PROPOSAL

STEMPER ARCHITECTURE COLLABORATIVE

Scott Stemper
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Seattle, WA 98106
www.stemperac.com

Department of Social & Health Services

Project No. 2024-400: Rainier School - Multiple Building Reroofing

October 27, 2023

State of Washington Department of Enterprise Services
Department of Social & Health Services
Attn: Shauna Essman

STEMPER ARCHITECTURE COLLABORATIVE

Submittal Date: October 27, 2023

Re: RFQ Project Nos. 2024-400, 402, 404, and 405 Multiple Building Re-roofing, Department of Social and Health Services (DSHS), Rainier School

To Selection Committee:

Stemper Architecture Collaborative (Stemper AC) and our consultant team are pleased to submit our qualifications for the roof replacement projects at Rainier School. We are a certified minority and woman-owned (MWBE) architectural firm based in West Seattle. We specialize in roof and building envelope projects, which have been the core of our business since 1988.

Understanding of Rainier School: Our team has been fortunate to recently work on roof replacements for two projects at Rainier School: Building 2010, and the Laundry. These projects presented unique challenges and opportunities to improve the safety and comfort of the building's occupants while extending the useful lives of these crucial facilities in the long-term. We will apply the unique knowledge of existing building conditions and the campus work environment that we have gained from this project experience to the roof replacements at the kitchen, powerhouse, cottages, and walkways.

Roof Replacement Specialization: In our 35+ year history, Stemper AC has provided specialized architectural services for reroofing and building envelope projects including design, project management, and construction administration services. Stemper AC has completed over 300 roof projects for public agencies, including complex reroofs consisting of multiple roof areas, steep-slope roofs, varying roof materials, and challenging discovered conditions. Our team values quality design and client satisfaction above all else, which is why we strive for pragmatic, cost effective solutions that will result in long-lasting, low-maintenance roof systems.

Experienced Project Managers and Consultant Team: Stemper AC has brought together a team with proven skills in roof replacement design and experience at Rainier School. Scott Stemper, Principal Architect and founder of Stemper AC, has over 39 years of experience in the Pacific Northwest, specializing in building envelope/roofing type projects, including: investigation, assessments, design, specifications, testing, consulting, cost estimating, and construction administration. Scott has become a go-to Architect in the region for complex roof projects. Project Manager Marc Tegen is skilled at managing projects to keep them on schedule and within budget. He is experienced with developing solutions and detailed cost estimates for roof designs for various roof and building types. He prioritizes effective communication with project teams, clients, and stakeholders.

We have also carefully selected our team of subconsultants to cover each area of experience listed in the RFQ – Wetherholt & Associates (roofing consultant for design and construction inspection), PSM Engineers (structural engineering), and Rose Environmental (hazardous materials consultant). They have worked with us on similar projects for years, including recent roof replacement work at Rainier School. We always look forward to teaming with these professionals as we believe they are the best in their fields and always deliver high quality services.

Proven Track Record of Managing and Meeting Schedules and Budgets: A core strength is our ability to efficiently and effectively manage multiple minor and major renovation projects that require a quick turn-around, have limited budgets, occur in occupied facilities, and require multi-disciplined consulting engineer participation. Our goal is to perform all assignments to the highest professional standards. We strive to always keep projects advancing to meet our client's goals and timelines.

We greatly appreciate your consideration of our qualifications. We are passionate about this type of work, and hope for the continued opportunity to assist DSHS to achieve your goals for these important projects.

Sincerely,

Scott M. Stemper, AIA, Principal Architect
Stemper Architecture Collaborative, PLLC
4000 Delridge Way SW, Suite 200 Seattle, WA 98106
p: 206.624.2777 | c: 206.525.4092
e: scott@stemperac.com

Melody Leung, President & Managing Member
Stemper Architecture Collaborative, PLLC
p: 206.624.2777 | c: 512.914.0778
e: melody@stemperac.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: Stemper Architecture Collaborative		
Point of Contact Name & Title: Scott Stemper, Principal Architect		
Email: scott@stemperac.com	Telephone: 206-624-2777	
Address: 4000 Delridge Way SW, Suite 200		
City: Seattle	State: WA	Zip: 98106

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executive summary

Stemper Architecture Collaborative (Stemper AC) has brought together a highly qualified and experienced team to provide roof investigation, reroofing design, and construction administration services at Rainier School. Our goal is to develop roof systems that will be low-cost and low-maintenance in the long-term. We will bring tailored, client-focused, and project-specific design solutions for each roof project.

Our team is excited for the opportunity to continue working at Rainier School, as we have enjoyed our recent experience at this unique campus. We recently completed roof replacements for the 2010 Building and Laundry Building at Rainier School, as well as portions of the covered walkways, and have assisted DSHS in formulating preliminary recommendations for some upcoming roof replacements at the buildings included in the scope of work. From this previous experience, we have gained an understanding of the campus-specific security and safety concerns. We work closely with contractors to ensure safe practices at all times during construction. Maintaining these controlled environments will be paramount to ensure resident safety and peace of mind, especially while crucial buildings such as the kitchens and cottages remain in operation during construction.

Having previously replaced the 2010 Building's tile roof with asphalt shingles, we have in-depth knowledge of the pros and cons of campus preferred roofing materials, including life-cycle costs, installation, and warranty options. The team anticipates that this will be a great asset as we work to meet the project schedule, ultimately leading to successful project completion within the available budgets for each roof project. This project-specific knowledge of Rainier School makes our team uniquely positioned to navigate potential solutions for the reroofing of the kitchen, cottages, walkways, and central powerhouse building.

In addition to our recent work at Rainier School, our team provides extensive technical knowledge and decades of experience with designing roof systems. We've encountered just about all types of roofs, and roof failures, and we apply that experience to devising unique solutions to each situation. We are also accustomed to working within our clients' schedules and budgets. Our expertise in roofing systems will result in weathertight design solutions that will extend the roofing/envelope system's useful life for decades, and ultimately reduce ongoing maintenance for the long-term. We can design asphalt shingle roof systems with 30+ year lifetimes.

Our team's goal is to perform all aspects of our work to the highest ethical and professional standards, and exceed our clients' expectations. We have been fortunate to be involved in preserving and improving Rainier School. We are passionate about working on this campus and are excited for the opportunity to continue to assist DSHS in improving the lives of residences and employees at this important campus.

key personnel qualifications

Stemper AC Firm Background

Founded: 1988
Office: 4000 Delridge Way SW # 200
Seattle, WA 98106
Phone: 206-624-2777
Contact Name: Melody Leung
E-mail: melody@stemperac.com
Website: www.stemperac.com

Stemper AC is a WMBE full-service architectural firm recognized throughout the Puget Sound for providing architectural design expertise for interior and exterior building renovations for municipal, educational, commercial, public, and historic buildings. Our architects consider extending buildings' useful lives and preserving our clients' resources as essential components of our practice.

Our firm has continued to grow in Seattle and expand to other areas and markets in Western Washington for over 35 years. Scott Stemper, founder and Principal of Stemper AC, is a go-to architect and subject matter expert for design of building envelope and roof systems. Melody Leung, President of Stemper AC, is a leader in management, planning, and design, having built her architecture career over more than 27 years.

Areas of Specialization

- Renovation of existing, aged, & historic buildings
- Roofing and building envelope investigation, troubleshooting, & replacement
- Sustainable design
- Masonry repairs & waterproofing
- Glazing, windows, skylight repair & replacement
- Building systems design & replacement
- Emergency repairs
- Interiors & ADA upgrades
- Historic Preservation
- New building design
- Space planning & development
- Facility condition surveys

Project Types

- Education Facilities
- Industrial Facilities
- Offices / Administration Buildings
- Public Buildings
- Multi and Single-Family Residences
- Community & Recreation Centers
- Transit Facilities
- Historic Buildings
- Commercial Buildings

SUBCONSULTANTS

Wetherholt & Associates

Roofing Consultant and Construction Inspection

Wetherholt and Associates, Inc. was founded in 1984 to serve the construction industry by assisting in resolving water intrusion problems. Specifically, we specialize in roofing, waterproofing, and building envelope troubleshooting and problem solving. We can determine the types of roofing, waterproofing, and building envelope systems in place, performing moisture surveys, determine leak sources, and generate CAD details. We maintain knowledge of industry products and installation methods through routine meetings with manufacturers' representatives and through participation in industry educational opportunities.

