Attention: Kevin Barber and Sean Martin
Department of Enterprise Services
360.628.6417 | kevin.barber@des.wa.gov
360.701.4122 | sean.martin@des.wa.gov

Project No. 2023-827

Skagit Valley, Bellingham Technical College, and Whatcom Community College On-Call Architectural Consultant

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

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

OAI
ARCHITECTURE
+ PLANNING

May 9, 2023

Attention: Kevin Barber and Sean Martin
Department of Enterprise Services
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RE: Project No. 2303-827 On-Call Architectural Consulting

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.

Experience on Your Campuses: We have been an On-Call Architect with Skagit Valley College, Bellingham Technical College, and Whatcom Community College since 2021. We understand the complexities of working on higher education facilities, and we have established an excellent working rapport with your staff. It is our sincere hope to leverage the relationships we have built and expertise we have gained and apply them to the future projects.

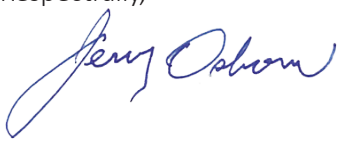
Experience with a Diverse Workforce: OAI facilitates approximately 40 publicly bid projects every calendar year. Each of these projects has a diverse construction team which include general contractors, sub-contractors, and construction personnel. We attribute our high success rate for these projects to our precise document standards and communication techniques. Not only does OAI have a successful record of working with qualified consulting engineers, but we are also committed to providing opportunities to qualified small business entities. We reach out to WMBE contractors and sub-contractors and encourage them to bid our projects. Additionally, we assist those contractors that are new to public work with required construction documentation. This allows such contractors to learn the requirements of working in the public sector and allows them to focus on providing quality construction.

Proximity to Colleges. OAI maintains offices in both the Seattle metro area as well as Lynden, WA. This flexibility grants us expedient response times to your campuses. The following are the approximate miles from our Lynden office:

Bellingham Technical College:	14 Miles
Whatcom Community College:	12 Miles
Skagit Valley College:	40 Miles

We appreciate your careful 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

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ARCHITECTURAL CONSULTING

ON-CALL CONSULTANT SELECTION CONTACT FORM

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

On-Call Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

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

Addresses of multiple office locations of firm (if applicable)

Address 7574 Hannegan Rd	
City Lynden	Phone 206.631.8442
Address	
City	Phone
Address	
City	Phone
Address	
City	Phone

Diverse Business Certifications (if applicable)

Certification issued by the Washington State Office of Minority and Women's Business Enterprise (OMWBE)

- ☐ Minority Business Enterprise (MBE)
- ☐ Woman Business Enterprise (WBE)
- ☐ Minority Women Business Enterprise (MWBE)

Certification issued through the Washington State Department of Veteran's Affairs

- ☐ Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- ☒ Small Business Enterprise (SBE) (Self-certified)

