

Attn: Colin Bott

Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501
colin.bott@des.wa.gov



Shoreline Community College

**On-Call Architectural
& Engineering Services**

Project No. 2021-834

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 29, 2021 at 2:00PM

Statement of Confidentiality

This is a response to an RFQ issued by the State of Washington and Shoreline Community College 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 206.920.6348.

July 29, 2021

Colin Bott, DES Project Manager
Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501

RE: 2021-834 Shoreline Community College On-Call Campus Architect(s): OAI Submittal

Osborn Architects Inc., P.S. (OAI) has been the Shoreline Community College On-Call Campus Architect for the most recent biennium and has been serving as one of your On-Call Campus Architects since OAI's inception in 2015. It goes without saying that Shoreline is a most important client for us, and we very much want to continue in our current role. To that end, we ask you to judge us based on what we have recently accomplished at Shoreline, and how we can assist the College in the upcoming biennium.

It very easily could have been a foregone conclusion that the previous biennium was a squandered opportunity, with the College in transition in almost every facet imaginable: on-campus activities mostly shuttered due to the pandemic, the College presidency in transition, a new Facilities Director, and a new DES Project Manager. But that did not happen. We were not the catalyst for pumping new energy into Shoreline, but we do feel OAI was more than a willing participant. And I will add, hopefully without hubris, that my 25+ years of experience working with technical and community colleges was challenged in every conceivable way. In the span of nine months, working with Shoreline, we have been able to:

- Conduct a roof survey to provide the College a roadmap for future roof replacement projects.
- Design and implement new aluminum composite material (ACM) facia to cover and preserve the PUB Building exposed wood structural elements; as well as repair the leaking plaza deck and reestablish a quality appearance of the soffit areas.
- Demolish the deteriorated and vandalized Zero-Energy House, and restore the site (while maintaining the EV charging stations).
- Design and permit new gender inclusive toilet rooms for the PUB (first and second floor) as well as providing the College bid ready documents for the upgrade of the 5000 building toilet rooms.
- Develop a new home for the Equity Center.
- Prepare construction and permit documents for the conversion of the 3000 Basement into a new Tesla Lab.
- Repair numerous site drainage and roof leak issues.
- Design and implement new mansard mechanical access doors that provide safe access and a new aesthetic to what could be legitimately called an eyesore.
- Provided on-going assistance in helping the College prepare for the upcoming facility condition survey (FCS)
- Developed a composite and accurate site plan showing areas of ADA and non-ADA compliance.

But this solicitation is not about the past; it is about the future for Shoreline, and how OAI will be able to assist the College moving forward. If selected, we will assist with the design of interior renovation projects that preserves the aesthetic goals of the previous president and adopts new aesthetics of Shoreline's new administration. We will maintain standards set in our previous efforts for ensuring durability of roof and envelope repair/replacement projects. We will continue to assist Shoreline in preparing for the FCS and offer our expertise in the College's preparation of the Capital Budget Request.

Our commitment to Shoreline goes beyond just having the requisite experience for the biennium-funded projects. We are invested in the success of your campus and very much would like to continue as your On-Call Campus Architect.

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

Addresses of multiple office locations of firm (if applicable)

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

Diverse Business Certifications (if applicable)

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

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

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

- Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterprise (SBE)

Qualifications of Key Personnel

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.

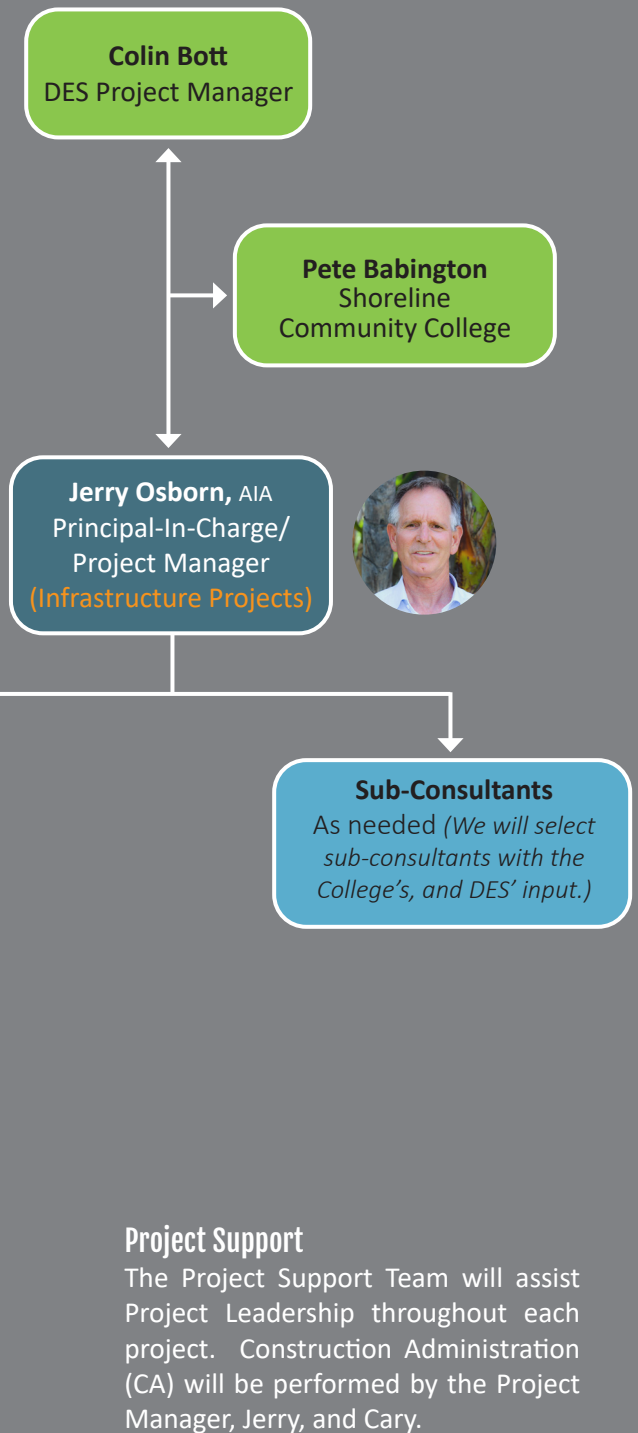
- Established 2015
- 10 Dedicated Staff Members
- 2 Licensed Architects (WA State)

