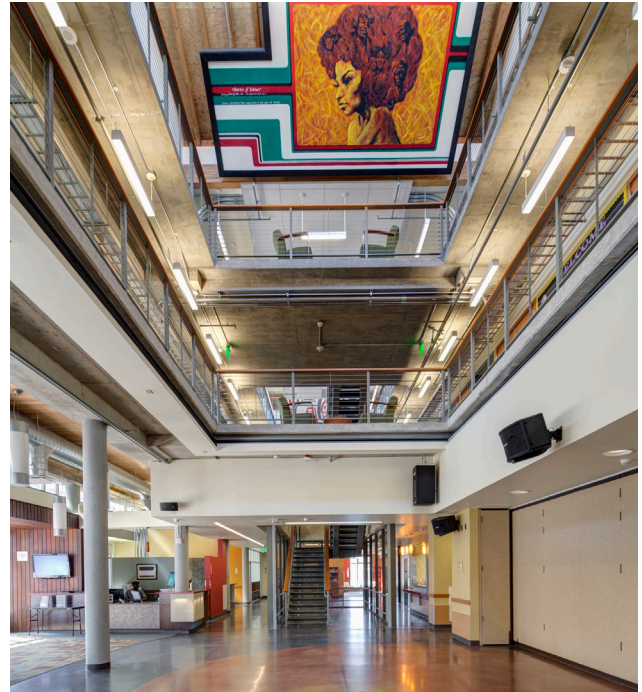
Samuel E. Kelly Ethnic Cultural Center
University of Washington | Seattle, WA

RAI worked with a design team of students, administrators, capital projects and maintenance staff, and the Office of Minority Affairs and Diversity to develop a program for the new facility. The program incorporates the needs of each group, design and sustainability goals developed by the design team, and University standards. We examined alternate sites, assessing the ability of each site to meet the needs of the program and budget.

Based on the program, we designed a 3-story, 28,000 sf building with an open atrium, welcoming gathering spaces, a mix of private and open offices, and a variety of conference, meeting, practice and kitchen facilities. The new Center is designed for sustainability, with a focus on natural light and ventilation, and resource- and energy-efficient mechanical and electrical systems.

OTHER PROGRAMMING PROJECTS

- The Evergreen State College, Lab II Arts & Sciences Renovation: The RAI design team met with stakeholders in groups and individually to identify priorities and needs for the proposed spaces. Questionnaires, bubble diagrams, and diagrammatic plans were used as tools to facilitate the discussion. Members of the design team toured existing arts and science labs, and support spaces. The end-product of the Programming was a document recording the entire process culminating in a preferred design.
- Washington State University, Elson S. Floyd Cultural Center: RAI provided programming and predesign services for the new Cultural Center. Over three months, members of our programming team and the WSU Steering Committee conducted tours, interviews, robust and collaborative workshops, and presentations.
- NOAA, Mukilteo Science Center: RAI worked with NOAA and the building tenant, National Marine Fisheries Services, to provide pre-design and master planning services. To refine the existing Program, we conducted investigations to collect data on the Mukilteo site, conducted investigations and local code reviews, and facilitated interviews, meetings, and design charrettes with NOAA staff and a broad range of stakeholders, including the City of Mukilteo and Washington State Ferries.



THE EVERGREEN STATE COLLEGE | PROGRAMMING SESSION



WASHINGTON STATE UNIVERSITY | "TALKING WALL"



