

State of Washington
Department of Enterprise Services
Engineering + Architectural Services
Olympia, WA



Statement of Qualifications for

Anacortes Readiness Center Addition/Alteration

for, Department of Enterprise Services, State of Washington,
for the Military Department, USA

PROJECT NO. 2022-066 (MIL #2020-615) | AUGUST 12, 2021

August 12, 2021

Attn: Suzanne Gilbert
suzanne.gilbert@des.wa.gov
Department of Enterprise Services
1500 Jefferson
Olympia, WA 98501

RE: Statement of Qualifications for Project No. 2022-066 (MIL #2020-615) Anacortes Readiness Center Addition / Alteration for, Department of Enterprise Services, State of Washington, for the Military Department, USA

Dear Suzanne Gilbert, Sachin Saldanha, and Selection Committee Members,

WJA Design Collaborative is pleased to present our proposed team of highly qualified professionals for the Anacortes Readiness Center Addition/Alteration. We bring a positive track-record serving the Department of Enterprise Services and the Washington Military Department, approaching every project with the goals of focusing on delivery, quickly responding to changes, integrated design, promoting collaboration and communication between our team and the client, maintaining schedules and budgets, and providing practical solutions to any challenges that arise.

As a small business, we seek to maximize small and disadvantage business opportunities and participation. WJA-dc acknowledges the Department of Enterprise Services diverse business goals of 10% MBE, 6% WBE, 5% Small Business, and 5% Veteran Owned. We emphasize the utilization and inclusion of small and diverse businesses in all of our contracts. Our goal is to not just meet these goals, but strive to surpass them. We support DES's commitment to their goals and providing opportunities for diverse businesses. WJA-dc is familiar with the B2Gnow system to help manage all aspects of diversity inclusion. In an effort to maximize our utilization of diverse firms, we provide ongoing outreach for contract and task orders support as needed.

WJA Design Collaborative takes pride in the lasting working relationships we have developed. As such, I, Greg Nespor, will be your main point of contact to enhance the responsiveness which we feel goes a long way toward developing and maintaining strong working relationships.

Our firm has evolved over the years, accommodating new industry practices and changing expectations for design services. We are a learning organization, enabling us to produce excellent work. We are excited for the opportunity to work with the Department of Enterprise Services and the Washington Military Department on the Anacortes Readiness Center Addition/Alteration project.

Sincerely,



Greg Nespor, AIA, NCARB
Principal, Senior Architect
(206) 817-5000 | gnespor@wja-dc.com



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			Greg Nespor, AIA, NCARB, Principal, Senior Architect		
Firm Name			WJA Design Collaborative		
Address			617 Western Avenue		
City	Seattle	State	WA	Zip	98104
Telephone	206-817-5000		Email	gnespor@wja-dc.com	

Addresses of multiple office locations of firm (if applicable)

Address		N/A	
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) (Washington Self Certified Small Business)



TABLE OF CONTENTS

Cover Letter	
Attachment 1	
Executive Summary	2
Qualifications of Key Personnel	3-11
Relevant Experience	12-15
Life Cycle Cost Analysis Experience	16
Sustainable Design Experience	17-18
Past Performance	19-23
Diverse Business Inclusion Strategies	24
SF330 Part II	



WJA Design Collaborative (WJA-dc) is a small business, tracing its roots to Whiteley Jacobsen and Associates, a multi-discipline firm formed in 1968 in Seattle. We provide design services with specialized experience in the fields of Architecture, Engineering, Planning, Landscape Architecture and Interior Design.

Our structure promotes collaboration between disciplines, allowing us to design for maximum cost-effectiveness, without sacrificing aesthetics and functionality.

WJA Design Collaborative provides design services to public and private sector clients, including the state of Washington, the Washington Military Department, government agencies, industrial and institutional clients, large scale private developers, and various Federal and Department of Defense clients.

Our experience encompasses a range of project types including renovations, additions, building assessments and surveys, large scale master planning, programming, new construction, construction phasing, project bidding, construction administration, vertical and horizontal construction, sustainable design, and high performance buildings.

Our standout quality is responsiveness to the needs of client groups and the demands of the project and site. ***Our approach is based on collaboration between client groups, design professionals, and end-users.***

“Personally, I have never worked with a firm having broader capabilities or one more driven to produce an entirely professional product while meeting an extremely accelerated schedule. I highly recommend this firm for further work because of their dependability, professionalism, high ethical standards, breadth of knowledge and experience...”

-John D. Brigance, Project Manager, U.S. Air Force

WHY WJA-DC?

WJA Design Collaborative is proficient in our approach to every project with the goals of focusing on delivery, quickly responding to changes, promoting collaboration and communication between our team and the client, maintaining schedules and budgets, providing practical solutions to any challenges that arise, and maximizing small and disadvantage business opportunities and participation.



GREG NESPOR, AIA | PRINCIPAL, SENIOR ARCHITECT

Greg brings his architectural expertise, critical thinking, and practical problem-solving to his role as the Principal-in-Charge. One of Greg’s strengths is his ability to find innovative solutions to maximize and create an efficient and flexible space. His experience includes a range of project types including Readiness Centers and remodel and renovation work for the State of Washington and the Washington Military Department. He is familiar with multi-phased State agency construction, budgeting, programming/planning, cost and value engineering, construction document preparation, life-cycle cost analysis, sustainable design, constructability review, construction administration, bidding, specification writing, and project close out.

PROJECT ROLE

Principal-in-Charge

TIME COMMITMENT

Design: 60%
Construction: 20%

YEARS’ EXPERIENCE

34 years

EDUCATION

University of Washington
• Bachelor of Architecture

CERTIFICATIONS

- Architecture, State of Washington
- NCARB #89290

PIERCE COUNTY READINESS CENTER | Camp Murray, Washington

DES and WMD; Readiness Center; Equipment Storage; Design; Military Construction Standards; Multi-Phased State Agency Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Principal-in-Charge*

WASHINGTON STATE READINESS CENTER BALLISTICS | West of the Cascades

WMD; Readiness Center; Design; Security Evaluations; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards - *Principal-in-Charge*

TRAINING FACILITY ADDITION | Nellis Air Force Base, Nevada

Training Facility; Equipment Storage; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Principal-in-Charge*

MISSION SUPPORT CENTER ALTERATION | McChord Air Force Base, Washington

Administrative Facility; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Military CAD Standards; ADA Design Standards; Sustainable Design - *Architect*

ADDITIONAL WASHINGTON MILITARY DEPARTMENT EXPERIENCE

- Addition to Small Arms Vault, B9705, Camp Murray
- Building 20B: Re-Siding, Camp Murray
- Building 3106: Interior Painting, Camp Murray
- Building 34: Interior Renovation, Camp Murray
- Storefront Replacement, Yakima Readiness Center
- Building 9608: UTES Expansion, JBLM
- Building 20B: Re-Roof, Camp Murray

ADDITIONAL DEPARTMENT OF ENTERPRISE SERVICES EXPERIENCE

- ADA Assessment, Board of Industrial Insurance
- ADA Pathway and Stairway Improvements, Tacoma Community College (TCC)
- Ambulance Enclosure Addition, TCC
- Restroom Repair Assessment, TCC
- Access Control Doors, TCC



MARGARET MANUEL, AIA, LEED AP | SENIOR ARCHITECT

Margaret (Peg) is experienced in architectural design and management of many types of projects, such as housing, administrative, educational, and maintenance facilities. As a member of the US Green Building Council, Living Future and Northwest Eco-Building Guild, Peg regularly attends seminars pertaining to green building. Peg has been actively involved in managing quality control/quality assurance on a wide variety of projects and has developed Quality Control Management Plans. Procedures are scaled appropriately for the size, duration and scope of the project beginning with design-kick off and continuing through construction record/as-built documents.

PROJECT ROLE

Quality Control Manager

TIME COMMITMENT

Design: 30%
Construction: 20%

YEARS' EXPERIENCE

36 years

EDUCATION

State University of New York
• B.P.S., Architecture

CERTIFICATIONS

- Architecture, State of Washington
- LEED Accredited Professional

PIERCE COUNTY READINESS CENTER | Camp Murray, Washington

DES and WMD; Readiness Center; Equipment Storage; Design; Military Construction Standards; Multi-Phased State Agency Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Quality Control Manager*

WASHINGTON STATE READINESS CENTER BALLISTICS | West of the Cascades

WMD; Readiness Center; Design; Security Evaluations; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards - *Quality Control Manager*

TRAINING FACILITY ADDITION | Nellis Air Force Base, Nevada

Training Facility; Equipment Storage; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Quality Control Manager*

SNOHOMISH READINESS CENTER | Snohomish, Washington

DES and WMD; Readiness Center; exterior/envelope renovation; Military Construction Standards; Multi-Phased State Agency Construction; Buy American Act; Military CAD Standards; Construction Documents and Specifications; Construction Cost Estimates - *Quality Control Manager*

ADAL TRAINING FACILITY | McChord Air Force Base, Washington

Training and Simulator Facility; Addition and Alteration; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *LEED Administrator*

ADAL PUBLIC HEALTH SPACE IMPROVEMENTS | Seattle, Washington

Addition and Alteration; Multi-Phased State Agency Construction; Buy American Act; Construction Documents and Specifications; Construction Cost Estimates Construction Administration; Close-out; Warranty Services- *Project Manager and Architect*



CLINT TREAT, AIA | ARCHITECT

Clint is an Architect who’s experience consists of schematic design, value analysis, design development documents, code review/analysis, construction documents, construction administration, and cost estimation covering a wide range of project types including design-build, design-bid-build, RFP development, and architectural programming. Clint was the Project Manager for the Pierce County Readiness Center where he provided permitting, fully designed plans, drawings, specifications, and cost estimates, BIM Technology/3D Modeling, Charrettes/Concept design focused on sustainable project elements, programming, increased energy savings, decreased maintenance concerns, provided value engineering, and provided fast tracked design and construction for an accelerated schedule.