Project Management

Jerry will be the main point of contact for DES and Shoreline. In this role, Jerry will oversee the project team and review final decisions. He will take an active role in stakeholder meetings and will manage the problem-solving stages of projects. He will monitor project budgets, schedules, and jurisdictional compliance, as well as provide oversight during construction and project closeout. Additionally Jerry will serve as project manager for infrastructure projects.

Project Leadership

Our Leadership Team consists of Nadia, Joe, Melissa, Phil, and Cary. 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.



Nadia Melim, AIA
Lead Designer



Joe Muller, Assoc. AIA
Project Manager
(Envelope/Special Projects)



Melissa Forbes, Assoc. AIA
Project Manager
(Interior Projects)



Phil Chadwell, Assoc. AIA
Project Manager
(ADA/Life Safety Projects & Sustainability)



Cary Guenther, AIA
QA/QC, Code Compliance & Construction Administration

Project Support

The Project Support Team will assist Project Leadership throughout each project. Construction Administration (CA) will be performed by the Project Manager, Jerry, and Cary.

Jerry Osborn, AIA, NCARB, LEED AP
Principal-in-Charge (*Project Manager Infrastructure Projects Emphasis*)

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 been working on your campus since 2013 and is committed to assisting Shoreline with the on-going facility needs of the college, as well as assisting the college prepare for the future.

Notable Higher Education On-Call Experience:

Shoreline Community College

- Seattle Central College
- South Seattle College
- Bellevue College
- Tacoma Community College

- Everett Community College
- Renton Technical College
- The Evergreen State College
- Green River College
- Highline College

Associated On-Call Experience:

- Seattle Parks and Recreation
- Port of Tacoma

- City of Seattle
- Thurston County

Nadia Melim, AIA, NCARB
Lead Designer

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.

In addition to her work at Shoreline, over the past 12 years, Nadia has played key roles on design teams for numerous high-profile, higher education projects. During the 2019-2021 biennium, Nadia designed the renovations of Rainier Hall and C81 toilet rooms at Everett Community College and Cafe Alki and Welding Building Locker room and Entry Area at South Seattle College. Nadia is committed to providing her design acumen to Shoreline for the upcoming biennium.

Notable Higher Education On-Call Experience:

Shoreline Community College

- Seattle Central College
- South Seattle College

- Everett Community College
- Renton Technical College
- Green River College

Associated On-Call Experience:

- Port of Tacoma
- Port of Seattle Sound Insulation Program

- Thurston County



30+ Years of Experience

Jerry understands the strain placed on colleges to maintain existing systems. Quality Control (QC) of material and equipment selections include reviewing routine maintenance access requirements and long-term durability; Ensures in-house and consulting engineering QC reviews address maintenance and durability criteria.

Professional Licensure(s)

Architecture, Washington (#6273)



16 Years of Experience

Nadia is passionate about design and the way it impacts people's day-to-day lives. She is intently conscious of things like how color selection, ambient noise, and views to the outdoors from a space might impact how people feel inside it.

Professional Licensure(s):

Architecture

Joe Muller, Associate AIA

Project Manager (*Envelope/Special Projects Emphasis*)

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. Joe’s noteworthy projects at Shoreline include 1600, 1900, 3000, 5000 Buildings Mansard Roof Replacement and the 9000 Building PUB Fascia Repairs.

Notable Higher Education On-Call Experience:

Shoreline Community College

South Seattle College
Seattle Central College

Tacoma Community College
Everett Community College
Renton Technical College

Associated On-Call Experience

Seattle Parks and Recreation
Port of Tacoma

City of Seattle
Port of Seattle Sound Insulation Program

Melissa Forbes, Associate AIA

Project Manager (*Interiors/Graphics Emphasis*)

Melissa specializes in education, multi-housing, and institutional facilities projects. With 14 years of experience, Melissa is working towards licensure. Experienced in interior design and envelope improvements, she has developed a focus on existing structures and 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 Shoreline’s On-Call Projects. Melissa’s noteworthy projects include Renton Technical College’s Burnett Building Tenant Improvement, Everett Community College’s Early Learning Center Infant Classroom and Outdoor Play Area Pre-design, and Thurston County’s Washington State University Extension Facility Renovation.

Notable Higher Education On-Call Experience:

Shoreline Community College

South Seattle College
Seattle Central College

Everett Community College
Tacoma Community College
Renton Technical College

Associated On-Call Experience

Thurston County
Port of Tacoma

Federal Building Design-Build Office
Renovation



16 Years of Experience

Joe’s focus includes exterior envelope and special projects, which requiring additional coordination and attention to detail. He enjoys the challenge of learning new things, and facilities architecture allows him to work on a wide range of project types, helping build his experience while leaving something better than how he found it.



14 Years of Experience

Melissa is truly in her element selecting finishes. Using color, fixtures, and finishes to mold the space into the desired outcome. She thrives on the challenge of working within the confines of an existing space.

Phil Chadwell, Associate AIA

Sustainability Coordinator & Project Manager (ADA/Life Safety Project Emphasis)

Phil will serve as sustainability coordinator and project manager. 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 Living Building Challenge (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, Phil updates and improves internal process templates, and is responsible for developing, collaborating, and documenting progress on sustainability standards and priorities for the firm.

