

State of Washington Department of Enterprise Services Project No. 2023-826

## **ON-CALL ARCHITECTURAL & ENGINEERING SERVICES**

**NORTH SEATTLE + SEATTLE CENTRAL + SOUTH SEATTLE COLLEGES**

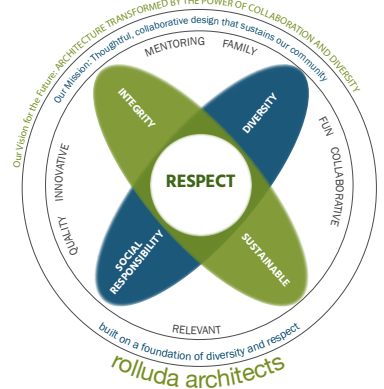
**ON-CALL CAMPUS ARCHITECT**

**rolluda**architects  
architecture **planning** interior design

July 28, 2023

Mr. Jonathan Martin, Project Manager, WA DES

**Re: Project No. 2023-826 | North Seattle + Seattle Central + South Seattle Colleges  
On-Call Campus Architect**



Dear Mr. Martin and Members of the Selection Committee:

Thank you for the opportunity to submit our team’s qualifications to provide on-call architectural services as your On-Call Architect for North Seattle + Seattle Central + South Seattle College campuses. We are excited at the prospect of continuing to work with Washington Department of Enterprise Services and the three Seattle colleges.

The Seattle Colleges serve diverse student populations, with students from many diverse backgrounds. Similarly, **Rolluda Architects, Inc. (RAI)**, a minority and small business enterprise, employs a large group of diverse staff members. Our staff of 46 collectively speak over ten different languages and represent many different cultures. With this diversity and our staff’s experience with higher education projects, our team will add great value as your on-call campus architect, connecting with each College’s staff, students, and administrators. Rolluda Architects was founded on and embodies the same core values and principles—respect, diversity, inclusion, collaboration, innovation, and quality.

Rolluda Architects has designed award-winning buildings, many of them falling in the range of \$1M to \$50M, but the majority of our firm’s work falls under small-scale work order projects varying in budgets from \$50,000 up to \$500,000. Under prime and subconsultant contracts, our firm has completed nearly 650 on-call and IDIQ projects since 2002 with educational, municipal, state, and federal agencies—making us no stranger to these types of projects as a prime architect. A specialty in itself, work order contracts require an exceptional amount of focus and detail in the management and coordination of staff and subconsultants, scope, schedule, budget, and costs. Many of our work orders are unpredictable in nature and require fast-thinking solutions. Fast-tracked schedules are common, as are multiple simultaneous work orders. We are quite accustomed to all of these and continue to have successful results with many repeat clients!

2022-2023 brings new on-call and IDIQ contracts to our firm: A two year architectural contract with State of Washington DES (2023-2025); City of Seattle Facilities IDIQ contract through 2027; the Port of Seattle Roofing IDIQ contract through 2027 (for facilities in both air and marine sides); King County Solid Waste IDIQ contract through 2025; Snohomish County PUD on-call contract through the end of this year; and The Evergreen State College Campus Architect for another two years, through 2025. RAI has been Boeing’s on-call architect since 2002 and CenturyLink’s architect since 2013.

Our team’s qualifications for this On-Call Campus Architect contract are shown in the following pages and provide further detail on why we are the best team for this contract. We are excited at the prospect of continuing our working relationship with the three Seattle Colleges and Washington State Department of Enterprise Services.

Thank you for your consideration of our continued interest and our capabilities. If you have any questions, please do not hesitate to email me—alex@rolludaarchitects.com—or call me at 206.624.4222. I look forward to hearing from you soon.

Respectfully,

Alex Rolluda, AIA, NCARB  
President | Principal



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

### Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title <b>Alex Rolluda, AIA, President/Principal</b>		
Firm Name <b>Rolluda Architects, Inc.</b>		
Address <b>105 South Main Street, Suite 323</b>		
City <b>Seattle</b>	State <b>WA</b>	Zip <b>98104</b>
Telephone <b>206.624.4222</b>	Email <b>alex@rolludaarchitects.com</b>	

### Addresses of multiple office locations of firm (if applicable)

Address	
City	Phone
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)

# CRITERIA 1

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Key Personnel

# Qualifications of Key Personnel



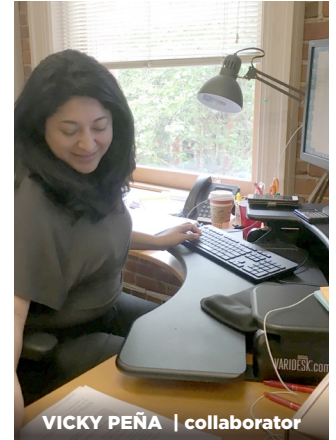
ALEX ROLLUDA | engaging



GARY SCOTT | detailed



SUSAN NEATON | energetic



VICKY PEÑA | collaborator

## TEAM ORGANIZATION

As the Prime Consultant, Rolluda Architects has assembled a strong team of principals, project managers, project architects, and designers, all of whom have experience working on higher education, on-call, and IDIQ contract projects. We have organized this team to take advantage of the expertise of each key individual. This ensures that we will be prepared to approach specific project challenges with innovative recommendations and solutions for Pierce College’s anticipated work orders for the next biennium. We all share the same goal—to exceed your expectations for each work order we are assigned.

As Principal-in-Charge, **Alex Rolluda** works closely with the team’s project manager(s). Since on-call and IDIQ contracts comprise a majority of our firm’s work, Alex and our assigned project manager understand that each new contract entails varying facility types, varying scopes of work, and within various locations. They have been working together for many years and have established mutual respect and trust, which allows them to work well together. They run ideas by each other and keep each other updated on the progress of projects. If there are challenges, they are able to collaborate on solutions.

Alex will be more heavily involved at the start of a project, in developing and understanding the scope of work. He will work with the project managers to develop fees and timelines. When there is programming involved, Alex will develop the programming sessions, goals, and objectives. The project managers will take the lead once schematic design begins through design development, construction documents, and construction administration, always keeping Alex updated along the way with weekly check-ins. What makes these relationships work so well is that no one is micro-managed—everyone knows what they need to do and get it done!

**Note:** Other specialty consultants may be necessary to bring on-board. We will work with WA DES and Pierce College to select firms to provide these types of services if and when needed.



