

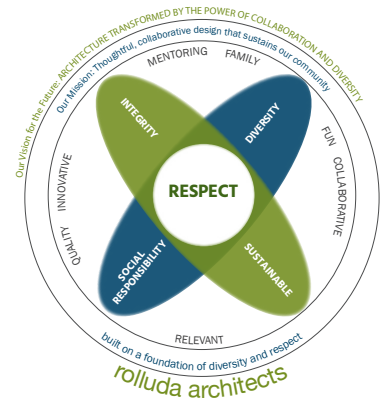
State of Washington Department of Enterprise Services Project No. 2021-833
ON-CALL ARCHITECTURAL & ENGINEERING SERVICES

rolludaarchitects
architecture **planning** interior design

July 1, 2021

Mr. Jonathan Martin
State of Washington Department of Enterprise Services
Engineering & Architectural Services

**Re: Project No. 2021-833 | On-Call A&E Services On-Call Campus
Architect(s) for North Seattle College, Seattle Central College,
and South Seattle College**



Dear Mr. Martin and Members of the Selection Committee:

Thank you for the opportunity to submit our team’s qualifications to provide On-Call Architectural & Engineering Services as Campus Architect for the North Seattle, Seattle Central, and South Seattle Colleges. We are excited at the prospect of continuing to work with Washington Department of Enterprise Services.

North Seattle, Seattle Central, and South Seattle Colleges serve diverse student populations, each being one of the most diverse colleges in Washington State. Similarly, **Rolluda Architects, Inc. (RAI)**, a diverse, small business enterprise, was founded on and embodies the same core values and principles—respect, diversity, inclusion, collaboration, innovation, and quality. Our staff of 46, speak over ten different languages and represent many different cultures. With this diversity and our staff’s experience on higher education projects, our team will add great value as your campus architect, connecting with College staff, students, and administrators.

Rolluda Architects has designed award-winning buildings, many of them falling in the range of \$1M to \$50M, but the majority of our firm’s work falls under small-scale work order projects varying in budgets from \$50,000 up to \$500,00. Our firm has completed nearly 600 on-call and IDIQ projects since 2002 with educational, municipal, state, and federal agencies, so we are no stranger to being a prime architect, providing a full spectrum of architectural services.

In 2020 RAI was awarded one of the on-call architectural contracts with WA DES/Highline College and WA DES/ Everett Community College. Other active and past on-call contracts include the State of Washington Parks & Recreation, U.S. GSA, U.S. National Parks Service, NOAA, Seattle Public Utilities, City of Seattle FAS, King County Solid Waste, King County Facilities, Port of Seattle (both marine and aviation divisions), Snohomish County PUD, and Snohomish County Facilities and Maintenance. We are currently an on-call architect for the University of Washington and The Evergreen State College. We are also on-call architects for private sector clients including Boeing and CenturyLink.

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

We hope you view our submittal as the beginning of a productive dialogue as you seek the architectural partner best suited to the specific needs of this contract. An opportunity to proceed to the interview process to further demonstrate our qualifications and approach would be greatly appreciated.

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

Sincerely,

Alex Rolluda, AIA, NCARB
President | Principal



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Designated Point of Contact for Statement of Qualifications

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

Addresses of multiple office locations of firm (if applicable)

Address	
City	Phone
Address	
City	Phone
Address	
City	Phone
Address	
City	Phone

Diverse Business Certifications (if applicable)

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

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

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

- Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterprise (SBE)

