mahlum

PROJECT NO. 22-004 / PROPOSAL

CASCADIA GATEWAY BUILDING, CC5
CASCADIA COLLEGE, BOTHELL, WASHINGTON

15 FEBRUARY 2022

mahlum

15 February 2022

Angeline Ernst
Department of Enterprise Services
angeline.ernst@des.wa.gov

Dear Angeline and members of the selection committee:

It is with great enthusiasm that we submit our qualifications for predesign services for the proposed Cascadia Gateway Building (CC5) at Cascadia College. We are thrilled with the prospect of leveraging our extensive experience planning and designing facilities in support of student success combined with our deep understanding of your campus gained through our collaboration on the 2017 Campus Master Plan to take the next step with you in realizing the vision for this important project.

DESIGN FOR STUDENT SUCCESS

Our approach to college and university projects is guided by this fundamental principle: every planning and design decision we make together must ultimately foster and support student success. We believe that the development of nurturing and engaging environments for students is key to realizing this principle. The multi-faceted development of social, academic, and technical competencies within the context of an inclusive community and support system will serve as a foundation for life-long success. Formal and informal learning, intangible discoveries, and the relationships cultivated on campus, both inside and outside the classroom, have a profound impact on students' lives during and long after their formal education is complete.

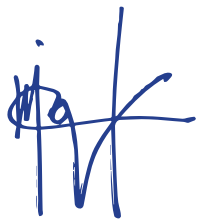
DIVERSITY, EQUITY, AND INCLUSION

Planning for a facility that offers equitable access to services for all students requires an inclusive engagement process that eliminates barriers to participation, strives for all stakeholders to have a voice, and ensures that diverse users see themselves reflected in the completed project. We have developed a proven array of engagement tools and processes to elicit robust participation that will be critical to the success of this predesign study.

RIGHT EXPERIENCE

We have a deep understanding of the power and value of campus design and placemaking. Our specific experience in master planning and design for your campus combined with our knowledge and success working within the Washington State capital funding process makes Mahlum uniquely qualified for this important project: completion of a comprehensive predesign study within your project timeline that lays the groundwork for a Gateway Building to ensure the ongoing support and success of your students. It is with a commitment to our shared success that we submit these qualifications for this exciting project.

Sincerely,



Mark Cork, AIA LEED AP
Partner

SECTION 01

EXECUTIVE SUMMARY

We are the community's college. We deliver accessible, equitable, and superior educational experiences to inspire every person to achieve their education and career goals

THE GATEWAY BUILDING

Cascadia College has made a bold and important statement in labeling the CC5 project the Cascadia Gateway Building. Physically, it is just that: a new building in a prominent location that marks one's arrival to the Bothell Campus Core. But the building will also serve as both a functional and symbolic Gateway for the Cascadia student.

CC5 will be the place of arrival when a prospective student (and their parents) first set foot on campus. They will find a welcoming environment and staff who are eager and committed to helping them. It will also be the symbolic start of their college experience, wherever that may lead. Locating important student services in this building communicates not only welcome, but also support: "we are here to help, wherever your path may take you" This is reflected in your mission statement that clearly states your sincere intention to support every student along their respective path.

Mahlum is committed to creating healthy and enduring communities to support the lives of future generations. We have committed our practice to serving communities such as yours, and we see an alignment of mission and vision with Cascadia College that inspires us. We would be thrilled with an opportunity to continue our partnership with Cascadia College in preparing the predesign study for this transformational project. We see three key attributes that collectively make us uniquely qualified for this project.

CAMPUS UNDERSTANDING

Mahlum collaborated with Cascadia College and University of Washington Bothell to complete the 2017 Campus Master Plan (CMP), crafting a long-term campus vision that is taking shape at a remarkable pace. A transformational move of the CMP was the extension of the Campus Promenade north to Beardsley Boulevard creating an accessible path to a new transit center and strengthening connections to the Bothell community. That goal is (almost) being realized by the Husky Village Redevelopment, designed by Mahlum, and currently under construction. The Cascadia Gateway Building has the opportunity to complete the accessible pedestrian connection linking Community to Core and defining the arrival experience with a prominent new building.

Our understanding of your campus, your institution, your standards, and your surrounds will benefit the project by allowing an efficient transition from planning to predesign and a commitment to remain true to the overall campus vision of the CMP.

PREDESIGN EXPERIENCE

Efficiency is important because time is limited. To keep CC5's 'place in line' we must complete this predesign study in exactly three months. Our knowledge of you and your campus, combined with our experience with the State of Washington capital budget process will be a benefit due to the expedited nature of this project. We have the tools and experience to set this project up for success.

The Predesign will develop a project concept in which program, site, and budget align to maximize new program area while meeting the overarching project and institutional goals. Key components of this process include:

- **Discovery**: gathering and synthesis of stakeholder input. We will develop project vision and goals that will serve as benchmarks against which all major decisions will be evaluated and serve as the basis for development of a numeric and functional building program.
- **Forming**: finalization of the program and development of site and building concept alternatives. A preferred alternative will emerge that will confirm program and site fit. A cost model is prepared to confirm budget and scope alignment.
- **Finishing**: production of the final report, including ample opportunity for final review and comment.

DESIGN FOR STUDENT SUCCESS

Most important among our qualifications (we believe) is our commitment to designing environments that foster student success. We believe this is one of the most powerful ways we can support our communities. Our extensive portfolio of academic, student housing, student life, and student services/support environments is bound by a singular commitment in our approach to this work: every decision we make in every project should, at its core, be in support of the student and their success. We hope you would agree that this is a worthy goal for any academic project.

We see this project as an exciting opportunity to leverage our experience and passion for design in synergy with Cascadia's commitment to your students and your community. In short, Mahlum would be honored to collaborate with Cascadia College on the Predesign Study for the new Cascadia Gateway Building.

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

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

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Mark Cork AIA LEED AP, Partner		
Firm Name Mahlum Architects, Inc.		
Address 71 Columbia, Floor 4		
City Seattle	State WA	Zip 98104
Telephone (206) 441-4151	Email mcork@mahlum.com	

Addresses of multiple office locations of firm (if applicable)

Address 1380 SE 9th Avenue	
City Portland	Phone (503) 224-4032
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)

COVID-19 Vaccine Requirements

21-14.1 - Proclamation by the Governor

Consultant confirms they have reviewed and understands the requirements of the Governors 21-14.1 COVID-19 Vaccine proclamation. https://www.governor.wa.gov/sites/default/files/proclamations/21-14.1%20-%20COVID-19%20Vax%20Washington%20Amendment.pdf

☒ Confirm reviewed and understand

Consultant has completed and attached COVID-19 Vaccine Verification Declaration form dated September 17, 2021 to this document. https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/Forms/PW-Contractor_COVID19-VacVerificationDecCert_9-17-2021.pdf?=3541a . Failure to attach COVID-19 Vaccine Verification Declaration will result in disqualifying submittal.

☒ Declaration form completed and attached.

Washington State Department of Enterprise Services

PROCLAMATION BY THE GOVERNOR

21-14.1- COVID-19 VACCINATION REQUIREMENT

COVID-19 VACCINATION VERIFICATION DECLARATION FORM

AGENCY AGREEMENTS AND PUBLIC WORKS CONTRACTS

Contract No.:	22 – 004
Project Name:	Cascadia Gateway Building, CC5
Consultant or Contractor Name:	Mahlum Architects, Inc. (Type/print full legal name of Consultant or Contractor Firm)

To reduce the spread of COVID-19, Washington state Governor Jay Inslee, pursuant to emergency powers authorized in RCW 43.06.220, issued Proclamation 21-14 – COVID-19 Vaccination Requirement (dated August 9, 2021), as amended by Proclamation 21-14.1 – COVID-19 Vaccination Requirement (dated August 20, 2021) and as may be amended thereafter. The Proclamation requires consultants or contractors who provide goods and services or perform public works with a Washington state agency to ensure that their personnel (including subconsultants and subcontractors) who perform contract activities on-site comply with the COVID-19 vaccination requirements, unless exempted as prescribed by the Proclamation.

I hereby certify, on behalf of the consultant or contractor identified above, as follows (check one):

☒ ***CONSULTANT OR CONTRACTOR HAS IMPLEMENTED A COVID-19 CONTRACTOR VACCINATION VERIFICATION PLAN THAT COMPLIES WITH THE VACCINATION REQUIREMENTS OUTLINED BY PROCLAMATION 21-14.1***.

