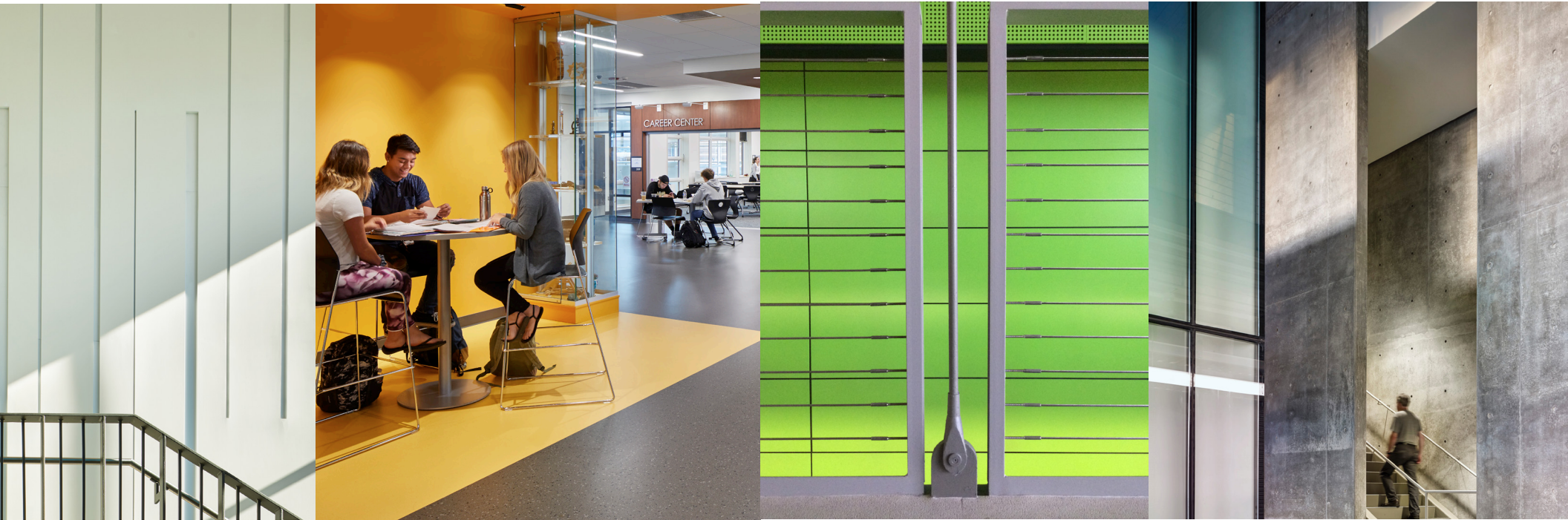


# CAMPUS FACILITIES MASTER PLAN

EVERETT COMMUNITY COLLEGE | PROJECT NO. 2023-084

October 25, 2023



**McGRANAHAN** architects

2111 Pacific Ave. Suite 100, Tacoma, WA 98402 | 253.383.3084 | [www.mcgranahan.com](http://www.mcgranahan.com)

October 25, 2023

Everett Community College  
2000 Tower Street  
Everett, WA 98201

**Re: Campus Facilities Master Plan Consultant Services Project No. 2023-084**

Dear Jason Francois and Selection Committee,

We are very excited about the opportunity to work with you on your Campus Facilities Master Plan. It is an opportunity for Everett Community College to advance its holistic support for students while creating a plan that will increase student achievement and retention.

McGranahan Architects has extensive experience developing Facilities Master Plans and helping colleges implement their long-range planning goals.

We have developed successful Master Plans for 12 Washington state community & technical colleges. We have also supported three universities with master planning efforts- UW Tacoma, University of Puget Sound and Saint Martin's University. We are currently updating Facilities Master Plans with TCC, SPSCC and UWT.

McGranahan Architects is deeply committed to supporting you and fulfilling the transformative vision of your next Master Plan. We bring a deep background in institutional planning, design and project delivery, working with your regional higher education peers for decades. Please consider our unique experience and capabilities to serve EvCC on this project:

- We have completed numerous Master Plans and have worked on 22 college and university campuses in Washington state. This broad experience provides us with the background and expertise to define your goals and implement effective and sustainable solutions.
- Our inclusive, equitable process engages students, faculty, staff and community partners. Our depth of experience on collaborative designs for higher education enables us to engage stakeholders to explore, distill and evaluate project priorities and opportunities.
- We lead a highly collaborative and inclusive master planning process that draws on the expertise of a variety of individuals to build a long-range campus and facilities vision based on the college's Mission and Strategic Goals; program growth, new programs, program delivery, and educational trends; as well as the adequacy of facilities to support program needs on multiple campuses.
- We understand a thorough Facilities Master Plan supports and provides the justification for future

funding requests by identifying the programmatic needs of the College and analyzing the ability of existing facilities to meet those needs.

If you have any questions about our firm, our services, or this statement of qualifications please contact me. We would be honored to serve as your Master Planning architect and help advance the success of the Everett Community College and its mission!

