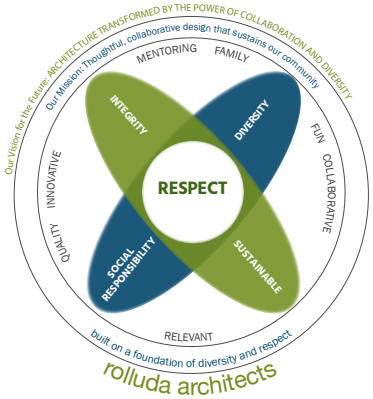
State of Washington Department of Enterprise Services Project No. 2024-827

ON-CALL ARCHITECTURAL & ENGINEERING SERVICES
SHORELINE COMMUNITY COLLEGE
ON-CALL CAMPUS ARCHITECT

rolludaarchitects
architecture planning interior design

rolludaarchitects
architecture planning interior design

commitment to diversity, respect, sustainability, social justice, and social responsibility



August 18, 2023

Mr. Colin Bott, Project Manager, WA DES

Re: Project No. 2024-827 | Shoreline Community College Campuses
On-Call Campus Architect

Dear Mr. Bott and Members of the Selection Committee:

Thank you for the opportunity to submit our team's qualifications to provide on-call architectural services for Shoreline Community College. We are excited at the prospect of continuing to work with Washington Department of Enterprise Services and Shoreline Community College.

Shoreline Community College serves a diverse student population, with students from many different backgrounds. Similarly, **Rolluda Architects, Inc. (RAI)**, a minority and small business enterprise, was founded on and embodies the same core values and principles—respect, diversity, inclusion, collaboration, innovation, and quality. 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 College staff, students, and administrators.

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 consultants, 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 through 2027 (for facilities both air and marine side); King County Solid Waste IDIQ through 2025; Snohomish County PUD on-call architect 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.

Please see out team's detailed qualifications for your On-Call Campus Architect in the following pages and why we are the best team for this contract. Again, we are excited at the prospect of continuing our working relationship with both Shoreline Community College 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	Alex Rolluda, AIA, President/Principal				
Firm Name	Rolluda Architects, Inc.				
Address	105 South Main Street, Suite 323				
City	Seattle	State	WA	Zip	98104
Telephone	206.624.4222	Email	alex@rolludaarchitects.com		

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

Key Personnel


ALEX ROLLUDA | engaging


PAUL DORN | collaborator


SUSAN NEATON | passionate

TEAM ORGANIZATION

As the Prime Consultant, Rolluda Architects has assembled a strong team of principals, project managers, project architects, designers, engineers, and specilists, all of whom have experience working on higher education, on-call, and IDIQ contracts. 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 Shoreline Community College's anticipated work orders over the next biennium. We all share the same goal—to exceed your expectations for every project 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 managers 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 a 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 each project. 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

Washington State Department of Enterprise Services

Shoreline COMMUNITY COLLEGE

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

PAUL DORN AIA, LEED AP
Project Manager + Project Architect

SUBCONSULTANTS

AHBL
Civil + Structural

TRES WEST ENGINEERS
Mechanical + Electrical + Controls + Fire Safety

BEE CONSULTING
Roofing + Building Envelope

JB IRINGAN
Cost Estimating

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):
  – PE Facility

» WA DES/North Seattle College (On-Call Architect, 2021-2023):
  – Student Activities Center, Programming

» WA DES/Renton Technical College (On-Call Campus Architect, 2021-2023)

» 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, 2009-2021):
  - 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
  - Lake Youngs-Puget Sound Energy Yard

» 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

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/Highline College (On-Call Campus Architect, 2019-2021)
  – Dishwasher Repair
  – Storage Loft Structural Remediation

» 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):
  – PE Facility

» WA DES/North Seattle College (On-Call Architect, 2021-2023):
  – Student Activities Center, Programming

» Skagit Valley Community College, Classroom Building Remodel

» The Evergreen State College (On-Call Architect, 2009-2021):
  - Lord Mansion Emergency Entry Porch Structural Repairs
  - Fiber Arts Studio – Maori/Salish Longhouse
  - Recreation Pavilion Roof Study & Roof Replacement

