HIGHLINE COLLEGE

ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES

Project No. 2022-826

Washington State Department of Enterprise Services

July 20, 2021

McGRANAHAN architects

July 20, 2021

McGRANAHAN architects

Julie Nakahara, P.E., Sr. Civil Engineer
Washington State Department of Enterprise Services
Facilities Division, Engineering and Architectural Services
1500 Jefferson
Olympia, WA 98501

Re: Project No. 2022-826 - Highline College On-call architectural and Engineering Services

Dear Ms. Nakahara and Selection Committee:

McGranahan Architects has enjoyed serving as your Campus Architect since 2005, completing more than 100 projects. Through these efforts, we have gained a comprehensive working knowledge of the diverse Highline College campus environment, including the campus standards, culture, vision, and unique qualities of the students you serve. We continue to learn through our ongoing teaming.

As Campus Architect, we have supported you with various projects ranging from small repair projects to long-range master planning. Our work together has included planning or renovation for nearly every building on the Campus. We have supported the long-term development of Highline College as a more significant community resource in coordination with the City of Des Moines and Sound Transit, and we understand the influences of its continuing evolution from a "suburban" college to an "urban" college.

All of this work we've completed together collectively gives us an excellent understanding of the priorities of the College in how facilities are utilized and the future intentions for campus development. We appreciate the relationship we have built as an integral part of the Highline College/DES team, helping you deliver the College's mission. We are committed to continuing to serve as your advocate. Please consider the other benefits we provide:

- Over our 53-year firm history, McGranahan Architects has served in the capacity of on-call architects for numerous clients, including ten of our region's Community and Technical Colleges and the University of Washington. Our project delivery includes **rapid, nimble response to a wide variety of assignments and delivery methods** — from PRR's, Master Plans, feasibility studies, and pricing exercises to building envelope repairs and complex renovations. We focus on assigning the right personnel to the right projects.
- We are adept at taking a **holistic approach to design**, bringing together the specific program and stakeholder needs, and facilitating buy-in for the design process, including integrating specialists, latest technologies, and crafts-people while maintaining schedule and budget. Effective project phasing, inclusive schedule review, and consideration for life safety and ongoing operations are all fundamental elements of our approach.
- We have a strong **record of success with the state capital funding process**, based on deep experience preparing Facility Master Plans, Capital Budget Requests, OFM Predesign Reports, and Certificates of Participation.
- We use senior-led project teams with **firm leaders serving as your primary contacts**, with consistent engagement by our Principal-in-Charge, assuring personal attention and thoughtful exploration with our most knowledgeable talent. Our core team members, Matt Lane and Kate Frisbie have supported Highline College on countless projects and are excited for the opportunity to continue to serve as your Campus Architect.

We are very excited about the opportunity to continue our enduring relationship with Highline College as your Campus Architect. We look forward to the opportunity to share with you in person more about our approach to services that we can offer you.

Sincerely,

McGranahan Architects

Matt Lane, AIA, DBIA, LEED AP
Principal in Charge

Kate Frisbee, AIA, NCARB
Project Manager / Project Architect

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	**Matt Lane, Principal**		
Firm Name	**McGranahan Architects**		
Address	**2111 Pacific Ave. Suite 100**		
City	**Tacoma**	State **WA**	Zip **98402**
Telephone	**253.383.3084, Cell 253.208.1340**	Email	**matt.lane@mcgranahan.com**

Addresses of multiple office locations of firm (if applicable)

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

Diverse Business Certifications (if applicable)

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

☐ Minority Business Enterprise (MBE)

☐ Woman Business Enterprise (WBE)

☐ Minority Women Business Enterprise (MWBE)

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

☐ Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

☐ Small Business Enterprise (SBE)

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: Project No. 2022-826

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: McGRANAHAN architects	3. YEAR ESTABLISHED: 2000
	4. DUNS NUMBER: 087594388
2b. STREET: 2111 Pacific Avenue, Suite 100	5. OWNERSHIP
	a. TYPE: Professional Services Corporation
2c. CITY: Tacoma / 2d. STATE: WA / 2e. ZIP CODE: 98402	b. SMALL BUSINESS STATUS:
6a. POINT OF CONTACT NAME AND TITLE: Matthew C. Lane, AIA, DBIA, LEED AP BD+C, Principal in Charge	7. NAME OF FIRM *(If block 2a is a branch office)*
6b. TELEPHONE NUMBER: 253.383.3084 / 6c. E-MAIL ADDRESS: matt.lane@mcgranahan.com	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER
McGranahan Partnership	1968	087594388

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
06	Architect	24	
48	Project Manager	4	
37	Space Planning/Interior Design Svs	2	
56	Specifications Writer	1	
02	Administrative	7	
	Other Employees		
	Total	38	

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
E02	Educational Facilities; Classrooms	7
I05	Interior Design; Space Planning	5
C11	Community Facilities	5
C05	Child Care/Development Facilities	4
A11	Auditoriums & Theaters	5
F02	Field Houses; Gyms; Stadiums	4
R06	Rehabilitation (Bldgs, Structures, Fac.)	5
P06	Planning (Site, Installation & Project)	4

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

(Insert revenue index number shown at right)

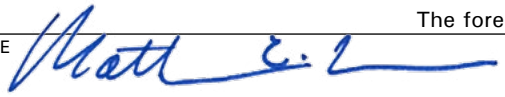
a. Federal Work	
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: July 20, 2021

c. NAME AND TITLE: Matthew C. Lane, AIA, DBIA, LEED AP BD+C, Principal in Charge

Qualifications of Key Personnel

Balanced Team

We bring an effective balance of creative problem solving and proactive management to serve your goals. We are good listeners and are open, candid advisors to our clients. We place strong emphasis on high-performing and creative architectural solutions within the context of all the goals, priorities and influences that come to bear on a project.

What distinguishes us from other firms is our intentional balance of our strong technical performance and project management with our creative talent in all aspects of providing professional design services for your on call requirements.

Organization and Roles

McGranahan values our role as **"trusted advisor"** to our clients. We seek to immerse ourselves in our clients' vision and values in order to better assist them in achieving their facility related goals. We understand the positive impact of the design and construction process on state funded programs and facilities. We believe that these facilities should be practical, durable, inspirational, and adaptable.