We are interested in listening to our clients needs and serving them in an ethical and economically justified manner to obtain a result meeting their needs. Our firm is known for its quality, service, and integrity, and our success is seen in the many clients who have been with us since our founding. Much of our work is for commercial, institutional, and public sector clients whose properties require careful and prudent management of resources, both monetarily and functionally. Clients include several major school districts, manufacturing companies, and municipal and state government departments.

PSM Engineers

Structural Engineer

Established in 1920, PSM is a consulting structural engineering firm with a history of successful design of new buildings, and rehabilitation of existing buildings and other structures. PSM offers structural engineering services to developers, architects, owners, public agencies, and contractors. Our scope of experience includes projects throughout the United States.

We believe in rapid response to questions and issues raised by the building team. Our pro-active approach and continuous involvement in projects have ensured the majority of our work is from repeat clients.

PSM serves our clients with sound engineering principles and up-to-date practices. Projects are approached with creative thinking which leads to the best solution consistent with the economics, construction techniques, and aesthetics desired. We listen carefully to our clients and respond to their needs and desires to achieve successful results.

Rose Environmental

Hazardous Materials Consultant

When it comes to independent thinking, creative solutions, and risk control, Rose Environmental prides itself as a leader in indoor environmental quality. Navigating the terrain of alarming news reports and controversial literature, Rose Environmental has continued to successfully provide calm and even-minded resolutions to questions regarding the health effects, measurement, and control of chemical and biological contamination found in the buildings we occupy.

Rose Environmental is a small privately-held service corporation located in Seattle, Washington incorporated in February 2007. Martin Rose, Principal and Senior Consultant for the firm, provides strategic direction and technical oversight for all projects. In addition, four full-time industrial hygienists provide coverage for our growing clientele for larger and more complex projects.

Rose Environmental uses cutting-edge technology and state-of-the-art equipment, such as infrared thermography, laser particle counting, and other real-time direct-reading monitors to to solve IH problems.

key personnel qualifications

ORGANIZATIONAL CHART

This proposed team is ready and available to begin work on the Rainier School roof replacement projects. Stemper AC and each of our subconsultants have additional staff and resources, giving us the capacity to perform several projects of varying size and scope simultaneously, while providing our clients with the highest level of service.

Washington State Department of Social & Health Services

PRINCIPAL

Scott Stemper, AIA
Stemper AC
Principal Architect

Scott has 39+ years of specialized experience in architectural design for building envelope and roof systems. He has designed roofs of varying size and complexity throughout his career, and has gained in-depth technical knowledge of various systems and materials. Through this experience, he is able to develop innovative solutions to any project challenge. He is considered a trusted architect by many of our clients, contractors, and consultants for complex roof projects.

PROJECT MANAGER / ARCHITECT

Marc Tegen, AIA
Stemper AC
Project Manager

Marc is highly regarded by clients for his ability to manage multiple projects simultaneously and manage large project teams, while always maintaining regular communication with the Client and project team. He is known for his technical knowledge of building envelope and roof systems, and his ability to quickly turn around high quality documents and accurate cost estimates.

SUBCONSULTANT TEAM

Don Davis, RRC
Wetherholt & Associates
Roofing Consultant
(as-needed)

Pravat Sripranaratanakul, RRC
Wetherholt & Associates
Construction Inspection

David Stubbs, PE
PSM Engineers
Structural Engineer
(as-needed)

Martin Rose
Rose Environmental
Hazardous Materials
Abatement

We have carefully selected a team of qualified subconsultants who will provide necessary consulting in their respective disciplines for the roof replacements. We have worked with Wetherholt & Associates for 35 years. As roofing consultant, Don Davis will assist in the roofing design. Pravat performed diligent construction inspection for previous Rainier School projects, and is located in Buckley, making it convenient to be on site. David Stubbs of PSM will be the lead structural engineer, and will consult on any structural issues due to water damage as needed for the project. He has worked with Stemper AC for over 30 years. Martin Rose of Rose Environmental will be hazardous materials consultant/industrial hygienist. He recently completed hazardous materials abatement for the 2010 Building roof replacement project with Stemper AC at Rainier School.

RÉSUMÉ

Scott Stemper, AIA

Principal Architect

Role: Principal-in-Charge **Time Assigned:** 10%

Responsibilities: Scott will serve as the Principal-in-Charge and will be responsible for project oversight, and will provide his technical expertise for document review and quality control.

Bio: Scott Stemper, founder of S. M. Stemper Architects (now Stemper AC), has practiced as a licensed architect in the Pacific Northwest for over 39 years. Scott's experience emphasizes design, feasibility analysis, and construction management/ administration. He is recognized locally as a go-to architect for envelope and roofing projects that involve complex renovation issues and for older or historic structures. He has completed work for many public agency clients, including: Seattle Public Schools, City of Seattle, Seattle Parks & Recreation, University of Washington, State of Washington, Green River and Everett Community Colleges, and City of Renton.

SKILLS

- ✓ Roof Replacement Design
- ✓ Building Envelope Systems
- ✓ Existing & Historic Structures
- ✓ Sustainable Design
- ✓ JOC, GCCM, Design/ Bid/Build, Design-Build
- ✓ Mech./Elec. Renovations
- ✓ Public Buildings
- ✓ New Building Design
- ✓ Cost Estimating
- ✓ Multi-Disciplined Team Leadership
- ✓ Feasibility Analysis

EDUCATION

BA Architecture, University of Oregon

Landscape Architecture, Urban Planning Studies, Oregon State University

CERTIFICATION

Registered Architect, WA #4220

Relevant Project Experience:

Department of social & Health services (DSHS)

- Rainier School Building 2010 Roof Replacement
- Rainier School Laundry Building Roof Replacement
- Yakima Valley School Administration Building Roof Replacement

State of Washington DES

- Tacoma Community College Building 11 Envelope Repairs
- Natural Resources Building Roof Replacement & Cladding Repairs

University of Washington

- Anderson Hall Parapet Repairs Building Envelope Renovation
- Suzzallo Library Partial Roof Replacement
- Communications Hall, Building Envelope Upgrades/Restoration

Seattle Public Schools

- West Seattle HS, Garfield HS and Wedgwood ES Roof Replacements, Seismic Improvements, Exterior Door Upgrades, and Exterior Cladding
- Ballard High School Exterior Masonry Stabilization
- Nathan Eckstein Middle School Exterior Envelope Restoration and Historic Window and Door Replacements (Current)
- Gatewood ES Roof Replacement and Fall Protection
- Catharine Blaine K-8 Classrooms, Roof Replacement, Doors & Windows

Seattle Public Library

- Queen Anne Branch Library Slate Roof Replacement

Seattle Parks & Recreation

- Magnuson Park Building 30 Exterior & Interior Renovation, Seismic Improvements, & Roof Replacement
- Seattle Asian Art Museum Roofing & Skylight Replacement

Seattle Center On-Call

- Roof & Cladding Surveys of 8 Buildings (2021)
- Roof Surveys of 5 Buildings (2018)

RÉSUMÉ

Marc Tegen, AIA

Project Manager

Role: Project Manager & Architect **Time Assigned:** 20%

Responsibilities: Marc will serve as Project Manager, and will lead the design of the roof replacements, as well as construction administration, managing budgets and schedules, and managing the consultant team.