OAI ARCHITECTURE +PLANNING

2023-827 ON-CALL
ARCHITECTURAL CONSULTING

QUALIFICATIONS OF KEY PERSONNEL

OAI ARCHITECTURE +PLANNING

QUALIFICATION OF KEY PERSONNEL

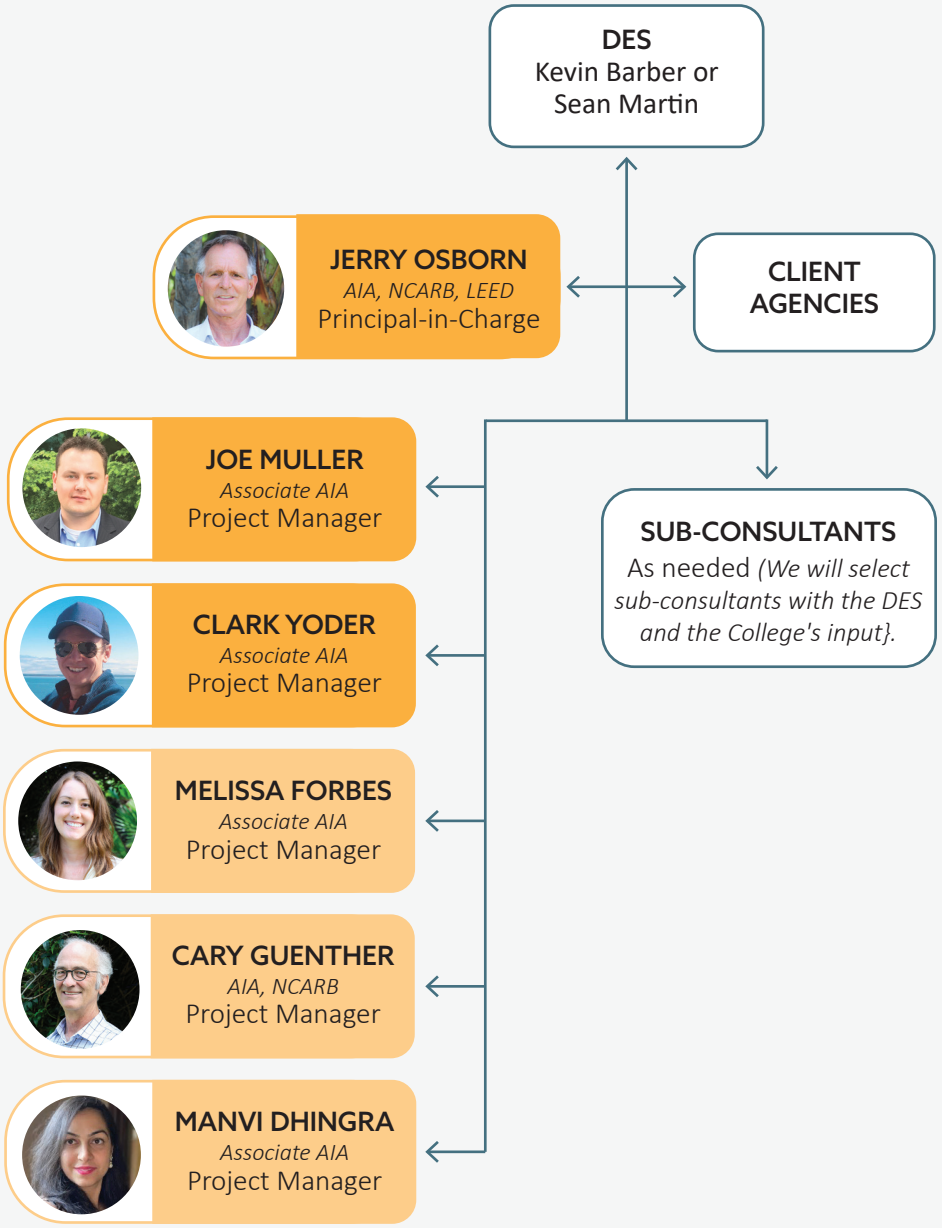
OAI's team is comprised of architects, project managers, and support personnel experienced in the public sector with a focus towards renovations, repairs, and asset preservation. Our entire project team specializes in facilitating on-call projects with direct experience working with a wide range of DES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

- On-call experience with Skagit Valley College, Bellingham Technical College, and Whatcom Community College
- Small Business Enterprise
- Women, Minorities, and Veterans comprise 57% of our staff
- 2 Office Locations in Washington (Seattle and Lynden)

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 and nature of the project. Our other four project managers will act as project support so that the client agency benefits from the experience of our entire project management team. Joe and Clark, out of our Lynden office, will be your main project managers with Melissa, Cary, and Manvi available when needed.

PROJECT SUPPORT: OAI does not maintain any drafters 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 projects.



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 an department.

