

architectureforeveryone

STATEMENT OF QUALIFICATIONS

**On-call Campus Architect(s) for North Seattle College,
Seattle Central College, and South Seattle College
Project No. 2024-826**

AUGUST 3, 2023

LETTER OF INTEREST

August 3, 2023

Mr. Jonathan Martin
Department of Enterprise Services
1500 Jefferson
Olympia, Washington 98501

Re: Project No. 2024-826 - On-call Campus Architect(s) for North Seattle College, Seattle Central College, and South Seattle College located in Seattle, Washington

Dear Mr. Martin and Selection Panel Members:

On-call contracts require a consultant who is responsive and efficient, able to adapt to the varying needs of the many types of facilities on a college campus. As a Minority Business Enterprise (MBE) and Small Business Enterprise (SBE), I founded Architecture for Everyone to provide exactly this type of service. It would be my privilege to support DES and the Seattle colleges with architecture services and offer the following benefits:

Deep experience with Washington's Community and Technical Colleges facilities - Over the past 20 years of my architecture career, I have provided services to many projects managed by DES, including an On-call Campus Architect Contract for Highline College, and projects at South Seattle College, Bates Technical College, Pierce College, and Clover Park Technical College. From this, I know your processes and procedures, from preparing the project manual and Division 1 specs with the DES Bid Proposal form, to processing Requests for Information (RFIs) and Change Order Proposals (COPs) to final closeout.

A diverse team committed to excellence - As a diverse firm, I will bring my unique perspectives to deliver thoughtful solutions for the State that best serve taxpayers. I have proven capability in delivering projects on time, on budget, including great design value matched by attention to detail, efficiency, and a collaborative approach. All work will be completed by me; it will not be delegated to interns or junior-level staff.

Adaptable approach - Architecture for Everyone is committed to serving as our clients' advocate and producing the best project outcome regardless of scale. We have worked on projects ranging in construction cost from \$150K task orders at Highline College up to \$40M new educational facilities. Architectural solutions under this contract could involve full plans, specifications, and estimates (PS&E) for public bid or for the State's JOC contractors to build. For minor repair projects, design could take the form of hand-drawn sketches to guide repairs performed by maintenance staff. Regardless of the scale of the project, I am committed to adapting to the best interests of DES and the college.

Thank you for our time and attention. We look forward to hearing from you as the selection process proceeds.

Sincerely,

Architecture for Everyone



Ko Sugeng Wibowo, AIA, LEED AP BD+C
Principal
ko@architectureforeveryone.org, (253) 208-4052



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

On-Call Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Ko Wibowo, AIA, LEED AP BD+C		
Firm Name Architecture for Everyone		
Address 15529 94 th Ave E		
City Puyallup	State WA	Zip 98375
Telephone (253) 208-4052	Email ko@architectureforeveryone.org	

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)

ARCHITECT-ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER <i>(if any)</i> 2024-826
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PART II - GENERAL QUALIFICATIONS

2a. FIRM (OR BRANCH OFFICE) NAME ARCHITECTURE FOR EVERYONE			3. YEAR ESTABLISHED 2019	4. DUNS NUMBER
2b. STREET 15529 94 TH AVE E			5. OWNERSHIP	
2c. CITY PUYALLUP			2d. STATE WA	2e. ZIP CODE 98375
6a. POINT OF CONTACT NAME AND TITLE KO SUGENG WIBOWO, AIA, LEED AP BD+C, PRINCIPAL			a. TYPE LLC	
6b. TELEPHONE NUMBER 253-208-4052			6c. E-MAIL ADDRESS KO@ARCHITECTUREFOREVERYONE.ORG	
			b. SMALL BUSINESS STATUS MBE, Certification No. M4M0026380	
			7. NAME OF FIRM <i>(If block 2a. is a branch office)</i>	
8a. FORMER FIRM NAME(S) <i>(If any)</i>			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 <i>(see below)</i>
		(1) FIRM	(2) BRANCH			
01	ARCHITECT	1		008	Auditoriums & Theater	1
				089	Rehabilitation (Buildings, Structures)	1
				017	Commercial Buildings (Low Rise)	1
				027	Dining Halls/Kitchens/Food Service	1
				029	Educational Facilities	1
				030	Gyms, Stadiums, Field Houses	1
				050	Housing/Group	1
				058	Labs, Medical Research Facilities	1
				204	LEED/LEED EB	1
				060	Libraries	1
				079	Master/Site Planning	1
				069	Modular/Pre-fab Design, Temp Struc	1
				072	Office Buildings	1
				100	Sustainable Design	1
	Other Employees					
	Total	1				

<p style="text-align: center;">11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>a. Federal Work</td> <td style="text-align: center;">1</td> </tr> <tr> <td>b. Non-Federal Work</td> <td style="text-align: center;">1</td> </tr> <tr> <td>c. Total Work</td> <td style="text-align: center;">1</td> </tr> </table>	a. Federal Work	1	b. Non-Federal Work	1	c. Total Work	1	<p style="text-align: center;">PROFESSIONAL SERVICES REVENUE INDEX NUMBER</p> <table style="width:100%;"> <tr> <td style="width:33%;">1. Less than \$100,000</td> <td style="width:33%;">6. \$2 million to less than \$5 million</td> <td style="width:33%;"></td> </tr> <tr> <td>2. \$100,00 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> <td></td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> <td></td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> <td></td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> <td></td> </tr> </table>	1. Less than \$100,000	6. \$2 million to less than \$5 million		2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million		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	
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5. \$1 million to less than \$2 million	10. \$50 million or greater																					

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

<p>a. SIGNATURE</p> <p>c. NAME AND TITLE KO SUGENG WIBOWO, AIA, LEED AP BD+C, PRINCIPAL</p>	<p>b. DATE 3/22/2023</p>
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QUALIFICATIONS OF KEY PERSONNEL



Ko creates realistic 3D models to help clients visualize additions and renovations to existing spaces.