Phil has worked on numerous projects in occupied facilities, and has provided strategic project support for on-call projects on the following campuses: Shoreline Community College, Everett Community College, Seattle Central College, South Seattle College, Renton Technical College, and Bellevue College. He was the lead designer for Evacuation Signage at Seattle Central College.

Notable Higher Education On-Call Experience:

Shoreline Community College

South Seattle College
 Seattle Central College

Bellevue College
 Everett Community College

Associated On-Call Experience:

Port of Tacoma

Port of Seattle Sound Insulation Program

Cary Guenther, AIA, NCARB

QA/QC, 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. 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 Shoreline’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.

Notable Higher Education On-Call Experience:

Shoreline Community College

Renton Technical College
 South Seattle College

Seattle Central College
 Bellevue College
 Everett Community College

Associated On-Call Experience:

Seattle Parks and Recreation
 City of Seattle

Port of Tacoma



14 Years of Experience

Phil prioritizes sustainability of projects, carefully wedding idealism with pragmatism. He works directly with clients and consultants to enact and enforce practices that meet and ultimately exceed the project’s established benchmarks.



40 Years of Experience

Cary’s strength is his attention to detail. He excels at putting together a set of plans that is thoughtful and organized. Cary enjoys being involved in the project during Construction Administration because it lets him see the design become real. He loves to help solve the unforeseen obstacles and assist in delivering quality construction.

Professional Licensure(s)

Architecture, Washington (#7290)

Project Approach

On-Call Architect



Scoping

- Establish User Committees
- **Field Investigations**



- Establish Budget
- Establish Schedule
- Establish Scope

Pre-Design

Design Alternatives



Design Workshops



Preferred Design
(Quality Control Review)

Design

Code review



Update Estimate &
Schedule



Design Documentation



Design Review
(Quality Control Review)

Contract Documents

Design Completion



Bid



Construction
(Quality Control Review)

Closeout

Substantial Completion



Final Warranties



Punchlist Completion
(Quality Control Review)



Final Acceptance
Checklist




Field Investigations

It is our standard protocol to perform Field Investigations at the start of every project due to years of lessons learned. They are often performed with the college's facilities staff to better understand the problem/issue.



Quality Control Reviews

Quality Control Reviews are performed at the completion of each phase and reviews are conducted by Senior Architectural Staff.



College Participation

If selected as an On-Call Campus Architect for Shoreline Community College, we would address each specific task with expediency, thorough consideration, and focus. Working closely with DES and other public institutions, OAI has successfully completed a broad range of on-call projects types.

Scoping - Assess The Project Needs

Quality Control Review

Meet with DES, college staff and user groups and perform site visits to fully understand the nature and needs of the project. We align these visits at times when we are likely 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, work restrictions, 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

Quality Control Review

Recommended solutions are weighed against primary and secondary project needs:

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

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

Quality Control Review

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

- | | |
|---|---|
| • Timely review of contractor questions, submittals, & RFIs | • Fairly negotiate change orders with all parties involved and ensure compliance with specified quality standards |
| • Meet on-site to review challenging construction issues | |
| • Monitor construction schedule, facility impacts and consultant coordination | |

Project Close-Out

Quality Control Review

Our goal is to expeditiously facilitate the closeout process.

- | | |
|--|--|
| • Perform punchlist walk-through(s) and verify construction completion | • Coordinate and assist with commissioning completion |
| • Resolve any outstanding cost changes | • Incorporate all construction field changes into as-built documents |
| • Review contractor O&M manuals for completeness and verify warranties meet specification requirements | • 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.

Relevant Experience

On-Call Architect



Relevant Experience

OAI is able to complete a large number of on-call projects per year because we utilize the appropriate staff, diligently follow project schedules, and apply refined project management techniques. The majority of our projects focus on improving the quality of the existing built environment by repairing, renovating, and rehabilitating existing structures. We have acquired the knowledge that only years of practice can give you, which grants us the ability to properly prepare for unforeseen circumstances and unknown conditions.

The following includes some of our notable higher education experience:

Everett Community College *(On-call 2015-2021)*

- Advanced Mechatronics Training & Education Center (AMTEC) Phase 2 Expansion
- AMTEC Spray Booth Addition
- AMTEC Roof Replacement
- AMTEC Toilet Room Renovation
- Grey Wolf Hall Boiler Emergency Flue Repair
- Parks Hall Emergency Boiler Replacement
- Parks Hall Gender Inclusive and Gender Specific Toilet Room Renovations
- Waterline Replacement
- Parks Hall Student Services Study and Renovations
- Parks Hall Security Office Suite Renovations
- Rainier and C-81 Gender Inclusive and Gender Specific Toilet Room Renovations
- Fitness Center Cooling System Feasibility Study
- Early Learning Center Infant Classroom Pre-Design
- Masterplan Updates

Renton Technical College *(On-call 2015-2021)*

- Building A TIG Welding Addition
- Buildings A and B HVAC Upgrades
- Burnett Building Tenant Improvements (Basic Studies Program)
- Buildings E and F Masonry Restoration and Waterproofing
- Campus Wide Toilet Room Renovation and ADA Upgrades
- Building J Roof Replacement
- ADA Site Improvements
- South Campus- Fire Alarm Upgrades
- Buildings A & B- HVAC Upgrades
- Building K1 and K2 Furnace Replacement
- Building I HVAC Replacement

Tacoma Community College *(On-call 2019-2021)*

- Building 10 canopy repairs
- ADA Route Finding, Signage and Site Improvement Recommendations

Green River College

Roof Leak Investigation

Bellevue College *(On-call 2019-2021)*

- Miscellaneous Tenant Improvements
- Roof Leak Investigation (3 Buildings)