AREA OF EXPERTISE

Facility Architecture and Planning
Project Management
Consultant Coordination
Construction Administration
Stakeholder Communication
Problem Solving

PROJECT HIGHLIGHTS

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

9000 Building Gender Inclusive Toilet Rooms, Shoreline Community College

Administrative Building Toilet Room Renovations, Port of Tacoma

Broadway Edison Building Phase II Roof Replacement, Seattle Central College

Utilidor Assessment and Repairs, Everett Community College

Swedish Club Facility Assessment

Islamic Center of Kent Renovation and Addition

Sewer Main Lining, South Seattle 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
Construction Administration
3D/BIM Modeling and Design
Cost Estimating and Value Engineering
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

Project Management
Construction Administration
Consultant 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 Washington native, 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 colleges 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
Renderings/Visualizations
Color Studies
ADA Assessment and Compliance

PROJECT HIGHLIGHTS

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

Villa Apartments Color Study, Community Roots Housing

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

Project Management
Construction Administration
Problem Solving
Quality Assurance/Quality Control
Code Compliance

PROJECT HIGHLIGHTS

2021-2023 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
Renovations
Consultant Coordination
Construction Documents

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

SUB CONSULTANTS:

Consultants are engaged when their specific discipline is needed. We will select consultants in consultation with DES and the College. The table on the right shows MWBE and Small Business Enterprise (SBE) we routinely work with.

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.

Disadvantage Business	Discipline	MWBE		
		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	
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
Astra Design Group	Electrical	W		
HVAC Double Check	Mechanical	W		

