Attn: Chad Bedlington
Department of Enterprise Services
Project Manager
1500 Jefferson St SE
Olympia, WA 98501
chad.bedlington@des.wa.gov

OAI PS
Architecture and Planning

Skagit Valley College
On-Call Campus Architect
Project No. 2021-830

Submitted by:
Osborn Architects Inc., PS
1011 SW Klickitat Way, Ste. 208
Seattle, Washington 98134
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Submission Due Date:
June 16, 2021 at 2:00PM

Receipt of Amendment #1 acknowledged 06/08/2021

Statement of Confidentiality
This is a response to an RFQ issued by the State of Washington and Skagit Valley College and contains sensitive information related to contract procurement. Any unauthorized access or distribution is strictly prohibited. Please notify Osborn Architects Inc. if you believe you have received any of these materials in error at 206.631.8442.

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June 16, 2021

Attn: Chad Bedlington
Department of Enterprise Services
Project Manager
1500 Jefferson St SE
Olympia, WA 98501

RE: Project No. 2021-830 On-Call Campus Architect

Osborn Architects, Inc. (OAI) is excited for this opportunity to submit our qualifications to provide architectural and engineering services to Skagit Valley College (SVC) as an On-Call Campus Architect. OAI has been providing on-call architectural consulting for institutional clients in Washington since Jerry opened the firm In 2015. Prior to founding OAI - from 1996-2015 - Jerry served as Principal-In-Charge, managing the on-call architecture studio at S.M. Stemper Architects (Stemper Architecture Collaborative).

On-call work requires an ability to prioritize multiple projects with varying complexity, often concurrently. Jerry's 25 years of on-call expertise combined with the breadth of our team's qualifications has enabled OAI to become a recognized specialist for this unique category of work. We excel because we possess the following requisite knowledge and experience:

- **Knowledge of Facility Operations**. We assist in developing campus standards for many of our institutional clients. Our work in this arena extends from developing sloped metal roof and metal siding requirements at Green River College to specifying touchless faucets, flush valves, and bottle fillers for South Seattle College, Everett Community College, and the Port of Tacoma. We also help our clients establish roof membrane and flashing standards; interior and exterior colors; and fall protection requirements.

- **Experience with DES Protocols.** We have been working with the State of Washington/DES public bidding procedures continuously since 1996. We are familiar with DES procedures, forms, and project delivery alternatives. Applying our knowledge, OAI has developed and extended the use of small works roster bidding, initiated tighter controls with Job-Order-Contracting (JOC), and assisted clients with purchasing bids.

- **Ability to Manage a Diverse Workforce**. OAI facilitates around 40 publicly bid projects every calendar year. For each of these projects, we work with different construction teams that often include a broad range of general contractors, sub-contractors, and construction personnel. We attribute our high success rate for these projects to our precise documents standards and consistent communication techniques. OAI is committed to providing opportunities to qualified small and diverse business entities. We actively seek design partners with Women and Minority-owned Business Enterprises (WMBE) and Small Business Enterprise (SBE) status to increase the overall diversity of our teams, setting goals, and tracking progress. Our outreach to WMBE/SBE Sub-Consultants far exceeds our competition.

Thank you for your consideration of our proposal. We hope very much for the opportunity to present our qualifications in an interview format.

Respectfully,

Jerry Osborn AIA, LEED®, NCARB, President
Osborn Architects Inc., PS
josborn@oaips.com - 206.920.6348

OAI PS

ORGANIZATIONAL CHART

OAI's team includes architects, project managers, and support personnel with experience in the public sector overseeing complex assignments. We focus on renovations, repairs and asset preservation. Our entire project team has direct experience working with the Department of Enterprise Services (DES), facilitating on-call projects.

- Established 2015
- 35 Employees (Company-wide)
- Satellite Office in Lynden, WA
- 2 Licensed Architects (WA State)

Project Management

Jerry will serve as the Principal-In-Charge. He will oversee the project team and make the final decisions. He will monitor project budgets, schedules, and jurisdictional compliance, and will provide oversight during construction and project closeout.

Project Leadership

As Senior Project Manager, Joe will direct the leadership team consisting of Nadia and Melissa. This nuclear group frequently works together on on-call projects, managing multiple projects of varied scope and complexity, which often occur simultaneously. Joe will be the main point of contact and he will provide the day-to-day leadership for planning, implementation, and closeout. He will take an active role in stakeholder meetings and will manage the problem-solving stages of all projects. Joe will resolve issues as they arise, providing expertise, tracking, and reporting, and will conduct construction administration.

Project Support Team

The support team will assist project leadership throughout each project.

OAI PS

Jerry Osborn, AIA, NCARB, LEED AP

Principal-in-Charge

Jerry has over 3 decades of experience in the planning, design, and construction management of projects for higher education, civic, and institutional facilities. Jerry enjoys projects with challenging functional and technical requirements. His facilities experience allows him to prioritize and efficiently manage multiple projects. He understands budget and schedule challenges of renovation projects and works collaboratively with multiple stakeholders to successfully overcome them. His thorough approach from the onset mitigates risk while creating practical solutions with balanced scope, budget, and value.

Jerry has spent the majority of his career assisting clients with on-call projects with over 25 years' experience facilitating higher education on-call projects.

Higher Education Experience:

Tacoma Community College
Shoreline Community College
Everett Community College
Renton Technical College
South Seattle College
Seattle Central College
Bellevue College
Green River College
Highline College
The Evergreen State College
Washington State University

Associated On-Call Experience

Seattle Parks and Recreation
Port of Tacoma
City of Seattle

Professional Licensure(s)

Architecture, Washington (#6273)

30+ Years of Experience

Areas of Expertise:

Facility Architecture & Planning
Project Management
Consultant Coordination
Construction Administration
Existing Facilities Construction
Stakeholder Communication
Problem Solving

Associations:

AIA Member, NCARB, and LEED AP

Joe Muller, Associate AIA

Senior Project Manager

Joe has amassed over 16 years of construction experience in project management and estimating, and is currently in the process of taking the Architectural Registration Exam (ARE) in pursuit of his licensure. He has completed work on a broad range of public and private-sector projects around the Pacific Northwest, specializing in exterior envelope and shell and core construction.

