

Attn: Jonathan Martin, Project Manager

Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501
jonathan.martin@des.wa.gov
360.239.3350



OAI PS
Architecture and Planning

Seattle Colleges
**On-Call Architectural
& Engineering Services**
Project No. 2021-833

Submitted by:

Osborn Architects Inc., PS
1011 SW Klickitat Way, Ste. 208
Seattle, Washington 98134
206.920.6348
josborn@oaips.com

Submission Due Date:

July 1, 2021 at 2:00PM

Statement of Confidentiality

This is a response to an RFQ issued by the State of Washington and Seattle Colleges and contains sensitive information related to contract procurement. Any unauthorized access or distribution is strictly prohibited. Please notify Osborn Architects Inc. if you believe you have received any of these materials in error at 206.631.8442.

July 1, 2021

Attn: Jonathan Martin, Ariel Birtley, and Gary Wendleken

Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501

RE: Project No. 2021-833 On-Call Campus Architect

Osborn Architects, Inc. (OAI) is excited for this opportunity to submit our qualifications to provide On-Call Architectural & Engineering Services as an On-Call Campus Architect for North Seattle College, Seattle Central College, and South Seattle College (Seattle Colleges).

OAI has served as an On-Call Architect for South Seattle College (2015-2021) and Seattle Central College (2015-2019), successfully completing 28 projects on both campuses. Projects have ranged from remodels, renovations, and tenant improvements to roof replacements, ADA improvements, and accessibility code research. We understand the design standards and protocols for these institutions, and we have established an excellent working rapport with their respective Project Managers. It is our sincere hope to leverage the relationships we have built, taking the lessons learned and expertise we have gained and apply them to your future, on-call projects at all three Seattle Colleges.


OAI has provided on-call architectural consulting for institutional clients in Washington since Jerry opened the firm in 2015. Prior to founding OAI - from 1996-2015 - Jerry served as Principal-In-Charge, managing the on-call architecture studio at S.M. Stemper Architects (Stemper Architecture Collaborative).

On-call work requires a firm to be responsive, comprehensive, flexible, and creative. It also requires an ability to prioritize multiple projects with varying complexity, often concurrently. Jerry's 25 years of on-call experience combined with our team's qualifications has enabled OAI to become a recognized specialist for this unique category of work. We excel because we possess the requisite leadership, management ability, and subject matter expertise:

- **Knowledge of Facility Operations.** We assist in developing campus standards for many of our institutional clients. Our work in this arena extends from developing sloped metal roof and metal siding requirements at Green River College to specifying touchless faucets, flush valves, and bottle fillers for South Seattle College, Everett Community College, and the Port of Tacoma. We also help clients establish roof membrane and flashing standards; interior and exterior colors; and fall protection requirements.
- **Experience with DES Protocols.** We have worked with the State of Washington/DES public bidding procedures continuously since 1996. We are familiar with DES procedures, forms, and project delivery alternatives. Applying our knowledge, OAI has developed and extended the use of small works roster bidding, initiated tighter controls with Job-Order-Contracting (JOC), and assisted clients with purchasing bids.
- **Experience with Local Contractors and Subcontractors.** OAI facilitates around 40 publicly bid projects every calendar year. For each of these projects, we work with different construction teams that often include a broad range of general contractors, sub-contractors, and construction personnel. We attribute our high success rate for these projects to our precise documents standards and communication techniques.
- **Committed to Providing Opportunities to Qualified Small and Diverse Business Entities.** We seek design partners with Women and Minority-owned Business Enterprises (WMBE) and Small Business Enterprise (SBE) status to increase the overall diversity of our teams, setting goals, and tracking progress. Our outreach to WMBE/SBE firms far exceeds our competition.

Thank you for your consideration of our proposal. We hope very much for the opportunity to present our qualifications in an interview format.

Respectfully,



Jerry Osborn AIA, LEED®, NCARB, President
Osborn Architects Inc., PS
josborn@oaips.com - 206.920.6348



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 <i>Jerry Osborn</i>		
Firm Name <i>Osborn Architects Inc., P.S.</i>		
Address <i>1011 SW Klickitat Way, Ste 208</i>		
City <i>Seattle</i>	State <i>WA</i>	Zip <i>98134</i>
Telephone <i>206.920.6348</i>	Email <i>josborn@oaips.com</i>	

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

On-Call Architect



ORGANIZATIONAL CHART

OAI's team includes architects, project managers, and support personnel with experience in the public sector overseeing complex assignments. We focus on renovations, repairs and asset preservation. Our entire project team has direct experience working with the Department of Enterprise Services (DES), facilitating on-call projects.

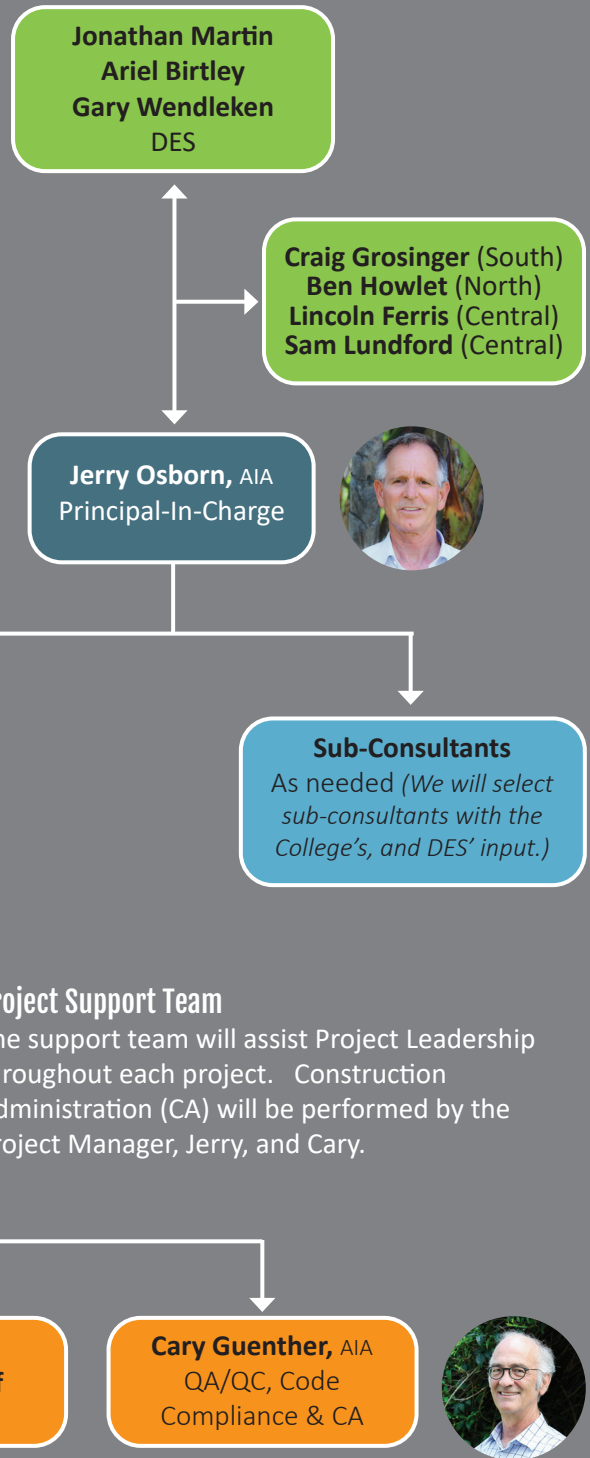
- Established 2015
- 6 Employees (Seattle Office)
- 2 Licensed Architects (WA State)