Bio: Marc is a Licensed Architect in the State of Washington since 2016, with 18 total years of experiece. He has a diverse architectural design, graphic design, and construction background. He has broad industry experience working on projects in higher education, K-12 education, commercial, and residential. His experience includes working with historic/landmarked buildings, and is skilled at effectively facilitating engagement with stakeholders and historic preservation committees. He's completed roof replacements, envelope upgrades, renovations of office/administration, and whole buildings. His graphic skills, production capabilities, and project management are highly regarded.

SKILLS

- ✓ Roof Replacements
- ✓ Building Envelope Systems
- ✓ Project Management
- ✓ Cost Estimating
- ✓ Design Development
- ✓ Historic Building Renovation
- ✓ Interior/Exterior Renovations
- ✓ Communication & Leadership
- ✓ Office Building Design
- ✓ Whole Building Design
- ✓ Graphic Design

EDUCATION

Master of Architecture,
Washington State University

CERTIFICATION

Registered Architect, WA #11878

Relevant Project Experience:

Department of Social & Health Services (DSHS)

- Yakima Valley School Roof Replacement
- Rainier School Building 2010 Roof Replacement
- Rainier Laundry Building Roof Replacement (Current)

State of Washington DES

- Tacoma Community College Building 11 Envelope Repairs & Reroof

Seattle Public Library

- Queen Anne Branch Library Roof Replacement

Seattle Public Schools

- West Seattle HS, Garfield HS, and Wedgwood ES Roof Replacements
- Garfield HS Masonry Repairs & Door Upgrades
- Nathan Eckstein Middle School Exterior Envelope Restoration and Historic Window and Door Replacements (Current)
- Ballard, Historic Garfield, & West Seattle High Schools Roof Replacements
- Dearborn Park School Seismic Upgrades & Roof Replacement
- Building Envelope Surveys for 12 Educational Facilities (2018)
- Building Envelope Surveys for 10 Educational Facilities (2021)

University of Washington

- Smith Hall Building Envelope Waterproofing
- Fleet Services Building Roof Replacement

Seattle Parks & Recreation

- Magnuson Park Building 30 Interiors, Seismic Improvements & Roof Replacement
- Building 406 Roof Replacement, HVAC, Interior Upgrades, & Restroom Upgrades

Seattle Center On-Call

- Roof, Cladding & Fenestration Assessments for 8 Buildings (2021)
- Roof Condition Assessments for 5 Buildings (2018)

Port of Seattle

- Bldg. Env. Condition Assessment of Fishermans Terminal Building C-15
- Fishermans Terminal Building C-14 Building Upgrades (Current)

Donald A. Davis, RRC/RWC/REWC/RBEC

Senior Field Engineer, Managing Principal for Wetherholt and Associates, Inc.

Role: Project Manager, Building Envelope Consultant

Responsibilities: Don would be the Project Manager for the Rainier School Reroofing project, in support of Stemper Architects. His role would include evaluation of existing assemblies, assist in the design of new assemblies to best serve the building, perform design reviews, and manage the project during construction. Wetherholt and Associates, Inc. would have Field Inspectors available to perform regular inspections during installation of building envelope products.

Bio: Don has worked for Wetherholt and Associates, Inc. for over 30 years and has registrations for Roofing, Waterproofing, Exterior Wall, and Building Envelope consulting through IIBEC (International Institute of Building Enclosure Consultants). He performs leak investigations at roof, deck, wall, and window assemblies on residential and commercial buildings. Don is responsible for inspection and evaluation of roofing, waterproofing, exterior cladding application, often including related structural aspects at commercial and residential projects. His responsibilities include roof surveys, moisture testing, roof membrane sampling, roof design, specification / drawing preparation, and punch-list / closeout inspections.

Time Assigned: 5% (Don is available and committed to the project. The exact time commitment will depend on the needs of the project.)

EDUCATION
United States Sports Academy, MSS Sports Research, 1992

College of Idaho, BS Exercise Science / Minor in Biology, 1991

REGISTRATIONS
IIBEC: RRC, RWC, REWC, RBEC

PROFESSIONAL AFFILIATIONS
IIBEC, Inc. (International Institute of Building Enclosure Consultants), NRCA (National Roofing Contractors Association), ICRI (International Concrete Repair Institute

RELEVANT PROJECT EXPERIENCE

Tumwater Modular Building Roof & Window Repairs | Tumwater, WA
Bellevue College, Bldg G (Gym) Reroof | Bellevue, WA
Shoreline Community College, HSAMCC New Construction | Shoreline, WA
Edmonds School District: Seaview Elementary School Reroof | Edmonds, WA
Northshore School District: Cottage Lake Elementary School Reroof | Woodinville, WA
East Pierce Fire & Rescue, New Fire Station #118 | Edgewood, WA
Bishop Blanchet High School Reroof | Seattle, WA
King County Library System: Kent Library Reroof | Kent, WA
Edmonds College: Woodway Hall & Cedar Hall Reroofs | Edmonds, WA

Pravat Sripranaratanakul, RRC/ RRO/ RWC

Principal/ Sr. Field Engineer

Role: Inspection Supervisor for Wetherholt and Associates, Inc.

Responsibilities: Pravat will provide support to the Project Manager and supervision of the Field Inspectors

Bio: Pravat brings 20 years of experience in the roofing, waterproofing, and building envelope industry. Pravat also oversees the collaboration of the air barrier and window testing services. He is responsible for inspection and evaluation of roofing, waterproofing, and exterior cladding application for commercial and residential buildings. He also has expertise in document review, roof surveys, moisture testing, roof membrane sampling, specification / drawing preparation, and closeout inspections. Projects range from public schools to office complexes and university campuses. Pravat has an AA in General Education from South Seattle Community College and is a member of the International Institute of Building Enclosure Consultants (formerly RCI). He also regularly attends classes/workshops through the International Institute of Building Enclosure Consultants and the Roofing Contractors Association of Washington.

Time Assigned: 5% (Pravat is available and committed to the project. The exact time commitment will depend on the needs of the project.)

EDUCATION
AA in General Education
South Seattle Community College
Seattle, WA June 2000

REGISTRATIONS
IIBEC, Inc. RRC, RRO, RWC

PROFESSIONAL AFFILIATIONS
IIBEC, Inc. (International Institute of Building Enclosure Consultants)

RELEVANT PROJECT EXPERIENCE

The Rainier School | Building 2010 and Laundry Building Roofing Application Inspection | Stemper Architecture Collaborative
JBLM- Repair Building 9176 | Roofing Application Inspection | Cushing Terrell
Julius Boehm Pool | Reroof Design Consulting, Inspection & CA | City of Issaquah
Nintendo Building 5001 | Reroof Specifications, Inspection & CA | Nintendo of America, Inc.
Alderwood Parkway Plaza | Reroof Specifications, Inspection & CA | Alderwood Parkway Plaza, LP

M. DAVID STUBBS, P.E., S.E.

President

Role: Principal in Charge, Structural Engineer **Time Assigned**: 5%

Bio: Mr. Stubbs has almost 30 years of experience in structural design. He has extensive experience with on-call structural engineering services, including the investigation and upgrade of existing and historic buildings and roofs for new loads. David has provided on-call services and structural support for seismic upgrades and for roof replacement projects for many public and private clients, many with Stemper AC; clients include the Seattle Public Schools, Seattle Public Utilities, City of Seattle, Post Office, Port of Seattle, the University of Washington, numerous school districts, Boeing, Safeway, Darigold, QFC, and Bellingham Cold Storage. His experience with roof projects on historic buildings includes multiple projects at his own *alma mater*, Eckstein Middle School in Seattle, as well numerous other buildings. In addition, as PSM has been in continuous operation since 1920, the firm has additional design guides and resources for historic buildings.

