Attention: Jeremy Orenstein
Department of Enterprise Services
jeremy.orenstein@des.wa.gov
360.280.7526

Project No. 2024-829

On-Call Campus Architect for Tacoma Community College

Submitted by:
Osborn Architects Inc., PS
1011 SW Klickitat Way, Ste. 208
Seattle, Washington 98134
206.920.6348
josborn@oaips.com

Submission Due Date:
November 9, 2023 at 2:00 pm PST

OAI
ARCHITECTURE
+ PLANNING

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: Osborn Architects Inc.		
Point of Contact Name & Title: Jerry Osborn, President		
Email: josborn@oaips.com	Telephone: 206.920.6348	
Address: 1011 SW Klickitat Way, Ste 208		
City: Seattle	State: WA	Zip: 98134

OAI ARCHITECTURE +PLANNING

TABLE OF CONTENTS

November 9, 2023

Attention: Jeremy Orenstein
Department of Enterprise Services
jeremy.orenstein@des.wa.gov
360.280.7526

RE: Project No. 2304-829 On-Call Campus Architect

Osborn Architects, Inc. (OAI) is a full-service architectural firm that specializes in the repair and improvement of existing facilities. The majority of our projects focus on improving the quality of the existing built environment by repairing, renovating, and rehabilitating existing structures and/or site utilities. We work collaboratively with shareholders, facility managers, and maintenance leads in order to isolate essential project "needs" from elective project "wants". This allows OAI to provide value-based design solutions to our clients. We understand the steps and considerations that are necessary when working within an existing structure. This hands-on experience makes our team unique and sets us apart from more traditional architectural design firms. Equally important, we understand the cost and schedule impacts associated with long-lead equipment procurement.

WHY OAI?

We require no learning curve. We understand on-call design standards and the required procedures unique to working with the Department of Enterprise Services (DES).

We are Experts in Renovations and Repairs for Public Sector Projects. We work with public agencies to help them achieve their building, renovation, and improvement needs. On average, we perform around 50 projects per year. Our extensive experience directing on call contracts for public sector clients includes a variety of the following project types: roof replacement; building envelope upgrades; planning; tenant improvements (interior and exterior); renovations; building systems (mechanical and electrical) upgrades; infrastructure improvements; accessibility compliance; life-safety improvement; pre-design studies; feasibility studies; facility condition assessments; and investigations.

We have Experience Working with the Tacoma Community College (TCC). OAI was an On-Call Campus Architect for Tacoma Community College from 2019-2021 and understands the complexities of working on your campus. We completed the following projects on your campus: Parking Lot L Security Lighting, Building 10 Emergency Canopy Roof Covering, ADA Route Finding, Signage, and Site Improvements and Recommendations

We are Committed to Providing Opportunities to Diverse Business Entities. We seek WMBE and SBE design partners to increase the overall diversity of our teams, and meet our company endorsed inclusion goals. We also reach out to diversity contractors and subcontractors to encourage them to bid on our projects.

Sustainability Consciousness. We balance material selection and system design to reduce the carbon footprint on all our projects, no matter how small.

We appreciate your consideration of our team of professionals. We hope that our submission successfully demonstrates to the selection committee that we possess the project understanding, eye for design excellence, and commitment to diversity inclusion to fulfill your project needs.

Respectfully,

Jerry Osborn AIA, LEED®, NCARB, President
Osborn Architects Inc., PS
1011 SW Klickitat Way, Ste 208
Seattle, WA 98134
206.920.6348 | josborn@oaips.com

OAI ARCHITECTURE +PLANNING

2024-829 ON-CALL
ON-CALL CAMPUS ARCHITECT

QUALIFICATIONS OF KEY PERSONNEL

OAI ARCHITECTURE +PLANNING

QUALIFICATIONS OF KEY PERSONNEL

OAI's team is comprised of architects, project managers, and support personnel experienced in the public sector with a focus towards renovations, repairs, and asset preservation. Our project team specializes in facilitating on-call projects with direct experience working with a wide range of DES Project Managers and/or their counterparts with other on-call client agencies.

- On-call experience with Tacoma Community College
- Small Business Enterprise (self certified)
- Women, Minorities, and Veterans comprise 67% of our staff

LEADERSHIP:

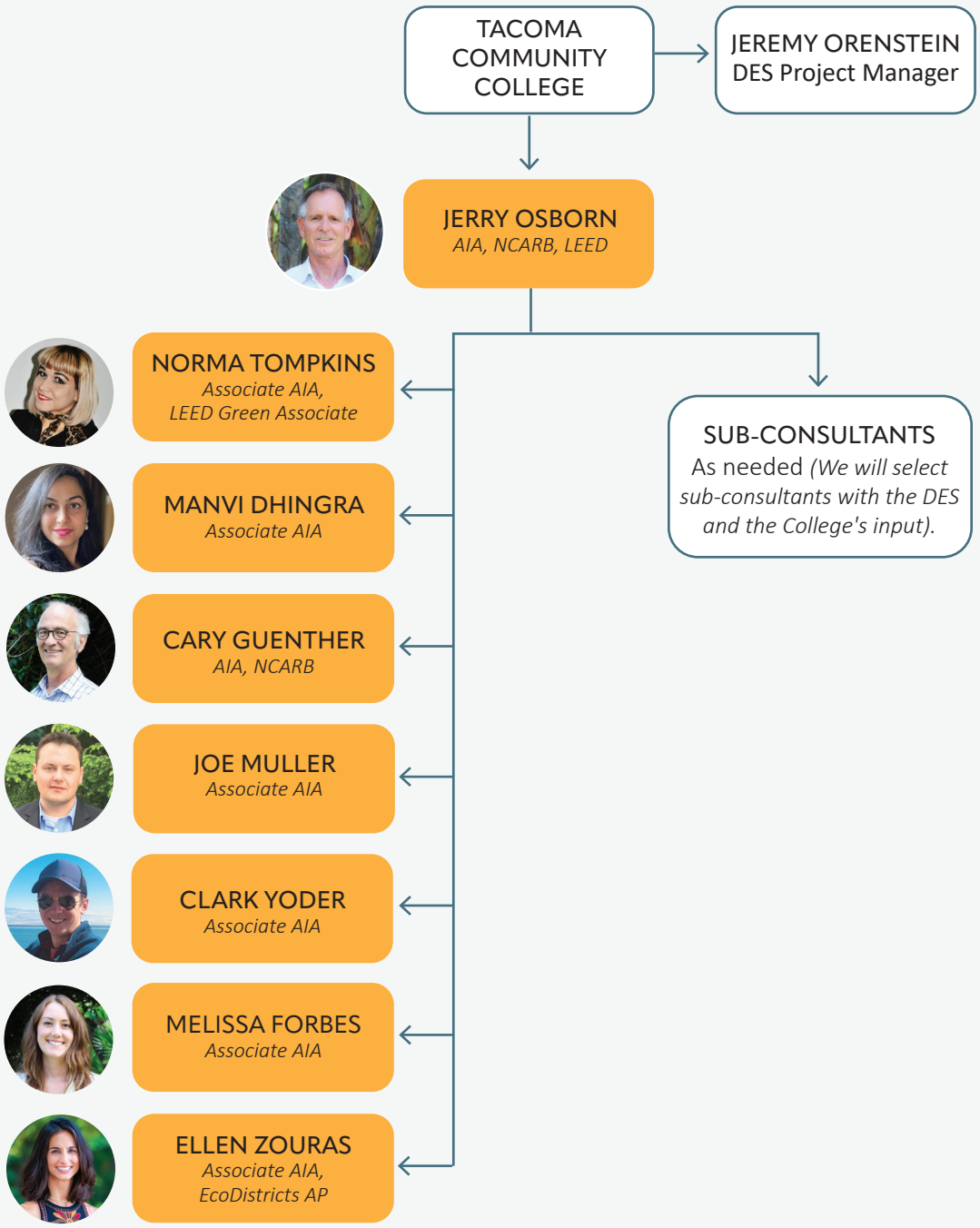
Jerry will oversee projects to ensure adequate staffing and experienced consultants are assigned. He will assist OAI's project manager in design collaboration, cost estimating, and quality control. Jerry's task is to ensure each project meets our client's expectations and that design solutions consider long-term durability, sustainability and maintenance needs.