ARCHITECTURE FOR EVERYONE

Architecture for Everyone, a Minority Business Enterprise (MBE) and Small Business Enterprise (SBE), was founded by Ko Wibowo, AIA, LEED AP BD+C, a complete architect with experience in design, management, and construction. His expertise, knowledge, and capabilities are unique, broad, and deep. Department of Enterprise Services (DES) and the Seattle Colleges will have **unparalleled and complete attention from him; **work under this contract will not be delegated to interns or junior designers.****

Ko Wibowo will act as the principal, project manager, and lead project architect for projects issued under this contract. Ko will make sure coordination with any needed subconsultants proceeds seamlessly and effectively, including the **preparation of demolition plans, of which Ko has managed on many campuses.**

Ko uses his talents in 3D modeling and hand sketching to help clients visualize the built condition of projects. 3D models and sketches also help the contractor better visualize the design and scope of the project.

SUBCONSULTANTS

As an MBE and SBE firm, Architecture for Everyone will consider other WMBE and/or small businesses if subconsultant services are required. Ko will collaborate with DES Project Manager, Jonathan Martin, and the College to select the preferred subconsultants.

Firms that may be engaged as needs arise include:

- Kellie Bower, Kaiser Bower Design & Consulting (WBE, SBE) - Management/Permitting Support
- Lund Opsahl (SBE) - Structural Engineering
- Brien Structural Engineers (WBE) - Structural Engineering
- Tres West Engineers (MWBE) - Mechanical and Electrical Engineering, Plumbing
- KG Designs (WBE) - Landscape Architecture
- RC Cost Group (SBE) - Cost Estimating

Architecture for Everyone also enjoys well-established working relationships with a number of prominent local engineering firms including but not limited to: PCS Structural Solutions, AHBL, BCE Engineers, Hargis, and Coughlin Porter Lundeen. Ko and his team are capable and willing to work with any subconsultant preferred by DES or the College.

QUALIFICATIONS OF KEY PERSONNEL



KO WIBOWO, AIA, LEED AP BD+C | Main Point of Contact **PRINCIPAL-IN-CHARGE/PROJECT MANAGER/PROJECT ARCHITECT**

With 26 years of experience delivering architecture services for Washington State DES and the Community and Technical College system, Ko Wibowo brings an informed perspective to this on-call contract. He has successfully delivered the design and construction administration for State facilities with construction costs up to \$22M. This includes expertly managing and designing projects for the State's Community and Technical Colleges, responding to value engineering reports, and constructibility reviews.

He is respected by the leaders of the Washington State-owned facilities he has worked with for his versatility and thoroughness in design; from programmatic requirements to technical needs to construction issue resolutions. Ko ensures the translation of the design into construction drawings and specifications are clear and precise. He is always a team player who puts the delivery of a quality project as the highest priority.

Education

Master of Architecture, 1996
Texas A&M University

Bachelor of Architecture, 1994
Parahyangan Catholic University

License

Licensed Architect; Washington

Certifications

AIA, LEED AP BD+C

Awards

AIA Seattle Honor Award for Stevens
Residence for Alzheimer's Care, 2014

Design Work Published

[DWELL, July/August 2014](#)

[Seattle Magazine, October 2015](#)

Professional Engagement

Chapter President, AIA Southwest Washington,
2012

Visiting Critic, University of Washington Design
Studio on Tollefson Plaza, 2013

Part-time Lecturer, University of Washington
Tacoma, Urban Studies Department,
2014 - Present