NOAA MUKILTEO SCIENCE CENTER | PROGRAMMING SESSION

Relevant Experience | Condition Assessments



ADA Assessments & Transition Plan Central Washington University | Ellensburg, WA

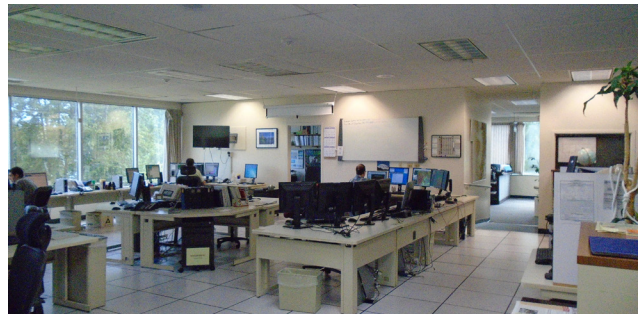
RAI's work included assessing and documenting 10 priority buildings and associated campus sites serving the facilities with ADA non-compliant areas; reviewing archived drawings and documents; assisting CWU staff with the overall process and logistics; and providing a final report with recommendations and diagrams noting the location of physical barriers and non-compliant items. Building areas assessed included stairs, hallways, elevators, sidewalks, signage, restrooms, service counters, and classroom access. Priority levels for implementation were based on the ability of university staff to implement immediate changes (e.g., door hardware changes, signage, and relocating objects presenting a barrier) and on work that could be phased and packaged separately for design and construction by others.

OTHER CONDITION ASSESSMENTS

- The Evergreen State College, Campus-wide Building Assessments: As part of an On-call contract since 2009, Rolluda Architects has provided feasibility investigations for buildings campus-wide, including water leakage investigations, condition assessments for roof replacements, and assessments for systems upgrades, repairs and replacements.
- NOAA, Western Regional Center, Campus-wide Facility Condition Assessments: RAI assessed conditions of each campus building, including full inspections of all systems and architectural components to determine whether or not they had exceeded their useful lives, or had remaining useful life. As part of the facility condition surveys, our team performed accessibility compliance review of the existing buildings and the NOAA campus for compliance with ADA including both site access and building barrier-free and path of travel components. ADA non-compliant issues were documented, evaluated for remediation, and included within the report to NOAA.
- Seattle Public Schools, District-wide K-12 School Building Condition Assessments: As a sub-consultant, RAI conducted facility condition assessments for various schools in the District. RAI reviewed existing project documents, performed accessibility evaluations, identified building deficiencies, and provided cost estimates for both repairs and/or replacements of the identified deficiencies.



THE EVERGREEN STATE COLLEGE | ROOF ASSESSMENT



NOAA WRC | COMPUTER LAB



NOAA WRC | ROOF ASSESSMENT



SEATTLE PUBLIC SCHOOLS | CASCADIA ELEMENTARY SCHOOL

Relevant Experience | Tenant Improvements



Transportation Services Center
University of Washington | Seattle, WA

The 12,000 sf Transportation Center consists of new offices and a public lobby for the University of Washington Transportation Services department. We programmed, designed, and provided construction administration for the tenant improvement in a new shell and core building built into two floors of a new parking garage. Our project also included a new place and other site improvements.

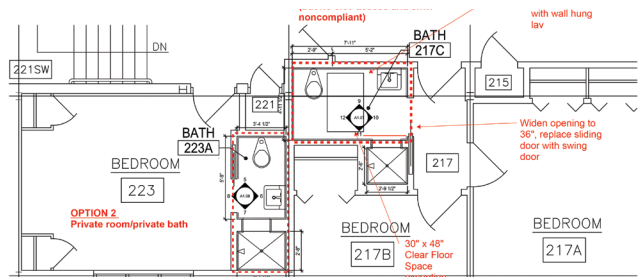
We talked to the eight units of the department that occupy the space. We focused on the current and anticipated needs of the organization, and of the people who use and maintain the facility. Programmatic needs exceeded the available square footage, so we found functions that can share space. We developed a program for the new facility based on University standards, information from stakeholders, and the project budget.

OTHER TENANT IMPROVEMENTS

- Central Washington University, Stephens-Whitney Hall: The project involved an interior remodel of student residential units, primarily interior finishes, bathroom remodels, heating (radiators), and plumbing.
- University of Puget Sound, Oppenheimer Hall Restroom Upgrades: Constructed in 1958, Oppenheimer Hall is a 76 bed residence hall, comprised of 4 floors with private and semi-private restrooms, and two apartments. RAI provided design and construction administration services for upgrading all 19 restrooms.
- The Boeing Company, Bellevue Technology Center: We designed 250,000 sf of new offices on five floors of Buildings 33-01, 33-05 and 33-11 of Boeing's Technology Campus in Bellevue. The new offices include administrative, conference and lab spaces, as well as a communications center and storage areas. Several large and small conference and training rooms accommodate groups of 5 to 70 people.