With that commitment in mind, we have identified the following senior leaders to support the variety of on call assignments for Highline College.

Principal in Charge **Matt Lane** will provide insights, observations, and oversight for each project and the overall contract. His interaction will be primarily with team leadership including campus executives and DES project management. Matt will uphold the expectations of our partnership, resources and standards of communication to facilitate effective project development with each assignment.

Project Manager **Kate Frisbie** will be the primary point of contact supporting day-to-day project management decisions. She will maximize efficiencies in the design and construction process and maintain project schedules.

Approach to Consultant Selection

We have developed strong working relationships with a variety of firms from all disciplines and will work with DES and Highline College on consultant selection. Our approach will to be to work with you on a case-by-case basis to determine the consultant team that offers the best fit for each scope of work.

Customized and Collaborative Team

Both Matt and Kate have rewarding experiences with Highline College and an extensive background of higher education projects. Matt and Kate will be supported as needed by our staff of 38 design professionals, all of whom are dedicated to creating successful learning environments.

McGranahan Architects takes a collaborative, team approach in providing our services, ensuring that we have the right individual with the right skills working on each aspect of the project. In house, we manage staffing needs for each project to ensure that individual teams get the support and expertise necessary to ensure a project's success. Our key team members will be committed to each project as necessary to fulfill their responsibilities for the duration of the on-call agreement.

McGranahan Architects | Established 1968

2111 Pacific Ave. Suite 100, Tacoma, WA 98402

Matthew C. Lane, AIA, LEED AP BD+C, DBIA
Principal in Charge
O: 253.383.3084 C:253.208.1340
E: matt.lane@mcgranahan.com

McGranahan Principals
Christopher J. Lilley, AIA
Marc C. Gleason, AIA, LEED AP
Michael F. McGavock, AIA
Matthew C. Lane, AIA, LEED AP BD+C, DBIA

Matt Lane, AIA, LEED AP BD+C, DBIA, Principal in Charge

Through his 25 years of experience, Matt has developed a deep understanding of the importance of thoughtful leadership and advocacy for addressing the long-term needs of Community and Technical Colleges. He has led all aspects of project development, from campus Master Planning, PRR funding procurement, Predesigns, design and construction.

Matt will establish the scope of services and approach to each project, as well as lead our PRR, Predesign and Master Planning services. He will oversee and ensure the overall high performance of our team throughout the duration of our contract.

Relevant Experience

- Campus Architect, Highline College
- Campus Architect, Tacoma Community College (3 PRRs, 2 Predesigns, Master Plan)
- Campus Architect, Lake Washington Institute of Technology (1 PRR, Master Plan)
- Campus Architect, Renton Technical College (1 PRR, 1 Predesign, Master Plan)
- Campus Architect, Clover Park Technical College (4 PRRs, 3 Predesigns, Master Plan)
- Bates Technical College (1 PRR, 2 Predesigns, Master Plan)
- Campus Master Plan South Puget Sound Community College
- On Call Architect, University of Washington
- Advanced Technology Center, Bates Technical College
- Manufacturing Trades Building Renovation, Clover Park Technical College

Education | Training | Certifications

University of Washington, Bachelor of Arts in Architecture

University of Washington, Master of Architecture

Architect: Washington

LEED Accredited Professional

DBIA Certified

Past President, CPTC Foundation

Kate Frisbie, AIA, NCARB, Project Manager/Project Architect

Kate will serve as your Project Manager and Architect for the various on call projects. She brings a strong passion for detail as well as over 20 years of experience in project planning, scoping, tenant improvements, and major renovations for CTC's and DES.

Kate has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a background focused on public use facilities, she has been involved in all aspects of the project development, from documenting/investigating building conditions to programming and concept development, through construction.

Relevant Experience

- Campus Architect, Highline College
- Interior ADA Barrier Remediation, Cascadia College / UW Bothell On Call
- Olympic South Reclad & Reroof, Pierce College Fort Steilacoom On Call
- Building B23 Elevator Replacement, Highline College On Call
- Campus Entry Signage, Highline College On Call
- Building B12 and B24 Reroof, Highline College On Call
- South Parking Lot Overlay, Restriping, and LPR, Highline College On Call
- Building 6 Entry Canopy, Highline College On Call
- Miscellaneous Classroom & Office Remodels, Cascadia College On Call
- Building 25 Storage and Carpentry Building, Tacoma Community College On Call
- Building 15 Learning Resource Center Renovation, Clover Park Technical College
- Building 1700 Feasibility Study & Renovations, Shoreline Community College On Call

Education | Training | Certifications

University of Washington, Master of Architecture

University of Washington, Bachelor of Art in Architectural Studies

Architect: Washington - NCARB Certified

General Project Approach

On Call Project Process

Our firm was built on the foundation of providing our clients with well-managed projects. Methodical document control, proactive scheduling and budget management have been the historical hallmarks of our practice.