Joe brings a strong background in local construction, having served as project manager/estimator for a local envelope contractor for over 11 years prior to joining OAI. He has provided his own envelope consulting services, and has led multiple design-assist projects in the Northwest, including the Google Kirkland expansion, WSDOT Traffic Management Center, Boeing Dreamlifter Operations Facility, Stadium Place Tower, and Seneca Tower. His broad civic project experience includes work on educational, healthcare, public service, and institutional facilities.

Higher Education Experience:

Bellingham Technical College
Whatcom Community College
Tacoma Community College
Shoreline Community College
Renton Technical College
South Seattle College
Seattle Central College
Everett Community College
Green River College
University of Washington
Western Washington University

Associated On-Call Experience

Seattle Parks and Recreation
Port of Tacoma
City of Seattle
Port of Seattle Sound Insulation Program

16 Years of Experience

Areas of Expertise:

Envelope Assessment & Design
Consultant Coordination
Existing Facilities Construction
Construction Administration
3D/BIM Modeling and Design
Cost Estimating & Value Engineering
Constructibility Review

Associations:

Associate AIA Member

Nadia Melim, AIA, NCARB, CalOES

Project Manager

Nadia has spent most of her career working on publicly funded facilities, including new construction, whole building renovations, tenant improvements, envelope upgrades, and facilities upgrades. She has cultivated a strong understanding of facility design and infuses that knowledge with current and future trends. She believes that every challenge deserves careful consideration and has helped numerous clients develop design standards that strike a balance between aesthetics, performance, and cost. Nadia collaboratively works with clients, user groups, and consultants to ensure all project needs are achieved.

Over the past 16 years, Nadia has served in key roles on OAI's design team for numerous high-profile, higher education projects, including the renovation of Jackson Hall, AMTEC Phase 1, the Parks Hall Addition at Everett Community College, Cedar Hall Renovation and replacing the Trades Building at Green River College. Nadia has also served as lead designer for many of our civic clients, including Port of Seattle, Port of Tacoma, Seattle Parks and Recreation, and Thurston County.

16 Years of Experience

Area of Expertise:
Tenant Improvements/ Renovations
Design
Project Management
MEP Coordinations
Furnishings Procurement
Developing Design Standards

Higher Education Experience:
Shoreline Community College
Everett Community College
Renton Technical College
South Seattle College
Seattle Central College
Green River College
The Evergreen State College

Associated On-Call Experience:
Seattle Parks and Recreation
Port of Tacoma
City of Seattle
Port of Seattle Sound Insulation Program

Professional Licensure(s)
Architecture

Associations:
AIA Member, NCARB

Melissa Forbes, Associate AIA

Project Manager

Melissa specializes in education, housing, and institutional facilities projects. With 14 years of experience, Melissa is working towards licensure. Experienced in interior design and envelope improvements, she is skilled at envisioning new ways to re-use existing space, and has developed a focus on existing structures and the challenge of working within the confines of a predefined space.

As a Washington native, Melissa has worked on a broad spectrum of projects across the western region of the state. Before joining OAI, Melissa primarily managed residential and commercial projects. This previous experience, coupled with the higher education and public sector expertise she has amassed at OAI, provides Melissa with the ideal skill-sets needed to handle the wide array of projects the State of Washington plans to perform. Melissa's noteworthy projects include Thurston County's Washington State University (WSU) Extension Remodel, WSU's Meyers Point Caretakers Residence Pre-Design, and Community Roots Housing's Joe Black Apartment Window and Door Replacement.

14 Years of Experience

Areas of Expertise:
Tenant Improvements/ Renovations
Renderings/Visualizations
3D/BIM Modeling and Design
Color Studies
ADA Assessment & Compliance

Associations:
Associate AIA Member

Higher Education Experience:
Shoreline Community College
Everett Community College
Tacoma Community College
Renton Technical College
South Seattle College
Seattle Central College
Washington State University

Associated On-Call Experience
Thurston County On-Call
Port of Tacoma

OAI PS

Cary Guenther, AIA, NCARB

QA/QC Manager and Code Compliance

Cary has over 40 years of experience directing educational, healthcare, commercial, and civic projects. His project management skills are extensive, and span from initial planning to construction closeout. He is proficient in all phases of project design, construction documentation, detailing, specifications, building and land use codes, as well as QA/QC reviews. Since 2012, Cary has served as a member of the City of Edmond's Architectural Design Board where he advises and makes recommendations to the Mayor, City Council, Planning Board, and the Planning Department on City planning and design-related issues.

Cary is well versed in codes, standards, and regulations, including the 2018 IBC that recently took effect. He will apply his knowledge to determine what codes apply to each project and whether any special requirements or code exceptions are relevant. He will also identify any areas within SVC's existing facilities that are noncompliant, providing corrective, cost-efficient solutions.

Higher Education Experience:

Shoreline Community College
Everett Community College
Renton Technical College
South Seattle College
Seattle Central College
Bellevue College

Associated On-Call Experience:

Seattle Parks and Recreation
Port of Tacoma
City of Seattle

Professional Licensure(s)

Architecture

40 Years of Experience

Areas of Expertise:

Quality Assurance/Quality Control
Code Compliance
Project Management
Construction Administration
Problem Solving
ADA Assessment & Compliance

Associations:

AIA Member, NCARB

Geographical Proximity

OAI has a satellite office located at 7574 Hannegan Road in Lynden Washington. This office, managed by Senior Project Manager Joe Muller, is approximately 40 miles from SVC.

Higher Education Experience

OAI has facilitated on-call projects for higher education clients throughout the Puget Sound. The graphic on the right highlights many of our current and repeat clients. Our team is highly skilled, possessing the capacity to perform the projects discussed during the informational meeting and outlined in this invitation to submit. The project list on page 6 outlines our notable higher education experience.