Sincerely,



Matt Lane  
Principal in Charge  
McGranahan Architects



**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

<b>Firm Name:</b> McGranahan Architects		
<b>Point of Contact Name &amp; Title:</b> Matt Lane, Principal		
<b>Email:</b> matt.lane@mcgranahan.com	<b>Telephone:</b> O: 253.383.3084	
<b>Address:</b> 2111 Pacific Ave. Suite 100		
<b>City:</b> Tacoma	<b>State:</b> WA	<b>Zip:</b> 98402

# ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2023-084

## PART II - GENERAL QUALIFICATIONS

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

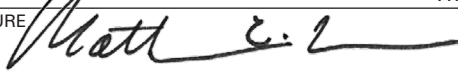
2a. FIRM (OR BRANCH OFFICE) NAME <b>McGRANAHAN</b> architects			3. YEAR ESTABLISHED 2000	4. DUNS NUMBER 087594388
2b. STREET 2111 Pacific Avenue, Suite 100			5. OWNERSHIP	
2c. CITY Tacoma			2d. STATE WA	2e. ZIP CODE 98402
6a. POINT OF CONTACT NAME AND TITLE Matt Lane, Principal			a. TYPE Professional Services Corporation	
6b. TELEPHONE NUMBER 253.383.3084			6c. E-MAIL ADDRESS matt.lane@mcgranahan.com	
8a. FORMER FIRM NAME(S) (If any) McGranahan Partnership			8b. YR. ESTABLISHED 1968	8c. DUNS NUMBER 087594388
7. NAME OF FIRM (If block 2a is a branch office)				

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			
				E02	Educational Facilities; Classrooms	7
06	Architect	21		I05	Interior Design; Space Planning	5
48	Project Manager	5*		C11	Community Facilities	5
37	Interior Designer	1		C05	Child Care/Development Facilities	4
56	Specifications Writer	1*		A11	Auditoriums & Theaters	5
02	Administrative	8		F02	Field Houses; Gyms; Stadiums	4
	Architectural Staff	6		R06	Rehabilitation (Bldgs, Structures, Fac.)	5
				P06	Planning (Site, Installation & Project)	4
	* Project Managers and Specification Writers may also be counted as Architects					
	Other Employees					
	<b>Total</b>	36				

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. 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	7	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	7	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 October 25, 2023
c. NAME AND TITLE Matt Lane, Principal	

Everett Community College educates, equips, and inspires each student to achieve personal and professional goals, contribute to their diverse communities, and thrive in a global society.



## EXECUTIVE SUMMARY

This is an exciting time in the evolution of Everett Community College (EvCC). It is a time of change, and the college is evolving rapidly. Many events are converging that make this a critical period in the planning and development of the college, for example:

- The east side of campus is expanding – the new 65,000 SF Cascade LRC opened last month, and design & construction funding for the Baker Hall Replacement project was approved for this biennium.
- These projects include demolishing Monte Cristo Hall next summer and Baker Hall next biennium, which creates an opportunity to re-plan the NW edge of campus.
- The college must address the placement of programs affected by this demolition, including a building/space utilization study to define these needs. The transition from in-person to

on-line learning is influencing building usage and utilization.

- A campus space assessment would help define the changing needs of learning spaces from hybrid teaching; the evolving role of the bookstore; and storage for college archives (currently stored off campus).
- Community outreach with Everett residents and business will continue to be important as the campus expands across North Broadway. A new pedestrian bridge is planned to connect the campus in coordination with the City of Everett.
- The college wants to develop a plan for meeting state sustainability requirements which are advancing toward carbon neutrality and net zero energy consumption.

- EvCC's new President, Dr. Chemene Crawford, brings new executive leadership and vision to the college.
- The college's most recent Facilities Master Plan was a cursory update performed in 2014. A new comprehensive plan is critical to support the needs of students of today and the future.

Your next Facilities Master Plan will be integral to the long-term success and improvement of the college. We are excited about the opportunity to partner with EvCC to advance the college to the next level of achievement through your Master Planning process.

Our understanding of the dynamics of campus facilities planning and implementation will undoubtedly compliment the facility analysis and planning services that we can provide to Everett Community College.

We are a firm of lifelong learners who delight in helping the communities in which we work understand their educational needs and realize the goals and aspirations they create for themselves and for their students.



## QUALIFICATIONS OF KEY PERSONNEL

### Team Dynamic

Our approach focuses on diligent management, collaborative teamwork, and thorough documentation to ensure your project achieves its unique goals aligning with the college's mission.

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

Overall, we are proposing a highly qualified and experienced team, supported by a staff of 38 design professionals who have a broad range of experiences including master planning, space assessments and facility evaluations.



**Matt**



**Andy**



**Kate**



**Dennis**

In house, we manage staffing needs for each project to ensure that each team gets the support and expertise necessary to ensure a project's success. Key team members for Everett Community College include:

- Principal in Charge **Matt Lane** will provide team leadership, oversight, and quality control, and will ensure that our team is utilizing optimal resources, delivering exceptional performance, and is successfully meeting your goals.
- Project Manager **Andy Hartung** will be your primary point of contact. He is a strong logistical thinker and has extensive experience in the technical challenges

and opportunities associated with developing and transforming campuses. Andy will guide the team in creating a road-map for the future of EvCC.

- Architect and Project Planner **Kate Frisbie** has a strong background supporting higher education campuses with their long-range planning, maintenance projects, accessibility and facility evaluations. She will work to align stakeholder input with actionable plans for the future.
- Planner **Dennis Adjetey** is an urban planner who excels at facilitating the stakeholder input process. He will coordinate information gathering between programs, stakeholders, and departments through an inclusive process to guide the Master Plan development.