CENTRAL WASHINGTON UNIVERSITY | STEPHENS-WHITNEY HALL



UNIVERSITY OF PUGET SOUND OPPENHEIMER HALL | GENDER-NEUTRAL



BOEING | BELLEVUE TECHNOLOGY CENTER LOBBY

Relevant Experience | Roofing + Building Envelope



Cascadia College CC-1 Building
WA Department of Enterprise Services | Bothell, WA

RAI led a feasibility study for envelope upgrades at two buildings on the Cascadia campus. The studies examined leaking curtain walls and roofing systems. DES elected to move forward with roof and envelope upgrades of the building with more severe leaks. We designed a new roofing system based on client preferences, as well as curtain wall upgrades and relocating mechanical equipment.



THE EVERGREEN STATE COLLEGE | HCC BUILDING

OTHER ROOFING PROJECTS

- The Evergreen State College, HCC Building: The project involved demolition of the existing composition roof, removal of existing skylights for framing and sheathing of existing openings, removal of existing clerestory windows, and removal and replacement of existing damaged plywood sheathing and rigid insulation. RAI provided a new standing seam metal roof, flashing, gutters and downspouts. We coordinated with the structural engineer for the design of new fall protection and replacement of clerestory windows.
- Western Washington University, Fine Arts Building: RAI replaced a 24,000 sf roof for the Fine Arts Building. The project was constructed in 2 phases. Phase I: 8,000 sf of cold-applied modified bituminous built-up roofing. When WWU allocated the funding for Phase II 4 years later, the cost of bituminous built-up roofing had increased significantly. To decrease costs, we designed the 14,000 sf roof using thermoplastic polyolefin (TPO). Since the BUR cannot come in contact with TPO, we added curbs to maintain a watertight system and separate the dissimilar materials. Insulation was added to increase slope to drains. We reconfigured roof drains with overflow scuppers and replaced flashings and copings at top of parapets and curbs.
- U.S. GSA, Federal Office Building: The project consisted of design, specifications, and construction administration for the demolition of the existing bituminous roofing system for the low roof on a historic building and replacement with a single-ply PVC roof system (16,000 sf).



WESTERN WASHINGTON UNIVERSITY | FINE ARTS BUILDING ROOF



US GSA | FEDERAL OFFICE BUILDING NEW ROOF

Relevant Experience | System Improvements/Replacements



Everett High School
Everett Public Schools | Everett, WA

The Everett High School project included replacement of the existing rooftop mechanical units, and complete replacement of the HVAC control system at the Everett High School Main Building.

OTHER SYSTEMS IMPROVEMENTS

- WA DES/Green River College, AD Building, Rooftop HVAC Unit Replacement: The 30-year old Administration Building had an original roof-top air handler that had reached the end of its useful life and had problems with temperature zoning. RAI worked with mechanical and electrical consultants to investigate existing conditions. We evaluated equipment and possible solutions for replacing the air handler. Our solution considered that the building would be continuously occupied during construction, had multiple zones, and required cost-effective operation—particularly for a building that would likely be removed within the decade for expanded campus construction. We provided full design and bid documents as well as support through the construction process.
- Edmonds School District:
 - Westgate ES + Mountlake Terrace ES: Rolluda Architects assisted the District with retermination of servers, new outlets, data ports and cabling, new busways, and new server cabinets.
 - Meadowdale HS: A new generator to serve the MDF was added as well as a new split system A/C unit.
 - Mountlake HS: A new generator was added to serve the MDF.
 - Edmonds Woodway HS: Refeed of existing MDF circuits and A/C unit from existing generator.
- Seattle Public Schools:
 - Lafayette ES HVAC, Fire Sprinklers, and Seismic Improvements
 - North Beach MS HVAC, Exterior Doors and Seismic Improvements
 - Adams ES Fire Sprinklers