EDUCATION
BSCE
University of Washington
1990

LICENSE
Prof Engineer
Struct Engineer
WA 33253

Relevant Project Experience:

CITY OF SEATTLE, SEATTLE PUBLIC UTILITIES

- City of Seattle Haller Lake Grit Pit Cover
- City Light South Service Center Re-Roof
- Seattle Municipal Tower: Numerous Re-Roof Projects
- Fleet Services Roof Replacement
- SPU Main Warehouse Re-Roof and Renovations
- SPU Cedar River Watershed Education Center Repairs and Renovations
- Numerous other on-call projects

SEATTLE PUBLIC SCHOOLS

- Eckstein Middle School Roof Replacement & Exterior Repairs
- Ballard HS Exterior Masonry Stabilization
- Kimball Element, Rainier Beach HS Addns, Seismic Upgrades/Renovation
- Olympic View and Van Asselt Elementary Re-Roof Projects
- Dearborn Park International School Re-Roof and Upgrades

SEATTLE PARKS AND RECREATION

- Historic Magnuson Park Building 30 Exterior and Interior Renovation, Seismic Improvements, and Roof
- Community Center Stabilization and Interior Remodel.

RÉSUMÉ

Martin Rose, CIH, CSP

Principal/Senior Consultant

Role: Certified Industrial Hygienist

Time Assigned: 5% (The exact time commitment will depend on the needs of the project)

Responsibilities: Martin will serve as a CIH/Senior Consultant, and provide technical oversight, sampling strategy and site evaluation methodologic review, and interpretation and peer review of inspection and laboratory results.

Bio: Martin Rose has 30 years of regional experience in environmental health and safety, and has provided indoor environmental quality (IEQ) and industrial hygiene consultation to clients nationwide. As a long-time consultant to commercial, governmental, and institutional clients, he manages a broad range of high visibility projects covering indoor environmental quality and industrial hygiene. Mr. Rose often provides expert witness testimony and critical review of third-party work. He often serves as a liaison to the public, regulators, and the media, and gives technical presentations to a wide variety of national and local organizations, such as the American Society of Testing and Materials (ASTM), American Industrial Hygiene Association (AIHA), and the American Association of Occupational Health Professionals in Healthcare (AOHP).

SKILLS

- ✓ Microbial/Fungal Evaluations
- ✓ Moisture Evaluations
- ✓ Indoor Environmental Quality
- ✓ Comprehensive Industrial Hygiene
- ✓ Safety & Health Program Review
- ✓ Good Faith/Hazardous Building Material Surveys
- ✓ Biohazard/Bloodborne Pathogen Evaluations
- ✓ Contamination Health and Safety Plans (HASP)
- ✓ Abatement Oversight & Project Monitoring

EDUCATION

MS Environmental Health University of Washington, 1996

BS Physics, Idaho State University, 1991

CERTIFICATION

Certified IH #8071

Certified Safety Professional CSP-39318

ROSE ENVIRONMENTAL

Relevant Project Experience:

Department of Social & Health Services (DSHS)

- Rainier School Building 2010 Roof Deck Microbial Evaluation

Seattle Public Schools

- Rising Star ES Roof Replacement – Microbial Evaluation
- James Baldwin ES Post-Construction Indoor Air Quality Testing
- North Queen Anne ES – Flooring Microbial Evaluation
- Wing Luke Elementary School Post-Construction Indoor Air Quality Testing

King County

- Children and Family Justice Center – PCB Contamination Evaluation
- KC Metro Atlantic Base Yard Regulated Building Materials Evaluation
- KC Metro EV Charge Facilities – Five Bases Regulated Bldg Matl Evaluations
- KC Correction Center Drinking Water Sampling and Evaluations

University of Washington

- Dept of Lab. Medicine & Pathology Renton – Microbial Evaluation
- Dept of Lab. Medicine & Pathology Renton – Sterilizer Water Testing
- South Campus Chiller System – Microbial and Haz Mat Evaluation
- Roosevelt Laboratories – Moisture & Microbial Evaluations
- Radiation Oncology Vault – Lead Exposure Training & Evaluation

Seattle Childrens Hospital

- Odessa Brown Clinic Central Envelope Project – Remediation Oversight
- Central Campus Frog Elevator Modernization – AHU Microbial Evaluation
- Forest B Building Commissioning – Microbial Evaluations


Helene Madison Pool Roof Replacement

relevant experience overview

Experience with Roof Replacement Design

Roof replacement and building envelope systems design projects have been the core of Stemper AC's business since the firm was founded in 1988. Our experience with roof replacement design encompasses many building types, sizes, roof configurations, slopes, and materials. We've encountered just about all types of roofs, and roof failures, and we apply that experience to devising unique solutions to each situation. Additionally, we are aware of how the climate of the Pacific Northwest affects roof and building envelope systems and how to design them to be weathertight in severe weather conditions.

As architects, we look beyond just the roof itself and carefully consider budget, life cycle costs, building use and location in determining an appropriate roof system. We pay careful attention to detailing flashings, penetration covers, rooftop mechanical units, and the specialized needs of our clients. Having completed many projects throughout WA State for various public agencies, we are aware of the processes for permitting, code requirements, and considerations for occupied or secure buildings. This results in a greater understanding of not only roof replacement projects, but other building envelope system considerations.

Additionally, we are accustomed to working within our clients' schedules and budgets. Our expertise in roofing systems will result in weathertight design solutions that will extend the roof system's useful life for decades, and ultimately reduce ongoing maintenance for the long-term. We can design solutions for roofs with 50+ year lifetimes.

Experience with Phasing to Minimize Impacts in Occupied Buildings

Nearly all of our roof projects are for buildings which serve critical purposes — housing, municipal, industrial, education, medical — and are often occupied during construction. We will work closely with DES/DSHS to understand the specific needs of building users, and phase the design schedule to minimize disruptions to occupants and daily operations. We always consider staging, building access, and on-site safety, and we ensure these are assessed at each phase of the project.

Experience with Secure Campuses

Through our previous work at Rainier School we have come to understand how critical it is to maintain a safe environment for the residents during construction. The subconsultants and contractors we work with are accustomed to the necessary rigorous safety precautions that will be followed at all times. We implement our client's safety regulations through construction administration work. We take the safety and security of building occupants very seriously, and will ensure all safety measures are followed throughout the duration of the project.

Tacoma Community College Building 11 Envelope and Roof Repairs

relevant experience overview

ROOF REPLACEMENT & REPAIR PROJECTS:

Below is a list of some of our firm's successful projects replacing complex roofs for various public clients:

Department of Social & Health Services (DSHS)

- Rainier School Building 2010 Roof Replacement
- Rainier School Laundry Building Roof Replacement
- Yakima Valley School Medical Center Roof Replacement
- Fircrest School Administration Bldg Roof Replacement

State of Washington DES

- Natural Resources Building (NRB) Roof Replacement and Building Exterior Renovation
- Labor & Industries (L&I) Roof Replacement
- Tacoma Community College Building 11 Envelope Upgrades & Roof Replacement

University of Washington

- Magnuson Health Sciences Center (MHSC) Roof Replacement & Fall Protection
- Fleet Services Building Roof Replacement
- Eagleson Hall Historic Tile Roof Replacement
- Suzzallo Library Roof Replacement
- Anderson Hall Roof & Envelope Upgrades
- Communications Hall Roof & Envelope Restoration
- Smith Hall Roof and Envelope Study/Renovation
- UW Bothell Building 1 Roof Replacement

Seattle Public Schools

- West Seattle HS Roof Replacement
- Garfield HS Roof Replacement
- Gatewood ES Roof Replacement
- Ballard HS Roof Replacement
- Laurelhurt ES Reroof, ADA & Security Upgrades
- Wedgwood ES Roof Replacement
- Rising Star Elementary Emergency Roof Repairs
- Catharine Blaine ES Roof Replacement & Classroom Upgrades
- Dearborn Park Roof Replacement

