



May 4, 2022

**STATE OF WASHINGTON**  
**Department of Enterprise Services**  
**Division of E&A Services**  
**Washington Department of Corrections**

Project No. 2022-322: RRC-Eastside Bathroom Renovations for,  
Department of Corrections (DOC) in Seattle

**KMB**  
architects



May 4th, 2022

Attn: Young Kim, Project Manager & Ms. Holly Andreason  
Washington Department of Corrections  
7345 Linderson Way SW  
Tumwater, WA 98501

**RE: Statement of Qualifications for Project No. 2022-322: RRC-Eastside Bathroom Renovations for Department of Corrections (DOC) in Seattle**

Dear Young Kim, Holly Andreason and Selection Committee Members;

KMB architects is pleased to present our qualifications for Project No. 2022-322: RRC-Eastside Bathroom Renovations for the Department of Corrections (DOC) in Seattle. Our firm has recent design experience as a prime consultant and architect for a variety of projects with elements similar to this one including restrooms, showers, state building codes, finishes, ADA compliance, environmental requirements, and overall tenant improvements.

Our approach to this project will be informed by our recent experience and investigation of the Reynolds facility with Department of Corrections personnel. We understand the unique challenges and opportunities providing improvements and additions to an existing building will create.

As you review our submittal, please consider the following:

- **KMB Study Experience:** The KMB team has toured the Reynolds facility on numerous occasions to assess varying levels of desired improvements throughout the building, including the bathroom renovations.
- **KMB Bathroom Renovation Experience:** The KMB team has successful bathroom design and renovation experience for multiple DOC campuses in the State of Washington. KMB staff assigned to this project possess deep experience with bathroom renovations and detailing required for a successful project.
- **KMB Secure Facility Experience:** For more than 35 years, KMB has provided design and planning services to meet the needs of the Department of Corrections. Our understanding of secure facilities design and construction processes will serve to provide complete and well-coordinated job access, supervision, and tool control requirements.
- **KMB Team Experience for Washington State Department of Corrections:** KMB and our key subconsultant partners have a track record of success in completing quality projects for DOC. We have committed our firm's most experienced staff to achieve project success.

Thank you for your consideration of our qualifications. We have been honored to serve the Department of Corrections in the past and look forward to the potential opportunity of serving you again on Project No. 2022-322: RRC-Eastside Bathroom Renovations. We are committed to providing you with the highest level of professional design services, construction administration, and integrity for which KMB architects is known. We look forward to the opportunity to present to you at interview. Please contact our office should you have any questions.

Sincerely,  
KMB architects

A handwritten signature in blue ink that reads "Tony Lindgren".

Tony Lindgren, PE  
Principal-in-Charge



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STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

### Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Tony Lindgren, PE, Partner		
Firm Name KMB architects, inc. p.s.		
Address 906 Columbia Street SW, Suite 400		
City Olympia	State WA	Zip 98501
Telephone 360.352.8883	Email tonylindgren@KMB-architects.com	

### Addresses of multiple office locations of firm (if applicable)

Address	City
906 Columbia St. SW Suite 400	Olympia, WA 98501
100 South King St. Suite 280A	Seattle, WA 98104

### 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 Veterans Affairs**

- Veteran Owned Business

**Certification issued through Washington Electronic Business Solution (WEBS)**

- Small Business Enterprise (SBE)



# QUALIFICATIONS OF KEY PERSONNEL



## QUALIFICATIONS OF KEY PERSONNEL

### KEY PERSONNEL

KMB architects has assembled a highly qualified team to perform the key functions of the required design services for this project. We have over 35 years of experience with renovation projects for the State of Washington and specifically for the Washington Department of Corrections (DOC). Our assigned project team will be led by KMB Principal Tony Lindgren. Tony will be supported by project manager Adam Herrick, project architect Ed Schilter, RA, and Project Designer Atika Jain. Ron Eliason, a mechanical designer with Hargis Engineers, will lead the HVAC and energy modeling and sustainability needs for the project. Juan Iringan, Cost Estimator, will provide cost estimating for the recommended scope of work as well as life cycle cost analysis of the alternatives explored.

