

Attention: Colin Bott

Department of Enterprise Services
colin.bott@des.wa.gov

Project No. 2024-827

**Shoreline Community College
On-Call Architectural Consultant**

Submitted by:

Osborn Architects Inc., PS
1011 SW Klickitat Way, Ste. 208
Seattle, Washington 98134
206.920.6348
josborn@oaips.com

Submission Due Date:

August 21, 2023 at 2:00 pm PST

ARCHITECTURE
+ PLANNING

OSBORN



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: Osborn Architects Inc.		
Point of Contact Name & Title: Jerry Osborn, President		
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Federal Form 330 Part II	

August 21, 2023

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RE: Project No. 2304-827 On-Call Architectural Consulting

Osborn Architects, Inc. (OAI) is a full-service architectural firm that specializes in the repair and improvement of existing facilities. The majority of our projects focus on improving the quality of the existing built environment by repairing, renovating, and rehabilitating existing structures and/or site utilities. We work collaboratively with shareholders, facility managers, and maintenance leads in order to isolate essential project "needs" from elective project "wants", allowing OAI to provide value-based design solutions to our clients. We understand the steps and considerations that are necessary when working within an existing structure. This hands-on experience makes our team unique and sets us apart from more traditional architectural design firms. Equally important, we understand the cost and schedule impacts associated with long-lead equipment procurement.

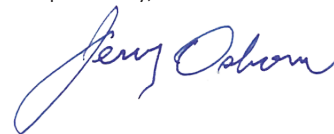
On-Call Experience: In addition to our on-call experience with DES, OAI is currently on-call architects for numerous civic clients throughout the Puget Sound region. Notable clients include the City of Seattle, Seattle Parks and Recreation, Community Roots Housings, Thurston County, and Port of Tacoma. These clients provide us with experience in various building types, occupancy groups, and contracting opportunities.

Experience on Your Campuses: We were On-Call Architect with Shoreline Community College (SCC) from 2015-2023. We understand the complexities of working on higher education facilities, and have established an excellent working rapport with your staff. It is our sincere hope to continue our work with SCC and utilize the expertise we have gained on future projects.

Experience with a Diverse Workforce: OAI facilitates approximately 40 publicly bid projects every calendar year and we aspire to include a diverse construction team on every projects. Not only do we have a successful record of working with qualified WMBE consulting engineers, but OAI is also committed to providing opportunities to qualified small business entities. Additionally, when bidding we reach out to WMBE contractors and sub-contractors, encouraging them to bid our projects and assist them with required DES forms as needed. This allows contractors to learn the requirements of working in the public sector and allows them to focus on providing quality construction.

We appreciate your careful consideration of our qualifications. We hope that our submission successfully demonstrates to the selection committee that we understand campus infrastructure needs, DES contracting protocols, and our commitment to Shoreline Community College.

Respectfully,



Jerry Osborn AIA, LEED®, NCARB, President
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1011 SW Klickitat Way, Ste 208
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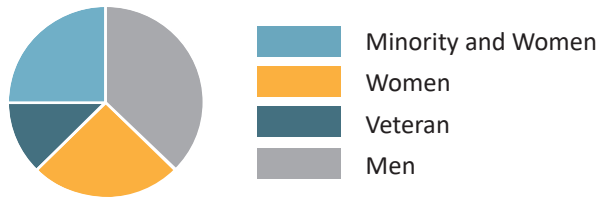
2024-827 ON-CALL
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QUALIFICATIONS OF KEY PERSONNEL

QUALIFICATION OF KEY PERSONNEL

OAI's team is comprised of architects, project managers, and support personnel experienced in the public sector with a focus towards renovations, repairs, and asset preservation. Our project team specializes in facilitating on-call projects with direct experience working with a wide range of DES Project Managers and/or their counterparts with other on-call client agencies.

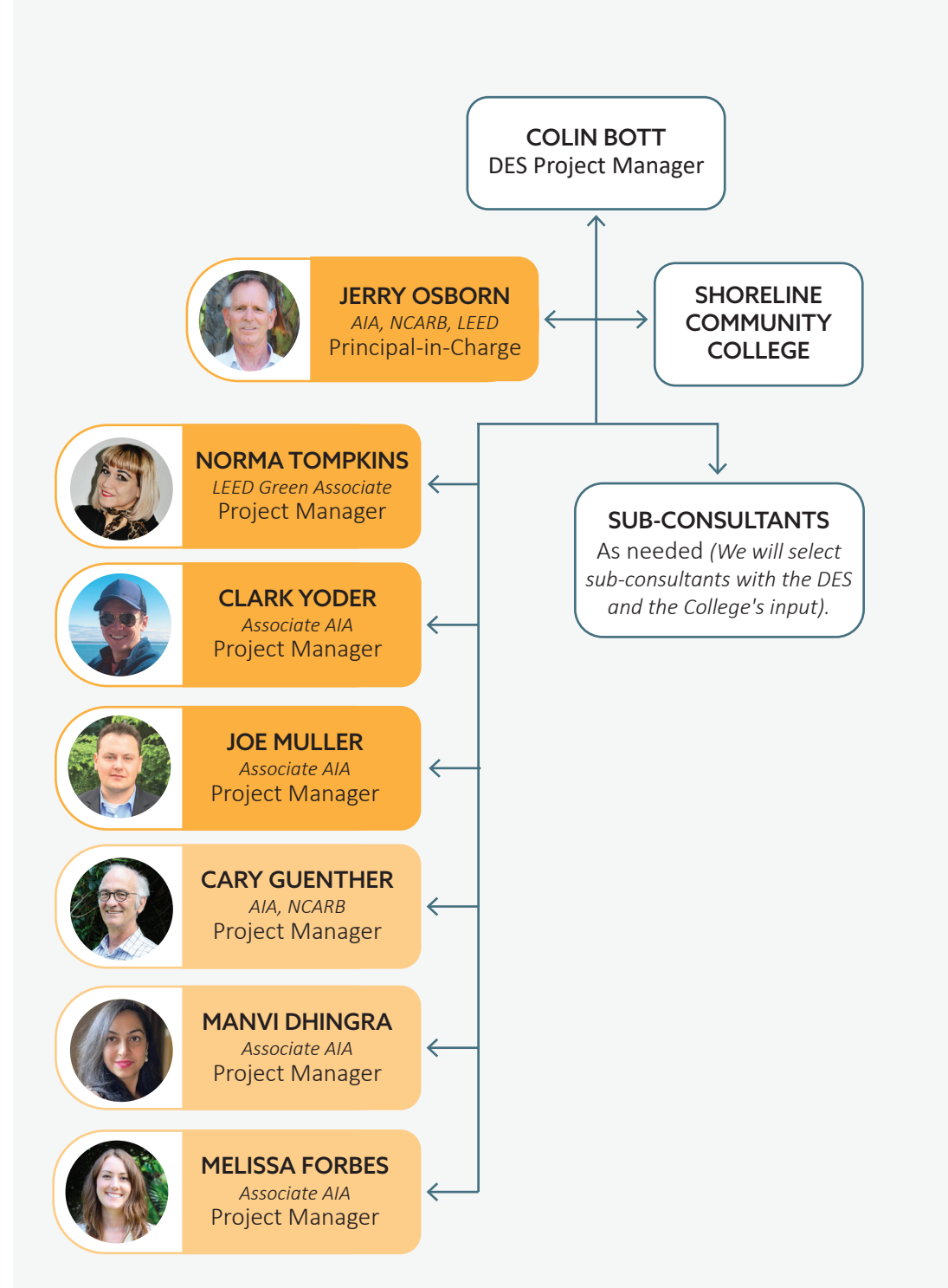
- On-call experience with Shoreline Community College
- Small Business Enterprise (self certified)
- Women, Minorities, and Veterans comprise 63% of our staff



