Project No. 2023-424:
Statewide DSHS/DCYF Youth Housing

KMB architects

June 29th, 2023

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Attn: Kristine Keller, Project Manager
Washington Department of Social and Health Services
14th Ave SE & Jefferson Street SE
Olympia, WA 98501

RE: Predesign Services Required for Project No. 2023-424: Statewide DSHS/DCYF Youth Housing

Dear Ms. Keller and Selection Committee Members;

KMB architects is pleased to present our qualifications for Project No. 2023-424: Statewide DSHS/DCYF Youth Housing for the Washington State Department of Social and Health Services (DSHS) and Washington State Department of Children, Youth and Families (DCYF). Since our firm's founding more than thirty-five years ago, the predesign, planning, design, and construction administration for secure treatment facilities has been a core component of our practice. Our team has successfully completed numerous predesigns for DSHS and DCYF facilities across the State, including recent projects for the Children's Long-term Inpatient Program (CLIP), Echo Glen Children's Center, Green Hill School, as well as DCYF's Statewide Master Plan. KMB's knowledge of DSHS and DCYF policies and procedures, project delivery, and design practices specific to youth care makes KMB uniquely qualified to provide the requested services.

Thank you for your consideration of our qualifications. We have been honored to serve the DSHS and DCYF in the past and look forward to partnering with you again on Project No. 2023-424: Statewide DSHS/DCYF Youth Housing. We are committed to providing you with the highest level of professional service and integrity for which KMB is known. We look forward to the opportunity to share our passion, expertise, and project approach in greater detail with you. Please do not hesitate to contact me should you have any questions.

Sincerely,

Gregory Cook, AIA, CCHP
KMB architects | Principal-in-Charge
GregoryCook@kmb-architects.com | 360.352.8883

Olympia Address:
906 Columbia St. SW
Suite 400
Olympia, WA 98501

Seattle Address:
811 First Ave.
Suite 220
Seattle, WA 98104

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: KMB architects, inc. p.s.		
Point of Contact Name & Title: Gregory Cook, AIA, CCHP, Partner		
Email: GregoryCook@kmb-architects.com	Telephone: 360.352.8883	
Address: 906 Columbia St. Ste. 400		
City: Olympia	State: WA	Zip: 98501

1 EXECUTIVE SUMMARY

Since KMB's founding over 35 years ago, the majority of our work has been for State agencies including the Washington Department of Social and Health Services, Department of Children, Youth, and Families, Department of Corrections, Department of Ecology, Department of Enterprise Services, and Department of Labor and Industry. Our projects have included predesign and programming, on-call contracts, master planning, design and construction administration, with a focus on predesign for State facilities.

As you review our submittal, please consider the following KMB strengths:

PREDESIGN UNDERSTANDING

The intent of this project is to produce a predesign report as the initial step to secure funding for the required project scope. KMB has a proven record of success with State of Washington Office of Financial Management (OFM) predesign projects. KMB's Bill Ecker has broad experience and in-depth knowledge of OFM predesign requirements and has recently delivered several significant predesign reports for State agencies that have successfully received necessary funding and moved forward with design and construction.

SITE PLANNING EXPERIENCE

KMB code specialist Brian Little will provide oversight of the siting and site planning effort, identifying any regulatory challenges that will influence the predesign process. With KMB, Brian has partnered with DSHS on several complex siting projects that have benefited from his extensive knowledge of state and local planning codes and approval processes.

DEEP INSTITUTIONAL KNOWLEDGE OF THE DCYF FACILITIES

KMB and our subconsultant partners have worked with DCYF on facilities across the state in recent years. Our familiarity with these facilities, with our extensive knowledge of departmental policies and procedures, will allow us to quickly implement a project approach that is focused on innovation, safety and security, and the effective treatment and rehabilitation of the youth population.

SUBJECT MATTER EXPERTISE IN DESIGNING THERAPEUTIC SETTINGS FOR YOUTH REHABILITATION

KMB brings international expertise in restorative and rehabilitative design to this project, including the design of facilities for youth with complex needs. KMB partner Greg Cook has been designing correctional health care and secure treatment facilities for more than 15 years.

He recently contributed to the programming and design of the new Cherry Creek Youth Justice Centre in Victoria, Australia, which was designed to be inclusive and go beyond a one-size-fits-all model by considering all possible users and addressing any barriers that might deny anyone – youth physically and intellectually disabled, LGBTQI and other vulnerable groups – access to services. Greg has written and presented extensively on the impact of the built environment on mental well-being, and the opportunity for design solutions to support treatment and promote positive outcomes. KMB partner Sheri O'Brien has collaborated with DSHS and DCYF on many successful projects in recent years and brings a passion for clarifying her client's vision and guiding project teams towards tangible solutions. In addition to her broad expertise in youth facility planning and design, Sheri thrives in the planning and predesign process, offering clear communication, insightful questioning, reliance on data and evidence-based information.

LIFE CYCLE COST ANALYSIS EXPERIENCE

We are able to provide DSHS and DCYF with a proven and current understanding of the latest OFM Life Cycle Cost Model requirements for comparing the life cycle cost of alternatives to bring the best value to the State of Washington. Knowing that operational costs will far outweigh initial capital costs for a correctional facility, we will leverage our historical cost database as well as our understanding of the program and siting requirements to develop clear and realistic cost projections for the project.

ADDITIONAL KMB TEAM DETAILS

- 40+ Employees
- Offices in Seattle and Olympia
- Self Certified Small Business (SSBE)
- Over 115 Juvenile Justice Experience Projects
- Certified Correctional Health Professional on Staff
- Over 150 years of collective DSHS and DCYF team experience

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QUALIFICATIONS OF KEY PERSONNEL

KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested predesign services. KMB's team experience and past performance with youth facilities for the State of Washington and specifically for DSHS and DCYF is unsurpassed. Our assigned project team will be led by KMB principal Greg Cook and project manager and project architect Emily Moneymaker. Greg will be supported by predesign specialist, Bill Ecker, juvenile subject matter expert Sheri O'Brien and Atika Jain as architectural designer.

Members of our team including KMB, Hargis, and Wiggins Preconstruction Services possess recent successful project experience at DSHS and DCYF facilities. Patrick Shannon, MEP manager, along with his team, will contribute the security electronics, electrical, plumbing, and mechanical engineering expertise to this project. This team has worked throughout the state on multiple similar juvenile facility projects, predesigns, and renovation projects with DSHS and DCYF as well as with other clients throughout the Pacific Northwest. KMB and subconsultants team have partnered on dozens of projects over the years to bring design solutions that fit owners' budgets and needs.