PROJECT ROLE

Project Manager + Architect

TIME COMMITMENT

Design: 100%
Construction: 100%

YEARS’ EXPERIENCE

13 years

EDUCATION

- University of Idaho
- Masters of Architecture
- B.S., Architecture

CERTIFICATIONS

- Architecture, State of Washington

PIERCE COUNTY READINESS CENTER | *Camp Murray, Washington*

DES and WMD; Readiness Center; Equipment Storage; Design; Military Construction Standards; Multi-Phased State Agency Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Project Manager + Architect*

WASHINGTON STATE READINESS CENTER BALLISTICS | *West of the Cascades*

WMD; Readiness Center; Design; Security Evaluations; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards - *Project Manager + Architect*

BALLISTIC DOOR UPGRADES | *Statewide in Oregon*

Readiness Center; Design; Security Evaluations; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards - *Project Manager + Architect*

STOREFRONT REPLACEMENT | *Yakima Readiness Center, Washington*

WMD; Readiness Center; Design; Security Evaluations; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards - *Project Manager + Architect*

TRAINING FACILITY ADDITION | *Nellis Air Force Base, Nevada*

Training Facility; Equipment Storage; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver- *Architect*

ADDITIONAL DEPARTMENT OF ENTERPRISE SERVICES EXPERIENCE

Tenant Improvement for Office Response + Training Areas, Monroe, WA
Access Control Doors, Tacoma Community College
Reroof and Interior Alteration, Clover Park Technical College



C. TODD ST. GEORGE, PE, SE | PRINCIPAL, SR. STRUCTURAL ENG.

Todd has a long history of delivering innovative, resourceful, and economical engineering solutions for award winning Public, Private and Federal projects. He is experienced in all aspects of structural engineering for buildings and non-building structures including pre-design, design, construction, deconstruction, conditions assessment, feasibility studies, and hazard risk assessment. Todd was the Engineer-of-Record for the Pierce County Readiness Center, and was responsible for establishing and developing the structural systems for the building, managing the design, coordinating the development of the design documentation, performing quality control, and maintaining the project design schedule.

PROJECT ROLE

Structural Engineer

TIME COMMITMENT

Design: 80%
Construction: 60%

YEARS' EXPERIENCE

26 years

EDUCATION

- University of Washington
- B.S., Civil Engineering
- M.S, Structural Engineering

CERTIFICATIONS

- PE/SE, State of Washington
- NCEES #68009

PIERCE COUNTY READINESS CENTER | Camp Murray, Washington

DES and WMD; Readiness Center; Equipment Storage; Design; Military Construction Standards; Multi-Phased State Agency Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver - *Structural Engineer-of-Record*

SNOHOMISH READINESS CENTER | Snohomish, Washington

DES and WMD; Readiness Center; exterior/envelope renovation; Military Construction Standards; Multi-Phased State Agency Construction; Buy American Act; Military CAD Standards; Construction Documents and Specifications; Construction Cost Estimates - *Structural Engineer-of-Record*

TRAINING FACILITY ADDITION | Nellis Air Force Base, Nevada

Training Facility; Equipment Storage; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver - *Structural Engineer-of-Record*

RENOVATION/ALTERATION ADMIN BUILDING | Fairchild Air Force Base, Washington

Administration Building; Study; Requirements Document; Military Construction Standards; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards - *Structural Engineer-of-Record*

CONSOLIDATE MULTIPLE ADMIN BUILDINGS | Fairchild Air Force Base, Washington

Administration Building; Study; Requirements Document; Military Construction Standards; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards - *Structural Engineer-of-Record*

ADD/ALT CHILD DEVELOPMENT CENTER | Fairchild Air Force Base, Washington

Development Center; Addition, Alteration, and Renovation Study; Planning Charrette Report; Military Construction Standards; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards - *Structural Engineer-of-Record*



DAREN BITTERLING, PE | PRINCIPAL, ELECTRICAL ENGINEER

Daren is an electrical engineer who prides himself on producing designs that are both energy efficient and cost effective. He has extensive experience working on projects for the Department of Enterprise Services and the Department of Defense. Daren has worked directly for DES since 2019 on numerous task orders issued under BCE’s prime Electrical Engineering On-Call Contract. He also regularly works as a subconsultant to architects on DES facilities, including several projects for the Washington Military Department. His mastery in the design of primary power systems, emergency generation, data networks and energy efficient lighting systems has established Daren as one of the top professional electrical engineers in the region.



PIERCE COUNTY READINESS CENTER | Camp Murray, Washington

DES and WMD; Readiness Center; Equipment Storage; Design; Military Construction Standards; Multi-Phased State Agency Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver - *Electrical Engineer*

P-157 BLDG 200 FLEET REGION READINESS CENTER | Everett, Washington

Readiness Center; Renovation; Field Investigations; Design; Force Protection Security Engineering Standards; Military CAD Standards; Construction Administration; Close-out; LEED Silver - *Electrical Engineer*

TRAINING FACILITY ADDITION | Nellis Air Force Base, Nevada

Training Facility; Equipment Storage; Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Construction Administration; Close-out; Warranty Services; LEED Silver - *Electrical Engineer*

LOGISTICS SUPPORT CENTER EXPANSION | Bangor, Washington

Administrative Facility; Warehouse Space; Design; Military Construction Standards; Force Protection Security Engineering Standards; Military CAD Standards; Construction Administration; LEED Silver - *Electrical Engineer*

WASHINGTON MILITARY DEPARTMENT EXPERIENCE

Snohomish Readiness Center MEP Assistance, Snohomish County
 Building 109: Sensitive Compartmentalized Information Facilities, Camp Murray
 Building 34: Interior Renovation, Camp Murray
 Building 19: Grounding Improvement, Camp Murray

DEPARTMENT OF ENTERPRISE SERVICES EXPERIENCE

Academy Training Tank Upgrades Phase 1, Washington State Patrol
 Welding Expansion, Bates Technical College
 Primary Conduit Evaluation, Capitol Campus
 Design for Electric Vehicle Charging Station at Rainier School, DSHS
 Electric Vehicle Assessment at Three Sites, DSHS
 Western State Hospital Building 10 Steam Repairs, DSHS

PROJECT ROLE

Electrical Engineer

TIME COMMITMENT

Design: 40%
 Construction: 15%

YEARS’ EXPERIENCE

30 years

EDUCATION

Washington State University
 • Bachelor of Science

CERTIFICATIONS

Professional Engineer - Electrical:
 • Washington (35275)
 • Hawaii (13015)
 • New Mexico (21215)
 • Texas (101356)
 • NCEES (16-939-36)



DAIMIAN BINGHAM, PE, LEED GREEN ASSOCIATE | MECHANICAL ENGINEER

Daimian is FSi’s secure facilities expert. He joined FSi in 2015. Prior to that, he worked as a sales/design engineer for air conditioning contractors, giving him a unique perspective on HVAC systems and their installation and maintenance. Since joining FSi, he has served as mechanical project manager or lead mechanical project engineer on secure, 24/7 facilities for Departments of Corrections at the State, County, and City levels. Many of these facilities were occupied during investigation and construction. He has also designed systems for many police and fire stations around the Northwest.



PROJECT ROLE

Lead Mechanical Engineer

TIME COMMITMENT

Design: 60%
Construction: 20%

YEARS’ EXPERIENCE

12 years

EDUCATION

Walla Walla University
• Bachelor of Science, Mechanical Engineering

CERTIFICATIONS

- PE, State of Washington
- LEED Green Associate

MALENG REGIONAL JUSTICE CENTER | Kent, Washington

King County Facilities Management Division, Justice Center courtrooms, direct supervision jail, commercial kitchen, pharmacy, large public spaces, total 786,000sf, Construction Cost \$106M. LEED Platinum.- *Mechanical Engineer*

MONROE CORRECTIONAL CENTER | Monroe, Washington

WA DES, Department of Corrections, multiple projects including New Officer Response & Training spaces, emergency troubleshooting and repairs, new armory, ADA renovations, and-restroom safety and security improvements. *Mechanical Engineer*

CENTRAL PIERCE COUNTY FIRE & RESCUE FIRE STATION | Puyallup, Washington

Fire Protection Review for sprinkler heads and detectors. Compliance with Pierce County, City of Puyallup, and NPFA Standards. *Mechanical Engineer*

KING COUNTY SHERIFF OFFICE BURIEN 4TH PRECINCT | Burien, Washington

King County Facilities Management Division. AHU replacement, distribution ductwork redesign & reconfiguration.

