WASHINGTON MILITARY DEPARTMENT

JOINT FORCES HEADQUARTERS - PROJECT NUMBER 2024-785A

Due: 2:00 PM, April 10, 2025

ABSHER + wja

LETTER OF INTEREST

April 10, 2025

State of Washington, Department of Enterprise Services
Engineering and Architectural Services
1500 Jefferson Street SE
Olympia, WA 98501
Attention: Yelena Semenova, AIA

Via Bonfire: https://deswa.bonfirehub.com

Re: Design-Build Services for Washington Military Department Joint Forces Headquarters - Project Number 2024-785A

Dear Ms. Semenova and Selection Committee Members:

Absher Construction Company (Absher) and WJA Design Collaborative's (WJA-dc) work on military projects together goes back nearly three decades—and we continue to produce quality facilities to serve the men and women of our military today. Absher+WJA-dc is poised and ready to continue our work on Camp Murray, and start our next collaboration on the Washington Military Department's Joint Forces Headquarters project. Our proposed team has collaborated on multiple projects together and includes:

Absher Construction Company (Corporation)
Prime Design-Build Contractor
1001 Shaw Road, Puyallup, WA 98372
p: 253.845.9544
POC: Stephen Montalvo, Stephen.Montalvo@Absherco.com (principal point of contact)

Designer of Record WJA Design Collaborative
617 Western Ave, Seattle, WA 98104
p: 206.946.9746.
POC: Eliot Price, eprice@wja-dc.com

Design-Build Mechanical/Electrical Contractor BCE/Trans-Systems
6021 12th St E Ste 200, Fife, WA 98424
p: 253.922.0446
POC: Daren Bitterling, dmbitterling@transystems.com

Design-Build Civil Contractor AHBL
2215 N 30th St, Tacoma, WA 98403
p: 253.383.2422
POC: Todd Sawin, tsawin@ahbl.com.

Our experience on the adjacent, design-build Pierce County Readiness Center gives us an excellent starting spot for the Joint Forces Headquarters project. Our team has multiple members who worked on the PCRC project and already are familiar with Camp Murray, the project site, and the conceptual planning that was envisioned for this project. We are a team with exceptional military design and construction experience, and are fully ready to meet all State and federal requirements.

While the WMD will benefit from our team's experience on the PCRC, we fully understand that the project is not simply a re-creation of that building. The Joint Force Headquarters has unique goals and needs to serve its full-time personnel permanently, while working in harmony with the PCRC to share amenities that can serve both facilities. The Absher+WJA-dc has experience across the spectrum of each of these functions, and our long-established team synergy and proven ability to work collaboratively together through the design-build process will facilitate a seamless blending of all the unique functions and program requirements for this project. As a unified team, Absher and WJA-dc have completed more than $569M worth of design-build facilities. Our staff understands how to work together for the good of our projects.

Collaborative Project Expertise: Absher has a dedicated team within our government contracting group focusing on military projects for local, state and federal entities, resulting in multiple DBIA and safety awards. This team, led by Project Director Stephen Montalvo, will be the single point of accountability for both design and construction. We excel at bringing team members together from the earliest stages of a project to form a unified project team. Utilizing the design-build process offers us maximum flexibility to ensure a successful partnership between DES, WMD, and the Absher+WJA-dc team to complete the Joint Forces Headquarters project within cost, on schedule and with the highest levels of quality and performance.

We are prepared to work as a unified team with Washington State Department of Enterprise Services (DES) and Washington Military Department (WMD), as well as with the Washington Army National Guard (WAARNG) and Washington Air National Guard (WAANG) to successfully deliver the Joint Forces Headquarters project to benefit all stakeholders.

We acknowledge receipt of Addendum 1 and 2. Both Absher and WJA-dc also acknowledge review and agreement to the Special Conditions.

If you need any further information, please call me directly; I am authorized to sign on behalf of Absher. Thank you for your time and consideration of Absher+WJA-dc. We look forward to the opportunity to work with you on this project, and provide a first-class facility for the Washington Military Department to fulfill its mission.

Sincerely,
The Absher+WJA-dc Team

Jeff Richards
President and CEO
Absher Construction Company

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JOINT FORCES HEADQUARTERS - PROJECT NUMBER 2024-785A

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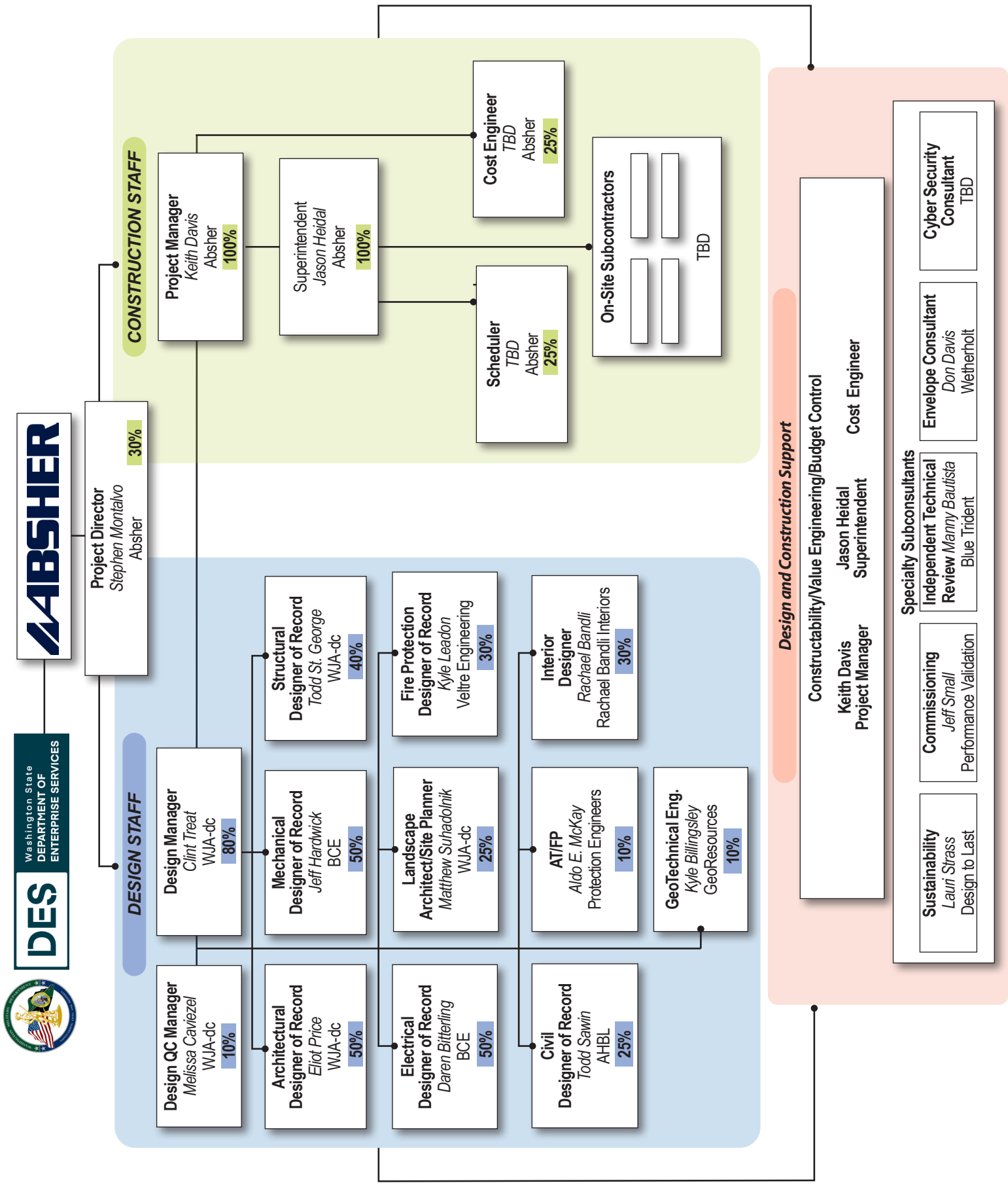
1. ORGANIZATION TEAM MEMBERS, TEAM MEMBERS EXPERIENCE