Washington State Department of Social & Health Services
Transforming lives

Kristine Keller
Project Manager
Washington Department of Social and Health Services

KMB Key Team Members

Greg Cook, AIA, CCHP
Principal-in-Charge

Emily Moneymaker, RA
Project Manager &
Project Architect

Sheri O'Brien, AIA
Juvenile, Subject Matter Expert

Bill Ecker, LEED AP
Predesign Specialist

Atika Jain
Architectural Designer

Brian Little
Code and Siting Specialist

Key Subconsultants

Patrick Shannon
MEP Manager
Hargis Engineers

Owen Bower, PE, SE
Structural Engineer
Lund Opsahl

Clinton D. Pierpoint
Civil Engineer
KPFF Engineers

Matt Wiggins
Cost Estimator
Wiggins Preconstruction Services

Michelle Bomback
Sustainability
O'Brien 360

KEY PROPOSED TEAM MEMBERS

This matrix illustrates the range of experience and capabilities of the KMB team. Our diversity of knowledge and expertise allows KMB to commit team members to each project based on their skill set. When needed, specialists such as those listed below will contribute to the team.

KMB architects Team Members											
KMB Project Team Members	Project Role	DSHS and DCYF Experience	OFM Predesign Experience	Community Engagement	Project Management Experience	Occupied Facility Experience	Youth Rehabilitation Facilities	Code/Regulatory Experience	Life Cycle Cost Analysis	LEED/ Sustainability	Quality Assurance and Quality Control
KMB architects (SSBE)											
Gregory Cook, AIA, CCHP	Principal-in-Charge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emily Moneymaker, RA	Project Manager & Project Architect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sheri O'Brien, AIA, LEED AP	Juvenile Subject Matter Expert	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bill Ecker, LEED AP, DBIA	Predesign Specialist	✓	✓	✓	✓	✓		✓	✓	✓	✓
Atika Jain	Architectural Designer	✓	✓		✓	✓	✓	✓	✓	✓	
Brian Little	Code Specialist	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Patrick Shannon, PE	MEP Project Manager	✓	✓		✓	✓	✓	✓	✓	✓	✓
Ron Eliason, PE	Mechanical Engineer	✓	✓		✓	✓	✓	✓	✓	✓	✓
Erik Stearns, PE	Electrical Engineer	✓	✓		✓	✓	✓	✓	✓	✓	✓
Owen Bower, PE, SE	Structural Engineer	✓	✓		✓	✓	✓	✓	✓	✓	✓
Clinton D. Pierpoint	Civil Engineer	✓	✓		✓	✓	✓	✓	✓	✓	✓
Matt Wiggins	Cost Estimator	✓	✓		✓	✓	✓	✓	✓	✓	✓
Michelle Bombeck	LEED & Sustainability	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

GREG COOK, AIA, CCHP | PRINCIPAL-IN-CHARGE

Education: Master of Architecture, Washington University in St. Louis
Bachelor of Science in Civil Engineering, University of Illinois at Urbana-Champaign
Registration: Architect, State of Washington, and States of Missouri, N. Carolina, and S. Carolina
Experience: 25 years

Principal-in-Charge Greg Cook is a Certified Correctional Health Professional with extensive experience designing secure treatment environments for adults and young people. Greg led the planning and design of the recently opened Cherry Creek Youth Justice Centre in Victoria, Australia, which includes a 12-bed mental health unit geared towards de-escalation and stabilization of youth in mental health crisis and short-term stays. Additionally, Greg has led the planning and design of youth housing facilities in Washington, Michigan, Indiana, and Ohio, as well as the Joliet In-Patient Treatment Center in Illinois, which is widely regarded as a model for psychiatric treatment in corrections. Greg has consulted with the National Commission on Correctional Health Care as a Correctional Health Design Specialist and led their task force to develop design best practices for secure facilities and is a frequent presenter at national conferences.

EMILY MONEYMAKER, RA | PROJECT MANAGER & PROJECT ARCHITECT

Education: Bachelor of Architecture, Washington State University
Bachelor of Science Architectural Studies, Washington State University
Registration: Architect, State of Washington
Experience: 7 years

Project Manger and Project Architect, Emily Moneymaker will oversee the team as a single point of contact to ensure that your project is completed on time and on budget. Emily is primarily responsible for managing the predesign team and interfacing with the DSHS and DCYF. She will be responsible for the performance of each project team member, whether in-house or a subconsultant. Emily's proficiency in communications and firm management delivers consistent project success. She will be the day to day contact for DES, DSHS and DCYF throughout the project and will monitor the project progress to ensure the design is achieving project goals while maintaining the project budget and schedule. Projects succeed through her active listening, proven project approach, and strong facilitation skills. She has a talent for asking the right questions, providing thoughtful solutions, establishing trust, and delivering projects efficiently. Her passion for quality assurance and quality control ensures contract documents are comprehensive, well coordinated, clear, and communicative. Emily has recent relevant experience, including the predesign experience for the DCYF's the three state juvenile facilities.

SHERI O'BRIEN, AIA, LEED AP | JUVENILE SUBJECT MATTER EXPERT

Education: Master of Architecture, University of Oregon
Bachelor of Science in Architectural Studies, University of Illinois
Registration: Architect, States of Washington and Idaho
Experience: 18 years

Sheri brings over 18 years of experience ranging from predesigns and masterplans, new construction, modernizations, large renovations, and small works projects. Process oriented and a clear communicator, Sheri excels at providing comprehensive solutions, establishing trust, and delivering projects efficiently. Sheri's years of hands on experience in designing rehabilitative juvenile environments with a focus on youth, and passion for tailoring facility design solutions to the client's unique project specific goals and needs are ideally suited for this project. Sheri has recent relevant experience, including the predesign experience for the DCYF's the three state juvenile facilities, and the predesign and design of Green Hill Baker North.