AIA Committee on Design, 2019 - 2022

** denotes projects performed while employed at
McGranahan Architects*

Relevant Project Experience

Washington State-owned Facilities

Highline College On-call Architect, 2021-2023, Des Moines

Minor Remodels & Renovations | Public Bidding | Emergency Response

South Seattle College Integrated Education Center, Seattle*

LEED Silver design | Basic Skills & Health Sciences Program | Social interaction

Fairhaven Recording Studio, Western Washington University, Bellingham

Minor Remodels & Renovations | Hand Sketches | 3D Renderings | Public Bidding

Bates Technical College Third Floor Main Building Renovation, Tacoma*

Renovation of Existing Building | City of Tacoma permitting | Small scope

Clover Park Technical College Student Center, Lakewood*

LEED Silver design | Student Lounge & Dining | Kitchen facilities

Highline College Building 4 Renovation, Des Moines*

Renovation of Existing Building | Flight Path Noise Remediation | Small scope

Highline College Building 6 Entrance Canopy, Des Moines*

Renovation of Existing Building | Student-Funded Project | Small scope

Highline College Health Science Addition & Renovation, Des Moines*

LEED Gold design | Successful Project Closeout | Daylighting

Pierce College Glacier Building - Dental Hygiene & Veterinarian Technology*

LEED Silver design | 1st Floor Reno. | New Building Addition

The Evergreen State College Communications Building Renovation, Olympia*

Interior Renovation | Expressive Arts Program | Energy efficiency improvements

Small Scope Projects

Transit Community Center Office Remodel for Mason Transit Authority, Shelton

Construction Documents for Office Space in Existing Building

Stevens Residence Addition for Alzheimer's Care, Tacoma

Honors physical, neural & psychological needs | AIA Seattle Honor Award, 2014

Siebert Remodel, Tacoma

Remodel of Stevens Residence for new owner | City of Tacoma permitting

Lakewood Adult Family Care, Lakewood

1,800-sf structure with 5 bedrooms | Budget-conscious design | ADA Design

GENERAL PROJECT APPROACH



FAIRHAVEN RECORDING STUDIO,
WESTERN WASHINGTON UNIVERSITY

Architecture is about the balance of program, function, beauty, and aesthetics within the reality of structure, utility (MEP), and budget/cost. Beauty without function or vice versa is not architecture. Architecture for Everyone idealizes this balance and prides itself on taking all aspects into consideration when designing, regardless of the scale of the project. Small and unassuming projects deserve attention and care the same as larger and more prominent projects. In the end, architecture serves the well-being of the end users and those who interact with it. Beauty comes from the satisfaction of serving our clients and end users well, and the physical outcome that lifts the human spirit. Architecture for Everyone will bring this mindset to projects for the Seattle Colleges and will apply the following approach.

TASK 1: INITIATE PROJECT-SPECIFIC AGREEMENT

To initiate a project-specific agreement under the On-call Architectural Service contract, the DES Project Manager, Jonathan Martin, will call Ko Wibowo. As a registered architect with more than 20 years' experience working on many campus facilities managed by DES, Ko knows the types of questions to ask in order to understand the scope of work, uncover initial thoughts on budgets, and ascertain the schedule/urgency, as well as the programmatic goal and design intent of the project, if any.

He will clarify the communications protocol that Jonathan prefers for this project-specific agreement. Having worked on small projects both for private and public entities, in individual buildings and campus settings, Ko understands that urgent issues may arise that affect critical operations, thus requiring a swift response.

Ko will coordinate with Jonathan to provide local contacts in the capital projects, maintenance, and/or facilities department at the building or campus so he can contact these staff as needed throughout the project. With this initial understanding of the scope, Ko will determine if any subconsultants will need to be engaged to complete the project.

GENERAL PROJECT APPROACH

TASK 2: SITE VISIT and KICK-OFF MEETING

In order to confirm the budget and scope, Ko will schedule a site visit with a kick-off meeting with Jonathan and/or a local contact referred to him by Jonathan. If the project requires immediate attention, Ko can be on-site the same day to start developing a solution. We understand the importance of quick responses and strive to serve the best interests of the State and taxpayers.

The site visit and kick-off meeting will accomplish several important elements, including:

- Explore and identify project goals
- Further define and refine the project scope of work, including work requiring subconsultants and/or special vendor involvement
- Discuss the budget and cost estimating approach
- Discuss schedule milestones and reviews by DES/client
- Identify areas of risk or special concern
- Understand the context of the project (i.e., campus, neighborhood)
- Review the existing conditions and any as-built drawings available
- Discuss the construction approach; such as the desire to use the State JOC contract versus a straightforward design that maintenance staff could build versus a competitive bid process

The types of questions that Ko may ask at the kick-off meeting include:

- Who are the other stakeholders to be engaged on this project?
- What is your relationship and experience with the permitting agencies who will review the project?
- Do you have preferred subconsultants that you'd like us to engage for this project?
- Do we need special vendor involvement due to warranty?
- Are there any standard materials and finishes?
- What is the decision-making process and the expected response time?

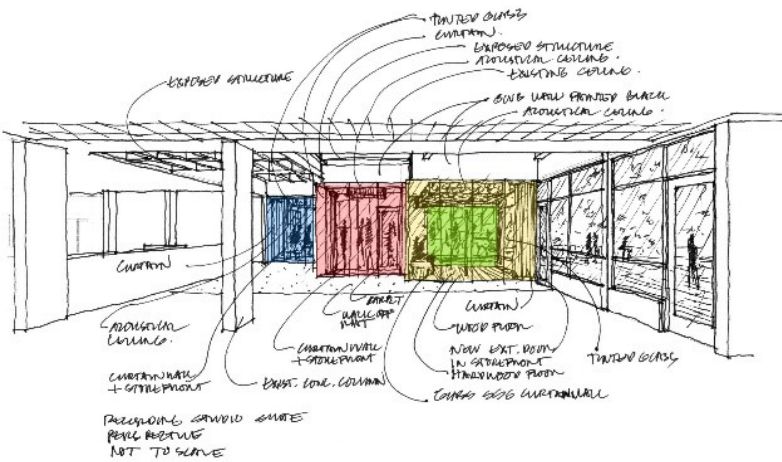
Upon confirmation of the scope, budget, and schedule, Ko will submit the scope of work, fee, and work task breakdown of the proposed fee using billing rates at or below the state allowed rates. Jonathan will then authorize the work to proceed with a project-specific agreement under the on-call contract.