Seattle Central College *(On-call 2015-2019*)*

- Lecture Hall Rm 4106 Renovation
- Student Life Universal Access Study
- Campus Wide Danger Management System Implementation
- Basic Studies Transition Center Renovation
- Broadway Edison Building and SVI Roof Repairs
- Library Conference Room and Optical Computer Lab Renovations
- Campus Fire Alarm Upgrades
- Mitchell Activity Center (MAC) Exterior Doors & Entry Canopy Replacement
- MAC North Wall Waterproofing

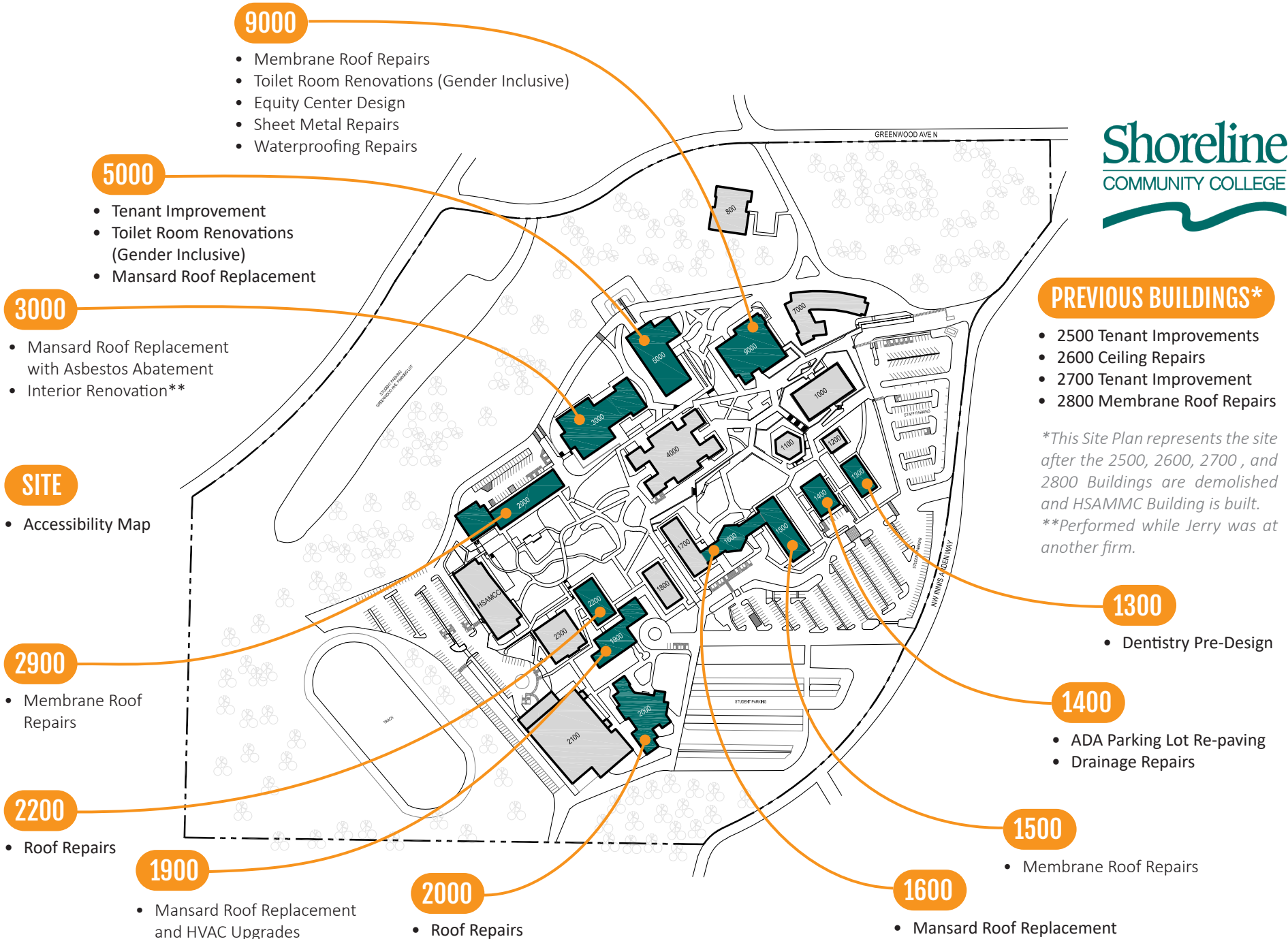
Washington State University:

- Meyers Point Caretaker's Residence Renovation Pre-Design
- Washington State University Extension Facility Renovations *(Thurston County)*

South Seattle College *(On-call 2015-2021)*

- Cafe Alki Renovation
- Welding Building Locker Room and Lobby Renovation
- Campus Facility Condition Survey (Roofing Systems)
- Culinary Arts Building Feasibility Study and Roof Repair
- Wine Academy Roof Replacement
- Robert Smith Building Roof Replacement
- Campus Wide ADA Survey
- South Campus Fire Alarm Replacement
- Facility Condition Survey
- Child Care Center Mansard Roof Replacement
- ADA Site Improvements
- Rainer Hall- Roof coating
- Olympic Hall- 3rd Floor Plaza Deck Waterproofing
- Georgetown Campus Envelope Repairs
- Georgetown Campus Building D Roof Repairs