Project Management

Jerry will serve as the Principal-In-Charge and be the main point of contact for DES and Seattle Colleges. In this role, Jerry will oversee the project team and make the final decisions. He will take an active role on all stakeholder meetings and will manage the problem-solving stages of all projects. He will monitor project budgets, schedules and jurisdictional compliance, as well as provide oversight during construction and project closeout.

Project Leadership

Our Leadership Team consists of Nadia, Melissa, and Joe as Project Managers. This nuclear group frequently works together to direct OAI's on-call projects, managing multiple projects of varied scope and complexity, often concurrently. Depending on project type, they will provide day-to-day leadership for planning, implementation, and closeout. They will resolve issues as they arise, providing expertise, tracking, and reporting.



Jerry Osborn, AIA, NCARB, LEED AP

Principal-in-Charge

Jerry has over 3 decades of experience in the planning, design, and construction management of projects for higher education, civic, and institutional facilities. Jerry enjoys projects with challenging functional and technical requirements. His facilities experience allows him to prioritize and efficiently manage multiple projects. He understands budget and schedule challenges of renovation projects and works collaboratively with multiple stakeholders to successfully overcome them. His thorough approach from the onset mitigates risk while creating practical solutions with balanced scope, budget, and value.

Jerry has spent the majority of his career assisting clients with on-call projects with over 25 years' experience facilitating higher education on-call projects.

Notable Higher Education Experience:

Seattle Central College	Renton Technical College
South Seattle College	Green River College
Bellevue College	Highline College
Tacoma Community College	The Evergreen State College
Shoreline Community College	Washington State University
Everett Community College	

Associated On-Call Experience

Seattle Parks and Recreation	City of Seattle
Port of Tacoma	Thurston County

Professional Licensure(s)

Architecture, Washington (#6273)



30+ Years of Experience

Areas of Expertise:

- Facility Architecture & Planning
- Project Management
- Consultant Coordination
- Construction Administration
- Existing Facilities Construction
- Stakeholder Communication
- Problem Solving

Associations:

AIA Member, NCARB, and LEED AP

Nadia Melim, AIA, NCARB

Project Manager

Nadia has spent most of her career working on publicly funded facilities, including new construction, whole building renovations, tenant improvements, envelope upgrades, and facilities upgrades. Nadia has cultivated a strong understanding of facility design and infuses that knowledge with current and future trends. She believes that every challenge deserves careful consideration and has helped numerous clients develop design standards that strike a balance between aesthetics, performance, and cost. Nadia collaboratively works with clients, user groups, and consultants to ensure all project needs are achieved.

Over the past 16 years, Nadia has been part of the design team on numerous high-profile, higher education projects, including the renovation of Jackson Hall, AMTEC Phase 1, the Parks Hall Addition at Everett Community College, Cedar Hall Renovation and replacing the Trades Building at Green River College. Nadia has also served as lead designer for many of our civic clients, including Port of Seattle, Port of Tacoma, Seattle Parks and Recreation, and Thurston County.

Notable Higher Education Experience:

Seattle Central College	Everett Community College
South Seattle College	Renton Technical College
Shoreline Community College	Green River College

Associated On-Call Experience:

Port of Tacoma	Port of Seattle Sound Insulation Program
----------------	--

Professional Licensure(s):

Architecture



16 Years of Experience

Area of Expertise:

- Tenant Improvements
- Renovations
- Design
- Project Management
- MEP Coordinations
- Furnishings Procurement
- Developing Design Standards

Associations:

AIA Member, NCARB

Melissa Forbes, Associate AIA
Project Manager

Melissa specializes in education, multi-housing, and institutional facilities projects. With 14 years of experience, Melissa is working towards licensure. She is experienced in interior design and envelope improvements, and has developed a focus on existing structures and the challenge of working within the confines of a predefined space. She is skilled at envisioning new ways to re-use existing space.

As a Washington native, Melissa has worked on a broad spectrum of projects across the western region of the state. Before joining OAI, Melissa focused primarily on residential and commercial projects. This previous experience, coupled with the higher education and public sector expertise she has amassed at OAI, provides Melissa with the ideal skill-sets needed to handle the wide array of Seattle Colleges On-Call Projects. Melissa’s noteworthy projects include Seattle Central College’s Basic Studies Transition Center, Thurston County’s Washington State University (WSU) Extension Remodel, WSU’s Meyers Point Caretakers Residence Pre-Design, and Community Roots Housing’s Joe Black Apartment Window and Door Replacement.