CENTRAL PIERCE COUNTY FIRE & RESCUE FIRE STATION | Puyallup, Washington

Fire Protection Review for sprinkler heads and detectors. Compliance with Pierce County, City of Puyallup, and NPFA Standards. *Mechanical Engineer*

US ARMY CORPS OF ENGINEERS EXPERIENCE

- Bonneville Dam Control Room Life Safety
- Little Goose Dam Battery Room Upgrades
- Bonneville Dam Control Building Fire Protection Upgrades

DEPARTMENT OF ENTERPRISE SERVICES EXPERIENCE

- Roof Replacements R1, WA Correctional Center Shelton
- MSU & WRSU Bathroom Renovations, Monroe Correctional Center,
- Roof Replacements R2 & R3, WA Correctional Center Shelton
- Roof Replacement E Building, Washington Correctional Center for Women
- Domino Project Study, Monroe Correctional Center



MATT WIGGINS | DIRECTOR OF SEATTLE OFFICE, SR. COST ESTIMATOR

With over 15 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Prior to Roen Associates, he worked for two large national commercial building general contractors and a large glazing system subcontractor. Since joining Roen Associates, Matt has accurately estimated projects in every region of the Pacific Northwest, some over \$100 million in total cost. He was promoted to the director of the Seattle office in 2017.



PROJECT ROLE

Cost Estimator

TIME COMMITMENT

Design: 60%
Construction: 20%

YEARS' EXPERIENCE

15 years

EDUCATION

- Washington State University
 - Bachelor of Science-Construction Management
- University of Washington
 - Masters-Construction Management

CERTIFICATIONS

- Leadership in Energy and Environmental Design (LEED) Accredited Professional
- Office of Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) Certified

THURSTON COUNTY READINESS CENTER | Olympia, Washington

The Thurston County Readiness Center is an approx. 80,000 square foot training, administrative and storage facility for the Washington Army National Guard. It has a construction cost of \$38 million and has a LEED; LEED Silver- *Cost Estimator*

WA STATE DEPARTMENT OF CHILDREN YOUTH & FAMILIES | State of Washington

10 year Facility Master Plan. Provided cost estimating services for the study which included conceptual estimates for projects such as renovations of existing facilities, tenant improvements, building additions, central plant upgrade and a multitude of deferred maintenance items such as new roofing and site improvements - *Cost Estimator*

BUILDING 2050 - FIRE SUPPRESSION SYSTEMS | Fairchild Air Force Base, Washington

The estimate is based on the replacement of the existing fire suppression system. We solicited help from a fire protection specialist for a portion of the work.- *Cost Estimator*

WASHINGTON MILITARY DEPARTMENT EXPERIENCE

- Fire Protection Hangar 7, Fairchild Air Force Base, Cusick WA
- Building 2500: Child Development Center, Fairchild Air Force Base
- Building 2050 SUS Electrical Distribution System- Fairchild Air Force Base

DEPARTMENT OF ENTERPRISE SERVICES EXPERIENCE

- Bates Technical College, Medical Mile Health Sciences Center, Tacoma
- Dr. Angela Bowen Center for Health, SPSCC Olympia
- Green Hill School Recreation Building, Chehalis WA
- WA State Corrections Center Transfers & Switches Ph. II
- WSP Unit 6 Roof Replacement, Walla Walla WA
- Wenatchee Valley College Wells Hall
- Western State Hospital, Bldg 29 Treatment & Recovery Center Lakewood WA
- Western State Hospital, Bldg 29 Wards E3-E4, Forensics Conversion Lakewood WA



COREY JURCAK, PE | CIVIL ENGINEER

Corey brings more than 27 years of experience in project management, site civil, utility and drainage design. He manages all elements of civil design for successful site development and military projects, similar in scope and complexity to the Anacortes Readiness Center Addition/Alteration. Corey’s knowledge of design codes and standard plans and specifications translates to the delivery of complex projects on schedule and within budget. He has extensive experience successfully performing stormwater analysis and design for multiple jurisdictions within Western Washington that reference the Department of Ecology Stormwater Management Manual.



SCJ ALLIANCE
CONSULTING SERVICES

PROJECT ROLE

Civil Engineer

TIME COMMITMENT

Design: 60%
Construction: 20%

YEARS’ EXPERIENCE

27 years

EDUCATION

Santa Clara University
• Bachelor of Science

CERTIFICATIONS

- Professional Engineer, State of Washington, 36909

JOINT SIMULATION ENVIRONMENT (JSE) FACILITY, BUILDING 1733 | Nellis Air Force Base, Nevada

Civil Site and Utility Design; Military Construction Standards; Multi-Phased Military Construction; Force Protection Security Engineering Standards; Buy American Act; Military CAD Standards; Federal and Local Stormwater Requirements; Construction Administration; Close-Out – *Civil Engineer of Record*

MULTI-FAMILY HOUSING DEVELOPMENT, PHASES 4 AND 5 | Malmstrom Air Force Base, Montana

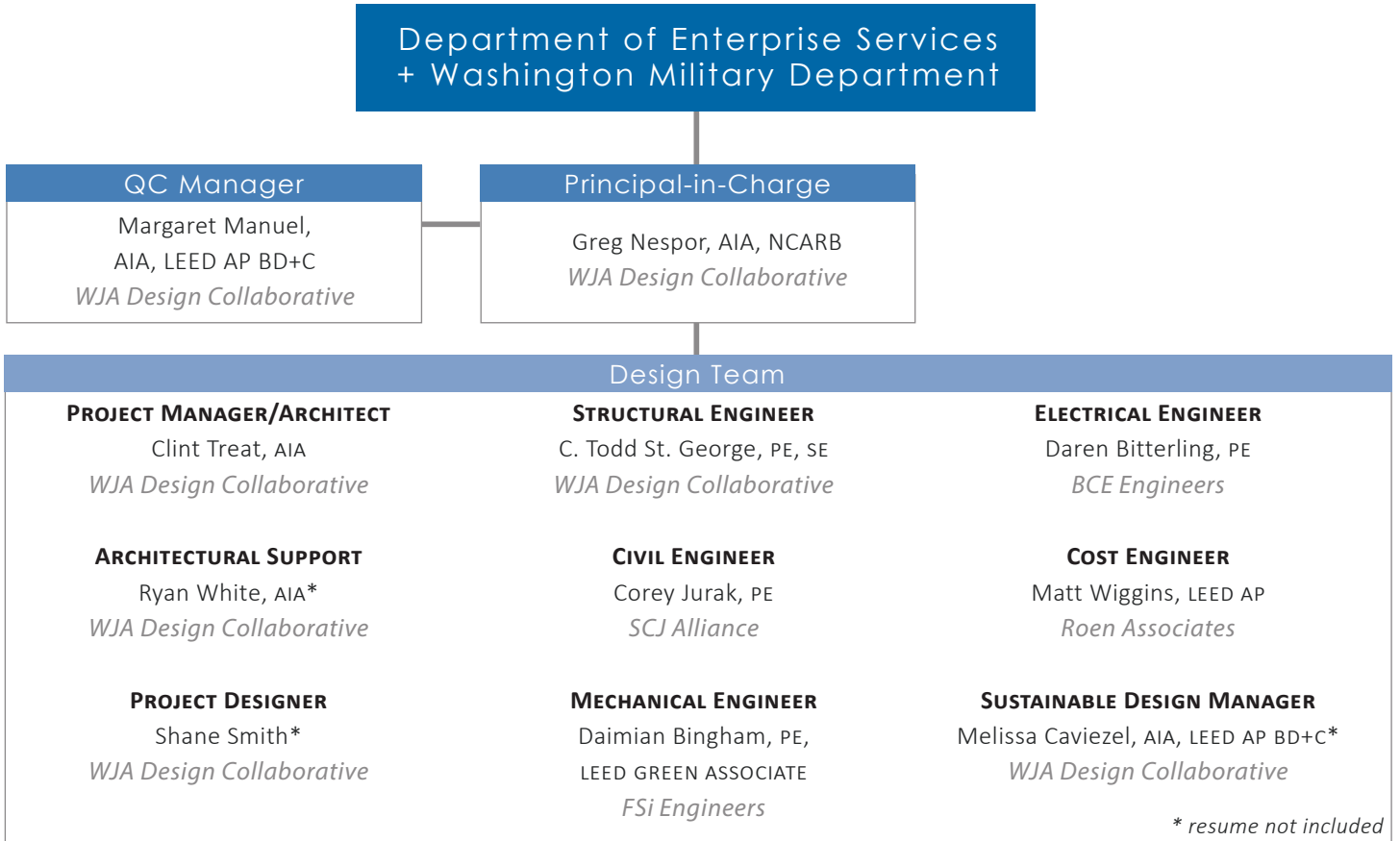
Civil Site Grading, Site Utilities Including Water, Sewer, Gas and Stormwater Collection and Conveyance; Military Construction Standards; Multi-Phased Military Construction; ADA Accessibility Design; Military CAD Standards; Construction Administration; Close-Out – *Civil Engineer of Record*