PROJECT MANAGEMENT:

We assign our project managers based on the particular needs of the client, nature of the project, and the skill set of the project manager assigned. Our other six project managers will act as project support so that the client agency benefits from the experience of our entire project management team.

PROJECT SUPPORT:

OAI does not maintain assigned drafters and/or project support, opting instead to utilize one or more of our core team members. A typical on-call project is small-scale, but often technically challenging, which requires multi-faceted project experience. We have found that a traditional architectural office structure of assigned project roles is not ideal for developing the breadth of the built-environment experience required for on-call professionals.



JERRY OSBORN

AIA, LEED, NCARB

President/ Principal

Professional Experience

35+ Years

On-Call Experience

27 Years

Professional License

Architecture (#6273)

Throughout his career, Jerry has worked side-by-side with facility managers and maintenance staff from various civic agencies and community colleges. Jerry enjoys projects with challenging functional and technical requirements. With an emphasis on facility upgrades, he prioritizes and efficiently manages projects, directing teams of experts with a collaborative mindset. Jerry's thorough approach from the onset mitigates risk while creating practical solutions with balanced scope, budget, and value.

As a native Washingtonian, Jerry has spent the past 27 years assisting clients with on-call projects. He provided on-call services to the state before DES became a department.

AREA OF EXPERTISE

Facility Architecture and Planning
Infrastructure Coordination
Cost Estimating
Stakeholder Communication
Problem Solving

PROJECT HIGHLIGHTS

Projects Experience *(DES and other clients)*

Parking Lot L Security Lighting, Tacoma Community College

Building 10 Emergency Canopy Roof Covering, Tacoma Community College

Sewer Main Lining, South Seattle College

9000 Building Gender Inclusive Toilet Rooms, Shoreline Community College

Administrative Building Toilet Room Renovations, Port of Tacoma

Utilidor Assessment and Repairs, Everett Community College

The Swedish Club Facility Assessment

NORMA TOMPKINS

Associate AIA, LEED Green Associate

Project Manager

Professional Experience

27 Years

On-Call Experience

4 Years

Norma earned her degree and license in Architecture in Mexico before moving to Seattle in the '90s. Her interest in sustainable practices in the built environment led her to return to school to earn a Bachelor of Applied Science degree (BAS) in Sustainable Building Science Technology, and earned a LEED Green Associate accreditation in 2020.

Norma worked at the Seattle City Light Built Smart Program as an Energy Management Analyst Assistant. She provided guidelines and requirements to local builders and architects for energy saving incentives. She is passionate about design and sustainability, and is eager to bring functional improvements with efficient and budget friendly ideas to higher education institutions.

AREA OF EXPERTISE

Tenant Improvement/Renovation
Sustainability Design
Lighting/Architecture Integrations
Accessibility/Universal Design

PROJECT HIGHLIGHTS

Projects Experience *(DES and other clients)*

Islamic Center of Kent Renovation and Addition

Lower Woodland Office and Building Rehab, Seattle Parks and Recreation

Men's Locker Room Renovation, Seattle Public Utilities

Michel's Residence New Construction

Solid Waste, The Cedar Hills Regional Landfill (CHRLF) South Relocation, King County*

Solid Waste North Flair Station Relocation, King County*

CHRLF (7 Residences) Deconstruction Projects, King County*

**Performed while Norma was with a previous firm*

CARY GUENTHER

AIA, NCARB

Project Manager

Professional Experience

35+ Years

On-Call Experience

6 Years

Professional License

Architecture (#6273)

Cary has amassed over three decades of industry experience working on a wide range of civic, commercial, educational, and healthcare projects. He has an extensive background in public sector project management. He is proficient in all phases of project design, including schematics, construction documentation, detailing, specifications, building, land use codes, and QA/QC review.

Cary previously served on the City of Edmond's Architectural Design Board. As a board member, he advised and made recommendations to the Mayor, City Council, Planning Board, and the Planning Department on City planning and design-related issues.

Cary is our code and functional "anchor". He ensures our designs are grounded, constructible, and code compliant.

AREA OF EXPERTISE

Specifications
MEP Coordination
Quality Assurance/Quality Control
Code Compliance

PROJECT HIGHLIGHTS

Projects Experience *(DES and other clients)*

CAB Roof Replacement, South Seattle College

Pratt Fine Arts Center Re-Roof, Seattle Parks and Recreation

3000 Building Fitness Center Renovations, Shoreline Community College

Laurelhurst Community Center and Montlake Community Centers, Site and Building Accessible Improvements, Seattle Parks and Recreation

New Smoking Shelter, The Evergreen State College

MANVI DHINGRA

Associate AIA

Project Manager

Professional Experience

7 Years

On-Call Experience

5 Years

Manvi is an architectural designer with over 7 years of experience. She works closely with the other project managers on the many different stages of a project. These stages include preliminary design and development, construction documents, bidding, and closeout. Proficient in AutoCAD and Revit document standards, she helps create solutions that meet project specifications and company standards.

With an Architecture degree from an international institute, she has a keen interest and knowledge of architectural methods from around the globe and has worked as a freelancer for small residential interior design projects.

Manvi excels at communicating a design idea to our construction partners.

AREA OF EXPERTISE

Tenant Improvements
MEP Upgrades
Data Analysis
Space Planning

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

ECEAP Toddler Toilet Room Addition, Skagit Valley College

Fire Alarm Upgrades, Skagit Valley College

CAB Instructional Kitchen, South Seattle College

1216 Broadway Parking Lot Development, Everett Community College

Bradner Gardens Comfort Station Rehabilitation, Seattle Parks and Recreation

Japanese Cultural Resource Center, HVAC Replacement, Everett Community College

JOE MULLER

Associate AIA

Project Manager

Professional Experience

18 Years

On-Call Experience

11 Years

Joe initiated his career as a construction manager and has 18 years of experience in project management and estimating. He is currently in the process of pursuing his architectural license and has worked on a broad range of projects around the Pacific Northwest, with a particular focus in the public sector.

In addition to running his own envelope consulting services while at another firm, Joe led multiple high-stakes design-assist projects.

Joe is able to synthesize the programmatic needs with functional requirements and translate them to the built environment.

AREA OF EXPERTISE

Envelope Assessment and Design
3D/BIM Modeling and Design
Cost Estimating and Value Analysis
Constructibility Review

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

Fire Apparatus Building, Skagit Valley College

EIFS Repairs, Whatcom Community College

Magnuson Park Building 2 and 138 Roof Re-Covers, Seattle Parks and Recreation

Devonshire Apartments Complete Building Renovation, Community Roots Housing

Kalkus Hall and Guest House Roof Replacement, Washington State University

Rainier Beach Community Center Siding Evaluation, Seattle Parks and Recreation

Index Lawn Plaza and Tension Structure, Everett Community College

CLARK YODER

Associate AIA

Project Manager

Professional Experience

12 Years

United States Military Service

6 Years

On-Call Experience

2 Years

Clark is a skilled project manager with over a decade of experience in various management roles, including six years with the Washington Army National Guard. He works closely with clients to deliver results on budget and within desired time-frames. Clark has a strong command of project management techniques and he prioritizes team development while synthesizing goals to bring efficiencies to complex activities that arise on on-call projects.

Previously, Clark managed logistics and transportation of critical equipment for the military in the U.S. and Middle East. Skilled in operations, he has handled multiple levels of responsibility, ranging from the oversight of large-scale, high-risk unmanned aircraft systems (UAS) missions, to the streamlining of high-volume sorting, packaging, and shipping operations.

AREA OF EXPERTISE

Site Restoration
Infrastructure Coordination
3D/BIM Modeling and Design
Drone Operations

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

Miscellaneous Small Projects, Bellingham Technical College

Utilidor Repairs, Skagit Valley College

Window Replacements (Buildings C, K, M), Bellingham Technical College

Exterior lighting Improvements, Shoreline Community College

Evergreen Ridge Apartments Envelope Repairs and Miscellaneous Maintenance, Mercy Housing Northwest

MELISSA FORBES

Associate AIA

Project Manager

Professional Experience

16 Years

On-Call Experience

7 Years

As a lifelong Washingtonian, Melissa has worked on projects all over western Washington, specializing in civic, education, and institutional facilities projects. With 16 years of experience she is an expert in interior design and tenant improvements and has developed a focus on existing structures. She is skilled at envisioning new ways to re-use existing space, adding value and functionality. Before joining OAI, Melissa briefly ran a small business developing visualizations for a variety of clients. She has the ideal skill-sets required to handle the wide array of projects the college plans to perform.