Project Stakeholders

### ARCHITECTURE

**rolludaarchitects**  
architecture planning interior design

**ALEX ROLLUDA** AIA, NCARB  
Principal-in-Charge + Programming Lead

**SUSAN NEATON** AIA, LEED AP BD+C  
Project Manager + Sustainability Lead

**GARY SCOTT** AIA  
Project Architect

**VICKY PEÑA** LEED GA  
Senior Project Designer

### SUBCONSULTANTS

**AHBL**  
Civil + Structural + Landscape + Parking

**TRES WEST ENGINEERS**  
Mechanical + Electrical + Controls

**BEE CONSULTING**  
Roofing + Building Envelope

**THE GREENBUSCH GROUP**  
Vertical Transportation + Acoustics

**JB IRINGAN**  
Cost Estimating

# Qualifications of Key Personnel



## ALEX ROLLUDA AIA, NCARB | PRESIDENT/PRINCIPAL

role: principal-in-charge + programming lead

Alex has over 35 years of diverse architectural experience. He has a strong focus on government, public, and community facilities, with an emphasis on inclusive programming and predesign.

Alex has extensive experience managing the firm's projects and has led most of the work order and on-call contracts. Most of these projects are fast-track with multiple tasks being performed at the same time and while users occupy the facilities.

Alex is an excellent manager, organizer, and leader. He makes sure the entire team is committed to meeting the goals of the client. As principal-in-charge, Alex will oversee the entire team and the process. He will ensure the team has a common vision and will motivate them to do their best. Alex strongly promotes active communication and participation by everyone on the team. Ultimately, Alex will be responsible for the team's overall performance—providing excellent client service.

### EDUCATION

Master of Architecture  
University of Washington  
1989

Bachelor of Architecture  
University of Washington  
1987

Architectural Studies  
University of Santo Tomas,  
Manila, 1981

### PROFESSIONAL REGISTRATION

Architect: WA, 1993;  
OR, 2009; HI, 2020;  
Guam, 2008; New York,  
2022

### ASSOCIATIONS

Pioneer Square  
Preservation Board  
Architect, Chair

Pike Place Market,  
Historical Commission  
(PPMHC), former  
Commission Chair

State of Washington  
Capitol Campus Design  
Advisory Committee,  
Chair

Association for Learning  
Environments (A4LE)

AIA Seattle, Diversity  
Roundtable Committee

### RELEVANT EXPERIENCE

- » WA DES/Pierce College (On-Call Campus Architect, 2021-2023):
  - Olympic Building South Programming and Conceptual Design
  - Casade Building Restroom Conversion
- » WA DES/Seattle Central College (On-Call Campus Architect, 2021-2023):
  - Student Activities Center, Programming
- » WA DES/North Seattle College (On-Call Architect, 2021-2023):
- » WA DES/Renton Technical College (On-Call Campus Architect, 2021-2023):
  - Cultural Center Programming
- » WA DES/Highline College (On-Call Campus Architect, 2019-2021)
- » WA DES/Everett Community College (On-Call Campus Architect, 2019-2021)
- » The Evergreen State College (On-Call Architect, 2009-2025):
  - Daniel J. Evans Library Renovation
  - Lord Mansion Emergency Entry Porch Structural Repairs
  - Longhouse Education & Cultural Center, Fiber Arts Studio
  - Longhouse Education & Cultural Center Roof Replacement
  - Lab II Second Floor Renovation
  - Seminar 1 and Lecture Hall Roof Replacements
  - Shops Building Roof Replacement
  - HCC Roof Replacement
  - CRC Entry Court/Amphitheater Upgrade
- » WA DES (On-Call Architect, 2009-2011):
  - Cascadia Community College Roof Replacement
  - Green River Community College HVAC Upgrades
  - Monroe Correctional Security Upgrades
- » US GSA (IDIQ Contract, 2011-2015):
  - TSA Tenant Improvements at SeaTac International Airport
  - Blaine Border Station Fire Alarm Upgrades and Replacement
  - Seattle Federal Office Building Roof Replacement
- » City of Seattle (On-Call Contract, 2012-2022):
  - Seattle Justice Center, Water Pressure Analysis
  - Seattle City Light Operations Center Seismic Improvements
  - Lake Youngs-Bluestone Maintenance Building
- » King County Facilities Management (IDIQ Contract, 2008-2011):
  - Plumbing Shop and Finance Office Building Roof Replacement, Seattle
  - Public Health Building, Window/Envelope Upgrades, Seattle
  - Historic County Courthouse, Exterior Restoration, Seattle
  - (6) County Police Stations, Electrical Systems Upgrades, County-wide
- » NOAA Burley Creek Salmon Hatchery, Port Orchard (IDIQ Contract, 2011-2017)

# Qualifications of Key Personnel



## SUSAN NEATON AIA, LEED AP BD+C | ASSOCIATE PRINCIPAL

role: project manager + sustainable design lead

Susan is a licensed architect and has practiced architecture in Seattle since 1978. Her expertise includes planning and design for educational facilities, municipal, state, and federal government clients. Susan's projects include renovations, conservation of existing buildings, additions, remodels, and interiors, including tenant improvements, space planning, and interior design.

Susan leads and manages a wide variety of multidisciplinary projects with extensive experience in managing multiple work orders simultaneously. She embraces the challenges of projects with diverse stakeholder groups and complex functions. She has proven success working within tight budgets and schedules inherent to on-call projects, and provides innovative design solutions to the everyday problems that task orders address.

As a LEED Accredited Professional, she addresses sustainable design elements and low-environmental impact materials in all her projects. She has designed rooftop photovoltaic panels, solar water heating, rain water collection, gray water, and energy.