The consultant or contractor:

- Has reviewed and understands the consultant's or contractor's obligations as set forth in *Proclamation 21-14 – COVID-19 Vaccination Requirement (dated August 9, 2021), as amended by Proclamation 21-14.1 – COVID-19 Vaccination Requirement (dated August 20, 2021);*
- Has implemented and agrees to update a COVID-19 Vaccination Verification Plan for its personnel that complies with Proclamation 21-14.1, and further:
  - Has required its subconsultants and subcontractors at every tier to develop, keep updated, and implement a COVID-19 Vaccination Verification Plan for their personnel, and has the subconsultant or subcontractor to prepare, submit and update (as necessary) a **COVID-19 VACCINATION VERIFICATION DECLARATION FORM(S)** from each subconsultant and subcontractor at every tier for the contract-referenced above, and agrees to make said **COVID-19 VACCINATION VERIFICATION DECLARATION FORM(S)** available for inspection upon the Agency's request; **and/or**
  - Has obtained a copy or visually observed proof of full vaccination against COVID-19 for the consultant's or contractor's personnel and has required its subconsultants and

subcontractors at every tier to do the same for all individuals subject to the vaccination requirement in Proclamation 21-14.1;

- Complies with the requirements for granting disability and religious accommodations for the consultant's or contractor's personnel (including the personnel of subconsultants or subcontractors), who are subject to the vaccination requirement in Proclamation 21-14.1;
- Has operational procedures in place to ensure that any contract activities that occur in person and on-site at Owner/Agency premises will be performed by personnel who are fully vaccinated or properly exempted as required by Proclamation 21-14.1 (including the personnel of its subconsultants or subcontractors), except for those contract activities performed for a short period of time during a given day and where moments of close proximity to others on-site will be fleeting – e.g., a few minutes for deliveries;
- Has operational procedures in place to enable consultant's or contractor's personnel (including subconsultants and subcontractors) who perform contract activities on-site and at Agency premises to provide compliance documentation that such personnel remain in compliance with Proclamation 21-14.1 and all applicable health and safety regulations, standards guidelines, etc.;
- Agrees to provide copies of COVID-19 Vaccination Verification Plans and related records within 24 hours of the Owner/Agency's request, except as may be prohibited by law. The consultant or contractor further agrees to cooperate with any investigation or inquiry by the Owner/Agency pertaining to the compliance of the vaccination requirements as outlined by Proclamation 21-14.1.

OR

☐ ***CONSULTANT OR CONTRACTOR DOES NOT HAVE AND/OR CANNOT IMPLEMENT A COVID-19 CONTRACTOR VACCINATION VERIFICATION PLAN***. The consultant or contractor does not have and/or cannot implement a current COVID-19 Contractor Vaccination Verification Plan, and the consultant or contractor is not able to develop or provide a COVID-19 Contractor Vaccination Verification Plan or documentation demonstrating its personnel meet the COVID-19 vaccination requirements as set forth in Proclamation 21-14.1 and provide the same to the Owner/Agency on or before October 18, 2021. [*Note*: Compliance with Proclamation 21-14.1 is mandatory for on-site contract activities performed by the personnel of consultants or contractors at every tier as prescribed by the Proclamation.]

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

By: _____ Mark Cork

Signature of authorized person — Print Name of person making certifications

Title: AIA LEED AP, Partner — Place: Seattle, WA

Title of person signing certificate — Print city and state where signed

Date: 2/14/2022

Return this COVID-19 Vaccination Verification Certification to the assigned DES Project Manager.

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY): N/A

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: Mahlum Architects, Inc.		3. YEAR ESTABLISHED: 1938	4. DUNS NUMBER: 01-926-7236
2b. STREET: 71 Columbia, Floor 4		5. OWNERSHIP	
2c. CITY: Seattle	2d. STATE: Washington	2e. ZIP CODE: 98104	a. TYPE: Corporation
			b. SMALL BUSINESS STATUS
6a. POINT OF CONTACT NAME AND TITLE: Mark Cork AIA LEED AP, Partner			7. NAME OF FIRM (If block 2a is a branch office)
6b. TELEPHONE NUMBER: (206) 441-4151	6c. E-MAIL ADDRESS: mcork@mahlum.com		

8a. FORMER FIRM NAMES(S) (If any)	8b. YR. ESTABLISHED	8c. DUNS NUMBER
Paul Hayden Kirk, AIA (1938); Mahlum and Associates (1948); Kirk, Wallace, McKinley & Assoc, AIA (1960); Mahlum and Mahlum (1966); Mahlum, Mahlum & Nordfors (1977); The McKinley Architects (1978); Mahlum & Nordfors (1986); McKinley Gordon PSC (1990); Mahlum Architects (1998)		

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	Administrative	8	5
06	Architect	52	23
08	CADD Technician	12	6
37	Interior Designer	6	5
	Other Employees:		
	Total	78	39

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
A11	Auditoriums and Theaters	1
C05	Child Care/Development Facilities	2
E02	Educational Facilities; Classrooms	8
F02	Field Houses; Gyms; Stadiums	1
H08	Historical Preservation	6
H09	Hospital and Medical Facilities	6
H11	Housing	6
I05	Interior Design; Space Planning	5
L01	Laboratories; Medical Research Facilities	1
L04	Libraries; Museums; Galleries	1
O01	Office Buildings; Industrial Parks	1
P06	Planning (Site, Installation and Project)	6
R06	Rehabilitation (Buildings; Structures; Facilities)	4
S11	Sustainable Design	3

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

a. Federal Work	2
b. Non-Federal Work	9
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 

b. DATE: 10 February 2022

c. NAME AND TITLE: Mark Cork AIA LEED AP, Partner

IMAGE:
Jennifer Lubin Collaborates on Programming Documents

SECTION 04

QUALIFICATIONS OF KEY PERSONNEL

The individual team members proposed for this project were chosen for their expertise, knowledge of the Cascadia College/ UW Bothell campus and their availability to see your project through its successful completion

MARK CORK AIA LEED AP

Principal-in-Charge

Mark Cork will be Principal-in-Charge for this project. He will be accountable for the ultimate success of your projects and will oversee all phases of work, reviewing major decisions and recommendations, ensuring that your goals are met. Mark's experience leading the 2017 Campus Master Plan ensures a prioritization of the significance of this project and Cascadia's identity within the broader campus context.

SCHEER CHAN AIA LEED AP

Project Manager/Project Architect

Scheer will serve as your day-to-day contact throughout the project process. He will oversee project scope, schedule, cost control, and client communications, ensuring the appropriate resources are provided to the Gateway Building throughout the duration of the project. As the Project Architect, he will work with consultants and oversee technical development of layouts that support the Gateway's purpose to serve multiple user functions. Scheer is committed to partnerning with Cascadia College to ensure that their vision is reflected in the Gateway Building design.

ANNE SCHOPF, FAIA

Senior Design Principal

Anne will provide design leadership – ultimately providing design that represents your community and reflects your educational goals. She will ensure your project(s) respond to the pragmatic and inspirational opportunities of the sites and programs. As an author of the 2017 Campus Master Plan, Anne's deep familiarity with the campus design framework and vision for the campus will play a critical role in the design of the Gateway building.

JENNIFER LUBIN, AIA

Programmer

Jennifer will use her broad knowledge in programming and planning to develop innovative and unique solutions for your project. She will work directly with you to understand and communicate your building's needs. Her expertise in outreach and engagement will guide the team's stakeholder engagement to ensure the voices of your community are heard to inform the design.

ORGANIZATION CHART

We propose a team that is familiar with and who understands the intricacies of the Cascadia College and University of Washington Bothell Campus. Their previous experience either working on the Campus Master Plan or their familiarity with higher education projects will deliver a design that seamlessly integrates your vision

KEY STAFF MEMBERS

Mark Cork
AIA LEED AP
Principal-in-Charge

Scheer Chan
AIA LEED AP
Project Manager
Project Architect

Anne Schopf
FAIA
Senior Design Principal

Jennifer Lubin
AIA
Programmer

SUBCONSULTANTS

OTAK
Civil Engineer

INTEGRATED DESIGN ENGINEERS
Structural Engineer

WALKER MACY
Landscape Architect

GLUMAC
Mechanical Engineer
Plumbing

HARGIS ENGINEERS
Electrical Engineer

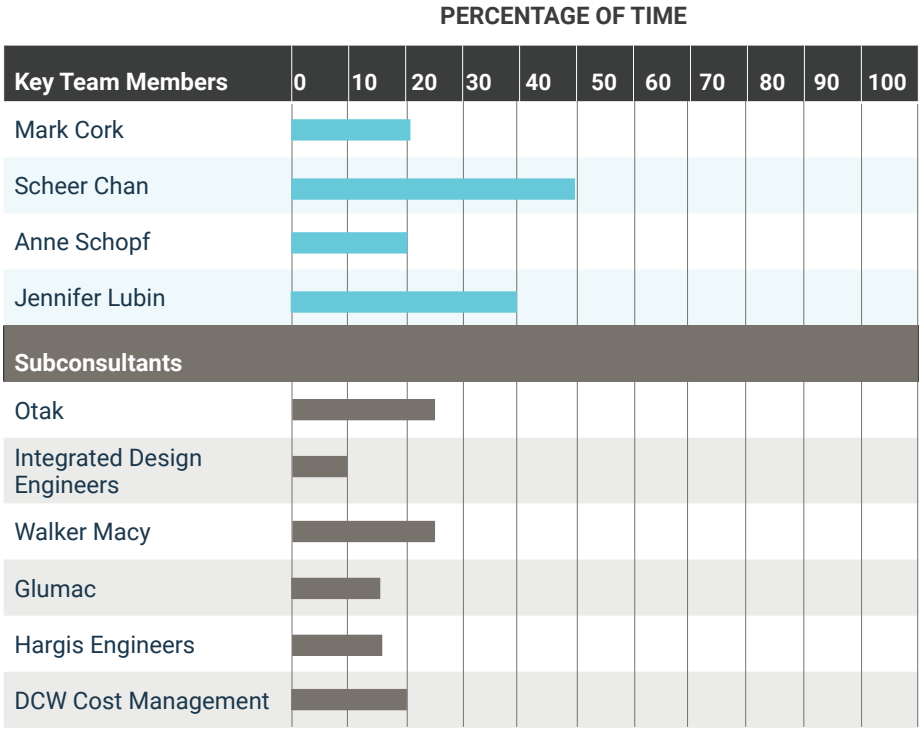
TRANSPO GROUP
Traffic and Parking Analysis

DCW COST MANAGEMENT
Cost Estimator

PERCENTAGE OF TIME FOR PERSONNEL

The key team members proposed for this project were selected for their expertise and availability to see your project to its successful completion

Provided to the right is our proposed percentage of time each key staff member and subonsultant will be used on the Project.