Notable Higher Education Experience:

South Seattle College	Tacoma Community College
Seattle Central College	Renton Technical College
Shoreline Community College	Washington State University
Everett Community College	

Associated On-Call Experience

Thurston County	Federal Building- Office Renovation
Port of Tacoma	through design build

Joe Muller, Associate AIA
Project Manager

Joe has over 16 years of construction experience in project management and estimating, and is currently in the process of taking the Architectural Registration Exam (ARE) in pursuit of his licensure. He has completed work on a broad range of public and private-sector projects around the Pacific Northwest, with a particular focus in exterior envelope and shell and core construction.

Joe brings a strong background in local construction, having served as project manager/ estimator for a local envelope contractor for over 11 years prior to joining OAI. In addition to providing his own envelope consulting services, he has led multiple design-assist projects in the Northwest, including the Google Kirkland expansion, WSDOT Traffic Management Center, Boeing Dreamlifter Operations Facility, Stadium Place Tower, and Seneca Tower. His broad civic project experience includes work on educational, healthcare, public service, and institutional facilities.

Notable Higher Education Experience:

South Seattle College	Everett Community College
Seattle Central College	Green River College
Tacoma Community College	University of Washington
Shoreline Community College	Western Washington University
Renton Technical College	Bellingham Technical College

Associated On-Call Experience

Seattle Parks and Recreation	City of Seattle
Port of Tacoma	Port of Seattle Sound Insulation Program



14 Years of Experience

Areas of Expertise:

- Tenant Improvements
- Renovations
- Renderings/Visualizations
- 3D/BIM Modeling and Design
- Color Studies
- ADA Assessment & Compliance

Associations:

- Associate AIA Member



16 Years of Experience

Areas of Expertise:

- Envelope Assessment & Design
- Consultant Coordination
- Existing Facilities Construction
- Construction Administration
- 3D/BIM Modeling and Design
- Cost Estimating & Value Engineering
- Constructibility Review

Associations:

- Associate AIA Member

Philip Chadwell, Associate AIA

Sustainability Coordinator

Philip will serve as sustainability coordinator. He will assist project managers with selecting healthy and sustainable products and finishes, working closely with project teams to advance project sustainability initiatives, including LEED, Net-Zero and LBC, research, and performance based-design through environmental analysis. To ensure compliance with project sustainability requirements, Philip will assist with drawing, specification, and submittal reviews. At OAI, Phillip updates and improves internal process templates, and is responsible for developing, collaborating, and documenting progress on sustainability standards and priorities for the firm.

Philip recently completed a seminar titled “A Master Class in Construction Management: Key Risks and Legal Considerations”. It consisted of five sessions, including a seminar that discussed sustainability considerations in construction management.

Philip has worked on numerous projects that have remained open during construction, and has provided strategic project support for on-call projects on the following campuses: Seattle Central College, South Seattle College, Renton Technical College, Everett Community College, and Bellevue College. He was the lead designer for Evacuation Signage at Seattle Central

Notable Higher Education Experience:

South Seattle College	Shoreline Community College
Seattle Central College	Everett Community College
Bellevue College	

Associated On-Call Experience:

Port of Tacoma	Port of Seattle Sound Insulation Program
----------------	--

Cary Guenther, AIA, NCARB

QA/QC Manager, Code Compliance, & Construction Administration

Cary has over 40 years of experience, and has developed expertise in educational, healthcare, commercial, and civic projects. As QA/QC Manager, Cary leads day-to-day oversight and direction of staff so projects stay on schedule and within budget. He routinely coordinates with the OAI team to make sure they produce coordinated, quality, and clear documents that capture the full scope of work to be performed.

Cary is well versed in codes, standards, and regulations, including the 2018 IBC that recently took effect. He will apply his knowledge to determine what codes apply to each project and whether any special requirements or code exceptions are relevant. He will also identify any areas within Seattle College’s existing facilities that are noncompliant, providing corrective, cost-efficient solutions. Cary will deliver ongoing program support throughout the construction process, including constructibility analysis and review, ensuring the team’s efforts are completed to the client’s satisfaction.

Higher Education Experience:

Shoreline Community College	South Seattle College
Everett Community College	Seattle Central College
Renton Technical College	Bellevue College

Associated On-Call Experience:

Seattle Parks and Recreation	City of Seattle
------------------------------	-----------------

Professional Licensure(s)

Architecture, Washington (#7290)



14 Years of Experience

Areas of Expertise:

Sustainable Design
Construction Documents
Construction Administration
Developing Design Standards

Associations:

Associate AIA Member



40 Years of Experience

Areas of Expertise:

Quality Assurance/Quality Control
Code Compliance/Review
Construction Administration
ADA Assessment & Compliance

Associations:

AIA Member, NCARB

Relevant Experience

On-Call Architect



Relevant Experience

OAI has served as an On-Call Architect on South Seattle College’s (2015-2021) and Seattle Central College’s (2015-2019*) campuses. During that time, we have successfully completed the following projects:

Seattle Central College (Central)

- Roof Repairs- Broadway Edison Building & SVI Roofs
- Mitchell Activity Center (MAC)- Exterior Doors & Entry Canopy Replacement
- MAC North Wall Waterproofing
- Student Life Universal Access Ramp
- Lecture Hall Rm 4106 Renovation
- Basic Studies Transition Center Remodel
- Optical Lab and Library Conference Room Tenant Improvements
- Elevator Car Tenant Improvements
- MAC Gym Floor Refinishing
- Areas of Refuge - Accessibility Code Research
- Utilities Investigation
- Storm Pipe Repairs
- Egress Barrier Fencing
- Campus Wide Danger Management System Implementation
- Window Blinds Replacement RFP
- Evacuation Plan Signage
- Broadway Performance Hall Fire Alarm Upgrades
- Wood Technology Dust Collection Improvement Study

South Seattle College (South)