"Ko has the special ability to take ideas from the project team and quickly sketch out a solution to reach resolution. His professional efficiency was invaluable to the project team during design and construction of the Building 26 Renovation Health and Life Sciences project at Highline College."

*- Julie Nakahara
Project Manager, DES*

GENERAL PROJECT APPROACH



Architecture for Everyone used hand sketches to visualize massing for a project at Western Washington University, which were in turn developed into photo realistic renderings to help communicate the design with stakeholders.

TASK 3: DESIGN & COST ESTIMATING

With authorization in hand, the design work will proceed. Depending on the size and scope of the project, and the preferred construction method, we may prepare a full set of drawings for more complex projects, or scaled hand drawn/CAD sketches and details for simple projects that the maintenance staff will build. Ko is knowledgeable in both technical and constructability aspects of design and he will use this knowledge to deliver the project effectively. In short, Ko will act as an advocate and catalyst for DES to realize the successful completion of the project.

Our design is tailored to the size, scope, and needs of the project. We have the capability to perform using Revit (BIM) down to on-site hand sketches. If needed, we are also capable of creating 3D visualization to aid stakeholders in making decisions.

As the design progresses, construction cost estimates will be prepared at key project milestones to verify that the project is staying within the budget. On some projects, Ko can provide suggested or educated probable estimates, while others may warrant an outside cost estimator.

TASK 4: BIDDING, CONSTRUCTION ADMINISTRATION, & CLOSE OUT

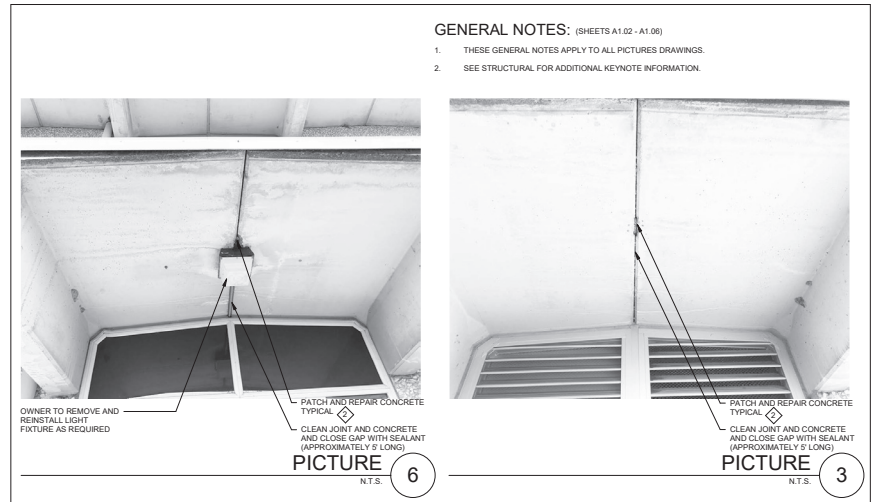
Leading the bidding process and providing construction administration are within Ko's expertise. He has prepared full contract documents for public bidding for numerous projects managed by DES, including small projects as campus architect for Highline College, as well as larger projects like Clover Park Technical College Student Center and Highline College Building 26 Addition and Renovation. This work will include:

- Preparing the Project Manual including Division 1 and technical specifications and incorporating the DES Bid Proposal Form
- Preparing General Conditions and Supplemental Conditions
- Modifying the State's template for the Advertisements for Bids
- Coordinating with the plan centers to distribute the bid set
- Scheduling and running the pre-bid meeting and the preconstruction meeting
- Responding to contractor's requests for information

GENERAL PROJECT APPROACH

Once construction begins, Ko will provide construction administration services. This will include:

- Preparing field reports to document progress in conformance with the contract documents and specifications
- Reviewing contractor pay requests
- Processing Request for Information (RFI), Field Authorization (FA), Supplemental Instruction (SI) and Change Order Proposal (COP), and supporting DES in issuing a Change Order (CO)
- Preparing punch lists and back punches
- Preparing the close out documentation



Portion of the construction document set for a Concrete Repairs Task Order at Highline College that Ko prepared as the on-call campus architect.

CASE STUDY | PROJECT CLOSE OUT INNOVATION FOR HIGHLINE COLLEGE BUILDING 26

With Ko’s long-term experience working for DES, he knew that the close out process can be drawn out, so he conceived an approach to make the process run smoothly and efficiently.

With close out requirements spread throughout the specifications, Ko simplified the process for the general contractor and DES PM Julie Nakahara by compiling all the requirements into one spreadsheet. The spreadsheet noted where in the spec the item was located, a description, a comments area for updates, and a status column to note the work as incomplete, pending, or complete.

Both Julie Nakahara and general contractor, Pease Construction, expressed appreciation to Ko for creating this process. The result was that all team members were aligned on the close out process and no items were missed.

Ko Wibowo served as the Lead Project Designer, Project Architect, Project Manager and Construction Administrator (with a previous employer) for the Highline College Building 26 Renovation which involved renovation and addition to an existing building to create space for the Health and Life Science program.