Mark Cork AIA LEED AP

Principal-in-Charge

"Now in my 23rd year with Mahlum, I am a partner and leader of the firm's flourishing higher education practice. I'm also passionate about local and statewide advocacy efforts, previously serving as president for AIA Washington Council"

RELEVANT EXPERIENCE

Campus Master Plan
Cascadia College and University of Washington Bothell

Husky Village Redevelopment and Student Services Predesign
University of Washington Bothell

Student Development and Success Center Predesign
Western Washington University

Anderson Hall Predesign
University of Washington

Miller Hall Predesign and Renovation
Western Washington University

Student Services Planning and Bookstore Predesign and Expansion
Bellevue College

Clark Hall Predesign and Renovation
University of Washington

Seminar II Classroom Building
The Evergreen State College

Comprehensive Campus Master Plan
Eastern Washington University

College of Education Programming Study
Washington State University

Wheelock Student Center Renovation and Addition
University of Puget Sound

Dugmore Residence Hall & Northside Commons
Central Washington University

Health Sciences Building Predesign
Bellevue College

North Transfer Station
Seattle Public Utilities

New Residence Hall Predesign Study
University of Washington Bothell

Student Housing and Dining Design Guidelines
University of Washington Bothell

West Campus Housing Predesign & Design
University of Washington

Alma Clark Glass Residence Hall
Western Washington University

Capitol Campus Childcare Center
Department of Enterprise Services

MARK is a partner at Mahlum with an engaging management style and a detailed knowledge of planning and design strategies for higher education facilities. He will draw upon 30 years of experience to help inform the best possible solutions for your project. Mark has worked on multiple planning and design projects for institutions in the Pacific Northwest over the past 20 years.

EDUCATION & REGISTRATIONS

Mark holds a Bachelor of Architecture from California Polytechnic State University. He is a registered architect in Washington, Oregon, California, and New Jersey. He is a LEED Accredited Professional.

PRONOUNS

He / Him / His

Scheer Chan AIA LEED AP

Project Manager/Project Architect

"I've dedicated my career to improving student Life, student success and access to education. As an immigrant, I'm keenly aware of the challenges facing First Generation Students. As a father of 3, I have a duty to ensure the world is a better place for our next generation"

RELEVANT EXPERIENCE

Husky Village Redevelopment and Student Services Predesign
University of Washington Bothell

Student Development and Success Center Predesign
Western Washington University

South Campus Master Plan*
University of Washington

Physical Education Building
Academic Center Feasibility Study
Washington State University

Student Success Center*
Bellevue College

Husky Union Building
Student Union Predesign and Renovation*
University of Washington

Pence Union Building
Student Union Predesign and Renovation*
Eastern Washington University

Cedar Hall
Student Housing Facility*
Whatcom Community College

Troy Hall Science Lab Renovation*
Washington State University

Pamela Transue Center for Science & Engineering
Tacoma Community College

Public Policy Classroom and Administration Building
University of Maryland Baltimore County

Children's Services Building Design*
Puyallup Tribe

Landscape Masterplan *
Morgan State University

Campus Master Plan*
Washington DC Waldorf School

Edison Elementary School
Eugene School District

Campus Expansion
The Northwest School

* Indicates projects completed at a previous employer

SCHEER joins the Mahlum team with a portfolio rich in student services projects including University of Washington's Husky Union Building, EWU's Pence Union Building, and Bellevue College's Student Success Center. Scheer also completed design of the University of Washington Bothell Student Services Predesign and Husky Village Redevelopment at the University of Washington Bothell and Cascadia College Campus. He is currently bringing his student services expertise for the Western Washington University's Student Development and Success Center Predesign project.

Scheer's 20+ years of experience designing complex projects have shaped his ability to lead large teams to success, on schedule and within budget.

EDUCATION & REGISTRATIONS

Scheer received his Master of Architecture from the University of Virginia and his Bachelor of Science in Architecture from McGill University. He is a registered architect in the state of Washington and is a LEED Accredited Professional.

PRONOUNS

He / Him / His

Anne Schopf FAIA

Senior Design Principal

"Searching for the unique synergies between a program and its site drives my work. By establishing a connection to place, the natural world supports the work of our buildings to strengthen the health of our communities"

RELEVANT EXPERIENCE

Campus Master Plan
Cascadia College and University of Washington Bothell

Husky Village Redevelopment and Student Services Predesign
University of Washington Bothell

Anderson Hall Predesign
University of Washington

West Campus Housing Predesign and Design
University of Washington

Waller Residence Hall Predesign Study
Washington State University

Miller Hall Predesign and Renovation
Western Washington University

Lewis Center Concept Plan & Renovation
Washington University

Clark Hall Predesign and Renovation
University of Washington

Wheelock Student Center Renovation and Addition
University of Puget Sound

International Living-Learning Center
Oregon State University

Student Housing and Dining Design Guidelines
University of Washington Bothell

Lenora Square Predesign Study
Cornish College of the Arts

Health and Wellness Center Predesign
Pacific Lutheran University

Early Childhood Learning Center Predesign
Seneca Nation of Indians

New Student Learning Center Predesign
Oregon State University

Health Sciences Building Predesign
Bellevue College

Academic Facility Study
Oregon State University

Edna L.Holmes Residence Hall
Lewis and Clark College

North Transfer Station
Seattle Public Utilities

ANNE is an award-winning architect with 33 years of architectural experience including extensive work framing the design and vision for university campuses. Under her leadership, Mahlum received the 2014 Firm Award from the American Institute of Architects Northwest and Pacific Region (AIA NWPR). Anne's design thinking will set a tone for excellence rooted in the culture and context of the Pacific Northwest. Anne's recent appointment to the AIA National Committee on the Environment (COTE) Advisory Group reflects her commitment to infusing evidence-based research into design and will serve to advance the fundamental dialogue between the built environment and natural world.

EDUCATION & REGISTRATIONS

Anne holds a bachelor of Architecture, Civil Engineer and Building Sciences from Rensselaer Polytechnic Institute. She is a Fellow of the AIA and is a registered architect in the state of Oregon as well as Alaska, New Jersey, Colorado, Hawaii, Idaho, Louisiana, Missouri, Montana, New York, Washington, and Wyoming.

PRONOUNS

She / Her / Hers

Jennifer Lubin AIA

Programmer

"I find it so rewarding to see a plan come together that will positively impact students' education and environment"

RELEVANT EXPERIENCE

Campus Master Plan
Cascadia College and University of Washington Bothell

Anderson Hall Predesign
University of Washington

Waller Residence Hall Predesign Study
Washington State University

Miller Hall Predesign and Renovation
Western Washington University

Eastern Oregon Higher Education Center
Blue Mountain Community College

Space Utilization Analysis
Yakima Valley College

Student Services Planning and Bookstore Predesign and Expansion
Bellevue College

GEM Feasibility Study
University of Washington

International Residence Hall
Oregon State University

University Housing and Dining Services
Oregon State University

Master Plan & Site Alternatives Study
Oregon Coast Community College

New Residence Hall
Western Oregon University

Werner University Center Study
Western Oregon University

Truman High School Programming
Federal Way Public Schools

Ackerman Hall
Western Oregon University

Alma Clark Glass Hall
Western Washington University

Campus Master Plan
St. George's University

JENNIFER brings an evidence-based approach to planning for colleges and universities, and will ensure all recommendations are deeply rooted in robust analysis. With 25 years of architectural experience, Jennifer uses her broad knowledge in programming and planning to develop innovative and unique solutions that are specific to each project.

EDUCATION & REGISTRATIONS

Jennifer earned her Bachelor of Architecture from the University of Kansas. She is a Registered Architect in Oregon.

PRONOUNS

She / Her / Hers

OTAK

Civil Engineering

FIRM BIO

Since 1981, Otak has built a reputation based on creativity, integrity, and skill. As an award-winning interdisciplinary firm, they combine in-house experts in planning and entitlement, civil engineering, surveying, landscape architecture, water resources, environmental science, and construction management into a coordinated and focused team to meet project requirements. Otak's experience working together, the capabilities of their firm, and their experience with this type of project will maximize efficiency, resulting in time and cost savings for Cascadia College, University of Washington Bothell, and the campus.

Otak has had the privilege of working on the University of Washington Bothell and Cascadia College campus since the mid-1990s. Their experience working on the campus began with feasibility studies, site selection, master planning, and design of Phases I and 2.