OAI ARCHITECTURE +PLANNING

2023-827 ON-CALL
ARCHITECTURAL CONSULTING

RELEVANT EXPERIENCE

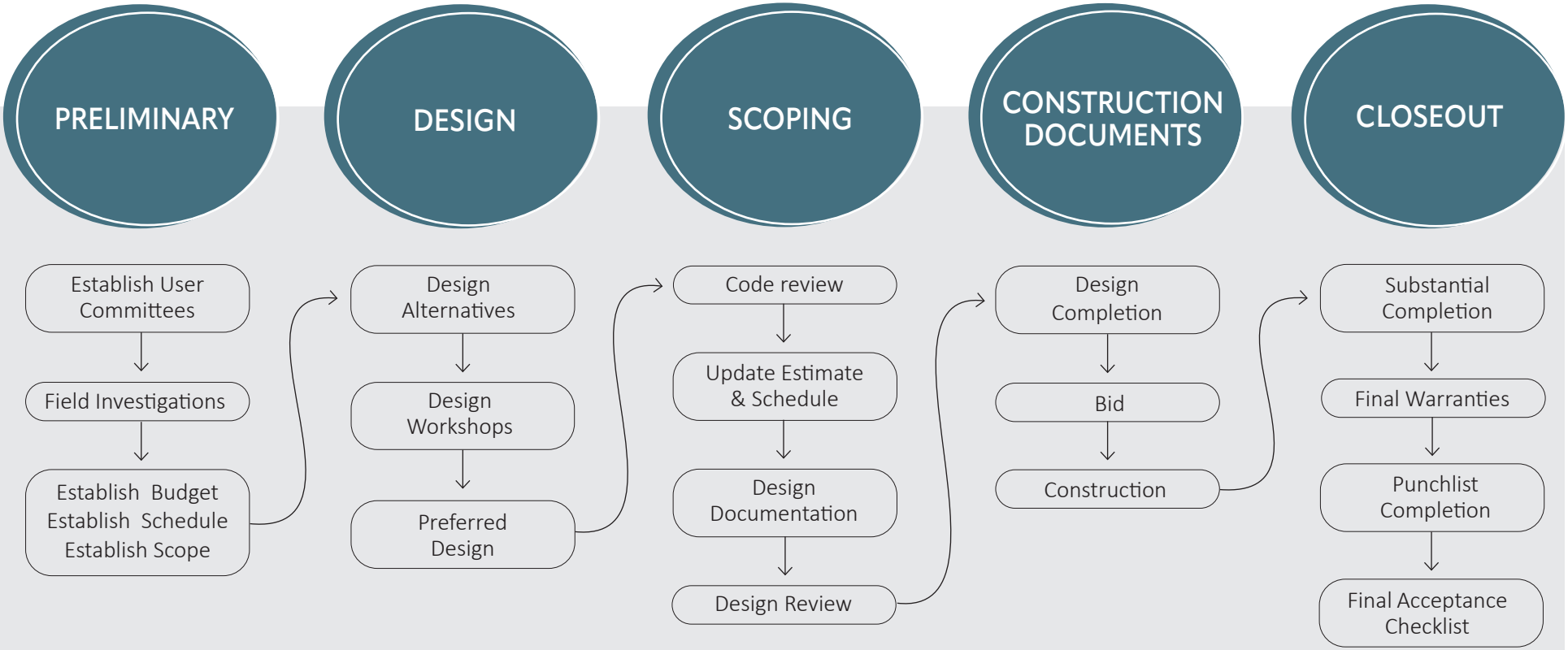
GENERAL PROJECT APPROACH

If selected as an On-Call Architectural Consultant, 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 provides the paperwork for executing strategic goals.

Our experience has taught us that 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 good 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 will incorporate 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 DES, client agencies, facility managers, 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 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.

OAI ARCHITECTURE +PLANNING

2023-827 ON-CALL
ARCHITECTURAL CONSULTING

GENERAL PROJECT APPROACH

RELEVANT EXPERIENCE

OAI has continuously worked as an on-call architect throughout the Puget Sound region. In addition to the DES, we maintain on-call contracts with various civic and educational institutions.

EXPERIENCE ON YOUR CAMPUSES

Skagit Valley College

- Fire Apparatus Building
- Exterior Masonry Sealing (5 buildings)
- ECEAP Toddler Toilet Rooms Addition
- Fire Panel Replacements (Five buildings)
- Utilidor Repairs
- Campus-wide Facility Condition Survey

Bellingham Technical College

- Window Replacement (3 Buildings)
- Small Tenant Improvement Studies

Whatcom Community College

- Laidlaw EIFS Repairs

OAI ARCHITECTURE +PLANNING

NOTABLE RELEVANT EXPERIENCE

The following is an outline of our notable relevant experience based on the project types identified in the pre-submittal meeting.

Everett Community College:	EvCC	Seattle Central College:	Central
Community Roots Housing:	CRH	Seattle Parks and Recreation:	SPR
City of Seattle:	COS	Shoreline Community College:	Shoreline
King County Housing Authority:	KCHA	South Seattle College:	South
Port of Tacoma:	POT	Washington State University:	WSU
Renton Technical College:	RTC	The Evergreen State College:	TESC

System Repairs/Upgrades:

- Parks Hall Control Upgrades, EvCC
- Elevator 1 and 2 Modernization, Central
- Japanese Cultural Resource Center HVAC Replacement, EvCC
- Cascadia Apartments Fire Alarm Upgrades, KCHA
- South Campus Fire Alarm Upgrades, RTC
- Fine Arts Building Elevator Jack Replacements, Central
- Haller Lake Maintenance Center Building A Mechanical Upgrades, COS
- Seattle Police Department West Precinct HVAC Modifications and Chiller Replacement, COS
- Buildings A and B HVAC Upgrades, RTC
- Buildings K1 and K2 Furnace Replacement, RTC
- Building I HVAC Replacement, RTC
- Whitehorse Hall Emergency Flue Replacement, EvCC
- Parks Hall Boiler Phase II, EvCC
- Utilities Investigation, Central