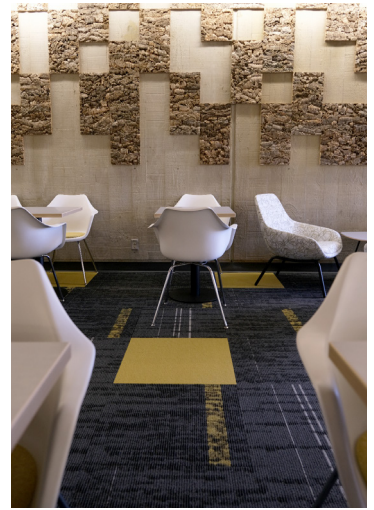
* Seattle Central College did not have a 2019-2021 On-call



PREVIOUS BUILDINGS*

- 2500 Tenant Improvements
- 2600 Ceiling Repairs
- 2700 Tenant Improvement
- 2800 Membrane Roof Repairs

**This Site Plan represents the site after the 2500, 2600, 2700, and 2800 Buildings are demolished and HSAMMC Building is built.
**Performed while Jerry was at another firm.*



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, Nadia Melim, & Philip Chadwell

OAI renovated Cafe Alki, an existing campus dining room, into a grab-and-go coffee shop lounge-style space. The cafe, which is located in the student union building, is part of the college's culinary arts program and is run by students.

The design team evaluated the existing space and the adjacent instructional kitchen. Renovation options were reviewed during feasibility looking at the customer area, coffee service area, and the back of the 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.

The selected scheme features a point-of-sale counter with grab & go foods and an espresso bar with pour-over stations. Multiple types of seating are available to patrons, including lounge style seating, chair and table seating, and a large bar-height communal table that doubles as a buffet surface for special events. OAI designed all of the cafe's custom furniture, including the asymmetrical communal table pictured above.

Miscellaneous Tenant Improvements

Shoreline Community College (Shoreline)

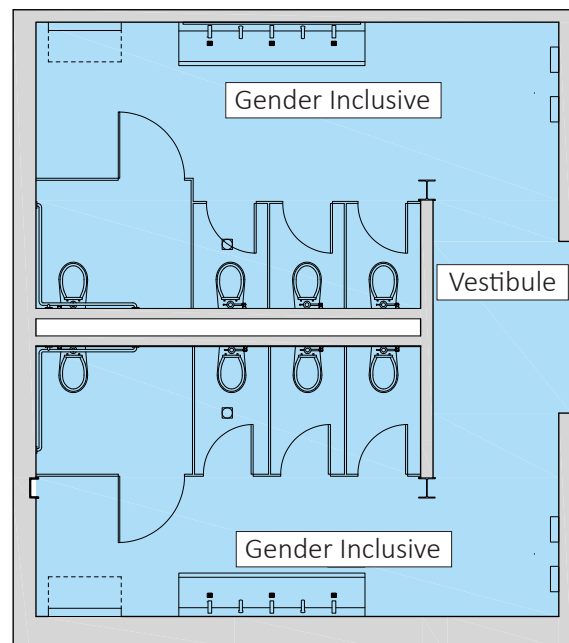
Project Team: Jerry Osborn and Nadia Melim

Shoreline wanted to improve as many toilet rooms as possible. To ensure maximum value in light of the unstable construction materials market of 2021, various rooms were listed as add-alternates.

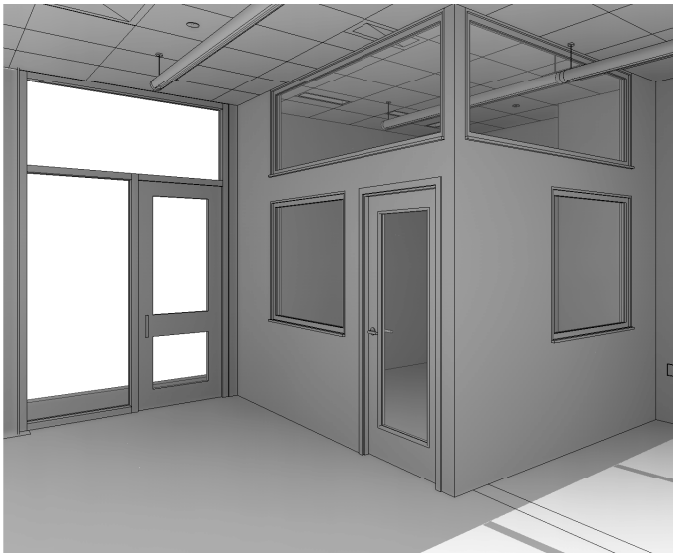
We designed toilet rooms and the first and second floor in the Pagota Union Building (PUB). We also designed the second and third floor of the 5000 Building.

We held weekly meetings with the facilities and administration team to ensure everyone was aware of the variety of projects happening simultaneously. Administration filtered information down to staff and students for feedback. We provided color boards and documents for the client feedback.

Toilet room projects were all designed with water saving fixtures, as well as completely hands free operation that can sustain a future pandemic.



Second Floor Gender Inclusive Toilet Rooms Floor Plans



Rendering of the private office in the Gender Equity Center

The design process included weekly meetings with stakeholders where various layout options were presented showing the programs located in different parts of the building. To expedite the construction schedule, modular walls the college could procure outside of the general contract were specified instead of traditionally framed walls. This also allowed for the rooms the new offices were going into to be easily reverted back to large conference rooms.