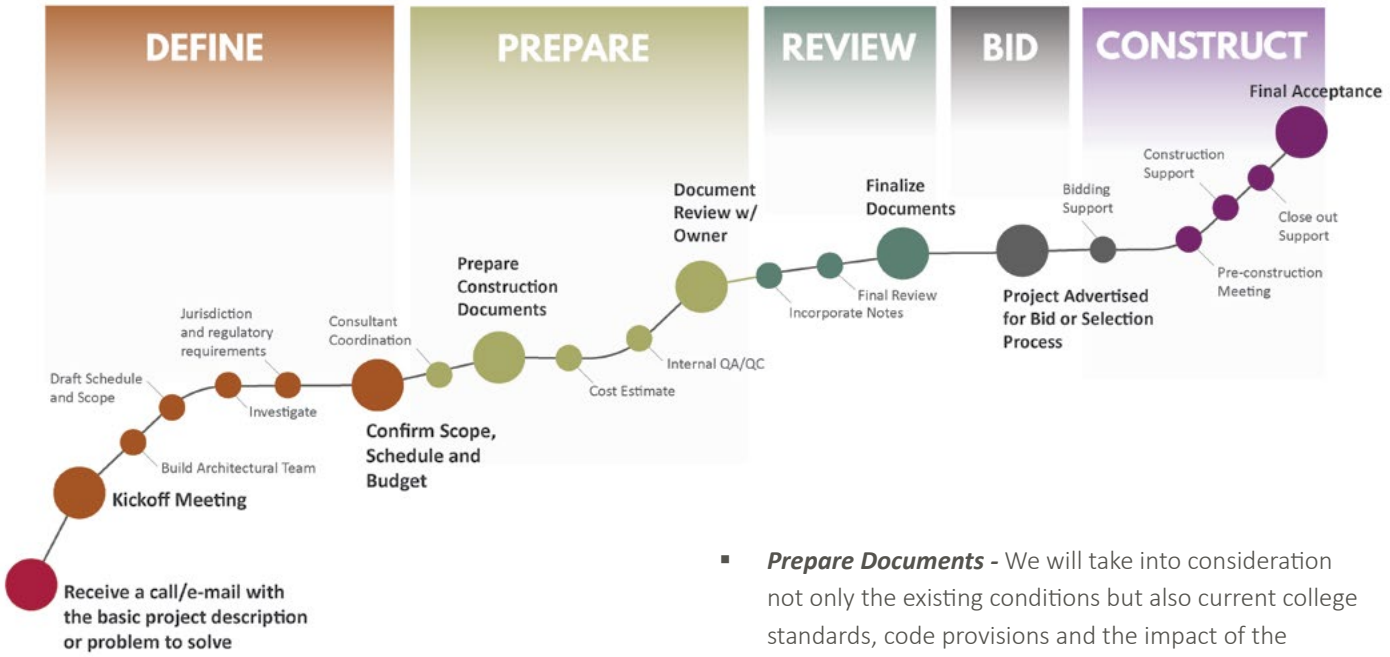
The success of each on call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

Technical project information needs to flow to the right people in a timely and accountable way in order to maximize efficiencies in design and construction. Our process establishes key project goals and decision-making milestones, and ensures they are achieved in an effective and enjoyable manner.

Our approach to professional services focuses on diligent management, collaborative teamwork, and thorough documentation to ensure each project achieves its unique goals, aligning scope and budget and maintaining overall project schedule.

The strength of this project approach is how we provide an inclusive, specialized and responsive team to achieve success for each project.

On Call Project Process Diagram



The diagram above highlights the steps we take once you notify us of a project or emergency repair need.

- ***Define the Project*** **-** Our team will review project details, goals, budget and schedule with the College and DES: establish a communication plan and identify appropriate team members and specialty consultants; gather and review available as-builts or studies; visit the site and document existing conditions.
- ***Prepare Documents*** **-** We will take into consideration not only the existing conditions but also current college standards, code provisions and the impact of the proposed improvements on the rest of existing facility and adjacent campus services.
- ***Review/Finalize Document*** **–** Our team will utilize a proactive QA/QC process as well as work closely with the College and DES to determine that each project meets its defined scope within budget.
- ***Bidding and Construction*** **-** We will coordinate all bidding processes with DES requirements for public bidding and represent the best interests of the College throughout construction.

Goal Alignment

We understand the fundamental goals of the College and DES.

- Align scope and budget
- Communicate effectively with stakeholders
- Minimize disruptions to the agency operations
- Maximize efficiencies in design and construction for the consultants, agency, & DES staff
- Maintain coordinated project schedule for completing design and construction on time
- Practice sustainable design

We consistently fulfill these goals on our Campus Architect projects by implementing the following best practices for this work.

Quality Control

Our in-house QC reviews address quality, clarity and completeness, and conformance to the schedule and budget, and are performed at regular intervals throughout the life of the project. Each review includes a coordination meeting attended by all subconsultants. Comments made during the course of review are recorded, sorted according to discipline, and distributed back to the team.

This process includes formal Issue Tracking and Quality Control Review procedures which minimize our document related change orders to average less than 1% of construction costs. DES and representatives of the College are invited in as key members of this process, and our internal QA systems are flexible and can respond to the College's specific review formats and requirements.

Holistic Project Delivery

The strength of our project approach is how we provide an inclusive, specialized and responsive team to achieve success.

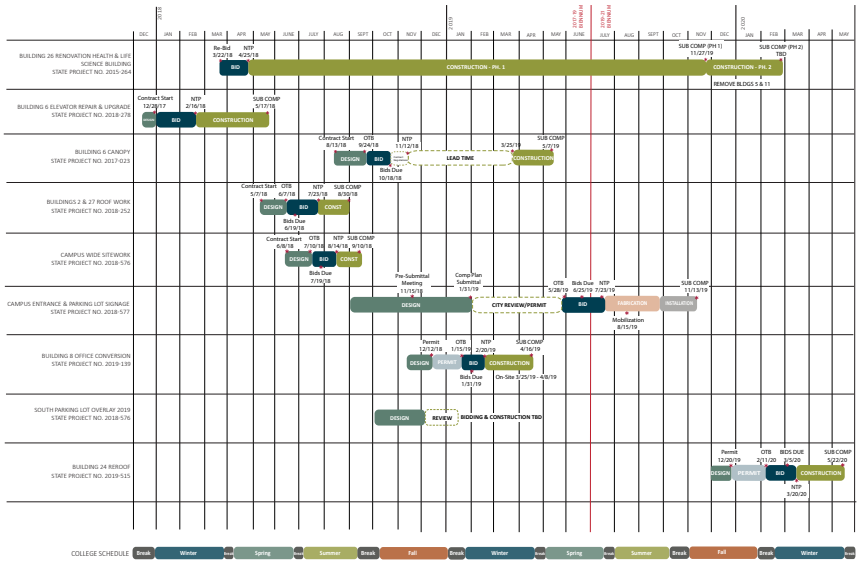
McGranahan believes that the following steps are critical to holistic project delivery:

- ***Provide leadership, expectations and updates –*** We are thoughtful advisors and strong advocates, providing a high level of service with frequent project updates.
- ***Schedule everything –*** We develop detailed schedules for individual projects in alignment with the academic calendar, as well as comprehensive overall schedules coordinating with other concurrent projects
- ***Use an integrated team approach –*** We treat everyone involved in each project as an important team member, and we intentionally practice the characteristics of highly successful teams- psychological safety, dependability, structure and clarity, meaning and impact.
- ***Start early –*** Especially critical for on call projects within a biennium, we proactively confirm the scope, schedule & budget of your priority projects and move them forward immediately to achieve completion as early as possible.
- ***Communicate project status –*** We are consistently engaged with keeping DES and the team updated regarding the status and key issues of each project.

