

Statement of Qualifications - 2023-827
May 9, 2023



On-Call Architect

Skagit Valley College
Whatcom Community College
& Bellingham Technical College



May 9, 2023

**STATEMENT OF QUALIFICATIONS - EXECUTIVE SUMMARY
STATE OF WASHINGTON DES E&AS - PROJECT #2023-827**

Dear Proposal Reviewers,

RMC Architects was established in 1986 and is proud of our responsive design services. RMC is a leader in providing focused architectural and masterplanning services to higher education institutions and public agencies over the last 30 years. Our experience includes an array of project types, ranging from community placemaking projects to the masterplanning of a 65-acre waterfront property in Everett. RMC Architects is fortunate to have a gifted staff comprised of architects, interior designers, and administrative personnel. Principal Brad Cornwell will be your Principal-in-Charge for this project with direct project leadership by Brad and an assigned Project Architect for the duration of any project. Our firm of 19 people, represents diverse backgrounds giving us the capacity and depth to meet the challenges of demanding and complex projects regardless of scale.

In an environment of increased expectations and greater complexity, RMC aligns the essence of each project's goals and aspirations into achievable and focused projects. We leverage partnerships and collaboration to garner consensus to create healthy and vibrant spaces and places that support design enabling project resiliency and flexibility to adapt. We use technology to provide graphic clarity and communications through a BIM based software platform and 3D modeling.

Known for our responsive, collaborative approach with stakeholders, RMC Architects designs buildings that help our clients thrive. This involves design strategies that enable durability, sustainability and healthy indoor environments. Clients are drawn to our firm's community minded traits: a deep sense of responsibility, a tendency toward the long view, and a collaborative spirit. We enjoy our work, and it shows.

RMC brings deep experience with both the SBCTC System and with other Higher Education design standards and operational needs. This includes both new facilities and a wide variety of renovations. We schedule proactively to minimize campus disruptions, and to meet approval deadlines. This set of roster services will involve disparate, targeted renovations at continuously occupied facilities. RMC has the staffing, the capacity, and experience to meet your mix of multiple projects.

Thank you for the opportunity to reintroduce ourselves and our qualifications. We look forward to further collaboration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Cornwell".

Brad Cornwell, AIA, LEED AP
Principal
brad.c@rmcarchitects.com



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

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: RMC Architects, PLLC		
Point of Contact Name & Title: Brad Cornwell, Principal		
Email: brad.c@rmcarchitects.com	Telephone: 360-676-7733	
Address: 1223 Railroad Avenue		
City: Bellingham	State: WA	Zip: 98225



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SF330 Part II

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ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
State of WA DES E&AS
Proj. No. 2023-827




PART II - GENERAL QUALIFICATIONS (If a firm has branch offices, complete for each specific branch office)

2a. FIRM (OR BRANCH OFFICE NAME) RMC Architects, PLLC			3. YEAR ESTABLISHED 2000	4. DUNS NUMBER 18-025-2512
2b. STREET 1223 Railroad Avenue			5. OWNERSHIP	
2c. CITY Bellingham			a. TYPE Professional Limited Liability Company	
2d. STATE WA		2e. ZIP CODE 98225	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE Brad Cornwell, Principal			7. NAME OF FIRM (if block 2a is a branch office)	
6b. TELEPHONE NUMBER (360) 676-7733		6c. E-MAIL ADDRESS brad.c@rmcarchitects.com		
8a. FORMER FIRM NAME(S) (if any) Ross & McClure Architects Jeffrey L. McClure, Architect			8b. YR. ESTABLISHED 1986 1983	8c. DUNS NUMBER N/A N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
01	Architect	10		029	Educational Facilities	2
				017	Commercial Building	3
				072	Office Buildings	4
				078	Planning (Site)	2
				027	Dining / Halls / Kitchen / Food Service	1
				039	Garages / Vehicle Maintenance / Parking	3
				047	Historical Preservation	2
				048	Hospital and Medical Facilities	1
				050	Housing / Group Homes	5
				088	Recreation / Specialist	2
	Other Employees	9				
Total		19				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	6	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million	

12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE 9 May 2023
c. NAME AND TITLE Brad P. Cornwell, Principal	



Section A

Qualifications
of Key Personnel



Brad Cornwell, AIA, LEED AP

Principal-in-Charge

As a vested, local architect, Brad is extremely committed to each projects' success. His focused attention with selected projects is shown in his longstanding partnered relationships with public and non profit institutions at their facilities. You will receive my best commitment and energy to make this a smoothly delivered project.