HIGHLINE COLLEGE B-26 RENOVATION HEALTH AND LIFE SCIENCE BUILDING FINAL COMPLETION CHECKLIST FOR PEASE State of Washington Project Number: 2015-264H(2-2)				
Phase 1	Spec Section/Item #	Description	Comments	Status
	Spec 01 78 00 3.02 A. 1.	Submit final payment request with releases and supporting documentation.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 2.	Submit affidavit that all payrolls, bills of materials and equipment, and other indebtedness are paid.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 3.	Submit affidavit on item 2 from each sub-contractor.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 4.	Submit a letter from Bonding Company.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 5.	Submit Contractor's Affidavit of Release of Liens.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 6./DES Substantial Completion Checklist #2	All Fas, COPs, and Change Orders submitted	02/10/20 All Fas are submitted but not all signed and processed yet. 03/13/20 FA 130 is not submitted yet.	Pending
	Spec 01 78 00 3.02 A. 7.	Submit certified copy of Architect's final inspection list of items with statement that each item has been resolved and endorsed by the Architect.	02/10/20 Punchlist items are not all completed yet. See below. Some items are marked completed by the Contractor but they have not been backchecked or approved. 03/13/20 No update yet.	Incomplete
	Spec 01 78 00 3.02 A. 8.	Submit consent of surety to final payment.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 9.	Submit a final liquidated damages settlement statement.	02/10/20 Not submitted yet/not applicable. 03/13/20 Not submitted yet/not applicable.	N/A
	Spec 01 78 00 3.02 A. 10.	Submit evidence of final, continuing insurance coverage.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 11.	Submit State Department of Labor and Industries Affidavit of Wages Paid (State Form 9843)	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 A. 12.	Submit certification that the project is asbestos-free and lead-free.	02/10/20 Not submitted yet. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 B. 1./DES Substantial Completion Checklist #11. d.	Operation and Maintenance Manuals.	02/10/20 MEP is completed. Architectural is pending. Preliminary version was submitted and returned. 03/13/20 so far only Control O&M is submitted.	Incomplete
	Spec 01 78 00 3.02 B. 2./DES Substantial Completion Checklist #11. i.	Warranties and Bonds.	02/10/20 MEP is completed and submitted to HC. Architectural is not submitted yet. 03/13/20 Architectural is not submitted yet.	Incomplete
	Spec 01 78 00 3.02 B. 3./DES Substantial Completion Checklist #11. e.	Project Record Documents.	02/10/20 As-built was submitted and being reviewed by the design team. 03/20/20 Still under review by the design team. Contractor is to provide clean drawings and the digital version per specs.	Pending
	Spec 01 78 00 3.02 B. 4./DES Substantial Completion Checklist #6	LEED Certification Submittal Binder.	02/10/20 LEED reports were uploaded but incomplete. O'Brien still needs to review prior to submittal. Pease is waiting on FSC back-up invoicing from subs. 03/13/20 Pease uploaded the report. Under review by O'Brien.	Pending
	Spec 01 78 00 3.02 C.	Request Architect's inspection to certify Final Acceptance and final payment, listing exceptions in the request.	02/10/20 Not submitted yet. Pease is still working on punchlist items. 03/13/20 Not submitted yet.	Incomplete
	Spec 01 78 00 3.02 D.	Return all copies of drawings and specifications per General Condition 00 72 00 4.05 A.	02/10/20 Not returned yet. 03/13/20 Not returned yet.	Incomplete
	DES Substantial Completion Checklist #1	Close-out requirements identified at Construction Close Out Meeting.	02/10/20 Close out meeting is not set yet. 03/13/20 Close out meeting is not set yet.	Pending
	DES Substantial Completion Checklist #3	All systems functioning as designed.	02/10/20 Not completed yet. WHP-1 is not functioning as designed - system off. Air leakage report not completed -system not balanced. Eyewash recirculation loop incomplete - requires pump to be installed. Door operator at door 253A inoperable - needs replacement, awaiting parts. 03/13/20 See updates below. CHRISTINA IS TO UPDATE.	Incomplete

RELEVANT EXPERIENCE

ON-CALL CAMPUS ARCHITECT, HIGHLINE COLLEGE

Des Moines, WA

Highline College selected Architecture for Everyone as a campus architect for the 2021-2023 biennium. These types of task orders required quick turnaround for the college to address emergency conditions as well as spending deadlines for funding. Therefore, broad understanding of the technical and administrative side of project delivery was important.

Design and creativity were also needed to provide options for solutions that best fit the college's needs and budget. Equally important was the ability to network with vendors and installers for technical resolution to problems.

Building 26 South Walkway Concrete Topping Repair Study Task Order

Architecture for Everyone provided Highline College with recommendations for concrete repair. We organized site visits by vendors and contractors to come up with solutions and provided an estimated cost for repair. The college hired the recommended repair contractor through a direct purchase contract.

Highline Campus Tree Removal, Cutting, and Trimming Task Order

Architecture for Everyone worked with the landscape architect to provide drawings and specifications as well as coordinating with City of Des Moines for permitting. The project estimate was \$200K and the low bid came in at \$150K.

Highline College MaST Emergency Window Replacement Study Task Order

Located along the shores of Puget Sound, the MaST building's windows were smashed in a 100-year storm that flooded the building. A quick repair was needed to seal the building and make the classroom operational ASAP. Architecture for Everyone coordinated an immediate effort in selecting/recommending the proper window to resist such a storm in the future and the contractor/vendor who could perform the work. Ko also reviewed the proposed details to ensure water tightness.