MALMSTROM AFB UTILITY MASTER PLAN | Malmstrom Air Force Base, Montana

Utility Master Plan for Redevelopment of 7 Phases Of Military Housing, Including Water, Sewer, Electrical, Communications, Gas and Stormwater Collection and Conveyance; Data Collection; Modeling of Existing Utility Infrastructure; Strategic Prioritization of Capital Improvement Projects; Multi- Phased Military Construction; ADA Accessibility Design – *Civil Engineer*

STATE OF WASHINGTON CIVIL, UTILITY AND STORMWATER EXPERIENCE

- Seattle Waterfront Project, Seattle, WA – *Stormwater Engineer of Record*
- Sound Transit East Link Light Rail Project, Seattle to Bellevue WA – *Utility and Stormwater Engineer of Record*
- Seattle Department of Transportation (SDOT) 105th St/Northgate Reconstruction Project – *Civil Engineer of Record*
- SDOT Roosevelt Way NE Reconstruction Project – *Civil Engineer of Record*



WHY OUR STRUCTURE IS BENEFICIAL

As a small business, we provide a management structure with fewer layers between the end user/client, the project manager, and discipline leads. This structure allows collaboration and consensus among owners, users, and stakeholder groups (including building managers, system managers, and governing agencies) throughout the entire project. Our structure allows us to articulate and incorporate distinct concerns, such as historical, environmental factors or energy savings, and helps the team reach a consensus of goals and objectives towards a unified vision. We understand every project has its own unique set of driving factors which we help prioritize to drive the success of the project.

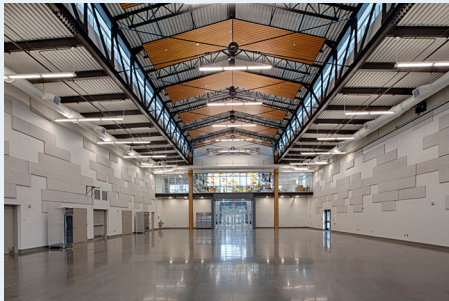
COMBINED TEAM EXPERIENCE

SCJ Alliance	FSi Engineers	BCE Engineers	Roen Associates
SCJ Alliance and WJA-dc are currently working together on the Joint Simulation Environment (JSE) Facility at Nellis Air Force Base. We are proactively seeking new opportunities to continue building our combined project work experience.	FSi and WJA-dc have teamed together for the past six years on three consecutive King County Multi-Disciplinary Services On-Call Contracts providing renovation and repair services throughout King County. One relevant example is a renovation at the Monroe Correctional Complex (page 15).	BCE Engineers and WJA-dc have worked on numerous projects together. Our most recent work includes the Pierce County Readiness Center (page 12), two consecutive Fairchild AFB IDIQ Contracts (including Renovate Administration and Maintenance Building 2451 on page 14), and a 2015 JBLM IDIQ Contract.	Roen and WJA-dc have teamed on three consecutive King County Multi-Disciplinary Services On-Call Contracts providing renovation and repair services throughout King County, two consecutive Fairchild AFB IDIQ Contracts (including Renovate Administration and Maintenance Building 2451 on page 14)



PIERCE COUNTY READINESS CENTER

Camp Murray, Lakewood, Washington



WJA Design Collaborative provided design on a 81,079 SF, two-story Readiness Center. The high performance building provides a contemporary aesthetic at Camp Murray; reflects the armory/readiness center typology; respects the architectural style and scale of the historic buildings at Camp Murray; and provides a modern, functional, and durable structure. The Readiness Center will consist of a cost-effective and operationally efficient specialized training facility that includes:

- A recruiting office
- Family readiness center
- Administrative spaces
- Private offices
- An assembly hall
- Break room
- Physical fitness room
- Kitchen
- Locker room/personnel equipment storage
- Unit storage area that includes arms vaults and a supply office
- Training bay
- Classrooms for active learning and training for small groups
- Mechanical/electrical rooms
- Siprnet room
- A training simulations room
- A 16,000 sf unheated vehicle storage warehouse

The sense of pride for a state of the art facility extends beyond the property lines of Camp Murray. It gives the local community a sense of security knowing, in the event of a catastrophic event, they can go to the aid and protection of the Readiness Center. Working with tax payer dollars, it was essential to maximize every dollar. Using durable, sustainable, and low-maintenance materials has helped ensure a building that will last generations.

ENVIRONMENTAL SENSITIVITY

The Readiness Center’s program required it be built to withstand terrorist attacks, provide multiple levels of security both from the interior and exterior, and be environmentally sensitive to maintain a healthy building environment.

With strict security requirements, design and material options are limited, especially when it comes to daylighting and windows. The building has blast resistant windows, allowing an expansive clerestory through the spine, and windows to provide a direct line of sight to the outdoor environment for 90% of all regularly occupied areas. Natural light floods the building achieving 75% daylighting, comparable to our daylighting analysis during design.

Alternative transportation and special parking for low-emitting and fuel-efficient vehicles were included. Regional materials, water use reduction (interior and exterior), occupant controlled task lighting, and recycling/salvaging of construction waste were all executed. Sustainability was at the forefront of every decision thus providing a healthy and environmentally sound facility.

Department of Enterprise Services
Washington Military Department

2016

DESIGN COST

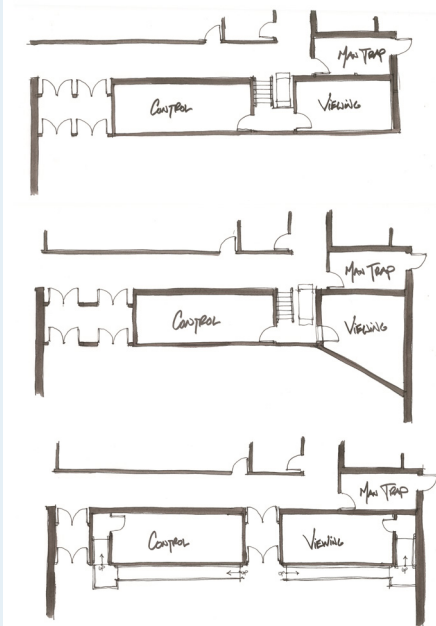
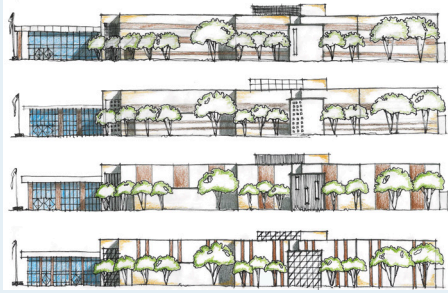
Original: \$1,841,750

Actual: \$1,841,750

REFERENCE

Yelena Semenova, Project Manager
Department of Enterprise Services | 360-407-9338

Mike Steinthal, Director of Government Contracting
Absher Construction | 253-466-3442



“Contractor (WJA Design Collaborative) has performed an excellent job and it is a pleasure working with them. Their work is high quality, they address issues in a timely manner, comply with the contract and perform well. It would be a pleasure to work with them on another contract.”

-Robert Reid, USACE Project Engineer

TRAINING FACILITY ADDITION

Nellis Air Force Base, Nevada

The addition to the Red Flag building delivers high tech training facilities and gathering areas that will further enrich exercise events by providing spaces that promote interaction and collaboration.

The 5th Generation Addition establishes a high-tech aesthetic through the generous use of glazing and high ceilings in the new building entry and lobby. It houses a large, 396-seat auditorium, plus two smaller auditoriums that function as professional gathering areas that are critical to Red Flag exercises.

The addition emphasizes security measures needed for the exercise activities. Most of the building perimeter is a concrete masonry wall. The concrete masonry (CMU) provides acoustic privacy and protection from blast, as well as structural support. Varying colors and textures of CMU enhance the building’s aesthetic and relates the building to other nearby buildings using the same construction.

WJA Design Collaborative addressed site safety concerns during the design phase, resulting in a successful outcome. Building additions such as the Red Flag facility require investigations ensure integration of the addition to the existing structure with success. WJA-dc scheduled building investigations to be completed long before the start of construction. That way building investigations avoided construction phase hazards.

SUSTAINABLE FEATURES

The Red Flag Addition complies with UFC 1-200-02 High Performance Sustainable Building Requirements, and has been registered with Green Business Certification, Inc. (GBCI) under the Guiding Principles Assessment Program. The design-build team used a collaborative, integrated design process to ensure all project requirements were accounted for, starting with the proposal stage by establishing a robust integrated design team. Each design discipline developed cost-effective design solutions to meet all high-performance goals for siting, energy, water, materials, and indoor environmental quality. During the design phase, the team met on a weekly basis, and engaged all stakeholders throughout the process. A Sustainability Action Plan was developed, along with a Sustainability eNotebook to create a roadmap. Shortly after design completion, sustainable documentation for design-related credits was reviewed by GBCI, and the team received compliance on all design credits. An ASHRAE 90.1 energy analysis and Life Cycle Cost Analysis were performed to determine the most energy efficient mechanical systems to include in the design yet still meet the very specific RFP requirements.