EDUCATION

Bachelor of Architecture
University of Oregon

REGISTRATION

Registered Architect:
WA, OR

LEED Accredited
Professional

AFFILIATIONS

American Institute of
Architects

Whatcom County Libraries,
Trustee 2016-2020

Bellingham Bay Rotary
President 2019-2020

RELEVANT EXPERIENCE

Skagit Valley College On-Call Services - 2021-2023, 2019-2021, 2015-2017.

Bellingham Technical College/Whatcom Community College
On-Call Architect - 2021-2023, 2019-2021, 2017-2019.

Skagit Valley College, Library & Culinary Arts Commons,
(in collaboration with Hacker), Mt Vernon, WA.

State of Washington, Community & Technical Colleges: 38 projects since 2012.

Western Washington University, Multicultural Center, 2016-2019
Associate (local architect) for a \$13.4M complex renovation and addition at
the Viking Union.

Western Washington University, 42+ Intermediate and Preservation
Renovation projects since 2006.

City of Bellingham Public Works Operations Center, Phases 1 & 2, 2018-2024.

City of Bellingham, On-Call Services, 2008-2020.

Whatcom County, Civic Center Annex Renovation & Remodel
At five occupied levels of County Public Works Facility.



Alexandra Costic, AIA

Project Architect

Lexie joined RMC Architects in 2016. Her experience prior to becoming a registered architect included field work in archaeology and historic preservation. Lexie's commitment to the preservation of the historic built environment leaves her well prepared to look at projects with a view to the future. Lexie was the project architect for several Western Washington University complex invasive remodel projects within occupied facilities.

EDUCATION

Master of Architecture,
University of Oregon

Master of Architectural History
+ Certificate in
Historic Preservation,
University of Virginia

BA, Archaeology, Columbia
University, New York, NY

REGISTRATION

Registered Architect: WA

RELEVANT EXPERIENCE

(10) Skagit Valley College, BTC, Projects 2021-2023, 2019-2021.

(6) Western Washington University Remodel Projects 2017-2021.

Facility Condition Assessments and Capital Planning,
Whatcom County Library System (11 branches), 2021.

Mount Baker Theatre Renovations 2020-2021.

Bellingham Public Library, Central Branch Remodel, 2020-2021.

22 North – NWYS housing and services, Bellingham, WA.

The Penrose Walla Walla Hotel, Walla Walla, WA.

Facility Condition Assessment (16 sites) Lummi Nation, 2022-2023.



Heather Meyer, AIA, CPHC

Project Architect

Heather's architectural goal is to collaboratively identify and continually advocate for the client's goals, while developing and implementing contextualized, site-specific design solutions. This translates directly to her creation of learning spaces. She has been deeply involved in work in K-12 schools as well as higher education. includes:

Whatcom Community College, Sculpture Install, Bellingham, WA.

Bellingham Technical College, HC112 Renovation, Bellingham, WA.

Whatcom County, Way Station (Homeless Service Center), Bellingham, WA.

Whatcom County, Morgue Remodel, Bellingham, WA.

Greater Albany Public Schools, Albany, OR (Multiple Elementary Ed projects).*

Crow-Applegate-Lorane School District, Eugene, OR (Applegate Elementary School Additions and Renovations).*

Sweet Home School District, Sweet Home, OR (Jr High & Office Renovations).*

Winston-Dillard School District, Roseburg, OR (Elementary Gym Reconst.).*

Springfield School District, Springfield, OR (Dist. Admin Building Reno.).*

Siuslaw School District, Florence, OR (High School Masterplan Study).*

*Recent experience with her previous employer

EDUCATION

Master of Architecture,
University of Oregon

Bachelor of Art, Graphic Design,
Whitworth University

REGISTRATION

Registered Architect: WA, OR

Certified Passive House
Consultant

LEED Green Associate



Christopher Mead, AIA, LEED AP

Project Manager - Quality Control

With 19 years experience, Christopher is a LEED Accredited Professional with a passion for sustainability. He seeks to permeate his design work with a perspective for energy use that is "cradle to cradle." Christopher is an innovative and fluent in his approach with technology, which enables cross platform integration for systems and media presentations. He is able to synthesize and manage large systems of information, as exemplified by complex remodeling and facility assessment projects at Western Washington University. Christopher graduated Magna Cum Laude from Washington State University. He was recognized as an Outstanding Teaching Assistant for the School of Architecture while at WSU and received the coveted AIA Henry Adams Certificate of Merit for his design work. In May of 2016, Christopher was awarded the Emerging Professional Award from the AIA Northwest Washington Chapter.

