



Project No. 2024-205: DCYF Spruce Living Unit Renovation Design

Green Hill School DCYF 375 11th St. Chehalis WA 98532

KMB architects

November 9th, 2023

KMB
architects



Attn: Rafael Urena and Trent Phillips, Project Managers
State of Washington, Department of Enterprise Services
Facility Professional Services
Olympia, WA

RE: Statement of Qualifications – Design Services Required for Project No. 2024-205: Green Hill School-Spruce Living Unit Renovation

Dear Mr. Urena, Mr. Phillips, and Selection Committee,

KMB architects has a long-held commitment and passion for designing facilities to help facilitate the safety, security, and rehabilitation of juveniles in the justice system. We are dedicated to keeping both youth and staff safe while providing facilities that support the programs and operations required to create a successful juvenile rehabilitation facility. In keeping with this focus, we are pleased to submit our qualifications for design and construction administration services for the Green Hill School Spruce Living Unit renovation and design project.

Having completed the predesign study for the Green Hill Campus, the renovation of Baker North, and the DCYF Statewide Master Plan, we are particularly excited for the opportunity to put the agency's thoughtful planning and vision into action with the Spruce Living renovation. We are thrilled to execute the unique program for this project that will foster the development of independent living skills for the older youth who are preparing to transition back to the community. This is a unique opportunity to provide a facility tailored to these needs while providing the safety and security required for this type of facility. We look forward to sharing our knowledgeable design solutions to provide staff with operational flexibility to modify the degree with which movement and access to amenities is allowed or restricted for the youth. Our background knowledge of the project will allow us to expedite design to help reduce the schedule to meet the occupancy needs of fall 2025.

KMB and our project partners have served the State together on multiple projects of similar size and scope over the years. This entire team is familiar with renovation and addition work on secure juvenile facilities, the State budget, planning, and project execution process, as well as the State's visions and goals on sustainability. Our attention to detail, responsiveness, ability to listen, and passion for what we do set us apart from all others.

have been honored to serve DES and DCYF in the past and look forward to the opportunity of serving you again on the Green Hill School Spruce Living Unit renovation project. We commit to providing you with the highest level of professional design services, construction administration, and integrity for which KMB is known.

Respectfully,

A handwritten signature in blue ink, appearing to read 'J. Hill'.

James Hill, AIA
Partner-in-Charge & Project Manager
KMB architects
JamesHill@kmb-architects.com | 360.352.8883

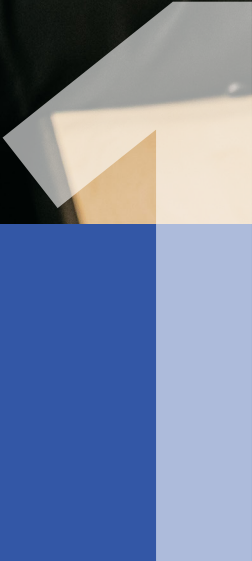


STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

*1500 Jefferson St. SE, Olympia, WA 98501
 PO Box 41476, Olympia, WA 98504-1476*

Designated Point of Contact for Statement of Qualifications
 For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order
 Contracting (JOC) Selections

Firm Name: KMB architects, inc. p.s.		
Point of Contact Name & Title: James Hill, AIA, Partner		
Email: JamesHill@kmb-architects.com	Telephone: 360-352-8883	
Address: 906 Columbia St. Ste. 400		
City: Olympia	State: WA	Zip: 98501



EXECUTIVE SUMMARY

Since KMB's founding over 35 years ago, the majority of our work has been for State agencies including the Washington State Department of Children, Youth, and Families, Department of Social and Health Services, Department of Corrections, Department of Ecology, Department of Enterprise Services, and Department of Labor and Industry. Our projects have included predesign and programming, on-call contracts, to master planning, design and construction administration, with a focus on design within secure facilities.

PROJECT UNDERSTANDING

KMB understands that the Department of Children, Youth, and Families is seeking to renovate half of the Spruce Unit at the Green Hill campus. The renovation is to serve the needs of staff and residential care, treatment, educational and vocation training for juvenile offenders 16-25 years old. The scope of services will include architectural design, engineering, and construction administration services, as well as preliminary investigation and scoping and documentation of existing conditions. KMB brings broad experience in the delivery of projects for the State of Washington and for DCYF, and has specific experience with the design of secure treatment spaces. KMB's team, including Principal-in-Charge and Project Manager James Hill and Secure Treatment Design Specialist Gregory Cook, have recently partnered with DCYF on multiple juvenile secure facilities including Green Hill Baker North renovations, Echo Glen's security fencing, the Ketron Cottage expansion at the Child Study and Treatment Center, a new Youth Housing facility for patients with Habilitative Mental Health (HMH) and high-intensity developmental/intellectual disability (HIDD) needs, as well as DCYF's 8 community facilities.

NATIONAL SECURE TREATMENT HEALTH CARE DESIGN EXPERTISE

KMB brings regional, national, and international expertise in the design of treatment-focused youth facilities to this project. KMB partner Greg Cook has more than 15 years' experience planning and designing secure treatment facilities, with a focus on the impact of the built environment on behavior, wellness, and patient safety. Greg's recent experience with youth facilities includes the King County Children and Family Justice Center and the Cherry Creek Youth Justice Centre in Victoria, Australia. KMB's understanding of the unique and critical demands of providing treatment for youth in a secure setting will be essential to the success of this project.

EXTENSIVE EXPERIENCE PARTNERING WITH DCYF

KMB and our subconsultant partners have worked with DCYF on every juvenile facility across the state in recent years. Our familiarity with these facilities, with our extensive knowledge of departmental policies and procedures, will allow us to quickly implement a project approach that is focused on innovation, safety and security, and the effective treatment and rehabilitation of the population.

DEEP INSTITUTIONAL KNOWLEDGE OF THE GREEN HILL SCHOOL CAMPUS

KMB and our key subconsultant partners have worked extensively on DCYF's Green Hill School Campus over the past ten years. We are currently working through the construction phase of the Baker North housing unit renovation which is a prototypical plan for these housing units. A similar solution to the Baker project will be applied to this Spruce housing unit renovation. Our team is uniquely qualified with this recent relevant experience which will allow us to expedite the design process and improve upon our past design work with lessons learned. We have provided design support across campus through minor works projects that have improved security, safety, and functionality for the facility. Recent project on the Green Hill Campus include:

- Security Video Improvements Study
- Campus Security and Surveillance Upgrades
- Kitchen Ceiling Replacement
- Baker South Predesign Study
- Campus Master Plan
- Baker North Predesign Study
- Baker North Renovation Design
- Education Building Restroom Renovation
- Residential Unit Communications Retrofit

ADDITIONAL KMB TEAM DETAILS

- 40+ Employees
- Self Certified Small Business (SSBE)
- Certified Correctional Health Professional on Staff
- Over 50 years of collective DCYF team experience



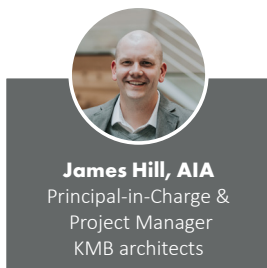
2

QUALIFICATIONS OF KEY PERSONNEL

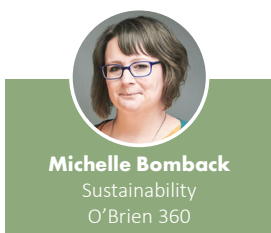
2 | QUALIFICATIONS OF KEY PERSONNEL

KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested design services. KMB's team experience and past performance with secure facilities for the State of Washington is unsurpassed. Our assigned project team will be led by KMB Principal-in-Charge and Project Manager James Hill, and Secure Treatment Design Specialist Greg Cook. Greg will be supported by Project Architect Bryan Beley, with Adam Herrick as security design expert.