Seattle Parks & Recreation

- Historic Magnuson Park Building 30 Roof Replacement, Exterior & Interior Restoration
- Citywide Pools Interiors, Building Envelope and Roof Repairs for 7 Pool Facilities
- Magnuson Park Building 406 Roof Replacement
- Seattle Asian Art Museum Roof & Skylight Replacement

City of Seattle

- Charles St Meter Shop Roof Replacement
- Seattle Public Utilities Testing Lab Roof Replacement
- South Park Redevelopment Committee Roof Replacement
- Central Area Motivation Program Roof Replacement
- NW Senior Center Roof Replacement
- Central Area Senior Center (CASC) Roof Replacement
- East Precinct Roof Replacement & Envelope Repairs

Everett Community College

- Olympus Hall Exterior Cladding Renovation & Roof Replacement

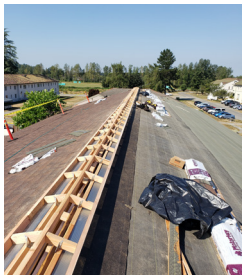
Port of Seattle

- Fisherman's Terminal Bldg Envelope Repair & Reroof

Port of Everett

- Chill Facility/Warehouse Building Roof Surey, Roof Replacement, Envelope Improvements, Fall Protection

relevant experience



DEPARTMENT OF ENTERPRISE SERVICES (DSHS)

Rainier School Building 2010 Roof Replacement, 2022

TEAM:
- Scott Stemper (Principal)
- Marc Tegen (PM)
- Martin Rose (Hazmat)
- Pravat (Construction Monitoring)

SIMILAR TO SOW:
- Reroof
- Asphalt shingle steep-slope roof
- Hazardous materials abatement
- Occupied building
- Covered walkways
- Secure construction site

Stemper AC worked with DSHS to provide roof investigation, reroofing design, and construction administration services at the Rainier School, for Building 2010.

The 2010 building houses the facilities health clinic, as well as offices and administrative spaces. The original roof system featured red clay tiles that were difficult to repair. Due to decades of previous water intrusion and repairs, extensive structural framing repairs were known to be required and were further complicated by the previous installation of rigid insulation along the underside of buildings tongue & groove roof decking. With the known funding constraints, safety and long term maintenance concerns of Rainier School staff, the design team determined the need to replace the roof with a new above deck ventilated asphalt shingle roof system. The roof replacement system designed and installed will result in a long-lasting roof system that qualified for a 20+ year no-dollar-limit warranty that will help transition the campus away from clay tile as the campus standard, while maintaining a similar aesthetic, and providing a more maintenance friendly template for future roof systems at Rainier School. Due to the limited amount of construction change orders, this projects scope was increased to include additional roof replacements of the campus walkway roofs located just east of building 2010.

DEPARTMENT OF ENTERPRISE SERVICES (DSHS)

Rainier State School Laundry Building Roof Replacement, 2023

TEAM:
- Scott Stemper
- Marc Tegen
- Martin Rose
- Pravat

SIMILAR TO SOW:
- Reroof
- Flat membrane roof
- Hazmat abatement
- Occupied building
- Secure construction site

The RS Laundry serves as the primary laundry facility for almost all DSHS facilities in the entire state since a fire destroyed the laundry at the Fircrest facility. It runs every day, 24/7, and takes deliveries from all over the state. Sadly, even though this is a critical facility it is in a high state of disrepair, with many active roof leaks, cracking concrete walls, and some small damage to the roof deck. The laundry also lacked an access ladder to the main roof level and the existing ladder to the upper roof was original to the building and in an unsafe condition for continued use, making its roofs difficult to maintain, and prone to additional damage.

Because the Laundry's operations could not be interrupted, Stemper AC designed a roof re-cover project that removed wet roofing components, fixed damaged roof substrates, sealed cracks in concrete walls, and provided a new 20+ year roof system for the entire building, including including limited abatement of hazardous materials. We also replaced the heavily corroded upper roof access ladder. Additionally, because we had very few change orders, we were able to use remaining contingency to replace rooftop exhaust fans, repair drains, add a secure primary access ladder, and fix some broken glazing on the building's original windows.

relevant experience

TEAM:
- Scott Stemper (Principal)
- Marc Tegen (PM)

SIMILAR TO SOW:
- Reroof
- Steep-slope tile roof
- Flat membrane roof areas
- Metal roof areas
- Roof drainage improvements

SEATTLE PUBLIC SCHOOLS

Historic West Seattle High School Roof Replacement, 2021

Stemper AC led a two-phase roof replacement, and restoration for the historic landmark high school, including:
- Clay roof tile replacement for historic portion of the school
- New membrane roofing at maintenance walkway and built-in gutter
- Replacement of metal standing-seam steep-slope roofs at the 1990 building additions
- Modified bituminous membranes at all low-slope roofs
- Copper flashings (visible at steep-slope clay tile roofs)
- Painting of parapet bracing
- Refortification of fall protection anchors

The roof replacement consisted of the removal and re-installation of the existing historic red clay tile on top of a new, vented roof substrate system. This project also included coordination with the Landmarks Preservation Board (LPB) and full application/approval process for integration of new copper flashings/detailing that fit within the historical character, allowing for rejuvenation of the building's exterior aesthetic. Phase I was completed in 2018, and Phase II completed construction of the remaining roof areas in 2021.

TEAM:
- Scott Stemper (Principal)
- Marc Tegen (PM)
- David Stubbs (structural)

SIMILAR TO SOW:
- Reroof
- Asphalt shingle steep-slope roof
- Structural repairs due to water damage
- Watertight design
- Hazmat abatement

SEATTLE PUBLIC SCHOOLS

Rising Star Elementary Emergency Roof Repairs, 2020

Stemper AC provided emergency roof repair consulting and design, working together with SPS to successfully resolve the challenging as-built conditions uncovered during the project.

After an initial roof leak investigation, including invasive openings, Stemper AC was able to obtain information necessary to provide scope and design recommendations for the emergency repair work that occurred two weeks before the start of school. We later designed the phased replacement of the asphalt shingle roof assembly, repair and retrofit of water-damaged framing and heavily-corroded steel roof deck, as well as added fall safety anchors to the roof.

Over multi-season construction phases of the roof replacement project, Stemper AC successully modified and repaired this school's roof with careful consideration for the building's original design character and detailing.

relevant experience

TEAM:
- Scott Stemper (Principal)
- Marc Tegen (PM)
- David Stubbs (structural)

SIMILAR TO SOW:
- Reroof
- Metal roof
- Watertight roof system
- Occupied building

UNIVERSITY OF WASHINGTON

Fleet Services Building Roof Replacement, 2021

Stemper AC completed the design and construction management for a complicated roof replacement project, which extended the life of the roof 40+ years. The goal was to eliminate leaks in the short-term and long-term without disrupting daily operations. The existing metal roof panels were thin, cracked, and waterproofed with failing sealants. Additionally, the structural capacity of the roof limited the options for long-term repairs. Our team worked with UW to provide a solution that met the client's goals.

The design stopped leaks early in the project by sealing skylights and nesting steel decking to ensure the roof remained watertight at all times during installation of the new roof assembly. Structural limitations were solved by installing an above-deck structural retrofit sub-framing system. This design allowed for installation of a new sheet metal roof system that is 100% waterproof and watertight, and was able to be installed during the facilities operating hours while not disrupting the building's users.

TEAM:
- Scott Stemper (Principal)
- Marc Tegen (PM)
- Don Davis (Roofing Consultant)

SIMILAR TO SOW:
- Reroof
- Steep-slope slate tile roof
- Watertight roof system
- Occupied building

SEATTLE PUBLIC LIBRARY

Historic Queen Anne Branch Library Roof Replacement, 2023

The Queen Anne Library was built in 1913, and is one of the best preserved Seattle Public Library branches funded by Andrew Carnegie. Having served the community for over 100 years, it is a historically significant building for the City and Queen Anne neighborhood. The roof, which features multi-colored slate tiles, has a particulary unique character and aesthetic.

