



**PROJECT No. 2023-301**

# **ECRC FOUNDATION & SIDING - PREDESIGN**

**RGU ARCHITECTURE**

**STATEMENT OF QUALIFICATIONS**

**Submittal Date: June 16, 2023**



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June 16, 2023



Justin Fiess  
Department of Corrections  
PO Box 41100, Mail Stop 41100  
Olympia, WA 98504-1100

**Regarding 2023-301 ECRC Foundation and Siding**

Dear Justin and Members of the Selection Committee,

Thank you for the opportunity to submit our qualifications to provide Predesign Services for the Eleanor Chase House Reentry Center (ECRC) Foundation and Siding project. Our firm offers 20 years of direct experience in working with state agencies to maintain and preserve facilities. We are excited about your project and have the time, skills, and resources to immediately get to work on your project.

As you read through our proposal you will find that our team offers excellence in structural analysis, envelope repair, and Washington State OFM Predesigns. Furthermore, 90% of our work is for facilities that are occupied. We understand how to develop phased plans that minimize disruptions to your occupants and to your operations.

We understand the importance of maximizing funds and developing a phased approach that allows you to continue repairs as funding becomes available. We look forward to hearing from you and discussing our qualifications in more detail. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Uhrich".

Robert G Uhrich, AIA, NCARB, LEED-AP  
122 2<sup>nd</sup> Street / PO Box 820  
Asotin, WA 99402  
509.758.9894 | [rurhich@rguarchitecture.net](mailto:rurhich@rguarchitecture.net)



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

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

## Consultant Selection Contact Form

### Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: <a href="#">RGU Architecture &amp; Planning</a>		
Point of Contact Name & Title: <a href="#">Robert G Uhrich, Principal</a>		
Email: <a href="mailto:ruhricht@rguarchitecture.net">ruhricht@rguarchitecture.net</a>	Telephone: <a href="tel:509.758.9894">509.758.9894</a>	
Address: <a href="#">122 2<sup>nd</sup> Street, PO Box 820</a>		
City: <a href="#">Asotin</a>	State: <a href="#">WA</a>	Zip: <a href="#">99402</a>

# 01 EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

## RGU Qualifications & Key Personnel

RGU has been providing architectural and planning services to Washington State Agencies for over 20 years. We work directly with maintenance and operation staff to deliver solutions that function, maximize capital dollars, and improve overall building performance.

Our team offers extensive experienced in developing full and modified OFM Predesigns. We believe that every project is unique and deserves a customized approach, study, and scope. We are experienced in conducting building assessments; including structural systems, seismic vulnerability, and envelope enclosures.

Furthermore, the team put forth in this proposal is committed to working closely with you to deliver excellence.

## Relevant Predesign Experience on Occupied Campuses

RGU has completed recent Washington State Office of Financial Management (OFM) Predesigns for Wenatchee Valley College, Big Bend Community College, and Columbia Basin College.

We have completed structural and envelope building assessments and solutions for WSU's Webster Hall, Daggy Hall, Bryan Hall, and Hollingberry Field House. Additionally, we have developed structural, seismic and envelope solutions for LCSC's Spaulding Hall, IPTV's Paradise Mountain Broadcasting Facility, and Idaho State's Coeur d' Alene Transportation Facility.

## Life Cycle Cost Analysis Experience

Our team is skilled in using OFM's LCCA tool to arrive at solutions that are energy efficient and reduce operating costs. Often, this tool is used to explore options and expand team conversations regarding the best long-term solution.

The LCCM allows for a holistic process to balance initial and long term costs and will provide clear guidance to best benefit the structural and envelope repairs for the Eleanor Chase House.

## Past Performance

Owner goals are the foundation of our work. At the beginning of every project we spend the time necessary to understand your operations and how the design can better help you do your work and serve your clients.

On similar projects we have worked closely with owners to develop phasing plans that minimize disruption to your daily activities while providing accessibility for contractors to complete their work. Keeping everyone safe is always top priority. For Eastern State Hospital and numerous college's we have developed comprehensive safety plans that carefully explore and develop solutions to minimize noise, dust, and debris.

## Diverse Building Inclusion Strategies

Diversity is an important part of RGU's values and culture. We are conscious about our staffing and continuously look to diversify our consultant team. Annually, we hold an open house called "Get to Know RGU" where subcontractors are invited from across the region. Achieving project excellence requires a rich diverse design perspective that is rooted in local climate and cultural standards. We are proud to say our team is entirely made up of Washington State small business firms.