Melissa is OAI's visionary. She is able to synthesize design ideas into visual models. Assisting clients and staff in visualizing design alternatives.

AREA OF EXPERTISE

Tenant Improvements/Renovations
Project Graphics
Renderings/Visualizations
Color Studies
ADA Assessment and Compliance

PROJECT HIGHLIGHTS

Project Experience *(DES and other clients)*

ADA Route Finding, Signage, and Site Improvements and Recommendations, Tacoma Community College

ECEAP Toddler Toilet Addition, Skagit Valley College

Lower Woodland Office/Comfort Station Rehabilitation, Seattle Parks and Recreation

Early Business Center Building 326 Storefront Replacement and Wall Bracing, Port of Tacoma

Student Housing Re-painting (14 Buildings), The Evergreen State College

Jackson Federal Building United States Coast Guard REC Tenant Improvement (Design Build)

ELLEN ZOURAS

Associate AIA, EcoDistricts AP

Project Manager

Professional Experience

11 Years

Ellen has a Bachelor of Science in construction management and a Master's Certificate in sustainable urban planning and design. She is the former Capital Project Program Manager at Community Roots Housing (CRH,) which is a low-income housing program. Her experience at CRH allowed her to navigate the complexities of working with a diverse range of stakeholders. As the Capital Project Program Manager, she implemented and enhanced the efficiency and effectiveness of internal Capital Projects programs for a portfolio of 47 properties.

Her unique background and perspective enables her designs to deeply resonate with the varied needs of the TCC community. Championing a campus that's both sustainable and future-ready. Ellen's experience will enable designs to be focused on fostering environments conducive to diverse learning experiences while emphasizing connections to each other and the built and natural environment.

AREAS OF EXPERTISE:

DEI Outreach and Coordination
Sustainability
Construction Management
Project Planning
Leadership

PROJECT HIGHLIGHTS

Devonshire Apartments Renovation, Community Roots Housing*

New Construction of the Tabluau Headquarters*

Kumo Building Tenant Improvement, Amazon*

Executive Building Center (EBC), Amazon*

Teavan Headquarter, Starbucks*

New Construction and Renovations, Numerous Projects, Nordstrom*

**Performed while Ellen was at a previous firm*

OAI ARCHITECTURE +PLANNING

2024-829 ON-CALL
ON-CALL CAMPUS ARCHITECT

GENERAL PROJECT APPROACH

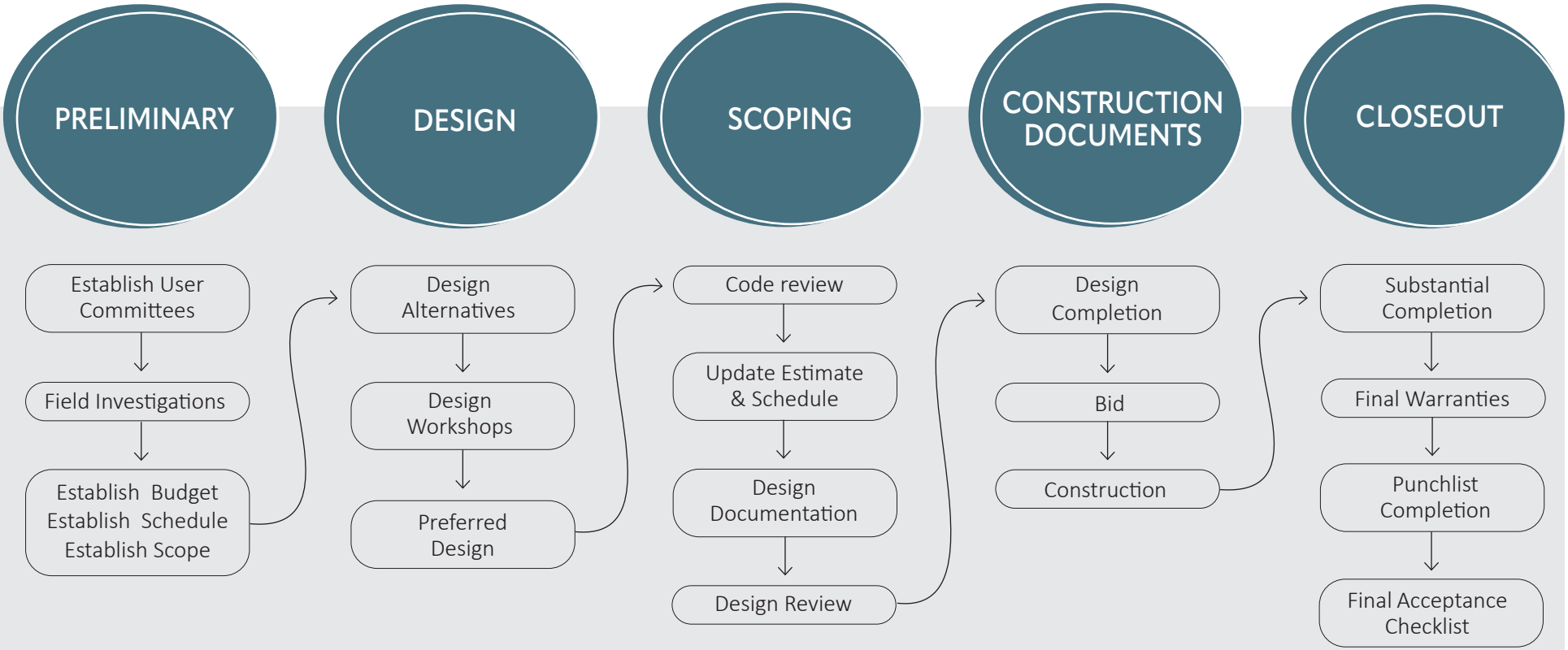
GENERAL PROJECT APPROACH

If selected as an On-Call Campus Architect, we would address each specific task with expediency, thorough consideration, and focus. The PIC, Jerry Osborn, will ensure that all project needs are fully analyzed and that the appropriate solutions are considered and executed. Project management is essential for executing strategic goals.

A strong Project Manager (PM) and established line of communication is a critical component to successful projects. OAI's PM's are organized, disciplined, and action-oriented. They will implement and apply tools and management practices to oversee tasks and manage project sub-consultants. At the onset, they will establish a clear definition of team roles and responsibilities to improve accountability and performance. This allows us to control the scope, schedule, and budget throughout the project's duration.

We foster a open and transparent working relationship with our clients, sub-consultants, contractors, and their sub-contractors. This working relationship is characterized by trust, mutual understanding, and cooperation. OAI will provide a system of information sharing. We utilize programs such as Bluebeam, Sharepoint, OneDrive, and Teams to help organize and share information with multiple members. We utilize a simple, easy to follow project folder structure that is continuously updated, and hold weekly meetings to discuss the status of all of our current projects. This allows multiple team members to seamlessly assist on projects as needed.

OAI has successfully utilized the following approach on similar on-call projects with the DES and other public institutions.



PROJECT APPROACH OUTLINE

1 SCOPING *(Assessing the Project Needs)*

Meet with the TCC facility staff, DES, and user groups to perform site visits to fully understand the nature and needs of the project. We align these visits to witness occurrences and repair needs firsthand.

2 REVIEW SECONDARY CONSIDERATIONS

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

3 DESIGN ALTERNATIVES AND PREFERRED DESIGN

Weigh recommended solutions against primary and secondary project goals:

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

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

4 PERMITTING

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

5 BIDDING AND PROCUREMENT

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

6 CONSTRUCTION ADMINISTRATION

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

- Timely review of contractor questions, submittals, and RFI's
- Meeting on-site to review challenging construction issues
- Performing on-going “punch in-progress” during construction site visits. This reduces the punch and closeout process, while providing the project team better leverage to address that defective work is corrected
- Monitor construction schedule, facility impacts, and consultant coordination
- Negotiate change orders in a fair manner with all parties involved

7 PROJECT CLOSE-OUT

Our goal is to expeditiously facilitate the closeout process.

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

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

PROJECT COMMUNICATION

Project communication is critical for the success of any project. It is essential for us to create a good working relationship with our clients, sub-consultants, contractors, and their sub-contractors. This working relationship is characterized by trust, mutual understanding, and cooperation. At the onset, OAI will provide a system of information sharing through established channels of communication. We will incorporate programs such as bluebeam, sharepoint, onedrive, and teams to help organize and share information with multiple members.