1. ORGANIZATION
TEAM MEMBERS, TEAM MEMBERS EXPERIENCE



TEAM STRUCTURE

Absher+WJA-dc's team is aligned to deliver a Joint Forces Headquarters that fully delivers on each of the project's goals to:

- Exceed the Owner's Sustainability Goal
- Produce a project that exceeds the Owner's definition of Design Excellence
- Maximize Scope within the Price Proposal.

To that end, the structure of the Absher+WJA-dc project team was planned with two important goals in mind:

- providing DES and the WA Military Department with an effective and capable design-build team that is highly-experienced in complex government projects with high security and complex anti-terrorism/force protection (AT/FP) and
- organizing the team in a streamlined manner that clearly defines responsibilities and accountability.

The key firm's comprising or core team are Absher Construction Company, WJA-dc, and BCE/Transystems.

ABSHER

Absher, the prime design-builder, will perform the role of general contractor and be the single point of contact and overall contract holder, responsible for the design and construction of the JFHQ.

WJA-DC

WJA-dc will provide resources necessary to serve as designer of record, providing architectural, structural, and landscape design. They will be responsible for creating and coordinating the project design, as well as supporting and maintaining the design through construction and closeout. Their contractual relationship within this team is as a subcontractor to Absher.

BCE/TRANS-SYSTEMS

BCE will provide resources necessary to serve as the mechanical and electrical designer of record. They will perform the role and be responsible for creating and coordinating the project's mechanical and electrical design, as well as supporting and maintaining the design through construction and closeout, in coordination with WJA-dc and the design manager.

Team Leadership: As depicted on the previous organizational chart, our proposed project manager, Keith Davis, will serve as the primary point of contact for DES/WMD, coordinating our team's efforts. He will report to and be supported by Project Director Stephen Montalvo. Keith will chair regular meetings, with the appropriate team members as necessary, to ensure that we are working as a cohesive design-build team. He will be directly responsible for day-to-day design and construction activities, working alongside DES/WMD, Design Manager Clint Treat, superintendent Jason Heidal, and other design, construction, and trade partner representatives.

Benefit to the Project: Absher+WJA-dc's team structure offers DES/WMD several key benefits:

- A single point of contact for DES/WMD will streamline efforts and ensure accountability
- Multiple design and construction team members who
  - ◊ have familiarity with the Camp Murray site and worked on the adjacent Pierce County Readiness Center
  - ◊ have worked on multiple design-build projects together as a team
  - ◊ are experienced in design/construction on military installations with AT/FP and UFC criteria

Proven Experience Together:
Pierce County Readiness Center

Many key members of Absher+WJA-dc's proposed staff participated in the very successful design-build Pierce County Readiness (PCRC) project immediately adjacent to and potentially connecting to the JFHQ site.

Project Director Stephen Montalvo, Designer of Record Eliot Price, Design Manager Clint Treat, Structural Engineer Todd St. George, Superintendent Jason Heidal, AT/FP Engineer Aldo McKay, Landscape Architect/Site Planner Matthew Suhadolnik, Project Architect Melissa Caviezel, Electrical Engineer Daren Bitterling, Don Davis Envelope Consultant, Manny Bautista-Independent Technical Review, Commissioning Engineer Jeff Small, and Interior Designer Rachel Bandli each worked together and with DES/WA Military Dept. on the PCRC.

AN INTEGRATED DB TEAM

The Absher+WJA-dc team is crafted from our past successes in building high levels of trust among project team members at the outset of a project. We use the following techniques and processes to ensure we are an integrated team with all client stakeholders, designers, consultants, and trade partners.

MANAGEMENT STRATEGIES

Starting in the programming period we will work cooperatively with DES/WMD to further and accurately define the project goals. From the mutual understanding of the project goals, we will create a detailed schedule that will include all identified preconstruction and construction activities. This will allow for optimal design sequencing based on each design element's subordinate relationship to owner approval, permitting and construction execution.

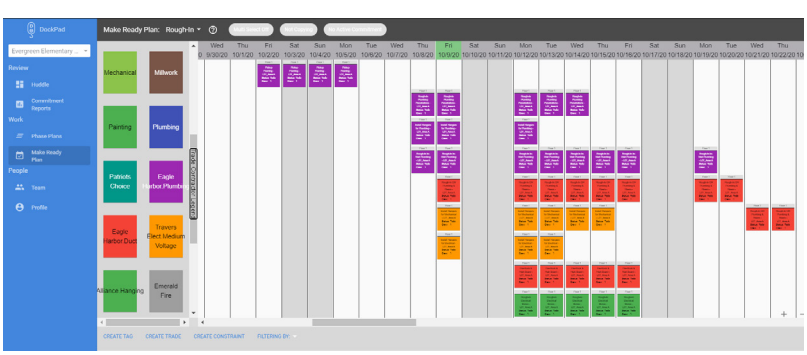
In addition, Absher+WJA-dc will work collaboratively with DES/WMD to build a team including:

- Subconsultants;
- Diverse Business Participants including small-disadvantaged businesses; and
- Local businesses.

INTERNAL COMMUNICATION

Pull-Planning: The pull-planning session for design is a collaborative process which provides an excellent opportunity for team members to provide input from their expertise.

We ask questions such as how much time you need to review design documents and estimates, and when key WMD stakeholders need to plug into the design process to get their valuable input. Our design and construction staff work hand-in-hand to develop a comprehensive schedule from design all the way through construction. It's a highly-collaborative and engaging process in which each project stakeholder has buy-in and accountability.



We use the same concept in pull-planning for construction, with the additional element of trade partners. This common approach in design and construction works to build consistency and trust among the team. Trade partners will provide valuable input on specific systems and completing design in the most efficient way possible. During construction pull-planning we will ensure these elements of design are completed, yet still provide DES/WMD the opportunity to confirm each scope meets program intent. The construction schedule reflects a detailed sequence of activities ensuring timely project completion. It is continually updated as we move from design into construction.

Design Schedule Review: The design schedule is a key component to keep the entire team—including DES/WMD—informed on current and upcoming expectations. Using Primavera P6, this schedule is the road-map from schematic design to the start of construction. The schedule identifies each design phase which is supported by cost estimates, owner program review and approval, design, constructability reviews and estimate updates.

The schedule is managed by Project Manager Keith Davis, in coordination with Design Manager Clint Treat, and reviewed at weekly team coordination meetings.