The project anticipates full GBCI Compliance UFC 1-200-02 Certification by October 2021.

U.S. Army Corps of Engineers
U.S. Air Force

2021

Design-Build

DESIGN COST

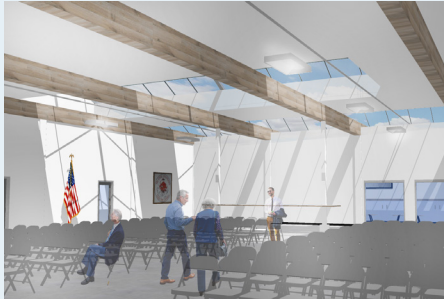
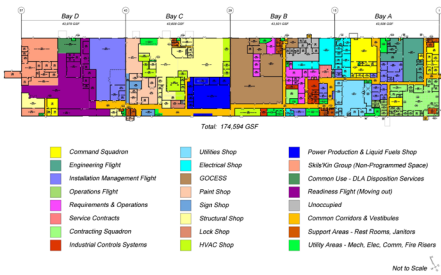
Original: \$1,685,062

Actual: \$1,695,907

REFERENCES

Robert Reid, Project Engineer
U.S. Army Corps of Engineers | 702-852-3535

Zeke Johnson, President
RSCI Group | 208-890-4291



“Consistently managed their (WJA Design Collaborative) elements of required work in a manner that exceeded the minimums required, or provided enhancements to elements that would be a benefit to the government...past experience with other USAF and military projects has been very beneficial to work on this project. A specific item of interest is the contractors ability to integrate UFC 1-200-02-HPSB energy saving elements into proposed COA’s for existing infrastructure. This results in decreased operational costs for the USAF.”

-Mark Pannell, USAF

RENOVATE ADMINISTRATION AND MAINTENANCE BUILDING 2451

Fairchild Air Force Base, Washington

WJA Design Collaborative performed a (3-day) kick-off meeting, building conditions validation, and field survey meetings for the complete renovation and “right-sizing” spaces of building 2451, in accordance with AFPM 32-1084, while meeting the individual requirements of the functional users (customers).

Through coordination with the base programmer; the team conducted requirement interviews for 21 user groups in conjunction with facility site visits with the CE leadership (administrative), CE Operations (Shops; HVAC, Plumbing, Electric, Mat Control), Asset Management (CEI), Engineering Flight (CEN), Base Contracting and additional minor occupants.

WJA-dc delivered a “Builder” Report to verify/ describe condition of all building components. Programming Questionnaires were developed, distributed to all anticipated future building occupants. Customer feedback was collected via on-site interviews during 4-day charrette.

An “As-Is” Report provided a comparative analysis format to document existing square footage vs. allowable / future programmed square footages to better understand how future occupants can be accommodated within constraint of existing facility. Adjacency requirements, current guidelines and sustainability goals were identified. After a review period, 3 options for the scope of a future project were identified, documented with pros/cons and programming level cost estimates via the “Options” Report; Option 1 was selected. This option is the “low cost” option that satisfies some/most of the objectives of the project and offers “most bang for the buck.”. It is expected that building systems and human comfort will be given priority over optimizing space planning. In this option the moving and reconfiguring of interior spaces is likely minimal.

The Study Included:

- Review of Archival / As-Built documentation
- Building Conditions Validation report
- Week-long Programming Charrette/User interviews
- As-Is Report with floor plans and narratives
- Adjacency Programmatic Diagrams
- Comparative Analysis of Air Force standards
- User Requirements

The document includes:

- The Planning Charrette Report
- Simplified Analysis of Alternatives (SAoA)
- Cost + scope breakouts in accordance with DD 1391

U.S. Air Force

2017

DESIGN COST

Original: \$177,496 Actual: \$177,496

REFERENCE

Mark Pannell, 92CES/CENP, Programmer
U.S. Air Force | 509-247-3065

Ken Walters, 92CES/CENP, Chief Engineering/Planning
U.S. Air Force | 509-657-3034

Department of Enterprise Services
Washington Military Department

2018

DESIGN COST

Original: \$43,690 Actual: \$43,690

REFERENCE

Brad Olson, Construction Project Manager
WA Military Dept. | 253-512-8868

WASHINGTON STATE READINESS CENTER BALLISTICS

West of the Cascades

WJA Design Collaborative provided assessments and evaluations on door security systems at thirteen (13) Army National Guard locations throughout Western Washington, including the Anacortes Readiness Center, to address the White paper/ Chattanooga Directive issued by the U.S. Secretary of Defense. Responsibilities included managing the evaluations on the thirteen facilities to determine if improvements are necessary to comply with the directive.

For the Anacortes Readiness Center, the team recommended all four entry doors be replaced with ballistic rated openings. Additionally, the facility does not meet Anti Terrorism/Force Protection blast resistance, so an exception must be applied for prior to the installation of the ballistic rated doors.



Department of Enterprise Services
Department of Corrections

2016

DESIGN COST

Original: \$30,000 Actual: \$30,000

REFERENCE

Brad Olson, Construction Project Manager
WA Military Dept. | 253-512-8868

MONROE CORRECTIONAL COMPLEX

Monroe, Washington

Renovation to an existing correctional industries building to provide space for officer response and training, a new armory, and the relocation of an existing classroom. The demolition and construction were phased to maintain existing uses during construction.

The Monroe Correctional Complex has a storage basement, in the Correctional Industries building, which will be converted into an Officer Response and Training Center. This will include spaces for the Emergency Response Team (ERT), Special Emergency Response Team (SERT), Crisis Negotiation Team (CNT), Honor Guard and Training Spaces.

A classroom will be relocated from an existing location on site into the newly converted Correctional Industries buildings basement. The armory will be a new building and will relocate and accommodate armory functions.

The facility is surrounded by a fenced security system and has two gated vehicle entrances to the north and south of the building. The team had to obtain security education and clearance to enter the corrections complex.

ADDITIONAL RELEVANT EXPERIENCE

- Mission Support Center Alteration, JBLM, WA
- Addition/Alteration Training Facility, JBLM, WA
- Minnitti Field House Restroom and Roof Repair, Tacoma Community College, WA
- Ambulance Enclosure, Tacoma Community College, WA
- Snohomish Readiness Center Re-cladding and Window Replacement, Snohomish, WA
- ADA Assessment, Board of Industrial Insurance, Olympia, WA
- Storefront System Design, Yakima Readiness Center, WA
- B/34 Restroom and Shower Renovation, Camp Murray, WA
- CSMS Vault Expansion, JBLM, WA
- UTES Breakroom Expansion, JBLM, WA
- Archives Tenant Improvements, Seattle, WA
- Downtown Public Health Space Improvements, Seattle, WA
- Administration Building 6th Floor FBOD Renovation, Seattle, WA
- Chinook Building, Department of Executive Services Tenant Improvements, Seattle, WA
- BUPE 4th Floor, Downtown Public Health Space Improvements, Seattle, WA
- Dental & RCC Remodel 1st Floor, Downtown Public Health Space Improvements, Seattle, WA

LIFE CYCLE COST ANALYSIS METHODOLOGY

Balancing upfront construction costs with long-term operating costs is a primary focus for our team. Our approach melds expertise in building optimization to deliver systems that work in harmony. We assess the budget and goals of each project and determine the systems that best match the client's life cycle cost goals while also meeting the project's budget parameters.

Many projects require complex energy analysis that is then used in a formal Life Cycle Cost Analysis (LCCA) that compares multiple mechanical system approaches. These systems are analyzed comparing installation cost, energy cost (yearly), maintenance costs and replacement costs over a thirty year period.

The Life Cycle Cost Analysis (LCCA) is developed early in the project design as an effort to document, plan, and make decisions regarding the energy-related components of the building. The energy analyst and architectural team will closely coordinate and analyze the building. An energy model will then be developed integrating the assumptions about the building elements to analyze how they interact with the heating, ventilation, and air conditioning (HVAC) and lighting systems.

WJA-DC LCCA EXPERIENCE

WJA Design Collaborative, in conjunction with our energy modeling partners, have performed life cycle cost analyses for various government agencies and customers to determine best value for building systems and long-term cost savings. For federal clients we have provided life cycle cost analyses in accordance with the LIFE-CYCLE COSTING MANUAL for the Federal Energy Management Program, NIST Handbook 135. This is the same criteria used by the Office of Financial Management's (OFM) "Life Cycle Cost Tool." WJA-dc has most recently implemented the NIST Handbook 135 criteria on the E-3G Mission and Flight Simulator Facility at Tinker AFB, the Red Flag Fifth Generation Addition at Nellis AFB, and the Joint Simulation Environment Facility also at Nellis AFB. The life cycle cost analyses inform customers in confirming whether energy savings measure do, in fact, save money in terms of maintenance, replacement, and utilities costs.