LEADERSHIP: Jerry will oversee projects to ensure adequate staffing and experienced consultants are assigned. He will assist OAI's project manager in design collaboration, cost estimating, and quality control. Jerry's task is to ensure each project meets our client's expectations and that design solutions consider long-term durability, sustainability and maintenance needs.

PROJECT MANAGEMENT: We assign our project managers based on the particular needs of the client and nature of the project. Our other five project managers will act as project support so that the client agency benefits from the experience of our entire project management team. Norma, Joe and Clark, will be your core project managers with Cary, Manvi, and Melissa available when needed.

PROJECT SUPPORT: OAI does not maintain any drafters or project support, opting instead to utilize one or more of our core team members. A typical on-call project is small-scale, but often technically challenging, which requires multi-faceted project experience. We have found that a traditional architectural office structure of assigned project roles is not ideal for developing the breadth of the built-environment experience required for on-call projects.



KEY PERSONNEL



JERRY OSBORN

AIA, LEED, NCARB

President/
Principal

Professional
Experience

35+
Years

On-Call
Experience

27
Years

Professional
License

Architecture
Washington
(#6273)

Throughout his career, Jerry has worked side-by-side with facility managers and maintenance staff from various civic agencies and community colleges. Jerry enjoys projects with challenging functional and technical requirements. With an emphasis on facility upgrades, he prioritizes and efficiently manages projects, directing teams of experts with a collaborative mindset. Jerry's thorough approach from the onset mitigates risk while creating practical solutions with balanced scope, budget, and value.

As a native Washingtonian, Jerry has spent the past 27 years assisting clients with on-call projects.

AREA OF EXPERTISE

Facility Architecture and Planning
Project Management
Consultant Coordination
Construction Administration
Stakeholder Communication
Problem Solving

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

- 5000 Building Re-Roof, Shoreline Community College
- 9000 Building Toilet Room Renovations, Shoreline Community College
- Miscellaneous Repairs (2800 & 2900), Shoreline Community College
- Instructional Kitchen Renovation, South Seattle Collge
- Hardware Standards, Seattle Parks and Recreation
- Sewer Main Lining, South Seattle College
- Elevator 1 and 2 Modernization, Seattle Central College
- Administration Building Roof Replacement, Port of Tacoma
- Swedish Club Facility Assessment
- Evaluation and Assessment (6 structures), City of Edgewood



NORMA TOMPKINS

LEED Green Associate

Project
Manager

Professional
Experience

19
Years

On-Call
Experience

4
Years

Norma earned her degree and license in Architecture in Mexico before moving to Seattle in the '90s. Her interest in sustainable practices in the built environment led her to return to school to earn a Bachelor of Applied Science degree (BAS) in Sustainable Building Science Technology, and earned a LEED Green Associate accreditation in 2020.

Norma worked at the Seattle City Light Built Smart Program as an Energy Management Analyst Assistant. She provided guidelines and requirements to local builders and architects for energy saving incentives. She is passionate about design and sustainability, and is eager to bring functional improvements with efficient and budget friendly ideas to higher education institutions.

AREA OF EXPERTISE

Tenant Improvement/Renovation
Sustainability Design
Lighting/Architecture Integrations
Accessibility/Universal Design

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

- Islamic Center of Kent Renovation and Addition
- Lower Woodland Office and Building Rehab, Seattle Parks and Recreation
- Solid Waste, The Cedar Hills Regional Landfill (CHRLF) South Relocation, King County*
- Solid Waste North Flair Station Relocation, King County*
- CHRLF (7 Residences) Deconstruction Projects, King County*
- USE Credit Union Branch Remodel at East Commons Building, San Diego State University, CA*
- Fibre Federal Credit Union Brach Remodel, Kalama, WA

**Performed while Norma was with a previous firm*

KEY PERSONNEL



CLARK YODER

Associate AIA

Project
Manager

Professional
Experience

12
Years

United States
Military Service

6
Years

On-Call
Experience

2
Years

Clark is a skilled project manager with over a decade of experience in various management roles, including six years with the Washington Army National Guard. He works closely with clients to deliver results on budget and within desired time-frames. Clark has a strong command of project management techniques and he prioritizes team development while synthesizing goals to bring efficiencies to complex activities that arise on on-call projects.

Previously, Clark managed logistics and transportation of critical equipment for the military in the U.S. and Middle East. Skilled in operations, he has handled multiple levels of responsibility, ranging from the oversight of large-scale, high-risk unmanned aircraft systems (UAS) missions, to the streamlining of high-volume sorting, packaging, and shipping operations.