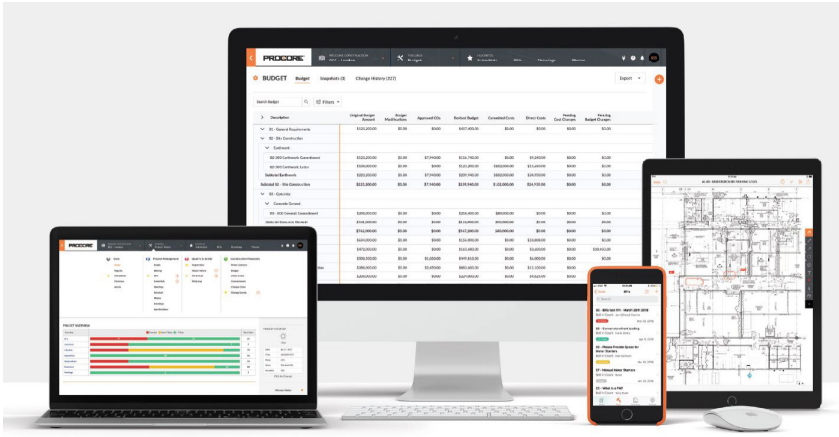
Using an integrative process, both the design and construction schedules will become one unified master plan to identify critical-path elements. Similar to construction critical-path method analysis, this allows us to optimize the use of design resources while maximizing the construction budget. The integrated schedule will serve as a communication tool to focus on critical elements allowing DES/WMD to prioritize and assign its design review resources throughout this phase.

Shop Drawing Submittal Reviews and Approvals

Absher+WJA-dc will streamline the submittal process for DES/WMD. In lieu of the traditional submittal process occurring during the construction phase, Absher+WJA-dc will work to incorporate feedback from subcontractors into the technical specifications during the design phase to the greatest extent possible.

Our experience with this approach has shown a reduced administrative burden on the prime reviewer by providing one set of documents for technical review instead of a continuous stream of submittals during the construction phase. This positive process greatly decreases the quantity of submittals during construction.

Construction Progress Meetings: Our design-build team will host weekly progress meetings with DES/WMD to provide critical input into interface requirements, submittals, RFIs, as-built status, etc. Our meetings will include both All Hands Meetings and Working Group Meetings. We will be transparent using open communication, and design our meetings with all stakeholders in mind—scheduling them well in advance so the WA Military Department can include appropriate team members accordingly.



Procore users can:

- Review and answer RFIs;
- Post drawings to a log and link them directly to CADD/BIM/PDF files for viewing;
- Enter daily work-journal data, update and resolve punchlist items;
- Access a wide variety of report types, including current budgets, contracts, billings, etc.; and
- Assign security clearances at every level, and many other functions.

Site Visits The design team will be fully incorporated into the construction quality-control plan. WJA-dc will conduct regular field visits during construction. These site visits will include a written report walking the site with DES/WMD and Absher to resolve any construction issues together. At any stage of the JFHQ project, Absher+WJA-dc welcomes DES/WMD's comments to ensure we are delivering to the quality you expect.

Contract Completion, Closeout, As-Built and Completion Documentation: In addition to our on-site construction staff, the design team will be actively involved in the closeout process. These tasks will include review of O&M Manuals and preparation of the Record Drawings.

COORDINATION TOOLS

Absher+WJA-dc uses Procore (see above), a central, on-line information repository that is the backbone of our communication system between the design-build team and DES/WMD.

The system is well-designed and user-friendly, and provides a complete record of all live documentation throughout the entire project and is immediately accessible to all authorized participants. A training session will be held to get project participants quickly up and running who may not be familiar with the Procore system

PLANNING EFFORTS

Budget Stewardship: We will maximize program within the allowable budget through efficient design and cost-effective construction. Absher+WJA-dc is well-versed in work on projects that have fixed budgets and understands the importance of finding the best solutions within established constraints.

We will collaborate with DES/WMD representatives during the design workshop sessions to further identify and prioritize the scope, features and amenities the WA Military Department, Washington Army National Guard (WAARNG) and the Washington Air National Guard (WAANG) desire for the JFHQ Building. We will work in unison to help you make the best decisions to provide the greatest possible value not only to those full-time WA Military Dept. staff and personnel who will call the JFHQ home, but the entirety of the WMD, WAARNG, WAANG, Emergency Operations Center, the Washington Youth Challenge Academy, and citizen-soldiers and airmen that will ultimately be impacted by this new facility.

PAST PERFORMANCE WORKING TOGETHER

Absher-WJA-dc's relationship extends 27 years, and we completed our first design-build project together in 2001. Since that time, we have completed and/or are working on another 15 design-build projects together, accounting for a total of 16 of our 18 projects together!

Collectively, Absher and WJA-dc have completed:

- 18 Projects together
- 16 Projects on military installations
- 13 Design-Build Projects
- 4 DBIA Award-Winning projects
- 1 design-build project with DES/WMD as our client

Our ability to provide integrated, creative, and cost-effective solutions to challenging projects together has been recognized with four (4) Design-Build Institute of America awards.

B. TECHNICAL COMPETENCE AND QUALIFICATIONS

2. DEMONSTRATED EXPERIENCE SUCCESSFUL SIMILAR PROJECTS

2. DEMONSTRATED EXPERIENCE
SUCCESSFUL SIMILAR PROJECTS

Individually, and as a unified team, Absher and WJA-dc have long histories of successful projects that serve all branches of the military. These projects include operational, administrative, training, maintenance/industrial facilities, and various housing facilities. Each of these projects has been designed and constructed to meet strict state and federal requirements for

- Unified Facilities Criteria (UFC)
- Anti-Terrorism/Force Protection
- Sustainability/LEED certification
- Safety
- Small-Business Subcontracting

As a design-build team, Absher+WJA-dc's past clients include:

- DES
- WA Military Dept.
- US Army Corps of Engineers (Seattle, Alaska, and Honolulu Districts)
- NAVFAC (Northwest, Mid-Atlantic, and Hawaii Districts)

We are also currently working on two, design-build parking garages for Sound Transit which each include extensive site and access improvements as well.

Auburn Station Parking Garage

Kent Station Parking Garage

The projects on the following pages represent our most similar projects to the size, scope, and complexity of the Joint Force Headquarters project, including the adjacent Pierce County Readiness Center—an Absher+WJA-dc design-build, award-winning facility.

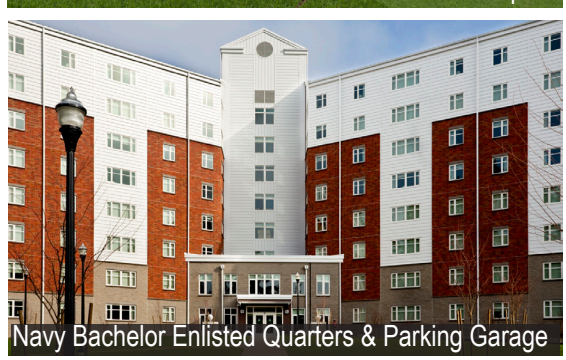
Additional Absher+WJA-dc teamed design-build experience.

FY12 SOF Company Operations Facility

FY11 228 PN UEPH Schofield Barracks

Officer Training Command Quarters

FY08 Schofield New Barracks Complex



Navy Bachelor Enlisted Quarters & Parking Garage

Pierce County Readiness Center

Camp Murray, WA

DES/WA MD | Absher & WJA-dc Design-Build Team | Training Facility | Emergency Response Facility | AT/FP Criteria
LEED Silver | Small-Business Subcontracting | Office & Conference Space

DESCRIPTION The award-winning, design-build 80,700 SF Pierce County Readiness Center (PCRC) serves as a critical facility for the Washington Military Department, housing the Washington Army National Guard, Washington State Guard, and Washington Air National Guard. The project also included a 16,000 SF vehicle storage building and an emergency operations facility.