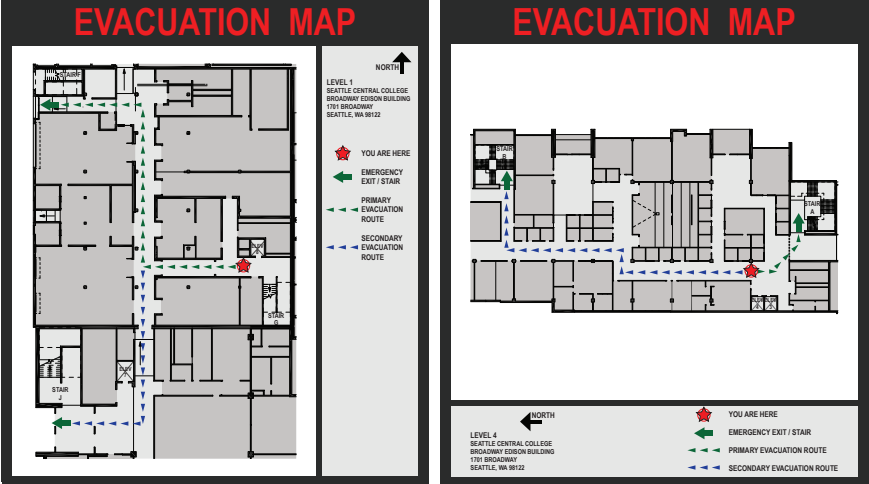
- Robert Smith Building (RSB)- Roof Replacement
- Culinary Arts Building (CAB)- Feasibility Study & Roof Repairs
- Northwest Wine Academy - Roof Replacement
- Facility Condition Surveys
- Child Care Center - Mansard Siding Repairs
- Rainer Hall- Roof Coating
- Olympic Hall- 3rd Floor Plaza Deck Waterproofing
- Georgetown Campus Envelope Repairs
- Georgetown Campus Building D Roof Repairs
- Cafe Alki Study and Renovation
- Welding Building Tenant Improvement (Toilet Rooms and Entry Area)
- Campus Wide ADA Survey
- Site ADA Improvements

**Seattle Central College did not have an On-Call Architect during the 2019-2021 Biennium*

We recognize the commitment to be at the ready, on a moment’s notice when needed. OAI has managed dozens of on-call projects that are similar in scope, size, and complexity, successfully achieving the project goals outlined in *Section 2.0 Project Goals for on-call projects*. To illustrate our relevant experience and how it pertains to Seattle Colleges, we highlight how we achieved desired project goals for each project listed. Each goal is color-coded and numbered. We also included lessons learned in our Project Goals Key, for we believe it is important to document and share both the positive and negative experiences of a project, turning that hindsight into a series of best practices that increase project effectiveness and efficiency.

Project Goals Key

- 1 Align scope and budget
- 2 Communicate effectively with stakeholders
- 3 Minimize disruptions to agency operations
- 4 Maximize efficiencies in design and construction for consultants, agency, & DES staff (*Maximize efficiencies in design & construction*)
- 5 Maintain coordinated project schedule for completing design & construction on time (*Maintain coordinated project schedule*)
- 6 Practice sustainable design



Left: Central’s Evacuation Map for Elevator 8
Right: Central’s Elevators 3 & 4 Evacuation Map



Left: South’s renovated Cafe Alki; Right: Durable cork wall panels used reduce sound within the open space

Tenant Improvements

Cafe Alki Renovation

South Seattle College (South)
Project Team: Jerry Osborn and Nadia Melim

1 Align scope and budget:

The options for the renovation project were reviewed during feasibility looking at the customer area, coffee service area, and back of house kitchen. Cost estimation determined that South’s budget could only support the customer and coffee service areas. Existing wall, ceiling, and beam finishes were left in place and blended into the new design. Replacement of the existing perimeter cove lighting was included as an add alternate.

2 Communicate effectively with stakeholders:

A series of presentations were made to a committee of stakeholders over the course of several months to provide multiple design options. Eventually, with the committee’s assistance, we narrowed down the design to one option.

3 Minimize disruptions to agency operations:

Phasing requirements were included to allow safe access for students and staff through the space, for as long as possible, to existing restrooms located off the customer area. Construction activities were provided with a dedicated door to enter and exit the facility.

4 Maximize efficiencies in design and construction:

Although the space was primarily designed to be a casual coffee shop, it was also designed with the capability to be a small function room with buffet style service for special events.

5 Maintain coordinated project schedule:

To provide a shortened construction schedule, items such as kitchen equipment were put on a separate procurement timeline.

6 Practice sustainable design:

Existing wall and ceiling finishes were in good shape and were incorporated into the new design instead of being demolished. Automatic faucets used where allowed by the Health Department



South’s Cafe Alki grab and go counter

Welding Building Tenant Improvements

South Seattle College (South)
Project Team: Jerry Osborn and Nadia Melim

1 Align scope and budget:

The constrained budget and uncertainty in the mid-covid bid market led us to implement a series of five alternates to ensure that the project did not come in over-bid.

2 Communicate effectively with stakeholders:

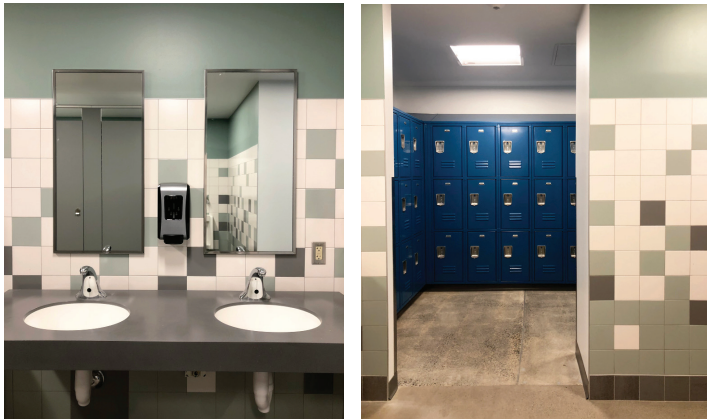
The building contained two stakeholder groups that had very different student populations and desires. Gender equity in the toilet rooms was challenging. We provided multiple combinations of gendered and all gender toilet rooms for the stakeholders to review. The chosen scheme has three toilet rooms: Mens, Womens, and all-gender.

3 Minimize disruptions to agency operations:

The portions of the building not in scope remained open to students during construction. Controls were included in the documents to alert contractors that the space under construction was the primary entrance to the building and that redirection of non-construction staff was required. Utility interruptions were coordinated with the college to ensure classes could continue without interruption.