The KMB team and subconsultants have a track record of success working together and for DOC for well over a decade, making the team we have assembled an ideal fit for this project. Erik Stearns and Ron Eliason from Hargis Engineers, along with their team, will bring their electrical, plumbing, and mechanical engineering expertise to this project. **This team has worked throughout the state on multiple similar secure facility projects and renovation projects with DOC as well as with other clients throughout the Pacific Northwest.** KMB and Hargis have partnered together on dozens of projects over the years to bring design solutions that fit owners' budgets and needs.

KMB architects Project Team Members		Project Role	Department of Corrections Experience	Bathroom Renovation Experience	ADA Compliance Experience	Multi-Phased Project Experience	Project Management Experience	Life Cycle Cost Experience	Cost Estimating Experience	Secure Facility Planning Experience	Electrical Experience	Code/Regulatory Experience	Production Documents Experience
+ Tony Lindgren, PE	<b>Principal-in-Charge</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Ed Schilter, RA	<b>Project Architect</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Adam Herrick	<b>Project Manager</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Atika Jain	<b>Project Designer</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Marjorie Lund, PE, SE, DBIA	<b>Structural Engineer</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Ron Eliason, PE	<b>Mechanical Engineer</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Erik Stearns, PE	<b>Electrical Engineer</b>	•	•	•	•	•	•	•	•	•	•	•	•
+ Juan Iringan	<b>Cost Estimating</b>	•	•	•	•	•	•	•	•	•	•	•	•

**TONY LINDGREN, PE | PRINCIPAL-IN-CHARGE**

Education: Bachelor of Science, Civil Engineering, Washington State University  
Registration: Professional Engineer, State of Washington  
Experience: 19 years

Principal-in-Charge Tony Lindgren will oversee the team as a single point of contact to ensure that your project is completed on time and on budget. Tony is primarily responsible for managing the design team and interfacing with the Department of Corrections. He will be responsible for the performance of each project team member, whether in-house or a subconsultant. Tony's proficiency in communications and firm management delivers consistent project success. He promotes a firm culture of teamwork, leadership, and commitment. His focus on listening and affirmation produces meaningful and quality project results. Tony has recent, relevant work release and restroom renovation experience for Department of Corrections.

**ED SCHILTER, RA | PROJECT ARCHITECT**

Education: Bachelor of Architecture, Washington State University  
Registration: Architecture, State of Washington  
Experience: 48 years

Project architect Ed Schilter has extensive experience in programming, site evaluation, code compliance, budget compliance, scheduling, design, and production on projects of all types and sizes. He has been highly praised for maintaining close communication with clients and providing quality services that meet each client's design, schedule, and budget needs. Ed has made a career specializing in corrections and justice facilities projects, having led more than 50 successful projects in the last 10 years. Ed's list of completed correction facility projects includes design, close custody conversions, special offender units improvements, and multiple renovations.

**ADAM HERRICK | PROJECT MANAGER**

Education: Associate of Arts, Universal Technical Institute  
Training: AutoCAD, Autodesk Revit, AlphaCAM  
Experience: 16 years

Adam Herrick has over 16 years of experience in the construction of secure facilities and will serve as the project manager and production lead. He spends substantial time working with KMB's lead architects, engineers, and other consultants developing renovation projects. Adam is accustomed to managing activities of multiple projects simultaneously, including coordinating architectural plans with consultants, overseeing in-house plan production and providing architectural support to contractors. He has years of experience with renovations for secure facilities and is a recognized subject matter expert.

**ATIKA JAIN | PROJECT DESIGNER**

Education: Master of Architecture, Clemson University  
Bachelor of Architecture, Vastu Kala Academy, IP University, Delhi, India  
Experience: 8 Years

Atika brings a well-rounded background and collaborative spirit to her work at KMB architects. She is a clear communicator and a quick study who is dedicated to teamwork and the projects she works on. Atika believes architecture should respond to the needs of each client without being imposing or adhering to preconceived notions of design. She has extensive experience working with secure facilities, and a strong skill set in technical writing while generating graphic representation of alternatives and investigations.