Facility Features:

- **Administrative &** Support Spaces: Recruiting office, family readiness center, administrative offices, and conference rooms
- Training & Operational Areas: Training bay, classrooms, SIPRNET and simulation training room
- Amenities & Storage: Assembly hall, break room, fitness room, kitchen, personnel equipment storage, and unit/arms vaults
- Parking & Logist**ics:** Dedicated POV and military vehicle parking
- Historical Preservation: A 100-year time capsule preserving the history of Camp Murray

Secure Area: The Pierce County Readiness Center includes **2,000 SF** of **Secure Internet Protocol Router Network (SIPRNET) space**, designed to maintain strict **access control** and protect classified communications. The **secure entrance** functions as a check-in point, ensuring only cleared personnel can access the area. Key features include:

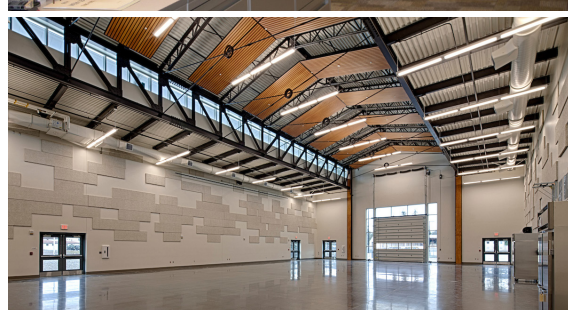
- Private office and briefing room
- Open office with low-height computer carrels
- Supervised workstation at the secure entrance with card reader
- Full-height walls with no openings
- Steel mesh reinforcement for a secure perimeter

COLLABORATION: The Absher+WJA-dc team collaborated with DES, the owner, and tenant agencies to refine design concepts, streamline communication, and implement a fast-tracked delivery approach. **Early coordination with Pierce County's Department of Planning and Development secured a Site and Foundations Permit six months ahead of final design,** accelerating construction while maintaining continued client involvement. This strategic, integrated approach resulted in a high-performance, mission-critical facility designed for long-term durability, adaptability, and operational readiness.

USE OF TECHNOLOGY: Absher + WJA-dc developed a Building Information Model (BIM) from the outset to accurately track costs, manage the design in 3D, and coordinate all disciplines through a centralized model. The BIM enabled virtual simulations, including structural and daylighting analysis, ensuring seamless integration between design and construction. This "one-model" approach minimized conflicts, streamlined decision-making across project phases, and allowed for virtual reality walkthroughs, providing the client with a clear understanding of each space's aesthetics and functionality.

INNOVATION: The project required a fast-track design-build approach, integrating phased construction documentation to streamline delivery. Key design innovations addressed critical functional challenges, including:

- **M**ulti-Level Loading Dock & Vehicle Access:
- The Assembly Hall, maintenance bays, and loading dock required precise elevation changes to accommodate both pedestrian and vehicular access.
- A lowered **maintenance bay (-3'0" relative to the finished floor)** provided a level entry while maintaining a raised loading dock for efficient operations.



Pierce County Readiness Center, continued

Camp Murray, WA

- **AT/FP Compliance:** ICF (Insulated Concrete Form) walls ensuring blast resistance, **high energy efficiency (32% above ASHRAE 90.1-2007)**, and **superior acoustic performance**.
- **Sustainability & LEED Silver Certification:** ICF enhanced thermal efficiency, reducing HVAC loads, and provided daylighting and occupant comfort per LEED 2009 standards.

The PCRC's success in phased permitting, fast-track delivery, and AT/FP-compliant design directly informs the approach for the Joint Force Headquarters addition, ensuring seamless integration and continued operational excellence.

CHALLENGES/SOLUTIONS: The PCRC design had to meet stringent AT/FP criteria for a Primary Gathering space within a controlled perimeter. The facility was sited to comply with the 30-foot standoff distance, and the building's location exceeded the 200-foot minimum distance from the installation's controlled perimeter. The project required a Charge Weight II blast design.

To meet these critical requirements while managing costs, the team utilized ICF for the building's exterior walls, offering:

- Blast resistance
- Superior thermal performance (32% above ASHRAE 90.1-2007)
- Durability and long-term resilience

The combination of ICF and interior steel framing enabled the building to meet AT/FP standards while maintaining a flexible interior layout. The ICF system delivered a dual benefit—protecting against blast impacts while significantly improving energy efficiency and sustainability.

LEED: The project achieved LEED Silver certification, integrating high-performance building materials and systems to reduce energy demand. Key sustainability features include:

- **ICF Construction:** Provided a superior thermal and air barrier, reducing overall energy consumption and achieving 32% energy savings above ASHRAE 90.1-2007.
- **Acoustic Control:** ICF walls significantly improved indoor acoustic quality, enhancing work environments for occupants.
- **Daylighting & Views:** The building earned LEED 2009 credits IEQc8.1 and IEQc8.2, ensuring all regularly occupied spaces receive natural daylight and outdoor views, improving occupant well-being and reducing artificial lighting demands.
- **Future-Proof Design:** The mechanical and electrical systems were programmed for a lifespan well beyond 50 years, supporting long-term sustainability and operational efficiency.

The success of **PCRC's phased permitting, fast-track delivery,** and **AT/FP-compliant design** directly informs the approach for the Joint Force Headquarters addition, ensuring seamless integration and continued operational excellence.

KEY TEAM MEMBERS INVOLVED: PCRC was completed by the design-build partnership of Absher, WJA-dc, BCE, and AHBL. Specific JFHQ proposed team members involved include:

- Stephen Montalvo
- Jason Heidal
- Eliot Price
- Clint Treat
- Todd St. George
- Matthew Suhadolnik
- Daren Bitterling
- Rachael Bandli

AWARDS

- AIA Seattle, 2030 Challenge Honor Award
- Society of American Military Engineers, 2018 Projects of Excellence, Gold Award
- Washington Aggregates and Concrete Association, 2017 Sustainable Merit
- 2017 ICF Builders Award: Best in Show for the Heavy Commercial Category
- Employer Support of the Guard and Reserve Recognition

FY14 COF/TEMF

Joint Base Lewis McChord, WA

Located on JBLM | Absher & WJA-dc Teamed Experience | Company Operations Facility | AT/FP Criteria
Constructed to meet LEED Silver | Secure Spaces | Office & Conference Spaces | Select Design-Build Scopes

DESCRIPTION

This federal project included a 53,423 SF Company Operations Facility (COF) as well as a 59, 506 SF Tactical Equipment Maintenance Facility (TEMF).

The COF is an administrative space including offices, classrooms, storage lockers, training rooms, secure non-sensitive storage, unit storage, arms vault, SIPRNET room, conference rooms, and locker rooms. It also included covered hardstand, building information systems, fire protection and alarm systems, Intrusion Detection System (IDS) installation, and Energy Monitoring Control Systems (EMCS) connection.

The TEMF is a two-story industrial, metal-system building with Vehicle Maintenance and Repair Shop, Tool Room, COMSEC Vault, Arms Vault, Administrative Offices, and Training Room. The TEMF complex also includes organization vehicle parking, building information systems, fire protection and alarm systems, Intrusion Detection Systems (IDS) installation and Energy Monitoring Control Systems (EMCS) connection.