EDUCATION

Bachelor of Architecture
Washington State University

REGISTRATION

Registered Architect: WA

LEED Accredited Professional

RELEVANT EXPERIENCE

(6) Skagit Valley College Renovation Projects, 2021-2023, 2020-2021.

MultiCultural Center & Bookstore/VU Remodel, Western Washington University.

Haggard Hall Media Commons & Finance Lab, Western Washington University.

Multiple Classroom & Lab Upgrades, Western Washington University.

ATUS 1 & 2 Renovations at Wilson Library, Western Washington University .

Trail View Apartments & ELC, 77 units in the Barkley District,
Mercy Housing, Bellingham, WA.

Millworks Family Housing & ELC, 83 units near the Waterfront,
Mercy Housing, Bellingham WA.



Section B

General Project Approach

General - Project Approach



WCC Syre Clerestory - RMC

RMC will follow the Washington State Department of Enterprise Services defined A/E Services for Public Works building projects as the template for defining the delivery process and the phased deliverables.

ON TIME, ON BUDGET: RMC acknowledges this is the baseline for project success, but RMC is committed to exceeding this core expectation. A key factor enabling this will be to align assumptions and expectations early in the project to minimize “surprises”. This occurs by facility analysis and programming matched to accurate early cost opinions so to not erode the design solution as further design occurs. Additionally, developing a collaborative project schedule with proper float time provisions, fosters meeting expectations. Finally a key provision for success is crafting a design that elevates the typical or standard design solution. This does not mean more expensive materials, nor creating an iconic overscaled feature, but rather creating a project that surprises and elevates the ordinary.

For smaller projects involving on-call work, like yours, it means advancing the public’s perceptions of what good government does and conveys a level of trust.



WCC CAS - RMC

A good example of strategic management flexibility was the SVC 2022-073, Mechanical Replacement project. What was originally comprised of five components, estimating and planning, lead to creative implementation. By combining three scopes into one “bid package,” keeping the remotest site as a single bid package, and abandoning one scope to enable budget performance, the projects were completed before the end of the biennia.

Communication

- Keeping it Transparent and Pertinent
- Consistent via shared online Procore Platform or Dropbox (or equivalent) Portal
- Utilize an Integrated Design Process (IDP) to facilitate Key Stakeholders in defining common goals and deliverables.

Coordination

- Utilize a common documentation platform – i.e. Revit, to coordinate Team documents via BIM
- Regular Consultant coordination meeting ahead of key deliverable dates
- Association of key design decisions with costs to best define Owner choices and potentials
- Providing a thorough “as-built” platform for the documentation, involving field surveys, record drawing review and Haz Mat Testing.

Control

- Create and allow for proper float time in the permitting and review process
- Utilize early code review vetted with the AHJ.
- Provide early cost opinion review and decisions to maintain the project scope within the defined MACC



WWU Class & Lab Upgrades - RMC

A collaboratively gathered project team of subconsultants will foster trust and familiarity from other current, ongoing successful project collaborations. You will have a collaborative committed team, focused on your projects, enabling successful delivery.

General - Project Approach



WWU Digital Media Commons - RMC



Whatcom CC - Kulshan Lab 108



Port of Friday Harbor

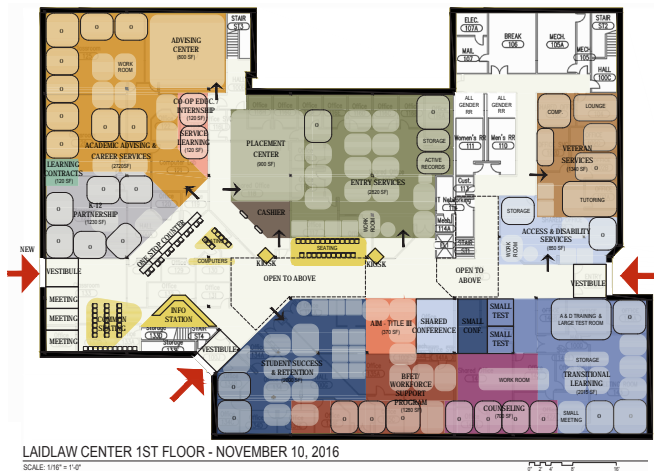
Some examples of innovation regarding invasive remodels and repairs with damaged or occupied facilities include:

