

NORTH SEATTLE COLLEGE, SEATTLE CENTRAL COLLEGE, AND SOUTH SEATTLE COLLEGE

ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

Project No. 2021-833

Washington State Department of Enterprise Services

July 1, 2021



July 01, 2021

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

Re: Project #2021-833, On-Call Campus Architect(s) for North Seattle College, Seattle Central College, and South Seattle College

Dear Selection Committee,

McGranahan Architects has had the pleasure of serving the Department of Enterprise Services and multiple Washington State Community and Technical Colleges **continually for the past 30+ years** and we are committed to continuing that support and responsibility through this On-Call Agreement. We have followed with great interest the growth and development of North Seattle College, Seattle Central College, and South Seattle College, as the largest community college district in the state, resulting in unique and diverse needs for facility repairs and improvements at each campus. In addition, we see an opportunity to promote our shared values-noting the Seattle District's commitment to equity, inclusion and diversity, as well as working together to fulfill a common vision of creating exemplary learning environments. We are confident that our history of close collaboration with DES will translate into successful project results on the North, South, and Central Seattle campuses.

We are very excited about the opportunity to partner with you and the Seattle Colleges as your on-call architect on the wide variety of projects identified, as well as others likely to arise over the course of the two-year assignment. The following points reflect our interest and capability in assisting you in this effort:

- Over our 53-year firm history McGranahan Architects has served in the capacity of on-call architects for numerous clients, including ten of our region's Community and Technical Colleges and the University of Washington. Our project delivery is based on a **rapid, nimble response to a wide variety of assignments and delivery methods** — from PRR's, Master Plans, feasibility studies and pricing exercises to building envelope repairs and complex renovations. We focus on assigning the right personnel to the right projects.
- We are adept at taking a **holistic approach to design**, bringing together specific program and stakeholder needs and facilitating buy-in for the design process including the integration of specialists, latest technologies and crafts-people, while maintaining schedule and budget. Effective project phasing, inclusive schedule review and consideration for life safety and on-going operations are all fundamental elements of our approach.
- 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. The project team identified in this Statement of Qualifications has the capacity to perform the work relative to their existing workload.

We are very interested in this opportunity to renew our firm's relationship with South Seattle College and build on that partnership to include North Seattle College and Seattle Central College. If you have any questions about our firm, our services, or this statement of qualifications please contact me.

Sincerely,

McGranahan Architects



Marc Gleason, AIA, LEED AP
Principal in Charge



Andy Hartung, AIA, NCARB, Assoc. DBIA
Senior Project Manager



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 Andy Hartung, Senior Project Manager		
Firm Name McGranahan Architects		
Address 2111 Pacific Ave. Suite 100		
City Tacoma	State WA	Zip 98402
Telephone 253.383.3084, Cell 253.219.3569	Email andy.hartung@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)

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.

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 understand the positive impact of the design and construction process on state funded programs and facilities. We believe that these facilities should be practical, durable, inspirational, and adaptable.

With that commitment in mind, we have identified the following senior leaders and key staff to support the variety of on call assignments for the North Seattle, Seattle Central, and South Seattle Colleges.

Principal in Charge **Marc Gleason** will provide insights, observations, and oversight for each project and the overall contract. His interaction will be primarily with team leadership including campus executives and DES project management. Marc will uphold the expectations of our partnership, resources and standards of communication to facilitate effective project development with each assignment.

Senior Project Manager **Andy Hartung** will be the primary point of contact supporting day-to-day project management decisions. He will maximize efficiencies in the design and construction process and maintain project schedules.

Additional key McGranahan team members will include **Kate Frisbie**, as Project Manager/Project Architect, **Seong Shin** as Interior Designer and **Dustin Schaefer** as Lead Production and Technical Designer.

These individuals will work with other design and construction specialists to translate the goals and program needs into cohesive design recommendations. Specifically, they will

lead design concept development, innovation and refinement; manage the work plan; and be responsible for the technical resolve, as well as the coordination of documents with our design consultants.

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.