Schedule Management

Clarity in communication, effective tracking, and critical path decision making are all key components for a project meeting scope, schedule. And budget goals. The success of a schedule can be determined long before construction begins.

For on-call services, integrating each individual project into our master schedule showing timelines for all projects to be performed during a biennium allows our college clients to see the "big picture" of how project milestones are aligning with each other and the college academic calendar.



Sample On-Call Project Schedule Diagram

Communication and Coordination

To initiate the on-call process, our first priority will be to conduct a "Step Zero" meeting. We will **outline each role and set clear project expectations** and aspirations to guide a collective understanding of the process, from the start of design through the end of construction. Building a clear project framework encourages each team member to take ownership of their personal role.

Team communication happens in a variety of ways. We use **web-based team collaboration tools**, such as NewForma, Navisworks, Bluebeam Revu, and Smartsheets to facilitate issue tracking communication.

Our streamlined use of BIM (Building Information Modeling) delivery system for our design and construction documents sharpens the focus on the quality of the end result – **accurate documents**. Changes in the work of any one discipline are quickly reflected in the team's shared model so conflicts can be addressed in real-time.

Stakeholder Involvement

We establish stakeholder trust by being curious and equitable, creating an environment for transparent and honest conversations, accurately documenting everyone's comments, and sharing a passion for learning and inclusion. Design options will be developed through meetings, charrettes, workshops, and, when appropriate, collaborative cloud-based digital platforms, to collect stakeholder input. We **value each perspective in the project, facilitating effective dialogue,** achieving consensus, and transforming this input into meaningful space for your faculty, staff, and students.

Our team will provide key stakeholders with actionable data, leading to an informed decision-making process that clearly documents why key choices were made, in addition to the cost and schedule impacts of those decisions. We will also proactively develop thoughtful cost-reduction ideas throughout the process, ensuring that our discussions are solution-oriented and stress-free.

As your partner, we will be dedicated to providing you with the tools needed to **make informed decisions at every phase**. When producing feasibility studies, we regularly provide our owners with a "menu of options," detailing the cost and performance advantages of various systems and materials. This process helps ensure a seamless connection between design intent, performance, and budget needs.

Predesign and Planning Success with UW

Learning Commons and Engineering Renovation (LCER)

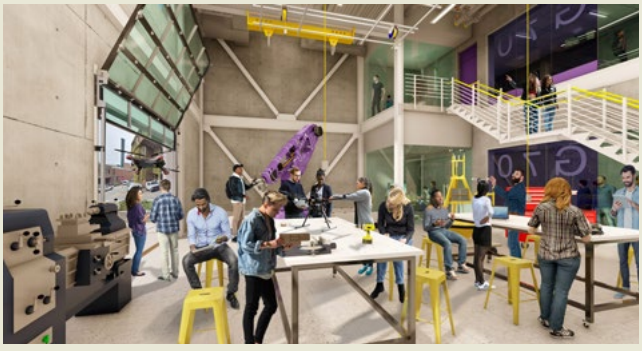
Working with University of Washington Tacoma, this Predesign included programming, test-fit layouts, cost estimates and schedules for a $20M multi-phased project. Design options were developed through meetings, charrettes, workshops, and boards posted in campus buildings to collect student input.

From the beginning, our intent was to include as many voices in the process as possible and give them equal weight. All opinions and perspectives were respected, and every conversation was approached with curiosity. For a project as complex as the Learning Commons, with so many unique units coming together, it was essential to hear everyone's point of view.

Interdisciplinary Engineering Building Study

We worked alongside the University of Washington to study the activities, affordances and spatial needs for a new type of collaborative engineering building that emphasizes project-based learning and research capitalizing on transdisciplinary aspects of teaching.

The project proposes academic environments that emulate industry models to address the engineering challenges that today's students will face. The spaces will encourage intensive lab/classroom environments as well the interchange and activities of informal learning settings that are nested with traditional learning spaces.



Relevant Experience

On Call Campus Architect Experience

Community and technical colleges often have a diverse complement of major projects in planning, design, and construction. The colleges also track, manage, and implement a variety of infrastructure and facility repair/improvement projects on an on-going basis.

To support the success of your on-call projects, we bring a deep background of facility master planning, understanding educational goals, campus cultures, community connections and a commitment to environmental stewardship in service of the college's short and long-range facility goals.

McGranahan Architects has served as Campus Architect for 10 colleges, and worked on over 500 minor improvement and campus planning projects for community and technical colleges.

	Highline College	Pierce College Fort Steilacoom	Pierce College Puyallup	Tacoma Community College	South Seattle College	Shoreline Community College	Renton Technical College	Lake Washington Institute of Technology	Cascadia College	South Puget Sound Community College	Olympic College	Bates Technical College	Clover Park Technical College
YEARS AS CAMPUS ARCHITECT	16	14	14	10	8	4	2	2	2		2		
# OF ON CALL PROJECTS	100+	75+	25+	75+	75+	7	5	15	12	4	5	50+	75+
TENANT IMPROVEMENTS	■	■	■	■	■	■					■	■	■
ROOFING PROJECTS	■	■	■	■	■	■		■	■			■	■
HVAC IMPROVEMENTS	■	■	■	■	■	■		■	■		■	■	■
ADA IMPROVEMENTS	■	■	■	■	■	■			■			■	■
BUILDING ENVELOPE PROJECTS	■	■	■	■	■	■		■	■			■	■
PARKING IMPROVEMENTS	■	■	■	■	■		■	■				■	■
ELECTRICAL UPGRADES	■	■	■	■	■	■	■	■	■			■	■
SIGNAGE & WAYFINDING	■	■	■	■	■	■	■					■	■
EMERGENCY REPAIRS	■	■	■	■	■			■		■		■	■
FEASIBILITY STUDIES	■	■	■	■	■	■		■	■	■	■	■	■
MASTER PLANNING	■	■	■	■	■	■	■			■			■
PROJECT REQUEST REPORTS (PRR)	5	4	2	4			1	1	1			2	3
OFM PREDESIGNS	1	3	1	2	1							2	5
MAJOR CAPITAL PROJECTS	1	3		2	1		1					2	4

Success with Highline College

McGranahan has assisted Highline College as your Campus Architect since 2005. This includes over 100 projects affecting 27 buildings on campus, sports facilities, campus entrances signage, and parking lots.