- **Skagit Valley College - HVAC DDC Controls Project (2020-2021)**
The initial scoping of the project identified that the inherited construction project budget was inadequate to meet the College needs at four distinct buildings. Accordingly, RMC fostered a VE prioritization exercise for two buildings and bid one building as an Add Alternate. To further reduce scope/budget unknowns, a Job Order Contracting (JOC) methodology was used to pre-install, existing College acquired roof HVAC units before the remainder of the project was bid to reduce risk and accelerate the schedule. COVID-19 class scheduling impacts also enabled College facilities staff to install scope required valves throughout one building ahead of bidding to additionally foster budget success. A post Bid strategy of acquiring equipment only was also utilized to further maximize the project goals.
- **Whatcom Community College - Cascade Hall Engineering Lab Remodel (2019-2021)**
The College sought to move their single, shared engineering lab to Cascade Hall and expand into four new instructional spaces with adjacent faculty/instructor offices in a predefined limited area. A space programming exercise led to the creation of two ideally sized new labs, with two adjacent smaller "mini-labs," to support student access to lab equipment and project creation/storage within the limited available space. In lieu of dedicated faculty offices, an open collaborative workspace was created to best support the limited budget.
- **Western Washington University - Buchanan Towers Addition**
After a General Contractor defaulted on completion at a University Residence Hall Addition, RMC stepped in to identify the remaining scope and rapidly permitted an Alternative Bid Package.
- **Western Washington University - Campus Services Offices (2019)**
Construction of new offices behind 'security perimeter' for relocating the Environmental Health Department.
- **Western Washington University - Multicultural Center (2019)**
RMC uses the mantra of 'early and often' to formally scope with the AHJs as to what impacts design choices have and what IEBC interpretations can result. It is part of "addressing the unknowns." We identify the necessary permitting process and regularly update stakeholders to eliminate unintended surprises. RMC recently used exactly this process to foster success with the WWU Multicultural Center, where a very complex existing strategy was vetted with Building Permit Staff and two Alternative Means and Methods Applications enabled success with additional All Gender Toilet Facilities and cross laminated timber stair assemblies. An essential component for the code strategy was use of the IEBC Code to best contain scope creep.
- **Port of Friday Harbor: Spring Street Landing Building**
At the Port of Friday Harbor, with an arson destroyed waterfront facility, RMC was hired after a different team developed an over-budget design. The team at RMC was able to value engineer the project back to budget and project expectations, while still meeting the core program needs and maintaining the original vested design review aesthetic.



Section C

Relevant
Experience



Whatcom Community & Bellingham Tech College Projects

Whatcom Community College & Bellingham Technical College | Bellingham, Washington

Responding to intense, tailored projects, RMC has supported Whatcom Community College (WCC) and Bellingham Technical College (BTC) on a variety of On-Call projects over the last four Biennia. RMC commits to strong, consistent service delivery regardless of scale. That includes consistent Partner-Level engagement and scheduling priority.

Notable Projects Include:

- WCC, Cascade Hall Engineering Labs Remodel
- WCC, Kulshan Hall 108, Lab Conversion
- WCC, Student Services Programming, 2016
- WCC, Syre Center Clerestory Repairs
- WCC, Computer Information Systems Expansion
- WCC, Sculpture Plaza
- BTC, Nursing Simulation Lab
- BTC, Buildings A & B Renovations
- BTC, PTEC Lab Enclosure
- BTC, Technology Development Center
- BTC, Building H Reroof
- BTC, Buildings J & M Reroof
- BTC, Building G Envelope Investigation
- BTC, Building G Roofing Repairs
- BTC, 2017 PRR - Engineering Technology Center
- BTC, Haskell Center 112 Remodel
- BTC, Campus Infrastructure

Contacts: Brian Keeley / Dave Jungkuntz
 Whatcom Community College / Bellingham Technical College
 360.383.3375 / 360.752.8355



Skagit Valley College Projects

Skagit Valley College | Mount Vernon, Washington

RMC brings experience with Skagit Valley projects both through staff's previous employers and as current campus architect. Project experience ranges from assisting with State funding requests, providing predesign and programming services, masterplanning, design, contract documentation and construction administration.