Approach to Consultant Selection

We have developed strong working relationships with a variety of firms from all disciplines and will work with DES and each individual Seattle College on consultant selection. Our approach will be to work with you on a case-by-case basis to determine the consultant team that offers the best fit for each scope of work. To initiate this conversation, we are suggesting the following consultants for consideration:

Civil Engineers: KPFF Consulting Engineers, LPD Engineering (WBE)

Structural Engineers: PCS Structural Solutions, Lund Opsahl (WBE)

MEP: Notkin a P2S Inc. Company, BCE Engineers Inc., Hargis Engineers, Hultz BHU Engineers

Cost Estimators: Bill Acker Consulting Services, RC Cost Group
Other specialty consultants will be suggested as needed.

McGranahan Architects | Established 1968

2111 Pacific Ave. Suite 100, Tacoma, WA 98402

Andy Hartung, AIA, NCARB, Assoc. DBIA
Project Manager

O: 253.383.3084 C: 253.219.3569

E: andy.hartung@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

Approach to Supporting All Three Campuses

This On Call Campus Architect selection is unique within the State of Washington Community & Technical College system. The selected firms will need to be flexible enough to address a wide variety of project needs at any of the three campuses within Seattle as well as their branch campuses and properties.

We are prepared to respond to these needs. **As the Senior Project Manager, Andy Hartung** will be the primary point of contact for all three colleges. He will leverage 16 years of continual on call project management experience to establish responsive teams for each individual projects which may include a technical project manager in support project implementation. **Kate Frisbie** would serve as one technical Project Manager and we have the capacity to add additional technical PM's and project teams for each campus with Andy overseeing all of the projects to ensure overall performance.

Our goal is to provide an equitable, high level of service to North Seattle College, Seattle Central College, and South Seattle College without impacting any one individual project's schedule or budget.



Our team brings over 85 combined years of experience with Washington State community and technical college projects.



Andrew M. Hartung, AIA, Assoc. DBIA, Senior Project Manager

Andy will serve as Senior Project Manager and will be the primary point of contact, leading all projects from conception to program/planning through completion and closeout. He will work closely with Marc to coordinate the efforts of our in-house team and all of our consultants in terms of schedule, budget and compliance with project requirements. Andy brings a wealth of Project Management experience for community & technical colleges having served that role for Pierce College from 2005 through the current biennium. He was also the Project Manager for all of our South Seattle College On Call work from 2009-2017.

Relevant Experience

- Campus Architect, South Seattle College 2009-2017 (Multiple building improvement and repair projects, OFM Predesigns & Master Planning)
- Cascade Hall, South Seattle College
- Center for International Education, South Seattle College
- Multiple HVAC & roof replacements and repairs, South Seattle College
- Office of Civil Rights Upgrades, South Seattle College
- STEM Building PRR and Predesign, Pierce College Puyallup
- Cascade Building Renovation Phase 1, 2, and 3 predesigns and design, Pierce College Fort Steilacoom
- Olympic South Emergency Abatement and Repairs, Pierce College Fort Steilacoom
- Library Science Building Lecture Hall Renovation & Misc. Building Improvements, Pierce College Puyallup
- Cascade Building Roof & Envelope Repair Projects, Pierce College Fort Steilacoom

Education

Montana State University, Master of Architecture

Montana State University, Bachelor of Arts in Environmental Design

Trainings/Certifications

Architect: Washington

Associate DBIA Certification

NCARB Certification



Education

Washington State University,
Bachelor of Architecture

Trainings/Certifications

Architect: Washington
LEED Accredited Professional
SCUP member and presenter

Marc Gleason, AIA, LEED AP, Principal in Charge

Marc is the Principal in Charge, his focus will be establishing the scope of services, approach to each project, and maintaining our professional relationship with DES and each individual Seattle College. Additionally, he will work to ensure the overall performance of the team throughout the duration of each project.

Marc will interact primarily with each project’s team leadership. He will uphold the expectations of our partnership, resources, and standards of communication to facilitate effective project development. Marc comes from a construction family and has 35 years of experience. He is engaged by the integrative process of turning ideas into high performing functional and beautiful results.