Our work together has included feasibility studies, master plan updates, Project Request Reports, OFM Predesigns, mechanical & electrical upgrades, security improvements, signage & wayfinding, roofing & cladding repair & replacement, parking lot improvements, FF&E services, and a variety of tenant improvement projects.

We have worked in all the buildings highlited yellow

Looking at the Work Ahead

Upcoming Capital Allocations and Carry Over

Through our continued involvement with Highline College and review of the released draft 2021-2023 Capital Allocations, we have some understanding of the College's goals for the upcoming biennium. Potential projects could include:

- Building 23 3rd floor improvements
- Various maintenance and building system repairs
- Replace controls at buildings 2, 7, 17, 23, & 30
- Reconditioning of the chiller and cooling tower with the addition of a water treatment system at the Higher Education Center.
- Replace obsolete fire alarm panels at buildings 5, 11, 15, 18, & 24, as well as replacement of the notifier panels in 10 other buildings.
- Window and concrete panel sealant joint replacement at various buildings, along with concrete panel repairs/ replacement where concrete spalled
- Repair and recondition roofing where required

There are also projects and studies that may carry over from the 2019-2021 biennium including:

- Building 23 Site Stair Replacement construction
- Study to install LPR systems at Entrances A, B, and F
- West Parking Lot Improvement Study
- Campus Wayfinding Study
- Soccer Field Improvement Feasibility Study

Supporting Highline with ESCO projects

We understand the college works directly with MacDonald Miller on projects across campus under an ESCO (Energy Service Contractor) agreement. Many of the Capital Allocation projects would likely fall under the ESCO agreement. We will continue to proactively collaborate with MacDonald Miller on any other projects that might include crossover scope.

Looking at the Big Picture - Supporting Overall Scheduling

McGranahan Architects takes a very pragmatic approach to project scheduling and teamwork. We prepare a project schedule at the beginning of each project and refine it at the end of each phase of the work. This schedule, combined with a summary of anticipated deliverables, will be utilized by Highline's PM in conjunction with our DES PM to gauge project development and progress.

With numerous projects outlined for the biennium we will create a comprehensive overall schedule coordinating all projects across the biennium. This enables the team to track, manage, and implement the variety of infrastructure and facility repair/improvement projects on an on-going basis.

Emergency Response

While many of our On Call projects benefit from a thoughtful, planned approach to execution, the reality is that a significant responsibility of the Campus Architect is to respond to unforeseen, emergency projects.

These projects can potentially disrupt students' education or campus operations, or even pose safety issues and the potential for further building damage if not addressed quickly. We are a responsive firm with the surge capacity to staff whatever emergency situation arises and the breadth of experience to quickly provide solutions.

We have frequently addressed roofing and building envelope issues, power and IT failures, building facade failures, and notably, storm surge damage on a waterfront facility. There is no situation where we would not be prepared to jump to your aid.

Experience Working with City of Des Moines

Communicating with the local jurisdiction early and often contributes to the success of a project through permitting and construction. The City of Des Moines's preference is to have knowledge of all projects, both planned and actively under construction, on the Highline College campus so they may guide the team through their rigorous permitting and inspection process and confirm that all their expectations are met on paper before breaking ground.

Land Use Planner, Holly Keeton, was extremely helpful in 2019 when McGranahan and Highline College prepared for and submitted the Comprehensive Sign Plan for the Phase 1 Campus Entry Signs. She sent examples of previously submitted packages that helped clarify the scope the City wished documented and even pre-reviewed documents before the official submission. Holly's successor, Laura Techico, was equally helpful when we resubmitted the same packages with the revision at one sign location.

We've also found Larry Pickard, Al Biancalana, and Tina Hickey to be advocates for the College. They have been kind and helpful, and appreciate it when they are contacted before permit submissions.

Elevator Replacement

Highline College, Building 23

This project includes demolition of the existing 3-stop hydraulic elevator and equipment, including the cab, jack, side rails, doors, and controls, wood hoist beam, sump pump, and existing pit slab. We worked with the College to provide a new 3-stop MRL traction elevator with steel hoist beam, tube steel rails, doors, controls, and pit slab. Work also includes mechanical and electrical work to support the new elevator unit, and waterproofing in and around the elevator machine room and elevator pit.

Quick Response - Unique Solutions

MaST Center Emergency Repairs, Highline College

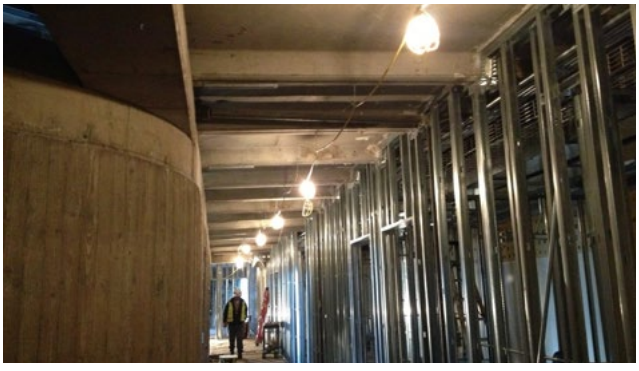
The MaST Center is located over the water at Redondo Beach. The building experienced exterior envelope damage from a storm surge. The siding and weather barrier were extensively damaged from waves crashing against the building. We quickly designed a new rain screen cladding assembly installed over a liquid weather barrier and flashings.

Noise Remediation Renovation

Highline College, Building 4

The project updated approximately 12,000 s.f. of Theater, Set Storage, Drama, Chorus, Piano Lab, Classroom, Office and ancillary spaces. Modifications were made to the building for Aircraft Noise Reduction as part of the Port of Seattle's Sound Insulation Program.

Other elements of this $1.8M project include installation of a new HVAC system, replacement of the roof assembly and triple glazed windows, LED lighting replacement, interior finishes upgrades, new fire alarm system, and making restrooms ADA compliant.