BILL ECKER, LEED AP, DBIA | PREDESIGN SPECIALIST

Education: Bachelor of Arts, Reed College
Registration: USACE Construction Quality Control, AGC Advanced Management Program, USGCB LEED Accredited Professional, DBIA Designated Professional, GC/CM Module, Design/Build Module
Experience: 27 years

Over the course of Bill's career he has managed more than 60 major projects. Bill will help manage the day to day project and subconsultant communications as well as take a lead role in development of the OFM predesign. With 20 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. Bill's recent experience includes predesign studies for Washington State Penitentiary, Unit 6 Roof Replacement, Temple of Justice, HVAC replacement, Labor and Industries, and Employment Security Department. Bill's understanding of the requirements of the OFM projects process will provide the greatest opportunity for full project funding and success.

ATIKA JAIN | ARCHITECTURAL DESIGNER

Education: Master of Architecture, Clemson University
Bachelor of Architecture, Vastu Kala Academy, IP University, Delhi, India
Experience: 8 Years

Atika brings a well-rounded background and collaborative spirit to her work at KMB. She is a clear communicator who is dedicated to teamwork and the projects she works on. Atika believes architecture should respond to the needs of each client without being imposing or adhering to preconceived notions of design. She has extensive experience working with State facilities, and a strong skill set in technical writing while generating graphic representation of alternatives and investigations.

BRIAN LITTLE | CODE SPECIALIST

Education: Bachelor of Science, Washington State University
Experience: 18+ years

KMB's in-house regulatory and code specialist and subject matter expert Brian Little will play a central role in ascertaining and reporting on all matters concerning permitting agency coordination, navigating local, county, state, and federal laws, rules, regulations, and standards that could affect the schedule. Since joining KMB in 2008 Brian has been extensively involved in the analysis and resolution of numerous complex regulatory issues for a variety of State Public Works and private sector projects. His experience ranges from preparing studies and reports to assisting with the preparation and filing of applications for required land-use entitlement, site development, and building construction permits.

PATRICK SHANNON, PE | HARGIS ENGINEERS, MEP/TELLE. COMM.

Education: Bachelor of Science, Electrical Engineer, Washington State University
Registration: Professional Engineer, States of Washington, Oregon, Alaska, Idaho, Montana, and California
Experience: 30 years

Patrick will manage the Mechanical, Electrical, Plumbing, security electronics and Telecommunication Team, utilizing his experience managing a variety of systems that serve program spaces. His comprehensive approach focuses on integrated systems that complement uses. Patrick's knowledge of plumbing, fire protection and EMS system options correspond to scheduling, budget, and sustainable and operational needs. His video design experience includes analog, digital, and hybrid systems, with matrix or virtual-matrix switching and digital video viewing and archiving. Steve has been responsible for the design of and of security electronics for a variety of State facilities and understands the requirements of work within juvenile environment.

OWEN BOWER, PE, SE | LUND OPSAHL, STRUCTURAL ENGINEER

Education: Master of Science, Structural Engineering University of Cincinnati
Registration: Professional Engineer, Washington and California
Experience: 20 years

Owen Lund's structural engineering expertise spans the full project cycle, predesign and assessments to construction engineering support services, for more than 20 years. His 20 years of experience in structural design, building condition assessments, and master planning services for a variety of public and private clients will provide valuable insight and sound engineering judgment. And with an extensive resume in behavioral health projects, our recommendations will be based on the state-of-the-art in structural engineering as it relates building code performance demands, architectural programming requirements, contractor constructability obstacles, and owner's budget constraints.

CLINTON D. PIERPOINT | KPFF ENGINEERS, CIVIL ENGINEER

Education: Engineering Studies, University of Washington
Experience: 27 years

Clint has over 27 years of experience with civil engineering design and management. He has in-depth experience with all elements of civil engineering, planning and feasibility, predesign and final design, and construction of institutional, site development, utilities, and transportation projects. Clint brings specialized experience with water and sewer system design, including work with municipalities, commercial systems, and multi-family developments. He manages low-impact development projects. Clint has developed a reputable relationship with Department of Corrections, PM's and facility staff of their institutional facilities, and is called upon to assist with civil-related issues as they arise. In addition, Clint provides lead construction management and construction administration on most all of his projects.

MATT WIGGINS | WIGGINS PRECONSTRUCTION SERVICES, COST ESTIMATOR

Education: Washington State University, Bachelor of Science, Construction Management, University of Washington, Master of Science-Construction Management
Experience: 17 years

With over 17 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Matt worked for two large national commercial building general contractors and a large glazing system subcontractor. Matt has accurately estimated projects in every region of the Pacific Northwest, some over $100 million in total cost.

MICHELLE BOMBECK | O'BRIEN 360, LEED & SUSTAINABILITY

Education: Bachelor of Science, Washington State University
Experience: 18+ years

As a senior manager, she leads the certification process on ground-up projects, renovations, and last-minute contractor rescue operations, supporting design and construction teams with efficiency and awareness. She understands how to work with rating systems and their governing bodies, honing her ability to craft approaches that achieve the intent of underlying sustainability principles, while also being a best fit for her clients. Michelle also oversees the implementation and improvement of the team's service delivery tools, mentors and trains staff, develops industry trainings, and has a personal passion for waste reduction and recycling.

RELEVANT EXPERIENCE

PREDESIGN RELEVANT EXPERIENCE

The keys that lead to a successful predesign project include a thorough understanding of the proper elements of a predesign report, knowledge of the OFM process, and the ability to assemble a predesign report that satisfies all the stakeholders along the way. The predesign itself must reflect a rigorous and insightful consideration of the possible options. A team with knowledge based on experience such as ours can assess and measure the critical factors that will positively influence the success of a project as part of the predesign analysis.

KMB has led successful predesign efforts within the OFM process. The following pages provide examples of predesign efforts which resulted in successfully funded projects, or which are now in the process of receiving funding. The KMB team brings a roster of talent to the predesign effort with the experience to deliver a complete, comprehensive, and viable result back to the owner and client agency.