AREA OF EXPERTISE

Project Management
Construction Administration
Consultant Coordination
3D/BIM Modeling and Design
Drone Operations

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

- Exterior lighting Improvements, Shoreline Community College
- 3000 Building Accessibility Paving, Shoreline Community College
- Miscellaneous Small Projects, Bellingham Technical College
- Window Replacements (Buildings C, K, M), Bellingham Technical College
- Evergreen Ridge Apartments Envelope Repairs and Miscellaneous Maintenance, Mercy Housing Northwest



JOE MULLER

Associate AIA

Project
Manager

Professional
Experience

18
Years

On-Call
Experience

11
Years

Joe came to OAI from the construction trades, with a specialty in metal roofing and siding systems. He has 18 years of experience in project management and estimating. He is currently in the process of pursuing his architectural license and has worked on a broad range of projects around the Pacific Northwest, with a particular focus in the public sector.

In addition to running his own envelope consulting services while at another firm, Joe led multiple high-stakes design-assist projects. Joe is able to synthesize the programmatic needs with functional requirements and translate them to the built environment.

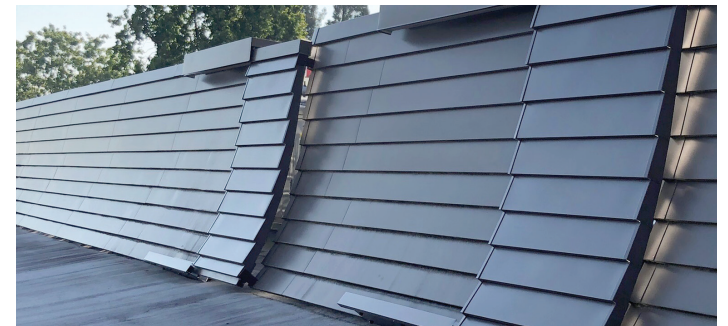
AREA OF EXPERTISE

Envelope Assessment and Design
3D/BIM Modeling and Design
Cost Estimating and Value Analysis
Constructibility Review

PROJECT HIGHLIGHTS

2021-2023 Projects Experience *(DES and other clients)*

- EIFS Repairs, Whatcom Community College
- Devonshire Apartments Complete Building Renovation, Community Roots Housing
- Kalkus Hall and Guest House Roof Replacement, Washington State University
- Index Lawn Plaza and Tension Structure, Everett Community College
- Mansard Roof Access Doors, Shoreline Community College



KEY PERSONNEL



CARY GUENTHER

AIA, NCARB
Project Manager

Professional Experience:
35+ Years

Cary has amassed over three decades of industry experience working on a wide range of civic, commercial, educational, and healthcare projects. He has an extensive background in public sector project management. He is proficient in all phases of project design, including schematics, construction documentation, detailing, specifications, building, land use codes, and QA/QC review.

Cary previously served on the City of Edmond's Architectural Design Board. As a board member, he advised and made recommendations to the Mayor, City Council, Planning Board, and the Planning Department on City planning and design-related issues.

Cary is our jurisdictional and constructibility expert.

AREA OF EXPERTISE

Project Management
Construction Administration
Accessibility Compliance
Quality Assurance/Quality Control
Planning and Zoning Compliance

ON-CALL EXPERIENCE

6 Years

PROFESSIONAL LICENSE

Architecture Washington (#7290)



MANVI DHINGRA

Associate AIA
Project Manager

Professional Experience:
7 Years

Manvi is an architectural designer with over 7 years of experience. She works closely with the other project managers on the many different stages of a project. These stages include preliminary design and development, construction documents, bidding, and closeout. Proficient in AutoCAD and Revit document standards, she helps create solutions that meet project specifications and company standards.

With an Architecture degree from an international institute, she has a keen interest and knowledge of architectural methods from around the globe and has worked as a freelancer for small residential interior design projects.

Manvi excels at communicating a design idea to our construction partners. She has experience in collecting and visualizing campus demographics, cost data, and other masterplan representations

AREA OF EXPERTISE

Tenant Improvements
Renovations
Consultant Coordination
Construction Documents

ON-CALL EXPERIENCE

5 Years



MELISSA FORBES

Associate AIA
Project Manager

Professional Experience:
16 Years

As a lifelong Washingtonian, Melissa has worked on projects all over western Washington, specializing in civic, education, and institutional facilities projects. With 16 years of experience she is an expert in interior design and tenant improvements and has developed a focus on existing structures. She is skilled at envisioning new ways to re-use existing space, adding value and functionality. Before joining OAI, Melissa briefly ran a small business developing visualizations for a variety of clients. She has the ideal skill-sets required to handle the wide array of projects the colleges plans to perform.

Melissa is OAI's visionary. She is able to synthesize design ideas into visual models. Assisting clients and staff in visualizing design alternatives.

AREA OF EXPERTISE

Tenant Improvements
Renovations
Renderings/Visualizations
Color Studies
ADA Assessment and Compliance

ON-CALL EXPERIENCE

7 Years

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PAST PERFORMANCE

PAST PERFORMANCE

A strong Project Manager (PM) and established line of communication is a critical components to successful projects. OAI's PM's are organized, disciplined, and forward thinking. They will implement and apply tools and management practices to oversee tasks and manage project sub-consultants. At the onset, they will establish a clear definition of team roles and responsibilities to improve accountability and performance. The PM is responsible for the project scope, schedule, and budget throughout the project's duration.

During the scoping phase, we will meet with the DES, the SCC's facility manager, and user groups and coordinate site visits to fully understand the nature and needs of the project. We align these visits to witness occurrences and repair needs firsthand. Once the initial scope is defined, we review secondary considerations.

- **Understand the associated cost of repairs:** Develop a preliminary cost range and engage the DES and the college to ensure project design goals and budgets are reconciled.
- **Review scheduling ramifications:** Determine expectations for the beginning, duration, timing, and completion of construction. Review considerations for public safety, staging requirements, and tenant impacts such as noise, unpleasant odors, and dust control.
- **Review long term facility plans:** Determine the intended service life of the building and explore sustainable short-term and long-term solutions.

Providing an accurate representation of the work is only one aspect of understanding cost in the volatile construction climate we are currently experiencing. What is most demanding and most difficult to estimate is the general conditions associated with the project. We take the time to understand how projects should be staged, anticipate construction duration, and the expectation for overhead and profit costs when building out cost estimates. No software provides this information. We obtain this information by talking with contractors and sub-contractors to understand the bid climate, associated risk, and schedule implications. This allows OAI to better inform our clients when setting construction durations and the anticipated costs associated. Reducing the risk and associated bidding uncertainties are essential for securing a good construction value.