### EDUCATION

B.S. in Environmental Studies, University of Detroit, 1978

Bachelor of Architecture, University of Detroit, 1982

### CONTINUING EDUCATION

Revit, Seattle Central Community College, 2010-2011

### PROFESSIONAL REGISTRATION

Registered Architect: WA - 1988/#5072

### CERTIFICATIONS

LEED-Accredited Professional, 2009 #10191835

### AFFILIATIONS/ ASSOCIATIONS

Big Sister, Big Brothers Big Sisters Puget Sound since 2006

Puget Sound Blood Center Volunteer

AWA (Association for Women in Architecture), Board Member 2010-11

### RELEVANT EXPERIENCE

- » WA DES/Pierce College (On-Call Campus Architect, 2021-2023):
  - Olympic Building South Programming and Conceptual Design
  - Casade Building Restroom Conversion
- » WA DES/Seattle Central Community College (On-Call Architect, 2021-2023):
  - Student Activities Center, Programming
- » WA DES/North Seattle College (On-Call Architect, 2021-2023):
- » The Evergreen State College (On-Call Architect, 2009-2025):
  - Lord Mansion Emergency Entry Porch Structural Repairs
  - Fiber Arts Studio - Maori/Salish Longhouse
  - Recreation Pavilion Roof Study & Roof Replacement
- » WA DES/Highline College (On-Call Campus Architect, 2019-2021)
  - Dishwasher Repair
  - Storage Loft Structural Remediation
- » Skagit Valley Community College, Classroom Building Remodel
- » Bellingham Fairhaven Library Renovation
- » Bellingham YWCA Master Plan
- » Archbishop Murphy High School Phase I Master Plan
- » City of Seattle Public Utilities, South Transfer Station Phase 2, Graffiti Ranger & Illegal Dumping Support Facility
- » Century Link Atlantic Operations and Central Office
- » McChord AFB Maintenance & Operations Building, Sea-Tac Airport Office Remodel
- » Island Hospital Medical Office Building
- » City of Bellingham Police Facility and Master Plan
- » Holly Place Affordable Housing
- » Port of Seattle:
  - Sea-Tac Airport, Concourses B and C Hold Room Seating
  - Sea-Tac Airport, Horizon Air Seating and Airline Refresh
  - Sea-Tac Airport, Maintenance Offices Remodel
  - Sea-Tac Airport Baggage Handling
- » Tukwila School District, New Transportation Building

# Qualifications of Key Personnel



## **GARY SCOTT** AIA | ASSOCIATE PRINCIPAL

role: project manager + project architect

Gary has more than 35 years of experience in architectural design and project management. He has extensive experience in educational facilities, correctional institutions, office buildings (new and remodeled) and residential design.

Gary brings up-to-date code knowledge, effective communication skills, and excellent coordination skills. He is adept at balancing the artistic and creative goals of the project with the technical elements required to bring the project from concept to reality.

Gary works closely with clients from conception through permitting, design, production of documents and the completion of the project. His thorough and conscientious efforts have resulted in timely completion of each of his projects and within budget.

### **EDUCATION**

Master of Architecture,  
University of Washington,  
1991

Bachelor of Architecture,  
University of Washington,  
1984

### **PROFESSIONAL REGISTRATION**

Architect:  
Washington, 1993

### **ASSOCIATIONS**

American Institute  
of Architects (AIA)  
Seattle Director,  
1998-2001

### **AFFILIATIONS**

Member of AIA  
Minority Membership  
Committee, Architect in  
Schools Program

Member of Project  
Management Institute

### **RELEVANT EXPERIENCE**

- » WA DES/Coupeville School District, Multipurpose Building Addition
- » Snohomish County PUD, Electric Building North and South Towers Roof Replacement
- » Tukwila School District:
  - Cascade View Elementary School Modernization
  - District Administration Building, Tenant Improvements
  - District Technology/Maintenance Buildings, Tenant Improvements
  - District Transportation Bus Barn (new)
- » Seattle Public Schools, Modernizations and Upgrades at Various Schools since 2007:
  - Ingraham High School, Library & Science Renovation/Addition
  - Marshall High School, Childcare
  - Hamilton Middle School Modernization
  - Capital Improvement Program II, Facility Assessments and Interactive Work Sessions
  - Washington Middle School, Renovations
  - Miscellaneous Works Projects
- » City of Seattle, Haller Lake Vehicle Maintenance Building Improvements
- » Seattle City Light, South Service Center Building B Fire and Life Safety Study
- » Seattle Center, Next 50 Pavilion Space Planning Study
- » Seattle Public Utilities, South Transfer Station
- » King County Solid Waste, Cedar Hills Regional Landfill, Facilities Condition Assessment
- » King County Solid Waste, Northeast Recycling and Transfer Station (NERTS)
- » Snohomish County PUD Headquarters, Renovation & Expansion
- » University of Washington, H-Wing Health Sciences Facilities Expansion
- » Port of Seattle, SeaTac Rental Car Parking Facility
- » The Boeing Company, Facilities Assessments, Kent Complex
- » King County Aquatics Facility Addition, Federal Way
- » Veterans Administration Improvement Tasks, Seattle
- » Boys & Girls Club, Ballard Branch, Additions & Renovations
- » Washington State Convention and Trade Center Expansion
- » Western State Hospital Pharmacy Renovation
- » West 8th Mixed-use Office Tower
- » 205 Columbia Building Renovations, Seattle
- » 701 Olive Tower - Nordstrom Tower, Seattle



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## Qualifications of Key Personnel



### **VICKY PEÑA** LEED®AP | ASSOCIATE

role: senior project designer

Vicky has 24 years of architectural experience with a focus on educational, residential, and commercial projects. She works on large- and small-scale projects. Vicky leads the day-to-day management of design documents and consultant coordination throughout design and construction. Her exceptional attention to detail and critical thinking to define and produce effective solutions makes her a valuable asset to the team.

Vicky is interested in projects that focus on nurturing the environment and communities through sustainable design practices. She has participated in a variety of research studies on sustainable technologies and their applicability in the design of living buildings. Vicky has performed daylighting, electric lighting, and energy modeling; participated in energy efficiency research to radically reduce the energy consumption of hospitals; and helped develop the Apple Store's Back of House Sustainability Report targeting 100% recycle/reuse materials by specifying products fully compliant with ASHRAE standards.

#### **EDUCATION**

B.S. in Architecture,  
University of Washington,  
2010;

Bachelor of Architecture,  
Universidad del Valle,  
Colombia, 2001

#### **RELEVANT EXPERIENCE**

- » WA DES/Seattle Colleges (3), On-call, 2021-2023:
  - Seattle Central College, Student Activities Center and Bookstore Predesign
- » Tukwila School District:
  - Tukwila Elementary School Additions & Renovations
  - Cascade View Elementary School Additions & Renovations
  - Thorndyke Elementary School Additions & Renovations
- » Mukilteo School District, Serene Lake Elementary School Replacement
- » Snohomish County PUD, North County Administration Building
- » Port of Seattle:
  - Shared Use Lounge
  - Restrooms Renovations and Additions

# CRITERIA 2

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Project Approach

# General Project Approach



## COMMUNICATION + PROJECT MANAGEMENT

It is Rolluda Architects' practice, being organized on a studio-based model, to provide a project-by-project approach by disseminating our current and past experiences to all members of the design team and subconsultants. This fosters the ability to bring on additional resources as needed to address multiple work orders simultaneously as well as ensuring each deliverable meets the client's schedule and budget requirements. RAI's design culture is flexible to support the adjustments in expertise and disciplines necessary to meet the variable needs of each work order.