KEY PERSONNEL

Nico Vanderhorst, PE
Civil Engineering Principal

Kevin Kraxberger, PE
Senior Civil Engineer

RELEVANT EXPERIENCE

STEM 4 Building
University of Washington Bothell and Cascadia College

Husky Village Redevelopment
University of Washington Bothell

Campus Master Plan
Cascadia College and University of Washington Bothell

INTEGRATED DESIGN ENGINEERS

Structural Engineering

State of Washington: DBE
(Certification No. D4M0019103)

FIRM BIO

Established in 2005, Integrated Design Engineers (idE) is an award-winning structural engineering consulting firm based in Seattle with a strong record of design for clients in the higher education and healthcare sectors, as well as notable projects for King County, Port of Seattle, City of Seattle, and WSDOT. At its core, the team at idE understands the importance of proactive analysis and clear communication to resolve issues efficiently and reduce overall costs and project durations. Their client-focused approach has led to their reputation as one of the Puget Sound region's most responsive and effective engineering consultant firms.

KEY PERSONNEL

Ignasius Seilie, PE., SE., F.SEI
Principal, Lead Structural Engineer

RELEVANT EXPERIENCE

College of Engineering Predesign
University of Washington

North Transfer Station
Seattle Public Utilities

Western State Hospital Predesign Study
Department of Enterprise Services

WALKER MACY

Landscape Architecture

State of Washington: WBE
(Certification No. W2F0026394)

FIRM BIO

Walker Macy is a landscape architecture, planning and urban design firm serving innovative design projects throughout the western states, from our offices in Seattle, Washington and Portland, Oregon. Higher education campuses are a primary focus for the firm's work, having completed 237 projects on 57 campuses, including many public state universities. This work includes a long-term commitment to placemaking, design excellence, and community-building at Cascadia College/ University of Washington Bothell through formative projects such as the 2010 Master Plan, Discovery Hall and campus plaza, the Sarah Simonds Green Wetland Conservatory, and the 2017 Campus Master Plan. Their work has also focused on sustainable and resilient design, with benchmarks meeting or exceeding LEED Platinum and including net zero developments.

KEY PERSONNEL

Lara Rose, PLA
Principal Landscape Architect

RELEVANT EXPERIENCE

Campus Master Plan
Cascadia College and University of Washington Bothell

Husky Village Redevelopment
University of Washington Bothell

Planting Buffer
University of Washington Bothell

GLUMAC

Mechanical Engineering & Plumbing

FIRM BIO

With a mission to deliver Green Buildings That Work,™ Glumac specializes in the cost-effective, sustainable design of education, residential, commercial, institutional, advanced technology, and healthcare facilities worldwide. Of these, Glumac has supported more than more than 650 higher ed projects firmwide. Services include mechanical, electrical, and plumbing (MEP) consulting engineering; lighting design; technology integration; energy analytics; CFD/BIM modeling; and building commissioning. They are long-time members and partners with the USGBC and its LEED program; the International Living Future Institute and its Living Building Challenge (LBC).

KEY PERSONNEL

Joshua Checkis, PE, LEED GA
Lead Mechanical Engineer

Dana Troy, PE, LEED AP
Mechanical Engineer

Darren Phillips, EIT
Lead Plumbing Designer

Brian Goldcrump, PE, LEED AP, BEMP
Energy Engineer

RELEVANT EXPERIENCE

STEM 4 Building
University of Washington Bothell and Cascadia College

Activities and Recreation Center (ARC)
Cascadia College

Phase 4 Predesign
University of Washington Bothell

HARGIS ENGINEERS

Electrical Engineering

FIRM BIO

For 67 years, Hargis Engineers has delivered pre-designs to entities statewide. Utilizing our in-depth knowledge of operating campus environments, various program requirements and mechanical/ electrical system approaches, they develop quantitative, qualified narrative reports that support integrating new buildings into operating college campuses as gateway facilities. Hargis and Mahlum have a 20-year portfolio of successfully delivered, publicly-funded projects with an emphasis on learning environments.

KEY PERSONNEL

Erik Stearns, PE, LEED AP
Principal, Electrical

RELEVANT EXPERIENCE

STEM 4 Building
University of Washington Bothell and Cascadia College

Student Services Planning and Bookstore Predesign and Expansion
Bellevue College

Learning Resource Center, Predesign
Everett Community College

TRANSPO GROUP

Traffic and Parking Analysis

FIRM BIO

Transpo Group is a privately-owned company with offices in Washington, California, and New York. They bring expertise with campus planning and design to colleges and universities of all sizes, from large urban sites to small commuter schools. They provide answers to campus transportation questions with our wide range of services, from parking solutions and bicycle/pedestrian improvements, to traffic analysis and transit operations. They have been working on the Cascadia College and University of Washington Bothell campus for 12+ years.

KEY PERSONNEL

Mike Swenson, PE, PTOE
Principal

RELEVANT EXPERIENCE

Campus Master Plan
Cascadia College and University of Washington Bothell

STEM 4 Building
Cascadia College and University of Washington Bothell

West Campus Parking Garage Design
Cascadia College

DCW COST MANAGEMENT

Cost Estimating

State of Washington: WBE (Certification No. W2F0023327)

FIRM BIO

DCW Cost Management is an independent third-party cost consultancy with offices in Seattle, WA and Portland, OR. They provide managed solutions through cost advice for their clients who are investing in infrastructure, property maintenance and construction development. Because they are embedded in the regional construction community, they deliver costs that are reflective of the market and are detailed using a clear, efficient construction development perspective.

KEY PERSONNEL

Trish Drew, CPE, LEED AP
Cost Estimator

RELEVANT EXPERIENCE

Campus Phase 3
University of Washington Bothell

Plant Services Building Addition PreDesign
University of Washington

Multi-Cultural Center
Western Washington University

IMAGE:
Alma Clark Glass Hall
Western Washington University

SECTION 05

RELEVANT EXPERIENCE

Mahlum offers extensive experience in delivering award-winning, world-class environments that foster and support student success

Over the past 80 years, we have provided numerous colleges and universities in the Pacific Northwest with services including campus master planning, predesign, site planning, renovation and addition to existing buildings, and the design of new facilities. Our portfolio demonstrates wide-ranging expertise in the design of innovative teaching and learning environments as well as student services/ support and student life facilities. Through ongoing work with many of our clients, we continue to support their mission-strengthening and strategic plan objectives. We feel that this experience enables us to provide exceptional service, efficiency, and unmatched results.

Our post-secondary projects involve working closely with higher education clients to align facility design and campus planning with their unique institutional identities. By representing the culture and values of colleges and universities, we create architecture that responds naturally and powerfully to the social fabric of the campus community.

CAPITAL BUDGET EXPERIENCE

A key purpose of a Predesign study is to support the request for design and construction funding. We have a strong track record developing Predesign studies for the State of Washington.

Of the 20 predesign studies we have submitted, all but one project (to date) have received funding for subsequent phases. We have further collaborated with institutions in preparing Capital Project Requests and have prepared multiple predesign studies following the OFM format for projects seeking alternative funding sources.

Following is a list of public colleges and universities we have collaborated with:

Bellevue College

Cascadia College

Central Washington University

Eastern Washington University

North Seattle College

Seattle Central College

Shoreline Community College

South Puget Sound Community College

South Seattle College

Spokane Community Colleges

Tacoma Community College

The Evergreen State College

University of Washington

Walla Walla Community College

Washington State University

Western Washington University

Yakima Valley College

CAMPUS MASTER PLAN

CASCADIA COLLEGE AND UNIVERSITY OF WASHINGTON BOTHELL
BOTHELL, WASHINGTON

The 2017 Campus Master Plan (CMP) for Cascadia College and University of Washington Bothell evolved out of a desire to overhaul and streamline jurisdictional review processes and standards for future development on this shared campus. The CMP establishes a short-term development plan (including both academic and housing projects) as well as a shared long-term vision for the campus, serving as the basis for all future development and regulatory action.

The long-term vision leverages recent property acquisitions that will enable the existing campus to expand northward and create a significant presence along Beardslee Boulevard, the arterial defining the northwestern campus boundary. This in turn creates opportunity for a new campus gateway and development of new multi-modal infrastructure (possibly including a new transit center on Beardslee), increasing access to and from campus and strengthening connections with downtown Bothell to the west.

The CMP process included a rigorous community outreach process and coordination with both city and transit officials. It established overarching Guiding Principles and more detailed Design Principles that complement the City's Campus District Regulations. It will inform and guide both design teams and campus design oversight processes, serving as the foundation for ultimate realization of the Campus Vision.

Collectively, the components of the CMP will provide clarity and transparency of vision, purpose, and process for the long-term campus development for Cascadia College, University of Washington, and City of Bothell communities.

DELIVERY METHOD
N/A

RELEVANCY TO CC5 GOALS
> Familiarity with campus
> Campus design guidelines
> Environmental stewardship
> Social equity/accessibility

PROJECT BUDGET
N/A

REFERENCE
Kristine Kenney,
University Landscape Architect,
Director of Campus Design & Planning
University of Washington
(206) 685-6430
kkenney@uw.edu

HUSKY VILLAGE HOUSING REDEVELOPMENT STUDENT SERVICES PREDESIGN

UNIVERSITY OF WASHINGTON BOTHELL
BOTHELL, WASHINGTON

The Redevelopment of Husky Village creates a new north gateway for the UW Bothell/Cascadia College Campus, realizing the vision of the 2017 Master Plan. Slated to welcome new student residents in 2023, the project is comprised of four new buildings totaling over 300,000 GSF. The student-focused facility provides1,040 beds of student housing, amenity spaces, and the campus' first dining facility designed to serve residents and the greater university and college communities.