During the different phases, we establish different communication protocols. For example, during the design phase we encourage open meetings with the building user groups so that we can accurately understand their project needs. We realize that there is often limited funding and there is danger in over-promising to users. Before any user group meeting we develop an agenda with the College and DES to provide a consistent message to all parties. We provide minutes for the user group meetings to highlight the design considerations discussed, critical decisions made, and ongoing tasks. When appropriate we have separate meetings with the building engineers and maintenance staffs.

SOFTWARE SELECTION

We use a variety of software programs to prepare our construction documents. By doing so, we can provide the bidding contractors with concise and accurate information. We also use software the bidding contractors are familiar with such as Bluebeam, Revit, Sketchup, and AutoCAD.

- Bluebeam Revu provides us and the bidding contractors the ability to determine quantities easily and accurately. We understand that contractors are constantly bidding projects and are often not able to thoroughly investigate a project before the bid submittal. Bluebeam allows us to provide accurate information that results in reduced bidding contingencies, more accurate pre-bid estimates, and more concise bidding by contractors.
- Using Revit (Building Information Model (BIM)) when building a three-dimensional (3D) model is essential for understanding the complexities of the project. Revit provides accurate 3D views that offer useful information for cost estimating, detailing, and construction.

RISK MITIGATION

Providing an accurate representation of the work is only one aspect of understanding cost in the volatile construction climate we are currently experiencing. What is most demanding and most difficult to estimate is the general conditions associated with the project. We take the time to understand how projects should be staged, anticipate construction duration, and the expectation for overhead and profit costs when building out cost estimates. No software provides this information. We obtain this information by talking with contractors and sub-contractors to understand the bid climate, associated risk, and schedule implications. This allows OAI to better inform our clients when setting construction durations and the anticipated costs associated. Reducing the risk and associated bidding uncertainties are essential for securing a good construction value

CONSTRUCTION ADMINISTRATION

Our goal is to help the construction team remain focused on maintaining the established schedule and providing quality construction. We utilize the following tools and procedures to address issues that may arise during construction:

Construction Logs. We utilize a number of logs including RFI's, ASI, Submittals, Change Order Proposals, and Change Orders. This allows us to record any modifications to the scope of work, days added to the schedule, and adjustments to the budget.

Weekly or Bi-Weekly OAC Construction Meetings. During construction we schedule weekly or bi-weekly Owner Architect Contractor (OAC) construction progress meetings. After each meeting we distribute the meeting minutes, identifying action items and responsible parties for each item. In addition, we provide updated construction logs showing any changes to the budget or schedule. Meetings are held on site or virtually. We also perform on-going “punch in-progress” during construction site visits. This reduces the punch and closeout process while providing the project team better leverage to address that defective work is corrected.

Project Close-Out. We conduct punch walks with the sub-consultants, the College, and maintenance staff to verify construction completion. We coordinate and assist with commissioning completion. We manage the incorporation of all construction and field changes into As-Built documents. OAI was the first architectural firm to require construction closeout as a required general contractor scheduled value. We initiated this to provide generals leverage to obtain the closeout documents from subcontractors.

OAI ARCHITECTURE +PLANNING

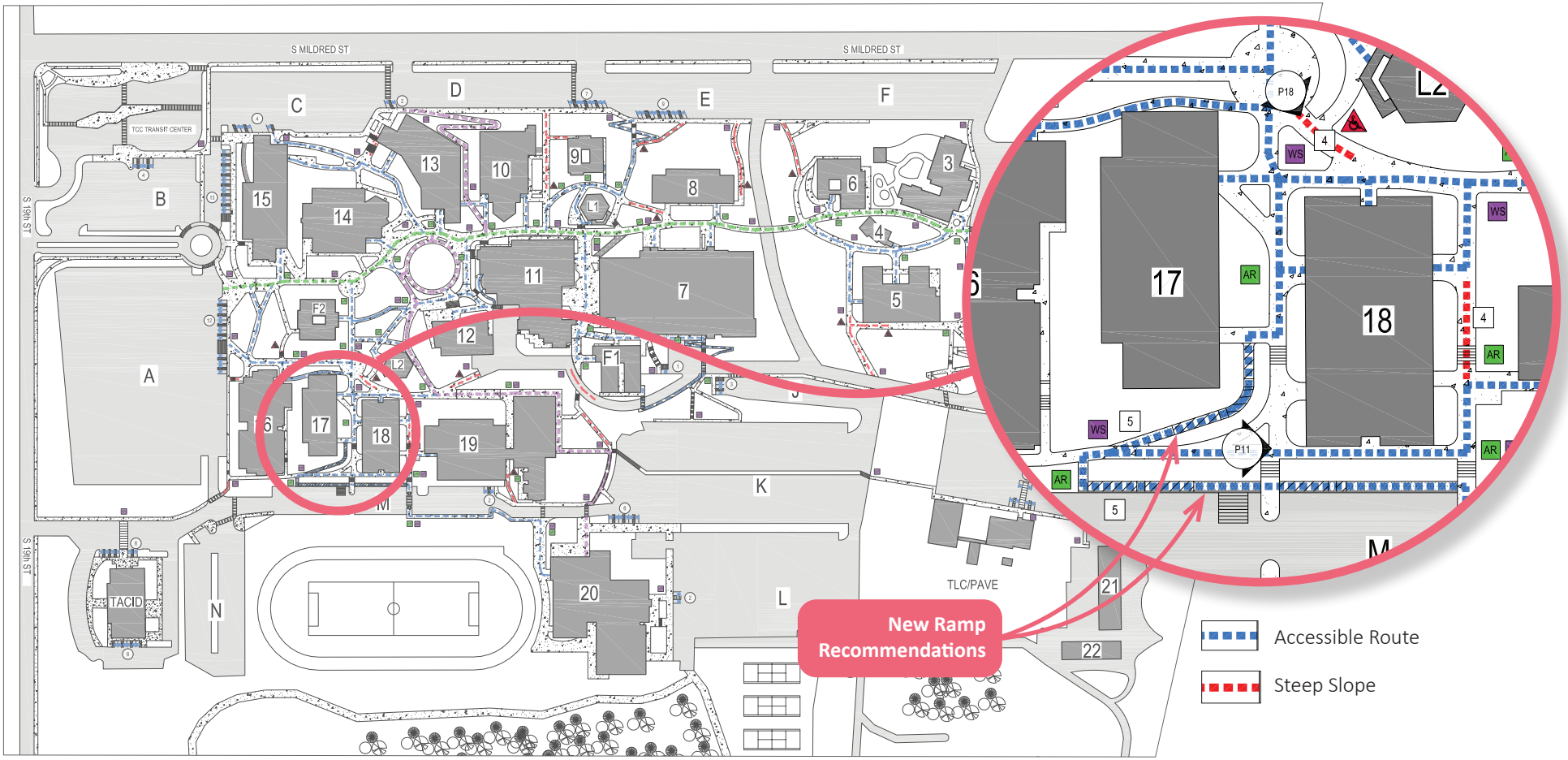
2024-829 ON-CALL
ON-CALL CAMPUS ARCHITECT

RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

OAI has continuously worked as an on-call architect throughout the Puget Sound region since our founding in 2015. We are currently on-call campus architects for the following educational institutions:

- Bellingham Technical College
- Evergreen State College
- Seattle Colleges (Seattle Central College and South Seattle College)
- Shoreline Community College
- Skagit Valley College
- Whatcom Community College



The overall site plan from OAI's ADA Route Finding, Signage, and Site Improvements and Recommendations for TCC

RELEVANT EXPERIENCE OUTLINE

The following is an outline of our relevant experience based on the project types identified in the RFQ and pre-submittal meeting. We have categorized them into six common on-call project types:

Building System Repairs and Upgrades:
- Parks Hall Control Upgrades, Everett Community College
- Elevator 1 and 2 Modernization, Seattle Central College
- Japanese Cultural Resource Center HVAC Replacement, Everett Community College
- Fine Arts Building Elevator Jack Replacements, Seattle Central College
- Haller Lake Maintenance Center Building A Mechanical Upgrades, City of Seattle
- Seattle Police Department West Precinct HVAC Modifications and Chiller Replacement, City of Seattle
- Buildings A and B HVAC Upgrades, Renton Technical College
- Buildings K1 and K2 Furnace Replacement, Renton Technical College
- Building I HVAC Replacement, Renton Technical College
- Whitehorse Hall Emergency Flue Replacement, Everett Community College
- Parks Hall Boiler Phase II, Everett Community College