Full Resumes are included at the end of this document.

# RELEVANT EXPERIENCE

## Overall Master Plan Experience

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

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



### Tacoma Community College

Building upon our Facility Master Plan updates done between 2009-2015, McGranahan partnered with TCC to provide a comprehensive update for their 2023 Long Range Master Plan. With a new Strategic Plan in place, TCC and McGranahan initiated a series of study groups within a larger committee structure to focus on core topics to be addressed, including instructional spaces, accessibility, EDI, sustainability, athletics and safety. The team also engaged a sustainability consultant to study opportunities for advancing carbon neutrality on campus, and will team with other consultants on a campus tree assessment, ADA accessibility survey, and an updated wetlands delineation on campus.

Master Planning Efforts for

# 12

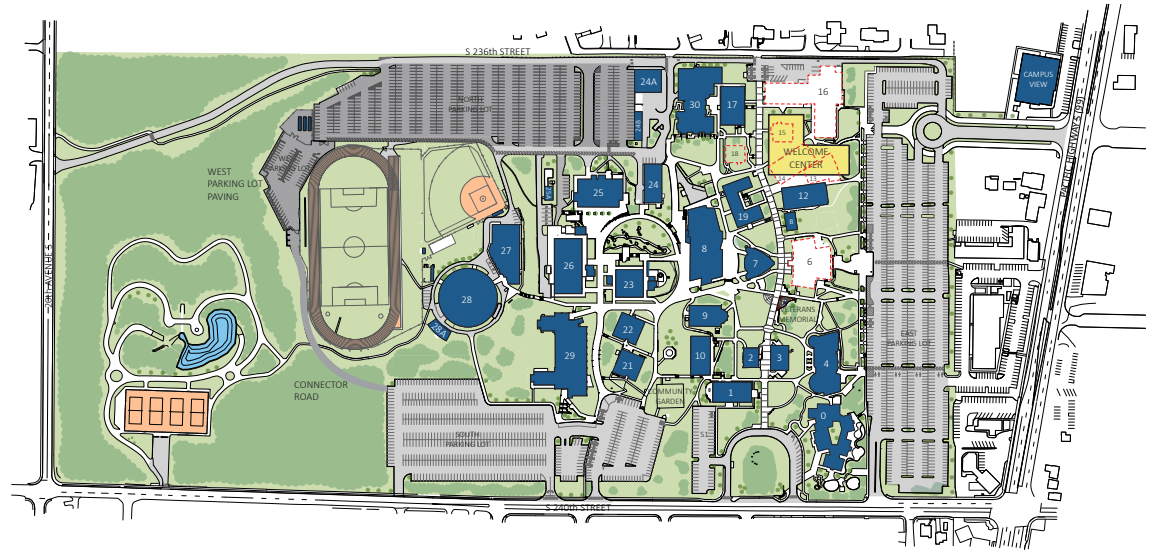
Local Community College Campuses

	Highline College	Pierce College, Fort Steilacoom	Pierce College, Puyallup	Tacoma Community College	South Seattle College	Shoreline Community College	Renton Technical College	Lake Washington Institute of Technology	Cascadia College	South Puget Sound Community College	Olympic College	Bates Technical College	Clover Park Technical College	Lower Columbia College	University of Washington
<b>Years As Campus Architect</b>	16	16	16	12	10	4	2	2	2	2			2	4	
<b># of On-Call Projects</b>	100+	100+	50+	75+	75+	7	5	15	12	4	5	50+	75+	5	22
<b>Master Planning</b>	x	x	x	x	x	x	x	x		x		x	x	x	x
<b>Project Request Reports</b>	5	5	3	5	1		1	1	1			2	4	1	
<b>OFM Predesigns</b>	1	3	1	2	1							2	5	1	2
<b>Major Capital Projects</b>	1	4	1	2	1		1					2	4		2

## Highline College Master Plan

Highline College's campus is organized by several north-south and east-west axes with diagonal axes toward the heart of campus where unobstructed views of Puget Sound and the Cascades can be seen. McGranahan performed a comprehensive Master Plan in 2016 and an update in 2022 to keep building additions and replacements organized along these axes.

Recent entrance improvements by Sound Transit provided opportunity to strengthen the campus' east frontage connecting the main vehicular entrance to the north, expanding east parking and providing a welcoming transition from the city into campus.



## Pierce College Master Plan



McGranahan recently worked with Pierce College to update the master plans for both their Fort Steilacoom and Puyallup campuses. Master plans were updated

to reflect project priorities, jurisdictional requirements, and included site lighting, landscaping and signage master plans. These additional elements provided Pierce College greater design flexibility and guide the design of the campus environment. We also assisted the college with the submittal process to have the master plans approved with their local jurisdiction.

## Renton Technical College Master Plan

For RTC's comprehensive 2016 Master Plan, we worked with the College to solicit proposals for an Academic Planning Consultant to ensure the Master Plan made best use of physical space to support academic priorities and future needs.

The Master Plan identified opportunities for expansion, campus entry, aesthetics, sustainability, facilities, and site improvements. We also assisted RTC in identifying projects for future successful capital funding requests, and developed an implementation plan to guide the future development on campus.

## Clover Park Technical College Master Plan

Since creating CPTC's original 1995 Campus Master Plan, we performed several extensive updates between 2003-2021, defining short and long-term goals for facilities expansion and replacement, including five successful major capital projects over two decades. We recently produced a successful PRR for the Center

for Innovative Teaching & Community Connections replacement building.