CRITERIA A

Qualifications of
Key Personnel

Criteria A | Qualifications of Key Personnel



ALEX ROLLUDA | engaging



ALEXANDER CLARK | detailed



SUSAN NEATON | energetic



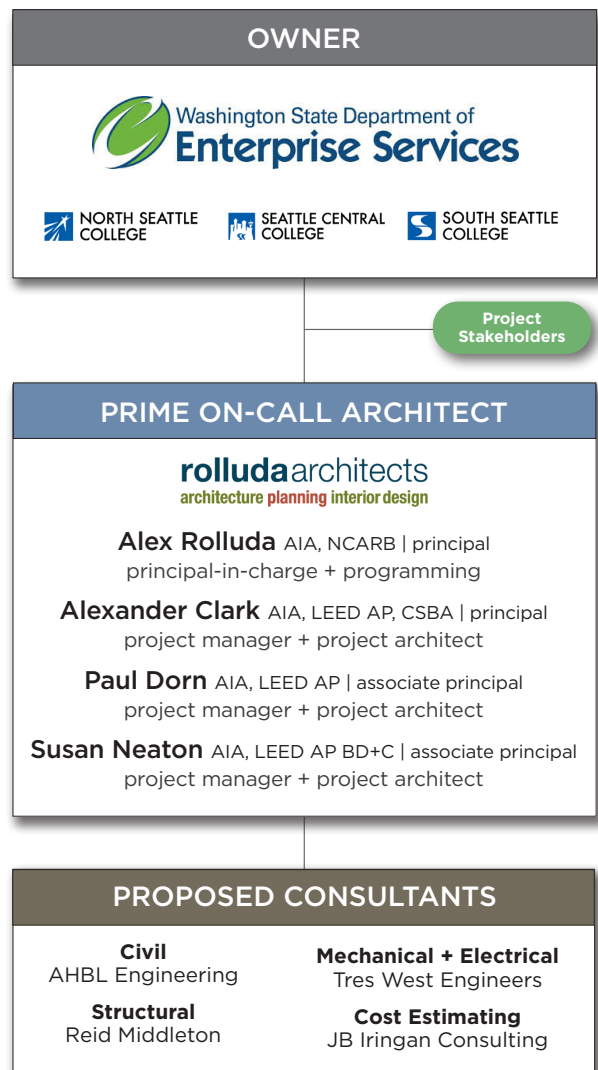
PAUL DORN | collaborator

TEAM ORGANIZATION

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

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

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



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

Criteria A | Qualifications of Key Personnel



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

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

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

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

EDUCATION

Master of Architecture
University of Washington
1989

Bachelor of Architecture
University of Washington
1987

Architectural Studies
University of Santo Tomas,
Manila, 1981

PROFESSIONAL REGISTRATION

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

ASSOCIATIONS

Pioneer Square
Preservation Board
Architect, Chair

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

State of Washington
Capitol Campus Design
Advisory Committee,
Chair

Association for Learning
Environments (A4LE)

AIA Seattle, Diversity
Roundtable Committee

RELEVANT EXPERIENCE

- WA DES/Highline College On-Call Campus Architect, 2019-2021)
- WA DES/Everett Community College (On-Call Campus Architect, 2019-2021)
- The Evergreen State College (On-Call Architect, 2009-2021):
 - Daniel J. Evans Library Renovation
 - Lord Mansion Emergency Entry Porch Structural Repairs
 - Longhouse Education & Cultural Center, Fiber Arts Studio
 - Longhouse Education & Cultural Center Roof Replacement
 - Lab II Second Floor Renovation
 - Seminar 1 and Lecture Hall Roof Replacements
 - Shops Building Roof Replacement
 - HCC Roof Replacement
 - CRC Entry Court/Amphitheater Upgrade
- WA DES (On-Call Architect, 2009-2011):
 - Cascadia Community College Roof Replacement
 - Green River Community College HVAC Upgrades
 - Monroe Correctional Security Upgrades
- US GSA (IDIQ Contract, 2011-2015):
 - TSA Tenant Improvements at SeaTac Airport
 - Blaine Border Station Fire Alarm Upgrades and Replacement
 - Seattle Federal Office Building Roof Replacement
- City of Seattle (On-Call Contract, 2012-2022):
 - Seattle Justice Center, Water Pressure Analysis
 - Seattle City Light Operations Center Seismic Improvements
 - Lake Youngs-Bluestone Maintenance Building
 - Lake Youngs-Puget Sound Energy Yard
- King County Facilities Management (IDIQ Contract, 2008-2011):
 - Plumbing Shop and Finance Office Building Roof Replacement, Seattle
 - Public Health Building, Window/Envelope Upgrades, Seattle
 - Historic County Courthouse, Exterior Restoration, Seattle
 - (6) County Police Stations, Electrical Systems Upgrades, County-wide
- NOAA Burley Creek Salmon Hatchery, Port Orchard (IDIQ Contract, 2011-2017)
- Port of Seattle (IDIQ Contract, 2008-2013):
 - Pier 91 New Modular Office Building & Cruise Ship Terminal Toilet Room Expansion and ADA Upgrades
 - Pier 66 Security Camera Upgrade & Replacement
 - Marine Maintenance Shop, Electrical System Replacement and Roof Replacement
 - Fishermen's Terminal West Wall Building, Window Replacement
- The Boeing Company, 200+ Renovation Projects at facilities throughout WA (On-Call Architect, 2002-present)