The project design was shaped by the UW Bothell Master Plan guidelines and the integration of the campus' natural features. The main campus promenade is extended through the development and is energized by student-focused programs on either side. The promenade terminates, or begins – depending on your perspective, at a strong gateway for the campus formed by a generous urban plaza flanked by two buildings fronting a new transit station.

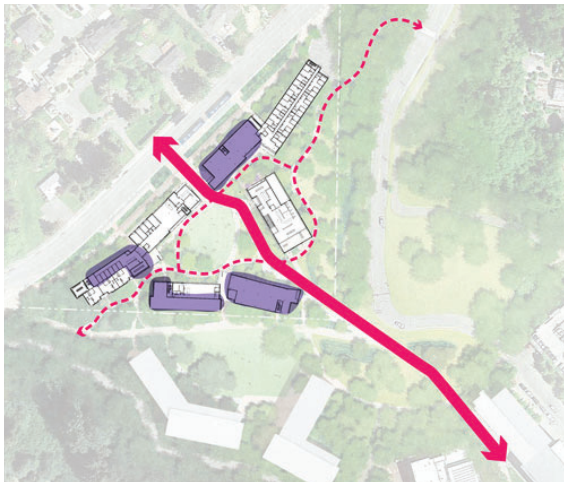
The project included programming and predesign for 20,000 SF of tenant space occupying the ground floors of three new residential buildings that will ultimately be developed into UW Bothell Student Services programs. Strategically situated to greet the community along pedestrian pathways and public streets, these functions will activate and enhance the campus experience and strengthen the concept of Husky Village as an interconnected community.

DELIVERY METHOD
Design-Build

RELEVANCY TO CC5 GOALS
> Familiarity with campus
> Campus design guidelines
> Campus gateway
> Environmental stewardship
> Social equity/accessibility
> Integrated Student Services

PROJECT BUDGET
$109.6M (original DB) | N/A (actual)

REFERENCE
Amy Van Dyke, Director,
Physical Planning & Space Management
University of Washington Bothell
(425) 352-5261
amyv@uw.edu



KALAPUYA ILIHI ACADEMIC LEARNING COMMONS

UNIVERSITY OF OREGON
EUGENE, OREGON

University of Oregon is committed to building community and improving the lives and academic development of their students. Their latest Residence Hall (Kalapuya Ilihi) supports and emphasizes this commitment with the inclusion of two large Academic Learning Commons.

Four interdisciplinary academic programs – Art + Design, Creative Practice Community, Media and Social Action, and Native American and Indigenous Studies - hold classes and departmental functions in lecture halls, seminar rooms, faculty offices, and study spaces within the two residence halls. The spaces are coupled with contemporary learning and community building environments including a flexible open lounge, a maker-hacker space, and an open-hearth kitchen.

Open lounges and study rooms adjacent to student rooms and community spaces promote serendipitous encounters, and space for larger student interactions or smaller study groups.

DELIVERY METHOD
CM/GC

RELEVANCY TO CC5 GOALS
> Active learning/innovation
> Informal study/gathering space
> State-of-the-art tools and technology
> Social equity/accessibility
> Community building
> Environmental stewardship

PROJECT BUDGET
$31M (original) | $33M (actual)

REFERENCE
George Bleekman, Project Manager
University of Oregon
(541) 346-2625
bleekman@uoregon.edu

TAP^{H}ÒYT^{H}A' HALL

UMPQUA COMMUNITY COLLEGE
ROSEBURG, OREGON

Following a tragic incident in October 2015, Umpqua Community College (UCC) reached out for assistance in facilitating discussions with students, faculty, staff, and college administration regarding the future of a fifty-year old classroom building which was now associated with a heartbreaking and traumatic event. Following those discussions, UCC and the Roseburg community determined it necessary to replace Snyder Hall with a new teaching facility, Tap^{h}óyt^{h}a' Hall.

Nestled in the southern part of the UCC Campus, Tap^{h}óyt^{h}a' Hall is a new, state-of-the art classroom building, providing 21st century learning environments through a simple plan of classrooms, student collaboration areas and faculty offices.

Classrooms, gathering spaces and faculty areas have clear visual connections to the building's two main entries, as well as the greater campus, creating more defensible spaces for safe and comfortable learning.

In addition to internalizing circulation, the two collaboration areas on each end of the building provide space for students and faculty to gather, and provide opportunities for chance encounters – a feature that UCC did not previously have on its campus.

DELIVERY METHOD
Design-Bid-Build

RELEVANCY TO CC5 GOALS
> Active learning/innovation
> Informal study/gathering space
> State-of-the-art tools and technology
> Social equity/accessibility
> Community building
> Environmental stewardship

PROJECT BUDGET
$4.2M (original) | $4M (actual)

REFERENCE
Jess Miller,
Director of Facilities and Security
Umpqua Community College
(541) 440-4600x 4698
jess.miller@umpqua.edu

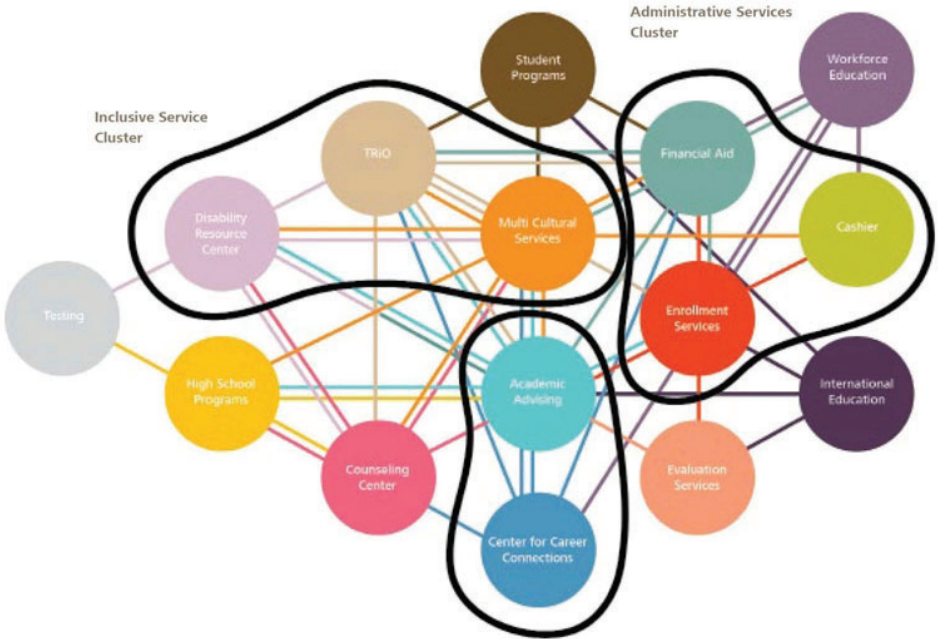
STUDENT SERVICES PLANNING AND BOOKSTORE PREDESIGN AND EXPANSION

BELLEVUE COLLEGE
BELLEVUE, WASHINGTON

Mahlum's work with the B Building began with a predesign study for an expansion and renovation of the Bookstore. The predesign quickly expanded into a broader master planning effort for the entire B Building after understanding the nuanced nature of the building itself and the desire to address additional needs. The B Building Master Plan laid the ground work for understanding Student Services needs and the desire for the Answer Center concept.

The renovated bookstore and testing center were designed to better serve an expanding student population. Key goals included enhancing the bookstore identity and visibility, relieving congestion during surge periods, expanding revenue from non-textbook sales, and reconfiguring space to increase operational efficiency. The design team then reengaged with the College to update the B Building Master Plan to better reflect the aspirations, vision, and core values of the recently completed Student Services Strategic Plan.

Mahlum met with each entity within Student Services to understand what it means to embrace a Student-Centered approach to services and how the physical environment can support their myriad needs. Implementation of this plan and these experiences would embody the core values of Bellevue College, beginning with the first prospective student interaction and continuing through to their graduation and alumni experience. This work served as the planning foundation for the Student Success Center.