Highline College Campus Miscellaneous Concrete Repairs Task Order

Architecture for Everyone worked and coordinated with the structural engineer to provide drawings and specifications for concrete repairs and paintings in various locations on campus. Cost estimating was provided by a subconsultant. Architecture for Everyone, working together with Highline College, adjusted scope of work to meet the target budget and the deadline for the funding. The project estimate was \$145K and the low bid came in at \$120K (see clip of construction documents on page 7).

Relevancy

*DES On-call Campus Architect contract
Improvements to existing campus and buildings
Successful subconsultant management
Construction document preparation*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion
Sustainable design approaches*

RELEVANT EXPERIENCE

HIGHLINE COLLEGE CAMPUS WAYFINDING CONCEPT STUDY TASK ORDER

Des Moines, WA

As part of the On-call Campus Architect contract, Architecture for Everyone provided Highline College with concept design for campus wayfinding from all campus entry points, parking lots, and eventually to the buildings. The components include campus entry sign, information sign, directional signs, and building signs. Freehand sketches were developed initially for concept direction approval, and then computer generated renderings were provided for visualization.

Relevancy

*DES On-call Campus Architect contract task order
Improvements to existing campus and buildings*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion*



Existing condition of campus wayfinding



Ko used freehand sketches to demonstrate how vertically oriented directional signage would effectively aid in wayfinding on the horizontally oriented campus



Existing condition of campus wayfinding



Freehand sketches of vertically oriented directional signage

RELEVANT EXPERIENCE



FAIRHAVEN RECORDING STUDIO, WESTERN WASHINGTON UNIVERSITY

Bellingham, WA

The Recording Studio at Fairhaven Academic Building is a remodel of an existing building lobby into a recording studio suite. The scope also includes the demolition of existing offices that had been added to the lobby of the 1970s-era brutalist building. The recording studio consists of the main studio, voice recording room, control room, and lounge totaling 1,200-sf.

Architecture for Everyone worked closely with the cost estimator, consultants, and the client team to perform value engineering to ensure the design was not excessive. Hand sketches and photo realistic renderings helped visualize the design concept. In the end, the design was accepted by the client and they were willing to increase the budget to \$850K because they saw the value of the proposed design for the success of the program.

The project was successfully permitted through City of Bellingham, publicly bid, and is now under construction. Ko is providing construction administration services.

Relevancy

*Washington State-owned university
Small scope addition to existing building
Successful subconsultant management
Design, bid, build delivery*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion*



SOUTH SEATTLE COLLEGE INTEGRATED EDUCATION CENTER

Seattle, WA

The IEC building brings together two seemingly different program types — Health Care Program, Adult Basic Education, and ESL programs, as well as faculty offices. This unique pairing provides an opportunity to embrace the shared accommodations of varied program and teaching/learning needs. The project seeks to find the overlap of the two programs and the shared need to learn and interact socially as a way to develop caring, nurturing communication skills.

Construction was completed in 2018. Ko Wibowo served as the co-lead project designer and project architect while employed at McGranahan Architects.

Relevancy

*Washington State-owned college
Classrooms, common areas, and faculty offices
New building to fit existing campus
Design, bid, build delivery*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion
Sustainable design approaches (LEED Silver)*

RELEVANT EXPERIENCE

HIGHLINE COLLEGE BUILDING 26 ADDITION & RENOVATION - HEALTH SCIENCE & LIFE SCIENCE

Des Moines, WA



Ko was instrumental in coming up with the overall design of a \$30 million dollar renovation project here at the Highline College campus. Ko used his creative sense to capture the sense of community, inclusiveness in his design for our state-of-the-art Health and Life Science higher education facility.”

- Barry Holldorf, Facilities Director
Highline College

The project is a renovation of and addition to Building 26 to house health sciences, biology programs, and faculty offices. The design deploys five strategies: perforate, attach, insert, identify, and guide to improve daylighting, adding new program areas, unification of circulation, entrance identity, and wayfinding. Designed to LEED Gold, with a budget of \$30M, Ko Wibowo served as the Lead Project Designer, Project Architect, Project Manager, and Construction Administrator while at McGranahan Architects.

Relevancy

Washington State-owned college
Addition to and modernization of existing building
Successful subconsultant management

Similar Project Goals

Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion
Sustainable design approaches (LEED Gold)



HIGHLINE COLLEGE BUILDING 26 SECURITY SCREEN

Des Moines, WA

Ko Wibowo was responsible for the design of a security screen for the renovated Building 26. To control costs to keep the budget under \$100K, Ko collaborated with the structural engineer and the fabricator to verify it fit within the budget, while also ensuring that the design was consistent with the College’s vision for this feature.



Ko also oversaw the preparation of the construction documents. Project completed while he was at McGranahan Architects.

Similar Project Goals

Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion

RELEVANT EXPERIENCE

HIGHLINE COLLEGE BUILDING 6 ENTRANCE CANOPY

Des Moines, WA

This was a student-funded project to improve the entrance to the Administration Building as campus identity, a gathering place, and a transit waiting structure envisioned by the students. Students came up with an early program and design vision that was then developed and improved. Budget constraints and funding limitations (under \$1M) required several studies and cost estimating exercises to translate the conceptual design idea into the final design. Ko prepared hand sketched plans and perspectives to get initial pricing from the cost estimator. In addition, the design needed to maneuver around existing utilities under the site. Construction was completed in 2018. Ko Wibowo served as the project designer, project architect, and project manager while with a previous employer.