4 Maximize efficiencies in design and construction:

Part of the project's scope was to replace old galvanized water piping above the lobby ceilings. We used this as an efficient opportunity to upgrade the ceiling to an open ceiling with floating industrial clouds to better accommodate the industrial nature of the building. The new interior aesthetic of the building is something more appropriate to a trades program and is easier to maintain.



*Top: South's renovated Men's locker room
Bottom: Welding Building's renovated entry area*

Elevator Cab Upgrades

Seattle Central College (Central)

Project Team: Jerry Osborn and Nadia Melim

1 Align scope and budget:

The materials chosen were all picked with the allowable budget and sustainability concerns.

2 Communicate effectively with stakeholders:

OAI presented design and color option boards to the stakeholders and worked with them to refine the selections.

3 Minimize disruptions to agency operations:

The finish design was modularized to allow for efficient install times to minimize elevator "down time".

4 Maximize efficiencies in design and construction:

Finishes were chosen to withstand the abuse the interior of a cab usually takes, so that Central did not have to spend additional time maintaining them apart from typical cleaning activities.

6 Practice sustainable design:

We used sustainable materials for the flooring and wall finishes.

Lecture Hall Renovations

Seattle Central College (Central)

Project Team: Jerry Osborn and Nadia Melim

1 Align scope and budget:

We carefully extended the seating platforms and opened up the ceiling. This made the space more instructionally friendly with better circulation, without the high costs of a full reconfiguration.

2 Communicate effectively with stakeholders:

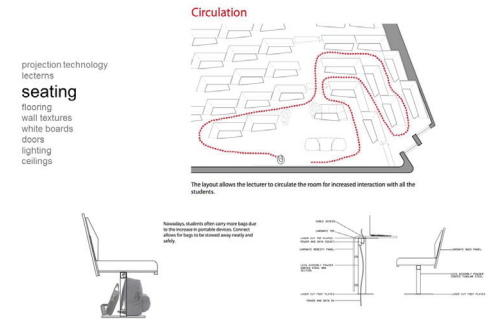
Multiple rounds of 3D renderings were used to present multiple design ideas to the stakeholders.

3 Minimize disruptions to agency operations:

Staging area were coordinated to minimize college disruptions. Coring and other disruptive work regulated to off-hours.

4 Maximize efficiencies in design and construction:

Central staff asked for the ability to walk through the student seating area during classes, and for students to have the ability to work in small groups. The old lecture hall had fixed row seating that could not accommodate this. The new design extended each of the seating tiers towards the front of the room, recapturing otherwise wasted space. This allowed the tiers to be larger, chairs to be moveable, and provided additional space between seated students for instructors to walk around. Moving the steps from the far ends of the room further inward also provided students an improved way to enter and exit class. In an additional nod to efficiency, we designed and installed a new projection wall for instructors with glass writing boards and glass projection panels. This allows instructors to write and project simultaneously without the need to deploy a separate projection screen.



Left: Central's renovated Lecture Hall; Top Right: Before; Bottom Right: Conceptual design slide showcasing improved circulation

5 Maintain coordinated project schedule:

To ensure a smooth construction process, we worked with Central staff during the design phase to remove all existing ceiling tiles ahead of construction to accurately as-build all the above ceiling items that would need to be moved or incorporated into the open ceiling design of the new space.

6 Practice sustainable design:

Reusing and adding on to the existing tiers created significantly less waste than the other design options that were explored.



ADA / Life Safety

Campus ADA Study

South Seattle College (South)

Project Team: Jerry Osborn and Melissa Forbes

1 Align scope and budget:

OAI completed an accessibility compliance survey at South Seattle College where we surveyed all 19 buildings on its main and Georgetown Campuses. The detailed inspection includes the following fixed items: running slope, cross-slope, ramps, handrails, toilet rooms, door push/pull force and closing speed, clear maneuvering space, protruding objects, drinking fountains, and signage.

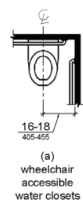
To complete the survey, we used standard compliance tools such as an automated level, door pressure gauge, door closing speed gauge, and drinking fountain spout gauge. We also had some specialty tools made.

Common Deficiencies



Toilet:

- The CL of the toilet should be 16" to 18" from the wall
- The height of the toilet seat should be between 17" to 19" off the finish floor



Recommendation: If the toilet seat is too low, install an elevated toilet seat to make it compliant

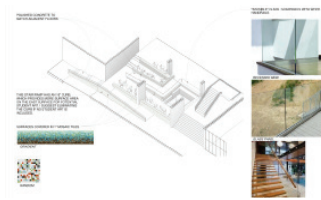
Top Left: Automatic level used to check slope and cross-slope; Top Middle: Custom tool used to check sink height; Top Right: Custom tool used to check accessible desk height and leg clearance; Bottom: Slide from our findings presentation

2 Communicate effectively with stakeholders:

After we completed the survey we presented our findings to the South and DES in a PowerPoint that showed the deficiency, the correlating code, and our recommendation on how to make them compliant.

3 Minimize disruptions to agency operations:

To minimize disruptions to students and facility we performed the surveys on Friday mornings when there were fewer classes in section.



Top: Central's Atrium with new ramp; **Left:** New ramp & new registration entrance; **Top Right:** 3D Rendering & finish options; **Bottom Right:** Tsutakawa fountain with the new barrier-less railing

Universal Access Ramp

Seattle Central College (Central)

Project Team: Jerry Osborn and Nadia Melim

Seattle Central College requested our expertise to renovate a portion of the Broadway Edison Building, creating a new entryway and universal access from the main floor corridor (aptly named "Main Street") to a mezzanine atrium space, where the campus food services are located. All glass guard rails were used to preserve panoramic views of the Tsutakawa Fountain.

1 Align scope and budget:

This project was student funded with a limited budget.

The goal was to provide ramp access from the main hallway up half a flight to the cafeteria area over a series of existing platforms and steps. We carefully analyzed the existing stair area to figure out the most economical way of installing new ramps. The elevations between "main street" and the food service area is 60 inches.