We have a history of providing accurate cost estimates. The table to the right shows our AOR initial construction estimate and the low bid. The majority of the projects listed occurred during the 2021-2023 biennium. The projects in green are from SCC.

Project Name Client	Project Estimate	Low Bid
Elevator 1 and 2 Modernization <i>Seattle Central College</i>	\$899,697	\$804,054
CAB Roof Replacement <i>South Seattle College</i>	\$498,370	\$399,720
Welding Building Locker Rooms & Lobby Renovation <i>South Seattle College</i>	\$620,000	\$523,400
Sanitary Main PVC Lining <i>South Seattle College</i>	\$83,904	\$82,940
Primary Switch Gear Replacement <i>Everett Community College</i>	\$40,000	\$32,644
9000 Building Metal Fascia & Mansard Screening Doors <i>Shoreline Community College</i>	\$172,716	\$165,500
1216 Broadway Parking Lot Development <i>Everett Community College</i>	\$410,721	\$398,173
Index Lawn Plaza and Tension Structure <i>Everett Community College</i>	\$794,942	\$773,296
Liberty Stone Cap Masonry Repairs <i>Everett Community College</i>	\$222,617	\$152,826
2700 and 2900 Building Roof Repairs <i>Shoreline Community College</i>	\$53,803	\$53,800
Freight Elevator Hydraulic Jack <i>Seattle Central College</i>	\$76,276	\$69,500
Kalkus Hall and Guest House Roof Replacement <i>Washington State University</i>	\$375,000	\$298,400
New Smoking Shelter <i>The Evergreen State College</i>	\$160,000	\$138,450
Pavement Accessibility Design <i>Shoreline Community College</i>	\$105,258	\$102,000

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RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

OAI has been an on-call architect for Shoreline Community College since our founding in 2015. We have successfully worked on the following projects on your campus:

- Dental Hygiene Building Relocation Pre-Design
- 9000 Building Gender Inclusive Toilet Room Renovations
- Equity Center, Benefits Hub, and Multi-Cultural Center
- 2500 & 2700 Buildings Vocational & Sciences Tenant Improvements
- Site Drainage Repairs
- 1400 Building Parking Lot Accessible Improvements and Repaving
- Exterior Accessibility Lighting Improvements
- Facility Condition Surveys (2017, 2019, 2021, 2023)
- 1600 Building Performing Arts Theater Mansard Roof Replacement
- 1900 Building Parent Child Center HVAC Modifications & Roof Replacement
- 3000 Building Gymnasium Mansard Roof Replacement
- 5000 Building Foss Mansard Roof Replacement
- 9000 Building Metal Fascia Replacement
- 2800 and 2900 Buildings Membrane Roofing Repairs
- Zero Energy House Assessment
- Zero Energy House Demolition
- Annex Building Office Tenant Improvement
- 3000 Building Fitness Center Renovation
- Roof Surveys (800, 1000, 1400, 1500, 2900, 3000, 5000 Buildings)
- 3000 Building Accessibility Improvements (*Pictured below*)



CLIENT ABBREVIATIONS

Bellingham Technical College	BTC	Seattle Central College:	Central
Everett Community College:	EVCC	Seattle Parks and Recreation:	SPR
Community Roots Housing:	CRH	Skagit Valley College	SVC
City of Seattle:	COS	South Seattle College:	South
King County Housing Authority:	KCHA	Washington State University:	WSU
Port of Tacoma:	POT	The Evergreen State College:	TESC
Renton Technical College:	RTC		

In addition to Shoreline Community College we maintain contracts with various civic and educational institutions. The following is an outline of our notable relevant experience:

Schematic Design and Studies:

- Early Learning Center Infant Classroom and Playground Pre-design, EVCC
- Fabulich Center Commissioners Space Pre-Design, POT
- Meyers Point Caretakers Residence Renovation Pre-Design, WSU
- Amy Yee Tennis Center New Building Feasibility Study, SPR
- Bullit Estate Facility Condition Assessment (FCA), SPR
- Evaluations and Assessments (Six Structures), City of Edgewood

Tenant Improvement / Renovations:

- Alki Instructional Kitchen Renovation, South
- Parks Hall Student Life Renovation, EVCC
- Parks Hall Security Office Suite Renovation, EVCC
- Administrative Building Toilet Room Renovations, POT
- Burnett Building Tenant Improvement, RTC
- Broadway Edison Building Lecture Hall Renovation, Central
- Building A TIG Addition and HVAC Upgrades, RTC
- Optical Lab and Library Conference Room Tenant Improvements, Central
- Washington State University Extension Facility Renovation, Thurston County
- Advanced Manufacturing Training and Education Center Phase II, EVCC
- Jackson Federal Building (JFB) United States Coast Guard RED Office Renovation, MJ Takisaki
- 5th and Yesler Commercial Tenant improvement, MJ Takisaki
- JFB Federal Transit Authority 31st Floor Tenant Improvement, MJ Takisaki

New Construction/Major Renovations

- Lower Woodland Building Rehabilitation (Substantial Alteration), SPR
- Devonshire Apartments Renovation (Substantial Alteration), CRH
- New Fire Apparatus Building, SVC

Infrastructure / Site Work:

- 1216 Broadway Parking Lot Redevelopment, EVCC
- Waterline Replacement, EVCC
- North Service Center Central Lot Redevelopment, Seattle City Light
- C-80 Parking Lot Repaving (Payne Field), EVCC
- Index Plaza and Tension Structure, EVCC
- New Smoking Shelter, TESC

Envelope Repairs / Improvements:

- Kalkus Hall and Guesthouse Roof Replacements, WSU
- Pratt Fine Arts Center Roof Replacement, SPR
- Magnuson Park Building 11 Masonry Repairs, SPR
- Evergreen Ridge Apartments Envelope Repairs and Miscellaneous Maintenance, Mercy Housing Northwest
- Window Replacement (3 Buildings), BTC
- Exterior Masonry Sealing, SVC
- Student Housing Repainting (11 Apartment Buildings, Community Center, and 19 Modular Buildings), TESC
- Building A Exterior Repairs, TESC
- Earely Business Center Building 326 Storefront Replacement & Wall Bracing, POT
- Library Window Replacement, South
- Airport Way Center Building E Roof Replacement and Building Envelope Improvements, City of Seattle