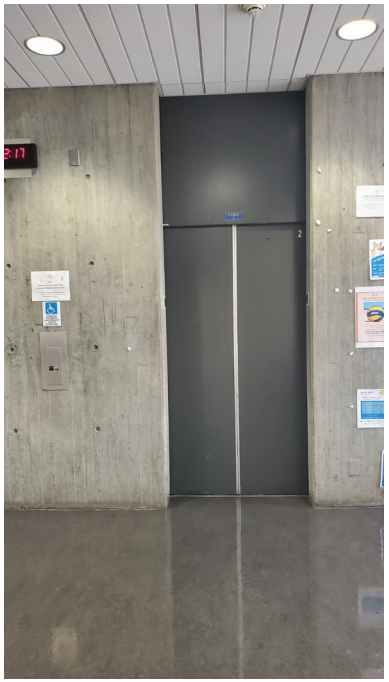
Infrastructure / Site Work:

- Index Lawn Plaza and Tension Structure, EvCC
- Sewer Main Lining, South
- 1216 Broadway Parking Lot Redevelopment, EvCC
- Exterior Lighting Improvement, Shoreline
- Waterline Replacement EvCC
- Utilidor Repairs, EvCC
- Site Accessible Improvements, South
- Site Drainage Repairs, Shoreline
- Stormwater Piping Repairs, Central
- North Service Center Central Lot Redevelopment

Envelope / Roof Repairs:
- Kalkus Hall and Guesthouse Roof Replacements, WSU
- Broadway Edison Building Roof Replacement, Central
- Culinary Arts Building Roof Replacement, South
- Pratt Fine Arts Center Roof Replacement, SPR
- Magnuson Park Building 11 Masonry Repairs, SPR
- Library Window Replacement, South
- Airport Way Center Building E Roof Replacement and Building Envelope Improvements, City of Seattle
- Amy Yee Tennis Center Site and Building Improvements, SPR
- Evergreen Ridge Apartments Envelope Repairs and Miscellaneous Maintenance, Mercy Housing Northwest
- Earely Business Center Building 326 Storefront Replacement and Wall Bracing, POT

Tenant Improvement / Renovations:
- Parks Hall Student Life Renovation, EvCC
- Parks Hall Security Office Suite Renovation, EvCC
- Cafe Alki Kitchen and CAB Instructional Kitchen Modernization, South,
- 9000 Building Gender Inclusive Toilet Room Renovations, Shoreline
- Equity Center, Benefits Hub, and Multi-Cultural Center, Shoreline
- Jackson Federal Building United States Coast Guard RED Office Renovation, MJ Takisaki (Design Build)
- Administrative Building Toilet Room Renovations, POT
- Lower Woodland Office/Comfort Station Rehabilitation, SPR
- Welding Building Lockers Room and Lobby Renovation, South
- Burnett Building Tenant Improvement, RTC
- Building A TIG Addition, RTC
- Optical Lab and Library Conference Room Tenant Improvements, Central
- Broadway Edison Building Lecture Hall Room 4106 Renovation, Central
- Washington State University Extension Benoschek Building Renovation, Thurston County

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



ELEVATOR 1 AND 2 MODERNIZATION

Project Type: Systems Upgrades
Client: Seattle Central College

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. 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.

Project Highlights

- The selected design was modularized to allow for efficient install times, minimizing elevator “down time”.
- 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.

AMY YEE TENNIS CENTER SITE AND BUILDING IMPROVEMENTS

Project Type: Building Envelope/Infrastructure/Accessibility
Client: Seattle Parks and Recreation

SPR requested our expertise to conduct an assessment of the Amy Yee Tennis Center (AYTC), which has served as the City's only public indoor tennis facility for more than four decades. The design team provided recommendations for short and long-term maintenance, renovations, and facility upgrades for the aging building. The report evaluated the center for accessibility compliance (indoor and outdoor) and reviewed the building and building systems for safety, code compliance, longevity, efficiency, and cost-effectiveness.

The existing facility has no indoor heating or cooling. One of the major goals of the project is to provide heating to improve comfort during winter play. OAI has had to take into account that the City of Seattle does not allow the use of fossil fuels as heating for any City owned facilities. OAI's proposed HVAC system uses electric heat-pumps. These heat pumps have both a heating and cooling component that will allow the entire center to meet energy code.