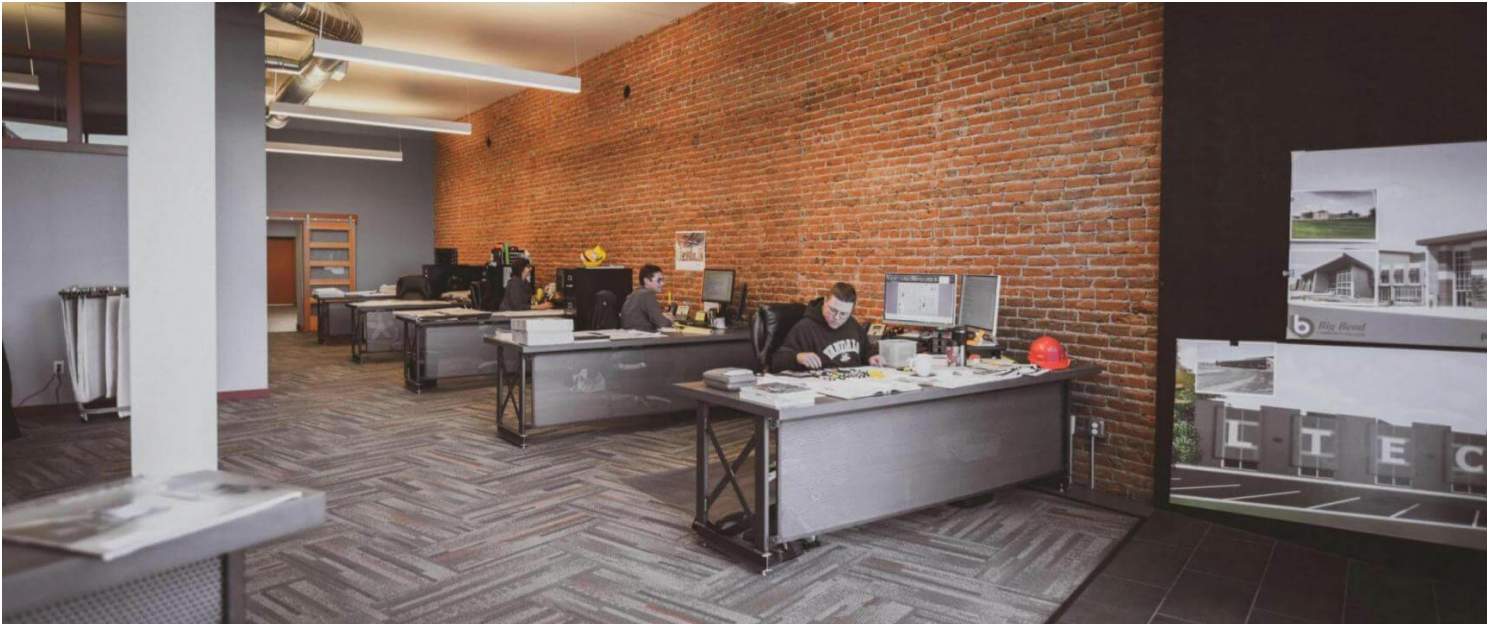


# 02 QUALIFICATIONS OF KEY PERSONNEL

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# QUALIFICATIONS OF KEY PERSONNEL



## RGU Team

RGU offer's comprehensive planning and architectural services. Our experience includes the following services:

- OFM Predesigns
- Structural, Envelope, & Roofing Repairs
- Mechanical & Electrical Upgrade Coordination
- Capital Project Request Reports & Facility Master Plans
- Facility Design
- Construction Administration

We work and-in-hand with public agencies to explore structural, aesthetic, and spatial needs. We are committed to being good partners and working with you to develop a study that uncovers and prioritizes your needs. The completed study will be easy to understand (verbally and visually). It will allow you to have meaningful discussions with your team that ultimately lead to informed decision making.

## Assigned Team Members

For the ECRC Predesign, RGU Architecture and Planning will serve as the Architect of Record and Robert Uhrich will be the primary point of contact.

We have built our consultant team based on past performance in campus master planning and predesigns. Below is a list of our of proposed consultants:

- Structural - Tristan Burton, Structural Forte, Inc.

## Department of Corrections & Eleanor Chase House Center

### TEAM MANAGEMENT



**Robert G Uhrich**  
Principal-in-charge  
RGU



**Lauri Uhrich, Planner**  
RGU

### DESIGN



**Lina McDonald AIA, LEED AP**  
Project Manager  
RGU Architects



**Kevin Heaney, LEED AP**  
Technical Design/Const. Admin  
RGU Architects

### SPECIALTIES



**Tristan Burton**  
Structural Engineer  
Structural Forte, Inc.



# QUALIFICATIONS OF KEY PERSONNEL



## **Robert Uhrich AIA, LEED AP** Principal | RGU Architecture & Planning

Robert offers over 27 years of architecture and hands-on construction administration experience on public agency projects. He works directly with owners to explore opportunities and arrive at solutions that are innovative, functional, and cost effective.

He is a hands-on Principal that will act as your single point of contact to ensure that your project is completed on schedule and within budget. Robert excels at coordinating complex projects. His experience allows him to foresee and overcome issues before they develop. Before attending college, Robert worked construction. This experience allows him to deliver comprehensive construction documents that are easy to understand. It also allows him to verify in the field that construction is being completed as bid. Robert will commit approx. 15% of his time to ECRC.

### **Experience**

27 Years

### **Education**

Bachelors of Architecture  
University of Idaho

### **Registration**

Licensed Architect:  
ID, WA, OR, MT

### **Professional Affiliations**

American Institute of Architects

National Council of Architecture Board  
(NCARB)

United State Green Building Council  
(USGBC)

Association for Career and Technical  
Education (ACTE)

## **Related Experience**

Idaho Public Television Feasibility Study, Paradise Ridge - Rebuild

Lewiston Church Housing Feasibility Study and Renovation

CBC Richland Campus Dormitories Feasibility Study

CBC Business Education Building Renovation

Eastern State Hospital - Security Upgrades

Eastern State Hospital - Door and Hardware Upgrades

Yakima Valley Schools - Kitchen Upgrades

LCSC - Spaulding Hall Predesign

Uofl Buchanan Hall Renovation

CBC - Bechtel National Planetarium Feasibility Study

WSU - Daggy Hall Envelope Repairs

WSU - Hollingberry Field House Envelope Repairs

WSU - Bryan Hall Envelope Repairs

WSU - Webster Hall Envelope Repairs

WSU - Carson Business Center Renovation

WSU - Eastlick Growth Chambers

BBCC - STEM Learning Center Renovation & Addition

BBCC - Administration Wing Renovation

BBCC - SIM Man Technology Lab Renovation and Structural Upgrades

BBCC - Workforce Education Center PRR. Predesign and Design

CBC - Center for Career and Technical Education PRR. Predesign and Design

CBC - Business Education Building PRR, Predesign and Renovation

CBC - Bechtel National Planetarium Predesign and Design

BBCC - STEM Learning Center Predesign and Design

NIC - Professional Technical Education Center Predesign



## Tristan Burton

### Structural Engineer/Principal | Structural Forte, Inc.

Tristan has over 30 years of experience in project management, analysis, design, condition assessments of public works projects. He believes in structurally designing for both what a facility currently needs and what it may need in the future. He is detailed and accurate and will work with you to provide a cost efficient plan of action. Tristan will listen to your needs, explore current conditions, and work with you to create a design that will maximize your budget and minimize disruptions to your operations. Tristan will commit approximately 15% off his time to ECRC.