Building Envelope Repairs and Improvements:
- Kalkus Hall and Guesthouse Roof Replacements, Washington State University
- Broadway Edison Building Roof Replacement, Seattle Central College
- Culinary Arts Building Roof Replacement, South Seattle College
- Pratt Fine Arts Center Roof Replacement, Seattle Parks and Recreation
- Magnuson Park Building 11 Masonry Repairs, Seattle Parks and Recreation
- Library Window Replacement, South Seattle College
- Evergreen Ridge Apartments Envelope Repairs and Miscellaneous Maintenance, Mercy Housing Northwest

Infrastructure / Site Work Repairs and Improvements:
- Index Lawn Plaza and Tension Structure, Everett Community College
- Sewer Main Lining, South Seattle College
- 1216 Broadway Parking Lot Redevelopment, Everett Community College
- Exterior Lighting Improvement, Shoreline Community College
- Waterline Replacement Everett Community College
- Utilidor Repairs, Everett Community College
- Site Accessible Improvements, South Seattle College
- Site Drainage Repairs, Shoreline Community College
- Stormwater Piping Repairs, Seattle Central College
- North Service Center Central Lot Redevelopment, Seattle City Light

Tenant Improvement / Renovations:
- Parks Hall Student Life Renovation, Everett Community College
- Parks Hall Security Office Suite Renovation, Everett Community College
- Instructional Kitchen Modernization, South Seattle College
- 9000 Building Gender Inclusive Toilet Room Renovations, Shoreline Community College
- Equity Center, Benefits Hub, and Multi-Cultural Center, Shoreline Community
- Administrative Building Toilet Room Renovations, Port of Tacoma
- Lower Woodland Office and Restroom Rehabilitation, Seattle Parks and Recreation
- Welding Building Lockers Room and Lobby Renovation, South Seattle College
- Optical Lab and Library Conference Room Tenant Improvements, Seattle Central College
- Broadway Edison Building Lecture Hall Renovation, Seattle Central College
- Washington State University Extension Benoschek Building Renovation, Thurston County

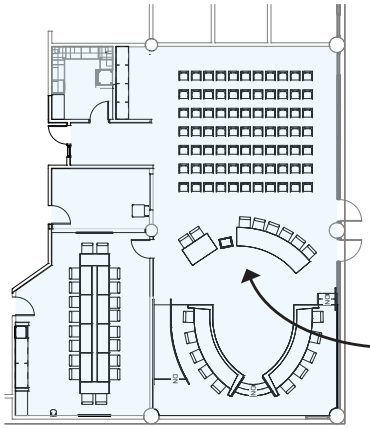
Studies / Investigations:
- Pratt Fine Arts Center Seismic Evaluation, Seattle Parks and Recreation
- Seward Park and Audubon Center Seismic Evaluation, Seattle Parks and Recreation
- Rainier Beach Community Center Siding Evaluation, Seattle Parks and Recreation
- Swedish Club Facility Assessment
- City of Edgewood Facility Condition Assessment (FCA) (Six Structures)
- Bullitt Estate FCA, Seattle Parks and Recreation
- Campus FCAs, (various Colleges)
- Seattle Police Department East Precinct "Tier 2" Seismic Evaluation, City of Seattle
- Airport Way Center Building B Seismic Risk Assessment, City of Seattle

Accessibility Compliance and Life-Safety Improvements
- Cascadia Apartments Fire Alarm Upgrades, King County Housing Authority
- South Campus Fire Alarm Upgrades, Renton Technical College
- Fine Arts Building Exiting Improvements, Seattle Central College
- Montlake and Laurelhurst Community Centers Accessibility Improvements, Seattle Parks and Recreation
- Langston Hughes Performing Arts Institute Accessible Seating Study, Seattle Parks and Recreation
- Magnuson Building 11 Accessibility Study, Seattle Parks and Recreation
- Amy Yee Tennis Center Site and Building Improvements, Seattle Parks and Recreation

COMMISSIONERS MEETING SPACE PRE-DESIGN

Project Type: Studies and Investigations
Client: Port of Tacoma (PoT)

The PoT requested our services to perform a pre-design to renovate the meeting space for the PoT's Commissioners Fabulich Center. We reviewed two options. The first option was to renovate the existing space. The second option was to relocate the commissioners' space to the other side of the building. Both options had their pros and cons. The design team developed both options with cost estimates and presented them to the PoT Project Manager. Since the aging building only had 10 to 15 more years of usable life and the renovation cost exceeded the amount they wanted to spend, the PoT asked us to value engineer the design, removing anything that was not essential.



Option 1: Floor Plan

Option 1: Commissioners Platform

In option 1, the existing layout had the commissioners seated one foot above the rest of the room on a platform. The platform lacked the accessibility needed for a mobility-impaired person. A ramp needed to be added in order to make the meeting platform accessible without losing valuable visitor seating, which was extremely limited within the existing layout. Additionally, during their meetings, the commissioners and their staff would hold private discussions in the adjacent conference room. The existing conference room was not large enough to accommodate them, and they needed a conference table that could sit 20 people.

To increase the size of the existing conference room, we relocated the lobby between the kitchen and the Audio/Visual Control room. We also relocated the doors and reconfigured the room to accommodate required participants. By relocating the door between the commissioners' meeting platform and the conference room, we could add an accessible ramp with minimal impact to the visitor seating. While option 2 had fewer space restraints, it would require more renovation and was the costlier of the two.

DENTAL HYGIENE LAB RELOCATION STUDY

Project Type/Facility Type: Studies and Investigations
Client: Shoreline Community College (SCC)

SCC's dental hygiene labs were outdated and did not meet the requirements of a current instructional facility. SCC requested OAI's services to study options to relocate the dental hygiene program within the main campus. The first option was to construct a new dental hygiene building just east of the existing 1300 Building. The second option was to renovate the existing 1300 Building. OAI provided SCC with a feasibility study and cost estimate examining the two options.

- **Option 1 Construct A New Building:** The new two-story building would include program space for 28 full dental stations, a skills lab, reception, five x-ray rooms, locker rooms, and associated building services.
- **Option 2 Renovate 1300 Building:** The team looked at both renovating the entire building as well as only renovating a portion of the building. In the final version of this option, only a portion of the building is renovated to accommodate the program's needs. Programming in the final iteration included a lab for 15 dental mannequin simulation stations, a classroom, an x-ray room, and five offices.

PARKS HALL TOILET ROOM RENOVATIONS

Project Type: Renovations/Tenant Improvement
Client: Everett Community College (EvCC)

EvCC requested our design services to renovate three sets of toilet rooms in Parks Hall: Main Floor "Bistro" Toilet Rooms; Main Floor Public Toilet Rooms; and First Floor Library Toilet Rooms.


Renovated gender specific toilet rooms

The students were requesting gender inclusive toilet rooms so the college asked us to convert the Main Floor "Bistro" Toilet Rooms from "gender specific" to "gender inclusive". We were able to reuse fixtures and finishes to keep the cost down since the toilet rooms had been renovated within the last ten years. We replaced existing partitions with new full-height partitions.

Project Highlights:

- The design team created a barrier free (doorless) entry from the corridors into each of the toilet rooms and included a sliding horizontal gate that allows the toilet rooms to be closed off for maintenance work.
- Completely renovated the Main Floor Public Toilet Rooms and the First Floor Library Toilet Rooms, including finishes, fixtures, lighting, and plumbing.
- Phased construction to maintain at least one usable restroom in the building at all times.

ALKI CAFE RENOVATION

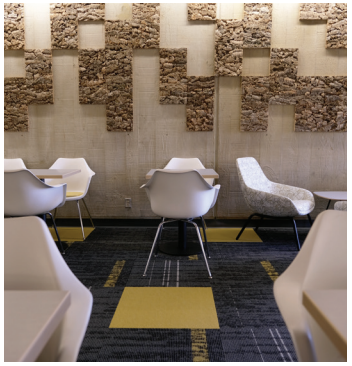
Project Type: Renovation/Tenant Improvement
Client: South Seattle College (South)

OAI renovated Alki Cafe, an existing campus dining room, into a grab-and-go coffee shop lounge-style space. The cafe, which is located in the student union building, is part of South's culinary arts program and is run by students. The design team evaluated the feasibility of renovating their Alki Cafe and the adjacent Instructional Kitchen in their Culinary Arts Building. Based on their limited budget the project was broken down into two phases. The cafe was complete in 2021, and construction of the instructional kitchen is schedule for the 2023-2025 biennium.