The Master Plan organizes campus development along a primary "pedestrian mall," separating pedestrian and automotive traffic with effective wayfinding. It provides flexibility for future development along with design guidelines for buildings and infrastructure.

## UW Tacoma Master Plan

We recently partnered with University of Washington Tacoma to help define the planning scope, scale, and schedule requirements for the comprehensive renewal of their 2008 Campus Master Plans. Through a series of three work sessions with the master plan executive committee, the team defined master planning goals, potential stakeholder groups, strategies for engagement, and the effective use of existing planning documents. The resulting schedule document identified a timeline for this update as well as a process for goal setting, stakeholder outreach, and identifying consulting partners to support the Master Plan.





## Integrated Education Center

South Seattle College

This 59,000 SF building began with a Pre-design and includes a diverse array of social and informal learning settings, immersive clinical simulation labs and, traditional learning spaces.

The building is organized around two grouping types that highlight Integration and Immersion. Hallway space was leveraged to serve the students and faculty by providing interactive social learning space equipped with technology.

The design supports the transient patterns of college students and creates desirable interactive space to strengthen relationships, skills and community. Study and interactive spaces were created for single contemplative time and group work.

Our approach implemented a major element of the campus master plan, to bring campus development closer to 16th Ave SW. We worked with the college to make updates to their MIMP and secure approval with the department of neighborhoods and city of Seattle.



## Triton Learning Commons Pre-design

Edmonds College

Students and Community are at the heart of the mission of Edmonds college. We designed this new addition to transform the heart of the campus and reinforce the core of the Campus Master Plan.

The new Triton Learning Commons will enliven the effectiveness of Learning Support and Student Services providing greater opportunities for student success in academic excellence, collaboration, innovation, responsibility, human relationships, and community.

The integration of new spaces within Lynnwood Hall at its central campus location will promote respectful collaboration and interaction among students, faculty and staff, maintaining a safe, healthy, and professional environment that fosters creativity, innovation, learning, and personal growth.

We created a pre-design and design with additions and improvements that will sustainably enhance the long-term health of occupants and of the college.



## Cascade Building

Pierce College Steilacoom

Project Manager Andy Hartung worked with Pierce College to plan and execute a multi-phase renovation of this 247,000 SF concrete structure. The phased renovation was coordinated with, and included, a component of the near term plan in the Campus Master Plan. We developed a more connected learning environment, enhanced student services, and improved the longevity and energy performance for at least another 50 years of service. The renovation also included replacement or upgrades to all the major systems in the building.

This multi-phased project included re-organizing many of the administrative functions and the educational program needs and locations within the building. All three major phases of work have required a phased construction approach to accommodate ongoing College operations with students on campus and within the building. Phasing was coordinated with College operations and the academic calendar. Off-hour work to was utilized to minimize construction noise in sound sensitive areas.

McGranahan is a signatory to the AIA 2030 Commitment; we have been nationally recognized for leadership and delivering results.



2

LEED Platinum Certified Buildings

10

LEED Gold or Silver Certified Buildings

1/3

of McGranahan Architects are LEED Accredited professionals



## SUSTAINABLE DESIGN EXPERIENCE

### Environmental Responsibility

Today's buildings must protect and improve the natural world. Our approach balances each project's social, environmental, and site requirements to optimize human comfort, minimize our carbon footprint, and do so within the project budget. We use modeling software such as CoveTool and Insights360 to review building orientation, daylighting, views, embodied carbon, and refine building systems to lower the EUI for long term operational cost-savings.

Recent project features have included geothermal heating and cooling, displacement ventilation systems, enhanced building envelopes, green roofs, 100% daylit classrooms, permeable pavement, and rain gardens. We also have experience designing display systems with live energy data tracking and exposing sustainable elements throughout the building for educational opportunities.

### Sustainability in Master Planning

McGranahan is currently partnered with TCC on an update of their Facility Master Plan. Sustainability is a central theme for this work, with one of six FMP Subcommittees dedicated to sustainability issues. This group, which included members of the college's Sustainability Action Committee, was tasked with considering topics such as:

- How do we translate our values and core themes related sustainability into our strategies?
- What are some specific projects or guidelines that could be considered?
- Are there other tools or resources?
- How can we integrate our Climate Action Plan?

These discussions led the college to engage a sustainability consultant to study the steps needed to achieve a carbon-neutral campus.

### Project Success

#### Cebula Hall, Saint Martin's University

This LEED Platinum certified project included establishing guidelines early in the process that included A/E/C team members as well as faculty and student stakeholders. Design and sustainability features were chosen strategically for cost, performance and durability.

Cebula Hall demonstrates an incredible operational efficiency, with an EUI of 17.2. This is an 87% reduction from baseline and was AIA 2030 compliant a decade ahead of today's goals. A photovoltaic array produces over 15 percent of the building's power needs while providing the remainder through green power sources. Extremely efficient fixtures and equipment reduce water usage by 48 percent.

Our process is inclusive and engages diverse perspectives, hearing people's stories, their lived experiences. We seek to move beyond transactional relationships by creating a process to lift-up the collective experiences and expertise of the College.