Planning/Studies

Dental Hygiene Lab Relocation Study

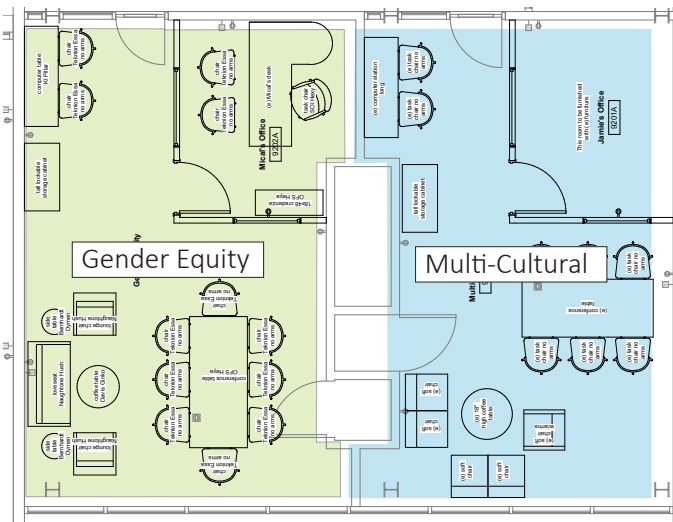
Shoreline Community College (Shoreline)

Project Team: Jerry Osborn and Nadia Melim

In 2020, OAI provided Shoreline with a feasibility study and cost estimates to examine two options for relocating the dental hygiene program within the main campus. The following are the two options that were explored:

Option 1: A new construction building, sited just east of the existing building 1300. This option included a two-story building with program space for 28 full dental stations, a skills lab, reception, five x-ray rooms, locker rooms, and associated building services.

Option 2: Renovating the 1300 Building. The team looked at both renovating the entire building as well as only renovating a portion of the building. In the final version of this option, only a portion of the building is renovated to accommodate the program's needs. Programming in the final iteration included a lab for 15 dental mannequin simulation stations, a classroom, an x-ray room, and five offices.



Floor Plan of the Gender Equity and Multi-Cultural Centers

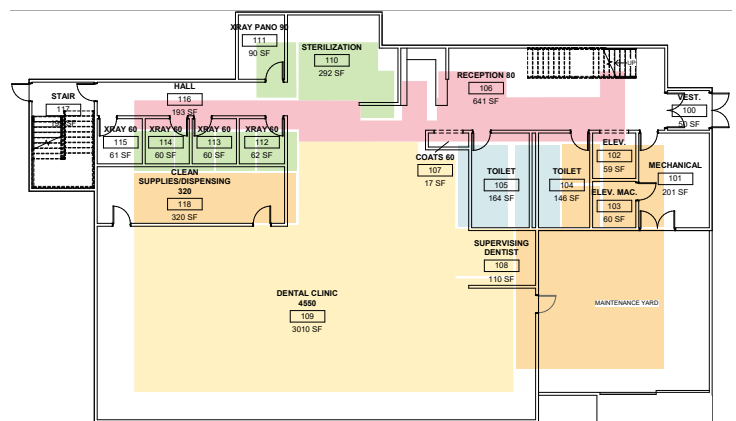
Gender Equity & Multi-Cultural Centers Design

Shoreline Community College (Shoreline)

Project Team: Jerry Osborn and Nadia Melim

Shoreline requested our services to help them relocate three programs in the Pagota Union Building (PUB). We studied moving them to various locations inside the student union building. The Gender Equity and Multi-cultural centers were each moved into former conference rooms. A private office was added into each room. The office walls are modular partitions that can be removed if the rooms ever need to transition back into conference rooms. We also coordinated furniture selection for these new spaces.

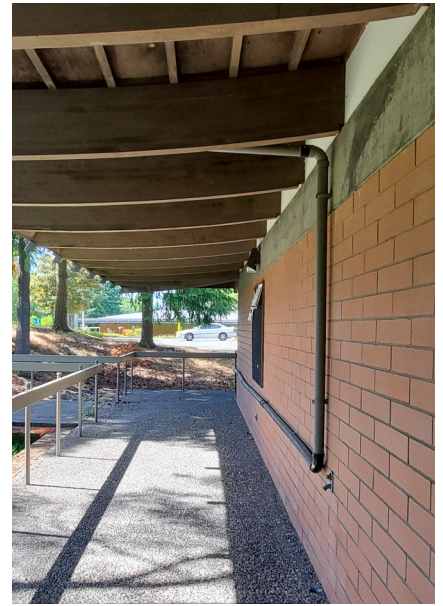
An additional space, the Benefits Hub, was also moved to a conference room. Infrastructure was revised to accommodate five workstations separated by portable half height partitions.



KEY PLAN

 Dental Labs	 Toilet Rooms/Locker Room
 X-ray & Sterilization	 Reception And Hallways
 Office & Conference Room	 Mechanical, Electrical, & Cleaning

First floor plan of the proposed new building



Left: 1400 Building Rainwater Leader*; Middle: 1100 Building Rainwater Leader; Right: 1300 Building Rainwater Leader

Site/Infrastructure

Site Repairs and ADA Site Access Plan

Shoreline Community College (Shoreline)

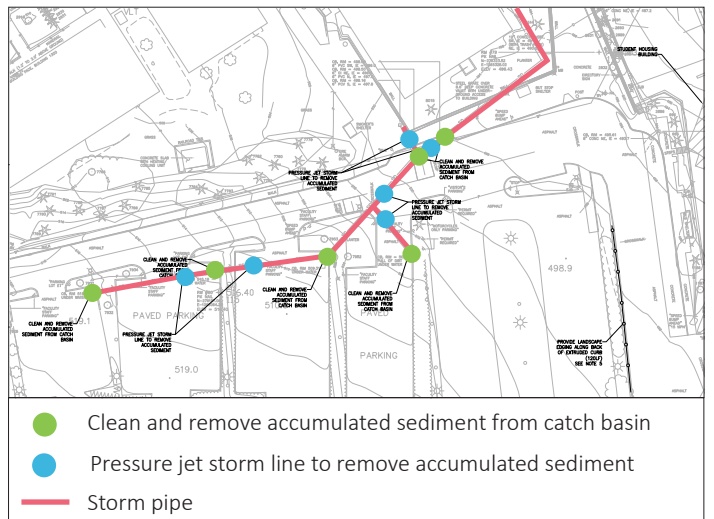
Project Team: Jerry Osborn

OAI has been engaged during the last several months in solving site issues at the campus. Our efforts have included:

- Repaired storm water ponding near the main entry bus stop
- Repaired storm water ponding along the 2100 Building
- Cleared roof drain blockage at Building 14
- Installed vehicular access gates at the West Gate

Site Drainage: During the most recent site drainage project we uncovered that the existing record drawing information is not accurate to what has been installed underground and that there are significant sections of storm piping that are completely clogged with vegetative debris (tree roots and the like). Although we were able to repair the storm sewer piping that had backed up the rainwater leader on Building 14: there remain blocked rain water leaders on the 1100 and 1300 Buildings. We also learned that the 1600 Building under stage area has standing water through most of the wet winter months. In other words, the College has very significant storm drainage issues.