CONSULTANT LCCA EXPERIENCE

FSi Engineers has performed life cycle cost analysis on scores of projects, with a focus on comparison of first cost and operating costs for mechanical equipment. Many of these projects used State of Washington life cycle cost tools, including the Department of Commerce (DOC) Life Cycle Cost Tool (LCCT) and the Washington State DES Energy Life Cycle Cost Analysis (ELCCA) Process. As an example of a project using the DOC LCCT, FSi supported upgrades at Edmonds School District funded by a grant from the Washington State DOC. FSi used the DOC LCCT to compare existing boiler systems to a code-minimum baseline replacement boiler, and the district's preferred option of condensing boilers. The project compared the water, electricity, and natural gas use of each option. FSi designed the mechanical systems for the upgrades, providing documentation of energy savings to satisfy the grant requirements.

FSi has also worked extensively with the Washington State DES ELCCA Process on several projects. Most recently, FSi used the ELCCA process for the new Richland School District Teaching, Learning, and Administrative Center, developing an efficient building within a limited budget.

The full LCCA or ELCCA process is not required on every project, but evaluating life cycle costs is nearly always beneficial. For projects where full ELCCA is not required, FSi adapts the State's process to the specific job, pulling out the pieces that bring the most value. For example, for the Western Washington University (WWU) Campus Academic Support Services project, FSi assembled a simple, single-page A3 document summarizing pros and cons for mechanical system options, along with cost estimates from the contractor, and ROM operating and maintenance costs for each system. Based on their extensive energy modeling experience they developed accurate life cycle ROM costs for comparison without the expense of full energy modeling and report documentation. FSi was able to provide 80% accuracy for 25% of the cost of a full ELCCA.

SUSTAINABLE DESIGN + ECO-CHARRETES

WJA Design Collaborative is dedicated to the principles of sustainable design, which is central to our design process and approach, balancing initial budget with long range payback. We recognize the goal to obtain LEED Silver or better certification for the Anacortes Readiness Center Addition and are qualified to achieve that goal due to our long history of successfully achieving LEED certification for a multitude of our new construction and renovation projects. WJA-dc promotes collaborative teamwork aimed at thoroughly understanding each discipline’s contribution and impact on achieving sustainable goals, and the ramifications on design and cost of each option; we strive to optimize building sustainability and energy use performance and savings for owners.

A sustainable goal-setting session, or “Eco-Charrette,” is one of the most important tools we utilize. The Eco-Charrette allows the design team, owner, and users to develop sustainable building goals and achieve buy-in from all project stakeholders. It provides a forum for brainstorming possible technologies and strategies to improve performance. The best possible outcome is energy efficiency, low operating costs, durability and low maintenance. Incorporating sustainable principles is achieved by:

- Integrated Design- collaboration of all professional disciplines at project inception.
- Respect and sensitivity to the environment and project goals.
- Conservation of resources using recycled materials and renewable resources.
- Conservation of energy through building design strategies and technological innovation.
- Validation and verification of sustainable design measures using LEED.

Throughout the design process, sustainable features are evaluated for applicability and impact to associated systems and cost/benefit through life cycle analysis. The final design and provides an efficient and affordable project. We are committed to incorporating the principles of sustainable design and energy efficiency into all our projects.

On the following page is a preliminary LEED v4.1 checklist of how Silver certification could be accomplished for the Anacortes Readiness Center Addition/Alteration. The checklist is based on our conceptual understanding of the project, its location, and previous experience certifying numerous LEED projects. After project award, the checklist will be refined based on findings during design development, when the various credits will be validated.



LEED Silver
Pierce County Readiness Center
Camp Murray, Washington



LEED CERTIFIED PROJECTS

Platinum	USCG Off-Cycle Crew Support Building, Alameda, CA
Platinum	Astoria Housing, Astoria, OR
Gold	Bachelor Enlisted Quarters, Kaneohe, HI
Gold	Missile Operations Building, Minot Air Force Base (AFB), ND
Gold	New Barracks Complex, Oahu, HI
Gold	Bachelor Enlisted Quarters, Naval Base Kitsap, WA
Gold	Officer Training Command Quarters, Naval Station Newport, RI
Gold	Warrior in Transition Complex, Fort Wainwright, AK
Gold	Child Development Center, JBLM, WA
Silver	Pierce County Readiness Center, Camp Murray, WA
Silver	RPA Weapons School Complex, Nellis AFB, NV
Silver	Add/Alter Missile Service Complex, F.E. Warren AFB, WY
Silver	C-17 ADAL Flight Simulator, JBLM, WA
Silver	HC/MC 13 Flight Simulator Facility Kirtland AFB, NM
Silver	Wing Headquarters, Fairchild AFB, WA
Silver	Whole Barracks Renewal, JBLM, WA
Silver	UEPH Schofield Barracks, Oahu, HI
Silver	Dormitory, Eielson AFB, AK

LEED v4.1 for BD+C: New Construction and Major Renovation
Project Checklist



Project Name: Anacortes Readiness Center Addition/Alteration
Date: 8/11/2021

Y	?	N	Credit	1	2	3	4	5	8	11	16	13
1			Credit									Required
			Integrative Process									Required
6 7 16 Location and Transportation 16												
			Credit						Prereq			Required
1			LEED for Neighborhood Development Location									Required
1			Sensitive Land Protection						Prereq			Required
1			High Priority Site									5
3			Surrounding Density and Diverse Uses						Credit			2
			Access to Quality Transit									2
1			Bicycle Facilities						Credit			2
			Reduced Parking Footprint						Credit			2
			Electric Vehicles						Credit			2
9 1 0 Sustainable Sites 10												
			Credit						Prereq			Required
1			Construction Activity Pollution Prevention									Required
1			Site Assessment						Credit			2
1			Site Development - Protect or Restore Habitat						Credit			3
			Open Space						Credit			1
3			Rainwater Management						Credit			3
2			Heat Island Reduction						Credit			2
1			Light Pollution Reduction						Credit			1
5 6 0 Water Efficiency 11												
			Credit						Prereq			Required
			Outdoor Water Use Reduction									Required
			Indoor Water Use Reduction						Prereq			Required
			Building-Level Water Metering						Prereq			Required
4			Outdoor Water Use Reduction						Credit			2
2			Indoor Water Use Reduction						Credit			6
			Optimize Process Water Use						Credit			2
1			Water Metering						Credit			1
9 16 6 Energy and Atmosphere 33												
			Credit						Prereq			Required
			Fundamental Commissioning and Verification									Required
			Minimum Energy Performance						Prereq			Required
			Building-Level Energy Metering						Prereq			Required
			Fundamental Refrigerant Management						Prereq			Required
4			Enhanced Commissioning						Credit			6
4			Optimize Energy Performance						Credit			18
			Advanced Energy Metering						Credit			1
2			Grid Harmonization						Credit			2
			Renewable Energy						Credit			5
1			Enhanced Refrigerant Management						Credit			1
8 5 0 Materials and Resources 13												
			Credit						Prereq			Required
			Storage and Collection of Recyclables									Required
			Construction and Demolition Waste Management Planning						Prereq			Required
5			Building Life-Cycle Impact Reduction						Credit			5
1			Building Product Disclosure and Optimization - Environmental Product Declarations						Credit			2
1			Building Product Disclosure and Optimization - Sourcing of Raw Materials						Credit			2
2			Building Product Disclosure and Optimization - Material Ingredients						Credit			2
1			Construction and Demolition Waste Management						Credit			2
11 5 0 Indoor Environmental Quality 16												
			Credit						Prereq			Required
			Minimum Indoor Air Quality Performance									Required
			Environmental Tobacco Smoke Control						Prereq			Required
2			Enhanced Indoor Air Quality Strategies						Credit			2
3			Low-Emitting Materials						Credit			3
1			Construction Indoor Air Quality Management Plan						Credit			1
2			Indoor Air Quality Assessment						Credit			2
1			Thermal Comfort						Credit			1
2			Interior Lighting						Credit			2
3			Daylight						Credit			3
1			Quality Views						Credit			1
1			Acoustic Performance						Credit			1
2 4 0 Innovation 6												
			Credit						Prereq			Required
			Innovation									5
1			LEED Accredited Professional						Credit			1
4 0 0 Regional Priority 4												
			Credit						Prereq			Required
			Regional Priority: Environmental Product Declarations									1
			Regional Priority: Rainwater Management						Credit			1
			Regional Priority: Sourcing of Raw Materials						Credit			1
			Regional Priority: Indoor Water Use Reduction						Credit			1
55	44	22	TOTALS									Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110												

Past Performance

MANAGEMENT APPROACH

The basic premise of our program management approach is to have general cooperation and open communication between DES and WMD project managers, and our design team leadership. WJA Design Collaborative will provide consistency in key personnel from the early stages of design, through final design, and on through construction and project closeout.