## STAKEHOLDER AND COMMUNITY ENGAGEMENT

### Equitable Engagement

Our top priority is to deliver a comprehensive master plan that responds to your goals, through a transparent and collaborative process. Key to this is overall visioning—interactive work sessions with both stakeholder groups and the decision team to discuss goals and objectives, and establish criteria that would indicate success for goals throughout the planning and implementation.

### Building Trust

Trust and reciprocity are the foundation of any project team to approach any discussion or challenge that will arise. In any stakeholder outreach, decision team meeting, engagement activity, or presentation, we will provide time to establish relationships and psychological safety so that everyone feels comfortable to freely offer their authentic ideas, priorities, and individual needs.

### Outreach Efforts

To center campus culture and student experience in every decision, we intentionally include as many voices in the engagement process as possible and give them equal weight. During collaboration and outreach, no one's points are dismissed out of hand and every conversation is approached with curiosity. We will engage your campus community where they are, rather than asking them to come to us.

We will look to find ways to participate in events that are already being held on campus, propose virtual meetings using online collaboration resources like Google Jamboard or Mentimeter to engage students when they are available, and provide multiple meeting options when appropriate. Through this, the design team can interact with and hear perspectives from many students that may not join in a typical design dialogue.

### Supporting Student Success

The time to achieve the most significant impact of a wide range of alternatives is early in the planning process. We listen for critical parameters, explore them with the team as design drivers, and report back to confirm the direction. We will address expectations and fears as they arise. As we layer our interaction, we often hear concerns, fears, and possible misalignments of what is desired with what is possible.

### Validating Decisions

We work to validate each planning decision early through open dialogue and genuine collaboration and then provide clear documentation of our collective decisions at each design phase. We take pride in our approach of conceptual iteration and multiple touchpoints with each stakeholder group as we work to shape engaging and welcoming learning environments.

## Align Expectations

We provide clear documentation of the process and what is possible, then encourage stakeholders to collectively prioritize constraints and opportunities ensuring that each voice is heard, acknowledged, and recorded.

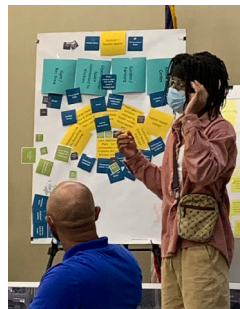
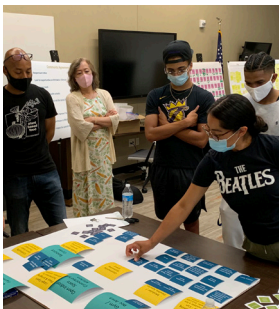
We ask questions that focus on cultivating relationships knowing that a base of trust and reciprocity is the foundation for solving challenges that arise within any built environment. This requires campus culture and student experiences within the community to be reflected. To accomplish this we engage the students, educators, and the greater campus community as co-creators and decision makers.



Engagement Example: We engaged a diverse set of stakeholders including students, staff, faculty, and community members. We sought to create a psychologically safe environment to be vulnerable and curious with each other.

## Transformational Engagement

Equity Outreach and Engagement- McGranahan is currently working with the City of Tukwila on an Intergenerational Teen and Senior Center, focusing on equity and inclusion. We have supported City staff and community builders in outreach and engagement on multiple levels. From holding over 40 one-on-one and small group meetings centered around eight foundational questions to engaging community ‘champions’ to unpack complex ideas, we have found that many voices ensure a sense of collective ownership, vested interest, and shared value.



## LEVELS OF ENGAGEMENT

	 <b>inform</b>	 <b>consult</b>	 <b>involve</b>	 <b>collaborate</b>	 <b>empower</b>
<b>PUBLIC ROLE</b>	Listeners	Feedback Groups	Contributors	Stakeholders	Co-Creators
<b>CLIENT PROMISE</b>	We will provide information to assist in understanding the problem, alternatives, opportunities and solutions	We will keep you informed, listen to and acknowledge concerns and aspirations	We will work with you to ensure that your concerns and aspirations are reflected in the decisions we make	We will look to you for advice in formulating solutions to your concerns and we will incorporate them to the maximum extent possible	We will partner in each aspect of the design process including the development of options and place final decision making in your hands
<b>ACTIVITIES</b>	Open House	Surveys, Comment Cards	Consistent Meetings	Workshops	Deliberation
<b>DIVERSITY + INCLUSION OPPORTUNITIES</b>	digital + printed media, multi-lingual info, varied times of day + locations	informational interviews, interpreters, online or door to door surveys	engage specific non-profits and community groups	partner with established groups, advocates and community influencers	each group brings their strengths to co-create together

We work with our clients to craft options that fit within the goals and scope of the project that can be offered as choices to those the project will serve. We talk about the levels of engagement, from Inform to Empower, where ownership is fostered by the power to make the final decision. We will explore these options with you as we craft our engagement process together.

We analyze the “total cost of ownership” for operating and maintaining long-lasting facilities and campuses. Flexibility, durability and maintainability will be critical to the long-term success of the College.



## LIFE CYCLE COST ANALYSIS EXPERIENCE

The Life Cycle Cost Analysis (LCCA) includes preliminary energy analysis plus other material components of the building that influence maintenance and operations costs. The Life Cycle Cost Tool (LCCT) or LCCM (Model) compares various lease, purchase or construct options to confirm which option is the most cost effective.

