

architectureforeveryone

STATEMENT OF QUALIFICATIONS

**On-call Campus Architect for
Highline College
Project No. 2022-826**

JULY 22, 2021

LETTER OF INTEREST

July 22, 2021

Ms. Julie Nakahara
Department of Enterprise Services
1500 Jefferson
Olympia, Washington 98501

Re: Project No. 2022-826 On-call Campus Architect for Highline College

Dear Ms. Nakahara and Selection Panel Members:

On-call contracts require a consultant who is responsive and efficient, able to adapt to the varying needs of the many types of facilities on a college campus. As a small, Minority Business Enterprise (MBE), I founded Architecture for Everyone to provide exactly this type of service. It would be my privilege to support DES and Highline College with architecture services and offer the following benefits:

Deep experience with Washington's Community and Technical Colleges facilities - Over the past 17 years of my architecture career, I have provided services to many projects managed by DES, including projects at Highline College, South Seattle College, Bates Technical College, and Pierce College. From this, I know your processes and procedures, from preparing the project manual and division 1 specs with the DES Bid Proposal form, to processing Requests for Information (RFIs) and Change Order Proposals (COPs) to final closeout.

A diverse team committed to excellence - As a diverse firm, I will bring my unique perspectives to deliver thoughtful solutions for the State that best serve taxpayers. I have proven capability in delivering projects on time, on budget, including great design value matched by attention to detail, efficiency, and a collaborative approach.

Adaptable approach - Architecture for Everyone is committed to serving as our clients' advocate and producing the best project outcome regardless of scale. We have worked on projects ranging from \$350K in residential, up to \$40M educational facilities. Architectural solutions under this contract could involve full plans, specifications, and estimates (PS&E) for public bid or for the State's JOC contractors to build. For minor repair projects, design could take the form of hand-drawn sketches to guide repairs performed by maintenance staff. Regardless of the scale of the project, I am committed to adapting to the best interests of DES and Highline College.

Thank you for our time and attention. We look forward to hearing from you as the selection process proceeds.

Sincerely,



Ko Sugeng Wibowo, AIA, LEED AP BD+C
Principal
ko@architectureforeveryone.org, (253) 208-4052



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 Ko Wibowo, AIA, LEED AP BD+C, Principal		
Firm Name Architecture for Everyone		
Address 15529 94th Ave E		
City Puyallup	State WA	Zip 98375
Telephone (253) 208-4052	Email ko@architectureforeveryone.org	

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)

KEY PERSONNEL QUALIFICATIONS



Ko creates realistic 3D models to help clients visualize additions and renovations to existing spaces.

ARCHITECTURE FOR EVERYONE

Architecture for Everyone, a Minority Business Enterprise (MBE), was founded by Ko Wibowo, AIA, LEED AP BD+C, a complete architect with experience in design, management, and construction. His expertise, knowledge, and capabilities are unique, broad, and deep. Department of Enterprise Services (DES) and Highline College will have **unparalleled and complete attention** from him; **work under this contract will not be delegated to interns or junior designers.**

Ko Wibowo will act as the principal, project manager, and lead project architect for projects issued under this contract. Ko will make sure coordination with any needed sub-consultants proceeds seamlessly and effectively, including the **preparation of demolition plans, of which Ko has managed on many campuses.**

Ko uses his talents in 3D modeling and hand sketching to help clients visualize the built condition of projects. 3D models and sketches also help the contractor better visualize the design and scope of the project.

SUBCONSULTANTS

Should projects require additional resources, Ko will enlist the services of **Kellie Bower, AIA** and/or **Chris Hubbard, AIA** for additional management, production, and quality assurance and quality control of the bid documents. Ko and Kellie previously worked together at McGranahan Architects, and Chris Hubbard trained Ko in Building Information Management (BIM). The team will all work as architects with different emphases and capabilities that both complement and support one another. This way, the team will truly focus on creating the best architectural solution for your project.

As an MBE firm, Architecture for Everyone will consider other WMBE and/or small businesses if subconsultant services are required. Firms that may be engaged as needs arise include:

- Lund Opsahl (WBE) - Structural Engineering
- RC Cost Group (SB) - cost estimating

Architecture for Everyone also enjoys well established working relationships with a number of prominent local engineering firms including but not limited to: KPFF, PCS Structural Solutions, AHBL, BCE Engineers, Hargis, and Coughlin Porter Lundeen. Ko and his team are capable and willing to work with any subconsultant preferred by DES or Highline College.

KEY PERSONNEL QUALIFICATIONS



KO WIBOWO, AIA, LEED AP BD+C | MAIN POINT OF CONTACT PRINCIPAL-IN-CHARGE/PROJECT MANAGER/PROJECT ARCHITECT

With 20 years of experience delivering architecture services for Washington State DES, Ko Wibowo brings an informed perspective to this on-call contract. He has successfully delivered the design and construction administration for State facilities with construction costs up to \$22M. This includes expertly managing and designing projects for the State's Community and Technical Colleges, responding to value engineering reports, and constructibility reviews.