OAI PS

Notable Higher Education Experience

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

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

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

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

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

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

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

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

Green River College

- Roof Leak Investigation

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

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

Washington State University:

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

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

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

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

- 9000 Building Gender Inclusive Toilet Room Renovations
- 5000 Building Toilet Room Renovations
- 9000 Building Equity Center Design
- 1600 Building Mansard Roof Replacement
- 1900 Building Mansard Roof Replacement
- 3000 Building Mansard Roof Replacement
- 5000 Building Mansard Roof Replacement
- Site Drainage Repairs
- 1400 Building ADA Parking Lot Improvements
- Facility Condition Survey
- Dental Hygiene Lab Relocation Study

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

Infrastructure

Fire Alarm Upgrades

Renton Technical College (RTC)

Project Team: Jerry Osborn and Joe Muller

RTC hired OAI to upgrade the South Campus Buildings (A, B, D, E, F, and G) to a speaker strobe system that provides commands to these buildings in emergency situations. OAI worked with RTC and the local Fire Marshall in designing the system for the campus. The work included upgrades in the main head end equipment (Building J) so that future buildings can be more cost effectively renovated to a voice command fire alarm system.

Broadway Performance Hall Fire Alarm Upgrades

Seattle Central College (Central)

Project Team: Jerry Osborn

Central requested our services to assist them in upgrading their fire alarm system for the Broadway Performance Hall. Very little, if any, of the existing fire alarm systems could be reused during the upgrade. During Central's previous Facility Condition Survey (performed by another company) the extent of the upgrade was incorrectly estimated, and the money allotted for this project fell well short of what was required. During the scoping phase, OAI helped coordinate the following:

- Developed a realistic cost estimate for the fire alarm upgrades.
- Met with the City Fire Marshall to determine the minimum upgrades required. During the meeting it was essential to understand that the College was making a "voluntary" fire alarm upgrade.
- Investigated the viability of having the fire alarm system bidding open to alternate fire alarm companies. This allowed us to get competitive pricing for the project and thoroughly vet the monitoring implications for having more than one fire alarm company serving Central.

Waterline Replacement

Everett Community College (EvCC)

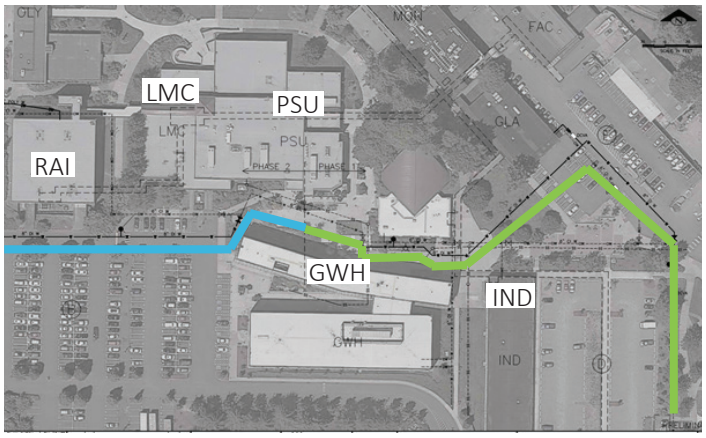
Project Team: Jerry Osborn

In advance of the State Facilities Condition Survey, EvCC hired OAI to identify repair items and provide the anticipated repair costs. A review of campus records indicated the main campus water line had experienced several reported leaks, and the existing line was cast iron, which is susceptible to breakage. Due to the extent of the waterline in need of replacement, the project was organized in 2 phases. The Phase 1 Waterline Repair did receive a high severity score from the state, and this repair was funded.

The existing water line was routed through the heart of EvCC's campus, extending under the main pedestrian thoroughfare (which also serves as a fire lane) and through parking areas. To minimize disruption to the campus, we offset the new water line. The only time the campus went without domestic and fire-suppression water systems was during the cut-over from the new waterline to the points of connection to the new waterline. We also added isolation valves and every opportunity to allow EvCC to isolate buildings for future repairs. To get accurate underground and topographical data, we took overhead drone photographs, reviewed the all-campus underground record drawings, and worked with an underground locate company.

Waterline Replacement Legend:

Phase 1 Phase 2



Waterline plan submitted with the FCS

Technology Center

Green River College (GRC)

*Project Team: Jerry Osborn**

GRC's Information Technology (IT) Program experienced a rapid and significant growth and needed a new, state-of-the-art classroom and lab facility to accommodate the increase in students and program services. Program goals for the new Technology Center (Center) included developing a collaborative IT environment, providing for a flexible infrastructure within a framework of universal access and sustainable design.

Part of the design included new detention pond, on-site storm water management and a rainwater collection/ irrigation system. The building is a focal point for GRC accenting the natural beauty of the campus, while creating a technology hub for students, staff, and the community. A flagship example of sustainable design, the Center pre-dated LEED, but received an "Earth Hero" award from King County.

**Performed while Jerry was at another firm*

OAI PS

Capital Planning

Fabulich Center Commissioners Space Pre-Design

Port of Tacoma

Project Team: Melissa Forbes and Jerry Osborn

OAI was tasked with creating conceptual designs for a commissioners' meeting space that will last 5-8 years. Working with a limited budget, we provided 2 financially feasible options:

- **OPTION 1** - Renovate the existing space: We increased the size of the raised platform to include an area for all board members and created an accessible ramp. We left as much open space seating as possible, updated the AV, and enlarged the size of the conference room to accommodate all board members and their staff.
- **OPTION 2** - Renovate a separate suite in the existing building: We designed a raised platform for the board members with an ADA ramp. The proposed suite included a conference room, full kitchen, AV room, and lobby with 2 meeting rooms for presenters.

OAI provided renderings, floor plans, cost estimates, and a proposed schedule for both options. We analyzed building features, systems, equipment, and material selections to achieve the essential functions at the lowest life-cycle cost consistent with required performance, quality, reliability, and safety.

Building Envelope

3000 Athletic Building Mansard Roof Replacement

Shoreline Community College (SCC)

Project Team: Joe Muller and Jerry Osborn

OAI replaced the 3000 Athletic Building's mansard roof. The building houses SCC's main gym with a bleacher capacity of 1,200, including 2 full-size basketball courts and an adjacent lobby. It also contains a smaller gym with basketball practice space, batting cages, and space for dance and yoga classes. The lower level features classroom spaces, lockers rooms, and the fitness center.