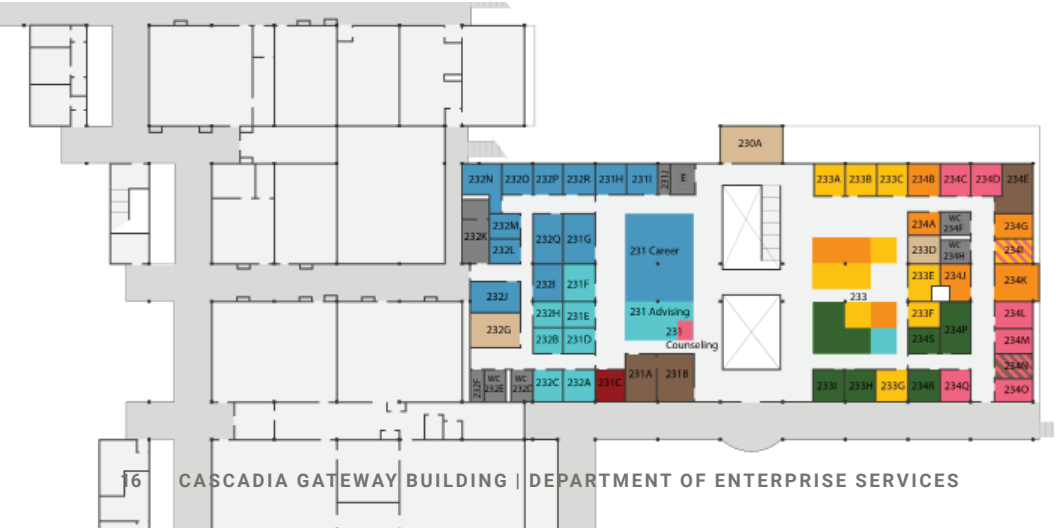


DELIVERY METHOD
Design-bid-build

RELEVANCY TO CC5 GOALS
> Integrated student services
> Informal study/gathering space
> Social equity/accessibility
> Community building
> OFM predesign process

PROJECT BUDGET
N/A

REFERENCE
Ray White, Vice Chancellor of Finance and Administration
Washington State University Tri-Cities
(509) 372-7025



ANDERSON HALL RENOVATION PREDESIGN & UPDATE

UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON

The renovation of Anderson Hall, one of the most heralded historic buildings on the University of Washington campus, strives to honor the rich history of the building while extending its life for decades to come. Anderson Hall is home to the School of Environmental and Forest Sciences (SEFS) and will serve as an emblem of the UW's rich history of world-leading research and teaching in forestry and forest resources. A key challenge of the project lies in preserving the Collegiate Gothic detailing of Anderson Hall while incorporating ambitious sustainable systems. The design focuses on maximizing operational efficiency, natural ventilation, access to daylight, and improving indoor air quality, and includes significant improvements to accessibility, seismic integrity, and fire and life safety systems. The 35,000 SF academic building, which houses classrooms, administrative offices, and a 200-seat lecture hall, also needs major interior renovation and reconfiguration in order to accommodate modern teaching activities. Significant audio/visual and technological upgrades will be made to both instructional and administrative spaces. Additionally, the design includes redevelopment of a courtyard to the south of Anderson Hall, creating a graceful connection to the two neighboring buildings occupied by SEFS and serving as an outdoor collaboration space and setting to support college-wide gatherings. Mahlum completed the original predesign study in 2010 and an updated study in 2020.

DELIVERY METHOD
N/A

RELEVANCY TO CC5 GOALS
> Active learning/innovation
> State-of-the-art tools and technology
> Social equity/accessibility
> Community building
> Environmental stewardship
> OFM predesign process

PROJECT BUDGET
$30M (original) | N/A (actual)

REFERENCE
Troy Stahlecker,
Major Capital Projects Director
University of Washington
(206) 616-5609
stahl@uw.edu

IMAGE:
Capitol Campus Childcare Center,
Department of Enterprise Services

SECTION 06

LIFE CYCLE COST ANALYSIS EXPERIENCE

Mahlum has extensive experience providing Life Cycle Cost Analysis (LCCA) services. We understand the process and expectations from DES to deliver highest value, lowest energy, and best operations cost

Our process begins with a collaborative workshop where key stakeholders identify the energy conservation measures (ECMs) that could be viable strategies for your project. Our team uses the Washington State Office of Financial Management's guidelines for preparing a Life Cycle Cost Analysis (LCCA) as well as the NIST Life Cycle Costing Manual. The LCCA is a method most commonly used for assessing the total cost of ownership for a facility or a building system. It takes into account all costs of acquisition, initial capital investment, ongoing operating and maintenance costs, and other costs as needed if beneficial to the analysis being performed. Our team uses the Life Cycle Cost Tool often to estimate the total costs of project alternatives and to select the design that ensures the facility or building system provides the lowest total cost of ownership consistent with the project's intended quality, function, and lifespan. We work in partnership with the mechanical and electrical engineers to provide base capital and life cycle costs to the design options provided for the services. As well, we examine all building components guided by the design team including massing and exterior envelope strategies to evaluate costs for equipment, structures and finishes to understand costs over the life of the building. We have used this Life Cycle Cost Tool many times over the past few years most recently in the evaluation for Net Zero and Net Zero Ready construction.

OPERATING COSTS

Operation and maintenance costs represent significant long-term investments for institutional clients and are critical to understand alongside first cost when evaluating multiple design scenarios.

Energy modeling is a critical tool in an integrated design process that supports Life-Cycle Cost Analysis as we place more emphasis on reducing energy demand. As energy supplies become scarce and costs increase, owners and building operators need a sound basis for making design decisions. By studying the operation and maintenance cost of individual or fully integrated systems, the life cycle cost analysis reveals the true total cost of ownership.

ENERGY EFFICIENCY MEASURES

In the design of building systems, the single greatest impact in reducing energy usage is to first focus on the curtailing demand; this is achieved by having an acute understanding of the anticipated actual use and scheduling of the building spaces and functions. Right-sizing mechanical systems to these more realistic demand loads and reducing user plug loads can have a dramatic effect on the overall building efficiency. The next step is to investigate low-energy and passive design systems to reduce operational loads.

1
Living Building Challenge Petal Certified Project

1
Net Zero Energy Project

4
Net Zero Ready Projects

4
LEED Platinum Projects

22
LEED Gold Projects

8
2030 Challenge Compliant Projects

IMAGE:
Educational Signage
Gilbert Hall, Pacific University

SECTION 07

SUSTAINABLE DESIGN EXPERIENCE

INTEGRATING & OPTIMIZING HIGH-PERFORMANCE BUILDING ATTRIBUTES

As a team, we believe that many important sustainable strategies can be achieved with little or no additional cost. Many integrated features are often a matter of priorities and intention and do not need to be perceived as cost prohibitive. Thinking comprehensively about "simple sustainability" can not only promote resource conservation but enhance environmental stewardship too empower your student to be advocates for themselves and the environment.

As a tangible goal, we commit to meeting the 2030 Challenge, which focuses on achieving carbon neutrality through improved building performance and reduced energy consumption by the year 2030. Recent successes include Wilkes Elementary School, which met the 2030 Challenge with an EUI=27 or 64% more efficient than baseline, and more recently, Thornton Creek Elementary, which exceeds the 2030 Challenge with an impressive EUI=16 or 79% more efficient than the baseline

ENERGY EFFICIENCY

Energy-efficiency and on-site production leads to reduced operational costs, which benefits students and the WSSB Campus as a whole. We will study efficient mechanical systems and strategies such as geothermal and air-source heat pumps, demand-controlled ventilation, as well as passive strategies such as daylighting, building orientation, and exemplary envelope design. We recommend early engagement with campus and facility maintenance and operation staff to establish priorities and confirm that separation from the campus-wide steam system is possible.

DURABLE MATERIALS

The Mahlum Materials Task Force is responsible for promoting the transparency, screening, assessment and optimization of product and material selections for all our projects and minimizing the associated impact on building occupants and the environment. Focus areas and deliverables are centered around Technical Systems & Reporting, Toolkits, Embodied Impact and Advocacy & Engagement. When selecting materials, we will prioritize those that are durable, long-lasting, and without chemicals that are harmful to student and staff health.

LIFE CYCLE PERFORMANCE

Life cycle performance demands that we consider decision making with a 'long lens'. Selection of systems, materials and finishes must consider several factors from carbon impacts, first costs, durability, and the expected lifespan to optimize decision making for WSSB. Therefore, our work with you will consider the following:

Programmatic Efficiencies: Prioritizes multiple-use and flexible-use spaces to support a variety of academic, residential and social functions, including furniture and technology.

Operational Efficiencies: Symmetrical system layout and easy access to equipment, cabling and controls for long term maintenance and upgrades over time.

Maintenance Efficiencies: Simple, elegant building form minimizes complex material transitions and provides clean, easily maintainable conditions. A streamlined roof allows safe seasonal access to gutters, flashings and roof overhangs.

CASE STUDY: MAHLUM'S NEW PORTLAND STUDIO

As we do with many of our projects, we began this one by asking questions. The first of them was, "are we going to walk the talk?" The answer was yes, as we chose to lead with our values in hopes of transforming both our practice and our place–and in doing, create a path for others to follow. **The result is Mahlum's new studio which is Portland, Oregon's first Living Building Challenge (LBC) petal certified project.**

HEALTHY MATERIALS

Compliance with the Materials Petal was demonstrated by providing transparency of all ingredients and vetting them against the Red List. Over 350 materials were vetted. All regulated materials were screened for VOC emissions testing compliance and over 40% of all the materials were sourced from within 500 km of the site.

DAYLIGHT AND VENTILATION

70% of the new office is devoted to collaborative work zones, with the workstations all located within one contiguous daylit space. Along the wall of street-level operable windows, air purifying plants provide a privacy screen.