Criteria A | Qualifications of Key Personnel



Alexander Clark AIA, LEED AP, CSBA | principal

role: project manager + project architect

Alexander has more than 29 years of experience in architecture with a focus on new construction and renovations for government and public-sector clients. He has worked on many on-call and IDIQ contracts, bringing creative energy and a wide breadth of knowledge to each project.

Alexander has expertise in meeting tight schedules and designing for limited budgets. Recognizing the challenges of on-call work, he strives to ensure each of his projects is well designed, paying particular attention to the needs of the client, building occupants, and existing conditions of the building.

Sustainable design is a priority for Alexander. He is both a LEED® Accredited Professional and a Certified Sustainable Building Advisor (CSBA). He was the Project Manager for the University of Washington Transportation Center, the first campus project awarded the LEED® Platinum certification for Commercial Interiors (CI).

Alexander is very knowledgeable in meeting sustainable design criteria for IDIQ task orders and other fast-tracked projects with limited budgets. These criteria include energy-reduction goals, reducing operating costs, extending the life of facilities, increasing energy efficiency, and reducing waste.

EDUCATION

Bachelor of Architecture,
University of Idaho, 1988

PROFESSIONAL REGISTRATION

Architect:
Washington, 1994
Alaska, 2012

ASSOCIATIONS

American Institute
of Architects (AIA)

Associations for
Learning Environments
(A4LE)

International Society
for Fall Protection
(ISFP), member

CERTIFICATIONS

AIA Disaster Assistance
Program, Building
Evaluation Training,
State of California
Emergency Management
Agency, 2012

LEED® Accredited
Professional, 2008

Sustainable Building
Advisor (SBA)
Program, 2006

CONTINUING EDUCATION

2012 Cold Regions/
Arctic Engineering
Short Course

RELEVANT EXPERIENCE

- The Evergreen State College (On-Call Architect, 2009-2019):
 - CRC Entry Court Amphitheater
 - HCC Roof Replacement
 - Seminar 1 and Lecture Hall Roof Replacements
 - Lab II 2nd Floor Renovation
- University of Washington:
 - Transportation Center Tenant Improvement, new (LEED® Platinum)
 - Fall Protection Studies and Installations on (10) Historic Campus Buildings
- Seattle Public Schools, Modernizations and Upgrades at Various Schools since 2007:
 - Rainier Beach High School Classroom Renovations
 - John Hay Elementary School, Roof Assessment, Replacement & Solar Panels
 - John Muir Elementary School, Early Learning Center Addition & Roof Replacement
 - T. Marshall Elementary School ADA and Interior Upgrades
 - Gatzert Elementary School Playground and Library Upgrades
 - BF Day Elementary School Library Upgrades and Roof Replacement
- Tukwila School District:
 - Showalter Middle School Addition and Modernization (multi-phased)
 - Cascade View Elementary School Modernization (multi-phased)
 - District Administration Building Tenant Improvements (multi-phased)
 - District Technology/Maintenance Buildings Tenant Improvements (multi-phased)
- State of Washington DES (On-Call Architect, 2009-2011)
- US GSA (IDIQ Contract, 2011-2015)
- King County, On-Call Architectural Services for Building and Parks Facilities, 15+ Work Orders (Work-Order Contract, 2008-2011)
- King County Courthouse Exterior Historic Restoration (Work-Order Contract 2008-2011)
- Port of Seattle (IDIQ Contract, 2008-2013)
- US Postal Service 50+ On-Call Projects throughout Washington, including historic post office facility renovations
- The Boeing Company, Various Renovation and Upgrade Projects at Boeing Facilities throughout Washington (On-Call Architect, 2002-present)