SELECT RELEVANT KMB PREDESIGN PROJECTS

- (CLIP) Child Study & Treatment Center – CLIP Expansion Building, Predesign **– Funded**
- DCYF, Green Hill, Baker North, Predesign **– Funded**
- DCYF, Juvenile Facility Predesign Studies, Naselle, Echo Glen, And Green Hill **– Funded**
- Monroe Correctional Complex, New Healthcare Facility Predesign **– Funded**
- Monroe Correctional Complex, New Regional Training Center Predesign **– Funded**
- Monroe Correctional Complex, SOU New Maintenance Building Predesign **– Funded**
- WSP Program Building, Predesign **– Funded**
- Coyote Ridge Corrections Center, New Campus Expansion Planning Predesign **– Funded**
- Stafford Creek Corrections Center, New CI Furniture Factory Predesign **– Funded**
- Washington Corrections Center, New Reception Center Predesign **– Funded**
- Maple Lane School, New Multi-Services Building Predesign **– Funded**
- Washington State Penitentiary, New CI Office/Warehouse Predesign **– Funded**
- Temple of Justice HVAC, Lighting, Plumbing, and Security Improvements, Predesign **– Funded**
- Health and Wellness Facility Expansion, SPSCC, Predesign **- Funded**
- Student Services Building, Grays Harbor College, Predesign **– Funded**
- Washington State Department of Labor and Industries, Headquarters Building **– Funded**
- SPSCC Rowe Six Condition Assessment Predesign **– Funded**
- City of Kent, New Public Safety Administration Headquarters Predesign **– Funded**
- City of Lynnwood, New Utility Maintenance Facility Predesign **– Funded**
- Franklin County, New Courthouse Complex Predesign **– Funded**
- Grays Harbor PUD, New Administrative and IT Building Predesign **– Funded**
- Olympia Union Gospel Mission of Olympia, New Facility Predesign **– Funded**
- SPIPA, New Intertribal Professional Center Predesign **– Funded**
- Squaxin Island Tribe, New Fine Dining Restaurant Predesign **– Funded**
- Steilacoom Public Works, New Headquarters Predesign **– Funded**
- Thurston County, New 3400 Building Predesign **– Funded**
- Thurston County, New Fueling Station Predesign **– Funded**
- Thurston County, New Operations Building Predesign **– Funded**
- Thurston County, Vehicle Storage Building Predesign **– Funded**

Over the Last 10 Years

117+

Predesign & Planning Projects

DEPARTMENT OF SOCIAL AND HEALTH SERVICES, CHILDREN'S LONG-TERM IN-PATIENT PROGRAM (CLIP), CHILD STUDY AND TREATMENT CENTER (CSTC), PREDESIGN AND DESIGN, LAKEWOOD, WA

KEY ELEMENTS

- Predesign
- OFM Process
- Normative/Restorative Environments
- Occupied Campus
- Behavioral Health Facility
- Safety and Security
- Minimize Operational Costs
- LEED Silver Certified

COMPLETED 2021

PROJECT SIZE 16,000 SF

REFERENCE

Erik Logan, RN,
Director of Nursing Services, DSHS,
loganeg@dshs.wa.gov,
253.761.7556

KMB provided predesign, design, and construction administration services for DSHS for this building at the Child Study and Treatment Center in Lakewood, WA. This newly constructed 18-bed inpatient psychiatric hospital serves adolescents ranging in ages from 14-25. The facility is designed to provide 24-hour inpatient hospitalization for 8 forensic psychiatric patients charged with a criminal offense and 10 Children's Long-Term Inpatient Program patients with psychiatric disorders. The function of the facility requires these groups to be separated. To accommodate this requirement, the building was designed to include 3 major space groups consisting of a treatment wing, forensic unit and treatment wing, and administration and shared support space wing to allow for the greatest amount of flexibility and maximize use for the agency.

DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES, GREEN HILL SCHOOL, BAKER NORTH, JUVENILE REHABILITATION PREDESIGN AND DESIGN

KEY ELEMENTS

- Predesign
- OFM Process
- Juvenile Facility
- Pod Style Housing
- Condition Assessment
- Staff Safety & Efficiency
- Occupied Campus

COMPLETED 2023

PROJECT SIZE $8,400 SF

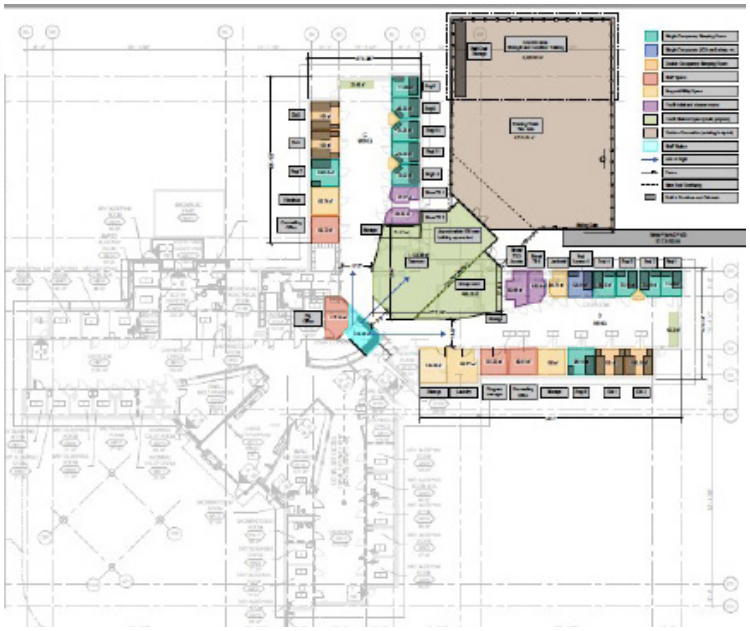
REFERENCE

Trent Phillips, DCYF,
Capital Budget Manager
trent.phillips@dcyf.wa.gov
360.764.0177

KMB worked with the Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) to complete a predesign for the Baker North Cottage on the Green Hill School campus in 2020. DCYF then hired KMB to complete the full design and construction of the project beginning in April 2022. Project design has been completed and construction will begin early in 2023. The project involves a renovation and small addition to the north half of the Baker housing cottage to serve the older youth population residing at Green Hill School. The design team engaged youth, who will potentially reside in the cottage after construction, in the design process and their feedback was incorporated into the design and features of the space. These included: addition of colored tile 'welcome mats' integrated into flooring and colored doors for a more homelike feel; a youth selected mural to be applied to corridor space; color palette, and textures responding to youth's image selections.

In addition to creating a rehabilitative environment to support youth and staff, the project is upgrading building systems, security systems, and life-safety systems. The south half of the building will be occupied during the construction of the north; specific safety and welfare measures are being included in the phasing to ensure operations are maintained and limiting disturbance to the staff and youth residing in the building during construction.

DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES, JUVENILE FACILITY PREDESIGN STUDIES: CHEHALIS, SNOQUALMIE, AND NASELLE, WA



KEY ELEMENTS

- Predesign
- OFM Funded
- Accessibility
- Secure Housing Facility
- Normative and Restorative Environments
- Youth Populations

COMPLETED 2020

PROJECT SIZE

Echo Glen Children's Center: 5,700 SF
Naselle Youth Camp: 6,400 SF
Green Hill School: 8,300 SF

REFERENCE

Trent Phillips, DCYF,
Capital Budget Manager
trent.phillips@dcyf.wa.gov
360.764.0177

KMB worked with Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) to complete individual predesigns to develop building programs, predesign solutions, and scope for three separate housing cottages on three DCYF campuses within the state of Washington. The team worked with three sets of stakeholder groups and the agency to define needs for the project, establish project goals and priorities, and determine space and programming needs, all with a focus on on normative and restorative environments for the youth residents. Each predesign focused on re-use and expansion of existing facilities to meet the housing and program needs. Due to recent legislation in the state, increased population projections demonstrated a need for additional capacity, particularly to serve the new youth age population which has been extended up to the age of 25 years old. The team analyzed alternative approaches to meet the needs; the preferred option of renovation with addition was selected in each of the three cases. Analysis included the following:

- Space needs and design methodology to support what current research is showing as most impactful to rehabilitation
- Programmatic needs for youth populations to ensure space supports treatment and standards of care including programming, counseling, education, and treatment space
- Modifications to meet current guidelines and best practice standards including ACA and PREA
- Best and highest use of existing agency facilities to increase space utilization within the existing footprints and preserve existing state assets in an efficient and cost conscience manner
- Identify life safety, anti-ligature, accessibility, and safety and security design needs including improved lines of sight
- Identify areas requiring increased durability
- Assessment of existing cottage conditions to determine necessary code, life safety, health and wellness, infrastructure, and energy upgrades
- Outdoor recreation yard space at each housing cottage

DEPARTMENT OF SOCIAL AND HEALTH SERVICES, SNOHOMISH COUNTY, SITE SELECTION, AND PREDESIGN OF A SECURE COMMUNITY TRANSITION FACILITY

KEY ELEMENTS

- Predesign
- Secure Treatment Facility
- Staff Safety & Efficiency
- Department of Health Compliance
- Site Evaluation and Selection

COMPLETED TBD

PROJECT SIZE NA

REFERENCE

Dean Heglund, DSHS
Senior Capital Project Manager
dean.heglund@dshs.wa.gov
360.480.6069

KMB is currently working with the Department of Social and Health Services (DSHS) on the siting and predesign of a new 16 to 24-bed Secure Community Transition Facility (SCTF) in Snohomish County for the Special Commitment Center (SCC).

DSHS's vision of improving coordinated discharge planning and services for Special Commitment Center residents includes treating them in smaller step-down facilities. Secure community transition facilities offer residents supportive environments that connect them to community treatment, provide life skills training/support, and offer access to transition programs in the community.

Siting the new facility requires the assessment of several potential parcels based on engineering and systems analysis, site security, availability of medically-trained staff, proximity to supportive facilities including law enforcement and hospitals, and life-cycle cost analysis. The secure facility will be designed to meet the therapeutic goals of SCC while maintaining safety and security for staff, visitors, and residents. The completed project is intended to be a model for additional facilities around the state of Washington and for the rest of the country.

WASHINGTON DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES, DIRECT PROJECT EXPERIENCE AT 8 COMMUNITY YOUTH CENTERS

KEY ELEMENTS
- Juvenile Facilities
- Remodel
- Renovations
- Construction Documents

COMPLETED 2018

PROJECT SIZE Multiple Locations

REFERENCE
Penny Koal, RA LEED AP DES
Assistant Program Manager
penny.koal@des.wa.gov
360.407.8709

In addition to the KMB team experience at the DCYF main facilities, KMB has provided architecture and engineering design services for a variety of building preservation, safety, and code compliance projects at all eight (8) DCYF Community Justice Facilities. This experience at Woodinville, Twin Rivers, Oakridge, Canyon View, Parke Creek, Sunrise, Ridgeview and Touchstone provides the KMB team with a high level of understanding of the existing community facilities operated by DCYF. recent community Facilities project work by KMB includes:

- Woodinville Resident Room Building Addition
- Community Facilities Shower and Restroom Upgrades
- Roof Replacements
- Plumbing Upgrades

DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES, STATEWIDE MASTER PLAN AND RENOVATIONS, JUVENILE REHABILITATION, STATE OF WASHINGTON

KEY ELEMENTS

- Normative and Restorative Environments
- Planning for Juveniles Up to Age of 25
- Safety and Security
- Renovation and New Construction Recommendations
- Best Practices and Standards

COMPLETED 2021

PROJECT SIZE Statewide

REFERENCE

Mike Poier, DCYF
Chief, Office Capital Programs
michael.poier@dcyf.wa.gov
360.688.6349

KMB recently completed a statewide master plan study for the Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) department. DCYF JR currently operates three secure institutions and eight community facilities across the state. The master plan put forth a 10 year comprehensive development strategy to meet the operational and programmatic needs for the agency. The process included:

- Establishment of agency goals and vision for juvenile rehabilitation services
- Assessment of current operations
- Population forecasting
- Geographic alignment of facilities, services, and highest use communities
- Assessment of all existing facilities
- Recommendations for facility re-use, renovation, and new construction to optimize both services and preservation of State assets
- Review and presentation of trends in juvenile services
- Review and presentation of national best practices and standards

All recommendations for future facility development and physical space needs included consideration and incorporation of all the above factors. A preferred development scenario was set forth that best aligned with the vision of the agency that addresses the needs of staff and youth. Master plan development recommendations included:

- Operational recommendations
- Construction recommendations
- Capacity and programmatic needs
- Site and building preservation needs
- Design recommendations to meet or exceed national best practices and standards
- 10 year phasing plan
- 10 year biennium budget planning

4

LIFE CYCLE COST ANALYSIS EXPERIENCE

LIFE CYCLE COST ANALYSIS

A holistic approach to Life-Cycle Cost Analysis (LCCA) typically completed during predesign helps provide the owner with the best information to understand and evaluate design decisions. The ability to compare costs between building systems and materials over a 30 or 50 year span reveals the expected up front vs. long term operational costs and overall return on investment (ROI) to to the State. As part of this process KMB and our consultant team will use the OFM energy modeling tools to forecast and analyze the effects of different design and system strategies.