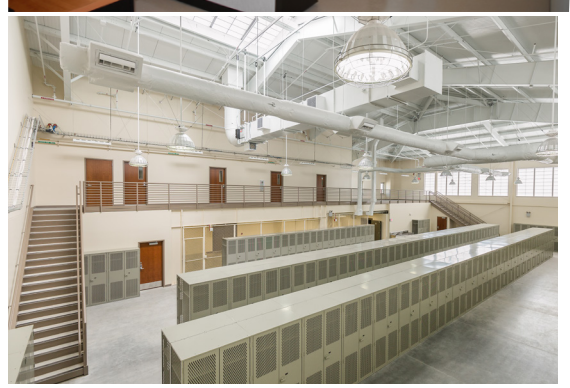
The site is on 25 acres on the occupied/operational Joint Base Lewis McChord (JBLM). The project was constructed with LEED Silver standards for sustainability and energy efficiency features. The project was a joint venture with Absher's small-business protégé, Jabez Construction.

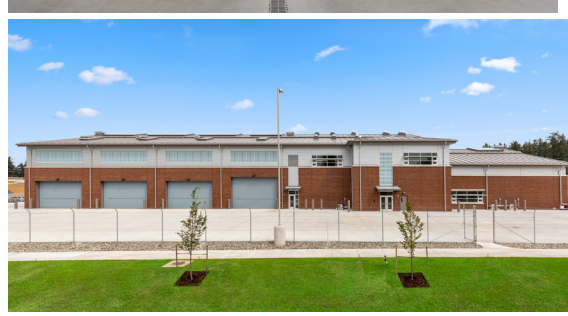
COLLABORATION: While a design-bid-build project, design was only 60% complete at the time of award (the COF and TEMF were full CDs, but the site design was incomplete. Absher leveraged our relationship with WJA-dc, and brought them on as a design-build partner to provide site design which included a large military vehicle parking hardstand, 380-stall parking area, pedestrian walkways, grading, drainage, incorporation of native and drought tolerant landscape plantings, site furnishings and site lighting.

INNOVATION: For the COF, WJA-dc engineered a shallow spread-footing foundation system below the metal building system columns, based upon reactions provided by the metal building engineer. In addition, Absher discovered a structural design issue in the drawings and specs. For seismic resiliency, the TEMF pre-engineered metal building needed seismic separation from the interior CMU walls supporting the second floor. We again enlisted WJA-dc to re-design the Corps of Engineers original design to create 4" seismic separation segment in the TEMF to isolate support for the second Floor. WJA-dc engineered wall formwork for concrete pressures and other construction loads in accordance with ACI 347. WJA-dc also engineered formwork, shoring, and reshoring for cast-in-place concrete slab vault ceilings. USACE recognized and accepted this solution and issues a modification to extend the project 123 calendar days for this additional scope. Lastly, the HVAC system in the COF was undersized as-designed. Absher hired an independent Mechanical Engineer and also received a modification for this effort as well.

CHALLENGES/SOLUTIONS: The project experienced a delay in starting, so Absher applied for separate the demolition permits from the building construction permits. This allowed us to maximize construction progress during the delay. Another solution we implemented was to complete certain scopes of work in less favorable conditions than normal. For example, Absher installed concrete at much colder temperatures than usual. To ensure product quality, the team used cold-weather additives and covered the concrete with blankets during the cure period. The added some additional finishing work, but the schedule benefits far outweighed the extra work.

KEY TEAM MEMBERS INVOLVED: Absher and WJA-dc, including Todd St. George and Matt Suhadolnik worked collaboratively on the design-build scopes noted above.





FY20 SOF 22 STS Operations Facility

Joint Base Lewis McChord, WA

ABSHER

Located on JBLM | Operations Facility | AT/FP Criteria
LEED Gold | Secure Spaces | Cyber Security | Office & Conference Spaces

DESCRIPTION

The FY20 SOF 22 STS Operations Facility was a multi-building, Special Tactics Squadron (STS) operations compound, consisting of 97,000 SF of new construction and 60,300 SF of demolition at Joint Base Lewis-McChord. The project was a joint venture with Absher's small-business protégé, Jabez Construction. Work included construction of a combined 85,000 SF squadron operations building and eight-story parachute drying tower, and demolition of four buildings. This vital facility provides space to maintain equipment,vehicles and boats, and issue support equipment for each squadron member. The facilities provide a wide variety of functions including:

Parking for approximately 150 vehicles was also included, along with extensive site work, utilities, communication and information systems, landscaping and signage. The STS facility's training spaces require several unique features to ensure that simulators can function properly such as independent air conditioning units and ventilations from the rest of the building; reduced-static flooring; and oxygen and nitrogen lines to supply areas for underwater training.

- Aircrew Flight Equipment (AFE) shop
- parachute drying tower and climbing wall
- vehicle maintenance shop
- radio maintenance, operations
- logistics
- medical exam space
- classrooms
- offices
- simulator room
- armory
- storage and staging areas
- antenna farm

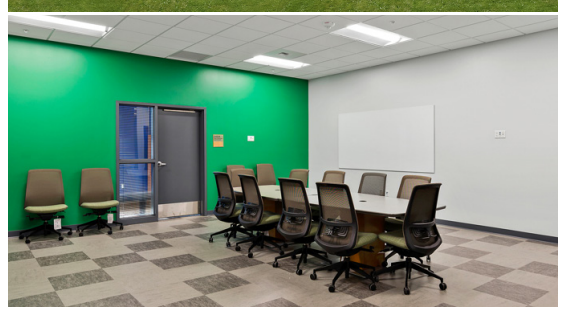
COLLABORATION: Absher had significant coordination with the user 22nd Special Tactics Squadron) as the schedule required the Squadron to move into the new facility so that their existing facility could be demolished prior to completion of the project. Absher worked with the client to ensure successful facility turnover and demolition of the old facilities while accommodating STS's limited timeframes and resources to complete their relocation without impacting their mission. We coordinated multiple site visits and answered multiple inquiries from their team members to help facilitate their move.

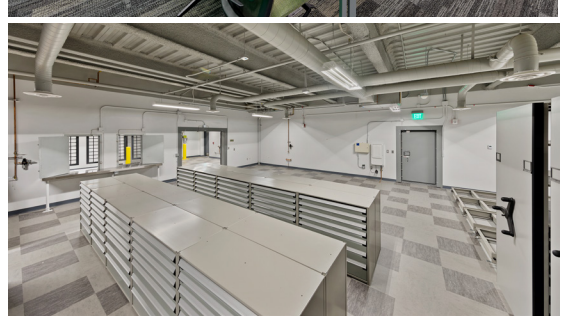
As Absher began coordination of the FF&E scope, the Air Force noted the plans had called for carpet tile in the Air Traffic Control Simulator room, but the equipment for that space required anti-static flooring. Before installation began, we revised the flooring scope to provide polished concrete. Also, the Air Force had purchased a raised pedestal floor in the space, but they were unable to facilitate the installation. We installed the system at no extra cost to the owner.

INNOVATION: The building is just short of a typical city block—575' long. This extreme length required each building section to be seismically isolated with an extensive scope for expansion joints. We used BIM to coordinate designated seismic systems that had unique installation requirements and extensive bracing. Contracted by Absher, WJA-dc provided third-party structural review/approval of all seismic protection systems.