GREEN RIVER COLLEGE | AD BUILDING ROOFTOP HVAC UNIT



EDMONDS SCHOOL DISTRICT | MEADOWDALE HS GENERATOR



EDMONDS SCHOOL DISTRICT | MOUNTLAKE TERRACE ES



SEATTLE PUBLIC SCHOOLS | NORTH BEACH ES

Relevant Experience | Washington State DES



Modular Building Predesign Study WA Department of Enterprise Services | Tumwater, WA

A predesign study was conducted to determine the feasibility of consolidating and co-locating several critical functions—printing, imaging/copying, and mail distribution services—into one modular building in Tumwater near the State Capitol. The purpose of the study was to determine the costs and benefits associated with combining the print and mail functions currently housed in separate locations. The predesign study was completed to meet state biennium funding requirements. Our work involved multiple site visits; conducting interviews with State representatives, facility managers, and building tenants; and developing design alternatives and detailed analyses along with estimated construction costs. The report is being evaluated for future planned design and construction funding.

OTHER WA DES PROJECTS

- Coupeville School District, Multipurpose Building: The Scope of Work included the design and permitting of an approximately 3,500 sf Addition to the existing Multipurpose Building. The Ticketing and Concessions Area were included along with restrooms, each requiring access to the exterior grandstand and field area. Also included in the scope of work were a reconfiguration of existing parking as well as exterior ramp/stair access to the field area.
- WA DES, Echo Glen Children's Center: The scope included replacing windows and doors in the dining hall for energy efficiency; repairing concrete steps leading to entrance to remove hazardous conditions; providing acoustic treatment to control excessive sound levels; providing a complete interior refurbishing and modernization of finishes; upgrading lighting in the seating and serving areas to improve energy efficiency; replacing existing rooftop exhaust fan and providing new cooling coils to improve energy efficiency and code required work environment; providing code required adequate ventilation in kitchen area.



COUPEVILLE ELEMENTARY SCHOOL | MULTIPURPOSE BUILDING ADDITION



ECHO GLEN CHILDREN'S CENTER | CLASSROOM

Diverse Business Inclusion Strategies + References

DIVERSE BUSINESS INCLUSION

OUR FIRM'S DIVERSE & INCLUSIVE CULTURE

Rolluda Architects is a mix of diversities at all levels—gender, generation, nationality, LGBT+ and disabilities. Our staff of 46 represents more than ten different nationalities and speaks ten different languages. Our staff ages range from recent architectural graduates to senior architects with over 35 years of experience. We have found, with this mix, that staff see a path for their own growth and success. This in turn creates an environment of inclusion characterized by greater engagement, performance, and innovation.

RAI's inclusive policies and practices establish the framework for workplace gender equity, flexibility at work, meaning a culture of smart working—workplace flexibility, work time flexibility, and a flexible/inclusive working environment, empowering people to make the most of their energy. Furthermore, we are zero tolerance towards harassment—exclusion is not in our vocabulary. By enacting and reinforcing policies like these we hope to establish a true sense of belonging for our staff and leaders. Diversity is challenging because it highlights what makes us all unique. To make it work, we found we must hard wire it through policies and practices.

CAPACITY-BUILDING

We believe in helping diverse firms to succeed and grow. Our Small Business Outreach is about much more than pass-through and "one and done" opportunities. Through training and mentor-protégé relationships, RAI is committed to helping build the capacity of these firms to achieve long-term success.

PARTNERING WITH COMMUNITY ORGANIZATIONS

Rolluda Architects has a deep history of relationships with many local and national associations to help support

small and diverse business participation, including Tabor 100, Women in Design Leadership, National Organization of Minority Architects, Association of Filipino-American Engineers of Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, Filipino Community of Seattle, and Mt. Zion Baptist Church. These activities and organizations provide excellent opportunities to meet and learn about other disadvantaged firms. All staff members are encouraged to be involved in these events and are supported by the firm with donations to fundraisers, ads in event programs, and staff members being keynote speakers.