System Repairs/Upgrades:

- Parks Hall Control Upgrades, EVCC
- Japanese Cultural Resource Center HVAC Replacement, EVCC
- West Precinct HVAC Modifications and Chiller Replacement, COS
- Buildings K1 and K2 Furnace Replacement, RTC
- Building I HVAC Replacement, RTC
- Parks Hall Boiler Phase II, EVCC
- Meadow on Lea Hill Fire Alarm Upgrades, KCHA
- Cascadia Apartments Fire Alarm Upgrades, KCHA

Accessibility Compliance / Improvements:

- Accessible Route Finding, Signage and Site Improvement Recommendations, Tacoma Community College
- Site Accessible Improvements, RTC
- ADA and Department of Education and Early Learning (DEEL) Improvements (Five Locations), SPR
- Amy Yee Tennis Center Accessibility Improvements, SPR
- Montlake and Laurelhurst Community Centers Accessibility Improvements, SPR
- Langston Hughes Performing Arts Institute Accessible Seating Study, SPR
- Magnuson Building 11 Accessibility Study, Seattle Parks and Recreation



Renovated Gender Equity Center

GENDER EQUITY & MULTI-CULTURAL CENTERS

Project Type: Renovation/Tenant Improvement

Client: Shoreline Community College (SCC)

SCC requested our services to help them relocate three programs in the Pagoda Union Building (PUB). The programs included the Gender Equity Center, the Multi-Cultural Center, and the Benefits Hub. Three under-utilized conference rooms were selected to be renovated. Each center required a private office and a large open space. The offices were acoustically isolated as confidence topics would be discussed. Full height modular partition walls were used to block sound but also gave us the flexibility to easily transition the room back into a conference room. The infrastructure in the Benefits Hub was revised to accommodate five workstations separated by portable half height partitions. We also coordinated furniture selection for these new spaces



ALKI CAFE RENOVATION

Project Type: Renovation/Tenant Improvement

Client: South Seattle College (South)

South asked OAI to create a new Alki Cafe, an existing campus dining room, into a grab-and-go coffee shop lounge-style space. The cafe, which is located in the student union building, is part of South's culinary arts program and is run by students. The design team evaluated the existing space and the adjacent instructional kitchen. Renovation options were reviewed during feasibility for addressing customer seating, coffee service area, and the back of house kitchen. Our design transformed an underutilized dining room from the 1970s era into an exciting gathering space for students, staff, and community members, meshing the building's Brutalist roots with modern design.

The interior environment of a building can be a stimulus for improving the health and well-being of occupants, and interior renovations can provide renewed vitality to any space that is underused or functionally obsolete. This was the case with Alki Cafe. We re-purposed the area into a lounge-style space with a coffee shop for students and faculty. Our design team evaluated the space and the adjacent instructional kitchen, providing a design that enhanced comfort, aesthetic, and convenience.

Project Highlights: We designed a point-of-sale counter with grab & go foods and an espresso bar with pour-over stations. We provided multiple types of seating for patrons, including lounge style seating, chair and table seating, and a large bar height communal table that doubles as a buffet surface for special events.

STARBUCKS KIOSK

Project Type: Renovation/Tenant Improvement

Client: Starbucks

Norma performed this challenging project when she was with her previous firm. The Marriott Hotel in Louisville requested a Starbucks kiosk added to their hotel lobby. The most difficult portion of the project was designing a kiosk under the escalator while staying within Starbucks' stringent design standards. Norma worked on the project throughout the design phase, including schematic design and design intent drawings package. She selected all of the finishes, including a mixture of tile, wood cladding, and a mural that stayed within both the Hotel's and Starbucks' color palette. The project also included a remote workroom for staff and storage.



Perspective: View from the hotel lobby

CULINARY ARTS BUILDING ROOF REPLACEMENT

Project Type: Building Envelope

Client: South Seattle College (South)

South was experiencing roof leakage with its Culinary Arts Building (CAB) Roof and requested our expertise to prepare a feasibility study. The CAB roof assembly is well past its anticipated service life; therefore, we reviewed roof replacement and over-roof for this facility and selected roof replacement. During construction the replacement of the metal roofs was added to the project as well.

Thorough evaluation of the CAB roof was conducted to determine the necessary upgrades for water-tight roof assembly. The existing CAB roof is a built-up roof system with several roofing plies. There appeared to be very little insulation installed with the original roof (1 ½” of rigid insulation equating to an “R-value” of 10). The roof is littered with mechanical equipment serving the various food-service functions in the facility. Further complicating the project, the roof features pyramidal, metal paneled roof components, skylights, differing roof levels, and canopies.

OAI performed a facility evaluation and determined the roof needed to be replaced. The building has numerous additions and repairs, resulting in different roofing assemblies and levels. We created the mechanical equipment matrix schedule to ensure the sub-consultants know who is responsible for each aspect during construction. The new hybrid roof recover/replace involved removing the existing cap sheet exposing the “cleaved” coverboard. By adding new coverboards, the new roof assembly will meet current Seattle Energy Code requirement.



Sequence photos of the 5000 Building Membrane Re-roof

5000 BUILDING RE-ROOF

Project Type: Building Envelope

Client: Shoreline Community College (SCC)

OAI assisted SCC with the re-roof of the Foss Building. The project scope included removing and disposing of existing roof ballast and membrane down to the existing cover board. We then installed a new roof covering – cover boards, built-up roof membrane, sheet metal flashings, copings, and fascia. We also installed new roof drains.

The project plans and specification addressed and identified the conditions that would be challenging. An equipment coordination schedule identified the rooftop equipment and the required work at each piece of equipment. The schedule references the details showing the new roofing and flashings work. We developed a specification section- Unique Project Conditions- that addressed the precautions needed for the building occupants. For example, minimizing the dropping of equipment and materials. Materials should be hand-laid. Another example was the coordination of the air intakes due to the odor and fumes produced during the roofing process as the building was occupied during construction.

ROOF REPLACEMENTS (5 ROOFS IN 2019)

Project Type: Building Envelope

Client: Everett Community College (EVCC)

OAI assisted EvCC with the assessment and design of roof improvements for several existing campus buildings including Pilchuck Hall, Glacier Hall, the Nippon Business Institute (NBI), and Phase I of the Advanced Manufacturing Training & Education Center (AMTEC).