2 Communicate effectively with stakeholders:

We presented the student committee a series of 3D views, showing the different options and how they interacted with the existing sculptural fountain. The fountain was an important feature of the space the students wanted to maintain. Because the existing series of platforms and steps was geometrically complicated, the 3D views were very helpful in communicating the openness of the schemes with their glass rails.

4 Maximize efficiencies in design and construction: The design for the ramps was carefully undertaken to make the most efficient reuse of the existing landings and platforms, saving money, time, and materials.

Roof Repairs/Replacements

Broadway Edison (BE) & Seattle Vocational Institute (SVI) Roof Repairs

Seattle Central College (Central)

Project Team: Jerry Osborn and Joe Muller

BE Roof Repairs:

- Repair multiple blisters on BE Phase 1 lower roof area.
- Over-roof membrane at upper BE roof in advance of the new solar array

SVI Roof Repairs:

- New roof drain added at severe roof ponding areas.
- Overlay membrane at ATT microwave antennas.
- Membrane flashing along parapet walls.

1 Align scope and budget

Cost-effective roof repairs that extend the service life of existing roof assemblies. The project was successfully bid and constructed using State Roster Bidding. (Most cost-effective project delivery system)

3 Minimize disruptions to agency operations:

New roof drain for SVI was located above the main IT room. Drain minimized ponded water over critical College infrastructure. Work was coordinated to minimize risk to IT equipment.

4 Maximize efficiencies in design and construction:

All roof areas completed on schedule; upper BE roof area completed in advance of solar array install.

6 Practice sustainable design:

Service life of existing roofs were extended.

NW Wine Academy Roof Replacement

South Seattle College (South)

Project Team: Jerry Osborn and Joe Muller

South requested our expertise to repair and retrofit the roof at its Northwest Wine Academy (Academy). The Academy is the first and only working and teaching winery in Western Washington, offering certificate and degree programs in Winemaking, Wine Marketing & Sales, as well as Food & Wine Pairing.

6 Practice sustainable design:

The Academy’s existing building is a 10,735 square-foot, pre-engineered steel structure. Due to the roof’s structural capacity, the design team carefully considered weight limitations during its design development process. The design included infilling between the standing seam metal roofing with expanded polystyrene (EPS) foam insulation and installing a new single-ply roof membrane over the insulation. The new roof has a “copper-flaked,” decor-style polyvinyl chloride (PVC) membrane, and a “patina” similar to a copper metal roof. First North American use of this roof membrane.

2 Communicate effectively with stakeholders:

Led a team of technical professionals to develop the design, and managed all stakeholder communication.



Egress fencing at Central’s Broadway Edison Building

Miscellaneous Repair Projects

Broadway Edison Building Egress Fencing

Seattle Central College (Central)

Project Team: Jerry Osborn

Central, located in the heart of downtown Seattle’s Capitol Hill neighborhood, is considered one of the most urban campuses in the State. The Capitol Hill neighborhood unfortunately has significant issues with transient and homeless populations, especially given its proximity to Cal Anderson Park. The Broadway Edison Building has five stories and extends at least two city blocks. Because of this configuration, there are several exit stairways in fire rated shafts. The stairwells and the exit enclosures that serve them have become everything from makeshift homeless camps to outdoor latrines. In at least one of the exit enclosures, an egress door was rusted shut from urea.



Left: South’s NW Wine Academy’s new PVC over-roof; Top Right: Central’s SVI new roof drain; Middle Right: Central’s Broadway Edison’s lower roof blister repairs; Bottom Right: Broadway Edison’s upper area over-roof

The goal of this project was to add barriers to the exit stairway alcoves for the Broadway Edison Building, Mitchell Activity Center (MAC) and the Broadway Performance Hall in a way that preserved the college’s mission of being welcoming to students, staff, and the Broadway neighborhood. Since the barriers were extensions for the exit stairways, the paths of egress, including egress doors/hardware were maintained. We also had to relocate the FDC (Fire Department Connection) at the Broadway Edison Building.

1 Align scope and budget

The barrier system was “no climb/no cut” and was 8-feet in height to minimize unwelcome access. Footings and exit hardware were also required. For this project, we did work with Central to set a realistic budget for the work.

3 Minimize disruptions to agency operations

Installation of the barriers was carefully coordinated as the barriers were part of major exit pathways for the building. The exit pathways were maintained during most of the construction, and blockage of the exit pathways was coordinated in advance with interior building signage.



Central’s replaced MAC Canopy

MAC Canopy and Doors Replacement

Seattle Central College (Central)

Project Team: Jerry Osborn and Joe Muller

2 Communicate effectively with stakeholders:

Early feedback during the design phase indicated a desire to refresh this area of the campus and help renew a sense of pride for students and staff. OAI selected blue colored polycarbonate panels with high translucency to allow more sunlight onto the common areas below, while also still reflecting the colors and branding of the campus.

3 Minimize disruptions to agency operations:

Due to it’s location between Broadway Avenue and Cal Anderson Park, OAI recognized that the removal

and replacement of the existing canopy glazing could create an overhead safety hazard to both students and staff. To mitigate this, OAI developed a project phasing plan which mandated all work to occur during academic breaks. Additional mandates and CA coordination ensured primary ingress/egress paths were maintained and properly separated from the work area.

4 Maximize efficiencies in design and construction:

OAI’s experience with similar glazing systems helped ensure proper detailing and documentation of the replacement glazing system. Transition details between the removed canopy glazing and existing curtainwall system were revised and simplified to help ease installation and address maintenance and drainage concerns expressed by facilities staff. Rubber gaskets and polyethelene closures were specified in lieu of sealants to reduce long term maintenance and increase durability.

5 Maintain coordinated project schedule:

Since custom fabricated assemblies often encounter extended lead times, OAI engaged with manufacturers and local installers during the design phase to help determine an appropriate duration for procurement. Once it was learned that fabrication could take between 18 to 22 weeks from field measurements of the existing structure, OAI revised the project schedule to account for extended lead times and recommended the contract duration be extended. This extra attention early in the design phase helped establish a realistic schedule for all parties and the project was completed on time in 2018.