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### Related Experience

- Idaho Public Television Feasibility Study, Paradise Ridge - Rebuild
- CBC Richland Campus Dormitories Feasibility Study
- Lewiston Church Housing Feasibility Study and Renovation
- Nez Perce Tribe Longhouse Feasibility Study
- Bechtel National Planetarium Feasibility Study & Design
- WVC Center for Technical Education and Innovation Predesign & Design
- Morrill Hall Seismic Upgrade
- BBCC Workforce Education Center Predesign & Design
- BBCC Aviation Maintenance Technology Center Predesign & Design
- CBC Student Recreation Center Design
- CBC Center for Applied Sciences and Agriculture Capital Request
- CBC Center for Technical Education Pre-Design
- WWCC Alternative Energy Center
- CBC Business Education Building Predesign & Design
- WVC Immersive Technology and Engineering Center Capital Request
- MCS STEAM Learning Center
- CBC Dental Hygiene Laboratory Center
- BBCC STEM Learning Center
- WSU Hydrogen Testing Center
- BBCC SIM-Man Medical Technology Center
- WSU AMDT Laboratory Center
- WSU Carson Business Center Renovation
- LCSC International Center Renovation
- Uofl Buchanan Hall Renovation Phase II
- CHS Auditorium and DECA Hall
- WSU Eastlick Hall Growth Chambers
- WSU Heald Hall Renovation

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#### Experience

30 + Years

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#### Education

Bachelors of Science Architectural Engineering  
Kansas State University

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#### Registration

Licensed Structural Engineer:  
WA & ID

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#### Professional Affiliations

Structural Engineers Association of  
Washington

AIA - Spokane Chapter

# QUALIFICATIONS OF KEY PERSONNEL



**Lauri Uhrich**

Planner/Programmer

### Education

Pacific Lutheran University,  
Bachelors of Art

### Value to This Project:

Lauri offers 20 years of experience in facility planning and grant writing. She will work directly with you to create a comprehensive predesign that considers the needs of the residents and staff members through a productive, community-oriented environment. She coordinates and holds community workshops, sustainability workshops, needs assessments, and various surveys.

Through her extensive research, Lauri will design an action plan that provides all the necessary data to build a predesign that OFM will enthusiastically fund.

### Role: Planner

**Time to ECRC - 25%**

### Relevant Project Experience:

- WVC Center for Technical Education & Innovation PRR and Pre-design
- CBC Business Education Building Pre-design, Design
- CBC Center for Career & Technology Pre-design, Design
- BBCC WEC Pre-design, Design
- CBC Medical Science Center Feasibility Study
- NIC Professional Technical Education Pre-design
- LCSC Professional Technical Education Pre-design
- CBC Business Education Building Pre-design



**Lina McDonald,**

AIA, NCARB, Lab Designer

### Education

University of Montana,  
Masters of Architecture

### Value to This Project:

For 14 years, Lina has been designing state agency projects. Her ability to translate your needs into functional and efficient space is unrivaled. Lina has a passion for design along with an extensive understanding of infrastructure requirements. She works closely with staff to fully understand project goals and objectives.

### Role: Project Manager

**Time to ECRC- 20%**

### Relevant Project Experience:

- CBC Dental Hygiene Clinic
- BBCC WEC Pre-design, Design, CA
- BBCC Aviation Maintenance Technology Center
- CBC CCTE Pre-design, Design, CA
- CPTC Advanced Manufacturing Center Lab Design
- GRCC Industry Training Lab Design
- EVCC Advanced Manufacturing Lab Design
- Shoreline CC Allied Health & Adv. Manufacturing
- Goddard Learning Center, Pre-design, Design



**Kevin Heaney**

LEED AP, NCARB,

Sustainability Designer

### Education

University of Montana,  
Bachelors of Architecture

### Value to This Project:

Kevin offers 10 years of Sustainability experience and acts as the Sustainability/Performance Building lead on all RGU Projects. He is detail oriented and dedicated to delivering high-performance education facilities. He excels in overseeing ELCCA, LCCA studies, and the LEED certification process. Throughout the process Kevin develops and verifies that the Owner's project goals are incorporated into the Owner Project Requirement (OPR) Manual leading to a fully developed in the built environment.

### Role: Tech. Drawings/Graphics/Construction Admin.

**Time to ECRC - 20%**

### Relevant Project Experience:

- LCSC Professional Technical Education Pre-design
- MCS STEAM Middle School
- WVC PRR Center for Innovation & Technical Education
- CBC PRR Performing Arts and Innovation Center
- CBC Student Recreation Center
- BBCC Workforce Education Center
- BBCC Aviation Maintenance Tech.
- CPTC Advanced Manufacturing Center Lab Design

# 03 RELEVANT EXPERIENCE

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# RELEVANT EXPERIENCE

## OFM Predesign Experience

Below is a list of select OFM Predesigns, Project Request Reports, and Feasibility Assessments that RGU has completed:

- WVC - CTEI PRR and Predesign
- BBCC - WEC PRR and Predesign
- YVC - Prior-Kendall Hall PRR
- CBC - CTE PRR and Predesign
- CBC - Performing Arts PRR
- CBC - Center for Applied Sciences & Agriculture PRR
- CBC - B Building PRR and Predesign
- CPTC - CAMT Design-Build Report
- SCC - HSAMCC Predesign
- NIC - CTE Predesign
- LCSC - CTE Predesign
- U of I - IPTV Predesign
- WSU - Cleveland Hall Predesign
- WSU Bryan Hall Envelope Restoration Study
- WSU Daggy Hall Envelope Restoration Study
- WSU Webster Hall Envelope Restoration Study
- WSU Hollingberry Field House Restoration Study
- BBCC - STEM Predesign
- CBC - Student Rec Center PRR and Predesign
- LCSC Spaulding Hall Renovation Predesign
- IPTV - Paradise Ridge Predesign
- WA-DVA Tri Cities Cemetery Feasibility Study
- WVC Immersive Technology Center PRR
- Lewiston High School Facility Condition & Predesign

## Management of Complex Washington State Projects

For over 20 years, RGU has collaborated on numerous projects for the State of Washington. Our team has provided management and oversight for a diverse project base. We have overseen structural, mechanical, and electrical upgrades. Furthermore, we have completed investigative studies that have arrived at underlying water intrusion and structural deficiencies.

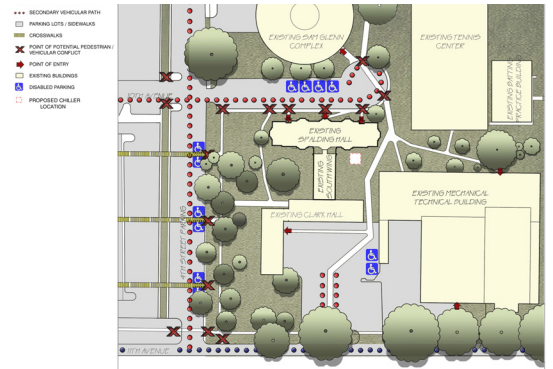
We are versed in Washington State Office of Financial Management (OFM) Predesign requirements, repairing occupied facilities, and repairing foundations and building envelopes. Our firm offers extensive knowledge of multi-phased State agency construction and the State of Washington capital budget process.

We have toured your facility and have a good understanding of your project goals and requirements. A similar study that we recently completed was LCSC's Spaulding Hall. This facility consists of two buildings that were fused together in a similar fashion to ECRC. Spaulding Hall like ECRC consists of two facilities with different elevations.



# RELEVANT EXPERIENCE

## Spaulding Hall Predesign



### Project Details

#### Location:

Lewis Clark State College,  
Lewiston, Idaho

#### Study Purpose:

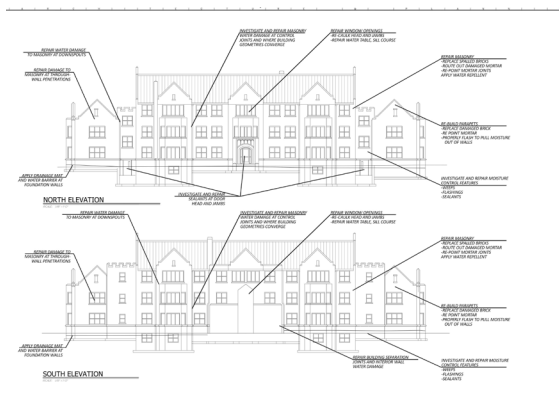
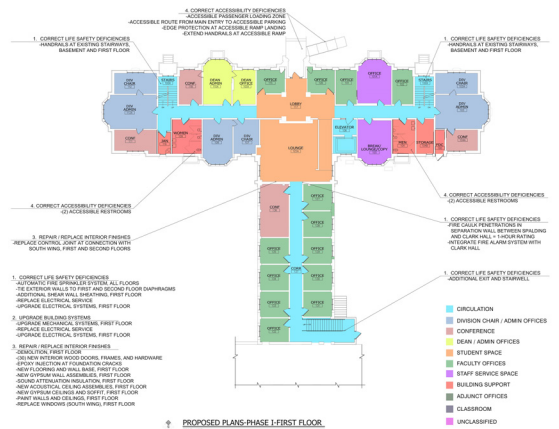
The purpose of this Feasibility Study was to conduct an in-depth architectural, structural, mechanical, and electrical analysis of Spaulding Hall in order to develop a prioritized and phased renovation. The proposed phasing plan is based on available budget and life safety/code issues:

1. Renovate per current available funding,
2. Repair/renovate the remaining facility interiors on a floor-by-floor basis as funding becomes available
3. Repair the building envelope through Masonry Restoration project as funding becomes available

Structural recommendations included tying the exterior unreinforced masonry walls to the floor and roof diaphragms and providing additional interior shear walls or a steel braced frame.

#### Project Contact:

Matt Graves, LCSC Maintenance Director  
Retired



# RELEVANT EXPERIENCE

## Idaho Public Television - Paradise Ridge Predesign



### Location:

Idaho Public Television  
Moscow, Idaho

### Study Purpose:

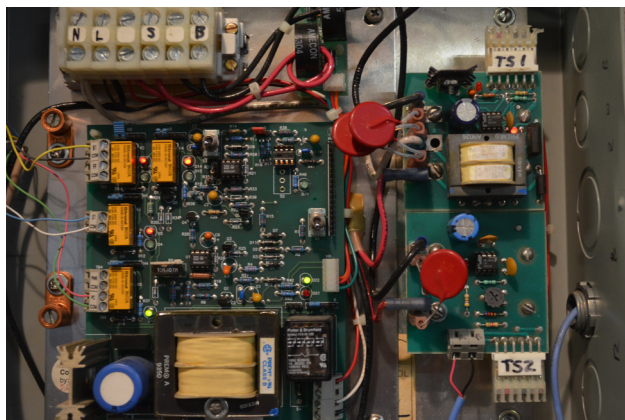
The purpose of this Building Renovation Study was to analyze the existing IPTV Paradise Ridge Broadcasting Equipment Building's condition and to formalize a report based on the current condition. The report focused on the costs and phasing impacts of the following two proposed solutions:

1. Repairing the existing facility
2. Replacing the existing facility with a new facility.

The analysis reviewed all architectural, structural, mechanical, and electrical elements of the facility based on current condition, age and projected remaining service life. Comparisons for repairing and replacing the facility will be based on compliance with codes (local, state, and federal) in association with construction, occupancy, and life safety.