Notable Projects Include:

- On-Call Architect 2015-2017, 2019-2021, 2021-2023
- Library & Culinary Arts Commons 2022-2025
- 2014-2015 Roofing and HVAC upgrades
- Cyber Security upgrades, 2019-2020
- Classroom and Technology Upgrades (26 rooms at 2 campuses)
- Ford Hall Envelope Renovation, 2021
- Norwood Cole Library Envelope Renovation, 2021
- Mechanical Equipment, 2023
- HVAC DDC Controls Project 2020-2021
- Reroofing projects*
- Mechanical Equip. Replacements, (5) buildings, 2022
- Office Remodels, 2020, 2023
- Storm Pond Maintenance Project, 2022
- Hayes Hall Envelope Repairs, 2022
- 2005-2015 Masterplan of Mount Vernon Campus*
- Hodson Hall Remodel*
- Food Service and Bakery Remodel, Mount Vernon Campus*
- Oak Hall*
- C-1 Lot refresh, 2022

Contact: Tim Wheeler, Director of Facilities & Operations
Skagit Valley College
360.416.7751

*projects completed with former employer (Neil McCarthy)



Learning Commons

Skagit Valley College | Mount Vernon, Washington

The new Learning Commons Building will replace the existing Norwood Cole Library and integrate a portion of the Culinary Arts program into the building to create a new hub of campus learning and community at the east entrance to campus. RMC teamed with Hacker for the effort to create a warm welcoming place to enrich the learning experiences for SVC students while providing additional lab spaces and classrooms for the Culinary Arts Programs.

Scope of this project additionally includes re-purposing the vacated space at the Knutzen Cardinal Center, enabling the creation of a centralized Student Center. The project replaces the 54-year-old Norwood Cole Library with a contemporary two-story 43,200 gsf building.

The initial project scope was expanded to evaluate additional spaces for a Native Cultural Center, within the Knutzen Cardinal Center. Work also involves enhancing the Equity and Diversity Center and will be done in conjunction with this project but separately funded.

Year to be Completed: 2024

Project Cost: Projected at \$20,350,000 + \$3,500,000 Knutzen Remodels

Contact: Tim Wheeler, Director of Facilities
Skagit Valley College
360.416.7751



Multicultural Center / Bookstore

Western Washington University | Bellingham, Washington

RMC's most prominent, current example of responsible stewardship, is the WWU Multicultural Center & Bookstore Project. This project creates a new "front door" to the University Student Union, relocates formerly remote Ethnic & Diversity Student Clubs to a prominent campus location, remodels the Campus Bookstore, and achieves a difficult LEED v.4 Silver Certification. The renovation involved four distinct campus structures and involved a complex code strategy; and employs approved "alternative means and methods" to both use cross laminated timber as part of the primary lobby exit stairway and to construct code excessive "All Gender" toilet rooms versus standard gender specific units. By creatively remodeling and repurposing, this project provides clarity for student and public ingress/egress, achieves robust energy performance and celebrates the students diverse collegiate journeys.

As the local, Associate Firm for this project, we designed and documented the renovation portions of the project and lead the Permitting and CA Phase services, involving 16 different Subconsultants, 3 Owner Testing/Performance Consultants, 3 Full Time Owner Representatives, and 5 Full Time General Contractor Representatives.

We used both Procore and EBuilder as management platforms for PM tasks, plus the common shared, documentation platform of Revit, which facilitated close integration between documentation and consultant disciplines. We performed weekly site meetings and separate weekly observation visits and facilitated a once per month "Big Picture" OAC Meetings (Oversight And Collaboration) where Key Institutional Stake Holders resolve timing, cost issues and make proactive choices ahead of key decision points.

Year Completed:	2019
Project Cost:	\$13,400,000
Contact:	Forest Payne, Project Manager Western Washington University 360.650.6813



Western Washington University

Western Washington University | Bellingham, Washington

RMC has been a trusted advisor and collaborative consultant with Western Washington University since 2006. RMC has provided a variety of services involving predesign, CAD facility record drawings, capital planning and budgeting, programming, preservation projects, interior design and furnishings, and remodel projects for both academic facilities and University Residence Halls.