He is respected by the leaders of the Washington State-owned facilities he has worked with for his versatility and thoroughness in design; from programmatic requirements to technical needs to construction issue resolutions. Ko ensures the translation of the design into construction drawings and specifications are clear and precise. He is always a team player who puts the delivery of a quality project as the highest priority.

Education

Master of Architecture, 1996
Texas A&M University

Bachelor of Architecture, 1994
Parahyangan Catholic University

License

Licensed Architect; Washington

Certifications

AIA, LEED AP BD+C

Awards

AIA Seattle Honor Award for Stevens
Residence for Alzheimer's Care, 2014

Design Work Published

[DWELL, July/August 2014](#)

[Seattle Magazine, October 2015](#)

Professional Engagement

Chapter President, AIA Southwest Washington,
2012

Visiting Critic, University of Washington Design
Studio on Tollefson Plaza, 2013

Part-time Lecturer, University of Washington
Tacoma, Urban Studies Department,
2014-Present

AIA Committee on Design, 2019 - present

Relevant Project Experience

Washington State-owned Facilities

South Seattle College Integrated Education Center, Seattle*
LEED Silver design | Basic Skills & Health Sciences Program | Social interaction

Bates Technical College Third Floor Main Building Renovation, Tacoma*
Renovation of Existing Building | City of Tacoma permitting | Small scope (\$1M)

Clover Park Technical College Student Center, Lakewood*
LEED Silver design | Student Lounge & Dining | Kitchen facilities

Highline College Building 4 Renovation, Des Moines*
Renovation of Existing Building | Existing Historic Building |
Flight Path Noise Remediation | Small scope (\$2M)

Highline College Building 6 Entrance Canopy, Des Moines*
Renovation of Existing Building | Student Funded Project | Campus Entry Identity |
Small scope (approx. \$1M)

Highline College Building 26 Security Screen, Des Moines*
Small scope (under \$100K) | Addition to existing building | Cost-conscious design

Highline College Building 26 Renovation and Addition, Des Moines*
LEED Gold design | Successful Project Closeout | Daylighting

Pierce College Cascade Building Phase 3 Renovation*
LEED Silver design | 1st Floor Reno. | New Building Addition

The Evergreen State College Communications Building Renovation, Olympia*
Interior Renovation | Expressive Arts Program | Energy efficiency improvements

* denotes projects performed while employed at McGranahan Architects

Small Scope Projects

Jeon Residence Remodel, Seattle

Exterior renovation & improvement of existing building | City of Seattle permitting

Transit Community Center Office Remodel for Mason Transit Authority, Shelton
Construction Documents for Office Space in Existing Building | \$70K

Stevens Residence Addition for Alzheimer's Care, Tacoma

Honors physical, neural & psychological needs | AIA Seattle Honor Award, 2014

KEY PERSONNEL QUALIFICATIONS



Education

B.S., Architectural Studies, 2003
Southern Illinois University-Carbondale

Registration

Licensed Architect; Washington

Certifications

AIA
Building Condition Assessment Certification,
OSPI
ATC 20-1 Post Disaster Safety Assessment
Evaluator

KELLIE BOWER, AIA

PROJECT ARCHITECT / QUALITY CONTROL

Kellie is an architect and project manager with deep experience in K-12 design and management, as well as health care design. She has completed complex projects requiring extensive planning, problem solving, and leadership skills. She has led architectural and consultant teams through design and construction phases of both new construction and renovation projects ranging in size from small TIs to 100,000-sf. Kellie and Ko collaborated on educational projects while they were both employed at McGranahan Architects.

Relevant Project Experience

Bremerton School District Security Improvements Bremerton (2019-2020)
Pre-design Architect & Owner's Rep/Project Manager

Seattle Indian Health Board Medical Clinic Seattle (Ongoing)
Owner's Rep/Project Manager

Small Capital Projects Program, Tacoma Public Schools Tacoma (2016)
Owner's Rep/Project Manager while with Parametrix

Central Kitsap School District Security Improvements Silverdale, WA
(2017-2019) Owner's Rep/Project Manager

CLIP Youth Resident Treatment Facility Tacoma (2018-2020)
Owner's Rep/Project Manager

Klaohowya Secondary School Addition Silverdale (2016-2019)
Owner's Rep/Project Manager



Education

Master of Architecture, 1998
Lawrence Technological University

Bachelor of Architecture, 1996
Lawrence Technological University

License

Licensed Architect; Washington

CHRISTOPHER HUBBARD, AIA

PROJECT ARCHITECT / BIM / QUALITY CONTROL

As Chief Technology Officer, Principal Architect, and co-lead of Consulting Services within Quarry Group, Inc., Chris Hubbard is focused on developing best practices for the successful technical implementation of BIM processes across building project teams.

A registered Architect, Chris brings 27+ years of practicing project experience using software tools on Architecture, Engineering and Building Construction projects in commercial, industrial, mixed use, institutional, government, educational, ecclesiastical and health care markets.

Chris holds a Masters Degree in Architecture from Lawrence Technological University in Detroit, MI. and a Bachelor of Science Architecture Degree from Lawrence Technological University in Detroit, MI.