Relevant Experience

- Principal in Charge, On Call Campus Architect, Pierce College Fort Steilacoom
- Principal in Charge, On Call Campus Architect, University of Washington
- Envelope Repairs, Pierce College Fort Steilacoom
- Cascade Gender Neutral Restrooms Renovation, Pierce College Fort Steilacoom
- School of Nursing Simulation Lab, University of Washington
- Advanced Technology Center, Bates Technical College
- Cascade Hall, South Seattle College
- Portage Bay Building Autism Center Predesign, University of Washington
- Mental Health Services Co-Location Study, University of Washington On Call
- Interdisciplinary Engineering Building Visualization Study, University of Washington



Education

University of Washington, Master of
Architecture
University of Washington, Bachelor
of Art in Architectural Studies

Trainings/Certifications

Architect: Washington
NCARB Certified

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

Kate will serve as one of your Project Managers, 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 community & technical colleges. She has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a proven track record of working within the DES system at a variety of Community and Technical college campuses, and 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

- Interior ADA Barrier Remediation, Cascadia College / UW Bothell On Call
- Olympic South Reclad and 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

San Jose State University,
Bachelor of Science,
Interior Architecture

Trainings/Certifications

Interior Designer

Seong Shin, Director of Interior Design

Seong is Director of Interior Design at McGranahan Architects and has more than 35 years of experience in private and public projects. She will collaborate with project teams to ensure the strategy and design of each interior reflects the client’s needs, culture and beauty. Seong is skilled at leading client teams through holistic programming, space plan, interior design, and furniture consultation.

Relevant Experience

- Center for International Education, South Seattle College
- Furniture Planning & Consultation, South Seattle College
- Cascade Hall, South Seattle College
- Campus Interior Master Plan, Shoreline College On Call
- Student Center Lobby Renovation, Highline College On Call
- Academic Success Center Renovation, Highline College On Call
- Learning Resource Center Renovation, Clover Park Technical College On Call
- Cascade Building Renovation Phase 1, 2, 2.5 & 3, Pierce College Fort Steilacoom
- Furniture Planning & Consultation, Pierce College Fort Steilacoom & Puyallup
- Cascade Gender Neutral Restrooms Renovation, Pierce College Fort Steilacoom
- Library Science Lecture Hall Renovation, Pierce College Puyallup
- Furniture Planning & Consultation, Highline College
- School of Nursing Tenant Improvement, Pacific Lutheran University
- Learning Commons and Engineering Renovation, University of Washington Tacoma



Education

Washington State University,
Bachelor of Arts in Architecture
Washington State University,
Master of Architecture

Dustin Schaefer, Production Lead, Technical Designer

Dustin has recent on-call experience on multiple campuses ranging from building envelope and roof repairs, to HVAC repairs and interior improvement projects. Through his 17 years of experience he has developed a reputation as a responsive technical designer who listens to the needs of project stakeholders and effectively and efficiently adjusts project efforts to accommodate changes. He will be responsible for production of contract documents and corresponding with code officials, along with coordinating the work of the various consultants who serve on each project team; incorporating their systems into the overall project solution.

Relevant Experience

- Building 27 Interior Renovation and Reroof, Highline College On Call
- Building 12 Reroof, Highline College On Call
- Building 24A Maintenance/Grounds Facility, Highline College On Call
- Cascade Building Food Service Kitchen Feasibility Study and Grease Interceptor, Pierce College On Call
- Cascade Building multiple Envelope Repair projects, Pierce College Fort Steilacoom
- Cascade Building multiple Roof Repair projects, Pierce College Fort Steilacoom
- Cascade Building Phase 1, 2, 2.5, and 3, Pierce College Fort Steilacoom
- Olympic South Emergency Abatement and Repairs, Pierce College Fort Steilacoom
- DePaolo Lab & Admin Office, University of Washington
- Advanced Technology Building, Bates Technical College
- Health & Life Sciences Building Renovation, Highline College

General Project Approach

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.