### Contact:

Kenneth Segota, Chief Engineer  
IPTV KUID/KCDT  
(208) 885-1226



# RELEVANT EXPERIENCE

## Lewiston High School Facility Condition Assessment



### Project Details

#### Location:

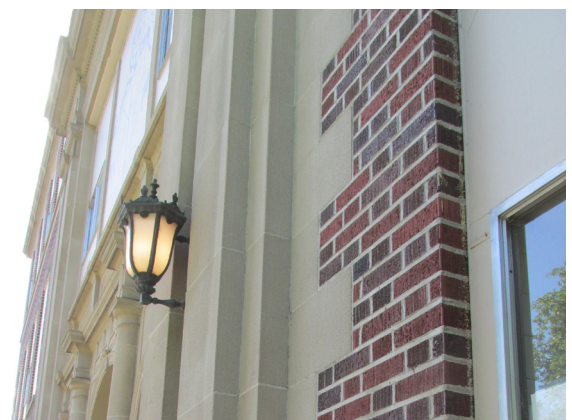
Old Lewiston High School  
Lewiston, Idaho

#### Study Purpose:

The study looked at design solutions to provide a code compliant campus, repair existing building, add additional space to make up for deficiencies, housing students during construction, and acquire additional surrounding land, as necessary, to allow for associated expansion of the campus. Life safety findings for the main building showed that the facility lacks fire-rated construction. The mechanical service tunnel in the basement level is open to all areas of the building and does not contain smoke/fire dampers that would halt the passage of fire throughout the building. Additionally the Structural analysis of the building detected a lack of proper connections of structural elements. The exterior masonry veneer is not tied to the floor and roof diaphragms. The issue could precipitate structural failure in the event of a fire or seismic event.

#### Contact:

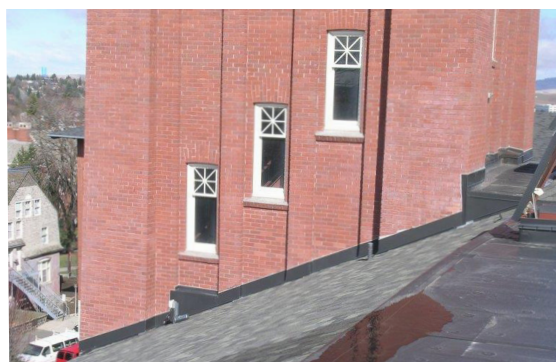
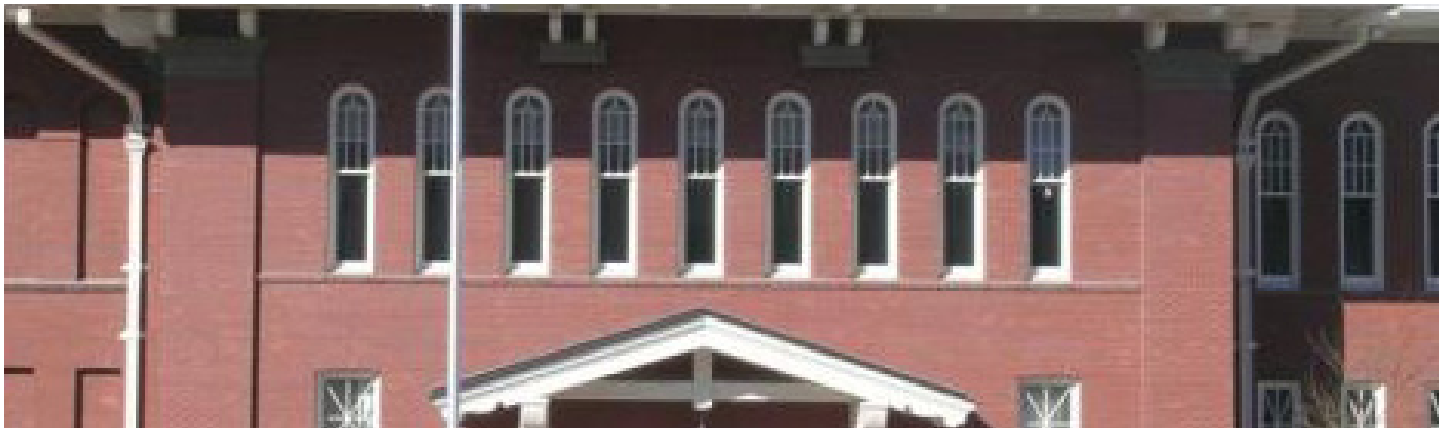
Lance Hansen, Superintendent Lewiston School District  
(208) 748-3000





# RELEVANT EXPERIENCE

## WSU Bryan Hall Exterior Cladding Assessment & Repair Plan



### Location:

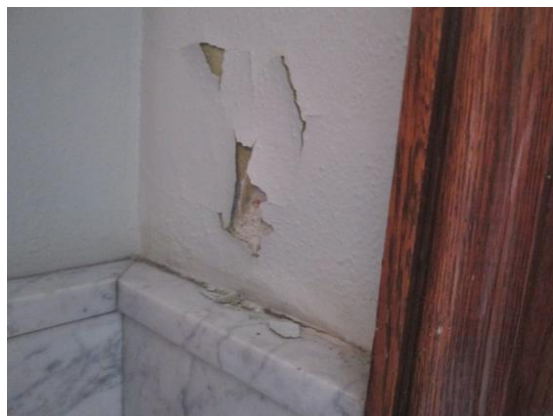
Washington State University  
Pullman WA