CHALLENGES/SOLUTIONS: The biggest challenge included re-routing telecommunication infrastructure for 38 existing buildings before demolition of an existing structure and construction of the new building could begin. By phasing demolition of the old building, we were able to start on site work such as footings and foundation while the utility infrastructure was being addressed. In partnership with USACE we creatively phased demolition of the remaining building, successfully cut over telecom, and minimized impact to the construction schedule

KEY TEAM MEMBERS INVOLVED: Project Director Stephen Montalvo, Superintendent Jason Heidal, and Structural Engineer Todd St. George (seismic consulting) participated in this project.





Red Flag Building 201, 5th Generation Addition

Nellis Air Force Base, NV

USACE/USAF MILCON | Specialized Training Facility | Cybersecurity (UFC 4-010-06) | AT/FP Criteria (UFC 4-010-01)
Guiding Principles Compliant (UFC 1-200-02) | Design-Build | Office & Conference Space | Secure Space

DESCRIPTION: The Red Flag Addition at Nellis AFB is a state-of-the-art training operations facility designed to meet the complex needs of mission-critical environments. This facility includes command rooms, exercise and goal management areas, and secure spaces for briefings and debriefings. The project utilized a fast-track approach, with early site and utility design that allowed for timely construction while remodeling a portion of the existing building. Key features include five secure areas with acoustic privacy, a spacious lobby, three auditoriums (including one that seats 400), and an expanded parking lot. Anti-terrorism/force protection measures were integrated with a clear zone around the addition, ensuring safety without compromising functionality.

COLLABORATION: Successful execution of this project required seamless coordination between WJA-dc, the U.S. Army Corps of Engineers, and other stakeholders. Early meetings and ongoing weekly check-ins kept the team aligned, while BIM technology enabled clash detection and optimized design integration. This collaborative approach ensured all project goals were met while allowing for timely adjustments based on user feedback, making the process more efficient and effective.

USE OF TECHNOLOGY: This project was driven by technology, with an integrated BIM design process enhancing communication and coordination among disciplines. The use of NavisWorks for clash detection ensured all systems worked together harmoniously. Additionally, the team adopted innovative teleconference tools during COVID-19 travel restrictions to continue effective design reviews. The result is a facility that is not only forward-thinking in its design but also easy to manage and maintain through its lifecycle using BIM-driven data.

INNOVATION: The Red Flag Addition is a model of innovation in both design and functionality. The building features a high Solar Reflectance Index (SRI) cool roof to reduce heat island effects and cut down on cooling costs. A robust thermal envelope exceeds IECC standards, while vertical mesh screens and sunshades enhance passive cooling. Advanced life safety systems and smart building technology further optimize operational performance, reflecting a commitment to sustainability and long-term resilience.

CHALLENGES/SOLUTIONS: Despite an aggressive schedule and coordination challenges, WJA-dc delivered a successful project. The team implemented a phased, fast-tracked design schedule, starting with a temporary entrance to the existing building and completing the main addition in the second phase. Early building investigations addressed site safety concerns, while in-house coordination among architectural, structural, and landscape architecture disciplines helped streamline the process. These proactive solutions kept the project on track and minimized potential risks.

SUSTAINABILITY: The Red Flag Addition achieved full compliance with UFC 1-200-02 High Performance Sustainable Building Requirements and earned USGBC LEED certification. The project's design included energy-efficient systems, a high-performance building envelope, and sustainable water conservation measures. By achieving a 30% energy reduction compared to the ASHRAE 90.1 baseline and implementing EPA WaterSense fixtures, the project showcases a commitment to sustainability that enhances operational efficiency and reduces environmental impact.

KEY TEAM MEMBERS INVOLVED: The Red Flag Addition was completed by WJA-dc, BCE, and Rachael Bandli Interiors. Specific JFHQ proposed team members involved include:

- Eliot Price
- Todd St. George
- Matthew Suhadolnik
- Melissa Caviezel
- Rachael Bandli
- Daren Bitterling

Joint Simulation Environment

Nellis Air Force Base, NV

USACE/USAF MILCON | Specialized Training Facility | Cybersecurity (UFC 4-010-06) | AT/FP Criteria (UFC 4-010-01)
Guiding Principles Compliant (UFC 1-200-02) | Design-Build | Office & Conference Space | Secure Space

DESCRIPTION: The Joint Simulation Environment (JSE) Facility at Nellis AFB is a specialized, one-story training facility designed to handle classified training information. This secure facility includes five high bay simulator rooms, each housing multiple cockpit simulator domes, and a 123-seat auditorium. The project used a fast-track design approach, with early site, foundation, civil, and utility design that allowed for timely construction while remodeling part of the existing building. Key features include secure areas for instructor offices, mission control rooms, simulator bays, and an auditorium, alongside non-secure spaces such as administrative offices, a conference room, break room, and loading dock. Site improvements included a new parking lot, stormwater retention basins, and upgraded utilities, with an emergency generator providing energy resilience. The project is pursuing GBCI Guiding Principles Compliance Certification.

COLLABORATION: Successful execution of the JSE Facility required close coordination between WJA-dc, the U.S. Air Force, and other key stakeholders. Early planning and virtual charrettes, especially during the COVID-19 pandemic, kept all parties aligned on project goals. The design team held ongoing virtual meetings and worked closely with the user group to refine the design, adjusting plans based on real-time feedback. The use of BIM technology supported design integration and clash detection, allowing for smooth progress throughout the project.

USE OF TECHNOLOGY: The project leveraged advanced technology to drive efficiency and precision. BIM and Revit played a key role in the design process, facilitating virtual design charrettes and real-time collaboration through live modeling and sketching. The team also used Microsoft Teams to share visuals and design updates during the pandemic, overcoming the challenges of remote work. The integration of BIM-driven facility data provides long-term benefits, simplifying management and maintenance throughout the building's lifecycle.

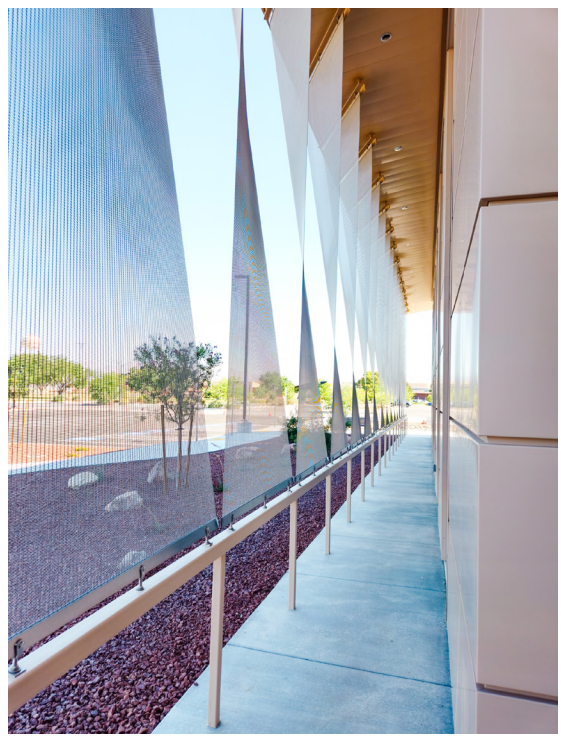
INNOVATION: The JSE Facility incorporates forward-thinking design and operational strategies. The building features energy-efficient mechanical systems, a high-performance envelope, and cutting-edge lighting solutions, all contributing to significant energy savings. A robust thermal envelope, including sunshades and vertical mesh screens, enhances passive cooling. These features, along with advanced life safety and smart building technologies, improve performance while aligning with high sustainability standards.