Projects Include:

- Multicultural Center and Book Store Remodel, as Local Architect
- Environmental Sciences Innovation Classrooms
- Special Collections, Wilson Library
- Classroom and Lab Mediation, 5 separate projects
- ATUS (Academic Technology & User Services) at Wilson Library, 2 phases
- Environmental Studies Building, Roofing Upgrade
- Reading Room Historic Renovation, Wilson Library
- Food Service Renovations, Viking Union
- Buchanan Towers Addition Completion Services
- Digital Media Commons at Wilson Library
- Finance Research & Learning Lab
- All Gender Toilet Facility Conversions
- Nash Residence Hall Renovation (2 summers)
- Nash Hall 7th Floor Reroofing
- Campus Gateway Predesign & Predesign 2
- Capital Planning Assistance (2011, 2013 and 2015)
- 20 Academic Building CAD Field Survey
- Carver Gymnasium Locker Room Renovation
- Environmental Services Offices
- University Alumni Center Concept Design
- Armory Stabilization, Phase 2
- GUC Classrooms, ES Geology Offices & Labs



Pacific Street Operations Center, Phases 1 & 2

City of Bellingham Public Works | Bellingham, Washington

Starting with a need to consolidate the City Public Works and Parks Department Operation functions, the City selected the Operations Yard site. An infill office/support facility was placed at the north edge of the parcel to allow independent access when public functions are hosted or scheduled, while maintaining yard security and safety. The five-level structure of 26,000 sf, has Ground Level public functions, a Second Level hosting a lunch/break room, locker areas and toilet/shower facilities for Operations Staff, and the upper three levels support flexible office spaces for a variety of City Staff.

A later identified Public Works/Operations need for replacing a compromised vehicle structure was added to the initial Admin Building scope and consists of replacing an existing facility with a new pre-engineered 30,500 sf structure (with mezzanines) to house vehicle wash bays and to provide critical storage for Vector truck equipment.

Phase Two of this project adds 30,000 sf to the original two level administrative structure and a new 16,500 sf vehicle maintenance/garage space.

Year Completed: 2022 Phase 1, 2025 Phase 2

Project Cost: Phase 1 \$21,000,000
Phase 2 \$13,500,000

Contact: Carol Rofkar, Superintendent Communications/Facilities/Fleet/Traffic
City of Bellingham
360.778-7973



Bellingham Public Schools - District Office

Bellingham School District | Bellingham, Washington

The Bellingham Public Schools new District Office project is for a new administrative office building and associated site work located in the Barkley Neighborhood of Bellingham. The proposed approximately 53,000 square foot, building consists of three levels constructed into a sloping site, and includes offices, conference and support facilities, and an early childhood learning center within the program. On-site surface parking will be provided for building occupants and visitors, along with other infrastructure improvements. Primary structural components include cross-laminated timber (CLT) systems.

A future addition is planned to include an additional 14,400 square feet of floor area at the East facade. Spaces are carefully considered to be welcoming and self directive (private versus public space). Staff areas have multiple options for seating to encourage collaboration and small group meetings or privacy and quiet work areas as needed.

Year Completed: Projected Fall 2023

Contact: Curtis Lawyer, Capital Projects Director
Bellingham Public Schools
360.676.6531



Facilities Assessment & Capital Needs Evaluation

Whatcom County Library System | Bellingham, Washington

RMC Architects was contracted to provide a facilities analysis of the various WCLS Branch Libraries and facilities linked to a capital planning framework to best enable prioritizing and scheduling facility maintenance and operations upgrades, with an opinion of the possible associated costs. All of the WCLS system locations were visited with field observation linked to WCLS shared existing documentation of each facility and here summarized in a report for each branch. RMC provided an assessment and recommendations in four key areas: Accessibility, Code Compliance, Recommended Maintenance, and any identified Program Deficiencies. Structural Engineers, Mechanical Engineers, and Electrical Engineers provided their respective assessments to inform specific building systems.

The various recommended maintenance and Code related conditions were tabulated in the Branch reports that compare facility condition Expected Useful Life (EUL) durations against the actual respective Branch conditions. These tables were provided to WCLS in a workable format for use in the future for both facility capital planning and as a helpful tool for informing/planning with Friends group or Municipalities that own the structures where WCLS is an operator.

The 2014/15 one-story Ferndale Library is 15,210 square feet and is owned by the City of Ferndale. The facility has several minor structural and maintenance conditions needing attention as identified in this report. Program deficiencies include ADA operators at aluminum entrances and metal corner guards.