» 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

PAUL DORN AIA, LEED AP | ASSOCIATE PRINCIPAL

role: project manager and architect

Paul has more than 28 years of experience in the practice of architecture. He specializes in educational, municipal government, commercial, and industrial facilities. Paul has designed and managed projects in all phases including programming and planning, construction documents, permitting, bidding, contract administration, and close out. He is a skilled communicator and brings his collaborative approach when working with clients, users and stakeholders. Paul has developed a strong knowledge of building technologies, estimating, scheduling, and building codes. Teamwork with client groups and consultants has led to the successful completion of all of his projects.

EDUCATION
Master of Architecture, University of Washington, 1989

Bachelor of Architecture, University of Washington 1986

Bachelor of Science (Building Construction), University of Washington 1986

PROFESSIONAL REGISTRATION
Architect, WA
1994

CERTIFICATIONS
LEED-Accredited Professional, 2009

ASSOCIATIONS
Association for Learning Environments (A4LE)

RELEVANT EXPERIENCE

» WA DES/Highline College (On-Call Campus Architect, 2019-2021)

» The Evergreen State College (On-Call Architect, 2009-2021):
- Recreation Pavilion Roof Study & Roof Replacement
- Campus-wide Brick Paving Renovations Study
- Campus Recreation Center Re-roof

» Central Washington University:
- ADA Transition Plan
- Stephens Whitney Residence Hall Interior Remodel

» NOAA (IDIQ Contract, 2011-2017): Facilities Condition Assessmensa, ADA transition plan

» Port of Seattle:
- AV Consolidated Maintenance Warehouse
- Airport Service Tunnel Renewal/Replacement

» The Boeing Company (On-Call Architect, 2002-present):
- Building 40-56 Everett Plant, ESRC Program Relocation
- Boeing Building 40-56 Everett Plant, Silkscreen Realignment
- Boeing Building 4-20/21 Renton, Power Segregation

» Seattle Public Schools:
- John Marshall School Re-Opening Phases I & II, comprehensive ADA upgrades
- Sand Point Elementary School Re-opening, comprehensive ADA upgrades
- Columbia ES Modernization
- Montlake Elementary School Reroof
- Thornton Creek Elementary School Fire Alarm & Egress Lighting
- Lowell Elementary School Audiology Lab Installation
- Schmitz Park Elementary School Toilet Room Additions
- Lowell Elementary School Interior Modifications
- Hawthorne Elementary School Reroof & HVAC Upgrades
- Lawton Elementary School HVAC Upgrades
- Graham Hill Elementary School Exterior & Interior Renovations
- View Ridge Elementary Window Replacement & Interior Renovations
- Wedgwood Elementary Window Replacement & Interior Renovations

» Edmonds School District, District-wide Materials Safety Cabinet Upgrades

» North Kitsap School District, North Kitsap High School Modernization & Additions

» Arlington School District, Haller Middle School Modernization & Additions

» Sedro-Woolley School District, Cascade Middle School Modernization

CRITERIA 2

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 the design process 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


UW ETHNIC CULTURAL CENTER SUN SCREENS

SCHEDULING

To maintain and monitor design and construction, RAI employs Microsoft Project Scheduling 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

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.