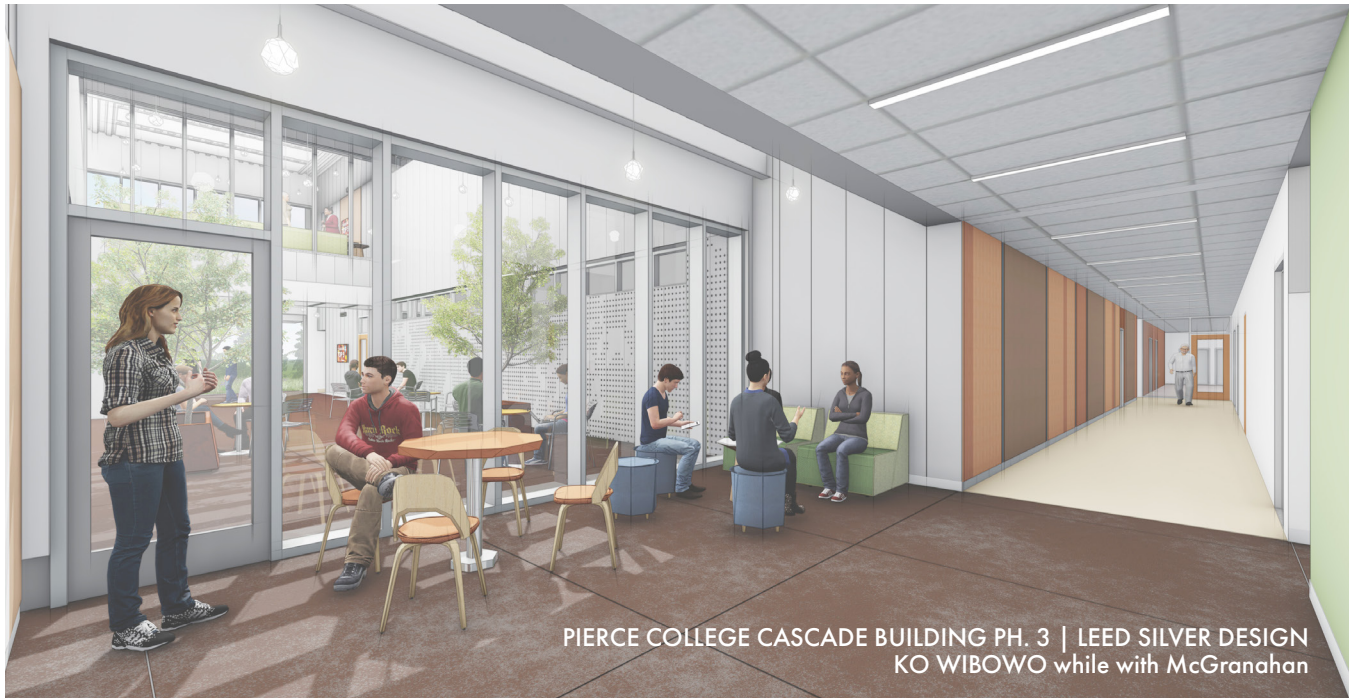
Relevant Project Experience

High School #4, Northshore School District, Bothell
Project execution plan | Concrete modeling & detailing | Quantity takeoffs

New Elementary School, Puyallup School District, Puyallup
Project execution plan for VDC | Construction trades coordination during precon

AUC Fire Station, Joint Base Lewis McChord
LEED Silver design | VDC coordination with trades | Project execution Plan

GENERAL PROJECT APPROACH



Architecture is about the balance of program, function, beauty, and aesthetics within the reality of structure, utility (MEP), and budget/cost. Beauty without function or vice versa is not architecture. Architecture for Everyone idealizes this balance and prides itself on taking all aspects into consideration when designing, regardless of the scale of the project. Small and unassuming projects deserve attention and care the same as larger and more prominent projects. In the end, architecture serves the well-being of the end users and those who interact with it. Beauty comes from the satisfaction of serving our clients and end users well, and the physical outcome that lifts the human spirit. Architecture for Everyone will bring this mindset to projects for Highline College and will apply the following approach.

TASK 1: INITIATE PROJECT-SPECIFIC AGREEMENT

To initiate a project-specific agreement under the On-call Campus Architect contract, the DES Project Manager, Julie Nakahara, will call Ko Wibowo. As a registered architect with more than 20 years' experience working on many college facilities managed by DES, Ko knows the types of questions to ask in order to understand the scope of work, uncover initial thoughts on budgets, and ascertain the schedule/urgency, as well as the programmatic goal and design intent of the project, if any.

He will clarify the communications protocol that Julie prefers for the project-specific agreement. Having worked on small projects both for private and public entities, in individual buildings and campus settings, Ko understands that urgent issues may arise that affect critical operations, thus requiring a swift response.

Ko will coordinate with the Julie to provide local contacts in the capital projects, maintenance, and/or facilities department so he can contact these staff as needed throughout the project.

With this initial understanding of the scope, Ko will determine if any subconsultants will need to be engaged to complete the project.