The scope of the roof replacement included maintaining this characteristic aesthetic, and recreating decorative copper elements that were previously removed. Our Project Manager Marc Tegen conducted thorough research on the history of the building, and through the design process we worked closely with the Seattle LPB and Queen Anne Historic Society to develop recommendations for materials that would result in a long-lasting roof system, while staying true to the original aesthetic of the colorful slate roof and copper flashings. The team was able to coordinate with the quarries in New York and Vermont which produced the original slate, in order to acquire historically-matching replacement colored slate tiles.

past performance

Design Process

As an experienced architecture firm, our approach to projects integrally includes our clients, users, and stakeholders. We help clients meet their objectives by offering design solutions that:

- Benefit from the team's comprehensive technical knowledge & project experience
- Are technically and economically feasible;
- Respect the history and design character of all buildings;
- Incorporate durable and environmentally friendly design elements;
- Greatly improve building users' building occupation experience; and
- Serve the community at large.

Customized & Specialized Services

As a small firm, Stemper AC offers customized and specialized services from dedicated professionals. We will staff the reroof projects with specialists to best address each scope of work. The team will see projects through from start to finish,with a thorough understanding of the complexities of each job.

We understand how project delivery methods, budgets, and regulations/codes impact project scope, materials, methods, and schedules, and will always work to pro-actively develop ways to deliver projects more efficiently and improve the techniques and tools we use. We find this level of service ultimately builds trust, minimizes project delays, and results in a quality outcome for everyone.

General Project Approach

1. Communication

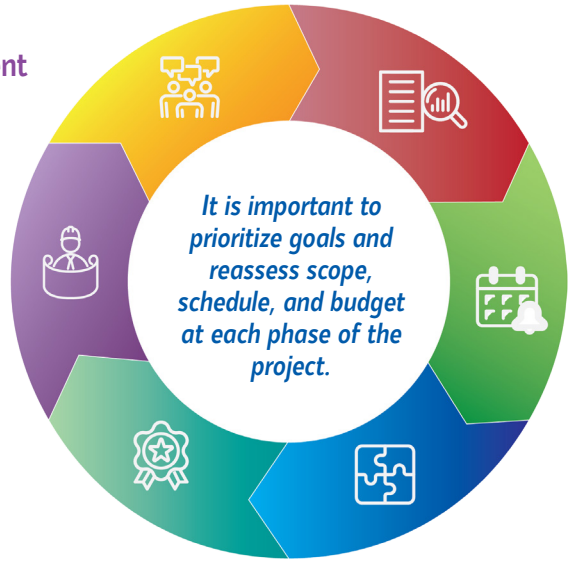
Establish a single point of contact between the DSHS project manager and our design team. Complete, clear, and accurate communication is key throughout the entire project so all parties have a common understanding of project goals, challenges, and issues involved.

2. Project Scoping, Goals & Budget

Work with the owner and consultant team to define a scope of work up-front. If the scope of work is clear for everyone involved within the project, it eliminates unnecessary confusion regarding drawings, costs, bidding, and construction. Early understanding of the budget will set the pace for the project.

6. Construction Management

During bidding/construction, we attend progress meetings, monitor costs, negotiate changes to the owner's maximum benefit, ensure adherence to schedules, and provide drawings and instructions to the contractor as needed. We are always available to respond to contractor questions, or assist with follow-up documentation for close-out.



3. Project Scheduling

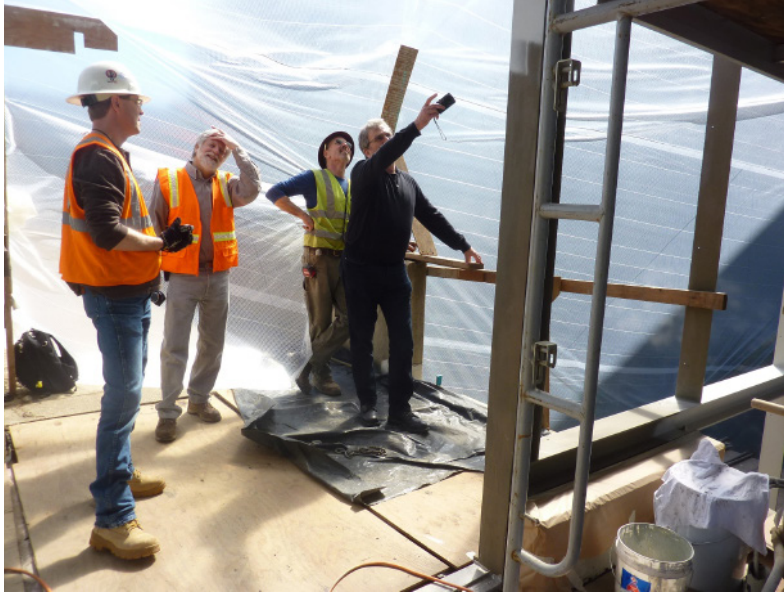
Present a clear timeline at the beginning of the project. Determine scheduling needs for the project and client and identify any challenges related to schedule: long lead times for materials; occupant space or relocation requirements; special access issues; concurrent projects on site; and funding issues can affect schedule. Foreknowledge of supply chain issues allows for effective project schedule management.

5. Quality Control

Quality Control (QC) begins at the first meeting with the client and is carried through to project closeout. We establish protocols for ensuring quality production of specifications and drawings. We rely on the collective experience of our senior personnel for document review. We also utilize the latest tools in technology for efficient communication and dissemination of information.

4. Project Team & Diverse Businesses

Together with the client we determine the needs for subconsultants based on project goals. As a certified MWBE firm, Stemper AC makes minority business inclusion a priority and proactively utilizes the resources available to include diverse and small firms. We have several small businesses we work with on a regular basis, and regularly use the OMWBE directory for outreach efforts.



past performance

PROJECT MANAGEMENT APPROACH

Planning & Communication

The Stemper AC team believes that complete, clear, and accurate communication is key throughout the entire project so all parties have a common understanding of the goals, challenges, and issues involved. Consistent and open communication extends through the duration of the project, from the planning stage to bidding and construction. Comprehensive and clear contract and record drawings are important to project success. Our firm ensures:

- Open communication with all client and community stakeholders
- Easy to comprehend design and construction documents including 3-dimensional study models and construction detailing
- Accurate cost estimates and budget forecasting
- Documentation of all key decisions

Managing Scope, Schedule, & Budget

We will present a clear timeline at the beginning of the project to determine scheduling needs and identify any challenges related to schedule, such as: long lead times for materials; building occupancy; special access issues; concurrent projects on site; and funding issues. Foreknowledge of issues allows for effective project schedule management.

We will work with the client to establish a clear scope of work that is understood by all consultants and stakeholders, and to then establish budget parameters based on the defined scope. As scope can change during the project, we emphasize consistent communication to minimize any budgetary surprises.

- Cost estimating continues as an ongoing process throughout the design phase.
- We develop progressively detailed construction cost estimates at the schematic, design development, and contract document phases of work.
- We obtain cost estimates from consultants respective to their discipline of work. We review general condition costs relative to project size and project complexity.
- Whenever possible, we include contractors and suppliers in the cost estimating process, as they have first-hand knowledge of market trends.
- Recognizing that changes will occur, we build appropriate bid alternates into the project in order to adjust the project's scope of work to respond to changing bidding climates, and encourage competitive bidding.

Design – Clear Documentation

We have found time and again that having complete drawing sets leads to fewer changes during the construction phase and helps to keep on track with schedule milestones.

Comprehensive contract documents are critical to each project's success. The quality and clarity of our design drawings and documents is a firm hallmark to which we are firmly committed.

Bid alternates are developed early in the design process so the base bid and alternate work is clearly delineated, and the client fully understands each alternate's impact.