Criteria A | Qualifications of Key Personnel



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

role: project manager + project architect

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

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

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

EDUCATION

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

Bachelor of Architecture, University of Detroit, 1982

CONTINUING EDUCATION

Revit, Seattle Central Community College, 2010-2011

PROFESSIONAL REGISTRATION

Registered Architect: WA - 1988/#5072

CERTIFICATIONS

LEED-Accredited Professional, 2009 #10191835

AFFILIATIONS/ ASSOCIATIONS

Big Sister, Big Brothers Big Sisters Puget Sound since 2006

Puget Sound Blood Center Volunteer

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

RELEVANT EXPERIENCE

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

Criteria A | Qualifications of Key Personnel



Paul Dorn AIA, LEED AP | associate principal

role: project manager + project architect

Paul has more than 26 years of experience in the practice of architecture. He specializes in educational, municipal government, commercial, and industrial facilities. Paul has designed and managed projects in all phases including programming and planning, construction documents, permitting, bidding, contract administration, and close out. He is a skilled communicator and brings his collaborative approach when working with clients, users and stakeholders. Paul has developed a strong knowledge of building technologies, estimating, scheduling, and building codes. Teamwork with client groups and consultants has led to the successful completion of all of his projects.

RELEVANT EXPERIENCE

EDUCATION

Master of Architecture,
University of Washington,
1989

Bachelor of Architecture,
University of Washington
1986

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

PROFESSIONAL REGISTRATION

Architect, WA
1994

CERTIFICATIONS

LEED-Accredited
Professional, 2009

ASSOCIATIONS

Association for Learning
Environments (A4LE)

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

CRITERIA B

General Project
Approach

Criteria B | General Project Approach



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

At any one time, RAI has more than 20 projects in design or under construction, so we are accustomed to managing the team and its various disciplines in order to meet each project's needs. For example, Boeing, a client of ours since 2002, can have over 25 on-call projects going simultaneously. Depending on the project, the team might involve many, or only a few, disciplines. Detailed management of these concurrent projects is critical to meeting Boeing's fast-tracked schedules and limited budgets, as any variation from the project schedule could be extremely costly.

Another example is our work order contract with NOAA where we assessed their campus-wide facilities at the Western Regional Center. With a fast-tracked schedule, it was necessary for us to involve a large team of designers and a variety of subconsultants to assess the facilities campus-wide and provide recommendations and reports in order to meet NOAA's schedule.

OUR DETAILED PLAN FOR MANAGING MULTIPLE PROJECTS/TASK ORDERS SIMULTANEOUSLY

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

CRITERIA C

Relevant
Experience

Criteria C | Relevant Experience



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

Rolluda Architects was selected by WA DES based on our firm's qualifications submitted through their small project selection procedures. A predesign study was conducted to determine the feasibility of consolidating and co-locating several critical functions—printing, imaging/copying, and mail distribution services—into one modular building in Tumwater near the State Capitol. The purpose of the study was to determine the costs and benefits associated with combining the print and mail functions currently housed in separate locations. The predesign study was completed to meet state biennium funding requirements. The schedule was four months from NTP to report submission. Our work involved multiple site visits; conducting interviews with State representatives, facility managers, and building tenants; and developing design alternatives and detailed analyses along with estimated construction costs. The report is currently being evaluated for future planned design and construction funding.



PROJECT DATA

START DATE: March 2020

END DATE: June 2020

FEE: \$307,237

RAI DESIGN TEAM:

Alex Rolluda, Principal-in-Charge
Gary Scott, Project Manager
Richard Murakami, Project Architect

SERVICES PROVIDED:

Programming + Predesign + Cost Estimating

REFERENCE:

Ted Yoder, Project Manager
WA Department of Enterprise Services
p: 360.407.8247
e: ted.yoder@des.wa.gov



Mt. Saint Helens Visitor Center | Castle Rock, WA Washington State Parks & Recreation

The project is part of an on-call series of accessibility corrective action measures in response to accessibility code compliance. At the Mount Saint Helens Visitor Center, our team modified slopes at the lower parking lot accessible stalls and improved the route of travel to the front entry. We also redesigned and rebuilt an exterior ramp from the entry to the interpretive outdoor classroom area and recreated an original tree pit circle that had been damaged by tree roots. Interior handrails at ramps and stairs were modified to meet code. In the historically significant building we reused existing material and modified bracket support system to meet height and clearance requirements. We also modified the front reception station to allow for an accessible area. Above are "before" images, as the project is currently under construction.