## MANAGING MULTIPLE WORK ORDERS SIMULTANEOUSLY

- » Initial conversation with Owner to understand scope of work, schedule, and budget. Listen and ask questions so we understand client's goals and expectations.
- » Select appropriate subconsultants for each work order.
- » Develop and submit fee proposal for work order.
- » Develop schedule with milestones.
- » Obtain Notice to Proceed and commence work.
- » Mobilize team, including Principal-in-Charge, Project Manager, Lead Architect, and subconsultants for initial site visit and meeting with client to verify existing conditions and issues.
- » Request, research, and review as-builts, drawings, specifications, shop drawing submittals, maintenance reports, and any other documentation related to the project.
- » Determine AHJ and Owner review process as it affects schedule.
- » Have weekly internal team meetings for coordination and project updates.
- » Have weekly meeting with Client PM for project updates.
- » Provide options to Owner with pros and cons plus cost estimates (warranty, maintenance, life expectancy, sustainability, initial cost, life cycle cost, appearance, and industry standards).

## SCOPE + BUDGET

The greatest risks to project budgets are unforeseen conditions. RAI works to minimize the number of unforeseen conditions by performing a thorough study of the existing facilities early in design to develop an understanding of the interaction of building systems and their potential impact, both in layout and construction. This involves studying as-built documents, conducting building reconnaissance, performing destructive investigations if warranted, and leading plan-in-hand building reviews with all team members when design has progressed enough to identify potential conflicts.

As early as the programming phase we identify the cost implications and budget limitations of a project to set realistic budget limits and cash-flow indicators with the client. Because of the volatility of building material costs, we consider a forecast escalation factor related to the time the project will be built.

It is our standard practice to provide cost estimates that match our client's financing and review benchmarks. These cost estimates are usually provided in conjunction with completion of Schematic and Concept Design, at 50% and 100% Design Development, and/or at 30%, 60% and 90% in the Construction and Permit Documentation phase, and a 100% cost estimate coordinated with the Bid Documents for bid verification.

## MANAGING OCCUPIED SPACES

RAI works on many renovation projects that occur while the facility is occupied by its users. In these types of "live environments," we have identified four key elements that lead to successful projects:

- 1) Thorough understanding of building systems and how they interact in the project area and other areas of the building.
- 2) Plan-in-hand reviews during design to assess potential oversights during construction and impacts on resources/utilities.
- 3) Consider constructability from a phasing or sequencing perspective so solutions work in real world.
- 4) Good communication with building occupants.

## General Project Approach



### SCHEDULING

To maintain and monitor design and construction, RAI employs Microsoft Project Scheduling (see figure 1 next page) and Excel spreadsheets to forecast, monitor, and update the project schedule on a time/task completion basis commensurate with the current or projected design/construction phases.

Our Project Managers often utilize a detailed and color-coded calendar format to identify key activities, milestones, and deliverables that enable the design team, along with the Client, to better track and anticipate events. The calendar will often list the format and number of required deliverables for better team coordination.

If a project is “schedule-driven” we adopt a number of approaches to meet targets. These include parallel activities, rolling reviews, and staged approvals. Essentially, we build our scheduling approach around the specific needs of the project.

### COORDINATION + EFFICIENCY

RAI has developed an in-house “Project Action Items” template, customized for each discipline and specific to the project. This checklist simplifies and improves coordination as well as our own design. It keeps items from getting lost and helps us track decisions and review comments during the design process, making sure all team members are accountable for completing their task responsibilities. We review coordination documents from subconsultants at the end of schematic design, and again at 50% and 100% completion of design development. This checklist spreadsheet acts as a living document that is continually updated and referred to throughout the duration of the project. If project challenges arise, we can refer to this document to determine why certain decisions were made and who made them.

### SUSTAINABLE DESIGN

RAI is committed to sustainable design, incorporating energy- and resource-efficient elements into each of our projects. We have experience providing LEED and Energy Design, as well as the implementation of the USGBC LEED guidelines. Even when our projects do not have a LEED goal, we explore options to reduce the use of energy and promote the integration of renewable energy systems

while providing environments that are comfortable for occupants, durable and easy to maintain, and cost effective to operate.

### ENERGY-EFFICIENT DESIGN

RAI designs facilities that are energy-efficient, saving our clients long-term operating dollars. RAI carefully listens to the client and their expectations of operational cost savings. We focus on the end-user experience that architecture should deliver. There are many areas where we have helped clients reduce costs including:

**Building Envelope:** Increasing envelope insulation values = decreased energy costs for the building.

**Daylight Harvesting/Solar Orientation:** Maximizing daylighting is the single biggest payback for the least cost. Coordinating building orientation, room proportions, ceiling height, and shape maximizes natural daylight and energy savings.

**Low Maintenance Landscaping:** Utilizing rain gardens and selecting low-maintenance and drought-tolerant plants reduces storm water requirements.

**Low Maintenance Materials/Design:** Choosing durable and resilient finishes and products results in ease of cleaning and maintenance as well as reduced repair and replacement.

**Human Factors Engineering:** Placing garbage and recycling stations where people expect them to be and making them easy to use helps to cut down on time and effort. Providing appropriate clearance and access to mechanical rooms maximizes accessibility and decreases maintenance time.

RAI assists clients offering green building, architectural, and sustainability evaluations, as well as guidance to assist in implementing meaningful change with the highest goals for environmental performance, while reducing carbon footprint. Through strategic blue-sky thinking, Rolluda Architects fosters ideation beyond precedent, resulting in ambitious but achievable solutions and targets with clear, actionable steps in fulfillment. We have worked on numerous LEED projects across all scales and various building types, including both existing and new construction.