The building's original mansard roof consisted of asbestos-containing cement shingles, which were replaced with new metal wall panels and trim to match the new campus standard developed by OAI. The new "Bermuda" panel cladding standard gives SCC's campus a modern look, while still maintaining the original "pavilion" style construction.

Project Highlights

- Replaced existing asbestos containing mansard shingles with new "Bermuda" style metal panels to match campus standards.
- Coordinated panel thickness and length to minimize "oil canning" (an issue noticed at other campus mansard roofs)
- Detailed new metal fascia flashing and trim to accommodate future roofing modifications.
- Included staging and sequencing requirements in the project drawings to facilitate work on an occupied campus.
- Developed an alternate bid for new neon lighting along the base of the roof to enhance campus spirit and help give visitors a visual landmark.

Left: *3000 Building's new metal panel mansard roof;* ***Top Right:*** *Conference room Option 2;* ***Bottom Right****: Commissioners Space Option 1*

OAI PS

Bremer Apts Masonry Repairs & Window Replacement

Community Roots Housing (CRH)

Project Team: Joe Muller and Jerry Osborn

CRH requested our services to investigate the Bremer Apartment Building located at First and Broad in Seattle. The aging masonry building was built in 1924, has 3 stories, 49 units, and is part of the Belltown Neighborhood in Downtown Seattle. OAI provide 3 repair recommendations with associated costs and service life of each option.

CRH selected the following services:

- Inspect all windows to verify extent of pre-cast sill cracking
- Detail pre-cast sill repairs; Sill flashing on elevations where moss build-up is an issue
- Detail window replacements in stair tower; Install new energy efficient windows that meets AAMA, WDMA, and ASTM performance standards
- Coordinate jurisdictional requirements
- Prepare specifications and drawings for bid solicitation
- Project oversight

Buildings E & F Masonry Restoration & Waterproofing

Renton Technical College (RTC)

Project Team: Joe Muller and Jerry Osborn

RTC requested design services for waterproofing repairs of Building E and Building F. During the design process, we uncovered that corrective action was more extensive than the original assessment. Our construction drawings included sheet metal details and significant masonry repairs. The scope of work included: Masonry cleaning, sealing, selective re-pointing, and sheet metal flashing.

Mechanical Coordination

1900 Building Mansard Roof Replacement & HVAC Upgrades

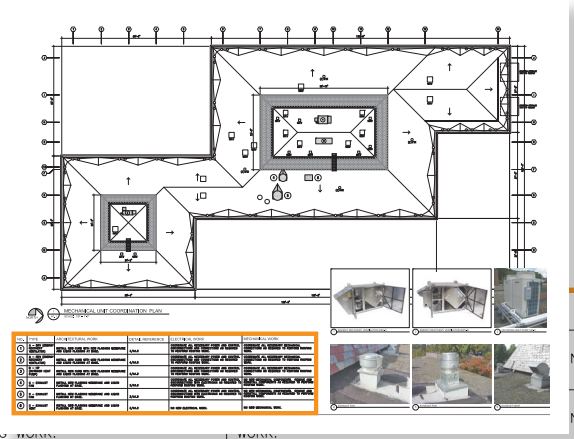
Shoreline Community College (SCC)

Project Team: Joe Muller and Jerry Osborn

OAI designed and oversaw the replacement of the existing roof and mechanical systems on SCC's 1900 Building. The project included a complete roof tear-off and installation of a new 3-ply built up membrane roof system, along with the installation of new metal wall panels at existing mechanical screens. Mechanical systems were upgraded to improve ventilation and indoor air quality.

Mechanical Challenges*:* The project included replacing the existing heating and ventilation system with a new variable refrigerant flow (VRF) system with upgraded energy management system (EMS) controls. The new system provides the occupants air-conditioning. We noted that the facility did not have spare electrical capacity, and a new electrical service for the building was cost-prohibitive. The design team worked to load-shed and balance electrical loads so the project could be realized. OAI provided the coordination necessary to minimize conflicts between the new mechanical equipment and existing construction.

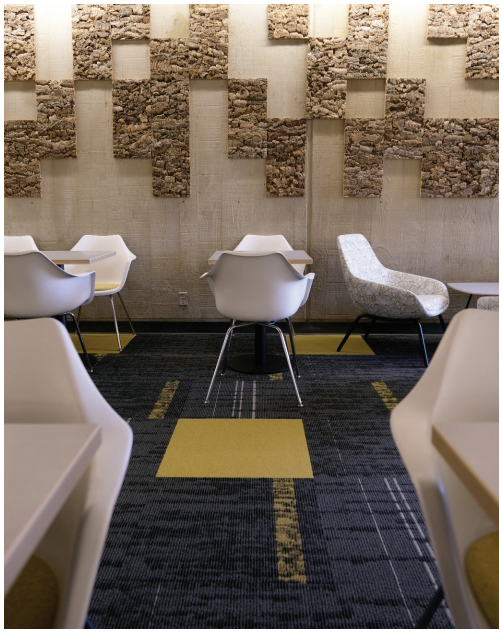
Occupied Building*:* The 1900 Building houses the Parent Child Center, and because SCC was not able to relocate the childcare facility during renovations, OAI coordinated project phasing and mandated that more invasive mechanical work take place during off-hours.