Pierce College On Call Campus Architect

We have worked consistently with the Pierce College District (Steilacoom & Puyallup) since 2003, and have delivered over dozens of successful projects through selections as On Call Campus Architect, A/E Reference File work, and Major Capital Projects.

Our mutual success is rooted in responsive service and consistent staffing in all project phases, from planning through construction.

In the past two biennia our On Call work has included:

- Pierce College Puyallup Master Plan Update
- Pierce College Fort Steilacoom Master Plan Update
- Olympic South Water Damage Repair
- LSB Science Casework Modifications
- Olympic South Building Reclad and Reroof,
- ECE Minor Modifications
- Cascade Building Plans Room Remodel
- Cascade Acoustic Wall review
- Cascade Restroom Study
- Dental Clinic Code Review
- Cascade Grease Interceptor
- Science Dome Modifications
- CAS & ADM Accessibility Review
- FS Campus Sub-Metering
- Accessible Parking Upgrades
- Theater Lighting Study
- HEC Storage Expansion
- Science Dome Emergency Repairs
- ADM 100c Door
- Animal Barn Roof Repairs
- Campus Lighting
- Security Desk Modifications
- Fall Protection Roof Loading Verification
- Rainier Boiler Replacement
- Puyallup Frontage Survey
- Puyallup Fields Study Update
- Olympic North Envelope Repairs
- IDF Emergency Power Planning
- Fort Steilacoom Master plan Graphics
- + 36 projects in the 2015-2017 biennium

South Seattle College On Call Architect

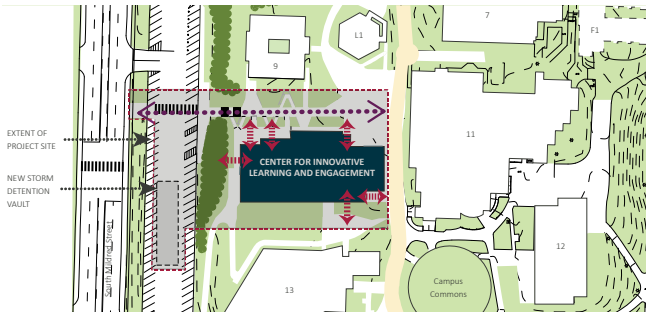
McGranahan Architects has provided On Call Campus Architect services for South Seattle College for 8 years.

Examples of our planning work includes: a Predesign for the new Integrated Education Center, Georgetown Campus Master Plan, a number of feasibility studies.

We have also worked on a variety of maintenance & repair projects such as Office of Civil Rights upgrades, Georgetown parking lot repairs, Brockey Center door hardware upgrades, sport court repairs and an above ground fuel tank for the Aviation program.

Tacoma Community College On Call

McGranahan Architects has proudly served as TCC's Campus Architects from 2005-2009, 2011-2015, and currently for 2019-2021. Our comprehensive work with the college to date includes several Facilities Master Plan updates and successful Project Request Reports; including the Center for Innovative Learning, the top ranked design project in the current capital budget; Health & Wellness Center (Bldg 20) Addition & Renovation; multiple accessibility upgrades, roof repairs & replacements, HVAC improvements, signage and Feasibility Studies.



TCC Center for Innovative Learning & Engagement PRR Site Plan

Project Request Reports (PRRs), Facility Master Plans, and Predesign Experience

McGranahan Architects is highly skilled in developing Project Requests, Master Plans and Predesign Reports. We understand the Office of Financial Management (OFM) approval process, and how to **clearly articulate the needs and deficiencies on behalf of agencies to procure State funding.** We have also helped colleges bundle Certificate of Participation (COP) and local funds to make projects economically feasible.

When working with community and technical colleges on PRRs, we often start with a feasibility study to assess need and scoring potential. Frequently, this also requires a Master Plan update to evaluate long range campus capital and educational goals, impact on infrastructure, and permitting agency coordination.

We submitted 4 of the top 12 ranked PRRs on SBCTC's capital request list for the 2021-23 biennium (Tacoma, Pierce Puyallup, Renton and Highline)

We have also provided Predesign, Design, and CA services for most of the projects we assist in procuring funding. We deliver projects through their entire development, and we know how vital a thorough and thoughtful early planning process is to their success.

Full Project Support - PRR through CA

Health Sciences Building, Clover Park Technical College

We helped CPTC secure funding with a PRR, and **worked on all phases of the project including a predesign in the OFM format**. The Health Sciences Facility supports the rapidly expanding community and program needs in the nursing and health sciences fields. The building is organized around integrated informal learning spaces and a central medicinal garden that provides outdoor interpretive learning, daylight and views. The facility embodies the programs' focus on health and well-being. The project received LEED Gold certification.

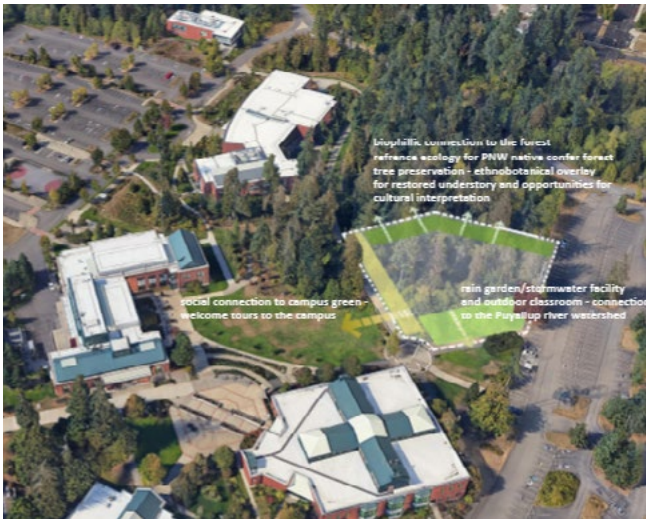
McGranahan has completed 10 OFM-approved predsigns in the last 5 biennia, as well as numerous programming and feasibility study for DES and 12 state agencies.

STEM Building PRR and Predesign

Pierce College Puyallup, Puyallup, Washington

McGranahan Architects assisted Pierce College with the preparation of the STEM Building PRR which includes a 54,433 s.f. new building and associated site development. The STEM Building **PRR scored number one on the funding list** for the 2019-2021 biennium, securing $37.8M for the new facility and an additional $2.3M for site infrastructure and improvements.