GENERAL PROJECT APPROACH

TASK 2: SITE VISIT and KICK-OFF MEETING

In order to confirm the budget and scope, Ko will schedule a site visit with a kick-off meeting with Julie and/or Highline College contact person (Barry and/or Christina). If the project requires immediate attention, Ko can be on-site the same day to start developing a solution. We understand the importance of quick responses and strive to serve the best interests of the campus community, the State, and taxpayers.

The site visit and kick-off meeting will accomplish several important elements, including:

- Explore and identify project goals
- Further define and refine the project scope of work, including work requiring subconsultants and/or special vendor involvement
- Discuss the budget and cost estimating approach
- Discuss schedule milestones and reviews by DES/client
- Identify areas of risk or special concern
- Understand the context of the project (i.e., campus, neighborhood)
- Review the existing conditions and any as-built drawings available
- Discuss the construction approach; such as the desire to use the State JOC contract versus a straightforward design that maintenance staff could build versus a competitive bid process

The types of questions that Ko may ask at the kick-off meeting include:

- Who are the other stakeholders to be engaged on this project?
- What is your relationship and experience with the permitting agencies who will review the project?
- Will the project impact utilities requiring coordination with the water purveyor and/or sewer service?
- Do you have preferred subconsultants that you'd like us to engage for this project?
- Do we need special vendor involvement due to warranty?
- Are there any standard materials and finishes?
- What is the decision-making process and the expected response time?

Upon confirmation of the scope, budget, and schedule, Ko will submit the scope of work, fee, and work task breakdown of the proposed fee using billing rates at or below the state allowed rates. Julie will then authorize the work to proceed with a project-specific agreement under the on-call contract.



"Ko has the special ability to take ideas from the project team and quickly sketch out a solution to reach resolution. His professional efficiency was invaluable to the project team during design and construction of the Building 26 Renovation Health and Life Sciences project at Highline College."

*- Julie Nakahara
Project Manager, DES*

GENERAL PROJECT APPROACH

TASK 3: DESIGN & COST ESTIMATING

With authorization in hand, the design work will proceed. Depending on the size and scope of the project, and the preferred construction method, we may prepare a full set of drawings for more complex projects, or scaled hand drawn/CAD sketches and details for simple projects that the maintenance staff will build. Ko is knowledgeable in both technical and constructability aspects of design, and he will use this knowledge to deliver the project effectively. In short, Ko will act as an advocate and catalyst for DES to realize the successful completion of the project.

Our design is tailored to the size, scope, and needs of the project. We have the capability to perform using Revit (BIM) down to on-site hand sketches. If needed, we are also capable of creating 3D visualization to aid clients and stakeholders in decision making.

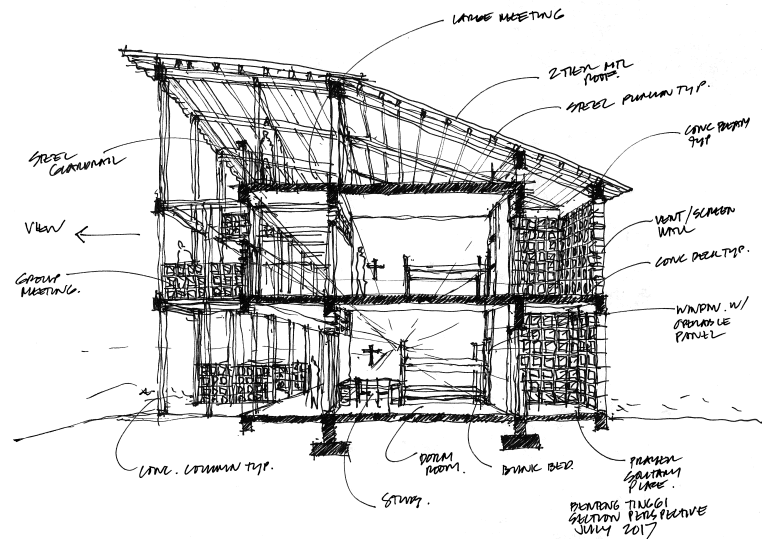
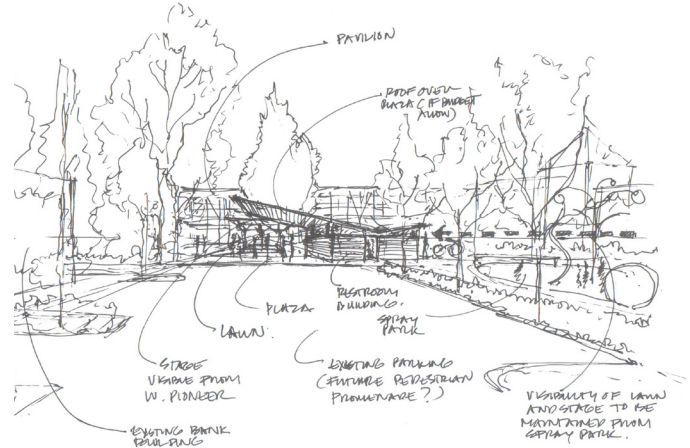
As the design progresses, construction cost estimates will be prepared at key project milestones to verify that the project is staying within the budget. On some projects, Ko can provide suggested or educated probable estimates, while others may warrant an outside cost estimator.