**MARJORIE LUND, PE, SE, DBIA | STRUCTURAL ENGINEER**

Education: Bachelor of Science, Civil Engineering University of California, Berkeley

Registration: Professional Engineer, States of WA, CA, OR, OK, TX, and WI

Experience: 42 years

Marjorie Lund has over 40 years of structural engineering experience. Her expertise spans the full project cycle, from design and assessments to construction engineering support services. Her in-depth knowledge and passion to fully integrate building systems and balance construction cost and schedule makes her a valuable team member for design projects. Marjorie was appointed by Governor Inslee to the Washington State Board of Registration for Professional Engineers and Land Surveyors. The Board protects public safety through licensure and maintaining high ethics in the industry.

**RON ELIASON, PE | MECHANICAL ENGINEER**

Education: University of Washington

Registration: Professional Engineer, WA

Experience: 32 years

Specializing in complex coordination of the variety of systems that serve program spaces in secure environments, Ron's comprehensive approach focuses on integrated systems that complement uses. His knowledge of plumbing, fire protection and EMS system options correspond to scheduling, budget, and sustainable and operational needs.

**ERIK STEARNS, PE | ELECTRICAL ENGINEER**

Education: Washington State University

Registration: Professional Engineer, WA

Experience: 29 years

Erik's focus on the detailed management of budget, schedule, and collaboration is equal to his attention to the programming and design of systems for each facility. His talent for addressing design needs and the unique requirements encompassed in these environments, coupled with his experience collaborating with KMB on behalf of the State of Washington, makes Erik a great partner for this project.

**JB IRINGAN CONSULTING | COST ESTIMATOR**

Education: Bachelor of Science, Civil Engineering, FEATI University Turner School of Construction Management; Win Estimator Series; UW Project Management; NSCC Construction Drafting & Estimating

Experience: 25 years

Juan will provide cost estimating services to the design team throughout the project development. He will work with KMB during the design to develop a cost model for RRC-Eastside Bathroom Renovations that will be utilized by all team members. As the design progresses and options are reduced, he will continue to monitor to reflect past projected estimates. Juan has comprehensive understanding of the OFM's life cycle cost analysis model and their life cycle cost tool Juan's contribution to the design process will provide best value through accurate estimating and thoughtful life-cycle cost analysis.



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**RELEVANT  
EXPERIENCE**

## **RELEVANT EXPERIENCE IN SECURE FACILITIES**

An in-depth understanding of the challenges and opportunities in a major renovation project like this comes from years of experience. The team assembled for this project has been involved in a vast array of successful renovations and corrections facility projects of every scale.

A successful project results when the design fulfills the requirements for owner quality and performance, while staying within the available funds allotted and approved schedule. KMB understands the cost, liability, and risks which result from a project going off schedule or budget. The extensive list of projects below reflects our ability to deliver successful projects repeatedly to clients with critical schedule and cost constraints.

### **WORK RELEASE PROJECTS**

- Deaconess Work Release, Wenatchee, WA
- Longview Work Release, Longview, WA
- Peninsula Work Release, Port Orchard, WA
- Ahtanum View Work Release, Yakima, WA
- Eleanor Chase, Work Release, Spokane, WA
- DOC Work Release Program Expansion & Facilitation, WA, Statewide

### **CORRECTIONAL BATHROOM PROJECTS**

- Cedar Creek Correction Center bathroom renovations
- Olympic Correction Center shower renovations
- Larch Corrections Center shower renovations
- Chelan County restroom and shower renovations
- McNeil Island Correction Center shower and kitchen renovations
- Special Commitment Center shower and kitchen renovations
- Nisqually Existing Jail shower and bathroom renovations
- Monroe Correctional Complex 80-bed expansion (remodel toilet/shower rooms)
- Naselle Youth Camp – Harbor Lodge
- Coyote Ridge Corrections Center – CI textile bathroom expansion
- Washington State Penitentiary housing expansion
- Nisqually Indian Tribe Public Safety Complex
- McNeil Island Correction Center
- SCTF King County, bathroom renovations
- Naselle Youth Camp – Mariner Lodge anti-ligature upgrades (plumbing)
- Washington Correction Center