Performing the Predesign during the pandemic, we collaborated remotely with college leadership, staff and our consultant team. We established design values for the project including equity, inclusion, collaboration, and learning on display. We studied three alternative sites on campus to understand which best met the goals of the program, budget and campus master plan. We clarified the role of new and current programs, industry partners and the community. We facilitated a sustainability workshop to align the project with the college's strategic plan. We addressed delivery method, phasing, local regulations and budget to ensure the design would begin with an achievable set of parameters.



Feasibility Studies

McGranahan has produced evaluations/studies that break down site potential, building and planning codes, building arrangement, program adjacencies, potential schedule delivery and phasing, as well as rough order of magnitude estimates that aid in building budgets. These feasibility studies **provide conceptual programmatic planning that help move projects forward into design.** Our recent feasibility examples include:

- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping Study
- Shoreline College Building 1700 Renovation Study
- Pierce College Restroom Study
- Pierce College Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Bates Technical College Building A & B Feasibility Studies
- Olympic College PE Building Study
- University of Washington Tacoma Milgard Hall Site Study
- Saint Martin's University Old Main Feasibility Study
- Remann Hall I & J Wing Addition & Remodel Study

Feasibility Success Story

Highline College, Building 24A

Building 24A was envisioned for a remodel and addition to relocate the maintenance department from building 26 to the same site as grounds maintenance, which would allow for expansion of instructional programs in the vacated space on the first floor of Building 26. The study identified program needs, project scope, and verification of the project MACC.

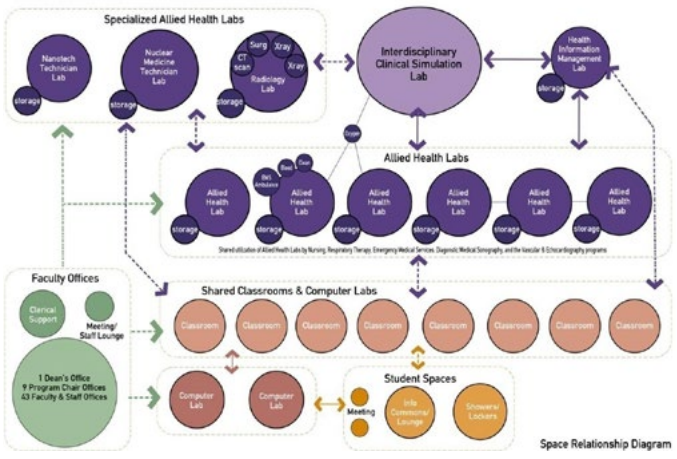
Our feasibility study **determined the solution that would best meet the College's needs** was a minor renovation of the existing maintenance building, and a new shared pre-engineered structure. We proceeded to complete the project effectively though design and construction.

Feasibility Study & Funding Procurement

Tacoma Community College, Health and Wellness Renovation and Addition

As the On-Call Campus Architect, we produced a Feasibility Study with five scope options to accommodate a total project budget range of between $8M and $16M. **Our collaborative process with the Associated Students of TCC resulted in their Certificate of Participation** funding support for the $16M option. Early site planning was cohesive with Master Plan goals to create an Events Center and strengthen accessible connections to the east side of campus.

After being selected as the Design Architect, **we developed the Feasibility Study into Predesign and Design Documents** which transformed the 50-year-old building into an inclusive environment for all students with a new Gym/Multi-purpose Center addition and renovation. Completed in 2017, the construction was sequenced to keep the Student Fitness Center operational during occupied time periods.



Tacoma Community College Health Careers Center PRR Program Diagram

Tenant Improvement Experience

Tenant improvements, or small renovations, make up a large portion of our On-Call Campus Architect work. Our approach to these small but mighty projects include **investigating, evaluating, and clearly defining the scope of work** and project extents for each job. We lead a multi-discipline team, when necessary, with a variety of consultants. The project team works together to accurately document existing conditions and create designs to meet the users' requirements.

Our recent relevant tenant improvement experience includes:

- Dental Hygiene & Veterinary Technology Center, Pierce College
- Restroom Upgrade, Shoreline Community College
- Building 23 Elevator Replacement, Highline College
- Interior ADA Barrier Remediation, University of Washington Bothell and Cascadia College
- Learning Commons and Engineering, University of Washington Tacoma
- CREST Lab, University of Washington
- Academic Advising Center, University of Washington
- Cascade Building Plans Room Remodel, Pierce College
- Early Childhood Education Remodel, Piece College

Exterior Renovations

Our team has capacity to perform comprehensive investigative surveys of existing building envelopes, **engaging with maintenance staff to understand each building's performance history and challenges.** We coordinate with manufacturers and confirm Agency and Building/Energy Code standards for exterior wall and roofing assemblies.

Our **experience with roofing projects** includes a comprehensive array of roofing systems, including "green" roof assemblies, membrane roof assemblies, built-up roof assemblies, asphalt shingle, standing seam metal panel, and urethane coatings.

We also have technical knowledge and experience **replacing, repairing, and assessing exterior wall assemblies** to improve weather resistance and energy efficiency. Envelope work often occurs in an occupied structure, and we are experienced in working with clients and contractors to phase work and construct temporary barriers to protect users from construction.

Our experience is not limited to buildings; we often coordinate/lead teams for **site improvements.** Recently we completed work designing campus wayfinding signs for Renton Technical College, campus entry and parking lots signs for Highline College, parking lot paving and restriping for Highline College, and outdoor learning and gathering spaces for multiple western Washington school districts.

Cladding and Roof Replacement

Pierce College, Olympic South and Cascade Building

Cascade and Olympic South Buildings were both constructed with marblecrete cladding that failed, and then reclad with EIFS which also failed. These failures were discovered when fungal growth was found in the exterior wall cavity during an interior renovation. McGranahan competed **an assessment of the exterior envelope along with a conceptual design for re-cladding** this large structure.

A combination of emergency and minor works funds were used to reclad the Cascade and Olympic South Buildings in multiple phases covering several biennium. The solution incorporated a modern weather/air barrier with exterior insulation and a rain-screen cladding assembly, resulting in **increased mechanical fan efficiency and reduced energy consumption.** A similar approach was taken with the roof of the Cascade building. Due to the building size and budget restrictions the roof could not be replaced as a single project.