NO.	TYPE	ARCHITECTURAL WORK	DETAIL	ELECTRICAL WO	
1	A – ERV (ENERGY RECOVERY VENTILATOR)	INSTALL NEW CURB WITH NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	4/A1.3	COORDINATE ALL NE DISCONNECTIONS AN TO PERFORM ROOFI	NG
2	A – ERV (ENERGY RECOVERY VENTILATOR)	INSTALL NEW CURB WITH NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	4/A1.3	COORDINATE ALL NE DISCONNECTIONS AN TO PERFORM ROOFIN	NG
3	B – HP (OUTDOOR HEAT PUMP)	INSTALL NEW CURB WITH NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	4/A1.3	COORDINATE ALL NECESSARY POWER AND CONTROL DISCONNECTIONS AND CONNECTIONS AS REQUIRED TO PERFORM ROOFING WORK.	COORDINATE ALL NECESSARY MECHANICAL CONNECTIONS AS REQUIRED TO PERFORM ROOFING WORK.
4	C – EXHAUST FAN	INSTALL NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	3/A1.3	COORDINATE ALL NECESSARY POWER AND CONTROL DISCONNECTIONS WITH ELECTRICIAN AS REQUIRED TO PERFORM ROOFING WORK.	NO NEW MECHANICAL COMPONENTS. REMOVE AND REINSTALL COMPONENTS AS REQUIRED TO PERFORM ROOFING WORK.
5	C – EXHAUST FAN	INSTALL NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	3/A1.3	COORDINATE ALL NECESSARY POWER AND CONTROL DISCONNECTIONS WITH ELECTRICIAN AS REQUIRED TO PERFORM ROOFING WORK.	NO NEW MECHANICAL COMPONENTS. REMOVE AND REINSTALL COMPONENTS AS REQUIRED TO PERFORM ROOFING WORK.
6	C – EXHAUST VENT	INSTALL NEW FLASHING MEMBRANE AND LIQUID FLASHING AT BASE.	3/A1.3	NO NEW ELECTRICAL WORK.	NO NEW MECHANICAL WORK.

A blown-up portion of 1900 Building's Mechanical Coordination Matrix

OAI PS



Renovated Cafe Alki

Tenant Improvement

Cafe Alki Renovation

South Seattle College (South)

Project Team: Nadia Melim and Jerry Osborn

The cafe, located in the Culinary Arts Building on South's campus, was an existing, underutilized dining room. OAI repurposed Café Alki into a lounge-style space with a coffee shop for students and faculty.

The design team evaluated the existing space and the adjacent instructional kitchen, providing multiple layout options that focused on creating more convenience.

The selected scheme features a point-of-sale counter with grab & go foods and an espresso bar with pour-over stations. Lounge style and chair and table seating are available to patrons. Care was taken to include eco-friendly, acoustic finishes throughout the space to absorb noise, such as cork bark wall tiles and recycled wood pulp wall panels.

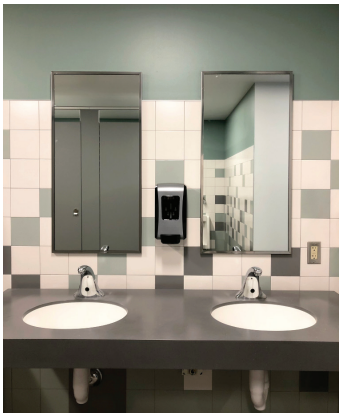
Touchless systems were installed to the extent possible to minimize pathogen exposure. OAI designed the custom furniture, including a asymmetrical communal table pictured above, which doubles as a buffet surface for special events.

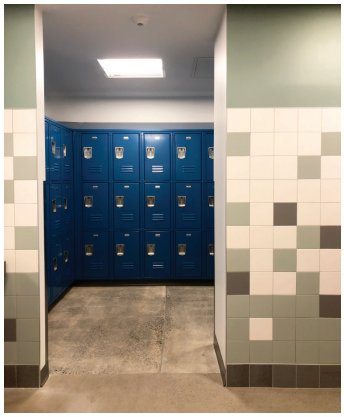
Welding Building Tenant Improvements

South Seattle College (South)

Project Team: Nadia Melim and Jerry Osborn

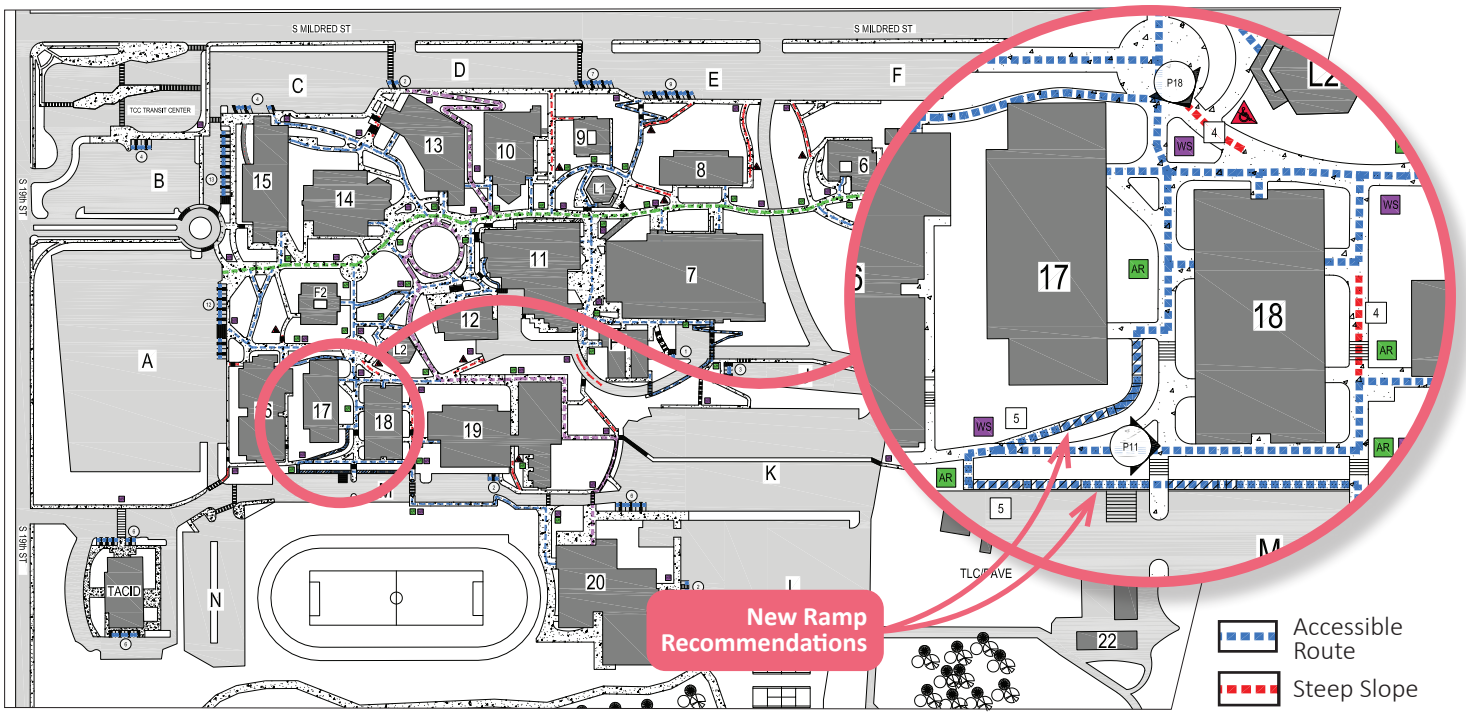
OAI renovated the gender-specific locker rooms and entry area. To address gender equity in a vocational setting, South wanted to provide equally-sized gender inclusive locker rooms. They also wanted to upgrade its aging toilet facilities to meet current ADA code and increase gender equity and access. We performed a space study, and designed a functional area with enough space to store heavy tools and protective equipment used by students and staff. We designed gender specific toilets for the men's and women's locker rooms. We also added an additional single-use, gender-inclusive toilet room. An aesthetically pleasing, industrial design was applied to withstand vigorous wear and tear.