Depending on the permitting requirement, Ko will coordinate with the City of Des Moines and request for a pre-application meeting, if required, to ensure requirements from the jurisdiction to get necessary permit are met.

TASK 4: BIDDING, CONSTRUCTION ADMINISTRATION, & CLOSE OUT

Leading the bidding process and providing construction administration are within Ko's expertise. He has prepared full contract documents for public bidding for numerous projects managed by DES, including Clover Park Technical College Student Center and the recently open Highline College Building 26 Renovation and Addition. This work will include:

- Preparing Project Manual including Division 1 and technical specifications and incorporating the DES Bid Proposal Form
- Preparing General Conditions and Supplemental Conditions
- Modifying the State's template for the Advertisements for Bids
- Coordinating with the plan centers to distribute the bid set
- Scheduling and running the pre-bid meeting and the preconstruction meeting
- Responding to contractor's requests for information



visualize design concepts.

Once construction begins, Ko will provide construction administration services. This will include:

- Preparing field reports to document progress in conformance with the contract documents and specifications
- Reviewing contractor pay requests
- Processing Request for Information (RFI), Field Authorization (FA), Supplemental Instruction (SI) and Change Order Proposal (COP), and supporting DES in issuing a Change Order (CO)
- Preparing punch lists and back punches
- Preparing the close out documentation

GENERAL PROJECT APPROACH

CASE STUDY | PROJECT CLOSE OUT INNOVATION FOR HIGHLINE COLLEGE BUILDING 26

With Ko's long term experience working for DES, he knew that the close out process can be drawn out, so he conceived an approach to make the process run smoothly and efficiently.

With close out requirements spread throughout the specifications, Ko simplified the process for the general contractor and DES PM Julie Nakahara by compiling all the requirements into one spreadsheet. The spreadsheet noted where in the spec the item was located, a description, a comments area for updates, and a status column to note the work as incomplete, pending, or complete.

Both Julie Nakahara and general contractor, Pease Construction, expressed appreciation to Ko for creating this process. The result was that all team members were aligned on the close out process and no items were missed.

Ko Wibowo served as the Lead Project Designer, Project Architect, Project Manager and Construction Administrator (with a previous employer) for the Highline College Building 26 Renovation and Addition which involved renovation and addition to an existing building to create space for the Health and Life Science program.

HIGHLINE COLLEGE B-26 RENOVATION HEALTH AND LIFE SCIENCE BUILDING FINAL COMPLETION CHECKLIST FOR PEASE
 State of Washington Project Number: 2015-264H(2-2)

Phase 1					
Spec Section/Item #	Description	Comments	Status		
Spec 01 78 00 3.02 A. 1.	Submit final payment request with releases and supporting documentation.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete		
Spec 01 78 00 3.02 A. 2.	Submit affidavit that all payrolls, bills of materials and equipment, and other indebtedness are paid.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete		
Spec 01 78 00 3.02 A. 3.	Submit affidavit on item 2 from each sub-contractor.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete		
Spec 01 78 00 3.02 A. 4.	Submit a letter from Bonding Company.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete		
Spec 01 78 00 3.02 A. 5.	Submit Contractor's Affidavit of Release of Liens.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete		
Spec 01 78 00 3.02 A. 6./DES	All Fas, COPs, and Change Orders submitted	02/10/20 All FAs are submitted but not all signed and processed yet. 03/13/20 FA 130	Pending		
Substantial Completion Checklist #2	DES Substantial Completion Checklist #1	Close-out requirements identified at Construction Close Out Meeting.	02/10/20 Close out meeting is not set yet. 03/13/20 Close out meeting is not yet set.	Pending	
Spec 01 78 00 3.02 A. 7.	Submit cert of items w resolved a	DES Substantial Completion Checklist #3	All systems functioning as designed.	02/10/20 Not ceompleted yet. WHP-1 is not functioning as designed - system off. Air leakage report not completed -system not balanced. Eyewash recirculation loop incomplete - requires pump to be installed. Door operator at door 253A inoperable - needs replacement, awaiting parts. 03/13/20 See updates below. CHRISTINA IS TO UPDATE.	Incomplete
Spec 01 78 00 3.02 A. 8.	Submit cer				
Spec 01 78 00 3.02 A. 9.	Submit a fi statement	DES Substantial Completion Checklist #4/Spec 01 78 00 1.05	Building Commissioning substantially complete.	02/10/20 Completed but punchlist items are not all completed yet. See below. 03/13/20 No change.	Completed
Spec 01 78 00 3.02 A. 10.	Submit evi coverage.	DES Substantial Completion Checklist #5	All utilities and meters connected, tested, and operational.	02/10/20 Completed.	Completed
Spec 01 78 00 3.02 A. 11.	Submit Sat Affidavit of	DES Substantial Completion Checklist #7	Contractor submits notice of completion with remaining incidental corrective work (punchlist).	02/10/20 Punchlists submitted. Corrective work is still being performed. See below. 03/13/20 no change.	Completed
Spec 01 78 00 3.02 A. 12.	Submit cer and lead-f	DES Substantial Completion Checklist #8	A/E inspections with the Owner.	02/10/20 Completed. See remaining items below. 03/13/20 No change.	Completed
Spec 01 78 00 3.02 B. 1./DES	Operation	DES Substantial Completion Checklist #9	Punchlist completion schedule.	02/10/20 Informally completed. 03/13/20 A few items are not completed yet. See below.	Completed
Substantial Completion Checklist #11. d.	Warrantie	DES Substantial Completion Checklist #11. a.	Occupancy Permit	02/10/20 Completed.	Completed
Spec 01 78 00 3.02 B. 2./DES	Project Re	DES Substantial Completion Checklist #11. b.	Fire Marshal	02/10/20 Completed.	Completed
Substantial Completion Checklist #11. i.		DES Substantial Completion Checklist #11. c.	Electrical Inspection	02/10/20 Completed.	Completed
Spec 01 78 00 3.02 B. 3./DES		DES Substantial Completion Checklist #11. f.	Shop Drawings	02/10/20 Completed.	Completed
Substantial Completion Checklist #11. e.		DES Substantial Completion Checklist #11. g.	Test Report	02/10/20 Completed.	Completed
		DES Substantial Completion Checklist #11. h.	Spare Parts and Materials	02/10/20 Completed. Awaiting remaining flooring tiles to be delivered. 03/13/20 CHRISTINA TO UPDATE.	Completed
		DES Substantial Completion Checklist #11. j.	Elevator Permit	02/10/20 Completed.	Completed