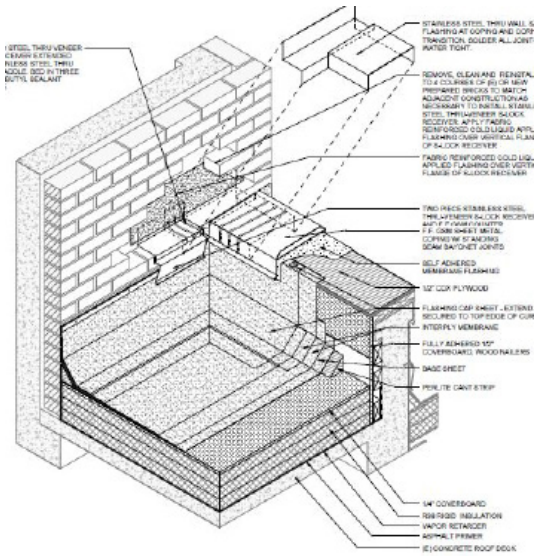
Early coordination between the drawings and specifications promotes dialogue concerning the appropriate materials. It also allows time to contact various manufacturers to determine the best means of installation, to select the appropriate accessories and product options, and review all products for suitability and maintainability.

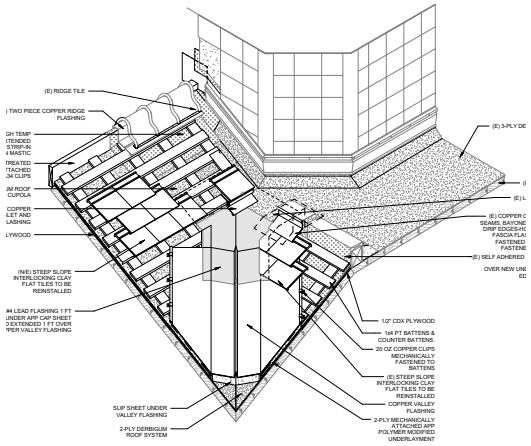
past performance

Isometric Details

Isometric 3-dimensional details (pictured on the right) and thorough technical specifications are fundamental to our construction documents for all roof design work. Drawing in 3D ultimately benefits the project in many ways. These drawings:

- Require a thorough understanding of existing conditions which informs roof design solutions,
- Result in more complete documents which clarify the scope of work for bidders,
- Result in clearer understanding of how the building systems intersect — which 2D detailing cannot accomplish — to facilitate construction,
- Lead to documents that are clearly understood by bidding contractor estimators, superintendents, foreman, the owner, and the construction crew, and
- Result in competitive and accurate bids, fewer change orders, and successful projects.





Subconsultant Coordination

It is essential to have a strong, qualified team of architects and engineers to customize the work for the roof replacement. Our firm regularly works with subconsultants who are specialized in this type of work. For each project, we emphasize diligent communication with all consultants and team members, ensuring that all parties have a thorough understanding of project goals.

With several team members involved, there are many hands in the mix. Tight management of the production of specifications and drawings is essential to keep the project advancing. We have established a protocol for ensuring quality production of the specifications and drawings. Most critical to successful coordination is communicating with understanding and comprehension with all of the disciplines involved.

Construction Management

Stemper AC takes an active role in the construction phase:

- We advocate customizing "Contractor Responsibility Criteria" for all jobs.
- We let our clients know in advance that we will be on site. We'll identify any issues the owner may have and review safety procedures with the GC.
- For each site visit, we take photos and complete a Standard Field Report Form. The form functions to:
  - Document observations and site activities
  - Check construction personnel assigned to the project
  - Check for key scheduled activities and weather conditions that may impact construction schedule
  - Review general quality of workmanship: note concerns with recommended action plan for substandard work
  - Document and follow-up for schedule concerns; review cost issues regarding change in work and unforeseen conditions
  - Review construction phasing issues: note potential work/trade conflicts with mechanical, electrical, and structural trade contractors.
- We ensure adherence to the construction schedule and negotiate contract changes to the Owner's maximum benefit.
- We assist the client with follow-up documentation for close-out and manufacturer/contractor warranties.
- We implement digital technology in the field and at construction meetings to improve and expedite project administration.

Magnuson Park Building 406 Reroof

Ballard High School Roof Replacement

past performance

This table lists some examples of roof repair and replacement projects which we completed in the past several years, to demonstrate our performance keeping within scope, schedule and budget on our past projects. In some cases, we were able to successfully complete work under budget and ahead of schedule, with zero change orders from errors/ ommissions. At West Seattle HS, change orders were so low it resulted in the school district being able to add additional scope to the project mid-construction.

CLIENT & PROJECT	PRIME	YEAR	BUDGET/MACC	MET SCHEDULE GOALS	FINAL COST
DSHS Rainier School Building 2010 Reroof	Stemper AC	2022	$1,400,000	✓	$1,415,494
DSHS Rainier School Laundry Building Reroof	Stemper AC	2023	$440,000	✓	$479,000
West Seattle HS Roof Replacement Phase II	Stemper AC	2020	$5,790,000 (Original MACC. Due to low change orders, client was able to add scope during construction)	✓	$7,015,064 (variance is due to additional scope for added roof areas & historic restoration)
Magnuson Park Building 406 "The Brig" Roof Replacement	Stemper AC	2021	$3,808,469	✓	$3,796,143
Rising Star ES Roof Repairs	Stemper AC	2020	$6,700,000	✓	$6,611,000
West Seattle HS Roof Replacement Phase I	Stemper AC	2020	$2,300,000	✓	$2,270,000
Ballard HS Roof Replacement	Stemper AC	2018	$6,848,486	✓	$6,584,875

"We worked with Stemper AC on the Snohomish Roof Membrane Repairs — a project with a limited budget and very tight schedule. Stemper AC came up with a phased roofing strategy that enabled us to maximize value for the budget. They were very attentive and helpful with moving the project efficiently and smoothly. We would really like to work with Stemper AC again."

Suzanne Gilbert, Capital Projects Director, Edmonds Community College

Garfield High School Masonry Restoration & Roof Replacement

CLIENT REFERENCES

Client: Seattle Public Schools
Contact: Richard Best, Director of Capitol Projects
P: 206-252-0647
E: rlbest@seattleschools.org
Projects: Eckstein MS Cladding & Window Replacement; West Seattle HS Reroof; Garfield HS Masonry, Roof, Courtyard & Door Replacement; Wedgwood ES Upgrades; Laurelhurst ES Upgrades

Client: Seattle Parks & Recreation
Contact: Toby Ressler, Project Manager
P: 206-615-1482
E: toby.ressler@seattle.gov
Projects: Magnuson Park 406 "The Brig" Reroof; Citywide Pools; North Group Community Centers

Client: Seattle Public Library
Contact: Cesar Jose "CJ" de Leon, Project Manager
P: 206-684-0906
E: cj.deleon@spl.org
Projects: Queen Anne Branch Public Library Roof Replacement

"The Stemper AC project teams I've worked with are always extremely resourceful, forward-thinking, and at times ingenious in the solutions they propose. Stemper AC's quality of work is always top-notch. ... In my experience, they go beyond where many other architects go with respect to their attention to detail. Stemper AC's fantastic isometric details come through and shine when the projects get to construction, because I know they have thought in-depth through how this will be built and how it will perform once completed. I cannot say enough about the execution of their documentation. Stemper AC's work really stands out. As challenging as some of the projects we end up working together on are, I always look forward to working with Stemper AC."

Mark Emelko, Seattle Public Schools

diverse business inclusion strategies

Partnering with MWBE Consulting Firms

In our past and on-going projects, our approach has been to use qualified MWBE/Small Business subconsultants to staff building renovations, envelope/roof investigation and replacement projects, elevator modernizations, and interior upgrades projects. The firms we work with are knowledgeable, responsible, and quality-driven. We rely on their trade leadership and expertise for collaboration for the entire project, and their roles are vital for achieving overall project success. We continuously market and solicit for new projects and proactively include MWBE/Small firms in our marketing outreach efforts.