Key Subconsultants



WORKING AS A TEAM

KMB has assembled a team of experts to help DCYF complete the renovation of Green Hill's Spruce Unit. Partner-in-Charge and Project Manager James Hill and Secure Treatment Design Specialist Greg Cook will work with you to understand your needs, explore opportunities, present options, gain consensus, and execute solutions. James Hill offers over 18 years of experience in juvenile justice designs for multiple State facilities. Our consultant team of Hargis Engineers, KPFF Engineers, and Wiggins Pre-Construction Services have collaborated with KMB on Justice, Judicial and Corrections projects across Washington and Oregon, including currently on projects with DCYF, DSHS and DOC. This deep experience working with each other and being readily available throughout the design and construction phases allows for solid communication and higher quality project outcomes.

JAMES HILL, AIA

Principal-in-Charge and
Project Manager, KMB architects

YEARS OF EXPERIENCE

18 Years

PERCENTAGE OF TIME

45%

EDUCATION

Master of Architecture,
Washington State University

Bachelor of Science Architectural Studies,
Washington State University

PROFESSIONAL REGISTRATION

Architect, State of Washington

ROLE DESCRIPTION

James Hill will serve as Partner-in-Charge and Project Manager for the Green Hill School Spruce Living Unit renovation and construction. James brings over 18 years of experience ranging from new construction, modernizations, large renovations, and small works projects. Process oriented and a clear communicator, James excels at providing comprehensive solutions, establishing trust, and delivering projects efficiently.

James' years of hands on experience in designing secure environments with a focus on youth, and passion for tailoring facility design solutions to the client's unique project specific goals and needs are ideally suited for this project. He will be the day to day contact for DES and DCYF throughout the project and will monitor the project progress to ensure the design is achieving project goals while maintaining the project budget and schedule. Projects succeed through his active listening, proven project approach, and strong facilitation skills. He has a talent for asking the right questions, providing thoughtful solutions, establishing trust, and delivering projects efficiently. His passion for quality assurance and quality control ensures contract documents are comprehensive, well coordinated, clear, and communicative.



RELEVANT EXPERIENCE

- WA State Dept. Children, Youth & Families, Green Hill Baker North Cottage, Renovations and Remodel | Chehalis, WA
- WA State Dept. Children, Youth & Families, Statewide Master Plan | Multiple Locations, WA
- WA State Dept. Children, Youth & Families, Green Hill Baker North Cottage, Predesign | Chehalis, WA
- WA State Dept. Children, Youth & Families, Naselle Youth Camp, Predesign | Naselle, WA
- WA State Dept. Children, Youth & Families, Green Hill, Predesign | Chehalis, WA
- WA State Dept. Children, Youth & Families, Naselle Youth Camp, Moolock Predesign | Naselle, WA
- WA State Dept. Children, Youth & Families, Naselle Youth Camp, Mainer Lodge, Renovations | Naselle, WA
- WA State Dept. Children, Youth & Families, Green Hill Baker South Cottage, Predesign | Chehalis, WA
- WA State Dept. Children, Youth & Families, Green Hill Willow Living Unit, Outdoor Recreation Roof | Chehalis, WA

GREG COOK, AIA, CCHP

Secure Treatment Design Specialist
KMB architects

YEARS OF EXPERIENCE

25 Years

PERCENTAGE OF TIME

45%

EDUCATION

Master of Architecture, Washington
University in St. Louis

Bachelor of Science in Civil Engineering, University of
Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION

Architect, States of Washington, Missouri,
N. Carolina, and S. Carolina

ROLE DESCRIPTION

Greg will serve as Secure Treatment Design Lead for the Green Hill School Spruce Living Unit renovation. A Certified Correctional Health Professional, Greg has extensive experience designing secure health care environments for WA state agencies. Greg is Principal-in-Charge for the secure facility improvements at the Echo Glen Children's Center, and has been involved in the planning and design of several facilities for DSHS, including projects at the Child Study and Treatment Center. Prior to joining KMB, Greg led the design of the recently opened Joliet, Illinois In-patient Treatment Center, which has been recognized as a model correctional behavioral health facility nationwide. Greg was also part of the design team for the Cherry Creek Youth Justice Centre in Victoria, Australia, which was designed to improve rehabilitation outcomes for young people while keeping staff and the community safe by prioritizing mental and physical health and wellbeing, rehabilitation, and daily engagement in programs and activities.

Greg has consulted with the National Commission on Correctional Health Care as a Correctional Health Design Specialist and led their task force to develop design best practices for secure facilities and is a frequent presenter at national conferences.



RELEVANT EXPERIENCE

- WA State Dept. Social & Health Services and WA State Dept. Children, Youth & Families, Predesign Services | TBD, WA
- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital | Tukwila, WA
- WA State Dept. Children, Youth & Families, Echo Glen Security Fencing Feasibility Study, Renovations | Snoqualmie, WA
- WA State Department of Social and Health Services, Child Study and Treatment Center Ketron Cottage Expansion – Lakewood, WA
- Victoria Department of Justice and Community Safety, Cherry Creek Youth Justice Centre – Cherry Creek, Victoria, Australia*
- King County Department of Adult and Juvenile Detention, Judge Patricia H. Clark Children and Family Justice Center – Seattle, WA*
- Ohio Department of Youth Services, Circleville Juvenile Correctional Facility Housing Replacement – Circleville, OK*
- Wayne County Juvenile & Youth Services, New Juvenile Detention Center – Detroit, MI*

* Denotes project while employed with another firm

BRYAN BELEY, AIA

Project Architect
KMB architects

YEARS OF EXPERIENCE

10 Years

PERCENTAGE OF TIME

45%

EDUCATION

Bachelor of Science in Architecture, NAAB-EESA,
University of Santo Tomas, Philippines

PROFESSIONAL REGISTRATION

Architect, State of Washington

ROLE DESCRIPTION

Associate Bryan Beley is an emerging leader at KMB who is drawn to finding balance in his work between design and project management; the program and the budget; function and form. Bryan is constantly seeking process improvement, innovative tools, and additional knowledge to hone his craft.

“Using the right tools to solve problems – I love that part of the design process... I’m always exploring how different tools can be integrated into both the design process and project management.”

Bryan’s positivity shines through in all his interactions with clients, colleagues, and consultants. As a leader of the development and refinement of KMB’ Revit and AutoCAD standards, Bryan serves as the conduit between our design and production staff. He is driven to seek the most efficient way to deliver projects and works hard to create standardization across the firm.

“I’m one of the lead facilitators in the firm for production and graphics management. I organize a review group once a month to help set firm standards in production and to review how to use these tools most efficiently between all our staff.”



RELEVANT EXPERIENCE

- WA State Dept. Children, Youth & Families, Green Hill Baker North Cottage, Renovations and Remodel | Chehalis, WA
- WA State Dept. Children, Youth & Families, Green Security Upgrades | Chehalis, WA
- WA State Dept. Children, Youth & Families, Woodinville Community Facility Bedroom Addition, | Woodinville, WA
- WA State Dept. Social & Health Services, Child Study and Treatment Center, CLIP Expansion | Lakewood, WA
- WA State Dept. Children, Youth & Families, Echo Glen, Security Fencing Feasibility Study | Snoqualmie, WA
- WA State Dept. Children, Youth & Families, Echo Glen, Campus Door Replacement | Snoqualmie, WA
- WA State Dept. Children, Youth & Families, Naselle Youth Camp, Security Camera Upgrades | Naselle, WA
- WA State Dept. Social & Health Services, Orcas Housing Unit Addition and Renovation (CSTC) | Lakewood, WA

2 | QUALIFICATIONS OF KEY PERSONNEL



ADAM HERRICK Security Design Expert, KMB architects

Adam Herrick is a security designer who leads KMB's security and justice design projects and for the State of Washington. He finds it fascinating to see how justice facilities operate and thrives within the compressed schedules and specific demands of these projects. Adam will support the team with a specific focus on security design including doors, windows, hardware, fixtures and equipment, wall and ceiling construction, and coordination with the security electronics consultant.