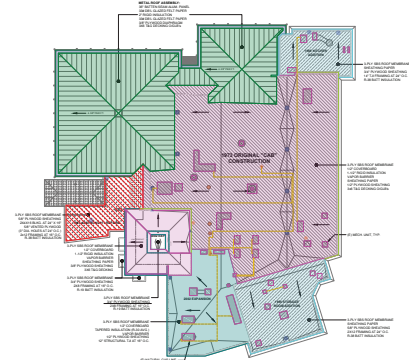
6 Practice sustainable design:

New polycarbonate panels were fabricated using recycled materials.

Client Agency FCS Assistance

We assist the Client Agency in securing funding through the SBCTC Facility Condition Survey (FCS) process.

- Meet with Facilities Director and key maintenance staff to review systemic or isolated problems with facility operations.
- Investigate nature of problem by reviewing relevant record documents.
- Document past occurrences of issues (aka water leak, equipment failures, roof leaks, and the like).
- Provide narrative and detailed cost estimate for recommended repair. Estimate construction cost to assume anticipated costs at midpoint of 2023-2025 biennium.
- If appropriate, meet with SBCTC Chief Architect to review findings in the field.

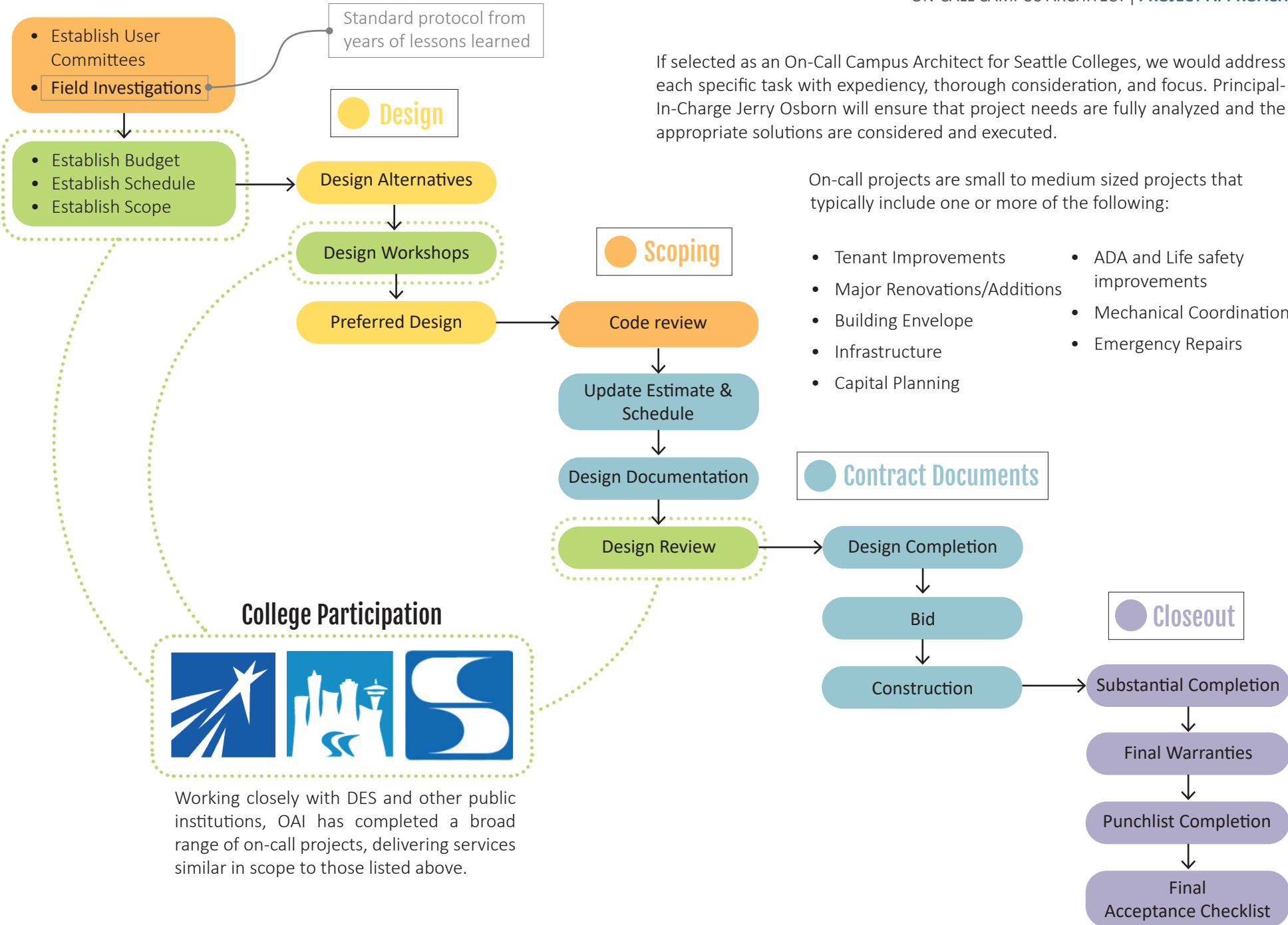


CAB (South) Roof Assessment, 2017-2019 FCS

Project Approach

On-Call Architect





If selected as an On-Call Campus Architect for Seattle Colleges, we would address each specific task with expediency, thorough consideration, and focus. Principal-In-Charge Jerry Osborn will ensure that project needs are fully analyzed and the appropriate solutions are considered and executed.

On-call projects are small to medium sized projects that typically include one or more of the following:

- Tenant Improvements
- Major Renovations/Additions
- Building Envelope
- Infrastructure
- Capital Planning
- ADA and Life safety improvements
- Mechanical Coordination
- Emergency Repairs

Scoping - Assess The Project Needs

Meet with DES, facility managers and user groups and perform site visits to fully understand the nature and needs of the project. We align these visits with times when we are able to witness occurrences and repair needs firsthand.