RELEVANT EXPERIENCE



HIGHLINE COLLEGE BUILDING 26 ADDITION & RENOVATION - HEALTH SCIENCE & LIFE SCIENCE

Des Moines, WA

The project is a renovation of and addition to Building 26 to house health sciences, biology programs, and faculty offices. The design deploys five strategies: perforate, attach, insert, identify, and guide to improve daylighting, adding new program areas, unification of circulation, entrance identity, and wayfinding. The building is projected to receive LEED Gold certification with a budget of \$30M.

The project recently opened. Ko Wibowo served as the Lead Project Designer, Project Architect, Project Manager and Construction Administrator, while at McGranahan Architects.

Relevancy

Washington State-owned college

LEED Gold design

Addition and addition to existing building

Successful subconsultant management

CLIENT TESTIMONIALS

“Ko Wibowo is an impressive architect and leader. His attention to detail enables him to effectively guide any project to an expeditious completion. He always considers all stakeholders’ requirements and conditions in his work and tries to anticipate difficulties to minimize impact to project costs and time. Ko successfully uses his creativity to formulate solutions for any design criteria.”

- Christina Neville-Neil, Project Manager, Highline College

“Ko was instrumental in coming up with the overall design of a \$30 million dollar renovation project here at the Highline College campus. Ko used his creative sense to capture the sense of community, inclusiveness in his design for our state-of-the-art Health and Life Science higher education facility.”

- Barry Holldorf, Facilities Director, Highline College

MANAGING MULTIPLE PROJECTS SIMULTANEOUSLY

As an architect practicing for 20 years, Ko Wibowo is accustomed to managing multiple projects simultaneously. Over his career, Ko has managed three major capital projects at one time, and for smaller tasks like those anticipated under the campus architect contract, Ko is

careful in managing his capacity to maintain the high level of project delivery that he has set for the firm.

For additional capacity, Ko will bring in Kellie Bower of Kaiser Bower, a WBE architectural practice, and/or Chris Hubbard of Quarry Group, a SB.

RELEVANT EXPERIENCE

HIGHLINE COLLEGE BUILDING 6 ENTRANCE CANOPY

Des Moines, WA

This was a student-funded project to improve the entrance to the Administration Building as campus identity, a gathering place, and a transit waiting structure envisioned by the student body of Highline College. Students came up with an early program and design vision that was then developed and improved. Budget constraints and funding limitations (under \$1M) required several studies and cost estimating exercises to translate the conceptual design idea into the final design. Ko prepared hand sketched plans and perspectives to get initial pricing from the cost estimator. In addition, the design needed to maneuver around existing utilities under the site.

Construction was completed in 2018. Ko Wibowo served as the project designer, project architect, and project manager while with a previous employer.

Relevancy

Washington State-owned college
Addition to an existing building



HIGHLINE COLLEGE BUILDING 4 RENOVATION

Des Moines, WA

This project was a complete interior and exterior renovation of a unique existing thin shell concrete building on the Highline College campus. It included mechanical upgrades that involved an ESCO to work together with the design team, complete re-roofing that included a special liquid applied to the roof for the thin shell concrete, window upgrades to meet standard noise criteria due to the location being in a flight path (the project has FAA mitigation funding), a new entrance canopy (required coordination with Department of Archeology + Historic Preservation that eventually excluded this item from the project), new ADA accessible lift, and classroom improvements.