USER COMFORT

Sit-Stand operability was an imperative for staff comfort, so we researched examples in the marketplace. None of them satisfied our need for flexible capacity over time, so we designed a custom-fabricated, adjustable workstation that allows for sit-stand configurations for our shortest to tallest employees. This new solution maintains a continuous work surface allowing for long-term flexibility and capacity fluctuations.

Systems Efficiencies: primary mechanical, electrical and telecommunication systems at centrally located areas in the floor plate to minimize distribution runs from a cost and system efficiency standpoint.

Envelope Efficiencies: durable, well-conceived envelope will provide many years of hassle-free use. Our extensive experience with deploying advanced envelope science in will ensure that details and plans will be developed quickly and accurately

ZERO ENERGY

Mahlum has designed numerous Net-Zero Energy Ready (NZE) facilities in both Oregon and Washington, including the Capitol Campus Childcare facility in Olympia, WA. Our net zero design approach will provide WSSB with a highly efficient building and living-learning tool. Our team, experience, and design strategies will help you meet this goal. The path to NZE includes:

Integrative delivery process to bring all team members on board, including owner/user, design team, consultants, energy modeler and contractor.

Conduct climate analysis to inform appropriate passive strategies; establish energy performance (EUI) target through energy benchmarking and solar budgeting.

Optimize building design to minimize building heating and cooling loads:

> High-efficiency mechanical system to reflect load reduction realized through optimized building design.

> Building occupancy considerations: energy sub-meter, monitor & display to support building system commissioning, provide feedback for building users and promote positive behavior change.

> Very tight building envelope that minimized air infiltration.

> Air barrier strategy must be backed up with rigorous field testing of a mock-up or, ideally, the entire building.

OCCUPANT PRODUCTIVITY

The most important area of focus for residential and educational facilities is indoor environmental quality. We will pay attention to creating environments that are healthy and benefit the students and staff well-being and productivity every day. Aside from the selection of non-toxic finishes and materials as discussed previously, research shows that students and staff have lower sickness, higher productivity and overall healthier lifestyles when provided with enhanced indoor air quality; natural daylighting; and high-quality acoustics. These features are evident in all our facilities and are achieved through intentional design that ensures there is a thoughtful purpose for every feature, material, or system that we design into your new facility.

The result of our life cycle cost assessment and our commitment to sustainable design strategies will be an innovative solution for the Cascadia Gateway Building; one that leverages the best of the DES, project stakeholders' goals and ideas, and the depth of experience of the Mahlum team has executed in an efficient, collaborative and exciting process. Cascadia College will come away from this process with a unified design concept that has the support of its community, key stakeholders and your leadership.

We firmly believe that the Mahlum team is poised to partner with the Washington State School for the Blind, nurturing advocates through the built environment.

IMAGE:
Campus Master Plan
Cascadia College and University of Washington Bothell

SECTION 08

PAST PERFORMANCE

Mahlum is committed to creating healthy and enduring communities to support the lives of future generations

PREDESIGN EXPERTISE & PROCESS

Our team offers expertise in delivering award-winning planning and design of world-class teaching, learning, and student support environments.

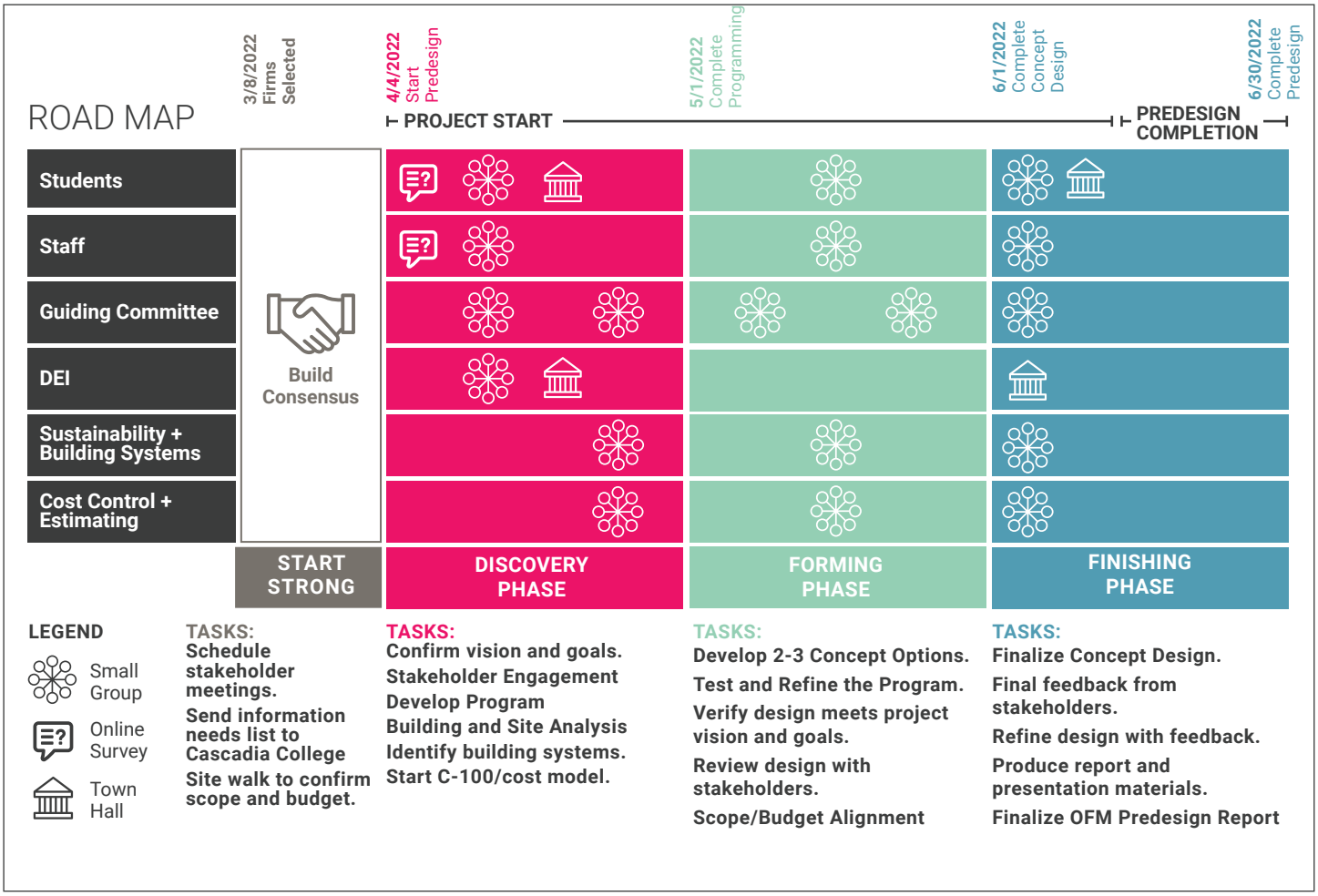
Recognized as a leader in planning for higher education, **Mark Cork** has completed predesign studies, programming, and master planning for colleges and universities throughout the Pacific Northwest. Mark and **Anne Schopf** bring extensive and intensive understanding of your campus gained through their partnership leading the 2017 Cascadia College and University of Washington Bothell Campus Master Plan effort. **Scheer Chan** has specialized in student life and student success projects throughout his career, and joined Anne and Mark in leading the ongoing Husky Village Redevelopment. **Jennifer Lubin** serves as Mahlum's programming lead and offers a career's worth of experience translating clients vision and spatial needs into highly successful numeric and functional space programs.

PREDESIGN PROCESS

Managing scope, schedule, and budget is critical for the success of any capital project, and that process starts with the Predesign study. In the following pages we will discuss how we have addressed and managed these aspects during the predesign process to lay the foundation for success once the project is funded. Your timeline for submittal of the predesign report enhances the significance of the schedule for predesign itself, so we devote special attention to that.

We remind ourselves that we are not designing the building during the predesign phase. Rather, we are establishing the need for the project, detailing the project program requirements that meet the need, and developing a design concept that will allow us to establish and test the budget so that sufficient funds can be requested (and justified). This can be a delicate balancing act during 'normal' economic times, but these times are not normal. Creativity and flexibility are integrated into our process to allow for scope prioritization and contingency planning to help ensure that scope can be maximized with the established budget as prevailing economic conditions allow.

Budget and scope management processes are, of course, ongoing over the life of the project, into and through design and construction. We will conclude this section by discussing tested strategies for ensuring project completion on time and on budget.



PREDESIGN PROCESS - SCHEDULE

Mahlum is proud of its record for meeting the deadlines required by our clientele. The Cascadia Gateway Building Predesign will be especially challenging to complete within a 3-month time period. Scheduling is critically important to plan and track the work progress. The following describes a typical predesign scheduling process, adapted to your project.

Using a Road Map (see above) we layout a four-step process that streamlines the visioning, engagement, programming and conceptual design processes and ties them to critical milestones and activities. Our process cycles through stakeholder engagement, ideation, and review over these 3 months to ensure the process is robust, inclusive, transparent, and efficient.

Start Strong: We have deep experience with and understanding of your campus and expertise on this project type. We plan to hit the ground running on April 4th and will have prepared a list of project information needs from Cascadia College.

We will work with Cascadia College to identify all the key stakeholders and will schedule times to engage with them over the first 2 weeks of April to confirm the program and vision. As we finalize the contract, an onsite tour of your existing facilities and services will allow us to understand the scope, opportunities, and challenges.