In addition, to comply with the City's energy codes, AYTC's existing storefront was replaced. The storefront, which faces southwest, was a major source of heat and glare in the summer months. OAI designed the glazing system to reduce glare to such an extent that internal blinds were no longer required, all while preserving the view quality when looking out the windows.

The project is moving forward on a multi-phase basis, consisting of three phases. Phasing allows AYTC to remain open with only short-term closures and secure funding.

Phase 1: *(Completed)*

- Accessible Improvements: toilets and locker rooms, site and emergency egress, and site lighting
- Exterior wall insulation
- Storefront replacement

Phase 2 *(2023 Construction):*

- Roof replacement
- Destratification fans
- Court lighting

Phase 3:

- Heating and Cooling

PARKS HALL CONTROL 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
- 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 and tracking energy consumption.

Left: *Bookstore entry;* **Right:** *Terminal unit controller*

PARKS HALL BOILER REPLACEMENT PHASE II

Project Type: Systems Upgrade
Client: Everett Community College

Parks Hall was originally heated by steam supplied from the 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.

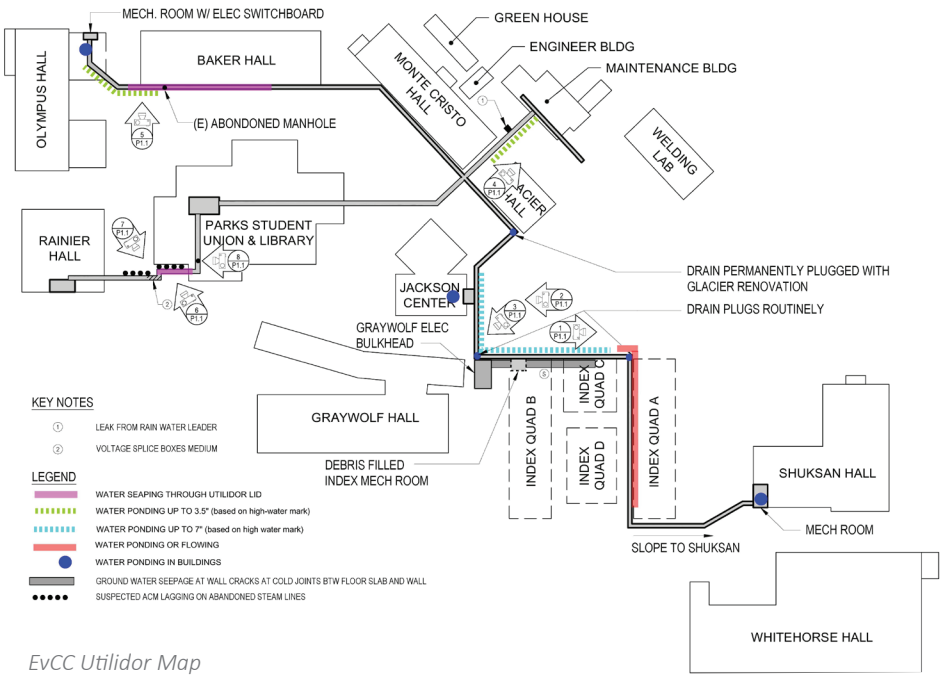
The (2) new 1,600 MBH boilers on see on the right. Existing heating water pumps and boiler flues were retained. New assembly is under warranty to the same manufacturer and to the same installer.

The 1,600 MBH boiler on the left was installed under an Emergency Project. The new boiler was linked to the existing 3,000 on the right so the College would retain heating water redundancy.

UTILIDOR REPAIRS

Project Type: Infrastructure Improvements
Client: Everett Community College

OAI has been tracking the facility condition of Everett Community College (EvCC) utilidor system for over three years. We have assisted EvCC in obtaining funding over the past two biennia.