Relevancy

*Washington State-owned college
Addition to an existing building*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion*



HIGHLINE COLLEGE BUILDING 4 RENOVATION

Des Moines, WA

This project was a complete interior and exterior renovation of a unique existing thin shell concrete building on the Highline College campus. It included mechanical upgrades that involved an ESCO to work together with the design team, complete re-roofing that included a special liquid applied to the roof for the thin shell concrete, window upgrades to meet standard noise criteria due to the location being in a flight path (the project has FAA mitigation funding), a new entrance canopy (required coordination with Department of Archeology + Historic Preservation that eventually excluded this item from the project), new ADA accessible lift, and classroom improvements.

Ko Wibowo served as the lead designer, project architect, and project manager while with a previous employer. In addition, Ko Wibowo coordinated the permitting process with City of Des Moines.

Relevancy

*Washington State-owned college
Interior and exterior renovation of existing building
ADA accessibility improvements
WA Department of Archeology + Historic Preservation review*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion*



RELEVANT EXPERIENCE



Relevancy

Washington State-owned college
Renovation of existing building
Successful permitting

BATES TECHNICAL COLLEGE THIRD FLOOR MAIN BUILDING RENOVATION

Tacoma, WA

This project involved a renovation of the third floor at Bates Technical College’s main building to provide classrooms and a space for the ESL program. The scope included demolition of most of the existing wall and finishes but left the existing rated corridor intact. The budget was around \$1M.

Ko Wibowo served as the design and project architect while at McGranahan Architects. In addition, Ko Wibowo coordinated the permitting process with the City of Tacoma.

Similar Project Goals

- Scope and budget alignment*
- Effective stakeholder communication*
- Design and construction efficiency maximization*
- Schedule management for on-time completion*



TRANSIT COMMUNITY CENTER OFFICE REMODEL, MASON TRANSIT AUTHORITY

Shelton, WA

The project is to add two offices within an existing empty space. Architecture for Everyone provided construction documents for Mason Transit Authority for the purpose of securing a building permit. The construction budget was \$70K, and the agency has opted to put the project on hold.

Ko Wibowo served as principal and project architect.

Relevancy

- Small remodel project for public agency*
- Construction document preparation*

Similar Project Goals

- Scope and budget alignment*
- Effective stakeholder communication*
- Design efficiency maximization*

RELEVANT EXPERIENCE



Relevancy

Washington State-owned facility

LEED Silver design

Classrooms, common areas, and faculty offices

Successful subconsultant management

PIERCE COLLEGE GLACIER BUILDING (DENTAL HYGIENE & VET. TECHNOLOGY BUILDING)

Lakewood, WA

This project consists of a 20,000-sf renovation of the first floor of the Cascade Building for the Emergency Medical Services program amongst general classrooms and labs, and a new 30,000-sf two-story building for Veterinary Technology and Dental Hygiene programs. The building's connection to the first floor of the Cascade Building, as well as the campus, is important as it creates effective accessibility and identity for the building. The new building has unique views and pedestrian linkages to Waughop Lake and the adjacent trail system.

Construction was completed on the \$22M project in Fall 2022. Ko Wibowo served as Lead Project Designer and Project Architect while employed with McGranahan.

Similar Project Goals

Scope and budget alignment

Effective stakeholder communication

Design and construction efficiency maximization

Schedule management for on-time completion

Sustainable design approaches (LEED Silver)

CLIENT TESTIMONIALS

"I worked with Ko on a Dental Hygiene and Veterinary Technology teaching facility at Pierce College. Working with Ko was a pleasure. He took the necessary time to listen to our needs, and even anticipate ones we had not thought of yet. He carefully balanced the many different ideas we provided and throughout the iterations of designs, honed in on a facility that met our vision and our budget."

**- Choi Halladay, Deputy Executive Director of Business Operations
Washington State Board of Community & Technical Colleges
(formerly of Pierce College)**

"Ko Wibowo has been the design lead on a major renovation and new building project for Pierce College. His exploration of the program needs and attention to detail has provided the college with a level of design excellence that we believe will serve the program for many years. On several occasions where the program staff identified issues or created challenges for the team, Ko and his team have responded with design solutions that are simple, elegant and effective. It has been a pleasure to work with him and I hope to work with Ko again in the future."

**- Chris Gizzi
Project Manager, DES**

RELEVANT EXPERIENCE



CLOVER PARK TECHNICAL COLLEGE STUDENT CENTER

Lakewood, WA

The Student Center provides three main functions: Academics, Student Amenities and Assembly. The Student Center serves as the primary place to be on campus to study, hang-out or dine. The retail spaces in this group support the academic curriculum and are run by students. The next group includes Student Amenities such as the bookstore, student government, game room, student lounge and TV room. The Assembly group includes food service and a multi-purpose room.

Ko Wibowo served as the Lead Project Designer, Project Architect, Co-Project Manager and Construction Administrator while employed at McGranahan Architects.