### **WASHINGTON DEPARTMENT OF CORRECTIONS**

- Housing Units R4, R5, R6, R7 and Cedar Hall Roofing, WCC
- Health Services Building Planning, Design, and CA, WSP
- Constructional Industries Warehouse, LEED, WSP
- Vocational-Education Building Planning, Design, and CA, WSP

### **WASHINGTON DEPARTMENT OF CORRECTIONS CONT.**

- Kitchen and Dining Renovation, WSP
- Main Laundry Replacement, WSP
- Housing Units Roof Replacement CBCC
- MSC Campus Roof Replacements, MCCW Support Building Roof Replacement, 90,000 SF, CBCC
- Power House Roof Replacement & Fall Protection, WSP
- Main Kitchen Roof Replacement MICC
- Gymnasium Roof Replacement, OCC
- Ozette Housing Unit Building Roof Replacement, OCC
- Roof Replacements/Repairs & Fall Protection, MICC
- Kitchen/Dining Reroof MCCW Roof Replacement, 10,000 SF
- Clearwater Complex Reroof, OCC Kitchen / Dining Building Reroof, OCC
- Dormitory Roof Replacement, OCC
- Roof Repairs to 3 buildings, CCCC
- Gymnasium Roof Repairs, Washington Corrections Center
- Roof Replacement and Fall Protection, Tacoma Pre-Release Facility
- Bridging documents, quality control, and guidance with cost estimates, CRCC Replacement, MCC Regional Training Center Classrooms, Offices, Training Rooms, LEED, MCC
- WSR Unit Living Units Roof Replacement, MCC
- WSRU and IMU SE Upgrades, MCC
- New Information Technology Building, MCC
- Enterprise NVMS, MCC
- IT Building Expansion, MCC
- SOU Maintenance Building, MCC
- WSR Close Custody Conversion Cellhouse 1 & 2, MCC
- New Communications Building, MCC
- New Construction Industries Building, MCC
- Security Cameras Improvements, MCC
- Security Video System, MCC
- Facility evaluations, MCC
- Adaptive reuse of existing buildings, MCC
- WSR Unit Kitchen Roof Replacement & HVAC Replacement, MCC

**DEPARTMENT OF CORRECTIONS WORK RELEASE PROGRAM EXPANSION – KING, SNOHOMISH, PIERCE & CHELAN COUNTIES, MULTIPLE LOCATIONS, WA**

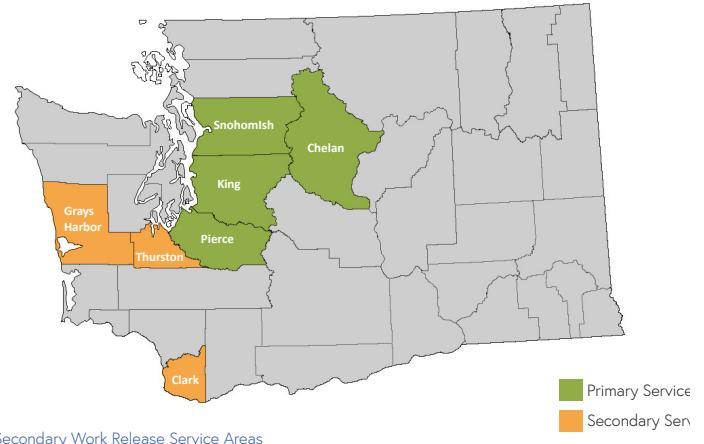
KMB architects is currently working with the Washington State Department of Corrections (DOC) to site new Work Release Facilities (WR) in King, Snohomish, Pierce, and Chelan Counties. Similar to siting Secure Community Transition Facility (SCTF) beds, the Revised Code of Washington (RCW) lays out specific requirements for early and continual community engagement, public notice and hearings, secretary review and approval of identified sites, and consistency with all local land-use regulations. A WR facility, similar to an SCTF, is deemed an Essential Public Facility (EPF) and as such all jurisdictions planning under the Growth Management Act (GMA) have a robust regional and local regulatory process for reviewing and permitting these types of residential facilities. With KMB's leadership, DOC has identified sites, introduced additional beds within existing WR facilities, vetted and applied for three (3) pre-application meetings, submitted and received a conditional use permit application, and held two public hearings. KMB architects is currently preparing design documents for a new facility located in Chelan County.