EvCC Utilidor Map

The majority of the utilidors were constructed when the campus was originally founded, which dates back over 60 years. The utilidors are challenging to access but are filled with essential campus utilities. Hard to access means they are difficult to maintain, leading the EvCC utilidors to be in significant disrepair. Additionally, the utilidors were originally constructed along the existing building exterior corridors and were protected from rain water infiltration by canopies extending from the building over the utilidor lids. Most of the building and associated canopies have either been demolished or are scheduled for demolition. OAI provided the following services:

- Completely mapped out the utilidors- including ponded water locations
- Verified storm drain systems serving the utilidors
- Orchestrated selective repairs of leaks and/or concrete section drop-outs
- Orchestrated project to muck-out silt deposits
- Coordinated structural evaluations of utilidor sections compromised from extended water infiltration

UTILIDOR REPAIRS

Project Type: Infrastructure Improvements
Client: Skagit Valley College

In 2021, OAI started the assessment and repair of the underground utilidor system at Skagit Valley College (SVC). Built as part of the original campus construction in 1957, the utilidor system has grown to encompass a half-mile long network of interconnected, underground distribution tunnels that span across most of the campus.

A critical piece of SVC's utility infrastructure, the utilidor serves 10 buildings with key utilities including steam, domestic water, electricity, and communications. Out of sight to most students and staff, the complex maze of tunnels is starting to show signs of age and wear. With portions nearing 66 years of active service life, repairs are necessary to maintain the structural integrity of the underground structure and the vital utilities it carries.

With little record documentation available, OAI's team extensively mapped and surveyed the existing utilidor system. Additional site visits were made specifically during heavy rain events in an effort to observe the effects of water infiltration on the system and its drainage.

For the Phase I scope of repairs, OAI focused on replacing corroding mechanical support systems with the highest risk of failure. Additional repairs were made to structural columns supporting the Gym, and a potential collapse area within confined space was further investigated and found to be structurally sound.

OAI's bidding strategy allowed budget flexibility, quantifying a specific number of repair locations along the corridor at locations to be determined by OAI and SVC staff. Contractor bids came in below budget, allowing SVC to exhaust the remaining funding by adding additional repair locations via change order. Phase I repairs were completed in 2022, with Phase II anticipated to occur during the 2023-2025 biennium.

JACKSON FEDERAL BUILDING 31ST FLOOR TENANT IMPROVEMENT

Project Type: Tenant Improvement/Renovations
Client: MJ Takisaki (Design Build)

OAI teamed up with MJ Takisaki to renovate the 31st floor of the Jackson Federal Building (JFB) in downtown Seattle. The Federal Transit Administration (FTA) was ordered to consolidate their offices to the 31st floor. Their offices were previously split between the 31st and 32nd floors.

The project area was comprised of the entire west portion and half of the south side of the 31st floor. It also included a small portion on the east side for a new IT and data center. In total, we renovated 7,136 square feet. OAI worked closely with the project team to develop a design that worked for the FTA and stayed within their tight bid-package, all while following General Service Administration (GSA) codes, regulations, and design standards. The project included 30%, 60%, and 90% submittals and review meetings with the GSA and FTA personnel, as well as an array of consultants.

OAI needed to create six private offices while retaining a bullpen (open space) large enough to accommodate 26 workstations. We utilized the odd angles of the northwest and southwest corners to create two large offices with a sitting space for senior management. We then tucked two equally sized offices into the remaining space along the perimeter heading west. Due to the nature of the tenant, we were unable to acquire the after photos of this project.

WEST PRECINCT HVAC MODIFICATIONS AND CHILLER REPLACEMENT

Project Type: Systems Upgrades
Client: City of Seattle

The City of Seattle (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.

The design team 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 of the project.
- 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.