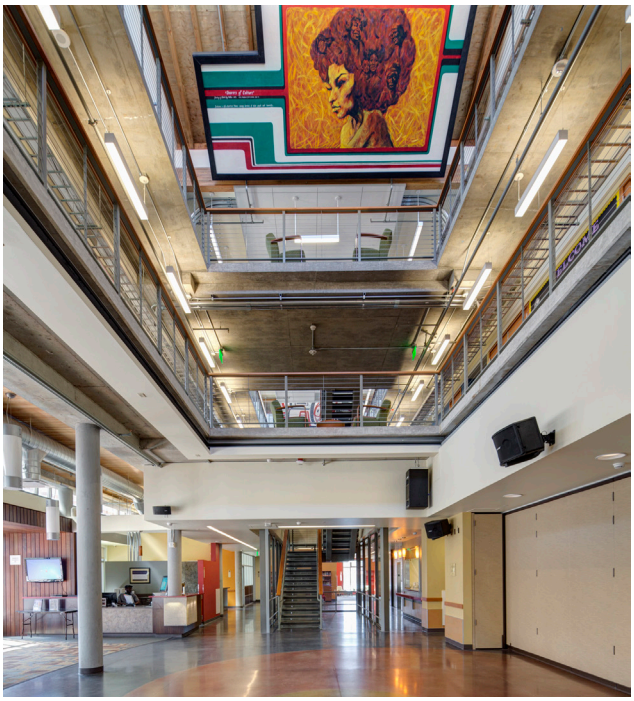
Based on the program, we designed a 3-story, 28,000 sf building with an open atrium, welcoming gathering spaces, a mix of private and open offices, and a variety of conference, meeting, practice and kitchen facilities. The new Center is designed for sustainability, with a focus on natural light and ventilation,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

» **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. Our 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: Rolluda Architects assisted the District with retermination of servers, new outlets, data ports and cabling, new busways, and new server cabinets.
- Meadowdale HS: A new generator to serve the MDF was added as well as a new split system A/C unit.
- Mountlake HS: A new generator was added to serve the MDF.
- Edmonds Woodway HS: Refeed of existing MDF circuits and A/C unit from existing generator.

» **Seattle Public Schools:**
- Lafayette ES HVAC, Fire Sprinklers, and Seismic Improvements
- North Beach MS 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

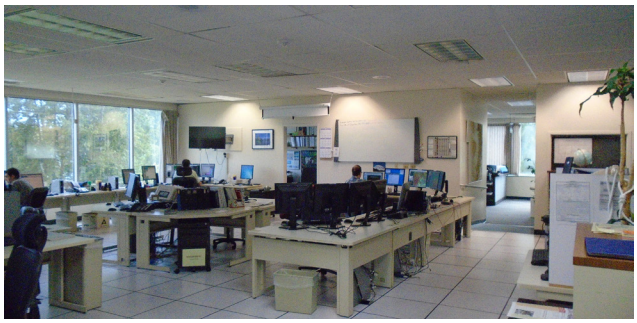
Central Washington University | Ellensburg, WA

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 various schools in the District. Reviewed existing project documents, performed accessibility evaluations, identified building deficiencies, and provided cost estimates for both repairs and/or replacements of the 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.

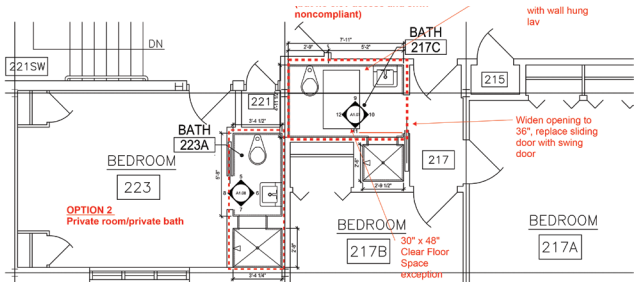
OTHER TENANT IMPROVEMENTS

» **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 the low roof on a historic building and replacement with a single-ply PVC roof system (16,000 sf).
- **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.
- **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 ASSESSEMENTS AND IMPROVEMENTS

COUPEVILLE ELEMENTARY SCHOOL | MULTIPURPOSE BUILDING ADDITION

WA DES ECHO GLEN CHILDREN'S CENTER | CLASSROOM

GENDER NEUTRAL RESTROOMS

City of Seattle Facilities | 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 (2012-2023)

- FAS Seattle Municipal Tower ADA Barriers Assessments
- FAS Seattle Animal Shelter Canine Corral Zoning Study
- FAS Seattle Department of Transportation Traffic Signs Room 155 Office Wall Study
- FAS 24/7 Public Toilets in Ballard and University Neighborhoods (study)
- FAS (2) Tiny House Bridge Housing Structures for the Homeless
- FAS Parks RDA Building Master Plan
- FAS Seattle Municipal Tower Phase II ADA Barrier Removal
- Seattle Center Space Planning Study
- SCL North Service Center Space Planning
- SCL South Service Center New Paint Booth with Overhead Crane
- SCL Roy Street Homeless Shelter Space Planning and Tenant Improvements
- SCL Command Center Seismic Upgrades
- SCL Joint Training Facility Expansion Study