EDUCATION

Associate of Arts,
Occupational Studies CADD,
Universal Technical Institute

EXPERIENCE 17 years

PERCENTAGE OF TIME

25%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Youth &
Families, Green Hill, Security Upgrades
| Chehalis, WA

WA State Dept. Social & Health
Services, Maple Lane, Cascade Cottage,
Renovation & Addition | Rochester,
WA

WA State Dept. Social & Health
Services, Children's Long In-Patient,
Program, Design | Lakewood, WA

WA State Dept. Social & Health
Services, Western State Hospital, Exterior
Upgrades | Lakewood, WA

WA State Dept. Social & Health
Services, Cedar Creek Corrections Center,
Alpine Housing Unit, Roof Replacement |
Rochester, WA

WA State Dept. Children, Youth &
Families, Naselle Youth Camp, Mainer
Lodge, Renovations | Naselle, WA



ERIK STEARNS, PE, LEED AP Electrical Engineer, Hargis Engineers

Erik's focus on the detailed management of budget, schedule and collaboration is equal to his attention to the programming and design of systems for treatment and juvenile justice facilities. Erik's talent for addressing design needs and the unique requirements encompassed in these environments, coupled with his experience collaborating with KMB on behalf of the State of Washington, Erik presents a proven partner for this project.

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Youth &
Families, Green Hill, Baker North
Renovations **(with KMB)** | Chehalis,
WA

WA State Dept. Children, Youth &
Families, Green Hill, Security Upgrades
(with KMB) | Chehalis, WA

WA State Dept. Social & Health
Services, Maple Lane Emergency
Renovation- Cascade Unit **(with KMB)**
| Rochester, WA

WA State Dept. Social & Health
Services, Echo Glen CCTV Upgrades
(with KMB) | Snoqualmie, WA

WA State Dept. Social & Health
Services, Western State Hospital
CSTC Seclusion Room **(with KMB)** |
Lakewood, WA

WA State Dept. Social & Health
Services, Western State Hospital, Buildings
9 & 20 Fire Alarm Replacement & Electrical
Upgrades | Lakewood, WA

EDUCATION

Bachelor in Science,
Electrical Engineering,
Washington State University

EXPERIENCE 32 years

PERCENTAGE OF TIME

15%

2 | QUALIFICATIONS OF KEY PERSONNEL



RON ELIASON Mechanical Engineer, Hargis Engineers

Specializing in complex coordination of the variety of systems that serve program spaces in juvenile justice facilities, Ron's comprehensive approach focuses on integrated systems that complement uses. His knowledge of HVAC, plumbing, fire protection and EMS system options correspond to scheduling, budget, sustainable and operational needs.

EDUCATION

Bachelors of Science,
Mechanical Engineering,
University of Washington

EXPERIENCE 34 years

PERCENTAGE OF TIME
25%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Green Hill
School, Baker North Renovations **(with KMB)** | Chehalis, WA

WA State Dept. Children, Green Hill
School Expanded CCTV Coverage **(with KMB)** | Chehalis, WA

WA State Dept. Social & Health
Services, Maple Lane Emergency
Renovation- Cascade Unit **(with KMB)** |
Rochester, WA

WA State Dept. Social & Health
Services, Echo Glen CCTV Upgrades **(with KMB)** | Lakewood, WA

WA State Dept. Social & Health
Services, McNeil Island Special
Commitment Center (SCC) King Hall
Scullery | Steilacoom, WA

WA State Dept. Social & Health
Services, Cedar Creek Corrections Center,
Alpine Housing Unit, Roof Replacement |
Rochester, WA



PATRICK SHANNON Telecom/Security Engineer, Hargis Engineers

Patrick has broad experience planning and programming new and upgraded security and telecommunications systems for secure facilities. He has extensive experience with intrusion, access controls, and CCTV cameras in both analog and IP-based operations, and highly integrated operational platforms. His tenure serving the State of Washington DCYF and other state agencies, as well as multiple collaborative efforts with KMB positions him as a valuable resource to this project.

EDUCATION

NA, US Army National Guard,
Communications Specialist

EXPERIENCE 31 years

PERCENTAGE OF TIME
15%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Youth &
Families, Green Hill, Baker North,
Renovations **(with KMB)** | Chehalis,
WA

WA State Dept. Children, Youth &
Families, Green Hill, Security Upgrades
(with KMB) | Chehalis, WA

WA State Dept. Social & Health
Services, Maple Lane Emergency
Renovation- Cascade Unit **(with KMB)**
| Rochester, WA

WA State Dept. Social & Health
Services, Western State Hospital CSTC
Access Control Project (**(with KMB)** |
Snoqualmie, WA

WA State Dept. Social & Health
Services, Western State Hospital
CSTC Seclusion Room **(with KMB)** |
Lakewood, WA

WA State Dept. Social & Health
Services, Western State Hospital, Buildings
9 & 20 Fire Alarm Replacement & Electrical
Upgrades, | Lakewood, WA

2 | QUALIFICATIONS OF KEY PERSONNEL



KEN LELAND, PE, SE Structural Engineer, AHBL

Ken Leland is a principal with 24 years of experience working on a diverse range of project types including medical and healthcare facilities and numerous projects throughout Lewis County. Ken brings experience with projects requiring both physical and electronic security enhancements including federal government installations, schools and other public buildings. He is an Olympia resident with robust experience permitting projects in Thurston and Lewis County. Clients appreciate Ken's high level of communication, and his creative, yet cost-effective solutions to design challenges.

EDUCATION

Bachelor of Science, Civil Engineering - Structural Concentration, University of Washington

EXPERIENCE 25 years

PERCENTAGE OF TIME
25%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Green Hill School, Baker North Renovations **(with KMB)** | Chehalis, WA

New Health and Wellness Building, Nisqually Indian Tribe, Olympia, WA

WA State Dept. Social & Health Services, Fircrest School Electrical Upgrades | Shoreline, WA

Central Kitsap School District Security Improvements, (13) school sites, Bremerton and Silverdale, WA

Early Learning Center, United Way of Lewis County, Chehalis, WA

Patriot's Landing Memory Care Facility, Dupont, WA



MATTHEW MISKOVIC, PE, ASSOC. DBIA Civil Engineer, KPFF Engineers

Matthew has 23 years of experience in public works project management, design, jurisdictional coordination, specification writing, plan preparation, and construction oversight. His technical experience and passion for design makes Matthew an ideal partner to support KMB on the development and planning efforts of this project. He has extensive experience in all phases of public projects including predesign, PS&E design, permitting, bid evaluation and award, construction administration, and project closeout.

EDUCATION

Washington State University, Bachelor of Science, Civil Engineer

EXPERIENCE 23 years

PERCENTAGE OF TIME
25%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Youth & Families, Green Hill, Baker North, Renovations **(with KMB)** | Chehalis, WA

WA State Dept. Children, Youth & Families, Echo Glen Predesign **(with KMB)** | Snoqualmie, WA

WA State Dept. Children, Youth & Families, Green Hill, Baker North, Predesign **(with KMB)** | Chehalis, WA

WA State Dept. of Corrections, MCCCW Septic System Repair, Monroe | Snoqualmie, WA

WA State Dept. Children, Youth & Families, Woodinville Community Center Renovation **(with KMB)** | Woodinville, WA

Ecology Headquarters Parking Lot Repair and Stormwater Facility Maintenance | Olympia, WA



MATT WIGGINS Cost Estimator, Wiggins Pre-Construction Services

With over 18 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Matt has worked for two large national commercial building general contractors and a large glazing system subcontractor. Matt has accurately estimated projects in every region of the Pacific Northwest, some over \$100 million in total cost.