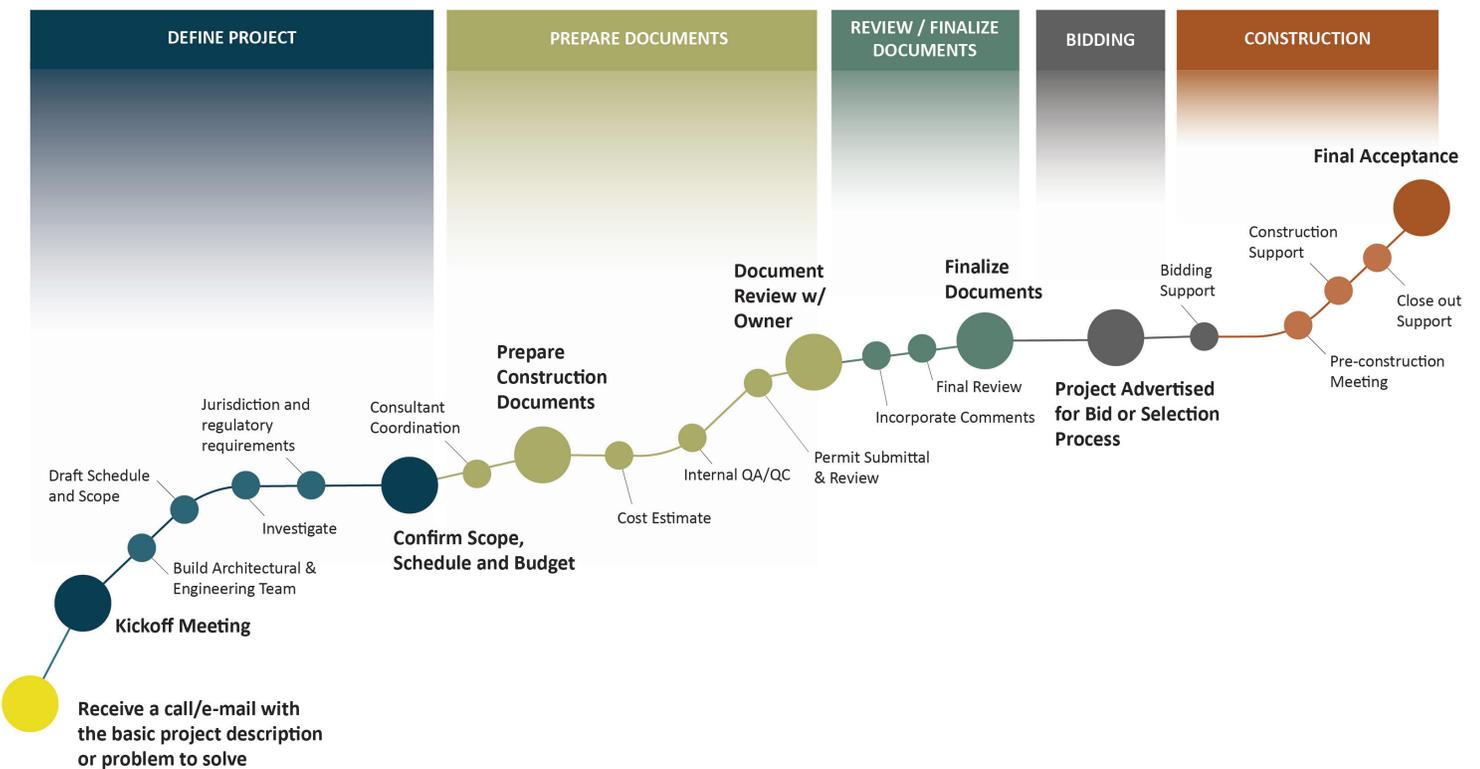
The success of each on-call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

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

- **Define the Project** – Our team will review project details, goals, budget and schedule with the College stakeholders 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 campus standards and master plan unique to each campus, code provisions and the impact of the proposed improvements on the rest of the 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 Colleges and DES to confirm that each project meets the defined scope and is within budget.
- **Bidding and Construction** – We will coordinate all bidding processes with DES requirements for public bidding and represent the best interests of each Seattle College throughout construction. We maintain consistent staffing on our On Call projects from Project Definition through Construction Administration.

On-Call Project Process Diagram



Holistic Project Delivery

As Campus Architects we approach all projects with a holistic view, providing an inclusive, specialized and responsive team to achieve success.

McGranahan believes that the following items are integral to holistic project delivery:

- **Provide leadership, expectations and updates** – We are thoughtful advisors and strong advocates, providing a high level of service with frequent project updates.
- **Schedule everything** – We develop detailed schedules for individual projects in alignment with the academic calendar, as well as comprehensive overall schedules coordinating with other concurrent projects
- **Use an integrated team approach** – We treat everyone involved in each project as an important team member, and we intentionally practice the characteristics of highly successful teams- psychological safety, dependability, structure and clarity, meaning and impact.
- **Start early** – Especially critical for on call projects within a biennium, we proactively confirm the scope, schedule & budget of your priority projects and move them forward immediately to achieve completion as early as possible.
- **Communicate project status** – We are consistently engaged with keeping DES and the team updated regarding the status and key issues of each project.