Construction was completed in 2013. Ko Wibowo served as the lead designer, project architect, and project manager while with a previous employer. In addition, Ko Wibowo coordinated the permitting process with City of Des Moines.

Relevancy

Washington State-owned college
Interior and exterior renovation of existing building
ADA accessibility improvements
City of Des Moines Permitting
WA Department of Archeology + Historic Preservation review



RELEVANT EXPERIENCE



SOUTH SEATTLE COLLEGE INTEGRATED EDUCATION CENTER

Seattle, WA

The IEC building brings together two seemingly different program types — Health Care Program, Adult Basic Education, and ESL programs, as well as faculty offices. This unique pairing provides an opportunity to embrace the shared accommodations of varied program and teaching/learning needs. The project seeks to find the overlap of the two programs and the shared need to learn and interact socially as a way to develop caring, nurturing communication skills. Construction was completed in 2018. Ko Wibowo served as the co-lead project designer and project architect while employed at McGranahan Architects.



Relevancy

Washington State-owned college

LEED Silver design

Classrooms, common areas, and faculty offices

New building to fit existing campus

Design, bid, build delivery



HIGHLINE COLLEGE BUILDING 26 SECURITY SCREEN

Des Moines, WA

Ko Wibowo was responsible for the design of a security screen for the recently completed Building 26. To control costs to keep the budget under \$100K, Ko collaborated with the structural engineer and the fabricator to verify it fit within the budget, while also ensuring that the design was consistent



with the College's vision for this feature. Ko also oversaw the preparation of the construction documents. Project completed while he was at McGranahan Architects.

Relevancy

Washington State-owned college

Small scope addition to existing building (under \$100K)

Successful subconsultant management

RELEVANT EXPERIENCE



BATES TECHNICAL COLLEGE THIRD FLOOR MAIN BUILDING RENOVATION

Tacoma, WA

This project involved a renovation of the third floor at Bates Technical College’s main building in downtown Tacoma to provide classrooms and a space for the ESL program. The project involved demolition of most of the existing wall and finishes but left the existing rated corridor intact. The budget was around \$1M.

Construction was completed in 2013. Ko Wibowo served as the design and project architect while at McGranahan Architects. In addition, Ko Wibowo coordinated the permitting process with the City of Tacoma.

Relevancy

- Washington State-owned college
- Renovation of existing building
- Successful permitting



TRANSIT COMMUNITY CENTER OFFICE REMODEL, MASON TRANSIT AUTHORITY

Shelton, WA

The project is to add two offices within an existing empty space. Architecture for Everyone provided construction documents for Mason Transit Authority for the purpose of securing a building permit. Budget was \$70K.

Construction is to be determined. Ko Wibowo served as principal and project architect.

Relevancy

- Small remodel project for public agency
- Construction document preparation

RELEVANT EXPERIENCE



PIERCE COLLEGE CASCADE BUILDING RENOVATION & NEW DENTAL HYGIENE & VET. TECH. BUILDING

Seattle, WA

This project consists of a 20,000-sf renovation of the first floor of the Cascade Building for the Emergency Medical Services program amongst general classrooms and labs, and a new 30,000-sf two-story building for Veterinary Technology and Dental Hygiene programs. The building's connection to the first floor of the Cascade Building, as well as the campus, is important as it creates effective accessibility and identity for the building. The new building has unique views and pedestrian linkages to Waughop Lake and the adjacent trail system. This

project is currently in construction with a \$22M budget. Ko Wibowo served as Lead Project Designer and Project Architect while employed with McGranahan.

Relevancy

Washington State-owned college

LEED Silver design

Classrooms, common areas, and faculty offices

Successful subconsultant management

CLIENT TESTIMONIALS

"I worked with Ko on a Dental Hygiene and Veterinary Technology teaching facility at Pierce College. Working with Ko was a pleasure. He took the necessary time to listen to our needs, and even anticipate ones we had not thought of yet. He carefully balanced the many different ideas we provided and throughout the iterations of designs, honed in on a facility that met our vision and our budget."

- Choi Halladay, Deputy Executive Director of Business Operations
Washington State Board of Community & Technical Colleges

"Ko Wibowo has been the design lead on a major renovation and new building project for Pierce College. His exploration of the program needs and attention to detail has provided the college with a level of design excellence that we believe will serve the program for many years. On several occasions where the program staff identified issues or created challenges for the team, Ko and his team have responded with design solutions that are simple, elegant and effective. It has been a pleasure to work with him and I hope to work with Ko again in the future."

- Chris Gizzi
Project Manager, DES

RELEVANT EXPERIENCE



CLOVER PARK TECHNICAL COLLEGE STUDENT CENTER

Lakewood, WA

The \$12 million Student Center provides three main functions: Academics, Student Amenities and Assembly. The Student Center serves as the primary place to be on campus to study, hang-out or dine. The retail spaces in this group support the academic curriculum and are run by students. The next group includes Student Amenities such as the bookstore, student government, game room, student lounge and TV room. The Assembly group includes food service and a multi-purpose room.

Ko Wibowo served as the Lead Project Designer, Project Architect, Co-Project Manager and Construction Administrator while employed at McGranahan Architects.