PROJECT DATA

START DATE: April 2020

END DATE: April 2021

ESTIMATED CONSTRUCTION COST: \$400,000

FEE: \$74,812

RAI DESIGN TEAM:

Alex Rolluda, Principal + Project Manager

SERVICES PROVIDED:

Preliminary Analysis + Architectural Design +
Permitting + Construction Support

REFERENCE:

Azeem Hoosein, Project Manager
Washington State Parks & Recreation
p: 360.507.5089
e: azeem.hoosein@parks.wa.gov

Criteria C | Relevant Experience



Jackson Federal Building | Seattle, WA U.S. General Services Administration (US GSA)

This task-order was completed under RAI's prime IDIQ contract with U.S. GSA Region 10. The scope was to review the condition of the 17,500 sf sloped metal roof at the 36th floor of the building and prepare bid documents for replacement of the roof and underlying waterproof membrane.

The Jackson Federal Building was constructed in the early 1970s and roofing finishes varied in age. The metal roof was approaching the end of useful life, and visible holes in the roofing could be detected from exterior locations. Also, there was a concern that asbestos products had been used in the original roofing tar, siding, and sealant. RAI brought an environmental consultant on-board to determine if asbestos-containing materials were present in the affected roofing replacement area. Asbestos removal was handled under a separate contract by GSA.

RAI's architectural services included design of replacement metal batten roofing to meet GSA standards, development of a construction cost estimate, preparation of construction documents for bidding, permitting services, and construction administration services. Construction occurred while the building was occupied.

OTHER U.S. GSA ON-CALL PROJECTS (2011-2017)

- Jackson Federal Building 33rd Floor VA Medical Ethics Group Tenant Improvement
- TSA Office Space Expansion and Mezzanine Tenant Improvements at Sea-Tac International Airport
- Jackson Federal Building Common Flooring Assessment and Replacement
- Blaine Port of Entry Cargo and Auto Bus Buildings Fire Alarm Replacements
- Old Federal Office Building Roof Replacement
- USCH Leaking Skylights Investigation
- Federal Courthouse, Blast Resistant Window Assessment
- Federal Courthouse, Building Envelope Assessment



PROJECT DATA

START DATE: March 2015

END DATE: May 2015

FEE: \$72,676

RAI DESIGN TEAM:

Alex Rolluda, Principal + Project Manager

SERVICES PROVIDED:

Roof Assessments + Architectural Design + Bid Documents + Cost Estimating + Construction Administration

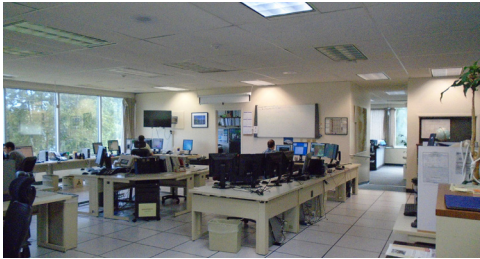
REFERENCE:

Iris Maguire, Project Manager
U.S. General Services Administration
p: 206.220.5149
e: iris.maguire@gsa.gov

"The design effort was well managed and of very good quality. The contractor closely partnered with the government to coordinate compressed scheduling and complicated technical requirements. Their demonstrated commitment to customer satisfaction exceeded performance expectations."

—Heather Bowden, Contracting Officer, PBS R10
(CPAR 7/10/18)

Criteria C | Relevant Experience



Campus-wide Facility Condition Assessments

National Oceanic & Atmospheric Administration (NOAA)
Contract #AB-133A-11-CQ-0186 | Task Order #T-0006

The project involved the condition assessments of nine buildings that form the NOAA Western Regional Center (WRC), located on the shores of Lake Washington in Seattle, on approximately 100 acres. The WRC includes laboratory buildings, auditorium building, cafeteria building, several converted aircraft hangers for use as storage and laboratories, warehouse, dive center, daycare facility, as well as the campus grounds, parking lots, roads, and shoreline pier facility.