CHALLENGES/SOLUTIONS: The project faced significant challenges due to COVID-19 restrictions and the need for fast-track scheduling. Virtual charrettes replaced in-person design sessions, and real-time design reviews were conducted using live modeling to keep the process moving. Coordination across multiple disciplines, including civil, structural, and mechanical engineering, relied on BIM and continuous communication. A phased design schedule allowed construction to begin early by incorporating a temporary building entrance, keeping the existing facility operational while work on the addition progressed.

SUSTAINABILITY: The JSE Facility achieved third-party certification through the GBCI Guiding Principles Compliance Certification. The building design incorporates energy conservation strategies, achieving a 41.8% energy savings compared to the ASHRAE 90.1 baseline (excluding process loads). Energy-saving measures such as high-performance insulation, energy-efficient lighting, and HVAC systems contribute to a 10.7% reduction in overall energy costs compared to the baseline model. Sustainable water conservation practices, including EPA WaterSense fixtures, further support long-term environmental responsibility.

KEY TEAM MEMBERS INVOLVED: The Red Flag Addition was completed by WJA-dc, BCE, and Rachael Bandli Interiors. Specific JFHQ proposed team members involved include:

- Eliot Price
- Todd St. George
- Matthew Suhadolnik
- Melissa Caviezel
- Rachael Bandli
- Daren Bitterling



E-3G Mission and Flight Simulator Training

Tinker Air Force Base, OK

USACE/USAF MILCON | Specialized Training Facility | Cybersecurity (UFC 4-010-06) | AT/FP Criteria (UFC 4-010-01)
Guiding Principles Compliant (UFC 1-200-02) | Design-Build | Office & Conference Space | Secure Space

DESCRIPTION: The E-3G Mission and Flight Simulator Facility is a 41,683 SF training facility supporting mission-critical operations. It includes high-bay simulator rooms, secure mission control areas, and administrative spaces. Designed as an Occupancy Risk Category IV essential facility, it incorporates storm shelter provisions and resilient infrastructure. Insulated concrete form (ICF) walls provide blast resistance, sound attenuation, and energy efficiency. Site improvements include controlled access, upgraded utilities, and stormwater management.

COLLABORATION: Successful execution of the project required close coordination among the design team, government stakeholders, and end users. Early engagement strategies included site investigations, stakeholder interviews, and design charrettes to align project goals. The team conducted pre-charrette assessments to define functional requirements, ensuring that security, training, and operational needs were met. Virtual and in-person meetings streamlined coordination across disciplines, allowing for iterative feedback and adjustments. The project's collaborative approach ensured alignment with federal design criteria and mission-specific requirements while maintaining an accelerated schedule.

USE OF TECHNOLOGY: The project leveraged advanced digital tools to drive efficiency and coordination. Building Information Modeling (BIM) and Revit facilitated interdisciplinary design integration, reducing conflicts through clash detection and real-time visualization. Energy modeling informed mechanical and lighting system decisions, achieving optimized performance while meeting sustainability benchmarks. The use of digital coordination platforms ensured seamless communication between structural, mechanical, and security system designers, allowing for proactive issue resolution and design refinement.

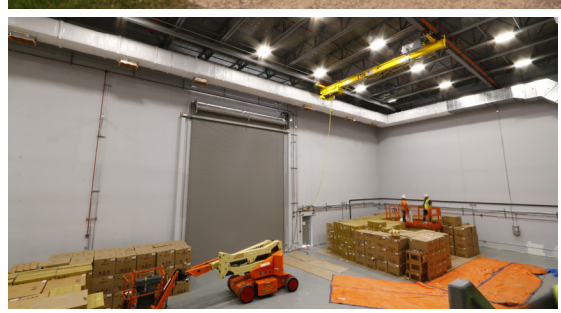
INNOVATION: The facility integrates forward-thinking design strategies to enhance performance, security, and sustainability. A high-performance building envelope, including ICF walls and optimized glazing, minimizes energy loss while maintaining acoustic integrity. Resilient mechanical and electrical systems provide redundancy to support mission-critical training operations. The site design incorporates controlled circulation patterns and setback distances to meet anti-terrorism/force protection (AT/FP) standards while maintaining efficient access for personnel and emergency response. Smart building technologies, including advanced HVAC controls and high-efficiency lighting, contribute to operational cost savings and long-term facility resilience.

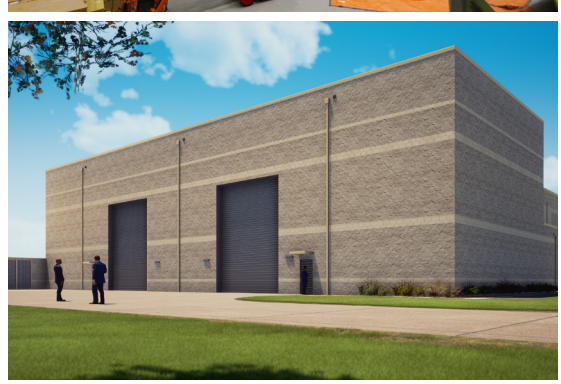
CHALLENGES/SOLUTIONS: The project required careful coordination of security, structural, and mechanical systems to meet stringent federal requirements. Integrating high-bay spaces with secure training environments posed design challenges, particularly regarding sound attenuation, electromagnetic shielding, and environmental controls. The team implemented detailed acoustic modeling and mechanical system zoning to mitigate these concerns. A phased design and construction approach allowed early site and utility work to begin while finalizing specialized interior spaces, keeping the project on schedule.

SUSTAINABILITY: The facility achieves a 35.5% energy reduction per ASHRAE 90.1 baseline, supported by high-efficiency HVAC equipment, dedicated outdoor air systems, and demand-controlled ventilation. The structural design enhances thermal performance, reducing heating and cooling loads. Sustainable site strategies include native and drought-resistant landscaping, stormwater retention features, and optimized grading to improve drainage and minimize environmental impact.

KEY TEAM MEMBERS INVOLVED: The Red Flag Addition was completed by WJA-dc, BCE, and Rachael Bandli Interiors. Specific JFHQ proposed team members involved include:

- Eliot Price
- Todd St. George
- Clint Treat
- Matthew Suhadolnik
- Melissa Caviezel
- Rachael Bandli





P-910, Bachelor Enlisted Quarters

Marine Base, Kaneohe, HI

NAVFAC MILCON | AT/FP Criteria (UFC 4-010-01) | LEED Gold (UFC 1-200-02) | Small-Business Subcontracting | Design-Build Team Experience - Absher + WJA-dc + BCE

DESCRIPTION

This innovative Bachelor Enlisted Quarters (BEQ) showcases cutting-edge design, sustainability, and construction coordination. The 58,739 SF facility blends modern housing with the base's historic International Style, achieving LEED Gold certification. It incorporates 75% daylighting, a 56.7kW photovoltaic system, high-efficiency mechanical systems, and water-saving strategies, resulting in a 38% energy reduction.

A major challenge involved unforeseen bedrock depths during foundation installation. Through real-time collaboration, the design team implemented an adaptive foundation strategy that minimized delays and preserved structural integrity, demonstrating effective problem-solving for complex construction projects.