Meeting the project budget was a primary challenge since funding provided by the SBCTC would not cover the cost of a complete tear-off and replacement for all four buildings. From OAI’s experience with similar projects, our team knew that overcoming the budget challenge would require a careful and thoughtful design approach, tailored specifically for each individual building.

Working directly with EvCC Facilities staff and the DES Project Manager, we reviewed the immediate needs and issues for each site and evaluated them against the long-term plans for each building. Core samples were taken from each roof to verify the existing assembly, allowing us to research alternative systems. The result was a combination of design approaches which included the partial tear-off and re-cover of the existing assemblies, while retaining the existing roof insulation. This approach provided the college with a fully warranted system while also significantly reducing construction costs and landfill waste.

Because of the variety of systems and assemblies used, we organized each building into separate bid packages to ensure the most competitive bidding across all projects. These cost reduction efforts proved so successful that EvCC was able to add a new roof at AMTEC Phase II and replace the metal fascia at Glacier Hall.

In addition to these roof projects, OAI has also helped EvCC develop new standards for roof upgrades and improvements with future maintenance and facilities staff in mind. Polycarbonate domed roof hatches are now the preferred product for all new construction as the additional lighting provided helps improve the safety of personnel accessing the roof. We've also developed our specifications to require the contractor provide project specific information plaques for each roof describing its assembly, components, installation method, completion date, warranty, and contact information.

MISCELLANEOUS REPAIRS

Project Type: Building Envelope

Client: Shoreline Community College (SCC)

SCC requested our services to repair water intrusion issues at three buildings. The buildings included the 2800 Building, 2900 Building, and 9000 Building.

2800 Building Roof: The initial campus design had a distinctive roof outline – a sloped roof that gently flattened out at the eaves. Over the years, after re-roofing and modifications, a portion of the roof developed minimal slope and became a wet area where rainwater was slow to drain away. The wet area eventually led to water damage and dry rot in the structural beams and roof decking. The area also coincided over a building exit way and required the college to prohibit egress at that exit. We demolished and removed the damaged roof portions back to solid and sound framing and sheathing. A new roof edge was installed with a framed cricket to provide positive drainage.

2900 Building Roof: The roof issue was similar to the 2800 Building's roof with rainwater that was slow to drain, creating a wet area. The roof area's problem was compounded because this is where the 2900 Building and the Annex roofs met. Because of the roof configurations and the spacing of the roof drains, there was an area that was slow to drain and dry out. We installed a cricket to provide positive drainage. First the roof membrane and insulation were removed down to the roof deck. Then tapered insulation was installed to provide a positive slope to the adjacent roof drains.

9000 Building Pagoda Union Building (PUB) Deck: On the north side of the PUB, there is an elevated deck. The paint on the underside of the elevated deck was peeling and there was water staining. The peeling was observed at the deck perimeter and on the structural beam and metal decking.

After onsite investigation, it was observed that the deck drains were leaking. Another observation was that rainwater runs over the deck edge and then back to the underside. We developed a three part solution to remedy the issue. First, coat the inside of the deck drains with a liquid flashing to stop the leaking. Second, install a drip edge at the deck perimeter. Third, remove the loose paint and rust from the deck underside and repaint with a protective coating.



Left: Repaired 9000 Building; Right: Water damage soffit

BUILDING A STAIRWAY CONCRETE REPAIRS

Project Type: Infrastructure/Site

Client: The Evergreen State College (TESC)

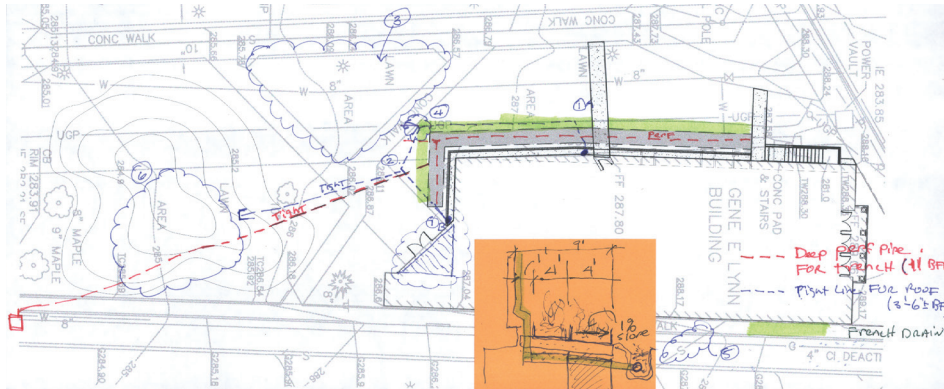
Building A was constructed approximately 50 years ago and one of its major materials was precast concrete. Both the stairs and railings were constructed using precast sections. There was a condition where the precast rail section meets the landing that required concrete infill. After 50 years, the infills have started to deteriorate and fall apart. The most likely reason for this is lateral movement on the building caused by either wind or earthquake forces. We will remove the existing deteriorated and damaged concrete infill down to the solid precast concrete sections. Next, we will install new reinforcing bars before patching with a fast setting repair mortar.

LEE MILEY RAIN GARDEN

Project Type: Infrastructure/Site
Client: Seattle University (Seattle U)

On December 14, 2006, heavy rains inundated the City of Seattle for about 90 minutes causing severe flooding in Madison Valley. The flooding resulted in the death of one Madison Valley resident (Kate Fleming). This storm also resulted in the basement of Lynn Hall flooding on the Seattle U's campus. The impact of the flooding broke a hollow metal door in half and completely flooded the basement with over seven feet of water, including several general and computer classrooms.

Seattle U requested Jerry's service to design a preventative storm-water system to prevent future flooding. The sketch below outlines the concept that was developed. The design included construction of a large interceptor trench (constructed to the basement depth of Lynn Hall) that would divert the water around Lynn Hall and back into the campus storm. The surface waters, including the roof discharge, were routed to a new rain garden. The rain garden provides detention before releasing back into the campus storm. Planting trays were installed over the interceptor trench so that the trench is not visible.



The project was so successful that it was studied by Seattle Public Utilities. The rain garden is now a memorial on the campus, named after Lee Miley. The details of the trench and rain garden were developed with the collaborative efforts of Jerry Osborn, Architect (while he was PIC at Stemper Design Collaborative); landscape Architect (Chuck Warsinske, former principal at Susan Black Associates); Lee Miley (Former head of grounds at Seattle U); and Tim Walsh (formally with Aces 4).