Renovated Men's locker room and entry area

OAI PS



ADA / Life Safety

ADA Route Finding, Signage & Site Improvement Recommendations

Tacoma Community College (TCC)

Project Team: Melissa Forbes and Jerry Osborn

TCC requested our design services to assist them with developing universal access and wayfinding signage for its 150-acre campus. OAI conducted a thorough walk-through of the TCC campus and its buildings to identify any areas within the existing site that were not ADA compliant. A mobility-impaired TCC staff member and a mobility-impaired TCC student participated in the site walk to help our team understand the campus from their point of view. The key goals for our walk-through were to ensure that all people with disabilities have adequate access as well as safe and accessible paths of travel to the TCC campus and its buildings. Following the walk-through, we compiled our findings into a finding report with the following recommendations:

- **New Signage:** The campus contains several, steep hills. To be ADA compliant, we recommend adding "Caution Steep Slope" signs, along with "Accessible Route" signs with directional arrows to the accessible route, and additional wayfinding signage.

- **New Accessible Ramps:** We propose new, accessible ramps based on the topographical map provided by TCC.

Additions / Major Renovations

Building A TIG Addition

Renton Technical College (RTC)

Project Team: Joe Muller, Jerry Osborn, and Melissa Forbes

In 2020, OAI completed an addition to Building A to expand RTC's TIG welding program. We directed the programming, design, permitting, and construction administration of this new 300 square foot addition, which increased the TIG welding program's capacity by 50%. The project replaced an existing 10-station welding table with 15 modern welding booths and upgraded the mechanical and electrical systems in the TIG welding room.

The project scope was later expanded to include the upgrade of ventilation systems in the general welding area, replacing a rather large and unsightly air handler with new exhaust and makeup air units. New mechanical screening designed by OAI helped conceal rooftop mechanical units, which greatly enhanced the building's appearance from the neighboring community.

The project required a considerable amount of coordination and planning to ensure construction did not affect adjacent classrooms that remained operational. Phasing requirements were included noting major shutdowns and milestones aligned to coincide with the academic calendar. OAI developed and maintained a 3D BIM model throughout construction to help coordinate and locate the final placement of new ducts, light fixtures, and exhaust hoses to aid the installation of new mechanical and electrical systems.

OAI's documents identified owner and contractor responsibilities for removing, relocating, or demolishing existing classroom equipment. OAI coordinated utility and support infrastructure for the College furnished equipment.

Expedia Transportation Center

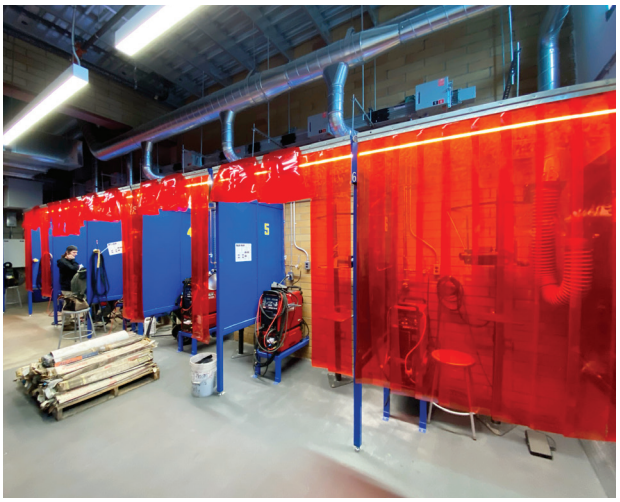
Coldwell Banker Richard Ellis (CBRE)

Project Team: Jerry Osborn and Nadia Melim

Expedia needed to build a transportation center for its new campus to ease anticipated street congestion. OAI worked with Expedia and CBRE to fast track the project because the selected site was located on a significant arterial street.