Review Secondary Considerations

- **Understand the associated cost of repairs:** Develop a preliminary cost range and engage DES and the client agency to ensure project design goals and budgets are reconciled
- **Review scheduling ramifications:** Determine expectations for the beginning, duration, timing, and completion of construction. Review considerations for public safety, staging requirements, and tenant impacts such as noise, unpleasant odors, and dust control.
- **Review long term facility plans:** Determine intended service life of building. Explore sustainable short-term and long-term solutions

Design Alternatives and Preferred Design

Recommended solutions are weighted against primary and secondary project needs:

- Does the desired solution fulfill the performance expectations?
- Is it affordable? If not, can the solution be modified to meet the budget?
- Can it be realistically completed within the scheduled milestones established for the project?
- Does it negatively impact ongoing building activities? If so, can the impact be successfully mitigated?
- Does it provide sustainable benefits? (i.e. increased energy efficiency, prolonged equipment service life, better thermal performance, reduced maintenance needs, and/or utility rebate)

Proposed solutions are evaluated, modified, and solidified into the project solution and/or accepted design.

Permitting

Jurisdictional requirements are included as part of the project delivery schedule and are typically established early in the project planning. Typical permit types include plan review, trade, and the Puget Sound Clean Air Agency approval (required in advance for removal of asbestos-containing materials). Often 30-day panel metering is required to verify that the existing power system is capable of assuming new power loads anticipated with the project.

Bidding and Procurement

Review with the DES to determine the best procurement method: design-bid-build, job-order contracting (JOC), or state small works roster. Each method has unique advantages and restrictions. We will reach out to and procure construction bids from qualified WMBE contractors and sub-contractors. *Note: GCCM and Design Build are not relevant to on-call scaled projects.*

Construction Administration

Our goal is to help the construction team remain focused on maintaining schedule and providing quality construction.

- Timely review of contractor questions, submittals, and RFIs
- Meet on-site to review challenging construction issues
- Monitor construction schedule, facility impacts and consultant coordination
- Fairly negotiate change orders with all parties involved

Project Close-Out

Our goal is to expeditiously facilitate the closeout process.

- Perform punchlist walk-through(s) and verify construction completion
- Resolve any outstanding cost changes
- Review contractor O&M manuals and verify warranties meet specification requirements
- Coordinate and assist with commissioning completion
- Incorporate all construction field changes into As-Built documents
- Ensure all permits have been finalized
- Inspect project at one-year warranty date

It is not uncommon for us to be called to the site several times within the warranty year. We make ourselves readily available when issues arise (during and after the warranty period expires) to make sure latent issues are satisfactorily resolved.

Diverse Business Inclusion Strategies

On-Call Architect



Diverse Business Inclusion Strategies

Our approach to inclusion is to research local, small, and diverse business entities who can bring value to clients through their local presence and understanding of the client and community or who provide quality professional consulting services that complement our services. We routinely use qualified Women and Minority-owned Business Enterprises (WMBE) and Small Business Enterprise (SBE) consultants to staff our projects. As we market and solicit for new projects, we pro-actively include WMBE/SBE firms in our efforts. OAI utilizes the “Directory of Certified Firms” maintained by the Office of Women and Minority-owned Business Enterprises (OWMBE) on the State of Washington website. We attend trade events where we reach out to WMBE/SBE firms and look for partnering opportunities. OAI’s Outreach Plan is reviewed before we solicit proposals for consulting services on any project.

OAI has extensive experience managing diverse teams on projects having comparable scope of work, size, and duration of contracts. We understand the importance inclusion brings to your projects and value the true community gains and opportunities that arise. Committed to the success and growth of all members, our intention is tri-fold: create and implement a plan to meet and exceed project goals, make inclusion a pillar of our best business practices, and create a legacy of mentorship to grow local WMBE/SBE firms. We provide our partners with procedures and tools that OAI has created to successfully deliver projects, and train firms on how to use them effectively. Inclusion success must incorporate the following components:

1. Capacity assessment of firms with appropriate, profitable right-sizing work scopes
2. Early involvement of our team with WMBE/SBE firms to determine appropriate technical assistance and mentoring support
3. Asking our WMBE/SBE team members what mentoring or coaching they would want to receive as part of this project. Our team is constructed in a “cross-training” manner to provide mentoring support to our smaller team members. In turn, our larger members learn and incorporate inclusive business solutions (such as those identified above) while having the opportunity to hear challenges smaller firms encounter seeking and performing project work. Our proposed team is composed of experienced professionals, many who have worked together on a variety of on-call projects; however, we have found that providing the appropriate level of support at critical points in projects helps all team members succeed.

We have a proven track record of utilizing WMBE Sub-Consultants on our on-call projects. Below is a table highlighting some of our WMBE Sub-Consultants’ usage over the past 5 years.

Project	WMBE Subs	WMBE Subs Fee	OAI Fee	Total Fee
Bradner Gardens Fire Damage Repair-Seattle Parks and Recreation	W	\$43,690	\$41,770	\$104,580
Airport Way Center (AWC) Building E Asset- City of Seattle	W and M	\$16,310	\$10,560	\$26,870
Haller Lake Maintenance Building A- City of Seattle	W and M	\$45,100	\$42,000	\$87,100
West Precinct HVAC Modifications - City of Seattle	W and M	\$17,850	\$13,000	\$30,850
AWC Building A DAS- City of Seattle	W and M	\$7,620	\$11,920	\$19,540
West Precinct Chiller Replacement- City of Seattle	W and M	\$37,910	\$30,840	\$68,750
East Precinct “Tier 2” Seismic Evaluation- City of Seattle	W	\$14,490	\$7,520	\$22,010
AWC Building E MEP Upgrades- City of Seattle	W and M	\$4,950	\$3,850	\$9,300
Seattle Police Department (SPD) West Precinct Evaluation & Replacement- City of Seattle	W and M	\$53,920	\$18,180	\$72,100
West Precinct Chiller CD & Bid- City of Seattle	W and M	\$99,250	\$78,160	\$177,410
Campus Wide Toilet Room Renovations- Renton Technical College	W and M	\$6,970	\$45,125	\$66,960
WSU Extension Remodel- Thurston County	W and M	\$20,500	\$39,570	\$60,070
Early Learning Center Infant Classroom Pre-Design	W	\$2,650	\$12,550	\$15,200

Standard Form 330 Part II

On-Call Architect