EDUCATION

Washington State University,
Bachelor of Science,
Construction Management

University of Washington,
Master of Science-Construction
Management

EXPERIENCE 18 years

PERCENTAGE OF TIME



SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Green Hill
School, Recreation Building | Chehalis,
WA

WA State Dept. Children, Green Hill
Baker South , Renovations **(with KMB)**
| Chehalis, WA

WA State Dept. Children, Echo Glen,
Academic School | Snoqualmie, WA

WA State Dept. Children, Statewide
Master Plan | Multiple, WA

Post Falls Needs Assessment | Post
Falls, ID

King County Children & Family Justice
Center, | Seattle, WA

Lynnwood Justice Center | Lynnwood,
WA

Lane County Adult Corrections Facility
Improvements | Eugene, OR

MICHELLE BOMBECK, LEED AP Sustainability, O'Brien 360

Michelle is well versed complexity and outs of commercial rating systems and assisting clients to compare, select, and implement the best system. As a senior manager, she leads the certification process on ground-up projects, renovations, and last-minute contractor rescue operations, supporting design and construction teams with efficiency and awareness. She understands how to work with rating systems and their governing bodies, honing her ability to craft approaches that achieve the intent of underlying sustainability principles, while also being a best fit for her clients.

EDUCATION

Slippery Rock University of
Pennsylvania, Bachelor of
Arts, Creative Writing

EXPERIENCE 16 years

PERCENTAGE OF TIME

25%

SELECTED PROJECT EXPERIENCE

WA State Dept. Children, Youth &
Families, Green Hill, Baker North,
Renovations **(with KMB)** | Chehalis,
WA

WA State Dept. Social & Health
Services, Maple Lane, LEED Contractor
Assistance | Rochester, WA

WA State Dept. Social & Health
Services, CTSC CLIP Expansion, LEED
Contractor Assistance **(with KMB)** |
Lakewood, WA

North Residential Treatment Facility,
LEED Project Management, Snohomish
County, WA

Metropole Building Renovation, LEED
Project Management, Seattle, WA

Fort Worden Building 305 Renovation,
LEED Project Management, Port
Townsend, WA



3

**RELEVANT
EXPERIENCE**

GREEN HILL BAKER NORTH, CHEHALIS, WA**KEY ELEMENTS**

- Normative and Restorative Environments
- Renovation and Addition
- Occupied Renovation
- Life Safety
- Improved Programming
- Outdoor Spaces
- Safety and Security
- Energy Use Reduction

COMPLETED est. 2023**PROJECT BUDGET**

Original: \$4.8 Million

Actual: \$4.8 Million

PROJECT SIZE

8,400 SF

PROJECT DELIVERY

Design-Bid-Build

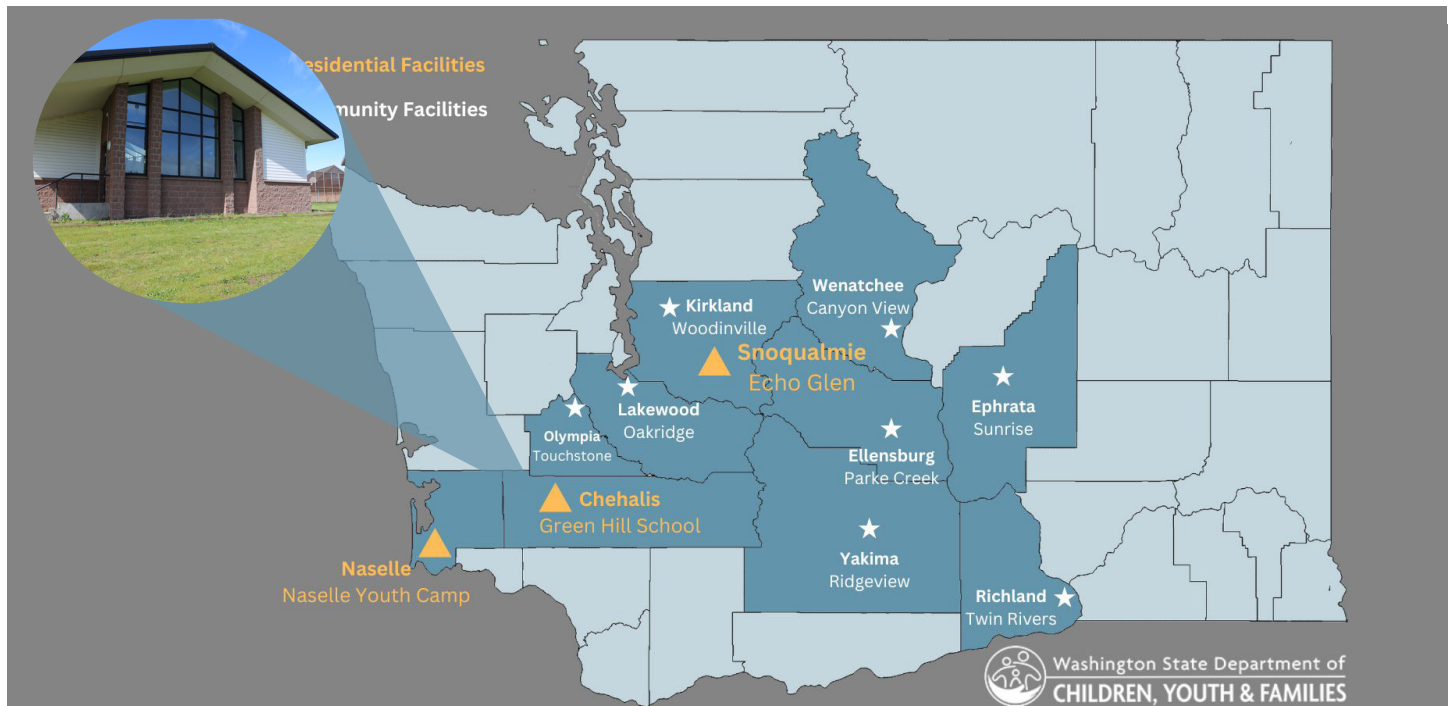
REFERENCE

Trent Phillips, DCYF,
Capital Budget Manager
trent.phillips@dcyf.wa.gov
360.764.0177

KMB worked with the Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) to complete a predesign for the Baker North Cottage on the Green Hill School campus in 2020. DCYF then hired KMB to complete the full design and construction of the project beginning in April 2022 and completed in 2023. The project involved a renovation and small addition to the north half of the Baker housing cottage to serve the older youth population residing at Green Hill School. The design team engaged youth, who will potentially reside in the cottage after construction, in the design process and their feedback was incorporated into the design and features of the space. These included: addition of colored tile 'welcome mats' integrated into flooring and colored doors for a more homelike feel; a youth selected mural to be applied to corridor space; color palette, and textures responding to youth's image selections.

In addition to creating a rehabilitative environment to support youth and staff, the project upgraded building systems, security systems, and life-safety systems. The south half of the building was occupied during the construction of the north; specific safety and welfare measures were included in the phasing to ensure operations were maintained and limiting disturbance to the staff and youth residing in the building during construction.

DCYF STATEWIDE MASTER PLAN, STATEWIDE, WA



KEY ELEMENTS

- Normative and Restorative Environments
- Planning for Juveniles up to Age of 25
- Safety and Security
- Study Included Green Hill School Campus
- Renovation and New Construction Recommendations
- Best Practices and Standards

COMPLETED 2021

PROJECT BUDGET TBD

PROJECT SIZE

Statewide

PROJECT DELIVERY

Varies

REFERENCE

Mike Poier, DCYF
 Chief, Office Capital Programs
 michael.poier@dcyf.wa.gov
 360.688.6349

KMB, in conjunction with Chinn Planning, recently completed a statewide master plan study for the Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) department. DCYF JR currently operates three secure institutions and eight community facilities across the state. This study included the Green Hill Campus.