WORKSHOPS AND EVENTS

RAI hosts numerous workshops and events annually that foster diversity, equity, and inclusion. Through these workshops and events, it is our commitment and our goal to help other disadvantaged businesses have the same opportunities we have.

ENGAGEMENT OF DISADVANTAGED BUSINESSES

RAI actively looks for opportunities for our MWBE small business partners to expand into new markets or to work with new clients. RAI regularly attends conferences and workshops to meet personnel from disadvantaged and small business firms. One example is the One-on-One Regional Contracting Forum at the Washington State Convention and Trade Center, typically held in March of each year.

RAI is committed to helping other minority, women, small business, and veteran-owned businesses have the same opportunities we have had. We have developed an Outreach Plan that addresses the measures our firm takes in this respect. Our Outreach Plan includes staff education and training, one-on-one assistance and mentoring, outreach events, monthly MWBE utilization reports, and monitoring of MWBE goals.

REFERENCES

WASHINGTON DES

Ted Yoder | Project Manager

360.407.8247 | ted.yoder@des.wa.gov

Representative Projects:

- Modular Building Predesign Study, Tumwater

KING COUNTY FACILITIES MGMT

Robert Renouard | Capital Projects Manager

206.477.9388 | robert.renouard@kingcounty.gov

Representative Projects:

- Plumbing Shop and Finance Office Building Assessment & Roof Replacement
- Correctional Facility Security Window Upgrades & Replacement
- Public Health Building, Window/Envelope Upgrades
- Historic County Courthouse Exterior Envelope Condition Assessment & Restoration
- (6) County Police Stations, Electrical Systems Upgrades

THE EVERGREEN STATE COLLEGE

Azeem Hoosein | Asst. Facilities Director (former)

360.507.5089 | azeem.hoosein@parks.wa.gov

Representative Projects:

- Lab II Arts & Sciences Tenant Improvements
- CRC Entry Court Amphitheater Upgrade
- HCC Building Reroof
- Campus-wide Building Assessments
- Seminar 1 and Lecture Hall Roof Replacements

CITY OF SEATTLE

Thomas Jones | Project Manager

206.512.0816 | Thomas.Jones2@seattle.gov


Representative Projects:

- SMT Gender-Neutral Restrooms
- SMT Phase II ADA Barrier Removal
- 24/7 Public Toilets in Ballard and U-District (study)
- Seattle Animal Shelter Canine Corral Zoning Study

Standard Form 330 Part II

ARCHITECT ENGINEER QUALIFICATIONS PART II - GENERAL QUALIFICATIONS <small>(If a firm has branch offices, complete for each branch office seeking work.)</small>				1. SOLICITATION NUMBER (IF ANY)		
2A. FIRM (OR BRANCH OFFICE) NAME Rolluda Architects, Inc.				3. YEAR ESTABLISHED 2002		4. DUNS # 04-4080302
2B. STREET 105 South Main Street, Suite 323				5A. OWNERSHIP TYPE Corporation		
2C. CITY Seattle		2D. STATE WA	2E. ZIP CODE 98104	5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356		
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A		
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com				
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996		4. DUNS #
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index # (see below)
		(1) Firm	(2) JV Partner			
06	Architects	16		E02	Educational Facilities	5
	Designers	23		C06	Churches, Mosques	2
	Space Planning/ Interior Design	1		C08	Codes, Standards	1
				C11	Community Centers	2
02	Administrative	6		D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
Total		46		S01	Soils, Seismic	1
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		4		1. Less than \$100,000		
b. Non-Federal Work		6		2. \$100,000 < \$250,000		
c. Total Work		7		3. \$250,000 < \$500,000		
				4. \$500,000 < \$1 million		
				5. \$1 million < \$2 million		
				6. \$2 million < \$5 million		
				7. \$5 million < \$10 million		
				8. \$10 million < \$25 million		
				9. \$25 million < \$50 million		
				10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.

31. SIGNATURE  ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	32. DATE 07/27/2021
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