The Energy Life Cycle Cost Analysis (ELCCA) evaluates energy-using systems such as heating, cooling, lighting, building envelope and domestic hot water. It helps us select and demonstrate the most optimal long-term investments in energy-efficient and low-maintenance building systems.

We use all these tools to help the project team choose and confirm building systems and components. This minimizes the total life cycle costs of our building and ensures compliance with State requirements.

### Application in Master Planning

In Facilities Master Planning, we include Life Cycle Cost Analysis at a high level, to ensure the college & state will receive the best long-term return on their facilities investments, such as:

- Evaluating and prioritizing facilities project investments for the future, including campus infrastructure & utilities.
  - Categorizing and scheduling projects to maximize the ability to get them funded – as major capital, minor improvements, or repairs.
  - Planning projects in biennial sequences to ensure that future projects are not prematurely replacing work performed on previous projects.
  - Determining the extent of infrastructure scope that can be included within major capital projects
- as compared to being performed as individual projects.
- Looking for opportunities to bundle similar scopes into combined projects to capitalize on economies of scale.
  - Strategizing what the general payback periods could be on projects, and planning projects that will be designed and built to last.
  - Including flexibility to accommodate change in project planning requirements.
  - Considering total life cycle cost of systems & materials (including first-cost, maintenance, durability and replacement) when developing Campus Design Guidelines.

Our approach begins with well developed listening skills, thoughtful consideration of issues raised, and a straight-talk approach to finding the best solutions for the students, educators, local partners, and the College



## PAST PERFORMANCE

### Success with Master Planning

Our Master Plans are both practical and flexible. They include a thorough but concise road-map to reach your campus development goals that is implementable and understandable by all constituent groups at the college – Trustees, Admin, Facilities, Students, Industry Partners and City.

However, the Campus Master Plan does not need to be everything to everybody. Master Plans that attempt to be too infinite can be so exhaustive they sit on the shelf unused. For example, the Master Plan is not a Strategic Plan or an Academic Plan document – it should concisely include only the vital info that aligns the Strategic/Academic goals with the Development Plan.

Colleges have appreciated our Master Plans primarily because they have been sequentially implementable.

They have successfully helped our colleges plan and procure both state and local funding.

Above all, the Master Plan needs to be useful. We have had strong success providing Campus Master Plans for Highline, Pierce College, CPTC, TCC and Saint Martin's University. We also have worked with Renton Technical College and SPSCC, who both hired us to update previous Master Plans performed by other firms because the documents and diagrams were unwieldy and impractical.

### Communicating Intent and Flexibility

We have learned to balance the diagrammatic with the specific aspects of Campus Master Plans. Our approach to allowing flexibility in the execution of future phases of the master plan includes:

- Showing future building “zones” rather than exact “footprints” allows flexibility in how the zones will eventually get developed.
- Short term Campus Master Plans show more specific detail than Mid and Long Term Plans. The development components that are certain should be accurately shown as they are in the process of, or intended to be designed.
- Showing the Mid and Long Term plans in more diagrammatic ways allows for future adjustments to occur more flexibly.
- We have utilized the Master Plan as a tool to include ideas for future projects that respond to college needs which would not be achievable with state funding alone. We have facilitated creative ways to “bundle” alternative funding sources to make projects more financially viable, such as corporate partnerships with businesses, partnering

with student associations, and coordinating with foundations. The Master Plan can plant the seed for these types of projects to grow toward achievability in a flexible way.

- Since the SBCTC scoring criteria for major capital projects changed last biennium, we no longer label projects as purely “growth”, “replacement” or “renovation”. We are planning projects as flexible combinations of these components, in accordance with the highest demand justification and scoring rating.

We have found that Campus Plans should be both diagrammatic and legible enough to be clearly presentable and readily understood by your Trustees.

## Elements of Master Planning

Strategic development, guided by program, fiscal, and curriculum influences, is the impetus for a Campus Master Plan. Through the Master Planning process, McGranahan Architects will work with Everett Community College (EvCC) addressing various elements and key drivers. In addition to stakeholder involvement the following are some element of the process.



### Existing Condition Analysis

McGranahan will work with EvCC to analyze the current condition of campus facilities. This will determine which structures on campus are worth renovating, which need to be replaced due to poor condition or configuration and what new buildings are needed. We will not only examine building condition, we will also examine land use status, perform a site analysis, and examine existing vehicular and pedestrian circulation. Once this phase is complete we can begin to work with the College to determine priorities for renovation and replacement.



### Program Needs Analysis

EvCC has a long history of successful programs that serve local industry and professionals. As we delve in to the analysis of current conditions, we will also examine capacity to accommodate growth in the number of students attending community and technical colleges based on census data and market trends. McGranahan Architects will also work with the College to determine future program needs and identify growing industries and the need for specialized facilities to best prepare students to meet new work demands. We will also coordinate the Master Plan with analyses from the State Board for Community and Technical Colleges on statewide growth trends and funding strategies.



### Infrastructure, Sustainability and Regulatory Requirements

The EvCC campus started development 65 years ago in 1958. Aging infrastructure & utilities will be assessed and a plan will be formulated to prioritize improvement projects in a sequential manner in which they can be feasibly funded and performed, as part of major capital projects or individually. State sustainability requirements are advancing toward carbon neutrality and net zero energy consumption. The pending 2024 state energy code update will mandate a percentage of on-site energy generation. The 2019 Clean Buildings Act created energy performance standards for commercial buildings larger than 50,000 square feet, with mandatory compliance beginning in 2026. Also, last month the USGBC released a draft of its next version of LEED, with v5 Operations and Maintenance (O+M) rating system for existing buildings. LEED v5 for Building Design and Construction (BD+C) will roll out in 2024.