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 | Seattle, WA

Rolluda Architects 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 (2010-2023)

- KC FMD Plumbing Shop and Finance Office Relocation and TIs
- KC FMD (6) Police Precincts, Electrical Systems Upgrades
- KC FMD Window Upgrades at White Center Public Health Building
- KC FMD Ravensdale Shooting Range, Roof Replacement & Structural Upgrades
- KC FMD Monroe Correctional Facility Door, Window and Hardware Upgrades
- KC FMD Kent District Court, Expansion Documents Review
- KC FMD County Administration Building, Sidewalk Repairs
- KC FMD Burien District Court, Paving
- KC FMD YSC Courthouse, Replacement Phasing Estimate
- KC FMD North District Multi-Service Facility
- KC FMD County Correctional Facility, West Wing Windows & Doors
- KCSW Bow Lake Recycling & Transfer Station, Signage Design & Installation
- KCSW Renton Transfer Station, Facility Analysis & Cost Estimates
- KCSW Commercial Property, Conceptual Design Development
- KCSW Harbor Island Fisher Mills Building, Demolition
- KCSW Cedar Hills Regional Landfill, Walkway, Ramps, Handrails, Guardrails and Stairs Assessments

NON-DESTRUCTIVE INVESTIGATION

RAVENSDALE SHOOTING RANGE
STRUCTURAL IMPROVEMENTS

CORRECTIONAL FACILITY | WINDOW REPLACEMENTS

KCSW CAT SHACK REPLACEMENT

CRITERIA 4 + 5

Proximity
Diverse Inclusion Strategies

GEOGRAPHICAL PROXIMITY

Rolluda Architects' office, located in the heart of the Pioneer Square neighborhood in South Seattle, is approximately 12 miles from Shoreline Community College (about a 19 minute drive). We are no stranger to driving the I-5 trip north. 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: RAI is a mix of diversities at all levels—gender, generation, nationality, LGBT+ and disabilities. Our staff of 46 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

ARCHITECT ENGINEER QUALIFICATIONS
PART II - GENERAL QUALIFICATIONS
(If a firm has branch offices, complete for each branch office seeking work.)

1. SOLICITATION NUMBER (IF ANY): 2024-827

2A. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. DUNS #
Rolluda Architects, Inc.	2002	04-4080302

2B. STREET	5A. OWNERSHIP TYPE
105 South Main Street, Suite 323	Corporation

2C. CITY	2D. STATE	2E. ZIP CODE	5B. SMALL BUSINESS STATUS
Seattle	WA	98104	MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356

6A. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM (If block 2a is a branch office)
Alex Rolluda, President/Principal	N/A

6B. TELEPHONE NUMBER	6C. E-MAIL ADDRESS
206.624.4222	alex@rolludaarchitects.com

8A. FORMER FIRM NAME(S) (IF ANY)	3. YEAR ESTABLISHED	4. DUNS #
Rolluda + Scott Architects	1996	

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 (1) Firm	c. Number of Employees (2) JV Partner	a. Profile Code	b. Experience	c. Revenue Index # (see below)
				E02	Educational Facilities	5
06	Architects	17		C06	Churches, Mosques	2
	Designers	24		C08	Codes, Standards	1
	Space Planning/ Interior Design	1		C11	Community Centers	2
02	Administrative	6		D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
Total		48		S01	Soils, Seismic	1

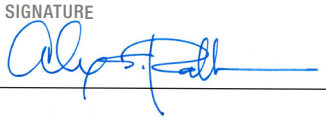
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)

a. Federal Work	4
b. Non-Federal Work	6
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

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

31. SIGNATURE		32. DATE
	ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	08/18/2023