Permit and Agency Support

McGranahan has a long history of successful local permitting and agencies approvals with various authorities including the City of Seattle. We have a proactive communicative approach with the municipalities that has fostered positive relationships. We have found most jurisdictions to be very helpful and supportive when involved early in the process.

To this end, we schedule a pre-application meeting with officials from Planning, Building, Fire, Water, and Public Works departments to make sure that all areas of project influence are understood and addressed. Equally important is understanding and incorporating the timeline for agency review into our overall project delivery schedule.

Quality Control

Our in-house QC reviews address quality, clarity and completeness, and conformance to the schedule and budget, and are performed at regular intervals throughout the life of the project. Each QC review includes a coordination meeting attended by all subconsultants. Comments made during the course of review are recorded, sorted according to discipline, and distributed back to the team.

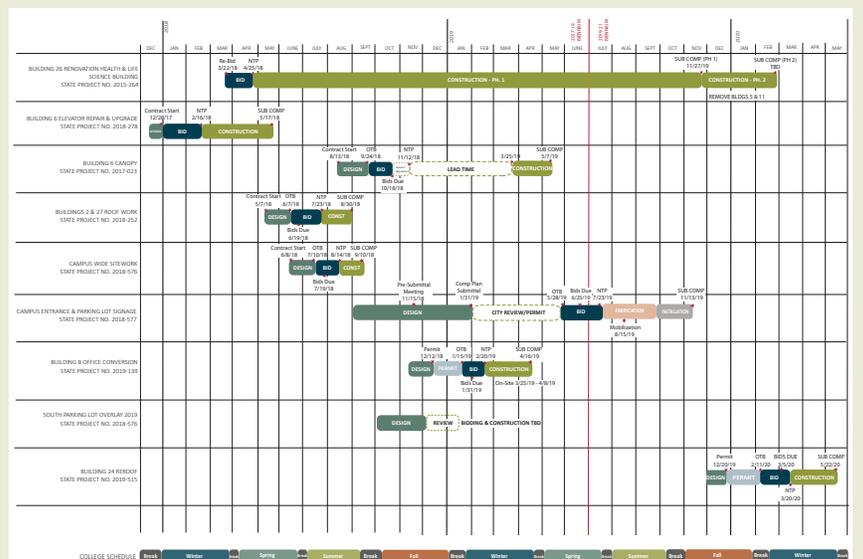
This process includes formal Issue Tracking and Quality Control Review procedures which minimize our document related change orders to average less than 1% of construction costs.

DES and representatives of the College are invited in as key members of this process, and our internal QA systems are flexible and can respond to the College’s specific review formats and requirements.

Schedule Management

Clarity in communication, effective tracking, and critical path decision making are all key components for a project meeting scope, schedule, and budget goals. The success of a project can be determined long before construction begins.

For on-call services, integrating each individual project into our master schedule showing timelines for all projects to be performed during a biennium allows our college clients to see the “big picture” of how project milestones are aligning with each other and the college academic calendar.



Sample On-Call Project Schedule Diagram

Communication and Coordination

To initiate the on-call process, our first priority will be to conduct a “Step Zero” meeting to ensure the clarity of each role and to set clear project expectations and aspirations to guide a collective understanding of the process, from the start of design through the end of construction, that will inform individual projects. Building a clear project framework encourages each team member to take ownership of their personal role while remaining open and welcoming to new team members as additional projects come on-line.

Team communications throughout the design and construction process 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

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, when appropriate, collaborative cloud-based digital platforms, to collect stakeholder input. We value each perspective in the project, facilitating effective dialogue, achieving consensus, and transforming this input into meaningful space for your faculty, 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. When producing feasibility studies, we regularly provide our owners with a “menu of options,” detailing the cost and performance advantages of various systems and materials. This process helps ensure a seamless connection between design intent, performance, and budget needs.