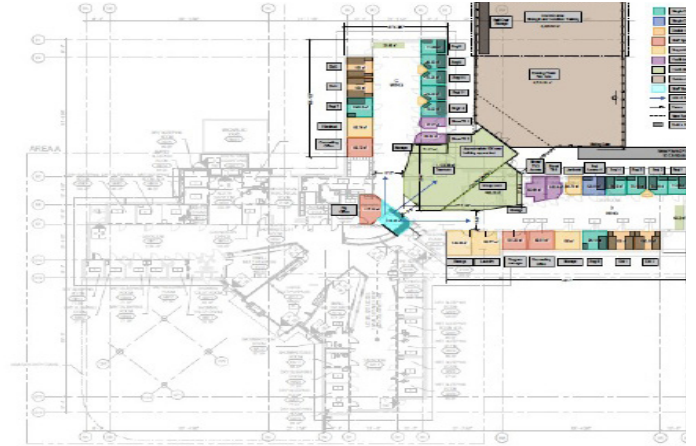
The master plan put forth a 10 year comprehensive development strategy to meet the operational and programmatic needs for the agency. The process included:

- Establishment of agency goals and vision for juvenile rehabilitation services
- Assessment of current operations
- Population forecasting
- Geographic alignment of facilities, services, and highest use communities
- Assessment of all existing facilities
- Recommendations for facility re-use, renovation, and new construction to optimize both services and preservation of State assets
- Review and presentation of trends in juvenile services
- Review and presentation of national best practices and standards

All recommendations for future facility development and physical space needs included consideration and incorporation of all the above factors. A preferred development scenario was set forth that best aligned with the vision of the agency that addresses the needs of staff and youth. Master plan development recommendations included:

- Operational recommendations
- Construction recommendations
- Capacity and programmatic needs
- Site and building preservation needs
- Design recommendations to meet or exceed national best practices and standards
- 10 year phasing plan
- 10 year biennium budget planning

DCYF JUVENILE FACILITY PREDESIGN STUDIES: CHEHALIS, SNOQUALMIE, AND NASELLE, WA



KEY ELEMENTS

- Normative And Restorative Environments
- Occupied Campus
- Mental Health Facility
- Renovation
- Life Safety
- Accessibility
- Safety And Security
- Energy Efficiency/Carbon Emissions
- Minimize Operational Costs

REFERENCE

Trent Phillips, DCYF,
Capital Budget Manager
trent.phillips@dcyf.wa.gov
360.764.0177

COMPLETED 2020

PROJECT SIZE

Green Hill School: 8,300 SF

PROJECT BUDGET

Original: \$4,292,000
Actual: TBD

PROJECT DELIVERY

Design-Bid-Build

KMB worked with DCYF and Green Hill School administration and staff to complete the predesign study for Baker North Cottage. Together the team developed the scope of work by defining the program needs and intent, and explored a variety of solutions to meet those needs. The preferred design solution for the cottage proposed to house the older youth coming into the agency from DOC due to recent state legislation. It focuses on providing a transitional environment for older youth to learn life skills and coping mechanisms that will help them be successful when they return to the community. Goals and priorities for the project were established with a focus on safety and security in addition to the creation of normative and restorative environments for youth residents. The team analyzed and made recommendations for:

- Space needs and design methodology to support what current research is showing as most impactful to rehabilitation
- Programmatic needs for youth populations to ensure space supports treatment and standards of care including programming, counseling, education, life skills development, education, and treatment space
- Modifications to meet current guidelines and best practice standards including ACA and PREA
- Best and highest use of existing agency facilities to increase space utilization within the existing footprints and preserve existing state assets in an efficient and cost conscience manner
- Identify life safety, anti-ligature, accessibility, and safety and security design needs including improved lines of sight
- Identify areas requiring increased durability
- Assessment of existing cottage conditions to determine necessary code, life safety, health and wellness, infrastructure, and energy upgrades
- Outdoor recreation yard space to support physical health and family visitation

LEWIS COUNTY JUVENILE COURT AND DETENTION, CHEHALIS, WA

**KEY ELEMENTS**

- Normative and Restorative Environments
- Renovation and Addition
- Life Safety
- Improved Programming
- Outdoor Spaces
- Safety and Security
- Energy Use Reduction

KMB worked with Lewis County to create an initial Lewis County Community Development master plan that included comprehensive County services. Lewis County re-engaged KMB to complete the subsequent programming, predesign and options exploration of their juvenile detention, court, and diversion facility. This quickly progressed into full design, cost estimating, and construction services. The existing facility was outdated, lacking of modern infrastructure needs, and undersized for the programs and population being served. Renovation of the existing facility to serve juvenile detention needs was coupled with a new addition to serve administration and courts.

COMPLETED est. 2023

PROJECT BUDGET

Original: \$4.8 Million

Actual: \$4.8 Million

PROJECT SIZE

21,000 SF

PROJECT DELIVERY

Design-Bid-Build

REFERENCE

Doug Carey, Lewis County,
Facilities Director
doug.carey@lewiscounty.wa.gov
360.740.1192

The newly renovated facility will provide the following:

- 24 total beds in individual sleeping rooms
- Associated daylit dayroom space
- Classroom and program functions
- Intake and assessment
- In-person visitation
- Laundry and food service
- Outdoor recreation
- Outdoor garden and greenhouse
- Therapeutic problem solving court that can be converted for use for defensive tactics and staff in-service training
- Counseling and group treatment rooms
- Medical exam room
- Administration space
- Probation offices
- Work crew vehicle and tool storage

DSHS, SAN JUAN COTTAGE, CHILD STUDY AND TREATMENT CENTER (CSTC) LAKEWOOD, WA



KEY ELEMENTS

- Normative/Restorative Environments
- Occupied Campus
- Life Safety
- Safety and Security
- Minimize Operational Costs
- Durable And Maintainable Interior Environments
- LEED Silver



REFERENCE

Dean Heglund, RA, Project Manager
DSHS, Capital Programs
dean.heglund@dshs.wa.gov
360.480.6069

KMB provided predesign, design, and construction administration services to DSHS for an expansion building at the Child Study and Treatment Center in Lakewood, WA. This newly constructed 18-bed inpatient psychiatric hospital serves youth and is designed to provide 24-hour care for eight forensic psychiatric patients charged with a criminal offense and ten CLIP patients with psychiatric disorders. The function of the facility requires these groups to be separated. To accommodate this requirement, the building was designed to include three major space groups consisting of a treatment wing, forensic unit and shared support space wing to allow for the greatest amount of flexibility and to maximize use.

COMPLETED 2021

PROJECT SIZE 16,100 SF

PROJECT BUDGET

Orig.: \$9,900,000

Actual: \$10,000,000

PROJECT DELIVERY

Design-Bid-Build



4

LIFE CYCLE COST ANALYSIS

4 | LIFE CYCLE COST ANALYSIS EXPERIENCE

A holistic approach to Life-Cycle cost analysis during predesign will provide the owner with the best ability to understand and evaluate design decisions. The ability to compare costs between building systems and materials over a 30 or 50 year span reveals the expected up front vs. long term operational costs to the State. As part of this process we will use the OFM energy modeling tools to forecast and analyze the effects of different design and system strategies.

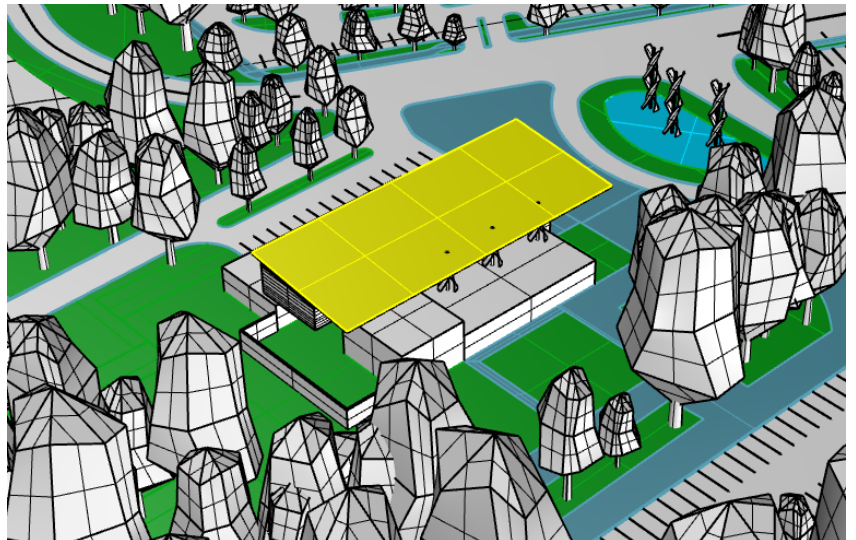
A critical element of every predesign report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Predesign LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), indoor conditions, hourly occupancy schedule, and equipment efficiencies. The program then calculates overall energy use by fuel source and determines annual energy costs using local energy rates. This information is combined with construction cost estimates, replacement costs, and maintenance costs, to determine the life cycle cost for each alternative. The results of the tool provides invaluable data to the design team as part of the total analysis of the cost of the different options. With this tool, the owner has the ability to review the upfront costs compared to long-term costs to be able to make the best value decision on the overall return on investment (ROI).