**KEY ELEMENTS**

- Building Renovations
- Work Release
- ADA Upgrades
- Department of Corrections

**REFERENCE**

Gar Rodside, Project Manager  
Washington State Department of Corrections  
(DOC) Capital Planning and Development  
253.358.0397  
grodside@DOC1.WA.GOV



Primary and Secondary Work Release Service Areas

**DEPARTMENT OF CORRECTIONS WORK RELEASE DEACONESS ADDITION AND RENOVATION, WENATCHEE, WA**

KMB architects is currently working with the Washington State Department of Corrections on the Interior remodel and addition to the Deaconess Work Release building in Wenatchee, WA. This project includes a complete renovation to the existing staff support spaces and residential units on the first and second floors. Also included is the addition of a third floor containing residential sleeping rooms, restrooms, shower rooms, dining, and laundry spaces. All existing spaces to be renovated in addition to new spaces on the third floor are constructed to current ADA guidelines and Department of Health regulations.

**KEY ELEMENTS**

- Building Renovations
- Bathroom / Shower Renovations
- Work Release
- ADA Upgrades
- Department of Corrections

**REFERENCE**

Gar Rodside, Project Manager  
Washington State Department of Corrections  
(DOC) Capital Planning and Development  
253.358.0397



## **DEPARTMENT OF CORRECTIONS, LONGVIEW WORK RELEASE SHOWER RENOVATION, LONGVIEW, WA**

KMB completed the design renovations and upgrades to six separate restroom/shower rooms in the Longview Work Release facility. The project included demolition of all existing flooring, wall coverings, sinks, toilet and shower fixtures. New flooring and wall substrate is designed to be installed topped with a robust epoxy coating. All associated interior plumbing systems are to be replaced. New sinks, toilets and shower fixtures were installed along with associated restroom accessories.

### **KEY ELEMENTS**

- Building Renovations
- Bathroom / Shower Renovations
- Work Release
- ADA Upgrades
- Department of Corrections

### **REFERENCE**

Cory Holien, Project Manager  
Washington State Department of Corrections  
(DOC) Capital Planning and Development  
[cmholien@doc1.wa.gov](mailto:cmholien@doc1.wa.gov)  
360.725.8354



## **DEPARTMENT OF CORRECTIONS, AHTANUM VIEW WORK RELEASE SHOWER RENOVATIONS, YAKIMA, WA**

KMB recently completed work on the demolition of existing flooring and wall finishes in three separate shower rooms in the Ahtanum View facility. This included installation of new epoxy coating treatment on the floors and walls, replacement of all shower fixtures and piping, and installation of new heavy duty phenolic shower partitions and anti-ligature shower curtains. All fixtures and individual shower spaces are compliant with current ADA regulations.

### **KEY ELEMENTS**

- Building Renovations
- Bathroom / Shower Renovations
- Work Release
- ADA Upgrades
- Department of Corrections

### **REFERENCE**

Jack Brandt Construction Project Coordinator  
Department of Corrections  
Capital Planning and Development Director  
360.867.8255  
[jwbrandt@doc1.wa.gov](mailto:jwbrandt@doc1.wa.gov)



A close-up photograph showing a person's hands writing on a whiteboard. The person is wearing a white shirt and a black watch on their left wrist. They are holding a white marker with a black cap, which has the brand name "BEST-RITE" printed on it. The whiteboard has some faint markings, including a large letter "H" and some smaller lines. The background is a light-colored wooden surface.