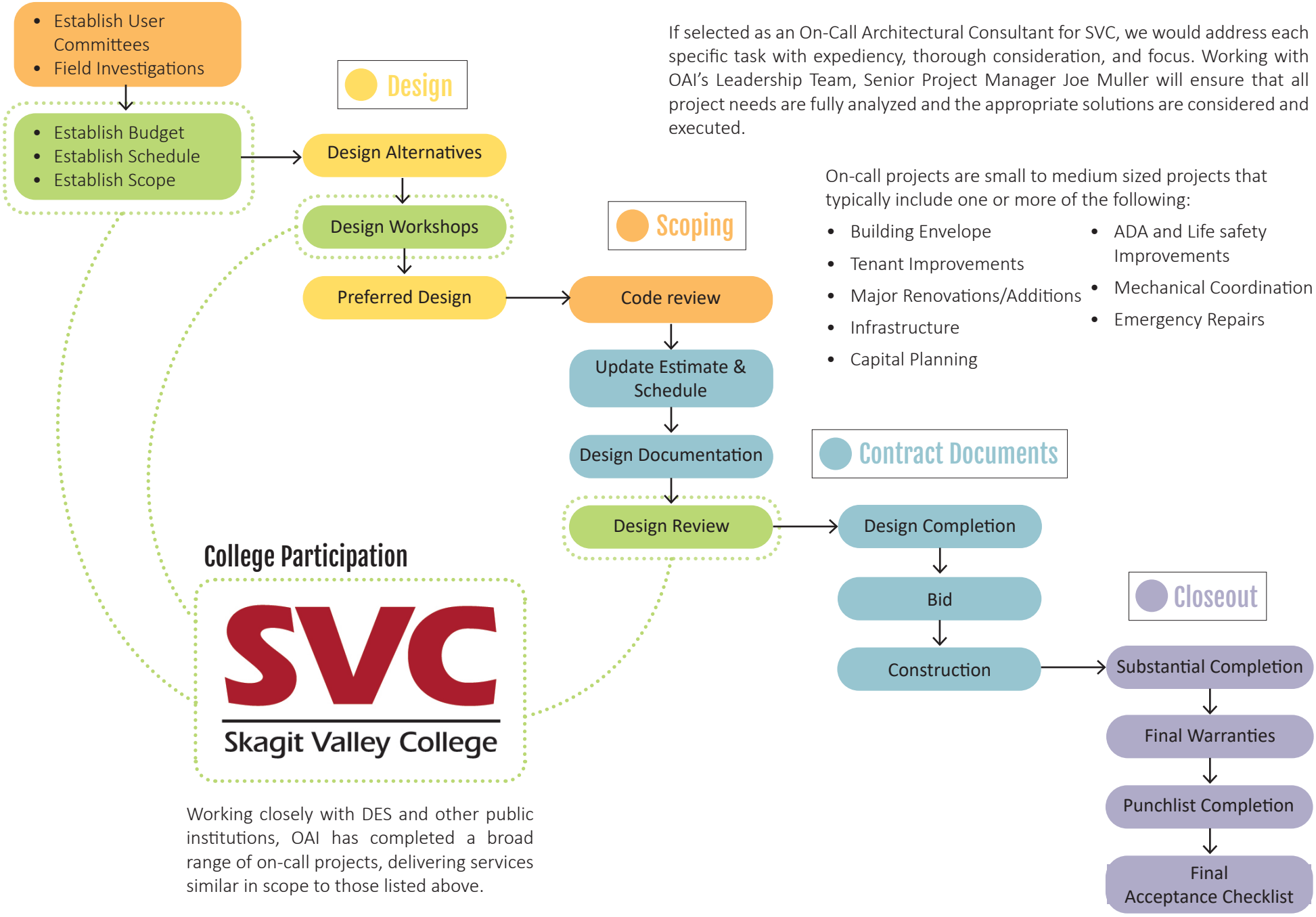
OAI worked with a modular building company, and designed the central passenger hub and waiting area to be prefabricated quickly off-site. This allowed the contractor to prepare the site concurrently with fabrication of the building components. Because construction of the modular buildings occurred simultaneously with the site and foundation work, it was completed sooner than traditional construction. This decreased job site traffic, minimizing noise and pollution. OAI facilitated stakeholder communication with Seattle Department of Construction and Inspections & Washington State Department of Labor and Industries to meet inspection requirements.

OAI's design included waiting areas with polycarbonate-domed canopies, providing views of arriving buses and cars, a reader board that lists bus arrivals/departures, a coffee bar, and a separate office for shuttle drivers. The center accommodates ride share and company shuttle buses, promoting sustainable transportation, which is important to Expedia. As a nod to its industrial location, the building is clad in corrugated metal.



Top Left: *TIG Addition*
Top Right*: New station ventilation*
Middle: *New TIG welding station*
Bottom*: View from above of completed Transportation Center*

OAI PS



If selected as an On-Call Architectural Consultant for SVC, we would address each specific task with expediency, thorough consideration, and focus. Working with OAI's Leadership Team, Senior Project Manager Joe Muller will ensure that all project needs are fully analyzed and the appropriate solutions are considered and executed.

On-call projects are small to medium sized projects that typically include one or more of the following:

- Building Envelope
- Tenant Improvements
- Major Renovations/Additions
- Infrastructure
- Capital Planning
- ADA and Life safety Improvements
- Mechanical Coordination
- Emergency Repairs

Working closely with DES and other public institutions, OAI has completed a broad range of on-call projects, delivering services similar in scope to those listed above.

OAI PS

Scoping - *Assess The Project Needs*

Meet with DES, facility managers and user groups and perform site visits to fully understand the nature and needs of the project. We align these visits with times when we are able to witness occurrences and repair needs firsthand.

Review Secondary Considerations

- Understand the associated cost of repairs: Develop a preliminary cost range and engage DES and the client agency to ensure project design goals and budgets are reconciled
- Review scheduling ramifications: Determine expectations for the beginning, duration, timing, and completion of construction. Review considerations for public safety, staging requirements, and tenant impacts such as noise, unpleasant odors, and dust control.
- Review long term facility plans: Determine intended service life of building. Explore sustainable short-term and long-term solutions

Design Alternatives and Preferred Design

Recommended solutions are weighted against primary and secondary project needs:

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

Proposed solutions are evaluated, modified, and solidified into the project solution and/or accepted design.

Permitting

Jurisdictional requirements are included as part of the project delivery schedule and are typically established early in the project planning. Typical permit types include plan review, trade, and the Puget Sound Clean Air Agency approval (required in advance for removal of asbestos-containing materials). Often 30-day panel metering is required to verify that the existing power system is capable of assuming new power loads anticipated with the project.

Bidding and Procurement

Review with the DES to determine the best procurement method: design-bid-build, job-order contracting (JOC), or state small works roster. Each method has unique advantages and restrictions. We will reach out to and procure construction bids from qualified WMBE contractors and sub-contractors. *Note: GCCM and Design Build are not relevant to on-call scaled projects.*

Construction Administration

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

- Timely review of contractor questions, submittals, and RFIs
- Meet on-site to review challenging construction issues
- Monitor construction schedule, facility impacts and consultant coordination
- Fairly negotiate change orders with all parties involved

Project Close-Out

Our goal is to expeditiously facilitate the closeout process.