The initial studies for both the envelopes and roofs allowed the college to plan out the sequence of projects for several biennium for inclusion in the their capital budget request and support their building conditions survey completed by SBCTC every two years.

Mechanical & Electrical Improvements

Mechanical and electrical Improvements are one of the foundational pillars of On Call work. Many of the buildings on Highline College's campus were constructed in the 1970s and are nearing the end of their expected life. Older buildings simply cannot be replaced fast enough in the funding process and colleges face a continual cycle of maintenance, repair, and upgrade.

Mechanical and electrical improvement projects, along with roof repairs and replacements, make up a significant percentage of our On Call project portfolio. These projects often need the strongest project management because the budgets are slim and cannot afford escalation, scheduling is essential to minimize disruption in classrooms, and they uncover opportunities for unforeseen conditions to arise.

Mechanical Upgrades & Replacements, South Seattle College

Sustainability

We help our clients prioritize where to spend limited resources to improve building performance while improving the quality of State programs. We understand the importance of **meeting the State's energy efficiency goals while minimizing annual operational and maintenance costs** without exceeding the project budget.

For many On-Call-type projects, sustainability means:

- Achieving the highest long-term return on your investment of limited funds.
- Minimizing the costs of energy, maintenance, and replacement over the life-cycle of a unit of system.
- Ensuring compatibility with facilities planning and campus standards so facilities can be efficiently maintained.
- Maximizing flexibility of space to be used in a variety of ways.
- Identifying ways to create a more healthy facility.

We have multiple tools that allow us to deliver improved facilities that are beautiful, durable, and efficiently maintained.

In the past 10 years, we have achieved 15 LEED Silver, Gold, and Platinum-certified higher ed projects including:

- Health & Wellness Center, Tacoma Community College (Silver)
- Advanced Technology Center, Bates Technical College (Gold)
- Cascade Hall, South Seattle College (Gold)
- Health Sciences Building, Clover Park Technical College (Gold)
- Health Sciences Building 26 Renovation, Highline College (Gold)
- Lab I Second Floor Renovation, Evergreen State College (Gold)
- Cebula Hall, Saint Martin's University (Platinum)

Flexibility and Efficiency

Lab I - Second Floor Renovation
The Evergreen State College, Lacey, Washington

This full floor renovation in the College's Lab I Building included five instrumentation labs required for chemistry, field science, geology, marine science, biology, physics, health science, forensic science, as well as visual arts programs. These spaces include a microbiology, genetics and physics teaching lab; faculty and student research labs, and lab stores.

Project priorities included **improving flexibility and efficiency of spaces, improving lab safety and creating a healthier, more energy and efficient space** that will be more attractive to potential students. The renovation achieved LEED-CI Gold Certification.

"Their process was collaborative every step of the way from meeting with several design committees consisting of faculty and staff of the college to the weekly construction meetings in which I attended regularly. I always felt that my input was welcome and I appreciate their responsiveness to my questions as they arose." - Michelle Pope, Visual Arts Operation Manager, TESC

Diverse Business Inclusion Strategies

Opportunities

The potential project scopes and delivery methods found in the On-Call Agreement format provide a unique opportunity to promote diverse business participation. We have found that many of our preferred MWBE consultants perform best on the smaller, more focused assignments typical of the on-call tasks.

Selection and Support

Our approach to selecting Diverse Business sub-consultants starts with working with the client to determine which disciplines and firms would be the best fit for the project. If our typical consultant roster does not sufficiently meet the diversity specification or project needs, we will contact local, state and federal offices to obtain a list of appropriately qualified firms, working first with B2Gnow. We also consult colleagues for information and recommendations – always seeking to assess past performances.

All team members and sub-consultants are part of a detailed, pre-proposal and "kick-off" meeting where project scope of work, tasks, schedules, communication lines, and expectations are clearly discussed, defined and agreed to. At this point if the project offers opportunity for diverse businesses not currently on our team, we seek these out and invite them to meet with us and demonstrate how their areas of specialty can support the project. From this process we have established working relationships with numerous qualified local businesses and continue to look for opportunities for new relationships with other firms.

Culture of Diversity & Inclusion

McGranahan Architects commits to ongoing learning and long-term transformation through our Diversity and Inclusion Committee. We have dedicated time and resources, supported with full participation from firm leadership. We understand there is always room for improvement, and we strive to be inclusive, open, and willing to have difficult conversations. Through firm-wide outreach, large and small group discussions, learning sessions, and focused independent surveys, our Diversity and Inclusion Committee is accountable for driving progress and change within the firm. They facilitate research and policy development to address trends as related to overall inclusion for aspects of our daily operations.

Creating Opportunities to Foster Diversity in the A/E/C Profession

McGranahan offers internship opportunities for both high school students and university students throughout the year. The goal of the program is to **engage with young emerging design voices** in the region and support the industry to **mentor and develop the next generation of diverse design professionals**. This engagement is a building block and one realization of our mission dedicated to meaningful leaning and inspiring learning environments. It is also a way for us to make an impact on diversity within the profession as we work to reach students who otherwise might have little exposure to the field of architecture. We have worked closely with universities, local high schools and other mentorship programs (ACE Mentorship, NextMove Tacoma) over the last ten years to create opportunities for students to explore their interest in architecture.

"To me, the culture of McGranahan means a culture of learning. Every experience I've had here emphasized, at the core, the idea of constant growth and learning. I greatly admire the ubiquitous understanding that every opportunity, meeting, learning session, and project is a chance to learn. It creates a strong culture of collaboration and empathy as everyone works towards greater understanding through sharing knowledge and encouraging feedback."
- Samira Mote, McGranahan High School Intern (2019)

"McGranahan has a comfortable and inclusive environment that promotes both individual and social growth. This helped me in developing professionally and personally. One of the helpful things I learned was knowing how to ask the right questions. This came from client prep meetings I was in which helped me learn how to get meaningful information from the client. I also learned design and concept development through diagramming in a deeper aspect with the intent of explaining early and abstract ideas clearly." - Innocent Muhalia, McGranahan College Intern (2019-2020)