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PAST  
PERFORMANCE



## COMMITTED TO MEETING SCOPE, SCHEDULE, AND BUDGET

The ability of KMB architects to successfully deliver projects on time and within budget has been critical to our firm's continued success. We have accomplished this through careful management, clarity in definition, and confirmation of project scope, organization, communication, and planning. Our familiarity with similar projects and extensive knowledge of working with the Department of Corrections will assist in the timely delivery of this project.

### SCOPE

In order to maintain project schedule, scope, and budget, it is imperative to align the three at the very beginning of the project. Through a series of programming and scoping meetings, KMB in conjunction with our team of subconsultants will work with your team to establish and prioritize the project needs that align within the project budget. This establishes a roadmap for design and construction to progress by ensuring the highest level priorities are met first and adding the 'really want to haves' and 'like to haves' as is feasible. By this methodology, things can be added to the project as the design progresses and costs are established in lieu of being stripped away.

For this project, comprehensive analysis of all codes and early coordination with officials during the initial phase of design will result in fewer design changes mandated by code requirements. Firm command of local codes and ordinances, the IBC, and its related standards are paramount to this project and our code specialists will be integral to this effort.

### SCHEDULE

While establishing a project schedule, it is critical to begin with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods, pending project delivery, and building and conditional use permits required by the jurisdiction. This allows us to establish design deliverables and key owner decision points to maintain the overall schedule. We use a variety of tools to create project schedules depending on the complexity of the project. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for a pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all involved.



### SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.

### OWNER REVIEW

As part of our teamwork-oriented approach, after the checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

### BUDGET

Our approach to budget control consists of initial cost planning, life-cycle cost estimating, value engineering, systems analysis, milestone estimates, and continual cost monitoring.

Cost estimator Juan Iringan has worked on several DOC projects with us and has unique insight into cost estimating and budget concerns when it comes to these projects.

Through extensive experience with the Department of Corrections and Department of Enterprise Services, we understand state operations and maintenance budgets and how valuable and limited time and resources are. During the design process, we consider the accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance, and of course durability of materials to minimize operational maintenance costs. The Life Cycle Cost Analysis tool from the Office of Financial Management is key to this effort.

## QUALITY CONTROL

Equal to the importance to cost control is ensuring the design documents are clear, communicative, comprehensive, and coordinated. Our team has a comprehensive approach to quality control that includes a multi-step quality assurance process and checklists that ensure all members of the project team are coordinating across disciplines, making decisions at the proper times in design and thoroughly documenting the design in the contract documents. An internal third party quality control process is implemented at each major milestone to provide fresh eyes on the project to check for clarity in communication of design intent.

## SAFETY AND SECURITY

Construction work in a secure, occupied facility requires careful coordination and planning with construction workers and facility staff. We understand that maintaining security and safety for all occupants is the number one priority. We will work closely with the Contractor to ensure they understand the critical nature of the environment they are working in. KMB has developed an entire specification section detailing exactly what the Contractor must do to maintain site safety and security. Protocols for construction demolition, debris removal, and methods to maintain operations, eliminate dust, and reduce noise in the occupied portion of the building are outlined in this section. The nature of demolition may create a large amount of debris and this debris must be carefully tracked and contained in secure dumpsters for removal. The Contractor must perform a perimeter sweep of the site at the end of each work day to confirm no debris such as nails, screws, sheet metal, tools, or other items have been inadvertently left on site which could be used as a weapon if found by an offender.



We will work with facility staff to understand operational needs during construction, which functions are critical to maintain, and understand the facility's need for advance warning and scheduling of any temporary utility disruptions and other construction activities. KMB will work with the contractor to explain these needs as well as develop options for providing backup utility services during construction. We will ensure that the Contractor is collaborating with the facility staff and communicating clearly and in advance to coordinate these construction activities. KMB will reiterate these requirements at the pre-construction meeting and in our weekly or bi-weekly on-site construction meetings.