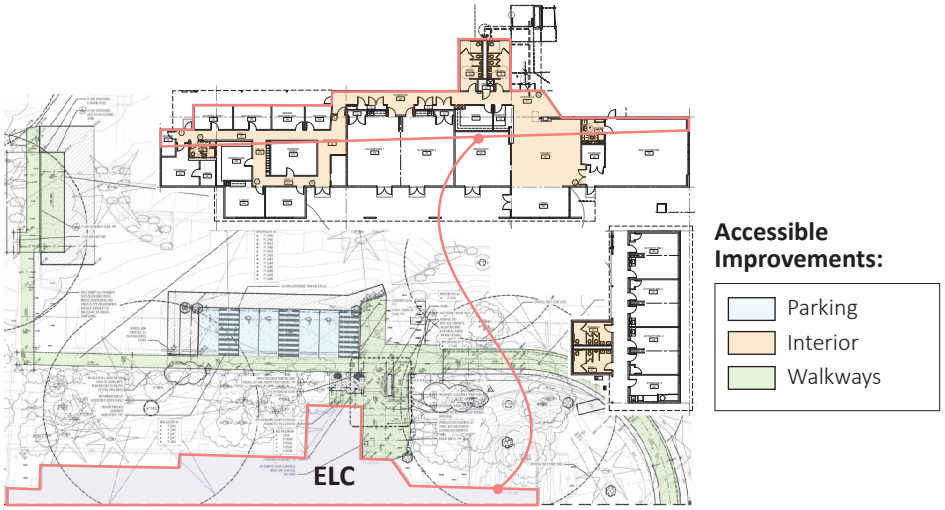
New platform and chillers

DISCOVERY PARK ENVIRONMENTAL LEARNING CENTER SITE AND BUILDING ACCESSIBLE IMPROVEMENTS

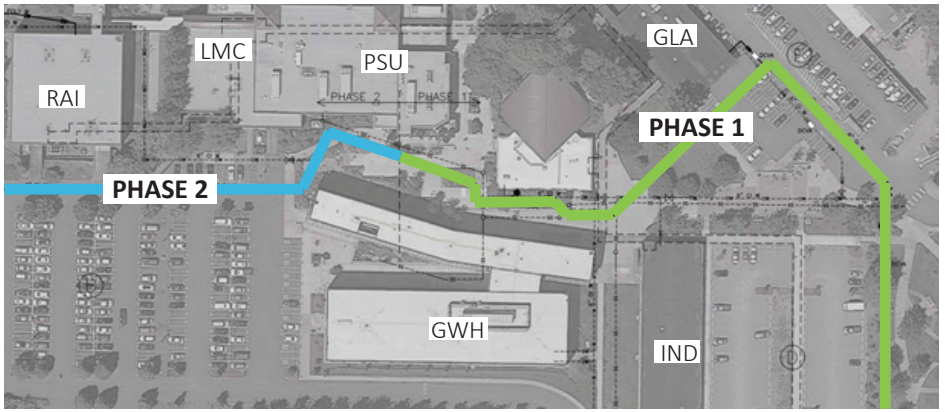
Project Type: Infrastructure Improvements/Tenant Improvements
Client: Seattle Parks and Recreation

Seattle Parks and Recreation (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 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. We have completed construction documents, the permit has been issued, and SPR has scheduled construction to begin early Fall 2023. In total, this project will correct approximately 160 documented accessibility barriers. The site plan below shows the improvements to the parking lots and walkway in blue and green.



Partial site plan and floor plan showing accessible improvements



Waterline plan submitted with the FCS

WATERLINE REPLACEMENT

Project Type: Infrastructure Improvements
Client: Everett Community College

In advance of the State Facilities Condition Survey, Everett Community College (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.

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.

OAI ARCHITECTURE +PLANNING

2023-827 ON-CALL
ARCHITECTURAL CONSULTING

FEDERAL FORM 330 PART II

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*: 2023-827

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 (self certified)
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	4	
	Other Employees	1	
	Total	7	

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: 05/8/2023

c. NAME AND TITLE: Jerry Osborn, President