# CRITERIA 3

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Relevant Experience



## SAMUEL E. KELLY ETHNIC CULTURAL CENTER

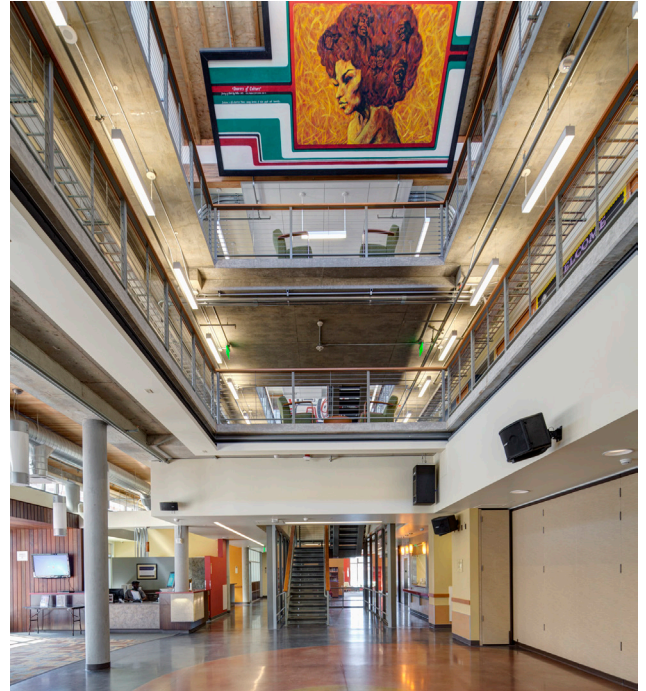
University of Washington | Seattle, WA

RAI worked with a design team of students, administrators, capital projects and maintenance staff, and the Office of Minority Affairs and Diversity to develop a program for the new facility. The program incorporates the needs of each group, design and sustainability goals developed by the design team, and University standards. We examined alternate sites, assessing the ability of each site to meet the needs of the program and budget.

Based on the program, we designed a 3-story, 28,000 sf building with an open atrium, welcoming gathering spaces, a mix of private and open offices, and a variety of conference, meeting, practice and kitchen facilities. The new Center is designed for sustainability, with a focus on natural light and ventilation, and resource- and energy-efficient mechanical and electrical systems.

## OTHER PROGRAMMING PROJECTS

- » **The Evergreen State College, Lab II Arts & Sciences Renovation:** The RAI design team met with stakeholders in groups and individually to identify priorities and needs for the proposed spaces. Questionnaires, bubble diagrams, and diagrammatic plans were used as tools to facilitate the discussion. Members of the design team toured existing arts and science labs, and support spaces. The end-product of the Programming was a document recording the entire process culminating in a preferred design.
- » **Washington State University, Elson S. Floyd Multicultural Center:** RAI provided programming and predesign services for the new Cultural Center. Over three months, members of our programming team and the WSU Steering Committee conducted tours, interviews, robust and collaborative workshops, and presentations.
- » **NOAA, Mukilteo Science Center:** RAI worked with NOAA and the building tenant, National Marine Fisheries Services, to provide pre-design and master planning services. To refine the existing Program, we conducted investigations to collect data on the Mukilteo site, conducted investigations and local code reviews, and facilitated interviews, meetings, and design charrettes with NOAA staff and a broad range of stakeholders, including the City of Mukilteo and Washington State Ferries.



THE EVERGREEN STATE COLLEGE | PROGRAMMING SESSION



WASHINGTON STATE UNIVERSITY | "TALKING WALL" WORKSHOP



NOAA MUKILTEO SCIENCE CENTER | PROGRAMMING SESSION



## EVERETT HIGH SCHOOL

Everett Public Schools | Everett, WA

The project consisted of replacing an existing single ply roof, replacement of existing rooftop mechanical units, and complete replacement of the building's control system. The school, a designated landmark building, required submittals and review for approval with the Authorities Having Jurisdiction. We worked closely with the school district to ensure we identified the base bid scope and developed alternates that would meet within their budget and schedule. Construction began in the summer while students were on their summer breaks, approximately 12 weeks.

### OTHER SYSTEMS IMPROVEMENTS & REPLACEMENTS

- » **WA DES/Green River College, AD Building, Rooftop HVAC Unit Replacement:** The 30-year old administration building had an original roof-top air handler that had reached the end of its useful life and had problems with temperature zoning. RAI worked with mechanical and electrical consultants to investigate existing conditions. We evaluated equipment and possible solutions for replacing the air handler. The solution considered that the building would be continuously occupied during construction, had multiple zones, and required cost-effective operation.
- » **Edmonds School District:**
  - Westgate ES + Mountlake Terrace ES: RAI assisted the District with retermination of servers, new outlets, data ports and cabling, new busways, and new server cabinets
  - Meadowdale HS: New generator added to serve the MDF as well as a new split system A/C unit
  - Mountlake HS: New generator was added to serve the MDF
  - Edmonds Woodway HS: Reforeed of existing MDF circuits and A/C unit from existing generator
- » **Seattle Public Schools:**
  - Lafayette ES HVAC, Fire Sprinklers, and Seismic Improvements
  - North Beach ES HVAC, Exterior Doors, and Seismic Improvements



GREEN RIVER COLLEGE AD BUILDING | ROOFTOP HVAC UNIT



EDMONDS SD MEADOWDALE HS | GENERATOR REPLACEMENT



EDMONDS SD MOUNTLAKE TERRACE ES | IT IMPROVEMENTS



SEATTLE PUBLIC SCHOOLS NORTH BEACH ES | HVAC & FIRE SPRINKLERS



### ADA ASSESSMENTS & TRANSITION PLAN Central Washington University | Ellensburg, WA

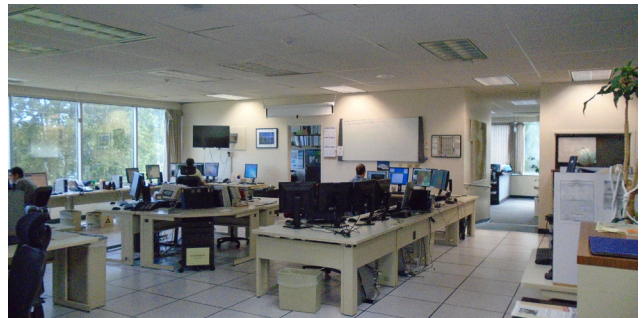
RAI's work included assessing and documenting ten priority buildings and associated campus sites with ADA non-compliant areas; reviewing archived drawings and documents; assisting CWU staff with the overall process and logistics; and providing a final report with recommendations and diagrams noting the location of physical barriers and non-compliant items. Building areas assessed included stairs, hallways, elevators, sidewalks, signage, restrooms, service counters, and classroom access. Priority levels for implementation were based on the ability of university staff to implement immediate changes (e.g. door hardware changes, signage, and relocating objects presenting a barrier) and on work that could be phased and packaged separately for design and construction by others.