Strategies Utilized with MWBE Consulting Firms

1) RELATIONSHIPS WITH MWBE CONSULTING FIRMS: Stemper AC has worked with many MWBE firms in our 35-year history. We have pre-established relationships with numerous quality MWBE firms that are highly regarded with our clients. We will seek to continue to utilize this pool of firms to fill any needs within the scope for the roof replacement projects.

2) EXPANDING MWBE PARTNERS: Stemper AC utilizes the "Directory of Certified Firms" that is maintained and compiled by the Office of Minority and Women Business Enterprises Department (OMWBE) on the State of Washington website. We will continue to utilize this resource to identify potential MWBE firms as-needed.

3) OUR CLIENTS ARE A PROSPECTIVE RESOURCE to help to identify potential MWBE Consulting firms. We will work with the DSHS/DES Project Managers, Facility Managers, and/or Procurement to identify qualified MWBE consulting firms to fill any needs of various disciplines within the scope for the Rainier School reroofs.

4) NETWORKING EVENTS through trade associations, city and vendor sponsored forums and events have been helpful in connecting with potential MWBE firms.

5) MWBE SELECTION PROCESSES: To ensure meaningful MWBE utilization on this contract: Stemper AC will work with the DSHS/DES Project Managers to: 1) Identify scope of work for subconsultants; 2) Identify prospective qualified MWBE consulting firms to perform the scope. 3) Measure use of MWBE firms and continuous monitoring.

6) EXAMPLES OF SCOPE OF WORK THAT HAVE GREATEST MWBE OPPORTUNITIES: Projects that usually offer the most opportunity for MWBE partnering, include but are not limited to building envelope, and roof repair and replacement, (ie; projects with electrical, mechancial & civil engineering, environmental, or cost estimating components.)

Stemper AC's Work in Strenghtening and Mentoring Other MWBE firms:

As a recently certified MWBE firm (April 2018), Stemper AC credits other firms who have mentored and guided us in accomplishing this role. We understand first hand the importance of support and guidance that other firms provide to MWBE firms in areas such as partnering to gain project and field experiences, as well as walking through public agency inclusion, networking, and application processes. We believe that providing assistance, coaching, and mentoring to other MWBE firms is important for their future success. Additionally, we have built strong professional relationships with firms we have informally mentored and coached over twenty years ago and continue to work with them currently. Stemper AC fully intends to continue and pursue new MWBE firms with similar goals. The early efforts and continued efforts in working with MWBE/Small firms formulated the commitment that Stemper AC has in supporting MWBE/Small Business subconsultants over our 30 year history.

STEMPER AC TEAM MEMBER	% TIME ALLOCATED TO MWBE PLAN (WEEKLY AVERAGE)	LENGTH OF TIME INVOLVED WITH PLAN
Lana Root, Business Development	3.0%	5 Years
Melody Leung, President	3.0%	17 Years
Scott Stemper, Principal	1.0%	35 Years

Time spent weekly includes outreach & project teaming/marketing opportunities as well as ongoing informal mentoring with subconsultants and/or contractors who are MWBE firms.

diverse business inclusion strategies

Past Performance Subcontracting with MWBE Firms:

Commitment and Track Record of MWBE Outreach

Stemper AC has a proven history of teaming with MWBE's since the firm was founded 35 years ago. For all projects, we proactively solicit consulting services from qualified MWBE consulting firms. We take this commitment seriously, as demonstrated by our results.

Stemper AC is a small business, certified MWBE, DBE, and SCS, and virtually all of the MWBE firms we work with are also small businesses. In early 2018, Stemper AC became a certified MWBE firm, and have personal experiences in understanding, partnering, and being mentored in this new role. As small businesses, we have found that partnering together is a great match with our own business and client service philosophies. As a result, we are better able to provide value to our clients. The ability to utilize MWBE firms in our projects, is dependent upon Scope of the projects. Below is a chart showing firms with whom we have teamed in the past, and utilization of MWBE on recent projects:

MWBE, Small Business, & Veteran-Owned Business Sample List:

CONSULTANT DISCIPLINE	FIRM NAME	CERTIFICATION	YEARS WORKED WITH	% OF WORK AVERAGE	RECENT PROJECTS
Electrical & Mechanical Engineer	Tres West Engineering	SBE, MWBE	25	6%	Pierce Transit: Tacoma Dome Station (TDS) Elevators; Building 4 HQ; Seattle Parks Community Centers
Mechanical & Acoustical Engineer	The Greenbusch Group	SBE, MWBE (self-identify, pursuing certification)	25	12%	SPS West Seattle HS, Garfield HS; Seattle Parks Citywide Pools, Seattle Parks Community Centers
Structural Engineer	Roich Structural	MWBE	6	10%	Seattle Parks Citywide Pools
Elevator Consultant	Elevator Consulting Services (ECS)	VOB	18	20%	Pierce Transit TDS Elevators; L&I HQ Elevators
Cost Estimating	DCW Cost Management	DBE, MWBE, SBE	3	2%	Seattle Housing Authority On-Call Elevators, SPU NOC Feasibility Study

Project Examples Subcontracting with MWBE Firms:

1. PROJECT: Seattle Parks & Recreation, North Group Community Centers (Current)

Description: Roof replacements, Restroom remodels, Exterior Upgrades, Seismic Upgrades, HVAC Replacement
Contract Total: $942,149

Subconsultants: % Fees Paid to MWBE Firms:
The Greenbusch Group (Mechanical Engineer, MWBE) 19.1%

2. PROJECT: Seattle Center, Elevator Modernizations Mercer Garage, Armory Building (2021)

Description: Elevator modernizations
Contract Total: $60,626

Subconsultants: % Fees Paid to MWBE Firms:
Elevator Consulting Services (ECS) (Elevator Consultant WBE/Veteran) 22.8%

3. PROJECT: Pierce Transit, Building 4 Headquarters Interior Lobby Renovations (2021)

Description: Tenant Improvements, lighting upgrades
Contract Total: $152,198

Subconsultants: % Fees Paid to MWBE Firms:
Tres West Engineers (Electrical Engineering, MWBE/DBE) 45.5%

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*
2023-801

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME			3. YEAR ESTABLISHED	4. DUNS NUMBER
S.M. Stemper Architects, PLLC (DBA Stemper Architecture Collaborative)			2018	784564478
2b. STREET			5. OWNERSHIP	
4000 Delridge Way SW, Suite 200			a. TYPE	
			PLLC	
2c. CITY	2d. STATE	2e. ZIP CODE	b. SMALL BUSINESS STATUS	
Seattle	WA	98106	MWBE; DBE	
6a. POINT OF CONTACT NAME AND TITLE			7. NAME OF FIRM *(If block 2a. is a branch office)*	
Scott Stemper, Principal Architect				
6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS			
206-624-2777	scott@stemperac.com			

8a. FORMER FIRM NAME(S) (If any)	8b. YR ESTABLISHED	8c. DUNS NUMBER
S.M. Stemper Architects, PLLC	1988	784564478

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
01	Architect	(3)	
14	Roofing/Envelope Consultant	9	
17	Space Planning/Interior Design	(9)	
	Other Employees	2	
	Total	11	

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
202	ADA consulting	2
212	Building Condition Assessment	3
029	Educational Facilities; Classrooms	5
031	Elevators; Escalators; People-Movers	5
217	Envelope Waterproofing (Above Ground)	5
047	Historical Preservation	1
201	Roofing, design and inspection	6
218	Envelope Waterproofing (Below Grade)	1
100	Sustainable Design	1
087	Swimming Pools	4
089	Rehabilitation (Buildings, Structures, Facilities	6

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

(Insert revenue index number shown at right)

a. Federal Work	0
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,00 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	10/20/2023

c. NAME AND TITLE
Scott Stemper, Principal Architect