We believe the solution to accomplishing the project goals will flow from a clear focus on energy usage reduction through building systems, user comfort, improving ease of maintenance, and providing durable materials that are long lasting and easy to maintain.

The graphic to the right illustrates how Zero Net Energy was reached on the Labor and Industries Building predesign. This graphic shows the square footage of solar panels required to achieve ZNE on the project. Once that was calculated the team was able to calculate up front costs for those panels and what the payoff time would be by reducing energy consumption.

Rooftop and Parking lot PV Examples:



LIFE CYCLE COST ANALYSIS

KMB recently performed an embodied energy material analysis using the Tally software program to inform material selection on the City of Lacey Museum. This facility has been designed as net-zero ready. This study allowed the owner to make value based decisions on materials and their life-cycle (cradle to grave) environmental impact. The embodied energy analysis considered wall, roof, floor and ceiling construction, structure, and windows and doors. These were evaluated with their potential to increase global warming, acidification, eutrophication, smog formation, and non-renewable energy.

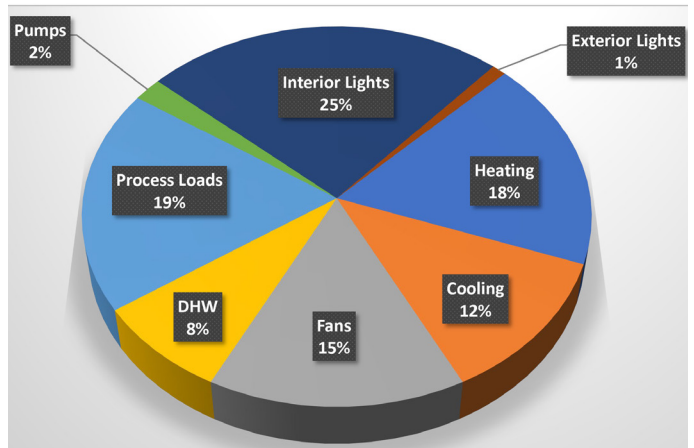


As we work through life cycle cost assessments we consider upfront costs of upgrades and equipment, long-term potential energy reduction cost savings, replacement costs, and maintenance and operations factors to allow informed decision making by all parties. These studies and discussions include building systems such as lighting and HVAC equipment, fixtures such as showers and toilets, construction assemblies such as insulation and materials such as interior finishes or roofing products. We will consider the alternative



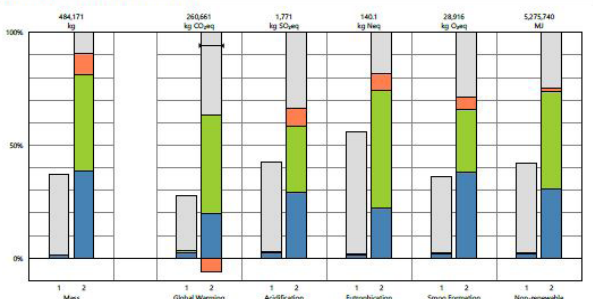
Effective LCCA is a team coordination effort. We have assembled a team of engineers and high performance building consultants and LEED experts (Hargis and O'Brien 360) to provide analysis for best value design to the State of Washington that meets or exceeds State of Washington sustainability goals.

Washington Code Baseline Energy Model: By End Use (33 EUI)



When we examine overall life cycle costs, we consider which building systems utilize the greatest amount of energy. This will allow the team to target energy reductions on the systems and equipment that will provide the greatest return on investment.

Results per Building Element



City of Lacey, Museum and Civic Center, Targeted LEED Silver



**SUSTAINABLE
DESIGN EXPERIENCE**

SUSTAINABLE DESIGN

Our full team sees sustainable and energy-efficient design as one of our core responsibilities as good stewards within our community and we strive to design buildings to be environmentally conscious and energy efficient. Not only does this preserve our world's resources and reduce operational expenditures, but it creates more healthy living and working environments for building occupants, helps increase worker productivity and raises the quality of life for youth housed. This is of prime importance in juvenile facilities serving some of the most at-risk members of our communities. The impact that these facilities can have on the lives of their occupants is significant.

Our team approaches every project with the goal to maximize sustainable opportunities for our clients by providing long-lasting, efficient, and healthy buildings that save owners money on energy, materials, and operational expenses. We will work within your budget and with your stakeholder group to find the best return on investment to maximize sustainability and reduce energy usage and carbon emissions.

In our experience, the area of greatest impact in a project of similar scope and budget is to consider where energy consumption can be reduced, reused, and then augmented with renewable sources that align with ROI benchmarks. This often involves the lighting and mechanical systems when envelope improvements are not part of the design scope. Lighting controls and fixtures offer energy savings as well as reductions in maintenance and operational costs over time. When a full HVAC replacement is not occurring, commissioning of existing systems to allow peak performance of existing equipment serves to optimize performance and reduce energy waste. Where plumbing fixtures are being replaced or altered, timed/censored /low flow fixtures or controls can help reduce unnecessary water waste.

In addition, our team can explore viability and eligibility of potential grants. There are grants available that may allow for installation of photovoltaic panels on existing buildings. These grants cover not only the installation of the PV array and associated electrical upgrades, but the structural upgrades of an existing structure if the array is placed on the roof of existing buildings. Eligibility would need to be explored.

We will work collaboratively with your team, and within the scope of the project and design parameters to determine where the biggest impacts can be made. We will work to reduce energy consumption and operational costs, maintain durability, safety and security, while meeting or exceeding LEED silver requirements.



South Puget Sound Community College,
Health And Wellness, LEED Silver

SUSTAINABLE DESIGN

O'Brien360 has been providing sustainability consulting services for 32 years. Based in Seattle, and dedicated to integrating sustainable building expertise, thoughtful analysis, and a collaborative approach toward catalyzing positive outcomes in the built environment. From project conception to occupancy, O'Brien360 delivers value and performance to clients across the entire project.

O'Brien360 approaches each project with an understanding of the context and urgency involved and the strategies required to succeed. We know each client is unique with a unique path to sustainability. As your goals evolve, our intention remains the same: to provide the guidance, tools, and vision to support your project. We never dictate what a project should do; we help our clients identify their goals and how to achieve them.

- We learn and adapt. We prioritize feedback and analysis of project outcomes to continually adapt and improve.
- We collaborate. We listen, adapt, and analyze to serve your needs, and we integrate into your team.
- We serve the industry by sharing our knowledge, experience, innovations, and best practices.
- We act as an independent, objective partner. We're analysis-driven, unbiased, and evidence-based.

O'Brien360 understands how a sustainable built environment adds deep, enduring value to every organization and project, regardless of the scale, stage, or scope. We use holistic, practical thinking; a collaborative process; and deep technical knowledge to deliver the best economic, social, and ecological outcomes for our clients regardless of the project type.

O'Brien 360's sustainable building services for new construction and existing buildings include:

- Planning, facilitation, and research
- Operations and maintenance support
- Design support
- Performance modeling and analysis
- Construction support
- Commissioning, field verification & testing
- User engagement
- Rating system project management & documentation
- Performance measurement & verification
- Capacity building through education, program development, planning, and policy

O'Brien360's three-decades-long history of working on innovative projects extends throughout the Pacific Northwest and beyond. Our staff consists of twenty dedicated professionals with diverse certifications and training in the sustainable built environment. The company is a certified Small Contractor and Supplier (SCS) with King County and Sound Transit and a Just™ organization.