Noted that SBCTC has re-instead major project status for infrastructure projects. Jerry Osborn has helped Highline College and Everett Community College obtain major capital funding for infrastructure projects in the past (both for primary power upgrades). The Shoreline Community College should consider submitted a Project Request Report (PRR) for storm sewer repairs to correct the issues noted above.



Top Left: Ponded water near front entry bus stop*; Top Right: Ponded water along the 2100 Building*; Bottom: Storm drain cleaning plan at Location 3 - Bus Loop and Parking

ADA Access Plan: We have also walked every pathway on your site with the College’s Disability Officer and determined the slope for the existing pedestrian pathways. The site map we have generated will be the springboard for developing accessible routes of travel through campus and from accessible parking areas.

(*Repaired under OAI Site Repairs Project – June, 2021)

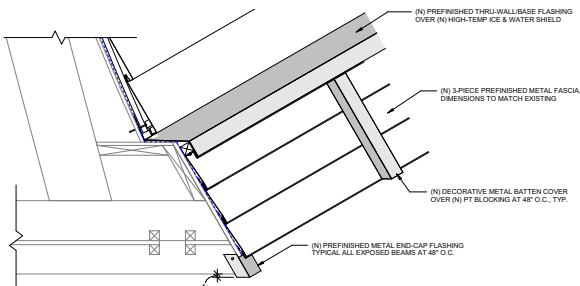
Exterior Envelope

Mansard Roofs – 1600, 1900, 3000, 5000, 9000 Bldgs.

Shoreline Community College (Shoreline)

Project Team: Jerry Osborn, Joe Muller, Cary Guenther

Since 2016, OAI has successfully designed mansard roof replacements and miscellaneous exterior repairs/upgrades at several campus buildings. The topography of the campus presents a unique challenge, as existing and site conditions can create additional challenges for contractors during construction. OAI took additional care during development of construction documents to highlight and identify these challenges so that potential contractors were fully aware of the existing conditions while preparing their bids.



OAI also helped the college develop standard envelope detailing that performed better, while retaining the “pagoda” style aesthetic of the original campus construction. The profile and thickness of new wall panels were selected to help combat the potential for “oil-canning”, a condition that was observed on-site at other campus buildings where the metal appears wavy and flimsy. OAI also incorporated a new sheet metal fascia detail to replace the existing wood board and batten construction, which is a prominent feature across all original campus buildings.



New Mansard Screen Doors at 1800 Bldg. (Left) and 1500 Bldg. (Right)

“Went up to test the access doors today. They work very well and are very solid units with roller tracks. They also look very good when closed and blend in nicely with the surrounding flashing. Thanks to Pete and yourself for getting this done for the College and the Facilities department. It will make access very easy for the Facilities crew and at the end of the day will help hide our equipment on the rooftops, blending in well with the existing metal surround.”

- Ronald Norimatsu - Maintenance Supervisor, Shoreline



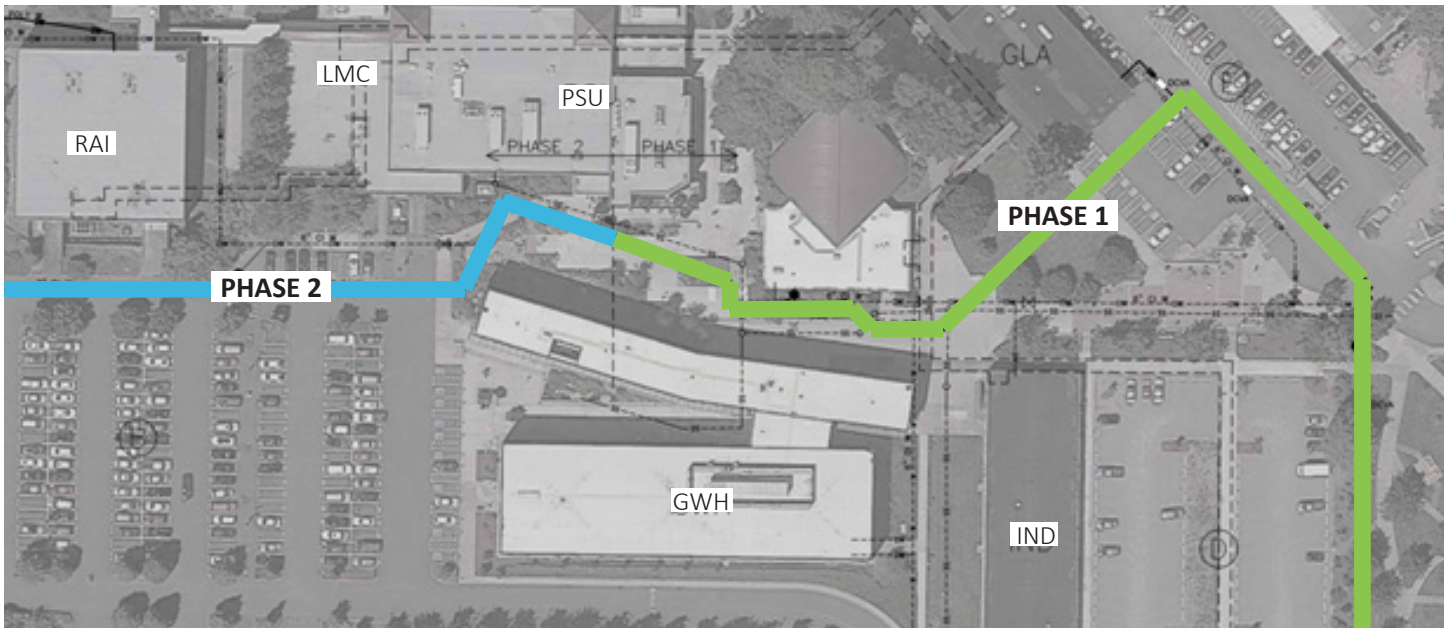
Top: 3000 Bldg. Mansard Replacement; Middle: 1600 Bldg. Mansard Replacement; Bottom: 9000 Bldg. Glu-lam Cladding Repairs