The Master Plan process will develop goals and strategies for meeting these regulatory requirements.

We will also include the City of Everett and include considerations and municipal & zoning code influences on campus planning.



### Fiscal Strategies

One vitally important component of the Master Plan is to illustrate a phased improvement schedule for the institution. In relation to state-wide funding requests, having a strategic foundation for project timing will advantage EvCC. Intended future requests for Major Capital Projects and Minor Improvement Projects will be identified in the Master Plan, as well as a timeline for consideration that prioritizes the work in the appropriate biennia that will ultimately require legislative approval.

We have a proven record of success in planning and procuring state funding for projects. In the major capital funding requests submitted in 2021, we performed five PRRs which scored over 70 points to qualify for the pipeline- nearly a third of the PRRs that made the cut. We have also helped colleges finance projects through alternative funding sources, such as Certificates of Participation (COPs), public grants and local fundraising.



### Phased Development Plan

One of the most valuable outcomes of the Master Planning process will be an organized plan for campus development over time to solve the needs identified earlier in the plan. The duration, timeline and number of phases (Short-term, Mid-term, Long-term) will be customized in accordance with the optimal approach for EvCC. The development plan will serve as a highly beneficial tool for the college as a facilities guidebook for the college for years to come. We intentionally formulate it to be flexible and conveniently updated as the college's needs change in the future.

# DIVERSE BUSINESS INCLUSION STRATEGIES

## Past Success and Firm Focus

**12%** McGranahan's recent educational projects average around 12% of the A/E fee committed to MWBE firms. We continue to see this number grow and the diversity in the field of A/E professionals advance.

Our commitment reaches beyond the scope of one project; diversity and inclusion is a key focus of the firm. Our professional/technical staff is currently 41% minority/women.

We seek to build more diverse teams and bring more diversity to the firm's leadership. This brings benefits to the culture of our practice, drawing talent to the firm and clients to our work. Additionally McGranahan's firm leadership is vested in giving opportunities to disadvantaged businesses, emerging professionals and mentorship.

The objective of our plan is to set our sub-consultants up for success from the outset, because overall success of the project depends on the individual success of each member of the team.

## Outreach and Training

We routinely participate in networking seminars and outreach events conducted by various agencies and professional organizations. At these events we make a point of seeking out diverse firms that we do not have existing working relationships with. We invite them to visit our office and offer an opportunity to present their credentials with the potential to be included on future design teams.

McGranahan has a Diversity and Inclusion Group that facilitates research and policy development to

address industry trends as related to overall inclusion for aspects of our daily operations. Additionally, the Diversity and Inclusion Group leads various learning sessions relevant to sub-consultant selection, outreach, inclusion goals, and firm monitoring.

Key to supporting smaller and disadvantaged firms is developing a better relationship with the staff actually doing the work.

## Monitor and Update

We have thoroughly documented our team's success in partnering with Diverse Businesses to meet participation goals through dynamic, and highly qualified teams. In support of our efforts we conduct post project performance debriefs with Diverse Business firms to assist them in project and service-oriented outcomes. Additionally our Diversity and Inclusion Group will facilitate firm wide education, evaluation and updates to our policy.



**Emily Level,**  
*Director of Human Resources*

Emily provides firm wide support for internal diversity and inclusion as well as consultant outreach and professional development. (10%-15% of her time on a weekly basis dedicated to overall Diversity and Inclusion)



**Chris Lilley,** *Principal, Director of Operations*

Chris has been involved since the plan was formalized in 2008 and continues to provide monitoring and administration support, setting up our teams for success. (5%-10% of his time on a weekly basis dedicated to the Outreach Plan)

## Proposed Project Team

Our team recognizes how partnering with local minority, women, veteran-owned firms, and small businesses is critical to reducing the disparities within our industry. It is not about strictly meeting a quota but genuinely providing opportunities for firms to build their practice and gain experience with significant projects.

Our approach to selecting sub-consultants starts with determining disciplines and firms that would be the best fit for the project. As we build our project team, we will look for opportunities to divide elements of the scope of work beyond the traditional practices.

This approach includes opportunities within each discipline for mentorship, professional development of staff, and inclusion of partner firms.



### Champion of Diversity Award

McGranahan teamed with CG/CM Korsmo Construction for Grant Center for the Expressive Arts in Tacoma. The team focused on providing opportunities for local and disadvantaged sub-contractors, including recruitment efforts, getting qualifying businesses certified, breaking up scopes, and mentoring. This project won the 2020 AGC of Washington Champion of Diversity Award - MBE: 25%, WBE: 2%, SBE: 9%, Local 98%





### Education | Training | Certifications

Architect: Washington

University of Washington,  
Bachelor of Arts in Architecture

University of Washington,  
Master of Architecture

LEED Accredited Professional

DBIA Certified

Past President, CPTC Foundation

SCUP Member and Presenter

## Matt Lane, AIA, LEED AP BD+C, DBIA

### Principal in Charge

Through his 30 years of experience, Matt has developed a deep understanding of the importance of thoughtful leadership and advocacy for addressing the long-term needs of Universities and Colleges. Matt will ensure that our team is utilizing optimal resources, delivering exceptional performance, and successfully meeting your goals. He has led all aspects of project development, from campus Master Planning, PRR funding procurement, Predesigns, design, and construction.