Grays Harbor College,
Student Services Building, Targeted LEED Silver



PAST PERFORMANCE

SCOPE, SCHEDULE, AND BUDGET

To maintain project schedule, scope, and budget alignment, it is imperative to align the three at the very beginning of the project. This allows the team of owner, users, and stakeholders to have buy in at the very beginning of the project. Through a series of programming and scoping meetings, KMB will work with DSHS to establish and prioritize each project need that aligns with the project budget. Our team utilizes the approach of Must Haves (non-negotiables), Should Haves (important items that add value but are not vital), Could Haves (nice to have items but that don't necessarily further the primary initiative) and Will Not Haves (items that aren't a priority in the time frame of this project). This establishes a road map for design and construction to progress by ensuring the highest level priorities are met first and adding the 'really want to haves' and 'like to haves' as is feasible. By this methodology, things can be added to the project as the design progresses and costs are established in lieu of being stripped away.

KMB has employed a similar process to this on two projects most recently including the creation of a 10 year master plan for the Juvenile Rehabilitation division of the Department of Children, Youth, and Families, and on a new resident living unit on the Boise campus for Idaho Department of Corrections. While working with the leadership team on the DCYF master plan, the team began with establishing primary visions and goals for the project. Then all of the needs and desires were developed by working with multiple user groups across the state at multiple facilities. KMB developed a matrix that listed all of the needs and desires that were expressed and that KMB identified through existing conditions assessments and program comparisons to nationally held best practices. These were tagged with which of the primary visions and goals each item satisfied. This allowed a rapid prioritization of the 10 year plan needs.

Currently, in construction, KMB is working with a design-build team for IDOC on a new 21,000 SF resident living unit on an existing campus. The full owner-builder-designer team has agreed to a baseline cost model that meets the most important non-negotiable needs for the project. As that cost model was refined throughout design, the team could assess what items from the 'should have' and 'could have' lists can be added, with the owner determining the highest priorities on that list.

While establishing a project schedule, it is imperative to begin the schedule with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods pending project delivery, building and conditional use permitting required by the jurisdiction, and design durations. This allows us to establish pre-design deliverables, stakeholder meetings, and key owner decision points to maintain the overall schedule. We use a variety of tools to create project schedules depending on the complexity of the project schedule. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for a pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all involved.



SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.

OWNER REVIEW

As part of our teamwork-oriented approach, after the checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized predesign process.

QA/QC APPROACH

KMB employs a quality assurance (QA) approach that occurs continuously throughout the predesign process to ensure ongoing coordination among all disciplines. Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure the predesign is progressing and the project documentation is tracking to completion. This facilitates the ability to maintain the schedule, provide the appropriate level of document completion at each phase, identify and correct inconsistencies, and employ the highest level of quality across all disciplines. Our multi-point checklists are used as a work planning tool and not simply a completion tool by establishing specific tasks, options, documentation, and deadlines. In this way we ensure we are ahead of issues before they become problems. Every team member participates in QA and it is the entire driver behind the predesign process.

QUALITY CONTROL (QC)

Our QC process is implemented prior to the completion of each phase to bring fresh eyes from a person not directly involved in the project to provide new perspectives and ensure proper standards of quality and care.

After the QC review is complete, a set of documents is provided to the owner and their representative for review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for Quality Control reviews. We conduct reviews throughout design development and thorough reviews at the end of each phase to ensure that documents do not advance to the next phase with errors.

MULTI-POINT APPROACH

Our quality control process utilizes our “Multi-Point” checklist as an instrument to thoroughly check and coordinate the documents at each phase and for all disciplines. The checklist is also designed to identify inconsistent items between the drawings and specifications, and between disciplines.



ENGINEERING INFRASTRUCTURE RENOVATION

Hargis Engineering has extensive experience working on renovation and retrofit projects on secure campuses. This work includes infrastructure improvements at many of the state campuses including Green Hill, Echo Glen, Maple Lane, McNeil Island, and Washington Corrections Center. Through this work we have developed expertise in security, communications, electrical, fire alarm, plumbing, and HVAC upgrades in existing facilities and how to balance existing availability with new infrastructure needs. We consider all aspects including optimization of the facilities infrastructure with long-term maintenance and operational costs as well as feasibility of implementation in the field.

We place an emphasis on due diligence to identify existing conditions, impacts, and contingencies to develop an approach. We consider the following factors when developing design solutions to building infrastructure needs in an existing facility:

- Code Deficiencies
- Compatibility with Existing Systems
- Programming Requirements
- Capacity
- Performance
- Operational Costs
- Phased Construction
- Occupied Facility
- Ease of Maintenance Access
- Scalability
- Future Phasing Opportunities
- Ability to Reuse of Existing Infrastructure
- Energy Reductions
- Constructability

We will work further with your facilities teams who know these buildings better than anyone, and develop design solutions that can improve the existing conditions as much as feasible. Our design solutions will be developed with the lessons learned in mind to get in front of the unforeseen conditions discovered previously and reduce construction cost and schedule impacts.



MECHANICAL SYSTEM CONSIDERATIONS

- HVAC system air handling unit capacities and zoning
- Central plant hot water supply capacity
- Fire sprinkler and fire alarm systems
- Utility service capacity

ELECTRICAL SYSTEM CONSIDERATIONS

- Essential power system life safety and equipment branch capacities
- Electrical distribution equipment condition and capacities
- Electrical selective coordination
- Generator condition and capacity
- Life-Safety system technologies
- Information technology system infrastructure condition and capacity
- Security systems

SECURITY SYSTEM CONSIDERATIONS

- Risk Tolerance and Security Protocols
- Life-Safety system technologies
- Information technology system infrastructure condition and capacity
- Legacy system life cycles
- Evolution of system integration
- Aligning system function with security operations

STATE AGENCY PROJECT DELIVERY

With 35 years of history working with the State of Washington and DCYF, KMB has strong working experience in how the agency operates in both design and construction and how projects may be phased for either or both. This experience has made us very familiar with the standard State construction paperwork, processes, terminologies and requirements during construction.

SECURE FACILITY

Safety and security of both residents and staff is paramount. Our team has extensive experience in designing facilities for juvenile and adult secure buildings and campuses. We will work with your team to ensure we understand all of the concerns your administration and staff have, all the factors that influence the concerns, and provide solutions that address and remedy any current issues. We will employ design solutions including physical, passive (ex. proper sight lines and circulation), and technological (ex. cameras, key cards, lighting) to provide you with the security needs that best fit your campus's needs. Throughout the design process our team will present ideas that aim to create a therapeutic, supportive environment for residents while maintaining personal safety. Our extensive work in secure environments provides us with specific knowledge and design strategies that will allow us to develop a solution that incorporates natural light and materials, color, texture, and furnishings that supports treatment and wellness for the building occupants.



MAINTENANCE AND DURABILITY

Our team takes pride in designing for all users; this includes not only residents and staff but the hard working maintenance and operations teams as well. We understand State operations and maintenance budgets and how valuable and limited the resources are. We also understand that longevity and durability of security systems are critical. Our design proposals will consider all of these factors including how to provide access to maintain the site wide fencing and technology systems, how to limit required maintenance through durable and low-maintenance materials, and providing ease of access to each aspect of the system. We strive to select materials and equipment that are durable, easily cleaned, long-lasting, and timeless.

OCCUPIED CAMPUS

KMB has a large portfolio of work that has involved working on occupied campuses, specifically occupied secure campuses where occupants are in a more at-risk group. It is of critical importance to maintain the highest levels of safety and security, minimize all disruptions to staff and residents, particularly residents who thrive with consistency. KMB will work with user groups to fully understand operations and potential impacts in an effort to avoid disruptions. KMB will also work with the contractor to ensure a full understanding of requirements for safety and security of equipment and tools, site, egress, life safety, systems operations, and providing clear and early communication with users regarding expectations and requirements.