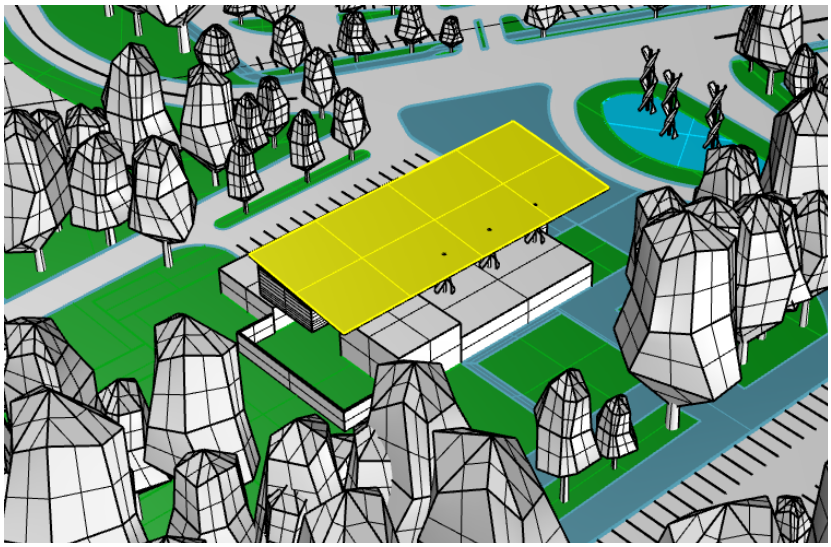
A critical element of every predesign report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Predesign LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), indoor conditions, hourly occupancy schedule, and equipment efficiencies. The program then calculates overall energy use by fuel source and determines annual energy costs using local energy rates. This information is combined with construction cost estimates, replacement costs, and maintenance costs, to determine the life cycle cost for each alternative. The result of the tool provides invaluable data to the design team as part of the total analysis of the cost of the different options.

We believe the solution to accomplishing the project goals will flow from a clear focus on energy usage reduction through building systems, user comfort, improving ease of maintenance, and providing durable materials that are long lasting and easy to maintain.

The graphic to the right illustrates the square footage of solar panels required to achieve Zero Net Energy on the WA State Labor and Industries Building predesign. Once that was determined the team was able to calculate up front costs for those panels and what the payoff time would be by reducing energy consumption.

Rooftop and Parking lot PV Examples:



LIFE CYCLE COST ANALYSIS

KMB recently performed an embodied energy material analysis using the Tally software program to inform material selection on the City of Lacey Museum. This facility has been designed as net-zero ready. This study allowed the owner to make value based decisions on materials and their life-cycle (cradle to grave) environmental impact. The embodied energy analysis considered wall, roof, floor and ceiling construction, structure, and windows and doors. These were evaluated with their potential to increase global warming, acidification, eutrophication, smog formation, and non-renewable energy.

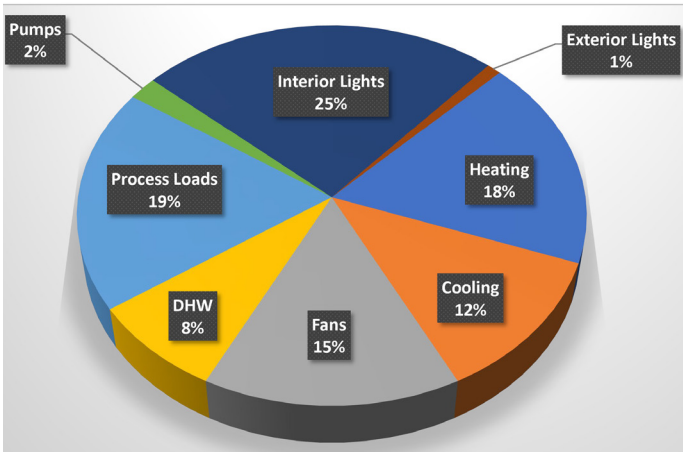
City of Lacey,
Museum and Civic Center, Targeted LEED Silver

As we work through life cycle cost assessments we consider upfront costs of upgrades and equipment, long-term potential energy reduction cost savings, replacement costs, and maintenance and operations factors to allow informed decision making by all parties. These studies and discussions include building systems such as lighting and HVAC equipment, fixtures such as showers and toilets, construction assemblies such as insulation and materials such as interior finishes or roofing products. We will consider the alternative options as applicable for the scope of this renovation and addition work.

City of Lacey,
Museum and Civic Center, Targeted LEED Silver

Effective LCCA is a team coordination effort. We have assembled a group of engineers and high performance building consultants and LEED experts (Hargis and O'Brien 360) to provide analysis for best value design to the State of Washington that meets or exceeds State of Washington sustainability goals.

Washington Code Baseline Energy Model: By End Use (33 EUI)



When we examine overall life cycle costs, we consider which building systems utilize the greatest amount of energy. This will allow the team to target energy reductions on the systems and equipment that will provide the greatest return on investment.

5

SUSTAINABLE DESIGN EXPERIENCE

SUSTAINABLE DESIGN

Our entire team sees sustainable and energy-efficient design as one of our core responsibilities as good stewards within our community and we strive to design buildings to be environmentally conscious and energy efficient. Not only does this preserve our world's resources and reduce operational expenditures, but it creates more healthy living and working environments for building occupants.

Our team approaches every project with the goal to maximize sustainable opportunities for our clients by providing long-lasting, efficient, and healthy buildings that save owners money on energy, materials, and operational expenses. This includes our correctional projects, where proposed solutions have to be weighed against safety and durability concerns related to the operation and use of the facility. We will work within your budget and with your stakeholder group to find the best return on investment to maximize sustainability and reduce energy usage and carbon emissions.