### OTHER CONDITION ASSESSMENTS

- » **The Evergreen State College (TESC), Campus-wide Building Assessments:** As part of an On-call contract since 2009, RAI has provided feasibility investigations campus-wide, including water leakage investigations, condition assessments for roof replacements, and assessments for systems upgrades, repairs and replacements.
- » **NOAA, Western Regional Center (WRC), Campus-wide Facility Condition Assessments:** RAI assessed conditions of each campus building, including full inspections of all systems and architectural components to determine whether or not they had exceeded their useful lives. As part of the surveys, our team performed ADA compliance review of the existing buildings and the NOAA campus for compliance with ADA including both site access and building barrier-free and path of travel components. ADA non-compliant issues were documented, evaluated for remediation, and included within the report to NOAA.
- » **Seattle Public Schools (SPS), K-12 Schools District-wide Condition Assessments:** RAI conducted facility condition assessments for schools district-wide. Reviewed existing project documents, performed accessibility evaluations, identified building deficiencies, and provided cost estimates for both repairs and/or replacements of identified deficiencies.



TESC LONG HOUSE | ROOF ASSESSMENTS



NOAA WRC | COMPUTER LAB ASSESSMENT



NOAA WRC | ROOF ASSESSMENT



SPS JOHN MARSHALL SCHOOL | CONDITION ASSESSMENTS





## TRANSPORTATION SERVICES CENTER

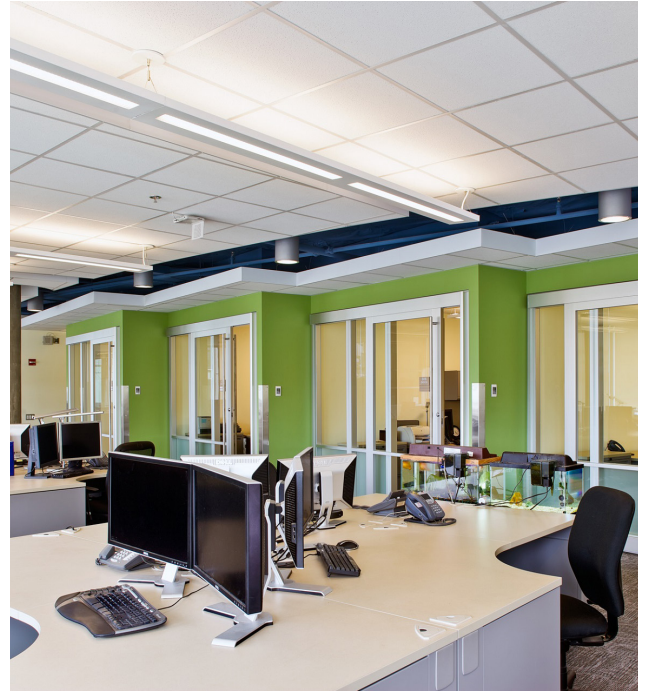
University of Washington | Seattle, WA

The 12,000 sf Transportation Center consists of new offices and a public lobby for the University of Washington Transportation Services department. We programmed, designed, and provided construction administration for the tenant improvement in a new shell and core building built into two floors of a new parking garage. Our project also included a new place and other site improvements.

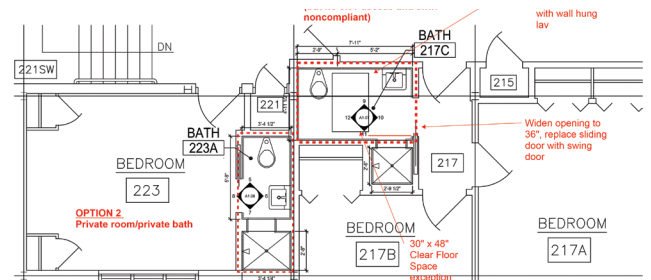
We talked to the eight units of the department that occupy the space. We focused on the current and anticipated needs of the organization, and of the people who use and maintain the facility. Programmatic needs exceeded the available square footage, so we found functions that can share space. We developed a program for the new facility based on University standards, information from stakeholders, and the project budget.

## OTHER TENANT IMPROVEMENTS

- » **Central Washington University, Stephens-Whitney Hall:** The project involved an interior remodel of student residential units, primarily interior finishes, bathroom remodels, heating (radiators), and plumbing.
- » **University of Puget Sound, Oppenheimer Hall Restroom Upgrades:** Constructed in 1958, Oppenheimer Hall is a 76-bed residence hall, comprised of four floors with private and semi-private restrooms, and two apartments. RAI provided design and construction administration services for upgrading all 19 restrooms.
- » **The Boeing Company, Bellevue Technology Center:** We designed 250,000 sf of new offices on five floors of Buildings 33-01, 33-05 and 33-11 of Boeing's Technology Campus. The new offices include administrative, conference and lab spaces, as well as a communications center and storage areas. Several large and small conference and training rooms accommodate groups of five to seventy people.



CWU STEPHENS-WHITNEY HALL | TENANT IMPROVEMENTS



UNIVERSITY OF PUGET SOUND OPPENHEIMER HALL | RESTROOM UPGRADES



BOEING BELLEVUE TECHNOLOGY CENTER | TENANT IMPROVEMENTS



## CASCADIA COLLEGE CC-1 BUILDING

WA Department of Enterprise Services | Bothell, WA

RAI led a feasibility study for envelope upgrades at two buildings on the Cascadia campus. The studies examined leaking curtain walls and roofing systems. DES elected to move forward with roof and envelope upgrades of the building with more severe leaks. We designed a new roofing system based on client preferences, as well as curtain wall upgrades and relocating mechanical equipment.

### OTHER ROOFING PROJECTS

- » **The Evergreen State College, HCC Building:** Demolition of existing composition roof, removal of existing skylights for framing and sheathing of existing openings, removal of existing clerestory windows, and removal and replacement of existing damaged plywood sheathing and rigid insulation. Provided a new standing seam metal roof, flashing, gutters and downspouts. Coordinated with structural engineer for the design of new fall protection and replacement of clerestory windows.
- » **Western Washington University, Fine Arts Building:** Replacement of 24,000 sf roof and constructed in 2 phases. Phase I: 8,000 sf of cold-applied modified bituminous built-up roofing. Funding for Phase II allocated 4 years later. Cost of bituminous built-up roofing had increased significantly. To decrease costs, we designed the 14,000 sf roof using thermoplastic polyolefin (TPO). Since the BUR could not come in contact with TPO, we added curbs to maintain a watertight system and separate the dissimilar materials. Insulation was added to increase slope to drains. Reconfigured roof drains with overflow scuppers and replaced flashings and copings at top of parapets and curbs.
- » **US GSA, Federal Office Building:** Demolition of existing bituminous roofing system for a low roof on the historic building and replaced with a 16,000 sf single-ply PVC roof system.
- » **King County Facilities (KCFAS), Public Health Building Window/Envelope Upgrades:** Design for replacement of structural support of selected windows. Included inspections and recommendations for repair of building exterior cracks.