### Study Purpose

In order to maintain the integrity of historic Bryan Hall we assisted WSU in developing a prioritized, multi-phase exterior cladding and wood-framed and door repair and restoration action plan. In general, a repair and restoration project was developed to include removal and replacement of spalled, damaged bricks; proper deep mortar rout and repointing; repair, repainting, and sealing at wood-framed windows and doors including repair of cementitious water tables at window sills; retrofit of sheet metal roof-to-wall flashings and additional, related roofing repairs; application of properly tested and specified water repellent; and application of above-grade reinforced waterproofing at the loading dock, as well as retrofit application of below-grade waterproofing at rubble and concrete foundation walls. Additionally, a comprehensive window and door repair and restoration project was developed to allow the University to make repairs as their budget allowed.

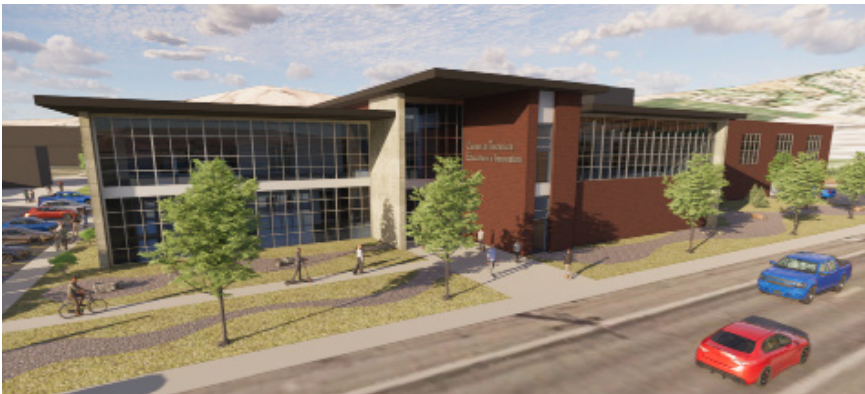
### Contact:

Jason Baerlocher  
WSU Capital Project Manager  
(509) 335-9012



# RELEVANT EXPERIENCE

## Center for Technical Education and Innovation Predesign



### Project Details

#### Location:

Wenatchee Valley College,  
Wenatchee, WA

#### Study Purpose:

The purpose of this study was to objectively explore and analyze various solutions to housing Wenatchee Valley College's Technical Education Programs.

This study looked at three options and numerous variables to validate that the construction of a new 80,000 square foot Technical Education facility on the north side of campus would be the most valid long-term solution. The study included a schedule, cost estimate, life cycle cost analysis, and in-depth study of the regions demographics and longterm growth.

#### Contact:

Brett Riley  
VP of Administrative Services  
509.682.6515



# 04 LIFE CYCLE COST ANALYSIS EXPERIENCE

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# LIFE CYCLE COST ANALYSIS EXPERIENCE

## Philosophy

LCCA is a process of evaluating the economic performance of a facility over its lifetime. Through a scientific approach the total cost of ownership is determined based on different design variables. Our Mechanical and Electrical Engineer will work closely with you to present Energy System, Mechanical System, and Electrical System design options. Through modeling the different variable they will be able to deliver a report that will give you the upfront costs as well as the life-time cost implications.

Additionally, the model will be able to input information on the Building Envelope, Siting/Massing, and the Structural System

## Clearly Defined Goals

The LCCA provides data on the most economical way to design and construct your building. It can not quantify your project goals and objectives. We will work with you to clearly define your overarching project goals before conducting the LCCA.

For the LCCA we will use variables/alternates that make sense for your project. We can include different mechanical systems, siting options as well as orientation, floor-to-floor height, and overall building height. Roofing as well as skin and insulation options can be included. What's important to note is when its all done - you need to make decisions based on the overall goals of your project. For instance, BBCC WEC project the owner wanted transparency and natural daylighting. One of their primary goals was to see learning in action. Additionally, they wanted the front of the facility to face campus. Connectivity was extremely important. Eliminating the separation of Technical Education for Academic programs was important. They wanted all students to have access to the same "College Experience". They wanted to integrate transfer students with technical education programs to create diverse cross-curriculum project based learning opportunities.

The model clearly showed that the cost of using a curtain-wall glazing and adding transparency throughout the facility would have additional costs. The College made the informed decision to move ahead with achieving their programmatic goals. We will assist you in making informed decisions through providing the most accurate information possible.

## Delivering Quality Buildings

RGU wants to assist you in creating facilities that meet resident, staff, faculty and community needs as effectively and efficiently as possible. Upfront costs need to be compared to long-term cost implications.

Creating facilities that are low-cost in both maintenance and utility consumption can positively impact future operation costs. Using

durable and easy to maintain materials can have a long-lasting impact on the total cost of your facility over its lifetime. Often scope drives decisions. The Life Cycle Cost Analysis (LCCA) serves as a reference to understanding the long-term impact of those decisions.