Mansard Doors – 1500, 1700, 1800, 5000 Bldgs

Shoreline Community College (Shoreline)

Project Team: Joe Muller, Jerry Osborn

Radius mansard roof screens atop many of the buildings presented their own unique challenge as well. These screens help shield rooftop mechanical equipment from view at ground level, and are a local code requirement by the City of Shoreline. As a result, the screens must also provide adequate access and working clearances for maintenance personnel. Several attempts had been made at creating a mansard “access door”, however these were often heavy and potentially unsafe fabrications, which facilities staff preferred not to use. Most of the existing mansard screens either had overhead hinged doors that were continuously propped open, or screen openings with no door at all. With careful detailing and a little creativity, OAI developed a new cantilevered door concept that utilized a track and trolley at the top and bottom of the screen, allowing the door to easily slide open horizontally. This solution helped preserve the existing campus aesthetic and was praised by facilities and maintenance staff for its ease of use.



Waterline plan submitted with the FCS

Infrastructure

Waterline Replacement

Everett Community College (EvCC)

Project Team: Jerry Osborn

In advance of the State Facilities Condition Survey, EvCC hired OAI to identify repair items and provide the anticipated repair costs. Upon reviewing campus records, we noticed that the main campus water line had experienced several reported leaks. We also noticed that the existing line was cast iron, which is susceptible to breakage. We identified this as a repair item for the 2019 Facility Condition Repair. Due to the extent of the waterline in need of replacement, the project was organized in two phases.

The Phase 1 Waterline Repair did receive a high severity score from the state, and this repair was funded. The existing water line was routed through the heart of EvCC’s campus, extending under the main pedestrian thoroughfare (which also serves as a fire lane) as well as through parking areas. To minimize disruption to the campus, we offset the new water line. The only time the campus was without domestic and fire-suppression water systems was during the cut-over from the new waterline to the points of connection to the new waterline. We also added isolation valves and every opportunity to allow EvCC to isolate buildings for future repairs. To get accurate underground and topographical information, we took overhead drone photographs, reviewed the all-campus underground record drawings, and worked with an underground locate company in advance of the construction.

This project was completed on time and on-budget, and with minimal campus disruptions.

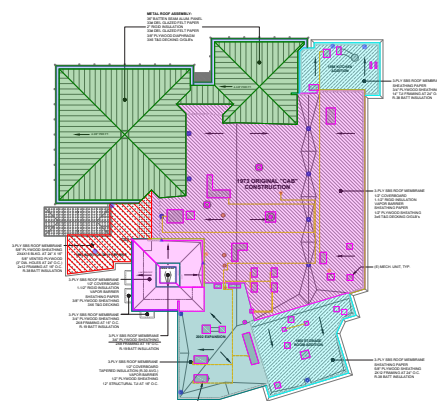
Client Agency FCS Assistance

Numerous Colleges

Project Team: Jerry Osborn

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

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 Shoreline Community College’s projects and value the true community gains and opportunities that arise. Committed to the success and growth of all members, our intention is three-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



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2021-834

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Osborn Architects Inc., P.S. 3. YEAR ESTABLISHED 2015 4. DUNS NUMBER 07-981-3391
2b. STREET 1011 SW Klickitat Way, Ste 208 5. OWNERSHIP a. TYPE Corporation
2c. CITY Seattle 2d. STATE WA 2e. ZIP CODE 98134 b. SMALL BUSINESS STATUS
6a. POINT OF CONTACT NAME AND TITLE Jerry Osborn, President 7. NAME OF FIRM (If block 2a. is a branch office)
6b. TELEPHONE NUMBER 206.920.6348 6c. E-MAIL ADDRESS josborn@oaips.com
8a. FORMER FIRM NAME(S) (If any) 8b. YR ESTABLISHED 8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Table with 7 columns: a. Function Code, b. Discipline, c. No. of Employees (1) FIRM, (2) BRANCH, a. Profile Code, b. Experience, c. Revenue Index Number (see below). Includes rows for Administrative, Architect, CADD Draftsman, etc., and a Total row.

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

Table with 2 columns: a. Federal Work (8), b. Non-Federal Work (1), c. Total Work (8)

- 1. Less than \$100,000 6. \$2 million to less than \$5 million
2. \$100,00 to less than \$250,000 7. \$5 million to less than \$10 million
3. \$250,000 to less than \$500,000 8. \$10 million to less than \$25 million
4. \$500,000 to less than \$1 million 9. \$25 million to less than \$50 million
5. \$1 million to less than \$2 million 10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE [Signature of Jerry Osborn] b. DATE 07/27/2021
c. NAME AND TITLE Jerry Osborn, President