RAI assessed conditions of each building, including full inspections of all systems and architectural components to determine whether or not they had exceeded their useful lives, or had remaining useful life. Accessibility compliance reviews of the buildings were performed for compliance with the American Disabilities Act (ADA), including both site access and building barrier-free and path of travel components. ADA non-compliant issues were documented, evaluated for remediation, and included in our report. With this information we made priority recommendations to the Owner. We worked with NOAA to develop a long-term plan to guide the proposals to obtain capital investments for either new construction, remodels and/or repairs.

OTHER NOAA IDIQ PROJECTS (2011-2019)

- National Marine Fisheries Services Building Roof Condition Assessments and Recommendations
- Mukilteo Science Center Master Planning, Needs Assessments, and Programming
- Building 1 AGO Kitchen/Breakroom Tenant Improvements
- Sand Point Campus, Building Green Infrastructure to Treat Stormwater and Restore Shoreline Habitat
- Burley Creek Drain Channel Phases I and II
- Building 8 Roof Replacement
- Building 3 PMEL Electronics Lab HVAC Improvements
- Montlake Building Roof Study
- Dive Center Renovation and 2nd Floor Addition

PROJECT DATA

START DATE: June 12, 2015

END DATE: November 30, 2015

FEE: \$501,323

RAI DESIGN TEAM:

Alex Rolluda, Principal-in-Charge
Paul Dorn, Project Manager +
Project Architect

SERVICES PROVIDED:

Building Condition Assessments + Cost Estimating

REFERENCE:

Mark Eberling, OCAO/PPMD
NOAA
p: 206.526.6477
e: mark.a.eberling@noaa.gov

"I was very impressed with Rolluda Architect's thorough and comprehensive approach to assessing each of our building's components, and providing accurate cost estimates, helping NOAA significantly to plan and prioritize which assets will need to be repaired and/or replaced. I also appreciate their development of a customized data system, allowing us to develop short-term and long-term budgets for the repairs and/or replacements.

Their commitment to positive working relations, the inclusive nature of their process, as well as their knowledge in assessing buildings and accurately reporting their findings, made the job easy. I highly recommend this exceptional group for any assessment project.

—Rino Balatbat, RA, former Project Manager
c: 206-796-6324 | e: Rfb826@gmail.com

Criteria C | Relevant Experience



County Courthouse Restoration | Seattle, WA King County Facilities Management Division

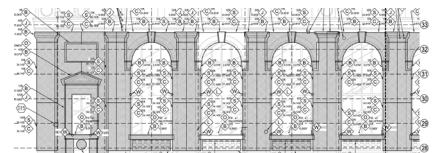
Rolluda Architects studied the County's historic courthouse building's exterior and provided documentation and design for repairs to protect and enhance exterior finishes and decorative elements. Due to insensitive remodels to the building in the 1960s, it was the County's goal to restore this Landmark to its original '1916' historic appearance. RAI provided detailed documentation for the existing conditions of the exterior using a window-washing platform and high-resolution camera to document the location and condition of all masonry, terra cotta detailing, brick veneer and copper cladding. Our team researched existing historical data on the building and construction techniques used during the 1916 era when the building was initially built.

After evaluation, RAI presented several design approaches to King County based on current industry best practices. We assisted the County in determining the best option—one that met their objectives and goals, including maintaining and protecting the building's historic integrity. The goal for upgrades to the façade was to maintain the original aesthetics and preserve the structural integrity of detailing.

Construction documents were developed based on the preservation techniques research, code analysis, and the County's goals and objectives. RAI also provided construction administration support and observation of the building exterior and windows during the restoration work.

OTHER KING COUNTY ON-CALL PROJECTS (2010-2020)

- Plumbing Shop and Finance Office Relocation and Tenant Improvements
- (6) Police Precincts, Electrical Systems Upgrades
- Window Upgrades at White Center Public Health Building
- Ravensdale Shooting Range, Roof Replacement and Structural Upgrades
- Monroe Correctional Facility Door, Window and Hardware Upgrades
- Kent District Court, Expansion Documents Review
- County Administration Building Sidewalk Repairs
- Burien District Court Paving
- YSC Courthouse Replacement Phasing Estimate
- North District Multi-Service Facility
- County Correctional Facility West Wing Windows and Doors