## Recent LCCA Experience:

- Wenatchee Valley College | Center for Technical Education and Innovation
- Big Bend Community College | Workforce Education Center
- Big Bend Community College | Aviation Maintenance Technology Center
- Lewiston School District | DeAtley Career & Technology Center
- Columbia Basin College | Center for Career and Technical Education
- Columbia Basin College | Business Education Center
- Clover Park Technical College | Center for Advanced Manufacturing and Technology
- Green River Community College | Trades and Industry Center

Office of Financial Management  
Olympia, Washington - Version: 2016-A  
Life Cycle Cost Analysis Tool  
Executive Report

Project Information			
Project:	L & T   WSDA Safety & Health		
Address:	7345 Linderson Way SW, Tumwater, 98501		
Company:	Hulzb BHU Engineers		
Contact:	Michael Tagles		
Contact Phone:	253-383-3257		
Contact Email:	michael@hulzbhu.com		

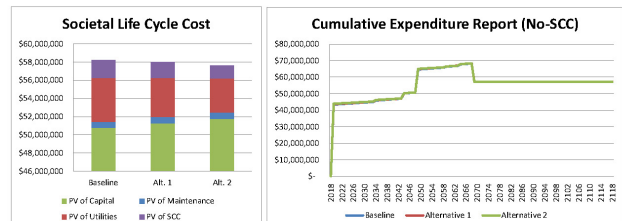
Key Analysis Variables		Building Characteristics	
Study Period (years)	51	Gross (Sq. Ft.)	53,154
Nominal Discount Rate	3.46%	Useable (Sq. Ft.)	38,941
Maintenance Escalation	1.00%	Space Efficiency	73.3%
Zero Year (Current Year)	2018	Project Phase	0
Construction Years	1	Building Type	0

Life Cycle Cost Analysis			
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intensity (kBtu/sq. ft.)	79.7	70.1	59.2
Net Construction Costs	\$ 43,235,833	\$ 43,516,695	\$ 43,742,102
PV of Capital Costs	\$ 50,767,032	\$ 51,271,969	\$ 51,736,566
PV of Maintenance Costs	\$ 670,717	\$ 726,002	\$ 754,562
PV of Utility Costs	\$ 4,833,984	\$ 4,294,974	\$ 3,710,943
Total Life Cycle Cost (LCC)	\$ 56,271,733	\$ 56,292,898	\$ 56,202,071
Net Present Savings (NPS)	N/A	\$ (21,163)	\$ 69,682

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost			
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	21,268	18,723	15,812
% CO2e Reduction vs. Baseline	N/A	12%	26%
Present Social Cost of Carbon (SCC)	\$ 1,925,877	\$ 1,695,532	\$ 1,431,952
Total LCC with SCC	\$ 58,197,710	\$ 57,988,428	\$ 57,634,024
NPS with SCC	N/A	\$ 209,282	\$ 563,686



Baseline Short Description
LEED Silver, Code Compliant
Alternative 1 Short Description
LEED Silver, High Efficiency
Alternative 2 Short Description
LEED Gold, Zero Energy Capable

# 05 PAST PERFORMANCE

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# PAST PERFORMANCE

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## Understand from Project Walk

We toured the building to get an understanding of the project and the existing building. Generally speaking, the building was constructed in three or more parts. The first two components are two early 1900 houses on the southeast and the southwest corners of the building. The next component was a more recent addition connecting the two houses. There most likely are other small additions.

The floors of the two houses are at different elevations. There are various ramps in the building connecting the different floor elevations. The foundations consist of rubble foundations, concrete foundations, CMU foundations and brick foundations. The floor construction was wood framing.

We assume the roofs are wood framing, although we did not verify that. We started on the first floor (daylight basement – daylight on the north side and basement on the south side). There are unfinished store rooms in the southeast and southwest corners of the building.

There are no major signs of settlement or distress. There was some minor settlement which is common in these old houses. Next, we toured the second floor. We did not see major signs of settlement or distress. The east exterior door was not square and it was reported they had to trim the door to make it functional. We went to the third floor on the west side. No

major signs of settlement or distress. We went to the third floor on the east side. This is where the distress is located. We did not take any measurements. However, the floor appears to be high at the center of the hallway and sloping down towards the exterior walls and then rising at the exterior walls. The deflection was not constant.

Finally, we walked around the building on the outside. The siding was a 3/4" exposed aggregate concrete board. The siding was in bad shape on the west side. The southeast corner (where the interior floor deflection was) had a 1' overhang that was showing signs of deflections. The soffit of this floor overhang was not level in some locations. The exterior walkway on the east side (at the trimmed door mentioned above) has a crack in the foundation and may not have a footing below the stem wall.

This project was described as a siding and foundation project. The siding needs to be addressed. However, (in our opinion) the main structural part of this project is the 3rd floor framing in the southeast area of the building. The floor framing was covered with interior finishes, so we could not investigate the floor further. This would be the next step.

Exposing some of the framing from below will allow us to better understand the condition of the framing, as well as, the joist size and span.

# PAST PERFORMANCE

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## Tools and Methods for Scheduling Projects

From our experience, a great predesign clearly defines scope, cost, and schedule. It results in a program that will endure through the design process and make it into construction. Creative solutions and great projects formulate through exploration of opportunities and verification of needs. Through qualitative and quantitative analysis RGU works to gain a clear understanding of program needs, program growth, and overarching project goals and objectives.

During predesign we use numerous methodologies to gather and analyze data and information. We will work with you to customize the action plan. We do what it takes to uncover your unique needs and develop a predesign that represents your programs/needs.

## How the interrelationship of successful management of scope, schedule, and budget creates successful projects

We can credit our management success to our open communication, teamwork and trust, decision making process, openness to unforeseen changes, and budget alignment.

**Communication** - The ability to openly communicate and translate information gathered by all team members is crucial to developing and defining the scope. Not all team members fully understand all the components that go into planning an educational space. Having open conversation and discussion can help fill in those gaps and ensure, as a team, we collectively understand the full scope. Having open communication also helps us to successfully translate the needs of everyone involved into one common shared facility. We have worked with many instructors to reach common goals and create state-of-the-art facilities and learning environments.