Communication Methods

- Regardless of the platform, whether in person or virtual, we understand that the design spark in the creative process can come from anyone and we seek to empower all voices in the exploratory process. Our team takes an open-handed listening, and gathering approach, followed by methodical exploration of ideas generated.
- We will clearly record decisions that are made, as they are made, including the reasons behind the decision and make that record readily available to all participants in the process
- People process information differently and they communicate in a variety of ways. Some people take in information best by reading, while others do so through talking and still others through pictures and images. Recognizing that these differences exist, we have developed proficiency in a wide variety of communication tools and methodologies
- We will address expectations and fears as they arise. As we layer our stakeholder interaction over time, we often hear concerns, fears, and possible misalignments of what is desired with what is possible early in the design phase. By addressing these in a timely fashion, we are able to present stakeholders with clear definitions of the expectations, constraints, and opportunities that each project presents at the outset, ensuring that each voice is heard, valued and recorded and prioritized.

Relevant Experience

On-Call Campus Architect Experience

On-call projects require a high level of management, attention to detail, and effective communication. Project timelines are often quick and investigations, documentation, and bidding occur inside of a few weeks. To meet deadlines we proactively collaborate with Facilities and Procurement personnel and work closely with consultants to coordinate design documents that meet the client’s needs and expectations.

We have the experience to know what questions to ask, what level of site/building investigations are needed, how to build the proper team to meet project requirements, and how to work with contractors during construction through project closeout.

Over the past 8 biennia, McGranahan Architects has served as Campus Architect for 10 colleges, and worked on over 400 minor improvement & campus planning projects for community & technical colleges.

We know how to develop effective construction sequencing strategies and schedules; clearly communicate sequencing plans and critical schedule dates to the team and then to contractors through bid documents, and effectively manage the project to maximize the return on investment and minimize any operational impacts.

	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	Olympic College
YEARS AS CAMPUS ARCHITECT	16	14	14	10	8	4	2	2	2	2
DATES ACTIVE	2005-21	2003-09, 2013-21	2003-09, 2013-21	2005-09, 2011-15, 2019-21	2009-17	2009-11, 2015-17	2015-17	2015-17	2013-15	2009-11
# OF ON CALL PROJECTS	100+	75+	25+	75+	75+	7	5	15	12	5
TENANT IMPROVEMENTS	✓	✓	✓	✓	✓	✓				✓
ELEVATOR REPLACEMENT	✓	✓								
HVAC IMPROVEMENTS	✓	✓	✓	✓	✓	✓		✓	✓	✓
ELECTRICAL UPGRADES	✓	✓	✓	✓	✓	✓	✓	✓	✓	
ADA IMPROVEMENTS	✓	✓	✓	✓	✓	✓			✓	
BUILDING ENVELOPE/ ROOFING PROJECTS	✓	✓	✓	✓	✓	✓		✓	✓	
PARKING IMPROVEMENTS	✓	✓	✓	✓	✓		✓	✓		
SIGNAGE & WAYFINDING	✓	✓	✓	✓	✓	✓	✓			
EMERGENCY REPAIRS	✓	✓	✓	✓	✓			✓		
FEASIBILITY STUDIES	✓	✓	✓	✓	✓	✓		✓	✓	✓
MASTER PLANNING	✓	✓	✓	✓	✓	✓	✓			
PROJECT REQUEST REPORTS	5	4	2	4			1	1	1	
OFM PREDESIGNS	1	3	1	2	1					
MAJOR CAPITAL PROJECTS	1	3	1	2	1		1			

South Seattle College On-Call Campus Architect

We served as On-Call Campus Architect for South Seattle College for 8 years, beginning in 2009. During that time, we touched nearly every building on their campuses and with that came an unmatched familiarity of their campuses and facilities. We understood that it is important for their facilities planning to support the College's mission. We were dedicated to serving the educational, workforce, and cultural needs of our diverse community – and the Core Themes that are unique to South Seattle College: Student Achievement, Teaching and Learning, College Culture and Climate, and Community Engagement and Partnerships.