OAI is familiar with the flooding issues at the 1600 building at the SCC's campus. During the winter months, storm water rises to just under the stage area of the theater. There was a previous attempt to rectify this condition (that failed).



Repaired Pedestrian Bridge

PARKS HALL BRIDGE REPAIRS

Project Type: Infrastructure/Site
Client: Everett Community College

Parks Hall was completely destroyed and rebuilt in 1997 after the fire. It was renamed to Parks Hall in honor of Fireman Gary Parks who lost his life fighting the fire. Prior to the fire that destroyed Parks Hall there was a canopy that protected the elevated pedestrian pathway between Parks and Rainier Hall. The canopy was removed during the design of the Parks Hall Replacement and the protective coating for the bridge was reduced to a traffic coating. Water was able to penetrate surface stress cracks along the top surface and migrated to the steel reinforcement under the bridge. The oxidation of the reinforcing steel resulted in the dislodgement of chunks of concrete (aka "rust-jacketing"). OAI provided the following services:

- Inventoried loose or dislodged concrete and areas of suspect rust-jacketing
- Removed all loose and spalled concrete
- Coated existing steel with rust inhibiting primer
- Patched concrete with cementitious patching mortar
- Replaced railings meeting current jurisdictional requirement
- Installed traffic coating with non-slip components

HARDWARE STANDARDS

Project Type: Schematic Design and Studies
Client: Seattle Parks and Recreation (SPR)

OAI is assisting SPR with the following door hardware projects:

- Developing durable hardware for public toilet rooms
- Troubleshooting hardware issues at the Seattle Children's Play Garden
- Developing coordination matrix between Divisions 8, 26 and 28 for bidding access controls

Public Toilet Rooms: SPR maintains strict accessibility standards (entire lockset operation (lockset lever and deadbolt thumbturn can be operated from one hand). Standards also include the ability to electronically lock doors for maintenance activities, emergencies, or when park facilities are off hours. Many of the installed locksets are vandalized within weeks of being installed. SPR asked OAI to research hardware that can withstand the following: portable public toilet rooms serving homeless camps (vandalism) and public toilet rooms at beach locations (sand).

The standard for SPR is Best (now Dormakaba). We researched heavy duty locksets (M9000 series) but found these were no more vandal resistant than the current hardware in use. We also explored detention grade hardware, but Parks maintains social justice standards that dictates a single standard for all applications to ensure the homeless camp inhabitants are not stigmatized. OAI along with the SPR's Architect (Redi Karameto) worked to update their boiler plate hardware specification. SPR maintains public toilet rooms at City Parks as well as homeless camps. The issues at homeless camps include the disabling of the locksets so that the public toilet rooms are converted into individualized shelters.



Left: Vandalized hardware; Middle: Lockset damage by Sand; Right: Failed Hardware at SCPG

Parks: Since many of the City's parks are located adjacent to beaches the hardware can become compromised by sand getting into the gears of the locksets. In addition, obstacles are placed in front of the doors which defeats electronic locks. For example, a door propped open by a trashcan.

Seattle Children's Play Garden (SCPG): SCPG is a leased facility. The hardware installed came with the aluminum doors and frames. While spectacular in appearance, the door assemblies were not designed for rigorous child play. Most of the hardware has failed resulting in non-functional doors. OAI reviewed the installed hardware and recommended disabling the existing hardware and installing new exit devices which preserves the doors and frames, and returns functionality.



Left: restored chapel and reflection pool; Right: restored bench seating

THE CHAPEL OF ST. IGNATIUS

Project Type: Building Envelope and Infrastructure/Site

Client: Seattle University (Seattle U)

While at another firm, Jerry serviced as an on-call architect for Seattle U from 2009 to 2014. He was involved with a variety of projects, but his most significant was the restoration and repairs for the St. Ignatius Chapel, a local and national landmark. The project also included repairs to the reflection pool on the south end of the Chapel. Jerry directly coordinated the following repairs:

1. Replaced the plaster and waterproofed the cold joints at the edge of the reflection pool
2. Used restorative coatings for the Kasota stone at pool edge and bench seating
3. Siloxane coating applied to all vertical surfaces of Chapel
4. Ivy removal off east side of Chapel

ELEVATOR 1 AND 2 MODERNIZATION

Project Type: Systems Upgrades

Client: Seattle Central College (Central)

Central requested our services to modernize two elevators in their Broadway Edison Building, which is the busiest building on their urban campus. Materials were carefully chosen with sustainability concerns and budget limitations in mind. OAI presented design and color option boards to the stakeholders and worked with them to refine the selections. We created a modularized design to allow for efficient install times, minimizing elevator "down time". The finishes were chosen to withstand the abuse the interior of a cab usually takes so that Central did not have to spend additional time maintaining them, apart from typical cleaning activities.

PARKS HALL BOILER REPLACEMENT

Project Type: Building Systems Upgrades

Client: Everett Community College (EvCC)

Parks Hall (Parks) was originally heated by steam supplied from the boilers located in the facilities building. In 2010, the campus steam was replaced with a pair of lead-lag tandem boilers – (2) 3,000 MBH boilers. In 2019, a heat exchanger failed, incapacitating the boiler. This failure occurred during peak heating season. The assumed reason for the failure was the excessive cycling of the boiler water temperature, exacerbated by the installed boilers being over-capacity for the loads being served. OAI assisted EvCC in procuring an emergency project to replace the failed boiler, and in right-sizing the new boiler to the in-situ heating loads. A new 1,600 MBH boiler was installed and tied back into the existing 3,000 MBH boiler so that the College would have heating water redundancy for Parks Hall.

The service life expectancy of the second 3,000 MBH boiler was also suspect. One boiler had already failed and the second was showing signs of metal fatigue in the heat-exchanger. The challenge for the EvCC was how to replace the second boiler and revise the boiler piping while providing the EvCC a single operating system under a single warranty for both boilers. Replacing the second boiler did not constitute an emergency and the JOC cost modeling was not cost effective. OAI worked with EvCC Facilities and their Purchasing department to secure the second boiler through a purchasing bid. This process allowed us to secure a boiler matching the existing replacement boiler while providing for competitive bidding between three qualified installers. The heating system for Parks is now served by (2) 1,600 MBH boilers by the same manufacturer, under one manufacturer’s warranty, and under one installation warranty. The boiler controls are integrated into the EMS controls system that are used in most areas of Parks Hall.