**Teamwork and Schedule** - RGU believes every project is a team effort where all ideas and perspectives are crucial to the overall success of the project. Our team brings a plethora of various skills and experiences that help to broaden our knowledge and skill sets. Having a team with a diverse skill set allows us to assign roles and tasks to our members we know will be handled with hard work and dedication. All tasks will be assigned a timeline so to not delay the rest of the team and to allow for time to make informed decisions and keep to the overall schedule. The key to successful management is to always maintain trust among team members, value other members' ideas, and to maintain openness and collaboration.

RGU's system of scheduling is based on the organization of tasks and roles in order to maintain progression and deliver a comprehensive predesign. We initially establish a timeline for completion of the predesign, then work backwards, breaking it down into more conceivable milestones that work with your timeline. The finalized timeline will allow everyone to be on the same page about benchmarks.

**Making Decisions** - We have found making hard decisions to be one of the more difficult parts of the process. These decisions, if big enough, can cause great impact to the remainder of the design and construction process. This is why we always do our best to bring these decisions up early in planning to allow for time to reach the best conclusion. Our experience and knowledge will allow us to present you with enough accurate information to make these difficult decisions in a timely but informed way. We present information in various forms of media to be as clear and informative as possible. Often, written information is not able to clearly convey enough information so we also use graphs, drawings, and 3D renderings to aid you in making the right decision.

**Adaptability** - Changes are inevitable during any project. Although our team strives to minimize these through extensive research into every facet, we still need to be able to adapt to changes or modifications when they do arise. To combat this, we will work with you to include allowances/flexibility into the predesign to ensure we have a sufficient budget and schedule.

**Budget Alignment** - Maintaining a budget is one of the most difficult parts of developing a scope for a project. RGU brings expertise in developing budgets for educational facilities and will bring solutions that exceed expectations and maximize funds. Using the same approach as developing a scope, we look at the owner's requirements and expected end result for the project and develop a baseline budget using costs of our other educational facility projects as a baseline, adjusting for variations developed in the ECRC scope.

The budget addresses all hard and soft costs and allows for contingency until the final decisions are made in the predesign. As the scope develops, so will the budget, and costs will become more defined. We will provide you with a refined and accurate budget in the predesign so adjustments won't need to be made during design and construction. In order to successfully do this, we create milestones along the process to ensure we are within budget and to allow you to make informed decisions along the way.

# 06 DIVERSE BUSINESS INCLUSION STRATEGIES

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# DIVERSE BUSINESS INCLUSION STRATEGIES

## Voluntary goals for certified diverse business participation:

RGU has developed a network of consultants throughout eastern Washington. We rely heavily on our network to deliver outstanding service and projects. Continually we are researching and seeking new firms to add to our network. We are dedicated to working with you to identify opportunities to increase the diversity of our team.

Anticipated Certified Diverse Business Participation (Goals)		
State Certification Category	Washington State/ DES Goals	Anticipated Percent of Contract Amount
Minority-owned business	10%	0%
Women-owned business	6%	0%
Veteran-owned business	5%	0%
Small/mini/micro business	5%	100%

## Efforts to identify diverse business subcontractors for this proposal

In eastern Washington there are only a handful of MWBE businesses that have the skill sets and knowledge needed to deliver excellence in predesigns. We are committed to working with you to research opportunities to achieve increased diversity on this project. All of our consultants are small businesses and one is a certified women owned business.

## Planned efforts to meet the voluntary inclusion goals. Include, but not limited to the following:

1. Annual Open House
2. Attend Economic Development Events
3. Mentoring, Training, and Capacity Building
4. Prompt payment

## Process for ensuring diverse businesses have enough time and information to provide your firm with bids/ quotes:

Assembling the needed submittal materials quickly can be challenging for those without prior DES experience. RGU strives to educate potential teaming consultants on an ongoing basis. For Harms engineering we assisted them in putting together all of the information necessary to be included on our team for Columbia Basin College's Student Recreation Center. Throughout the process we have assisted them in understanding the billing process. On all projects RGU Architecture pays invoices within 10 days of receiving payment. We understand that importance of cash flow.

## Our 2022 Outreach Activities Consisted of:

1. Reaching out to identified local and regional vendors through letters, email, and phone.
2. Inviting diverse consultants to make presentations to our staff to educate us about their capabilities and experience
3. Holding an office Open House and participating in "Get to Know the Buyer" events
4. Attend professional networking events with SBA, AIA, Colleges, Universities and other economic development entities
5. Partnering with area tribal agencies and attending career fairs to meet potential vendors
6. Learn about possible partners through project walks and Business Networking and Social Events

# 07 SF330 PART II

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# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)  
2023-301

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

2a. FIRM (OR BRANCH OFFICE) NAME RGU Architecture & Planning			3. YEAR ESTABLISHED 2002	4. DUNS NUMBER 616541327
2b. STREET 122 2nd Street/PO Box 820			5. OWNERSHIP	
2c. CITY Asotin		2d. STATE WA	2e. ZIP CODE 99402	
6a. POINT OF CONTACT NAME AND TITLE Robert G Uhrich, Principal			a. TYPE Sole Proprietorship	
6b. TELEPHONE NUMBER 509 758-9894		6c. E-MAIL ADDRESS ruhrich@rguarchitecture.net		
8a. FORMER FIRM NAME(S) (if any)			8b. YR ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
06	Architect	4		029	Education	5
47	Intern Architect	4		078	Planning	3
34	Planner	1		217	Envelope Repair	3
17	Interior Designer	1		084	Correctional Facilities	1
Other Employees						
<b>Total</b>		<b>10</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	6	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million		
c. Total Work	6	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

**12. AUTHORIZED REPRESENTATIVE**  
The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 6/15/2023
c. NAME AND TITLE Robert G Uhrich, Principal	