TESC HCC BUILDING | ROOF REPLACEMENT



WWU FINE ARTS BUILDING | ROOF REPLACEMENT



US GSA FEDERAL OFFICE BUILDING | ROOF REPLACEMENT



KCFAS WHITE CENTER PUBLIC HEALTH BUILDING | BUILDING ENVELOPE



## MODULAR BUILDING PREDESIGN STUDY

WA Department of Enterprise Services | Tumwater, WA

A predesign study was conducted to determine the feasibility of consolidating and co-locating several critical functions—printing, imaging/copying, and mail distribution services—into one modular building in Tumwater near the State Capitol. The purpose of the study was to determine the costs and benefits associated with combining the print and mail functions currently housed in separate locations. The predesign study was completed to meet state biennium funding requirements. The schedule was four months from NTP to report submission. Our work involved multiple site visits; conducting interviews with State representatives, facility managers, and building tenants; and developing design alternatives and detailed analyses along with estimated construction costs. The report is currently being evaluated for future planned design and construction funding.

## OTHER STATE OF WASHINGTON PROJECTS

- » **Washington State Parks & Recreation, Mt. Saint Helens Visitor Center:** Accessibility corrective action measures in response to accessibility code compliance. At the Visitor Center, slopes were modified at the lower parking lot accessible stalls and improving the route of travel to the front entry. Redesigned and rebuilt exterior ramp from entry to interpretive outdoor classroom area. Interior handrails at ramps and stairs were modified to meet code. In the historically significant building we reused existing materials and modified the bracket support system to meet height and clearance requirements. Modified front reception station to allow for an accessible area.
- » **WA DES Coupeville School District, Multipurpose Building:** Design and permitting of a 3,500 sf addition to the existing multipurpose building. Restrooms were included. Reconfigured existing parking as well as exterior ramp/stair access to the field area.
- » **WA DES, Echo Glen Children's Center:** Replacement of windows and doors in the dining hall; repair of concrete steps leading to entrance to remove hazardous conditions; provided acoustic treatment to control excessive sound levels; and provided a complete interior refurbishing and modernization of finishes.



WASHINGTON STATE PARKS & RECREATION MOUNT SAINT HELENS VISITOR CENTER ADA ASSESSMENTS AND IMPROVEMENTS



COUPEVILLE ELEMENTARY SCHOOL | MULTIPURPOSE BUILDING ADDITION



WA DES ECHO GLEN CHILDREN'S CENTER | CLASSROOM



## GENDER NEUTRAL RESTROOMS

City of Seattle Facilities (FAS) | Seattle, WA

As part of our on-call contract, Rolluda Architects was tasked to convert existing restrooms to Gender Neutral Restrooms (GNRR) on multiple floors of Seattle City Hall in the Seattle Municipal Tower. This was a high priority project for the City. It was a challenge to alter an existing high-rise tower, but our team found creative ways to locate the restrooms where none existed prior. We also converted an existing concrete bank vault into a GNRR but only after examining alternative locations. The new restrooms are fully compliant with accessibility codes and do not compromise the dignity of the user. Challenges included providing new plumbing and exhaust routes where chases were not available.

## OTHER CITY OF SEATTLE ON-CALL PROJECTS (2012-2027)

- » City of Seattle Facilities
  - Seattle Municipal Tower ADA Barriers Assessments
  - Seattle Animal Shelter Canine Corral Zoning Study
  - Seattle Department of Transportation Traffic Signs Room 155 Office Wall Study
  - 24/7 Public Toilets in Ballard & University Neighborhoods, Study
  - Two Tiny House Bridge Housing Structures for Homeless
  - Parks RDA Building Master Plan
  - Seattle Municipal Tower Phase II ADA Barrier Removal
- » Seattle Center Space Planning Study
- » Seattle City Light:
  - North Service Center Space Planning
  - South Service Center New Paint Booth with Overhead Crane
  - Roy Street Homeless Shelter Space Planning and TIs
  - Command Center Seismic Upgrades
  - Joint Training Facility Expansion Study
- » Seattle Public Utilities:
  - Lake Youngs Bluestone Maintenance Building
  - Lake Youngs Puget Sound Energy Yard
  - Haller Lake Materials Storage Facility
  - South Transfer Station Programming and Predesign



SEATTLE CITY LIGHT NORTH SERVICE CENTER SPACE PLANNING



SEATTLE CENTER SPACE PLANNING STUDY



SEATTLE PUBLIC UTILITIES PROGRAMMING



## COUNTY COURTHOUSE RESTORATION

King County Facilities Management Division (KCFMD) | Seattle, WA

RAI studied the County's historic courthouse building's exterior and provided documentation and design for repairs to protect and enhance exterior finishes and decorative elements. Due to insensitive remodels to the building in the 1960s, it was the County's goal to restore this Landmark to its original '1916' historic appearance. RAI provided detailed documentation for the existing conditions of the exterior using a window-washing platform and high-resolution camera to document the location and condition of all masonry, terra cotta detailing, brick veneer and copper cladding. We researched existing historical data on the building and construction techniques used during the 1916 era. After evaluation, several design approaches were presented to King County. We assisted the County in determining the best option—one that met their objectives and goals, including maintaining and protecting the building's historic integrity. The goal for upgrades to the façade was to maintain the original aesthetics and preserve the structural integrity of detailing. Construction documents were developed based on the preservation techniques research, code analysis, and the County's goals and objectives. RAI also provided construction administration support and observation of the building exterior and windows during the restoration work.

## OTHER KING COUNTY ON-CALL PROJECTS (2010-2026)

- » King County Facilities Management Division
  - Plumbing Shop and Finance Office Relocation and TIs
  - Six Police Precincts, Electrical Systems Upgrades
  - Window Upgrades at White Center Public Health Building
  - Ravensdale Shooting Range, Roof Replacement & Structural Upgrades
  - Monroe Correctional Facility Door, Window and Hardware Upgrades
  - Kent District Court, Expansion Documents Review
  - County Administration Building, Sidewalk Repairs
  - Burien District Court, Paving
  - YSC Courthouse, Replacement Phasing Estimate
  - North District Multi-Service Facility
  - Correctional Facility, West Wing Windows & Doors
- » King County Solid Waste:
  - Bow Lake Recycling & Transfer Station, Signage Design & Installation
  - Renton Transfer Station, Facility Analysis & Cost Estimates
  - Commercial Property, Conceptual Design Development
  - Harbor Island Fisher Mills Building, Demolition
  - Cedar Hills Regional Landfill, Walkway, Ramps, Handrails, Guardrails and Stairs Assessments
  - Shoreline Regional Transfer Station, Dust Control System Investigation, Options, & Recommendations
  - Cedar Hills Regional Landfill, Catshack Replacement and Stairs Assessments