VALLEY CITIES RECOVERY CENTER OUTDOOR PLAZA

Project Type: Accessibility Compliance/Improvements

Client: Valley Cities Recover Place

While at another firm, Norma designed an outdoor plaza for the Valley Cities Recovery Center in Kent, WA. Valley Cities Behavioral Health Care has provided behavioral health care services to people for over 50 years. The project include a respite area for staff and an accessible courtyard. Norma worked closely with the client to design a relaxing sanctuary for recovering patients.

The design included a gazebo to protect patients from the elements and allow for year round use. The project received Open Space LEED credits. Below is an aerial of the Valley Cities Recovery Center and renderings of the gazebo and respite area.



3000 BUILDING ACCESSIBLE IMPROVEMENTS

Project Type: Accessibility Compliance/Improvements

Client: Shoreline Community College (SCC)

OAI invited Accessibility Compliance Officer (Compliance Officer) from the City of Seattle to make a courtesy review of accessibility issues at the SCC. The most egregious accessibility violation noted was not having an elevator connecting the first and second floors of the 3000 Building. The compliance officer also commented on the closed accessible parking to the Fitness Center where the “ADA stalls” are located at the 2900 building. She further commented that several of the ADA stalls were not accessibility compliant. There was not an accessible route of travel between the stalls and the first floor of the 3000 building. OAI designed an accessible ramp that when the new elevator is installed the 3000 building will be fully accessible. Project goals included the following:

- Provide compliant accessible parking for the 3000 Building
- Provide an accessible route of travel from the accessible parking to the main first floor entrance of the 3000 building

2024-827 ON-CALL
ARCHITECTURAL CONSULTING

GEOGRAPHICAL PROXIMITY & INCLUSION PLAN

GEOGRAPHICAL PROXIMITY

OAI's Seattle office is approximately 14 miles from Shoreline community College's Campus. This grants us expedient response times to your campus.

INCLUSION PLAN

Consultants are engaged when their specific discipline is needed. We will select consultants in consultation with DES and the College. The table below shows MWBE and Small Business Enterprise (SBE) we routinely work with and we will meet or exceed the governors aspirational goals.

Disadvantage Business	Discipline	W	M	SBE
Lyon Landscape Architects	Landscape Architect		M	
Chudgar Engineering Company	Structural		M	
Tres West Engineers, Inc.	Electrical	W	M	
Tres West Engineers, Inc.	Mechanical	W	M	
The Greenbusch Group, Inc	Mechanical	W		
Elcon Corporation	Electrical	W		
LPD Engineering PLLC	Civil	W		
EHS-International, Inc.	Environmental		M	
JB Iringan Consulting	Cost Estimating		M	
Russell Lambert	Landscape Architect	W		
Atlas Design Group	Structural		M	
Bogard Pascua Engineers, PS*	Mechanical			SBE
Case Engineering, Inc.	Electrical			SBE
PSM Consulting Engineers	Structural			SBE
Aspen Design Group, LLC	Landscape			SBE
FSi Consulting Engineers	Mechanical			SBE
Lund Opsahl, LLC	Structural			SBE
Astra Design Group	Electrical	W		
HVAC Double Check	Mechanical	W		
ROICH Structural	Structural	W	M	

*MBE status pending

We seek out local, small, and diverse business entities who can bring value to clients and provide quality professional consulting services. OAI's standard approach is to use qualified WMBE firms to staff our projects. As we market and solicit for new projects, we pro-actively include WMBE firms in our efforts. Our Outreach Plan is reviewed before we solicit proposals for consulting services on all projects.

Typically, our team undertakes the following steps to ensure that WMBEs have every opportunity for full participation:

- Consult with the DES and the College as needed to identify MWBE Subconsultants they enjoy working with
- Maintain an active roster on registered WMBE firms.
- Utilize the "Directory of Certified Firms" maintained by the Office of Women and Minority-owned Business Enterprises (OWMBE) on the State of Washington website.
- Attend and participate in local and regional trade fairs directed to WMBEs.
- Contact WMBEs regarding future project opportunities.
- Give WMBEs a realistic assessment of the opportunities available with our firm.

HISTORY OF INCLUSION

The following table highlights our use of WMBE subconsultant on a couple of our recent on-call projects. The WMBE % is their percentage of the total contract value.

Project Name	Owner	WMBE %
Bradner Gardens Fire Damage Repairs	Seattle Parks and Recreation	42%
West Precinct Chiller Replacement and HVAC Modifications	City of Seattle	53%
Index Lawn Feasibility Study	Everett Community College	32%
Lower Woodland Rehabilitation	Seattle Parks and Recreation	32%

2024-827 ON-CALL
ARCHITECTURAL CONSULTING

**FEDERAL FORM
330 PART II**

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2024-827

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME Osborn Architects Inc. (OAI)			3. YEAR ESTABLISHED 2015	4. DUNS NUMBER (UEI) N79EPA47G8L3
2b. STREET 1011 SW Klickitat Way, Ste 208			5. OWNERSHIP	
2c. CITY Seattle	2d. STATE WA	2e. ZIP CODE 98134	a. TYPE S-Corporation	
6a. POINT OF CONTACT NAME AND TITLE Jerry Osborn			b. SMALL BUSINESS STATUS Small Business	
6b. TELEPHONE NUMBER 206.920.6348			6c. E-MAIL ADDRESS josborn@oaips.com	
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			
01	Architect	2		227	Building Condition Assessment	1
21	Construction Project Management	5		015	Daycare Facilities	1
				029	Educational Facilities, Classrooms	2
				072	Office Building	1
				089	Rehabilitation (Buildings, Structures, Facility)	2
				095	Seismic Designs & Studies	1
				201	Roofing, Design and Inspection	2
				027	Dining Halls/Kitchens/Food Service	1
				217	Envelope Waterproofing (Above Ground)	2
				024	Fire Alarms	1
				050	Housing/Group Homes	1
				046	Parking Lots, Street	1
				061	Lighting Interior & Exterior	1
	Other Employees	1				
Total		8				

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	5	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million		
c. Total Work	5	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 08/18/2023
c. NAME AND TITLE Jerry Osborn, President	