**KMB has over 35 years of experience in designing and managing projects in all of Washington State's secure institutional facilities and in working to minimize facility disruption while maintaining site security and ensuring continued safety for staff and occupants.**

## MAINTENANCE AND DURABILITY

Our team takes pride in designing for all building users; this includes not only the staff but the hard working maintenance and operations teams, as well. We consider all aspects of this in our design, from locations and accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance of equipment, as well as the durability of materials to minimize operational maintenance costs. We strive to select materials that are durable, easily cleaned, long-lasting, and timeless.

# 4

## DIVERSE BUSINESS INCLUSION STRATEGIES



## REGISTERED AS A SELF-CERTIFIED SMALL BUSINESS WITH WASHINGTON STATE

KMB architects is an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

## SINCE 2005

The KMB architects Team has been committed to meeting the state's MWBE goals and implementing a Diverse Business Inclusion Plan. KMB architects is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

## KMB ARCHITECT'S BUSINESS INCLUSION PLAN INCLUDES TARGETED OUTREACH EFFORTS AIMED AT INCREASING OPPORTUNITIES FOR A DIVERSE RANGE OF BUSINESSES

Including those certified as new small business, microbusiness, minibusiness, minority owned business, women owned business, and veteran owned business.



Our firm is lead by six partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through ONWBE and WEBS directory. The team dedicated to diverse inclusion outreach efforts for this project include:

- Tony Lindgre, PE Partner-in-Charge
- Ed Schilter, AIA, Project Architect
- Adam Herrick, Project Manager

## THEIR RESPONSIBILITIES TYPICALLY INCLUDE:

- Recruiting qualified diverse business subconsultants
- B2Gnow - KMB architects is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants

## KMB ARCHITECTS OUTREACH INVOLVEMENT - OUR PROACTIVE ENGAGEMENT THROUGH CONVERSATIONS CONNECTING US WITH MWBE BUSINESSES

Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of federal and state agencies including DES and WSDOT procurement events as part of their small business outreach efforts.

KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities. In addition, we also attend the US Corp of Engineers Industry Day and the Society of American Military Engineers events to network with small businesses.

KMB uses the State of Washington OMWBE directory (<https://omwbe.wa.gov/directory-certified-firms>) for each project marketing opportunity we pursue. We typically search by commodity code and review the database of available firms.

## ONE-ON-ONE ASSISTANCE - PROVIDING ASSISTANCE TO DIVERSE BUSINESSES - OUR SELECTION PROCESS

Typically, the procedures we use to select our engineering and specialty subconsultant team involves the identification and definition of project scope, examination of their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

Washington's *e*lectronic Business Solution



U.S. Small Business Administration



## KMB PLACES EMPHASIS ON THE IMPORTANCE OF SOLICITING VETERAN-OWNED AND MINORITY-OWNED FIRMS FOR CONSULTING OPPORTUNITIES.

- Our firm leadership team meets regularly with existing and interested firms to discuss areas of expertise and partnering opportunities
- Attend outreach events as a means of developing relationships with diverse business subconsultants
- Internal accountability that ensures employees are aware of the resources available to them. This includes communicating our Diverse Inclusion Plan to all KMB architects' staff, particularly those authorized to select design and engineering consultants for specific work.
- Mentoring firms on State selection and RFQ process
- Review of Washington State OMWBE Directory frequently
- Consistent status meetings with clients to assess performance and meeting goals

We build new business relationships through networking with other design firms to find out how similar outreach programs are working and sharing "best practices" and ideas on how to improve the program.

### HISTORY OF OUTREACH EFFORTS

We always aim to select appropriate sub consultant firms with expertise aligned with the project specific needs. We strive to meet or exceed the goals of 10% MBE, 6% WBE, 5% WA Small Business, 5% Veteran-owned participation.

Being a self-certified small business ourselves, we understand the importance that outreach, networking, and mentorship can have on success. Most of our projects meet goals for SBE, MBE and WBE participation.