### Relevant Experience

Tacoma Community College Master Planning

Highline College Master Planning

Renton Technical College Master Planning

Clover Park Technical College Master Planning

South Puget Sound Community College Master Planning

University of Washington Tacoma Master Planning

Design Center PRR and Campus Master Planning, Lake Washington Institute of Technology

Welcome Center PRR & Campus Master Planning, Lower Columbia College

Advanced Technology Center, Bates Technical College

Learning Commons and Engineering, University of Washington Tacoma

Health and Life Sciences Center, Highline College

Health Sciences Building, Clover Park Technical College

Triton Learning Commons Predesign, Edmonds Community College





### Education | Training | Certifications

Architect: Washington

Montana State University,  
Master of Architecture

Montana State University,  
Bachelor of Arts in Environmental Design

NCARB Certified

Associate DBIA

## Andy Hartung, AIA, NCARB, Assoc. DBIA

### Project Manager

As Project Manager, Andy will be your primary point of contact. He is a strong logistical thinker and has extensive experience in the technical challenges and opportunities associated with college campuses. He will track the project keeping in mind EvCC needs, schedule, budget and goals.

Andy has a broad background of experience with the planning, design, and construction of educational facilities. He has worked on all sizes of projects including remodels, additions, and new construction for public clients. He is one of our strongest logistical thinkers and has extensive experience planning and managing large, complex, phased projects, including several projects that were constructed on occupied sites. Drawing on years of project experience, he will promote consensus building and value-driven planning decisions.

### Relevant Experience

Pierce College Master Planning

Olympic South Demo, Abatement and Restoration, Pierce College

Integrated Education Center, South Seattle College

New Auburn Center, Green River Community College

Central Kitchen and Warehouse, Shoreline School District

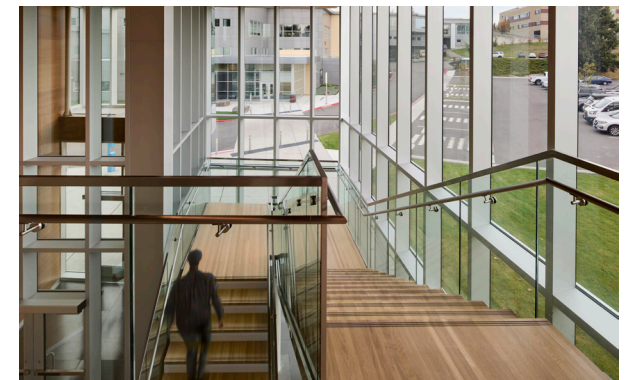
Cascade Building Renovation Phase 1,2 and 3 Predesigns and Design, Pierce College Fort Steilacoom

Dental Hygiene and Veterinary Technology Center, Pierce College Fort Steilacoom

Center for International Education, South Seattle College

Highland Middle School, Bellevue Public Schools

Lake Washington High School, Lake Washington School District





### Education | Training | Certifications

Architect: Washington

University of Washington,  
Master of Architecture

University of Washington,  
Bachelor of Art in Architectural Studies

NCARB Certified

Committee on Architecture for Education  
(CAE) Past Seattle Chair

## Kate Frisbie, AIA, NCARB

### Architect and Project Planner

Kate brings a strong passion for detail as well as over 23 years of experience in project planning, scoping, tenant improvements, and major renovations. She has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a background focused on public use facilities, she has been involved in all aspects of the project development, from documenting/investigating building conditions to programming and concept development, through construction.

### Relevant Experience

Highline College Master Planning

Olympic South Restoration,, Pierce College

On-Call Campus Architect, Highline College (including PRRs)

On-Call Campus Architect, Lower Columbia College

On-Call Architect, University of Washington

Old Redmond School House ELC Renovation, Lake Washington School District

Interior ADA Barrier Remediation, Cascadia College / University of Washington Bothell

Roof Repairs, HVAC & Electrical Equipment Replacements, Lower Columbia College

Olympic South Reclad and Reroof, Pierce College Fort Steilacoom

Miscellaneous Classroom & Office Remodels, Cascadia College

Building 15 Learning Resource Center Renovation, Clover Park Technical College

Building 1700 Feasibility Study and Renovations, Shoreline Community College





### Education | Training | Certifications

University of Washington, Tacoma,  
B. Sci. Urban Design

AIA WA Council Board Associate

## Dennis Adjetey, Assoc. AIA

### Planner and Architectural Associate

Dennis is a trained Urban Planner who excels in facilitating the stakeholder engagement process. He brings creativity and authenticity to the conversations with students, staff and the community. Dennis will coordinate information between program, stakeholders, and departments through an inclusive process. He will also work with college and design team to bring the concept to reality and determine how best document the project.

### Relevant Experience

Tacoma Community College Master Planning

Highline College Master Planning

South Puget Sound Community College Master Planning

University of Washington Tacoma Master Planning

Student Center Planning, Bellevue College

Triton Learning Commons Predesign, Edmonds Community College

City of Tukwila Teen and Senior Center

Center for Equity and Inclusion, University of Washington Tacoma

On-Call Architect, University of Washington