Our design transformed an underutilized dining room from the 1970s era into an exciting gathering space for students, staff, and community members, meshing the building's brutalist roots with modern design. We repurposed the area into a lounge-style space with a coffee shop for students and faculty, providing a design that enhanced comfort and convenience.

Project Highlights:

- Designed a point-of-sale counter with grab & go foods and an espresso bar with pour-over stations.
- Provided multiple seating styles, including lounge style seating, chair and table seating, and a large bar height communal table that doubles as a buffet surface for special events.
- Designed all of the cafe's custom furniture using rapidly renewable finish materials.

Left: *asymmetrical communal table;* ***Right:*** *lounge-style seating*

ALKI AND INSTRUCTIONAL KITCHEN RENOVATION

Project Type: Renovation/Tenant Improvement
Client: South Seattle College (South)

The instructional kitchen was outdated, under utilized, and the existing configuration did not meet the college's needs. The project is currently on hold while the college applies for a grant so that they can finalize funding requirements. Our design incorporates relocatable kitchen equipment with differing configurations to fit their various instructional needs. Upgrades to the commercial kitchen include the following: replacing the hood; all new food service equipment; new fixtures and finishes; mechanical and electrical upgrades; minor structural modifications; and new lighting throughout

Renovated Lecture Hall Room 4106

LECTURE HALL RENOVATION

Project Type: Tenant Improvement/Renovations
Client: Seattle Central College (Central)

Central staff asked for the ability to walk through the student seating area during classes, and for students to have the ability to work in small groups. The old lecture hall had fixed row seating that could not accommodate this. The new design extended each of the seating tiers towards the front of the room, recapturing otherwise wasted space. This allowed the tiers to be larger, chairs to be movable, and provided additional space between seated students for instructors to walk around. Moving the steps from the far ends of the room further inward also provided students an improved way to enter and exit class.

In an additional nod to efficiency, we designed and installed a new projection wall for instructors with glass writing boards and glass projection panels. This allows instructors to write and project simultaneously without the need to deploy a separate projection screen.

Seattle Central College is located in a urban area of Seattle. Staging areas were coordinated with facilities to minimize college disruptions. Coring and other disruptive work was regulated to off-hours.

ELEVATORS 1 AND 2 MODERNIZATION

Project Type: Systems Upgrades
Client: Seattle Central College

Central requested our services to modernize two elevators in their Broadway Edison Building, which is the busiest building on their urban campus. Repairing and upgrading elevators can be tricky and requires a firm that specializes in elevator repairs and improvements. Materials were carefully chosen with sustainability concerns and budget limitations in mind. OAI presented design and color option boards to the stakeholders and worked with them to refine the selections. We created a modularized design to allow for efficient install times, minimizing elevator "down time". The finishes were chosen to withstand the abuse the interior of a cab usually takes so that Central did not have to spend additional time maintaining them, apart from typical cleaning activities.

In addition to Elevators 1 and 2, we have experience renovating, repairing, and upgrading the following elevators at Seattle Central College.

- Elevator Car 7
- Fine Arts Building Jack Replacement
- Broadway Edison Building freight elevator jack replacement

Modernized Elevator 1 and 2

***Left**: New platform and chillers; **Right:** New pumphouse*

HVAC MODIFICATIONS & CHILLER REPLACEMENT

Project Type: Systems Upgrades
Client: City of Seattle (City)

The City requested our expertise to replace the chiller equipment at the Seattle Police Department's West Precinct. West Precinct is a critical facility for Seattle, and is occupied 24 hours a day, 7 days a week. We evaluated existing capacity to determine electrical and mechanical system limitations. The roof structure was deemed inadequate for equipment loads except at locations where existing mechanical equipment was installed. New chillers were mounted at a remote location and set onto a working platform, which was extended above the roof, and supported by existing columns. The platform was sized for both chillers with working clearances around each. A new pump house was placed onto the existing curbing where the chillers were located. The project required tight environmental controls and included phasing as required to ensure continuity of building services. We scheduled most of the crane activity at night to prevent disruption to the busy urban area.

Project Highlights

- Instigated "Tier 2" protocols for equipment redundancy for all phases
- Designed replacement chilled water systems to meet redundancy requirements without extending the existing electrical or mechanical system infrastructure.
- Obtained requisite contractor requirements for working in a secure City facility, and for continuous facility operations
- Phased project delivery to retain chilled water delivery to the 911 call and data centers for the City of Seattle.

PARKS HALL CONTROLS UPGRADES

Project Type: System Upgrades
Client: Everett Community College

EvCC Parks Hall was originally constructed with pneumatic controls with the long term goal of eventually converting this building over to direct digital controls. There have been several building renovations in the past that have included EMS control upgrades. In an earlier upgrade section of the building, controls were upgraded to Barber Colman (as represented then by CCI); these controls are still in place, and the College maintains an outdated computer to operate this control system.

Today, Parks Hall has the following control systems operating and the college maintains head-end systems for the automatic controls: Pneumatics, Barber Colman, Long Building Technologies, and Allerton. The work under our current controls upgrade project is to consolidate the controls into one system. We orchestrated the bids to include either Allerton or Long Building technologies with the requirement that all of the controls systems become unified under one system or the other. Thus the project includes new controllers and valves on all HVAC equipment where EMS control is warranted. Because many of the existing valves and VAV boxes were not configured for EMS controls the project extends to replacing these devices with compatible EMS devices. The project will improve the building's overall energy efficiency by better monitoring of the equipment and systems while also tracking energy consumption.

PARKS HALL BOILER REPLACEMENT PHASE II

Project Type: System Upgrades
Client: Everett Community College (EvCC)

Parks Hall was originally heated by steam supplied from boilers located in the facilities building. In 2010, the campus steam was replaced with a pair of lead-lag tandem boilers – (2) 3,000 MBH boilers. In 2019, a heat exchanger failed, incapacitating the boiler. This failure occurred during peak heating season. The assumed reason for the failure was the excessive cycling of the boiler water temperature, exacerbated by the installed boilers being over-capacity for the loads being served. OAI assisted the College in procuring an emergency project to replace the failed boiler, and in right-sizing the new boiler to the in-situ heating loads. A new 1,600 MBH boiler was installed and tied back into the existing 3,000 MBH boiler so that the College would have heating water redundancy for Parks Hall.

The service life expectancy of the second 3,000 MBH boiler was also suspect. One boiler had already failed and the second was showing signs of metal fatigue in the heat-exchanger. The challenge for the College was how to replace the second boiler and revise the boiler piping while providing the College a single operating system under a single warranty for both boilers. Replacing the second boiler did not constitute an emergency and the JOC cost modeling was not cost effective. OAI worked with EvCC Facilities and their Purchasing department to secure the second boiler through a purchasing bid. This process allowed us to secure a second boiler matching the existing replacement boiler while providing for competitive bidding between three qualified installers. The heating system for Parks Hall is now served by (2) 1,600 MBH boilers by the same manufacturer, under one manufacturer's warranty, and under one installation warranty. The boiler controls are integrated into the EMS controls system that are used in most areas of Parks Hall.