Relevancy

*Washington State-owned college
Common areas, kitchen facilities
New building to fit existing campus
Successful subconsultant management
Design, bid, build delivery*

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication
Design and construction efficiency maximization
Schedule management for on-time completion
Sustainable design approaches (LEED Silver)*

LAKESWOOD ADULT FAMILY CARE

Lakewood, WA

The project is an 1,800-sf structure with five bedrooms (four doubles and one single) and a caretaker bedroom with a very limited budget. The design seeks creative solutions using commonly-used materials in speculative housing developments such as cement board panel siding, vinyl windows, and light wood framing. This project is currently waiting for permit submittal. Ko Wibowo served as Architect.

Similar Project Goals

*Scope and budget alignment
Effective stakeholder communication*



RELEVANT EXPERIENCE



STEVENS ADDITION FOR ALZHEIMER'S CARE

Tacoma, WA

This project was a sensitive addition to a single family home that carefully considers the occupant's basic physical, neural, and psychological needs as someone who has been diagnosed with Alzheimer's disease. Ko placed the client at the center of the design approach. The addition created an accessible bedroom and bathroom with display spaces for Ken's ceramic art pieces, a study area, and an enclosed deck to help him retain his memories and keep him safe while remaining active. The addition fits the wooded site and respects the existing modern northwest-style house. The design keeps the home as homelike as possible, which includes a lot of "familiarity and sensitivity to the landscape, and respecting time as an experiential condition." The AIA Seattle Honor Awards jurors were emotionally moved by how the home is "not asking for attention, but asking to be lived in."

SIEBERT REMODEL

Tacoma, WA

The Sieberts moved into Stevens Addition in early 2022 with a family of four requiring the remodel of the basement for additional bedroom and bathroom. The remodel presented an opportunity to design it with a different concept than the 2012 addition—a grafting of the rootstock of the existing tree with a scion or grafted plant of the remodel. The scion or grafted plant is the new design within the original house that complements its design and gives its own identity. This scion or grafted plant is expressed through connecting and continuous planes and volumes inserted into the house featuring a different complementary species of wood.



Similar Project Goals

- Scope and budget alignment*
- Effective stakeholder communication*
- Design and construction efficiency maximization*
- Schedule management for on-time completion*
- Sustainable design approaches*

Awards

Honor Award, AIA Seattle, 2014

Publications

[*DWELL, July/August 2014*](#)

[*Seattle Magazine, October 2015*](#)



Similar Project Goals

- Scope and budget alignment*
- Effective stakeholder communication*
- Design and construction efficiency maximization*

RELEVANT EXPERIENCE

MANAGING MULTIPLE PROJECTS SIMULTANEOUSLY

As a practicing architect for over 20 years it is commonplace for Ko Wibowo to manage multiple projects simultaneously.

Ko uses Microsoft Outlook as a tool to facilitate strong project management to ensure deadlines are met, including schedule tracking, setting interim and final milestone dates, creating task lists, and diligently following up with consultants, vendors, and contractors to verify that progress is being made.

As an On-call Campus Architect for Highline College in the 2021-2023 biennium, Ko simultaneously managed three task orders:

- Tree Removal, Cutting, and Trimming
- Miscellaneous Concrete Repairs
- Wayfinding Concept Study

During this time, Ko was also managing and designing the Fairhaven Recording Studio at Western Washington University and working as a MBE subconsultant on the Bryant Montessori School Replacement, a progressive design-build (PDB) for Tacoma Public Schools. All these simultaneous projects were well-serviced and met all interim and final milestone dates.

A strategy that Architecture for Everyone can employ for simultaneous task orders is to engage other firms as subconsultants. For example, Kellie Bower of Kaiser Bower Design & Consulting (WBE, SBE) is a trusted partner who can be called upon in times of surge workloads. Kellie and Ko have known one another for many years and worked together while at McGranahan for The Evergreen State College Communications Building Renovation. More recently Kellie and Ko teamed to renovate a salon in Tacoma where Ko provided the design and Kellie provided project management.

CLIENT TESTIMONIAL

“Ko Wibowo is an impressive architect and leader. His attention to detail enables him to effectively guide any project to an expeditious completion. He always considers all stakeholders’ requirements and conditions in his work and tries to anticipate difficulties to minimize impact to project costs and time. Ko successfully uses his creativity to formulate solutions for any design criteria.”

**- Christina Neville-Neil, Project Manager,
Highline College**

DIVERSE BUSINESS INCLUSION STRATEGIES

As a Minority Business Enterprise (MBE) and Small Business Enterprise (SBE), it is a priority to support other diverse firms. Ko Wibowo's experience building relationships with diverse businesses began during his tenure at McGranahan Architects, where he often partnered with MBE and WBE firms through work on community and technical college campuses. After starting Architecture for Everyone, Ko has deepened those relationships with firms including:

- Kellie Bower, Kaiser Bower Design & Consulting (WBE, SBE) - Management/Permitting Support
- Lund Opsahl (SBE) - Structural Engineering
- Brienen Structural Engineers (WBE) - Structural Engineering
- Tres West Engineers (MWBE) - Mechanical and Electrical Engineering, Plumbing
- KG Designs (WBE) - Landscape Architecture
- RC Cost Group (SBE) - Cost Estimating

Architecture for Everyone is committed to taking an active role in outreach to other diverse businesses, including:

- Attending DES Pre-submittal meetings and OMWBE Outreach Events to meet firms
- Mentorship for the purpose of knowledge on the processes and procedures to conform to DES standards and procedures
- Teaming relationships to jointly pursue projects together with the State of Washington to gain exposure and build connections