Relevancy

Washington State-owned college
Common areas, kitchen facilities
New building to fit existing campus
Successful subconsultant management
Design, bid, build delivery

LAKESWOOD ADULT FAMILY CARE

Lakewood, WA

The project is an 1,800-sf structure with five bedrooms (four doubles and one single) and a caretaker bedroom with a very limited budget. The design seeks creative solutions using commonly-used materials in speculative housing developments such as cement board panel siding, vinyl windows, and light wood framing. This project is currently waiting for permit submittal. Ko Wibowo served as Architect.

Relevancy

Universal design
Sleeping rooms
Budget-conscious design



RELEVANT EXPERIENCE



STEVENS ADDITION FOR ALZHEIMER'S CARE

Tacoma, WA

This project was a sensitive addition to a single family home that carefully considers the occupant's basic physical, neural and psychological needs as someone who has been diagnosed with Alzheimer's disease. Ko placed the client at the center of the design approach. The addition created an accessible bedroom and bathroom with display spaces for Ken's ceramic art pieces, a study area, and an enclosed deck to help him retain his memories and keep him safe while remaining active.

The addition fits the wooded site and respects the existing modern northwest-style house. The design keeps the home as homelike as possible, which includes a lot of "familiarity and sensitivity to the landscape, and respecting time as an experiential condition." The AIA Seattle Honor Awards jurors were emotionally moved by how the home is "not asking for attention, but asking to be lived in."



Relevancy

Accessible addition to existing building
Design to support neural & psychological needs
Addition to fit existing site

Awards

Honor Award, AIA Seattle, 2014

Publications

DWELL, July/August 2014

Seattle Magazine, October 2015

DIVERSE BUSINESS INCLUSION STRATEGIES

As a Minority Business Enterprise (MBE) and microbusiness, it is a priority to support other diverse firms. Ko Wibowo's experience building relationships with diverse businesses began during his tenure at McGranahan Architects, where he often partnered with MBE and WBE firms through work on community and technical college campuses. After starting Architecture for Everyone, Ko has deepened those relationships, with firms like Lund Opsahl (WBE) and RC Cost Group (SB).

Architecture for Everyone is committed to taking an active role in outreach to other diverse businesses, including:

- Attending DES Pre-submittal meetings and OMWBE Outreach Events to meet firms
- Sharing knowledge on the processes and procedures to conform to DES standards and procedures
- Jointly pursuing projects with the State of Washington to gain exposure and build connections

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2022-826


PART II - GENERAL QUALIFICATIONS

2a. FIRM (OR BRANCH OFFICE) NAME ARCHITECTURE FOR EVERYONE			3. YEAR ESTABLISHED 2019	4. DUNS NUMBER
2b. STREET 15529 94 TH AVE E			5. OWNERSHIP	
2c. CITY PUYALLUP	2d. STATE WA	2e. ZIP CODE 98375	a. TYPE LLC	
6a. POINT OF CONTACT NAME AND TITLE KO SUGENG WIBOWO, AIA, LEED AP BD+C, PRINCIPAL			b. SMALL BUSINESS STATUS MBE, Certification No. M4M0026380	
6b. TELEPHONE NUMBER 253-208-4052		6c. E-MAIL ADDRESS KO@ARCHITECTUREFOREVERYONE.ORG		
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		
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	1		008	Auditoriums & Theater	1
				089	Rehabilitation (Buildings, Structures)	1
				212	Building Condition Assessment	1
				017	Commercial Buildings (Low Rise)	1
				027	Dining Halls/Kitchens/Food Service	1
				029	Educational Facilities	1
				030	Gyms, Stadiums, Field Houses	1
				050	Housing/Group	1
				017	Commercial Building (low rise)	1
				058	Labs, Medical Research Facilities	1
				204	LEED/LEED EB	1
				060	Libraries	1
				079	Master/Site Planning	1
				069	Modular/Pre-fab Design, Temp Struc	1
				072	Office Buildings	1
				100	Sustainable Design	1
	Other Employees					
Total		1				

<p>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i></p> <table style="width: 100%;"> <tr> <td>a. Federal Work</td> <td style="text-align: center;">1</td> </tr> <tr> <td>b. Non-Federal Work</td> <td style="text-align: center;">1</td> </tr> <tr> <td>c. Total Work</td> <td style="text-align: center;">1</td> </tr> </table>	a. Federal Work	1	b. Non-Federal Work	1	c. Total Work	1	<p style="text-align: center;">PROFESSIONAL SERVICES REVENUE INDEX NUMBER</p> <table style="width: 100%;"> <tr> <td>1. Less than \$100,000</td> <td>6. \$2 million to less than \$5 million</td> </tr> <tr> <td>2. \$100,00 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> </tr> </table>	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
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b. Non-Federal Work	1																
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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.

<p>a. SIGNATURE </p> <p>c. NAME AND TITLE KO SUGENG WIBOWO, AIA, LEED AP BD+C, PRINCIPAL</p>	<p>b. DATE 7/22/2021</p>
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