Discovery Phase: A focused 2-week stakeholder engagement will educate us on the user needs and perspectives that will build the program for the Cascadia Gateway Building. This rigorous engagement process will include various formats and different scales: online surveys, town halls, small groups, intersectional work sessions, and one-on-one interviews. Our Diversity, Equity, and Inclusion approach will create a haven that embraces diverse ideas and interactions and ensures the highest and broadest level of engagement possible during this expedited schedule. During this phase we will delve deep into analyzing the site, building, infrastructure, and sustainability systems that will inform the preliminary cost modelling of the project.

Forming Phase: The design team will develop a numeric and function program in response to project vision and needs and ideate 2-3 building and site concepts that demonstrate realization of project vision and goals and also serve as the basis for budget confirmation. These conceptual design studies help us test and refine the program, study cost options, explore building systems and help promote dialogue with the key stakeholders guiding the projects.

Finishing Phase: After each phase, we encourage review of each milestone: confirming the program after the Discovery phase and confirming the design after the Forming phase. We will conduct a focused week of review with all the critical stakeholders to gather their insights and feedback before we delve deep into finishing the concept design, narratives, and presentation material for the OFM Predesign Report.

PREDESIGN CASE STUDY: MILLER HALL RENOVATION, WESTERN WASHINGTON UNIVERSITY

Between completion of the Miller Hall Predesign Study in 2004 and funding in the 2007-09 capital budget, Washington State experienced some of the most extreme construction escalation in history. Mahlum and WWU reacted by prioritizing scope, establishing design scope options/ alternates for maximum flexibility in a turbulent bidding market, and coordinating closely with the GC/CM once on board to develop and strategic construction and bidding strategies to maximize efficiency. This strategy paid off; a vast majority of desired scope was incorporated into the final project with minimal disruption/ redesign and thanks to a construction start during a stable bid market.

PREDESIGN PROCESS – SCOPE

The following are key elements and activities included in the Discovery and Forming phases that are essential for predesign scope and concept development for the Cascadia Gateway Building:

UNDERSTANDING THE DIVERSE NEEDS OF STUDENTS, FACULTY, AND STAFF

> Identify the unique experiences and needs of all user groups of the new facility through surveys, work sessions, and interviews

> Facilitate inclusion of different viewpoints through a collaborative inquiry process, such as but not limited to, workshops and townhalls

> Understand and discuss how this new facility will impact and improve student and staff interaction and student success

INTEGRATION OF DIVERSITY, EQUITY, AND INCLUSION (DEI) PRINCIPLES

> Understand DEI issues as they apply to the project and the institution through a dedicated inquiry and discovery process, such as, workshops and surveys

> Create DEI project goals to be adopted and infused into the Predesign phase

> Ensure an inclusive and collaborative process throughout Predesign

ENVISIONING A WELCOMING AND INCLUSIVE SPACE

> Identify the barriers to higher education experienced by Cascadia College students such as First Generation Students, part time students, ESL students and other disadvantaged students

> Explore how programming and design can improve visibility and access of student services to support student success

> Program and design space that is welcoming, inclusive, accessible for all user groups (staff, students, etc.), and promotes increased support seeking activity for all student populations, thereby increasing student success

SITE & BUILDING PROGRAM, ANALYSIS

> Explore building configurations that will create a strong gateway to campus, maximize building performance, and reduce costs

> Analysis of adjacent pedestrian and vehicular circulation to improve visibility and access to the program

> Identify outdoor program opportunities that may enhance indoor program needs.

PREDESIGN PROCESS – BUDGET

As desired project scope is clarified and established we will work closely with DCW, with our cost estimator, to develop a preliminary cost model based on past experience, historical benchmarking data, and current market conditions. This important tool will enable the project team to align expectations around cost and quality during predesign and to prioritize system and scope decisions based on detailed cost assumptions.

Development of the cost model is an iterative process that evolves with and informs program and concept options and establishment of the preferred alternative. The process considers all aspects of design and construction including campus standards, systems selections, sustainability strategies, construction delivery method, and construction schedule. The process must also factor in current market conditions and include allowances for unknown future conditions.

A rigorous yet flexible approach to cost management will help ensure a completed project that meets the aspirations, goals, and objectives of Cascadia College to best serve its students. The case studies above and on the following page demonstrate such rigor and flexibility in practice.

PREDESIGN CASE STUDY: ANDERSON HALL RENOVATION PREDESIGN, UNIVERSITY OF WASHINGTON

Mahlum completed a predesign study for the renovation of Anderson Hall in 2010 as part of the University of Washington's 'Restore the Core' capital program. While funded, the University of Washington opted not to proceed with the renovation due to the ongoing Great Recession. Mahlum was engaged to update the predesign study in 2020 and quickly realized that the comprehensive renovation anticipated in 2010 was significantly out of alignment with anticipated capital resources. Through careful analysis of existing conditions and jurisdictional requirements, a modified scope framework was established that balanced deferred maintenance and systems upgrade priorities with program improvements critical to building occupants. The project will be considered for project funding in the 2023-25 capital budget.

TOOLS AND METHODS FOR MANAGING PROJECTS IN DESIGN AND CONSTRUCTION

Whether we are engaged in predesign, design, or construction-related activities, Mahlum is committed to the principles and objectives of an integrative project process that engages the Owner, Builder, and Design Team in partnership, and we are confident in our ability to lead and deliver a process and product that provide optimal value to Cascadia College. We do this by prioritizing stakeholder engagement and utilizing collaborative approaches to innovation, comprehensive knowledge and expertise on high-performance strategies and analysis, and data-informed decision-making – with a mission-driven, strategic and long-term lens towards campus planning, programming, concept development, and project execution.

Tools we have utilized to great effect in this process include:

Team Charter
Our first activities together should establish team chemistry and a common purpose. A Team Charter establishes team goals and core values and commits team members to personal accountability. As the team grows, new members are onboarded to ensure understanding of these commitments.

Pull Planning
This process brings owner, architect, and builder together in a collaborative workshop setting to develop a dynamic and detailed workplan that serves to both guide the work and track and confirm progress moving forward. This process is typically completed for each design and construction phase.

Budget Control Log
Once project scope and budget are initially aligned, both potential savings and value-added items are tracked on a Budget Control Log so the team has access to current information in real time.

Project Executive Meetings
Regular and periodic meetings are useful to monitor team communications, relationships, and performance as they relate to project progress. Using the Team Charter as a guide, project leaders who are not involved in day-to-day activities can troubleshoot team challenges, rediscover common ground, and realign the project for success.

Quality Assurance
Rigorous quality assurance programs executed during both design and construction help ensure document quality and constructability, both extremely important in minimizing redesign, change orders, and schedule delays during construction.

Building Information Modeling
BIM models are introduced during early design stages and shared with subconsultants and subcontractors to integrate MEP systems with architectural and structural components and equipment. This clash detection process catches conflicts during design to avoid costly redesign or schedule delay during construction.

These are only a few of the many project management tools at our disposal to effectively manage project scope schedule, and budget from predesign through construction completion and occupancy. Implementation of these tools through strong partnerships in an integrative project process lays the ground work for project success.

IMAGE:
Anne Schopf, Design Partner, Mentoring Staff at Mahlum

SECTION 09

DIVERSE BUSINESS INCLUSION STRATEGIES

We understand that in order to raise the levels of participation and create a paradigm shift in the architecture/ engineering business industry in both Seattle and the region, it must be more than just a 'good faith effort;' it is a critical, social responsibility. For the past 16 years, between 40-70% of Mahlum's company value has been women-owned and currently more than 50% of leadership positions are held by staff who identify as female.

Mahlum is committed to meeting project equity goals and our effort to expand new partnerships is ongoing. Recent examples include the National Organization of Minority Architects (NOMA) Call-to-Action Pledge and Tabor 100 membership. Committed to equity and diversity, we are proud of our track record of working with certified or self-identified local minority and women owned business enterprises (M/WBE) firms. We place a high value on mentorship and want to engage these firms in a collaborative team effort that helps them grow in experience and expertise for future work.

We have chosen our proposed predesign team prioritizing their experience and knowledge gained working on your campus to help ensure an efficient process and completion within the required timeframe. Within these parameters, we are pleased to have included both certified MBE and WBE firms on the project roster. Your comfort with our firm selections is critical to project success and we anticipate confirming our approach with you prior to finalizing the team.

Looking forward to design and construction phases, we see myriad opportunities to increase business equity and diversity. As design scope grows, we often find fewer small firms that have the capacity or experience to take on larger complex institutional projects. We have found success in strategically partnering more established, non-certified firms that Mahlum knows and trusts with smaller, certified or self-identified firms to share their scopes in a mentoring partnership. Working with our consultants, we can select additional team members carefully and will integrate mentoring for those disciplines that are most critical. We also find that the Design-Build delivery model offers even greater flexibility and compounds opportunities to increase diverse business inclusion comprehensively through similar mentorship relationships across the design and construction team.

We are thrilled that Cascadia College and the State of Washington are prioritizing Diverse Business Inclusion in this project. We hope to have the opportunity to share our formal Diverse Business Inclusion Plan during Phase 2 of the selection process.

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