- CAB Front of House Enhancements
- Center for International Education Renovation
- Office of Civil Rights Upgrades
- Cascade Hall Predesign/Design
- Welding Shop Roof Replacement
- Student Wellness Center Feasibility Study
- Alki Dining Room Indoor Air Quality Improvements
- Building B & Alhadeff Grill Roof Replacements
- Colin Building Temporary Offices
- University Center Sliding Door Study and Repair
- Brockey Center Door Hardware Upgrades
- Sport Court Repairs & Upgrades
- Parking Lot Repairs
- HVAC Upgrades: Child Care Center, MPB Locker Rooms & Office, Aviation, Technology Center, RAH Science Rooms, Welding Shop, and Culinary Arts
- Mechanical Repairs & Upgrades: MPB, CAB Alki Kitchen, WWB Welding Shop, and TEC Paint Booths
- AMT Roof Recover and RAH Misc. Roof Repairs
- Aviation Building Above Ground Fuel Tank
- Campus Signage Upgrades
- Building Painting Study
- Child Care Center Landing and Canopy
- Server Room HVAC and Generator Upgrades
- Roof Repairs at Battery Building & MPB Portable
- Georgetown Campus Master Plan
- Composite Lab Feasibility Study
- Culinary Arts Office Layout Study
- JMB Emergency Entry Repairs
- Georgetown Mechanical Repairs
- Georgetown Building B Roof Replacement
- Reader Board Replacement



MPB Mechanical Replacement



Welding Shop Bulk Tanks



Master Planning Experience

Georgetown Campus Master Plan

We worked with South Seattle College on a 2013 Master Plan to look at the full build-out potential for the College's Georgetown campus. The Georgetown campus focuses on Apprenticeship programs and customized contract training programs. We performed an in-depth analysis to determine current space use, and proposed revisions of spaces to maximize space utilization. SSC's Georgetown campus is a leader in sustainability education so incorporating sustainable practices in recommendations for future campus development was an important aspect of the Georgetown Campus Master Plan.

Pierce College On-Call Campus Architect

We began our On Call work with the Pierce College District in 2003 and have continually served their project needs. While the College District did not have a formal Campus Architect from 2009-2013, we were working with the College on major capital projects and supported a variety of On Call projects through the Washington State A/E Reference File.

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 Restroom Study and Gender Neutral Renovation
- 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 Feasibility Study
- Science Dome Emergency Repairs
- ADM 100c Door
- Animal Barn Roof Repairs
- Campus Site Lighting and Landscaping Master Plans
- Security Desk ADA 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 Masterplan Graphics
- + 36 additional projects in the 2015-2017 biennium



Library Science Lecture Hall Renovation



Olympic South Cladding Replacement

Interior Workspace & Furniture

Pierce College, Administration Suite

Changes experienced in college workspace environments are becoming more complex. Our design approach for Pierce College provided appropriate workspace and furniture to support a variety of administrative functions and activities. Workspace types were developed and designed based on working process and the needs of the individuals to optimize new open environments. Considerations included space utilization, technology needs, work flow, noise reduction, lighting, and sound/visual privacy. McGranahan's interiors team facilitated staff workshops to achieve staff buy-in.



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 from around the region. The project team works together to accurately document existing conditions and create designs to meet the user's requirements.

Our recent relevant tenant improvement experience includes:

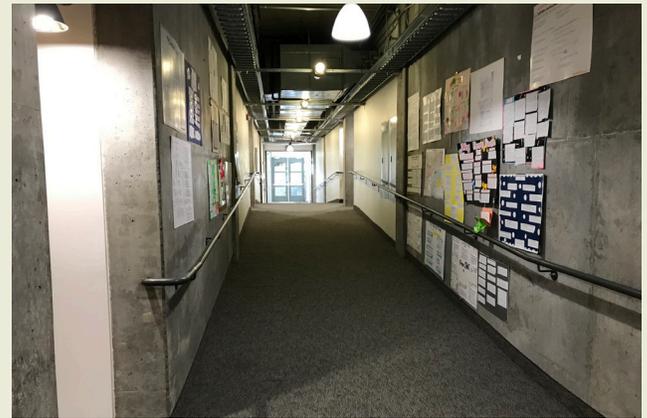
- Early Childhood Education Remodel, Pierce College Fort Steilacoom
- Cascade Gender Neutral Restroom Renovation, Pierce College Fort Steilacoom
- Library Science Lecture Hall Renovation, Pierce College Puyallup
- Restroom Upgrade, Shoreline Community College
- Building 23 Elevator Replacement, Highline College
- Interior ADA Barrier Remediation, University of Washington, Bothell and Cascadia College
- Learning Commons and Engineering, UW Tacoma
- Center for International Education, South Seattle College
- CREST Lab, University of Washington
- Academic Advising Center, University of Washington
- Cascade Building Lecture Hall Renovation, Pierce College Fort Steilacoom
- Office of Civil Rights Upgrades, South Seattle College

ADA Interior Barrier Remediations

University of Washington Bothell and Cascadia College

McGranaHan provided a comprehensive Scoping Report, construction documents and construction support for the campus-wide remediation of interior ADA route barriers in accordance with UW Bothell's Voluntary Resolution Agreement with the Office of Civil Rights to improve campus accessibility.