- Perform punchlist walk-through(s) and verify construction completion
- Resolve any outstanding cost changes
- Review contractor O&M manuals and verify warranties meet specification requirements
- Coordinate and assist with commissioning completion
- Incorporate all construction field changes into As-Built documents
- Ensure all permits have been finalized
- Inspect project at one-year warranty date

It is not uncommon for us to be called to the site several times within the warranty year. We make ourselves readily available when issues arise (during and after the warranty period expires) to make sure latent issues are satisfactorily resolved.

Diverse Business Inclusion Strategies

Our approach to inclusion is to research local, small, and diverse business entities who can bring value to clients through their local presence and understanding of the client and community or who provide quality professional consulting services that complement our services. We routinely use qualified Women and Minority-owned Business Enterprises (WMBE) and Small Business Enterprise (SBE) consultants to staff our projects. As we market and solicit for new projects, we pro-actively include WMBE/SBE firms in our efforts. OAI utilizes the "Directory of Certified Firms" maintained by the Office of Women and Minority-owned Business Enterprises (OWMBE) on the State of Washington website. We also attend trade events where we reach out to WMBE/SBE firms and look for partnering opportunities. OAI's Outreach Plan is reviewed before we solicit proposals for consulting services on any project.

We have extensive experience managing diverse teams on projects having comparable scope of work, size, and duration of contracts. We are committed to the success and growth of all members, and our intention is tri-fold: create and implement a plan to meet and exceed project goals, make inclusion a pillar of our best business practices, and create a legacy of mentorship to grow local WMBE/SBE firms. We understand and value the importance inclusion brings to SVC's projects in addition to the true community gains and opportunities that arise.

Mentoring: We provide our WMBE/SBE partners with procedures and tools that OAI has created to successfully deliver projects, and train firms on how to use them effectively. Inclusion success must incorporate the following components:

1. Capacity assessment of firms with appropriate profitable right-sizing work scopes
2. Early involvement of our team with WMBE/SBE firms to determine appropriate technical assistance/mentoring support
3. Asking our WMBE/SBE team members what mentoring or coaching they would want to receive as part of this project

We construct our teams in a "cross-training" manner to provide mentoring support to smaller team members. In turn, our larger members learn and incorporate inclusive business solutions (such as those identified above) while having the opportunity to hear challenges smaller firms encounter while seeking and performing project work. Our proposed team includes experienced professionals with a shared history of facilitating on-call projects; however, we have found that providing the appropriate level of support at critical points in the project helps all team members succeed.

We have a proven track record of utilizing WMBE/SBE Sub-Consultants on our on-call projects. Below is a table highlighting some of our WMBE Sub-Consultants' usage over the past 5 years.

Project	WMBE Subs	WMBE Subs Fee	OAI Fee	Total Fee
Bradner Gardens Fire Damage Repair-Seattle Parks and Recreation	W	$43,690	$41,770	**$104,580**
Airport Way Center (AWC) Building E Asset- City of Seattle	W and M	$16,310	$10,560	**$26,870**
Haller Lake Maintenance Building A- City of Seattle	W and M	$45,100	$42,000	**$87,100**
West Precinct HVAC Modifications - City of Seattle	W and M	$17,850	$13,000	**$30,850**
AWC Building A DAS- City of Seattle	W and M	$7,620	$11,920	**$19,540**
West Precinct Chiller Replacement- City of Seattle	W and M	$37,910	$30,840	**$68,750**
East Precinct "Tier 2" Seismic Evaluation- City of Seattle	W	$14,490	$7,520	**$22,010**
AWC Building E MEP Upgrades- City of Seattle	W and M	$4,950	$3,850	**$9,300**
Seattle Police Department (SPD) West Precinct Evaluation & Replacement- City of Seattle	W and M	$53,920	$18,180	**$72,100**
West Precinct Chiller CD & Bid- City of Seattle	W and M	$99,250	$78,160	**$177,410**
Campus Wide Toilet Room Renovations- Renton Technical College	W and M	$6,970	$45,125	**$66,960**
WSU Extension Remodel- Thurston County	W and M	$20,500	$39,570	**$60,070**
Early Learning Center Infant Classroom Pre-Design	W	$2,650	$12,550	**$15,200**

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*: 2021-830

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: **Osborn Architects Inc., P.S.**	3. YEAR ESTABLISHED: 2015 / 4. DUNS NUMBER: 07-981-3391
2b. STREET: 7574 Hannegan Road *(Satellite Office)*	5. OWNERSHIP
2c. CITY: Lynden / 2d. STATE: WA / 2e. ZIP CODE: 98264	a. TYPE: Corporation
	b. SMALL BUSINESS STATUS
6a. POINT OF CONTACT NAME AND TITLE: **Jerry Osborn, President**	7. NAME OF FIRM *(If block 2a. is a branch office)*: **Osborn Architects Inc., P.S.**
6b. TELEPHONE NUMBER: 206.920.6348 / 6c. E-MAIL ADDRESS: josborn@oaips.com	

8a. FORMER FIRM NAME(S) (If any)	8b. YR ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	7	
06	Architect, Licensed	4	
08	CADD Draftsman	5	
15	Construction Inspector	1	
16	Construction Manager	1	
18	Cost Engineer/Estimator	1	
29	GIS Specialist	1	
47	Planner; Urban/Regional	2	
48	Project Manager	10	1
	Public Outreach Specialist	2	
	Marketing	1	
	Other Employees		
	Total	35	1

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)*
C05	Child/Development Facilities	1
C11	Community Facilities	3
E02	Education Facilities, Classrooms	3
G01	Garages, Vehicle Maintenance Facility, Parking	1
G04	GIS Services	1
H11	Housing: Residential, Multi-Family, Apartments	2
I05	Interior Design, Space Planning	2
P06	Project Planning	1
R12	Roofing	4
S03	Seismic Design & Studies	1
	Application Development	1
	Land Acquisition/Property Mgmt	4

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

(Insert revenue index number shown at right)

a. Federal Work	8
b. Non-Federal Work	1
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,00 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: Jerry Osborn / b. DATE: 06/15/2021

c. NAME AND TITLE: Jerry Osborn, President