PROJECT DATA

START DATE: 2011

END DATE: 2012

FEE: \$56,840

RAI DESIGN TEAM:

Alex Rolluda, Principal-in-Charge +
Project Manager

SERVICES PROVIDED:

Building Envelope Studies and
Assessments + Architectural
Design + Construction
Administration

REFERENCE:

Robert Renouard
Capital Projects Manager
King County FMD
p: 206.477.9388
e: robert.renouard@kingcounty.gov

"The services provided by Rolluda—planning, design, cost estimating, bid documents, and construction administration—were delivered promptly, professionally, and with a high degree of quality. The overall delivery of their services met exactly what was expected...their innovative approach in tackling unique and difficult projects, and always open lines of communication were valuable project assets."

—Robert Renouard, Capital Project
Manager, King County

Criteria C | Relevant Experience



Gender Neutral Restrooms | Seattle, WA
City of Seattle Facilities

Rolluda Architects was tasked to convert existing restrooms to Gender Neutral Restrooms (GNRR) on multiple floors of Seattle City Hall in the Seattle Municipal Tower. This was a high priority project for the City. It was a challenge to alter an existing high-rise tower, but our team found creative ways to locate the restrooms where none existed prior. We also converted an existing concrete bank vault into a GNRR but only after examining alternative locations. The new restrooms are fully compliant with accessibility codes and do not compromise the dignity of the user. Challenges included providing new plumbing and exhaust routes where chases were not available.

OTHER CITY OF SEATTLE ON-CALL PROJECTS (2012-2023)

- FAS SMT ADA Barriers Assessments
- FAS Seattle Animal Shelter Canine Corral Zoning Study
- FAS Seattle Department of Transportation Traffic Signs Room 155 Office Wall Study
- FAS 24/7 Public Toilets in Ballard and University Neighborhoods (study)
- FAS (2) Tiny House Bridge Housing Structures for the Homeless
- FAS Parks RDA Building Master Plan
- FAS Seattle Municipal Tower Phase II ADA Barrier Removal
- SCL North Service Center Space Planning
- SCL South Service Center New Paint Booth with Overhead Crane
- SCL Roy Street Homeless Shelter Space Planning and Tenant Improvements
- SCL Command Center Seismic Upgrades
- SCL Joint Training Facility Expansion Study
- SPU Lake Youngs Bluestone Maintenance Building
- SPU Lake Youngs Puget Sound Energy Yard
- SPU Haller Lake Materials Storage Facility



PROJECT DATA

START DATE: February 2019

END DATE: November 2019

FEE: \$110,530

RAI DESIGN TEAM:

Alex Rolluda, Principal-in-Charge + Project Manager

SERVICES PROVIDED:

Building Envelope Studies and Assessments +
Architectural Design + Construction Administration

REFERENCE:

Thomas Jones, Project Manager

City of Seattle

p: 206.512.0816 | e: Thomas.Jones2@seattle.gov

Criteria C | Relevant Experience



RECORD OF PERFORMANCE ON-CALL PROJECTS

RAI has a depth of experience in providing architectural design and management services for on-call and IDIQ projects, along with experience working on transit facilities. Our highly qualified team of design professionals is geared towards handling the expected, and the unexpected tasks under this contract.

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

We evaluate the success of our projects by the satisfaction of our clients. We have built and maintained successful long-term relationships with each of the local, state, federal, and private clients shown in the illustration above. For The Boeing Company alone, we have successfully completed nearly 400 on-call projects over the past 19 years. Most of these projects are being worked on simultaneously, often with tight schedules, and many have the same completion date. We know from our many years of working with Boeing, any variation from a project schedule would be extremely costly for them. We can proudly say we have completed each one of our Boeing projects on schedule and within budget.

Similarly, we have completed nearly 200 projects at more than 60 schools in the Seattle School District since 2002. These projects tend to have similar schedules which are dictated by the school year. We have managed projects, sometimes with more than a dozen at the same time, never failing to complete construction in time for the start of school in the fall. We have completed each of our projects for the District on time and within budget.