**CORRECTIONAL
DESIGN EXPEREINCE**

PREVIOUS EXPERIENCE

KMB has completed a host of projects for the State of Washington, local counties, and municipalities with a focus on safe, secure, and restorative justice facilities. Clients include the Washington State Department of Enterprise Services, Department of Corrections, Department of Social and Health Services, Department of Children, Youth & Families Washington State Patrol, Washington Military Department, and several county and city entities throughout the State of Washington. In addition to the projects we have featured, completed projects include but are not limited to the following

PREVIOUS SECURE ENVIRONMENT AND CORRECTIONAL EXPERIENCE

DCYF, Green Hill School- Baker North Renovation- Design and Construction
DCYF, Green Hill School- Kitchen Ceiling Replacement- Design and Construction
DCYF, Green Hill School- Campus Safety and Security Upgrades- Design and Construction
DCYF, Naselle Youth Camp- Multiple HVAC Replacements- Design and Construction
DCYF, Naselle Youth Camp- Eagle Lodge Renovations
DCYF, Echo Glen Children's Center- Campus Safety and Security Upgrades, Design and Construction
DCYF, Naselle Youth Camp- Campus Safety and Security Upgrades- Design and Construction
DCYF, Echo Glen Children's Cottage- Vehicular Gate- Design and Construction
DCYF, Multiple Community Facilities- Bathroom Remodels- Design and Construction
DCYF, Multiple Community Facilities- Duress and Intrusion Alarm- Design and Construction
DSHS, Yakima Valley School- Cottage and Nursing Upgrades- Design and Construction
DSHS, Ketron Cottage-Renovation and Building Upgrades
DSHS, Orcas Cottage- Multiple Building Upgrades and Renovations
DSHS, Western State Hospital- Multiple Building Upgrades and Renovations
DOC, King County SCTF- Bedroom Expansion- Design and Construction
DOC, Work Release Expansion Programs- Multiple Sites- King, Snohomish, Pierce, Chelan County
DOC, Deaconess Building Renovation, Design and Construction
DOC, Washington State Penitentiary- Multiple Building Upgrades and Renovations
DOC, Washington State Penitentiary, Power House Roof Replacement & Fall Protection
DOC, Washington State Penitentiary Vocational-Education Building Planning, Design, and CA
DOC, Washington State Penitentiary Kitchen and Dining Renovation
DOC, Washington State Penitentiary, Main Laundry Replacement
DOC, Washington State Penitentiary, Constructional Industries Warehouse, LEED
DOC, Monroe Correctional Center- Multiple Building Upgrades and Renovations
DOC, Monroe Correctional Center- Regional Training Center Classrooms, Offices, Training Rooms, LEED
DOC, Monroe Correctional Complex-Predesign for New Integrated 100-Bed Imu and 100-Bed Segregation Unit
DOC, Monroe Correctional Complex-Honor Farm Multiple Repair Projects
DOC, Monroe Correctional Complex-Adaptive Reuse of Existing Buildings, MCC
DOC, Monroe Correctional Complex-New Communication Building Involving New Communications System Upgrade SOU Maintenance Building
DOC, WSR-Food Service Renovations Incorporating Cook Chill Tray Assembly and Tray Wash Areas
DOC, WSR-Predesign for New \$45,000,000 Medical Complex and Associated Projects
DOC, WSR-Unit Living Units Roof Replacement
DOC, WSRU and IMU SE Upgrades
DOC, WSR-Unit Kitchen Roof Replacement & HVAC Replacement
DOC, Minimum Security Unit New Visitation Bldg., Expanded Kitchen, Dining, and Housing Units Additions & Modifications,
DOC, MCCWSR- Close Custody Conversion of Cell houses I & II Involving 640 Beds
DOC, Washington State Penitentiary, Health Services Building Planning, Design, and CA,
DOC, Clallam Bay Correctional Center, Housing Units Roof Replacement
DOC, Womens Correctional Center, MSC Campus Roof Replacements
DOC, Clallam Bay Correctional Center, Support Building Roof Replacement, 90,000 SF
DOC, Washington Correctional Center, Housing Units R4, R5, R6, R7 and Cedar Hall Roofing Replacement



**DIVERSE BUSINESS
INCLUSION
STRATEGIES**

8 | DIVERSE BUSINESS INCLUSION STRATEGIES

REGISTERED SELF-CERTIFIED SMALL BUSINESS

KMB is a self-certified small business that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

KMB's team is committed to meeting the State's MWBE goals and implementing a Diverse Business Inclusion Strategies. KMB is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

KMB'S BUSINESS INCLUSION STRATEGIES

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our firm is led by six partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts for this project include:

James Hill, AIA, Principal-in-Charge & Project Manager
Greg Cook, AIA, CCHP, Secure Treatment Design Specialist
Bryan Beley, AIA, Project Architect

Their Responsibilities Typically Include:

- Recruiting qualified diverse business subconsultants
- B2Gnow- KMB is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants

KMB'S OUTREACH INVOLVEMENT

Our proactive engagement through conversations connecting us with MWBE businesses. Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES .

KMB routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

KMB uses the State of Washington OMWBE directory for each project marketing opportunity we pursue. We typically search by commodity code and review the database of available firms.

ONE-ON-ONE ASSISTANCE

The procedures we use to select our engineering and specialty subconsultant team involves identifying and defining project scope, examining their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

HISTORY OF OUTREACH EFFORTS

We always aim to select appropriate sub-consultant firms with expertise aligned with the project specific needs. We strive to meet or exceed the goals of 10% MBE, 6% WBE, 5% WA Small Business, and 5% Veteran-owned participation. Being a self-certified small business ourselves, we understand the importance that outreach, networking, and mentorship can have on success. We regularly meet or exceed meet goals for SBE, MBE, and WBE participation.

We build new business relationships through networking with other AEC firms to find out how similar outreach programs are working and sharing "best practices" and ideas on how to improve the program.





9

SF330 FORM

ARCHITECT – ENGINEER QUALIFICATIONS1. SOLICITATION NUMBER *(If any)***Project No. 2024-205****PART II – GENERAL QUALIFICATIONS***(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (OR BRANCH OFFICE) NAME KMB architects, inc. p.s.			3. YEAR ESTABLISHED 1987	4. DUNS NUMBER 607951712
2b. STREET 906 Columbia Street SW, Suite 400			5. OWNERSHIP	
2c. CITY Olympia			2d. STATE WA	2e. ZIP CODE 98501
6a. POINT OF CONTACT NAME AND TITLE James Hill, AIA, Partner			a. TYPE Corporation	
6b. TELEPHONE NUMBER 360.352.8883			6c. E-MAIL ADDRESS JamesHill@KMB-architects.com	
			b. SMALL BUSINESS STATUS Self-Certified Small Business	
			7. NAME OF FIRM (If block 2a is a branch office)	

8a. FORMER FIRM NAME(S) KMB Design-Development, Inc.		8b. YEAR ESTABLISHED	8c. DUNS NUMBER
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9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
	Administrative	4	
	Project Manager	9	
1	Architect	13	
2	Civil Engineer	1	
21	Construction Project Manager	1	
47	CADD Technician	12	
94	Security Specialist	1	
	Other Employees	0	
	Total	41	

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

a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
094	Alarm & Security Systems	2
212	Building Condition Assessment	2
017	Commercial Building (low rise)	2
027	Dining Halls; Kitchens/Food Service	1
029	Educational Facilities; Classrooms	2
039	Garages; Vehicle Maintenance; Parking	2
217	Envelope Waterproofing	2
072	Office Building; Industrial Parks	3
	Judicial and Courtroom Facilities	2
079	Master and Site Planning	2
P06	Planning (Site, Installation and Project)	2
084	Prisons & Correctional Facilities	5
089	Rehabilitation (Buildings; Structures, Facilities)	2
201	Roofing; Design and Inspection	3
100	Sustainable Design	3
112	Value Analysis; Life-Cycle Costing	1
14	Roofing/Envelope Consultant	3
16	Programming	2
096	Security Systems Integration	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	7
c. Total Work	7


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

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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 November 9, 2023
c. NAME AND TITLE James Hill, AIA, Partner	