NON-DESTRUCTIVE INVESTIGATION



RAVENSDALE SHOOTING RANGE  
STRUCTURAL IMPROVEMENTS



CORRECTIONAL FACILITY | WINDOW REPLACEMENTS



KCSW CAT SHACK REPLACEMENT

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# CRITERIA 4 + 5

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Proximity

Diverse Inclusion Strategies

### GEOGRAPHICAL PROXIMITY

Rolluda Architects' office, located in the heart of the Pioneer Square neighborhood in South Seattle, is approximately 40 miles from the Pierce College Lakewood campus (about a 50 minute drive), and about 32 miles from the Puyallup campus. We are no stranger to driving the I-5 trip south. As with all of our clients, we are responsive no matter how many miles are between us—we're available for face-to-face meetings or for any other purposes requiring our team's attention. Our entire team is equipped to communicate, manage, and work on projects remotely as well. Our virtual meetings, including visioning workshops and programming sessions, are well-refined, and result in successful online collaboration with many owners and stakeholders. We use various means of communication—face-to-face meetings and site visits, email, phone calls, virtual meetings using Miro, Teams, and Zoom, as well as Workshare technology platforms for continued collaboration.

## WE BELIEVE THAT DIVERSITY AND INCLUSION SPUR CREATIVITY AND THAT INNOVATION IS BORN FROM AN ENGAGED CULTURE OF DIVERSE PEOPLE AND IDEAS.

Rolluda Architects is a certified MBE, DBE, and an SBE firm. RAI promotes equity in contracting for under-utilized businesses. It is our goal to create a diversified, inclusive, and responsive team for every project we work on. Through outreach, engagement, and making aspirational goals, we are able to support and utilize diverse firms. Our DEI (Diversity-Equity-Inclusion) Management and Strategic Plan outlines our firm's goals and strategies, which have been shaped over the years through policy and practice.

**Our Firm's Diverse & Inclusive Culture:** Rolluda Architects is a mix of diversities at all levels—gender, generation, nationality, LGBT+ and disabilities. Our staff of 47 represents more than nine different nationalities and speaks ten different languages. Our staff ages range from recent architectural graduates to senior architects with over 35 years of experience. We have found, with this mix, that staff see a path for their own growth and success. This in turn creates an environment of inclusion characterized by greater engagement, performance, and innovation.

RAI's inclusive policies and practices establish the framework for workplace gender equity, flexibility at work, meaning a culture of smart working—workplace flexibility, work time flexibility, and a flexible/inclusive working environment, empowering people to make the most of their energy. Furthermore, we are zero tolerance towards harassment—exclusion is not in our vocabulary. By enacting and reinforcing policies like these we hope to establish a true sense of belonging for our staff and



leaders. Diversity is challenging because it highlights what makes us all unique. To make it work, we found we must hard wire it through policies and practices.

**Capacity-Building:** We believe in helping diverse firms to succeed and grow. Our Small Business Outreach is about much more than pass-through and “one and done” opportunities. Through training and mentor-protégé relationships, RAI is committed to helping build the capacity of these firms to achieve long-term success.

**Partnering with Community Organizations:** RAI has a deep history of relationships with many local and national associations to help support small and diverse business participation, including Tabor 100, Women in Design Leadership, National Organization of Minority Architects, Association of Filipino-American Engineers of Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, Filipino Community of Seattle, and Mt. Zion Baptist Church. These activities and organizations provide excellent opportunities to meet and learn about other disadvantaged firms. All staff members are strongly encouraged to be involved in these events and are supported by the firm with donations to fundraisers, ads in event programs, and staff members being keynote speakers.

**Workshops and Events:** RAI hosts numerous workshops and events annually that foster diversity, equity, and inclusion. Through these workshops and events, it is our commitment and our goal to help other disadvantaged businesses have the same opportunities we have.

**Engagement of Disadvantaged Businesses:** RAI actively looks for opportunities for our MWBE small business partners to expand into new markets or to work with new clients. RAI regularly attends conferences and workshops to meet personnel from disadvantaged and small business firms. One example is the One-on-One Regional Contracting Forum at the Washington State Convention and Trade Center, typically held in March of each year.

RAI is committed to helping other minority, women, small business, and veteran-owned businesses have the same opportunities we have had. We have developed an Outreach Plan that addresses the measures our firm takes in this respect. Our Outreach Plan includes staff education and training, one-on-one assistance and mentoring, outreach events, monthly MWBE utilization reports, and monitoring of MWBE goals. Together these activities have enabled us to develop a strong and growing network of relationships with diverse firms throughout Washington.

# Standard Form 330 Part II

<b>ARCHITECT ENGINEER QUALIFICATIONS</b> <b>PART II - GENERAL QUALIFICATIONS</b> <small>(If a firm has branch offices, complete for each branch office seeking work.)</small>				1. SOLICITATION NUMBER (IF ANY)		
2A. FIRM (OR BRANCH OFFICE) NAME <b>Rolluda Architects, Inc.</b>				3. YEAR ESTABLISHED 2002		4. DUNS # 04-4080302
2B. STREET 105 South Main Street, Suite 323				5A. OWNERSHIP TYPE Corporation		
2C. CITY Seattle		2D. STATE WA	2E. ZIP CODE 98104	5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356		
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A		
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com				
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996		4. DUNS #
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index # (see below)
		(1) Firm	(2) JV Partner			
06	Architects	17		E02	Educational Facilities	5
	Designers	24		C06	Churches, Mosques	2
	Space Planning/ Interior Design	1		C08	Codes, Standards	1
	Space Planning/ Interior Design	1		C11	Community Centers	2
02	Administrative	5		D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
<b>Total</b>		<b>47</b>		<b>S01</b>	<b>Soils, Seismic</b>	<b>1</b>
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work	4	1. Less than \$100,000				6. \$ 2 million < \$5 million
b. Non-Federal Work	6	2. \$100,00 < \$250,000				7. \$ 5 million < \$10 million
c. Total Work	7	3. \$250,000 < \$500,000				8. \$10 million < \$25 million
		4. \$500,000 < \$1 million				9. \$25 million < \$50 million
		5. \$1 million < \$2 million				10. \$50 million or greater

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.

31. SIGNATURE ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	32. DATE 07/28/2023
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