In 2020, RAI was awarded new on-call architectural contracts with WA DES/Highline College and Everett Community College, U.S. National Parks Service, and King County Solid Waste. Other active and past contracts include State of Washington Parks and Recreation, U.S. GSA, NOAA, Seattle Public Utilities, City of Seattle FAS, King County Facilities, Port of Seattle (both marine and aviation divisions), Snohomish County PUD, and Snohomish County Facilities & Maintenance. We are also on-call architects for private sector clients including Boeing and CenturyLink.

We are proud of the relationships we have built with all of our on-call and IDIQ contract clients. Our excellent track record and performance continually results in extensions to our contracts.

Excellence and Quality are key values in our firm's mission—

Providing Thoughtful and Collaborative design for all of our clients!

CRITERIA D

Diverse
Business
Inclusion
Strategies

Criteria D | Diverse Business Inclusion Strategies

WE BELIEVE THAT DIVERSITY AND INCLUSION SPUR CREATIVITY AND THAT INNOVATION IS BORN FROM AN ENGAGED CULTURE OF DIVERSE PEOPLE AND IDEAS.

Rolluda Architects is a certified MBE, DBE, and an SBE firm. RAI promotes equity in contracting for under-utilized businesses. It is our goal to create a diversified, inclusive, and responsive team for every project we work on. Through outreach, engagement, and making aspirational goals, we are able to support and utilize diverse firms. Our DEI (Diversity-Equity-Inclusion) Management and Strategic Plan outlines our firm's goals and strategies, which have been shaped over the years through policy and practice.

OUR FIRM'S DIVERSE & INCLUSIVE CULTURE

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

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

CAPACITY-BUILDING

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

PARTNERING WITH COMMUNITY ORGANIZATIONS

Rolluda Architects has a deep history of relationships with many local and national associations to help support small and diverse business participation, including Tabor 100, Women in Design Leadership, National Organization of Minority Architects, Association of Filipino-American Engineers of



Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, Filipino Community of Seattle, and Mt. Zion Baptist Church. These activities and organizations provide excellent opportunities to meet and learn about other disadvantaged firms. All staff members are strongly encouraged to be involved in these events and are supported by the firm with donations to fundraisers, ads in event programs, and staff members being keynote speakers.

WORKSHOPS AND EVENTS

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

ENGAGEMENT OF DISADVANTAGED BUSINESSES


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

RAI is committed to helping other minority, women, small business, and veteran-owned businesses have the same opportunities we have had. We have developed an Outreach Plan that addresses the measures our firm takes in this respect. Our Outreach Plan includes staff education and training, one-on-one assistance and mentoring, outreach events, monthly MWBE utilization reports, and monitoring of MWBE goals. Together these activities have enabled us to develop a strong and growing network of relationships with diverse firms throughout Washington.

Standard Form 330 Part II

ARCHITECT ENGINEER QUALIFICATIONS PART II - GENERAL QUALIFICATIONS <small>(If a firm has branch offices, complete for each branch office seeking work.)</small>				1. SOLICITATION NUMBER (IF ANY)		
2A. FIRM (OR BRANCH OFFICE) NAME Rolluda Architects, Inc.				3. YEAR ESTABLISHED 2002		4. DUNS # 04-4080302
2B. STREET 105 South Main Street, Suite 323				5A. OWNERSHIP TYPE Corporation		
2C. CITY Seattle		2D. STATE WA	2E. ZIP CODE 98104	5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356		
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A		
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com				
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996		4. DUNS #
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index # (see below)
		(1) Firm	(2) JV Partner			
06	Architects	16		E02	Educational Facilities	5
	Designers	23		C06	Churches, Mosques	2
	Space Planning/ Interior Design	1		C08	Codes, Standards	1
				C11	Community Centers	2
02	Administrative	6		D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
Total		46		S01	Soils, Seismic	1
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		1. Less than \$100,000 6. \$ 2 million < \$5 million 2. \$100,00 < \$250,000 7. \$ 5 million < \$10 million 3. \$250,000 < \$500,000 8. \$10 million < \$25 million 4. \$500,000 < \$1 million 9. \$25 million < \$50 million 5. \$1 million < \$2 million 10. \$50 million or greater				
a. Federal Work	4					
b. Non-Federal Work	6					
c. Total Work	7					

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

31. SIGNATURE  ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	32. DATE 06/30/2021
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