MILLER COMMUNITY CENTER RE-ROOF & SOLAR ARRAY

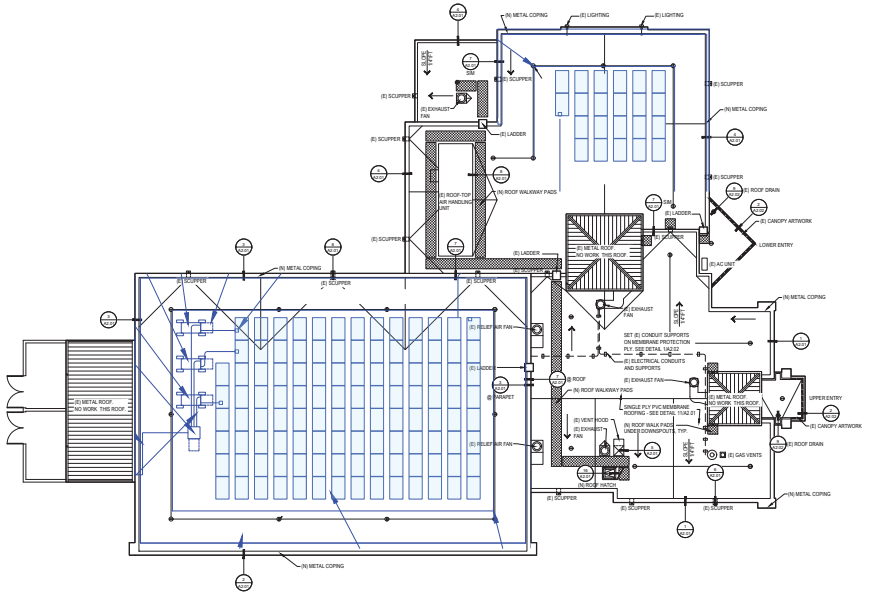
Project Type: Building Envelope and Sustainability Improvements
Client: Seattle Parks and Recreation (SPR)

SPR entered into an agreement with Seattle City Light (SCL) for a solar array install on the Miller Community Center roof. OAI was asked to inspect the roof prior to the solar array installation. The existing roof was a 20 year-old single-ply Hypalon roof, with seaming issues. We proposed an over-roof assembly that consisted of "slitting" the existing single-ply roof (as required by the new roof manufacturer) and installing a new room assembly of the existing roof assembly. The new roof assembly consisted of:

- ½" high density polyisocyanurate cover board mechanically fastened through the existing roof assembly and into the roof deck (for added thermal value and for uplift).
- ½" silica infused gypsum coverboard (Densdeck) fully adhered in low-rise adhesive (for good working surface).
- 60-mil PVC membrane fully adhered.

The solar assembly was already on site before OAI had been asked to inspect the roof; getting the new roof installed was of the utmost importance. This project occurred in the middle of very significant supply chain issues in the roofing industry. The lead time on the PVC membrane was over 6 months, so we switched the membrane to 60 mil, fully adhered EPDM. The selected EPDM manufacturer, Carlyle, has published requirements for solar array installations onto a roof that is under warranty.

We worked with SPR's project manager to ensure all of the manufacturer's requirements were maintained for the solar array install. The solar array installation was by SCL crews. We directed the roofing company (Queen City Roofing and Sheet Metal) to stockpile the roof protection board and had the SCL crews install the protection board.



ROOF REPLACEMENTS (5 ROOFS IN 2019)

Project Type: Building Envelope
Client: Everett Community College (EVCC)

OAI assisted EvCC with the assessment and design of roof improvements for several existing campus buildings including Pilchuck Hall, Glacier Hall, the Nippon Business Institute (NBI), and Phase I of the Advanced Manufacturing Training & Education Center (AMTEC).

Meeting the project budget was a primary challenge since funding provided by the SBCTC would not cover the cost of a complete tear-off and replacement for all four buildings. From OAI's experience with similar projects, our team knew that overcoming the budget challenge would require a careful and thoughtful design approach, tailored specifically for each individual building.

Working directly with EvCC Facilities staff and the DES Project Manager, we reviewed the immediate needs and issues for each site and evaluated them against the long-term plans for each building. Core samples were taken from each roof to verify the existing assembly, allowing us to research alternative systems. The result was a combination of design approaches which included the partial tear-off and re-cover of the existing assemblies, while retaining the existing roof insulation. This approach provided the college with a fully warrantied system while also significantly reducing construction costs and landfill waste.

Because of the variety of systems and assemblies used, we organized each building into separate bid packages to ensure the most competitive bidding across all projects. These cost reduction efforts proved so successful that EvCC was able to add a new roof at AMTEC Phase II and replace the metal fascia at Glacier Hall.

In addition to these roof projects, OAI has also helped EvCC develop new standards for roof upgrades and improvements with future maintenance and facilities staff in mind. Polycarbonate domed roof hatches are now the preferred product for all new construction as the additional lighting provided helps improve the safety of personnel accessing the roof. We've also developed our specifications to require the contractor provide project specific information plaques for each roof describing its assembly, components, installation method, completion date, warranty, and contact information.

ADMINISTRATION BUILDING ROOF REPLACEMENT

Project Type: Building Envelope
Client: Port of Tacoma (PoT)

The Administration Building (Admin Building) is the hub for port operations. To date OAI has provided design services to modernize the facility's toilet rooms and replace the roof assembly. The history of the Admin Building roof provides an interesting parable when decisions are made administratively without due consideration of their facility consequences. The original Admin Building roof had reached the end of its service life. The facility recommendation had been for a decor PVC over-roof which was an effective roofing choice. For cost cutting measures, the Board of Trustees approved a sprayed foam roof assembly that completely failed within five years.

Because the foam was adhered to the metal, the only roof replacement option was to remove the existing foam and metal roof down to the original plywood roof deck membrane, allowing a new metal roof to be installed. One particular challenge was developing project controls to minimize the risk of roof debris falling into Puget Sound as the north side of the building overhung the water.

Design Highlights: Removing internal gutters, which typically fail. Retaining sufficient vertical curb heights between the atrium skylight and metal roofing panels, fall protection anchors, and cabling.

Admin Building's new standing seam metal roof

5000 BUILDING RE-ROOF

Project Type: Building Envelope
Client: Shoreline Community College (SCC)

OAI assisted SCC with the re-roof of the Foss Building. The project scope included removing and disposing of existing roof ballast and membrane down to the existing cover board. We then installed a new roof covering – cover boards, built-up roof membrane, sheet metal flashings, copings, and fascia. We also installed new roof drains.

The project plans and specification addressed and identified the conditions that would be challenging. An equipment coordination schedule identified the rooftop equipment and the required work at each piece of equipment. The schedule references the details showing the new roofing and flashings work. We developed a specification section - Unique Project Conditions - that addressed the precautions needed for the building occupants. For example, minimizing the dropping of equipment and materials. Materials should be hand-laid. Another example was the coordination of the air intakes due to the odor and fumes produced during the roofing process as the building was occupied during construction.

Sequence photos of the 5000 Building Membrane Re-roof

SANITARY SEWER REPAIRS

Project Type: Infrastructure Improvements
Client: South Seattle College (South)

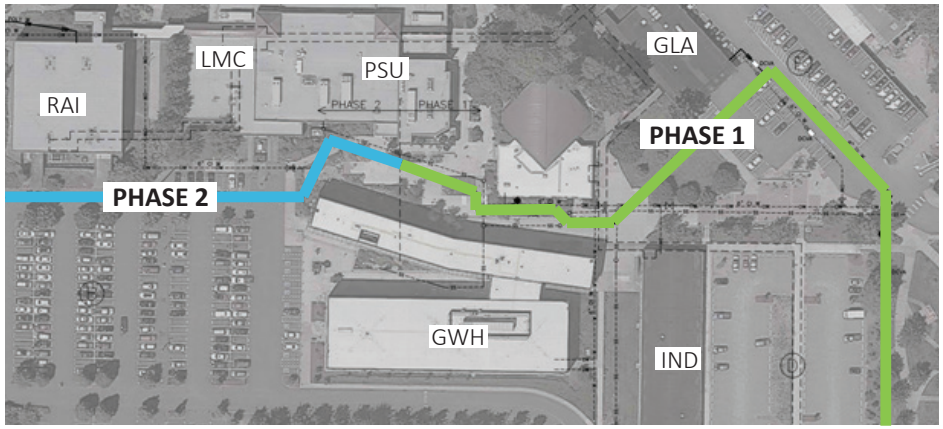
OAI assisted South in repairing the main campus sewer line on the west side of their main campus. The problematic line had an 8-inch diameter. Most companies that line pipes only work on residential pipes with a maximum diameter of 4 inches. OAI conducted outreach to find and solicit bids from companies able to line 8-inch pipes. Extensive research was conducted on different lining material options. We selected a liner from Omega Liner Company for a fully deteriorated design.

We coordinated outages with the College and put stringent protections in place in case there were any issues that could result in more than a one-day shutdown. Precautions included having a Vactor truck placed at each terminus point of the pipe lining. Since the west terminus was in the street of a major thoroughfare (16th Ave SW), we coordinated the requirement for the Seattle Department of Transportation (SDOT) permit.