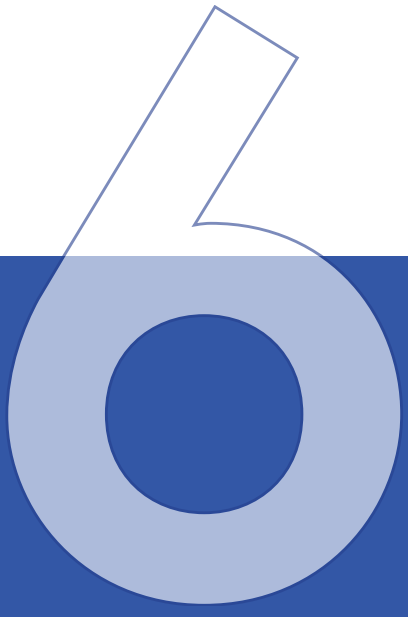
In our experience, the area of greatest impact is to consider where energy consumption can be reduced, reused, and then augmented with renewable sources that align with ROI benchmarks. This often involves the lighting and mechanical systems. Lighting controls and fixtures offer energy savings as well as reductions in maintenance and operational costs over time.

In addition, our team can explore viability and eligibility of potential grants. There are grants available that may allow for installation of photovoltaic panels on existing buildings. These grants cover not only the installation of the PV array and associated electrical upgrades, but the structural upgrades of an existing structure if the array is placed on the roof of existing buildings.

We will work collaboratively with your team, and within the scope of the project and design parameters to determine where the biggest impacts can be made. With the goal of reducing energy consumption and operational costs, ensuring durability, safety and security.

DSHS, Children's Long-Term In-Patient Program (CLIP), Child Study and Treatment Center (CSTC), LEED Silver

South Puget Sound Community College
Health And Wellness, LEED Gold



PAST PERFORMANCE

SCOPE, SCHEDULE, AND BUDGET

To maintain project schedule, scope, and budget alignment, it is imperative to align the three at the very beginning of the project. This allows the team of owner, users, and stakeholders to have buy in at the very beginning of the project. Through a series of programming and scoping meetings, KMB will work with your team to establish and prioritize each project need that aligns with the project budget. Our team utilizes the approach of Must Haves (non-negotiables), Should Haves (important items that add value but are not vital), Could Haves (nice to have items but that don't necessarily further the primary initiative) and Will Not Haves (items that aren't a priority in the time frame of this project). This establishes a roadmap for design and construction to progress by ensuring the highest level priorities are met first and adding the 'really want to haves' and 'like to haves' as is feasible. By this methodology, elements can be added to the project as the design progresses and costs are established in lieu of being stripped away.

KMB has employed a similar process to this on two projects most recently including the creation of predesigns for the Department of Children, Youth and Families, Echo Glen, Green Hill, and Naselle, and the Department of Social and Health (DSHS), Snohomish County, Siting, Selection, and Predesign of a Secure Community Transition. While working with the leadership team on the DCYF predesign, the team began establishing primary visions and goals for the project to ensure OFM funding. Then all of the needs and desires were developed by working with multiple user groups across the state. KMB developed a matrix that listed all of the needs and desires that were expressed and that KMB identified through existing conditions assessments and program comparisons to nationally held best practices. These were tagged with which of the primary visions and goals each item satisfied. The full owner-builder-designer team has agreed to a baseline cost model that met the most important non-negotiable needs for the project. As that cost model was refined each week, the team can assess what items from the 'should have' and 'could have' lists were added with the owner determining the highest priorities on that list.

While establishing a project schedule, it is imperative to begin the schedule with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods pending project delivery, building and conditional use permitting required by the jurisdiction, and design durations. This allows us to establish predesign deliverables, stakeholder meetings, and key owner decision points to maintain the overall schedule.

We use a variety of tools to create project schedules depending on the complexity of the project schedule. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for a pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all involved.

For scheduling meetings with stakeholders, we have found users and clients appreciating the use of FindTime, a Microsoft Outlook add-in tool that allows polling of a large group of people simultaneously to determine days and times for meeting availability.

Despite supply chain issues, we have collaborated with owners and contractors to provide innovative or alternative solutions to achieve key milestone dates for clients.

Scheduled Review Checkpoints

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.

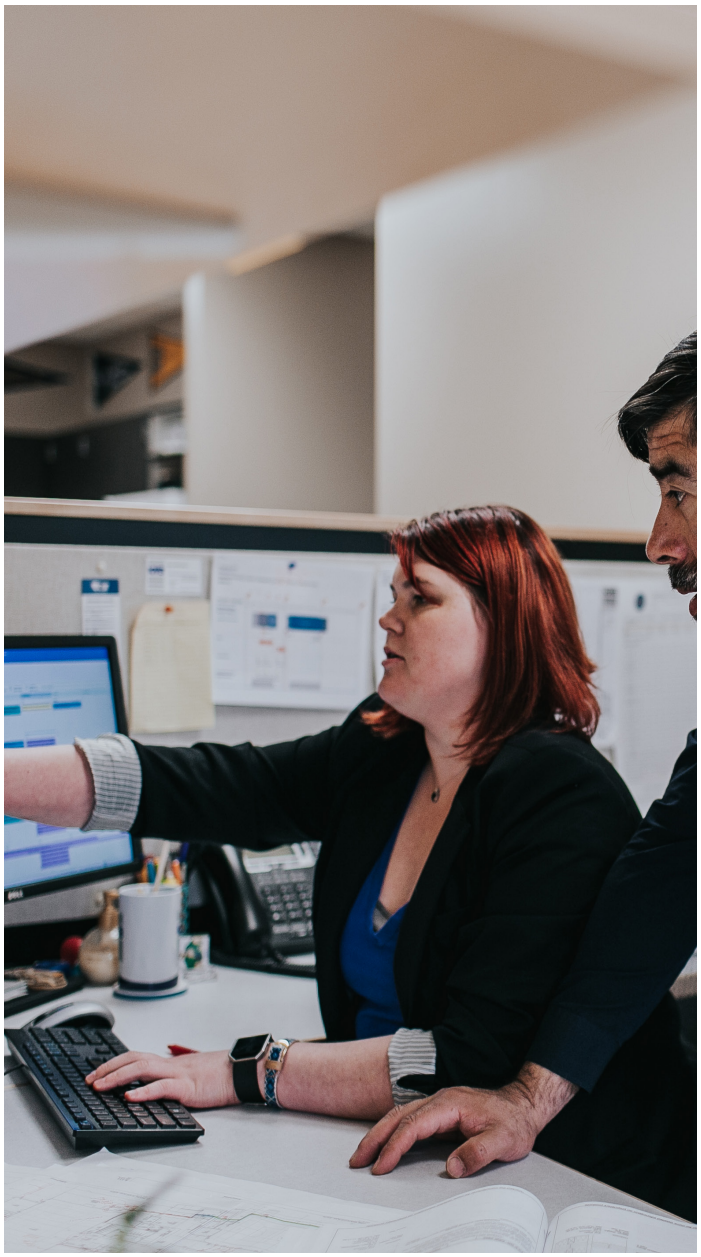
Owner Review
As part of our teamwork-oriented approach, after the checklist is complete, a set of documents is provided to the owner and their representatives for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized predesign process.