### BELOW IS A SHORT LISTING OF DIVERSE FIRMS KMB HAS CONTRACTED WITH:

Icicle Creek Engineers (WBE)	Gerard Interiors (WBE/SBE)
Tres West Engineers (W/MBE/SBE)	White Shield Survey (MBE)
Greenbusch Group (WBE/SBE)	Summers Consulting (SBE)
MedTox Northwest (WBE/SBE)	Townzen (SBE)
Coffman (SBE)	Acker Consulting (SBE)
JB Iringan Consulting (MBE)	Wedderman Arch (WBE)
RL Dooley Architect (SDVOSB)	RB Engineers (SBE)
Berglund Schmitd (HubZone/SBE)	Tuazon (MBE)
TransOlympic (DVSb)	WHH Nisqually (8(a))
Advanced Environmental (SBE)	SCJ Alliance(WBE/SBE)
Bradley Design (WBE)	Veach Consulting (SBE)
Stantec(SDBE)	White Shield (MBE/SBE)
Lund Opsahl (WBE)	Mayer/Reed (WBE/SBE)
Skillings Conolly (DVA/SBE)	O'Brien Company (WBE/SBE)
Austin CMA Architects (MBE/SBE)	Corwin Health Physics (DVA)
White Shield (MBE)	
Chinn Planning (WBE)	
Pacific Testing and Inspection (SBE)	



### OUTREACH EFFORTS OUTCOMES

During the course of completing a large number of projects in the recent past for State agencies, we have developed solid business relationships with many qualifying consulting firms, most of which came to our attention through elements of our Diverse Business Inclusion Plan.

The elements of the plan that have proven to be the most successful include networking with other design firms, direct contact via telephone, visiting the offices of potential consulting firms, and being visible in the community through a variety of professional associations. We focus our efforts in these areas to connect and network with businesses in these communities.

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# SF330 FORM



ARCHITECT – ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any) Project No. 2022-322	
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (OR BRANCH OFFICE) NAME <b>KMB architects, inc. p.s.</b>				3. YEAR ESTABLISHED 1987	4. DUNS NUMBER 607951712
2b. STREET 906 Columbia Street SW, Suite 400				5. OWNERSHIP Corporation	
2c. CITY Olympia		2d. STATE WA	2e. ZIP CODE 98501	b. SMALL BUSINESS STATUS Self-Certified Small Business	
6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner				7. NAME OF FIRM (if block 2a is a branch office)	
6b. TELEPHONE NUMBER 360.352.8883		6c. E-MAIL ADDRESS tonylindgren@KMB-architects.com			
FORMER FIRM(S) (if any)					
8a. FORMER FIRM NAME(S) KMB Design-Development, Inc.				8b. YEAR ESTABLISHED	8c. DUNS NUMBER
9. EMPLOYEES BY DISCIPLINE					
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM      (2) BRANCH		10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS	
	Administrative	5		094	Alarm & Security Systems
	Project Manager	9		212	Building Condition Assessment
1	Architect	13		017	Commercial Building (low rise)
2	Civil Engineer	1		027	Dining Halls; Kitchens/Food Service
21	Construction Project Manager	1		029	Educational Facilities; Classrooms
47	CADD Technician	12		039	Garages; Vehicle Maintenance; Parking
94	Security Specialist	1		217	Envelope Waterproofing
				072	Office Building; Industrial Parks
					Judicial and Courtroom Facilities
				079	Master and Site Planning
				P06	Planning (Site, Installation and Project)
				084	Prisons & Correctional Facilities
				089	Rehabilitation (Buildings; Structures, Facilities)
				201	Roofing; Design and Inspection
				100	Sustainable Design
				112	Value Analysis; Life-Cycle Costing
				14	Roofing/Envelope Consultant
				16	Programming
				096	Security Systems Integration
	Other Employees	0			
	<b>Total</b>	<b>42</b>			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>			PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
a. Federal Work	1		1. Less than \$100,000	6. \$2 million to less than \$5 million	
b. Non-Federal Work	7		2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	
c. Total Work	7		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	
			May 4, 2022		
c. NAME AND TITLE					
Tony Lindgren, PE, Partner					