Project Specific Work Plan

Upon notice to proceed, the WJA-dc, DES, and WMD project managers will develop a detailed project specific work plan. We recognize projects have (funding) deadlines, project needs and other issues driving final delivery, so our work plan will define milestone requirements, identify a design/delivery team, outline the quality control process, and provide a detailed master schedule. Based on the type of task order, the appropriate methodology of communication is determined by the team, DES, and WMD representatives at the beginning of the task and all are included in these channels of communication to help expedite workflow and keep everyone informed.

Quality Control Plan

A project specific Quality Control plan will be developed, including scope and task responsibilities, schedule milestones and allocation of staff for project execution and quality control review. An independent review will be scheduled at each milestone deliverable submittal with professionals not directly engaged in the project.

Master Schedule Creation

Individual schedules will be developed with milestone dates and deliverables. Regular team meetings will be scheduled, and the individual project schedules will be compiled into a master office schedule.

Project Kick-Off/Charrette

The initiation of the design process will include a kickoff meeting or Charrette involving all design disciplines, client, and project stakeholders for confirmation of project goals, scope, budget, and schedule. Initial design charrette activity is essential to programming and clearly identifying and documenting goals and objectives.

Project Monitoring

Monitoring of progress, schedule compliance, budget conformity, staff availability and remedial actions will occur (typically weekly) at design review meetings. The status is communicated to the agency project managers at the regularly scheduled project team meetings. Our Project Management team consistently monitor overlapping project schedules and work to preemptively avoid conflicting deadlines. When colliding deadlines do occur, we temporarily reallocate staff to handle the surge, and avoid missing or extending any deadlines.

Communication

Communication will occur regularly with the DES and WMD Project Managers about project status and to discuss any client input or data needed. We actively encourage full participation from DES and WMD representatives during vital design meetings throughout the process. At these meetings, the DES and WMD representatives will be both informed of progress and decisions and asked to help guide the appropriate path forward. We will also look ahead and schedule participation from specific groups (maintenance groups, end users, or other specialists).

INTEGRATED DESIGN

WJA Design Collaborative uses an integrated design approach, with an emphasis on teamwork and collaboration. We approach every project with holistic methodology; involving all necessary disciplines at an early stage to help problem solve and find the best solutions for the project and the client.

Clear and concise communication and documentation of decisions and goals are key to our approach and expediting workflow. We maintain open lines of communications between all team members and stakeholders. Any discussions or decisions outside a documented event (such as a team meeting), which could potentially change the course of design, require follow-on documentation and distribution to keep everyone informed. The subjects of scope, schedule and budget are regularly discussed and tracked for completion of a successful project.

WJA-dc’s Integrated design approach facilitates compliance with the project budget by clearly communicating any known or potential budget limitations to the design team. The project’s construction cost estimator is integral to this process by providing cost criteria and feedback while the design develops. This approach identifies potential budget issues early in the design to avoid surprises and guides the design team in the development of alternative solutions to address the same.

Our team facilitates coordination and communication through systems such as cloud-based file sharing services such as Microsoft Teams, Zoom, Skype, or other web-based interfaces to allow daily updates, ongoing design collaboration, and summaries of major design milestones and deliverables.

The integrated design process correctly balances project parameters with known or potential constraints. No matter the priority, a correct balance must be thoroughly vetted and documented by the team to advance the project’s design forward.



*County Sheriff Reception Interior Renovation
Seattle, Washington*

USE OF TECHNOLOGY

To further support our integrated design approach, our team utilizes Autodesk Revit (a Building Information Modeling software program) as our principal design platform from initial design concepts through design and construction. BIM is a digital representation of physical and functional characteristics of a facility. It aids in collision detection, identifying the exact location of discrepancies and/or potential conflicts. BIM reduces uncertainty, improves safety, helps problem solve, and simulates potential impacts. Additionally, scopes of work can be isolated and defined and quantities and shared properties of materials can be extracted easily.

As projects move into construction, BIM provides contractors with more usable data and helps simplify subcontractor coordination. Critical information can be implemented into the model before beginning construction, with opportunities to pre-fabricate or pre-assemble some systems off-site. Waste can be minimized on-site, and products delivered when needed rather than being stored on-site.

“This contractor is highly recommended to work on any future design projects for the Government. An exceptional design team and provided the highest professionalism... **Specifically, Mr. Greg Nespor, Project Manager, was a real pleasure to work with**...This customer had specific and unique project requirements and WJA-dc always articulated, clearly, those requirements in the RFP. When technical pre-proposal inquiries were received by the Government, WJA-dc immediately addressed every request in a timely manner.”

-Bradley Posadas, U.S. Air Force, Program Manager

Past Performance

QUALITY MANAGEMENT PLAN

Team Organization

Quality is integral to our work. We have established a management method we find works well and enhances our design process and deliverables.

- The team will work closely with QC Manager, Margaret Manuel, to produce complete and comprehensive designs. A design quality control plan specific to the Anacortes Readiness Center Renovation project will be developed and will define the quality control measures and the formal reviews that are required to be implemented prior to each deliverable.
- Building Information Modeling (BIM) software, discussed on the previous page, will be used for development of design drawings to enhance cross discipline coordination.

QUALITY PROCEDURES AND COORDINATION

WJA-dc’s quality control program encourages technical quality and confirms scope conformance while minimizing errors and omissions. Quality control is not one phase of the project; it is continual throughout the entire life of the project. Appropriate staff and resources are assigned, and all responsibilities are formalized and summarized in a project matrix.

Independent Technical Reviews (ITR) occur at major design milestones and are the formal and documented quality control review mechanism we utilize. The QC Manager will lead the ITR process and is responsible for assigning and overseeing each discipline within the design team. Assigned ITR personnel will include discipline experts responsible for reviewing deliverables to confirm project goals and criteria are being met.

In addition to the formal reviews described above and documentation of review comments at each project milestone, continued confirmation of design direction and client needs will occur via informal ‘over-the-shoulder’ reviews, regular project meetings, and submittals of progress plans or specific limited graphics/information (sketches, renderings, partial plans, product cut sheets) to keep DES and WMD project managers and stakeholders informed. This ongoing process facilitates early approvals and confirms design direction for large and small issues as they arise during design and construction. The efforts described above may be conducted through email, meeting minutes, and/or written memos. Phone conversations can facilitate quick decisions but also require follow up written documentation with a trackable/searchable information.

COMMUNICATION WITH DES + WMD

Our team’s communication flexibility and adaptability allow accommodation of stakeholder preferences and specific project needs. The primary communication would exist between WJA-dc’s project manager, WMD’s project manager, and DES’s project manager. Collaborative communication and direct contact between all relevant parties will be encouraged for efficiency, with the expectation that all project managers stay informed. WJA-dc will work with DES’s and WMD’s project managers to determine proper communication channels.

KEY QA/QC PROCEDURE COMPONENTS

1. Assign Quality Control Manager
2. Task Order Specific Design Quality Control Plan
3. Identification of Project Requirements
4. Independent Technical Review* (ITR)
5. All Team Members have QA/QC Responsibilities
6. Incremental Reviews
7. Interdisciplinary Coordination
8. Lessons Learned Program

*INDEPENDENT TECHNICAL REVIEW (ITR)

Outsourced to a group of professionals representing each discipline not engaged in the design. The review is guided by checklists to provide consistency and comprehensive reviews. Occurs at schematic, design development, and construction documents phases.

“The final report and brochures look great. It has been a great experience working with WJA on this project and I think our whole team are impressed with the concepts. With the help of these plans and images, I hope the campus will take action in moving forward with one of these concepts.”

-Brent Palmason, Tacoma Community College

FAMILIARITY WITH ANACORTES READINESS CENTER

WJA Design Collaborative is familiar with the Anacortes Readiness Center, having completed an assessment of the building in 2018 as part of ballistic assessments made on 13 readiness centers across Western Washington (Page15). During the assessment, WJA-dc assessed and documented the structure, including the various renovations, façade changes, roof work, parking expansions, the addition of a storage building, and ADA compliance. WJA-dc is aware of the proximity to the local police department, its shared parking, and the lack of security typical of a readiness center. With this knowledge, our team will be able to get an accelerated start on the project and provide a more thoughtful approach.

PROJECT APPROACH

Our approach for the Anacortes Readiness Center Addition/Alteration project begins with applying a linear design process, defined in phases, while remaining adaptable to new information. This process will also conform to the demands of the schedule, the needs for the users, and the constraints of the program. The linear process helps define the projects progression. Acknowledging the predesign concept phase is already completed; it is only natural the design progresses after full vetting and validation of the predesign documents.

A design kick-off meeting/charrette workshop will be essential to determine if the original mission and goals of the Washington Military Department remains the same as documented in the predesign concept documents or if portions of the program will require reprogramming. This initial charrette will allow foundational concepts to be determined at the beginning of the project and carried throughout design. This process would provide validation of the current program and incorporate any new requirements. Accompanying this charrette workshop, a dedicated Eco-Charrette will be performed to generate innovative energy saving solutions. Using current design tools, modern materials, equipment, modeling, and Life Cycle Cost Analysis to find the optimum sustainable approach will empower project stake-holders to make informed, value-based decisions.