QA/QC Approach
KMB employs a quality assurance (QA) approach that occurs continuously throughout the predesign process to ensure ongoing coordination among all disciplines. Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure the predesign is progressing and the project documentation is tracking to completion. This facilitates the ability to maintain the schedule, provide the appropriate level of document completion at each phase, identify and correct inconsistencies, and employ the highest level of quality across all disciplines. Our multi-point checklists are used as a work planning tool and not simply a completion tool by establishing specific tasks, options, documentation, and deadlines. In this way we ensure we are ahead of issues before they become problems. Every team member participates in QA and it is the entire driver behind the predesign process.

Our Quality Control (QC) process is implemented prior to the completion of each phase to bring fresh eyes from a person not directly involved in the project to provide new perspectives and ensure proper standards of quality and care. After the QC review is complete, a set of documents is provided to the owner and their representative for review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

Scheduled Review Checkpoints Our approach to creating project schedules includes time allotted for Quality Control reviews. We conduct reviews throughout predesign development and thorough reviews at the end of each phase to ensure that documents do not advance to the next phase with errors.

Multi-check Approach Our quality control process utilizes our “Multi-Point” checklist as an instrument to thoroughly check and coordinate the documents at each phase and for all disciplines. The checklist is also designed to identify inconsistent items between the drawings and specifications, and between disciplines.



7

DIVERSE BUSINESS INCLUSION STRATEGIES

REGISTERED SELF-CERTIFIED SMALL BUSINESS

KMB is a self-certified small business and an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

KMB's team is committed to meeting the State's MWBE goals and implementing Diverse Business Inclusion Strategies. KMB is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

KMB'S BUSINESS INCLUSION STRATEGIES

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our firm is lead by six partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts for this project include:

Greg Cook, AIA, CCHP, Principal-in-Charge
Emily Moneymaker, RA, Project Manager & Project Architect
Bill Ecker, LEED AP, DBIA, Predesign Specialist

Their Responsibilities Typically Include:

- Recruiting qualified diverse business subconsultants
- B2Gnow- KMB is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants

KMB'S OUTREACH INVOLVEMENT

Our proactive engagement through conversations connecting us with MWBE businesses. Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES .

KMB routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

KMB uses the State of Washington OMWBE directory for marketing each project opportunity we pursue. We typically search by commodity code and review the database of available firms.

ONE-ON-ONE ASSISTANCE

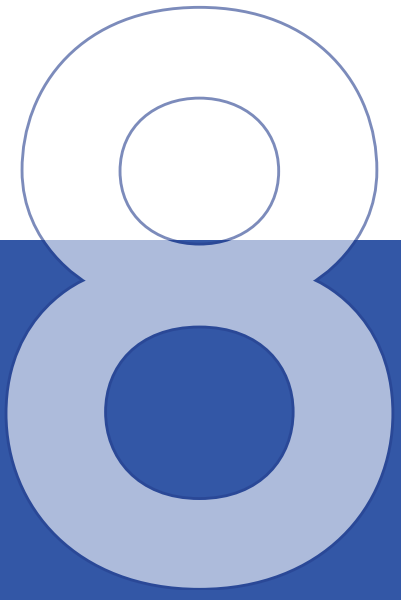
The procedures we use to select our engineering and specialty subconsultant team involves identifying and defining project scope, examining their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

HISTORY OF OUTREACH EFFORTS

We always aim to select appropriate sub-consultant firms with expertise aligned with the project specific needs. We strive to meet or exceed the goals of 10% MBE, 6% WBE, 5% WA Small Business, and 5% Veteran-owned participation.
Being a self-certified small business ourselves, we understand the importance that outreach, networking, and mentorship can have on success. We regularly meet or exceed goals for SBE, MBE, and WBE participation.

We build new business relationships through networking with other AEC firms to find out how similar outreach programs are working and sharing "best practices" and ideas on how to improve the program.



SF330 FORM

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: **Project No. 2023-424**

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME	**KMB architects, inc. p.s.**
3. YEAR ESTABLISHED	1987
4. DUNS NUMBER	607951712
2b. STREET	906 Columbia Street SW, Suite 400
2c. CITY	Olympia
2d. STATE	WA
2e. ZIP CODE	98501
5. OWNERSHIP a. TYPE	Corporation
b. SMALL BUSINESS STATUS	Self-Certified Small Business
6a. POINT OF CONTACT NAME AND TITLE	Greg Cook, AIA, CCHP, Partner
7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER	360.352.8883
6c. E-MAIL ADDRESS	gregorycook@KMB-architects.com

FORMER FIRM(S) (if any)

8a. FORMER FIRM NAME(S)	8b. YEAR ESTABLISHED	8c. DUNS NUMBER
KMB Design-Development, Inc.		

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	(2) BRANCH
	Administrative	4	
	Project Manager	9	
1	Architect	13	
2	Civil Engineer	1	
21	Construction Project Manager	1	
47	CADD Technician	12	
94	Security Specialist	1	
	Other Employees	0	
	Total	41	

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)*
094	Alarm & Security Systems	2
212	Building Condition Assessment	2
017	Commercial Building (low rise)	2
027	Dining Halls; Kitchens/Food Service	1
029	Educational Facilities; Classrooms	2
039	Garages; Vehicle Maintenance; Parking	2
217	Envelope Waterproofing	2
072	Office Building; Industrial Parks	3
	Judicial and Courtroom Facilities	2
079	Master and Site Planning	2
P06	Planning (Site, Installation and Project)	2
084	Prisons & Correctional Facilities	5
089	Rehabilitation (Buildings; Structures, Facilities)	2
201	Roofing; Design and Inspection	3
100	Sustainable Design	3
112	Value Analysis; Life-Cycle Costing	1
14	Roofing/Envelope Consultant	3
16	Programming	2
096	Security Systems Integration	3

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	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

b. DATE: June 29th, 2023

c. NAME AND TITLE: Greg Cook, AIA, CCHP, Partner