WATERLINE REPLACEMENT

Project Type: Infrastructure Improvements
Client: Everett Community College (EvCC)

In advance of the State Facilities Condition Survey, EvCC hired OAI to identify repair items and provide the anticipated repair costs. Upon reviewing campus records, we noticed that the main campus water line had experienced several reported leaks. We also noticed that the existing line was cast iron, which is susceptible to breakage. Due to the extent of the replacement, the project was organized in two phases.



Waterline plan submitted with the FCS

The Phase 1 received a high severity score from the state, and was funded. The existing water line was routed through the heart of EvCC's campus, extending under the main pedestrian thoroughfare, a fire lane, as well as through specific parking areas. To minimize disruption to the campus, the new water line was offset. This meant the campus was only without domestic and fire-suppression water systems during the cut-over from the old waterline to the to the new waterline points of connection.

In addition, OAI added isolation valves and provided every opportunity for EvCC to isolate buildings for future repairs. To get accurate underground and topographical information we took overhead drone photographs, reviewed the all-campus underground record drawings, and worked with an underground locate company in advance of the construction.

This project was completed on time and on-budget, with minimal campus disruptions.

DISCOVERY PARK ENVIRONMENTAL LEARNING CENTER SITE AND BUILDING ACCESSIBLE IMPROVEMENTS

Project Type: Accessibility Improvements
Client: Seattle Parks and Recreation (SPR)

SPR requested our services to investigate the feasibility of both American's with Disabilities Act (ADA) improvements and Seattle Department of Education and Early Learning (DEEL) improvements to five locations. Following our investigation, SPR decided to move forward with three locations, Discovery Park's Environmental Learning Center (ELC) being one of them. Discovery Park, at 534-acres, is the largest city park in Seattle. It occupies most of what used to be Fort Lawton, a US Army base used in both world wars.

We surveyed the site and building for ADA compliance and created a Barrier Removal Schedule. Using the schedule as a starting point, we designed solutions for the barriers identified in the survey and barriers recognized by Seattle Park's design team. In total, this project will correct approximately 160 documented accessibility barriers.

EXPEDIA TRANSIT HUB (MODULAR BUILDING)

Project Type: New Construction
Client: CBRE | Heery

OAI worked with Expedia and CBRE to develop a transportation center to serve Expedia's new headquarters. The transportation center operates various sized buses and ride-share vehicles, and is in continuous operation. Expedia requested design services for this project in October of 2018. The opening of the transportation center needed to coincide with the grand opening of the new Expedia Building.

To facilitate the fast-track schedule that was required, OAI worked with several modular companies for the design and fabrication of the on-site structures. The in-ground foundation was prepared in advance and designed for on-grade access. The passenger terminal was fabricated in Oregon and shipped to the site, while the polycarbonate bus waiting shelters were fabricated in New Jersey. The arrival of the bus shelters was phased to limit on-site storage and allow on-site paving to proceed expeditiously.

OAI worked closely with Expedia throughout design, meeting frequently to review design renderings, security measures, gate operations, lighting levels and vehicular operational clearances. We facilitated jurisdictional reviews with Seattle Department of Construction and Inspections & Washington State Department of Labor and Industries. The project included building demolition, transportation planning, land use approval, site development, redundant site-security systems, and relocation of a Rapid Transit Metro stop. The transportation hub is accessed from the new Expedia Hub using the Helix Pedestrian Bridge. The design aesthetics addressed views from the bridge as well as views from Elliott Avenue.

Why is the project relevant? During the pre-submittal meeting, TCC discussed the feasibility of adding a concession stand and public restrooms to the baseball fields. TCC should consider using a modular building as a cost saving option. The modular transit hub building below has three single-user toilet rooms.

Expedia Transit Hub

OAI ARCHITECTURE +PLANNING

2024-829 ON-CALL
ON-CALL CAMPUS ARCHITECT

DIVERSE BUSINESS INCLUSION STRATEGIES

DIVERSE BUSINESS INCLUSION STRATEGIES

Consultants are engaged when their specific discipline is needed. We will select consultants in consultation with DES and the College. The table below shows MWBE and Small Business Enterprise (SBE) we routinely work with and we will meet or exceed the governors aspirational goals.

Disadvantage Business	Discipline	W	M	SBE
Lyon Landscape Architects	Landscape Architect		M	
Chudgar Engineering Company	Structural		M	
Tres West Engineers, Inc.	Electrical	W	M	
Tres West Engineers, Inc.	Mechanical	W	M	
The Greenbusch Group, Inc	Mechanical	W		
Elcon Corporation	Electrical	W		
LPD Engineering PLLC	Civil	W		
EHS-International, Inc.	Environmental		M	
JB Iringan Consulting	Cost Estimating		M	
Russell Lambert	Landscape Architect	W		
Atlas Design Group	Structural		M	
Astra Design Group	Electrical	W		
HVAC Double Check	Mechanical	W		
ROICH Structural	Structural	W	M	
Bogard Pascua Engineers, PS*	Mechanical			SBE
Case Engineering, Inc.	Electrical			SBE
PSM Consulting Engineers	Structural			SBE
Aspen Design Group, LLC	Landscape			SBE
FSi Consulting Engineers	Mechanical			SBE
Lund Opsahl, LLC	Structural			SBE

**MBE status pending*

We seek out local, small, and diverse business entities who can bring value to clients and provide quality professional consulting services. OAI's standard approach is to use qualified WMBE firms to staff our projects. As we market and solicit for new projects, we pro-actively include WMBE firms in our efforts. Our Outreach Plan is reviewed before we solicit proposals for consulting services on all projects.

Typically, our team undertakes the following steps to ensure that WMBEs have every opportunity for full participation:

- Consult with the DES and the College as needed to identify MWBE Subconsultants they enjoy working with
- Maintain an active roster on registered WMBE firms.
- Utilize the "Directory of Certified Firms" maintained by the Office of Women and Minority-owned Business Enterprises (OWMBE) on the State of Washington website.
- Attend and participate in local and regional trade fairs directed to WMBEs.
- Contact WMBEs regarding future project opportunities.
- Give WMBEs a realistic assessment of the opportunities available with our firm.

HISTORY OF INCLUSION

The following table highlights our use of WMBE subconsultant on a couple of our recent on-call projects. The WMBE % is their percentage of the total contract value.

Project Name	Owner	WMBE %
Bradner Gardens Fire Damage Repairs	Seattle Parks and Recreation	42%
West Precinct Chiller Replacement and HVAC Modifications	City of Seattle	53%
Index Lawn Feasibility Study	Everett Community College	32%
Lower Woodland Rehabilitation	Seattle Parks and Recreation	32%

OAI ARCHITECTURE +PLANNING

2024-829 ON-CALL
ON-CALL CAMPUS ARCHITECT

FEDERAL FORM 330 PART II

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*: 2024-829

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: **Osborn Architects Inc. (OAI)**	3. YEAR ESTABLISHED: 2015
	4. DUNS NUMBER (UEI): N79EPA47G8L3
2b. STREET: 1011 SW Klickitat Way, Ste 208	5. OWNERSHIP
	a. TYPE: S-Corporation
2c. CITY: Seattle / 2d. STATE: WA / 2e. ZIP CODE: 98134	b. SMALL BUSINESS STATUS: Small Business
6a. POINT OF CONTACT NAME AND TITLE: Jerry Osborn	7. NAME OF FIRM *(If block 2a. is a branch office)*
6b. TELEPHONE NUMBER: 206.920.6348 / 6c. E-MAIL ADDRESS: josborn@oaips.com	

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

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
01	Architect	2	
21	Construction Project Management	6	
	Other Employees	1	
	Total	9	

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)*
227	Building Condition Assessment	1
015	Daycare Facilities	1
029	Educational Facilities, Classrooms	2
072	Office Building	1
089	Rehabilitation (Buildings, Structures, Facility)	2
095	Seismic Designs & Studies	1
201	Roofing, Design and Inspection	2
027	Dining Halls/Kitchens/Food Service	1
217	Envelope Waterproofing (Above Ground)	2
024	Fire Alarms	1
050	Housing/Group Homes	1
046	Parking Lots, Street	1
061	Lighting Interior & Exterior	1

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

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: Jerry Osborn

b. DATE: 11/08/2023

c. NAME AND TITLE: Jerry Osborn, President