Once the charrette process is complete, the findings will be packaged into a summary report, including any proposed programming updates and initial draft concepts for the design solution. This formal submittal will include descriptive

narratives of what will be accomplished, anticipated project schedule, project sequencing, and validation of costs at a parametric level. Obtaining clear vision of project requirements, program, schedule and budget are critical at this juncture, and all elements will be tailored to be within the stakeholder's expectations.

With approval from WMD and DES, the project will advance into the Design Development phase. During this phase of design, the concepts from the previous phase are further developed and details and fully coordinated design solutions begin to emerge. The team will continue to engage with stakeholders and end users. During this phase, the design team starts to engage early with applicable permitting agencies and incorporate their submittal and review processes into the overall schedule. As this phase ends with formal documentation and approvals from WMD and DES, the schedule is revisited, and cost estimating moves from the parametric level to probable costs based on unit costs and specific quantity take-offs. Design development documentation will clearly demonstrate how the administrative, training and storage programming of the project is being achieved. Submitted design documents will include highly detailed graphics of 3D perspective renderings or simulations. The level of detail shown at this phase allows for more accurate cost estimating, providing opportunities for WMD, DES, and the design team to identify and prioritize early value engineering decisions.

Maintaining a collaborative environment between the design team, WMD and DES continues as the project advances into the Construction Documents phase. During this phase the project's design evolves towards its final form and will be comprehensively detailed for permit submittals, bidding, and construction. Prior to packaging of the design documents for bid advertisement, a final submittal will be prepared for DES and WMD to allow stakeholders and end users an opportunity to submit final review comments on the design.

The WJA-dc design team will provide bidding and construction administration services and will be readily available to address contractor questions, clarifications on design intent, and to provide material submittal reviews and field observations. We will respond to submitted Requests For Information (RFI's) in a timely manner, keeping the project's construction phase on schedule. Site observation visits will be scheduled and thoroughly documented. Special attention will be given to the



facility’s new addition and new exterior envelope during construction. It is not uncommon for unforeseen and unknown conditions to be realized when alterations are being implemented within an existing building. Our design team will be readily available to investigate and provide design solutions to address any unforeseen conditions that may arise. Upon substantial construction completion we will inspect the work, validate what is completed, document deficiencies or what is not completed, and provide final construction phase design documentation.

The WJA-dc design team brings real-time rendering/3D simulations with a fully coordinated, high level development Building Information Model, leading environmental and energy performance expertise, and strong integrated design approach. All these aspects are integrated early in the design process and maintained throughout construction, providing WMD and DES visual and technical understanding of the design, confidence in cost estimating, and realized savings in maintenance and energy use.

	WJA-DC TEAM	WASHINGTON MILITARY DEPARTMENT + DEPARTMENT OF ENTERPRISE SERVICES
DESIGN CHARRETTE + VALIDATION	<ul style="list-style-type: none"> • Validate assessment of building • Define goals • Charrette design • Record team decisions • Early modeling • Eco-charrette • Begin cost estimate 	<ul style="list-style-type: none"> • Enlist Stakeholders • Arrange end-user meetings • Participate in reviews and comments on proposed concepts • Confirm WMD and DES project goals
DESIGN DEVELOPMENT	<ul style="list-style-type: none"> • Orchestrate review meetings • Produce visualizations of design • Provide technical drawings • Create formal proposal of final design • Parametric Cost Estimate 	<ul style="list-style-type: none"> • Provide review and comments on preliminary design • Formal review and approval of proposed design
CONSTRUCTION DOCUMENTS	<ul style="list-style-type: none"> • Delivery of drawings, details, narratives, and specifications • Procure building permit • Finalize Cost estimate 	<ul style="list-style-type: none"> • Provide review and comments on preliminary design • Formal review and approval of proposed design
BIDDING + NEGOTIATIONS	<ul style="list-style-type: none"> • Assist in advertising project and pre-bid conference • Provide responses to bidder inquiries 	<ul style="list-style-type: none"> • Assist in confirming final scope of construction, including applicable bid alternates
CONSTRUCTION ADMINISTRATION	<ul style="list-style-type: none"> • Review of submittals and construction RFI’s • Perform site observation and attend construction meetings • Preparation of project closeout documentation. 	<ul style="list-style-type: none"> • Confirm acceptable means of communication with contractor

Diverse Business Inclusion Strategies

AWARENESS AND COMMITMENT

As a small business, WJA Design Collaborative is well tuned in to the importance of supporting other diverse business structures. The senior staff is fully committed to fostering our existing diverse business partnerships, as well as reaching out to diverse businesses that we have not yet had opportunities to work with. We believe that small and diverse businesses are key to healthy network of job creation in Washington State. We are truly excited the Department of Enterprise Services is committed to their goals toward providing opportunities for diverse businesses, and we are happy to be a part of supporting those goals.

DATE OF PLAN ADOPTION

WJA Design Collaborative was reactivated in July of 2014 as a small business, after a 6 year period of ownership by Tetra Tech, a large publicly traded company. Prior to 2008, WJA Design Collaborative was also a small business. While we have always had an awareness and commitment to contracting with diverse businesses, the new ownership and leadership of the firm starting in July 2014, the date the firm was reestablished, has adopted this Diverse Business Inclusion Plan (DBIP).

OUTREACH APPROACH

We are always looking for outreach opportunities to locate and increase small business participation. The following are areas we find the most successful in finding new businesses to team with.

PARTICIPATION IN OUTREACH AND NETWORKING EVENTS

Outreach and networking events are a key element of connecting with new diverse businesses and creating relationships with them. We regularly attend outreach events sponsored by clients, A/E firms, and contractors. Our yearly attendance at an Annual Pacific Northwest Small Business Symposium has been a great resources and has helped us build a list of trusted business partners.

MAINTAINING A ROSTER OF DIVERSE BUSINESS PARTNERS

We maintain a roster of diverse businesses as a resource to help assemble a qualified team in alignment with our approach and business philosophy, and more importantly with our clients. Our roster helps us determine businesses who can provide and support additional services we do not provide. We also create relationships with firms who provide the same services as we do to supplement our services and utilize their strengths as well as bring them on for Quality Control services and our Independent Technical Review process, as well as constructibility review and/or value engineering services.

WEB-BASED OUTREACH

Our website has a link for small and diverse business entities to contact us directly for partnering opportunities. This form of outreach allows the firms to provide information about their firm, direct us to their websites, and formally express their interests in pursuing opportunities with us. These firms are also documented on our roster, and we reach out to them for more information, to discuss our firm's core values and possible opportunities, as well as set up a meet-and-greet.

WJA-DC'S EFFORTS IN DIVERSE BUSINESS INCLUSION

An exemplary illustration of this point was on a recent On- Call contract with King County, our initial goal with King County's Small Contractor and Supplier (SCS) participation was set at 21%; our team reached capacity on the contract and had a final SCS participation of 48.5%, over double our original goal.

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

2022-066

PART II - GENERAL QUALIFICATIONS


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

2a. Firm (or Branch Office) Name			3. Year Established	4. DUNS Number
WJA Design Collaborative, PLLC			2000	07 941 2766
2b. Street			5. Ownership	
617 Western Avenue			A. Type	
2c. City			B. Small Business Status	
Seattle	2d. State	2e. ZIP CODE	Small Business	
	WA	98104		
6a. Point of Contact Name and Title			7. Name of Firm (If block 2a is a branch office)	
Greg Nespor, AIA, Principal, Senior Architect				
6b. Telephone Number		6c. E-Mail Address		
206.817.5000		gnespor@wja-dc.com		
8a. Former Firm Name(s) (If any)			8b. Year. Established	8c. DUNS Number
Whiteley Jacobsen & Associates			1968	14 460 9182

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
A. Function Code	B. Discipline	C. No. of Employees		A. Profile Code	B. Experience	C. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
01	Architect	13		017	Commercial Buildings	1
05	Structural Engineer	4		019	Computer Facilities	1
07/34	Landscape Architect	1		027	Dining Halls / Kitchens	1
16	Programming	*		029	Educational Facilities	3
17	Interior Designer	*		039	Vehicle Maintenance	1
21	Construction Project Management	*		046	Parking Lots	1
29	Value Engineering	*		050	Housing / Group Homes	4
30	Cost Estimating	*		072	Office Buildings	2
43	Building Code / Plan Review	*		079	Site Planning	2
46	Constructability Review	*		095	Seismic Design / Studies	1
N/A	Marketing	1		100	Sustainable Design	1
N/A	Administrative / Other	3		101	Structural Design	4
				112	Value Analysis	1
*	Services Provided by Various Employees			117	Zoning / Land Use Studies	1
				202	ADA Consulting	1
				204	LEED Consulting	1
				212	Building Conditions Assessment	1
Total		22				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
A. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million		
B. Non-Federal Work	2	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million		
C. Total Work	6	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.

The foregoing is a statement of facts.	B. DATE
	03/17/21

C. NAME AND TITLE
Greg Nespor, AIA, Principal, Senior Architect