The comprehensive Scoping Report located and described all surveyed barriers, including proposed solutions and costs associated with the work. We are providing ongoing support through construction, documenting all completed work, and updating the report that will be used as a document to report to the Office of Civil Rights.



Center for International Education

South Seattle College

This project relocated and expanded the International Programs Office. The original space in the Robert Smith Building was approx 1,300 s.f. The old Wine making program space was renovated, which is approx 3,200 s.f. The program consists of 9 private offices, 6 open workstations, reception, conference room, work room, file storage room, kitchenette and lobby/student gathering/study space.

The goal was to provide a space that is more inviting for the international students to hangout, socialize and study. New offices increased privacy for counseling & advising. A new conference room meets their need for testing and meetings and is a campus wide resource.



Feasibility Studies, Master Planning, & PRRs

McGranahan Architects frequently works with community & technical colleges on developing capital funding strategies through Project Request Reports (PRRs). Our work often starts 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 create projects that fit within the context and culture of each unique campus. We identify priority needs through strategic space needs analysis and by evaluating aging facilities through site investigations and supporting colleges with their biennial Facility Condition Surveys.

We are highly skilled in developing Project Requests 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.

Our history of successful Project Request Reports include:

- STEM Building, Pierce College Puyallup
- Health Science Building, Renton Technical College
- Center for Innovative Learning and Engagement, Tacoma Community College
- Cascade Building Renovation Phase 3, Pierce College Fort Steilacoom
- Cascade Building Renovation Phase 2, Pierce College Fort Steilacoom
- Health & Life Sciences Building Renovation, Highline College
- Manufacturing Technologies Building, Clover Park Technical College
- Health & Wellness Center, Tacoma Community College

We also provide predesign, design, and construction administration services for many of the projects we assist in receiving funding. **We worked with South Seattle College on the OFM Predesign for their new Cascade Hall (Integrated Educaiton Center) in 2012. We went on to work with South Seattle on the design and construction, completed in 2017.**

We deliver projects through their entire development, from planning through construction, and we know how vital a thorough and thoughtful early planning process is to their success.



Feasibility Study & Funding Procurement

Tacoma Community College, Health and Wellness Renovation and Addition

As TCC's 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.

As the Design Architect, we refined the Feasibility Study into Predesign and Design Documents and 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, construction was sequenced to keep the Student Fitness Center operational during occupied time periods.

Emergency Response

While many of our On Call projects benefit from a thoughtful, planned approach to execution, the reality is that a significant responsibility of the Campus Architect is to respond to unforeseen, emergency projects. These projects can potentially disrupt students' education or campus operations, or even pose safety issues and the potential for further building damage if not addressed quickly. We are a responsive firm with the surge capacity to staff whatever emergency situation arises and the breadth of experience to quickly provide solutions.

We have frequently addressed roofing and building envelope issues, power and IT failures, building facade failures, and notably, storm surge damage on a waterfront facility. There is no situation where we would not be prepared to jump to your aid.

Mechanical & Electrical Improvements

Mechanical and electrical Improvements are one of the foundational pillars of On Call work. Many of the buildings on each Seattle College’s campus are nearing the end of their lifespan and you find your campus faced with infrastructure that may not stand up to the needs of a modern classroom. Older buildings simply cannot be replaced fast enough in the funding process and colleges face a continual cycle of maintenance, repair, and upgrade.

Mechanical and electrical improvement projects, along with roof repairs and replacements, make up a significant percentage of our On Call project portfolio. These projects often need the strongest project management because the budgets are slim and cannot afford escalation, scheduling is essential to minimize disruption in classrooms, and they uncover opportunities for unforeseen conditions to arise.



Mechanical Upgrades & Replacements, South Seattle College

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)

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 reclad 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 reclad 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 the their capital budget request and support their building conditions survey completed by SBCTC every two years.



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)