Year Completed: 2021

Contact: Jackie Saul, Director of Finance & Operations
Whatcom County Library System
360.305.3603

Section D

Geographic Proximity



Geographic Proximity



RMC's office is located 2.2 miles from BTC, 3.7 miles from WCC, and 27.8 miles from SVC's Mount Vernon Campus. Our close proximity allows the attention to detail necessary and required for any project. It also enables working with the local permitting agencies to best achieve preconstruction concurrence which then facilitates a smooth permit review process. This proximity allows visits to the project site and provides greater flexibility to schedule meetings, expedite deliveries and to "accommodate the unexpected."

Many of our public projects in general and most of our projects at SVC, BTC, WCC and WWU in particular have provided an extensive base of experience with Public Works procedures. We are adept at scheduling for and managing multiple overlapping projects for agencies. We have used State of Washington contracts and forms and have administered multiple construction procedures utilizing standard forms. In the past five years, RMC has participated in approximately 52 projects that utilize the State of Washington Public Works procedures.

**Great design makes communities stronger,
more vibrant and connected.**

A bronze statue of a person wearing a hooded cloak, standing in a garden. The statue is the central focus, with its right arm extended forward. The background features a large tree with vibrant red leaves, and the foreground is filled with tall grasses and clusters of bright red flowers. In the distance, a paved area with bicycles and a person can be seen.

Section E

Diverse Business Inclusion Strategies

Diverse Business Inclusion Strategies

RMC Architects fully supports the State's business and workforce equity policy to ensure that its work provides professional supplier and construction contracting opportunities to small businesses that have been historically under utilized. RMC strives to develop long-term relationships with consultants who have the commitment and diversified skills to match specific client and project requirements. Our desire to support the project's local economy is an important part of our outreach to Minority-owned and Women-owned small businesses, Small Businesses, and Veterans run firms.

Outreach Plan

RMC Architects strives to follow our Outreach Plan described below to secure the services of MBE, WBE, MWBE, CBE, SEDBE & DVA businesses to work with RMC as members of architectural, planning and engineering teams. Specifically, we adopt the following principles:

- RMC will monitor and use the Washington State's Office of Minority and Women's Business Enterprises list of certified firms when considering qualified firms for Subconsulting opportunities as well as lists developed by other municipalities and agencies where we do business.
- RMC advertises in the local newspapers and Seattle DJC early in the year, asking for SOQ's from MBE, WBE, MWBE, CBE, SEDBE & DVA firms for an available internal roster of firms.
- RMC will educate business development and professional staff on how to foster the engagement of MBE, WBE, MWBE, CBE, SEDBE & DVA firms in the pursuit of projects.
- RMC will participate in seminars and outreach events that are oriented towards identifying MBE, WBE, MWBE, CBE, SEDBE & Veteran firms and encouraging their participation in projects.
- RMC makes a good faith effort to include MBE, WBE, MWBE, CBE, SEDBE & DVA firms for at least 5% of Subconsultant opportunities.

RMC has a long history of working with Diverse Business enterprises as consultants on a wide variety of projects. We fully support these firms on our projects with the belief that the practice adds to the local community's diversity, fosters economic growth, and provides opportunities for increased competition in the market.

Over the last four years RMC has contracted with multiple diverse categorized firms on a wide range of public projects including:

- DCW Cost Management (WBE, WOSB)
- Wood Harbinger (SBE)
- FSi Engineering (SBE)
- Pacific Landscape Architecture (DBE/SBE)
- Rushing (WBE)
- Schira Consulting (DBE, WBE)
- Kingworks Consulting Engineers (DVA)
- Bogard Pascua Engineers (SBE)
- Hough Beck & Baird (DBE/WBE)
- Merit Engineering (DBE)

We continue to make every effort to solicit consultant services from these firms for a variety of services including landscape architecture, cost estimating, civil engineering, mechanical and electrical engineering, land use planning and interior design.

Our inclusion strategies were first adopted in 2007 and are managed by:

- Brad Cornwell, Partner: 0.5% of time involved weekly, since 2007
- Neil McCarthy, Partner: 0.5% of time involved weekly, since 2014

RMC strives to develop long-term relationships with Consultants who have the commitment and diversified skills to match specific client and project requirements. Our principals and senior associates regularly reach out to our MBE, WBE, MWBE, CBE, SEDBE & DVA consultants one-on-one to let them know about upcoming projects. We also maintain a database of MBE, WBE, MWBE, CBE, SEDBE & DVA consultant qualifications, and review this as we form our project teams.

RMC Architects employs a staff of 19 of which seven are women and one is a person of color.