Site enhancements, including a gear wash facility, picnic pavilion, and multi-purpose storage, improve residents' quality of life and offer insights for designing functional support spaces. Thoughtful site planning preserved mature trees and supported future development, while fostering community with a central courtyard and sundeck. Interior finishes were selected for durability, ease of maintenance, and alignment with base standards, ensuring a sustainable, high-performance environment. The project's use of technology, quality control, and sustainability provides valuable lessons for future development and construction.

168 Person Dormitory

Eielson Air Force Base, AK

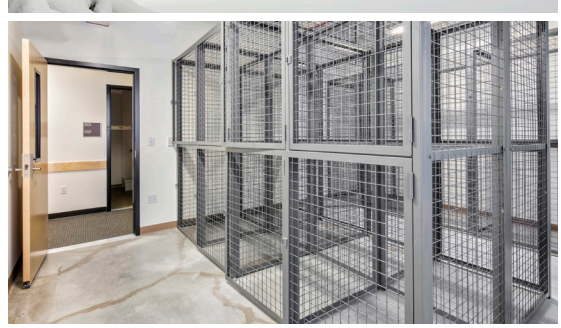
USACE/USAF MILCON | AT/FP Criteria (UFC 4-010-01) | LEED Silver (UFC 1-200-02) | Small-Business Subcontracting Design-Build Team Experience - Absher + WJA-dc + BCE | $31.4M

DESCRIPTION

This state-of-the-art, 68,714 SF dormitory demonstrates innovative design and construction techniques tailored for arctic conditions, emphasizing the importance of adaptability and efficiency in complex environments. The fully integrated BIM design process streamlined coordination across disciplines, ensuring seamless communication and optimization from concept through construction. Sustainability was a key focus, with energy-efficient building systems, high-performance envelope solutions, and enhanced commissioning achieving USGBC LEED certification.

The project incorporated advanced anti-terrorism/force protection (AT/FP) measures, including blast and progressive collapse analysis, to enhance safety while maintaining functionality. Cutting-edge fire protection and life safety systems ensured compliance with NFPA codes, while smart building technologies, such as an advanced communications network and energy-efficient lighting, contributed to improved operational performance.

Collaboration with multiple stakeholders, including the USACE, Air Force personnel, and contractors, ensured regulatory compliance and smooth execution. The use of BIM-driven facility data also provided long-term operational benefits, supporting ongoing maintenance and lifecycle cost reductions. Through innovative design, sustainable solutions, and integrated technology, the project delivered a resilient, high-quality living environment for personnel in extreme conditions, offering valuable insights for similar future developments.



B. TECHNICAL COMPETENCE AND QUALIFICATIONS

3. DESIGN MANAGEMENT EXPERIENCE

3. DESIGN MANAGEMENT EXPERIENCE

A. MANAGING THE DESIGN PROCESS

Our team's design management approach prioritizes collaboration, communication, risk management, value engineering, problem-solving, and quality control to deliver high-quality, cost-effective solutions.

COLLABORATION & COMMUNICATION:

- We engage project stakeholders early through initial kick-off meetings, design charrettes, and milestone design submittal reviews to align and reconfirm project design with project goals. We document all meetings with thorough minutes that we share with the entire team to establish a common understanding of the decisions made.
- We are well-versed in utilizing Bluebeam Studio to facilitate structured reviews and comment tracking. We typically use Bluebeam for internally, but we have experience sharing Bluebeam Studio Sessions with clients for enhanced collaboration.
- We conduct regular interdisciplinary design reviews to ensure coordinated efforts and reduce errors. These meetings ensure the team is meeting the schedule while proactively addressing issues and finding solutions that lead to project success.

RISK MANAGEMENT & PROBLEM SOLVING:

- Our team has a long history of design-build collaboration that allows both the design and construction teams to work together to identify and overcome risks and problems up front.
- We proactively identify and mitigate risks through weekly design team meetings and structured reviews at each design phase to reduce costs and maintain schedule.
- Lessons learned from previous projects are incorporated into our processes to prevent recurring issues and result in best value for the customer.

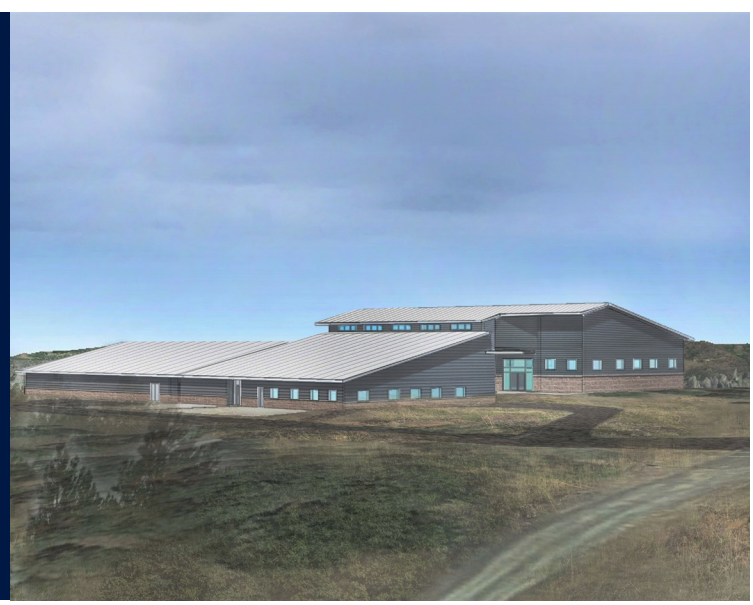
QUALITY CONTROL:

- Independent Technical Reviews (ITRs) are implemented to ensure compliance with criteria and minimize RFIs.
- Version control protocols maintain design consistency across teams and disciplines.
- Weekly coordination meetings and the use of BIM prevent clashes and refine design intent.

Project Example: Managing the Design Process

WJA-dc's approach to managing the JPRA Command & Control Mission Support Facility (Headquarters) focused on collaboration, communication, and risk management, ensuring a successful project outcome. Through a Design-Build Request for Proposal (D/B RFP), we emphasized early coordination, including a 3-day Design Charrette, which helped identify design challenges and align project goals. The Basis of Design, Value Engineering Study, and Cost Estimates ensured budget alignment and risk control.

In the Design-Build RFP delivery method, we provided design-build proposers with flexibility through simplified adjacency diagrams, promoting creativity while balancing aesthetic and financial considerations. Our use of early collaboration and ongoing communication ensured smooth transitions from design to construction, resulting in a facility delivered on time and within budget. The experience reinforced the importance of proactive coordination, risk management, and clear communication in achieving project success.



Project Example: Design Delivery Methods

For the Red Flag Building Fifth Generation Addition, WJA-dc successfully adapted its design management approach to the Design-Build delivery method, ensuring seamless coordination between design and construction. The facility supports mission operations with five secure training areas, three auditoriums—including a 400-person space—and a new lobby connecting the addition to the existing structure. A fast-track design process enabled early site, foundation, and utility work while final design development continued.

Close collaboration with stakeholders, including government representatives and end users, ensured the design met operational needs. Virtual and in-person charrettes refined the layout, while in-house expertise in architecture, structural, and landscape design streamlined coordination with specialized engineering consultants.

WJA-dc leveraged BIM modeling and NavisWorks for clash detection and real-time design modifications, minimizing construction conflicts. Security restrictions required adapting to remote collaboration challenges using compliant digital review platforms.

B. EXPERIENCE MANAGING DESIGN UNDER DIFFERENT DELIVERY METHODS

Our team has a proven track record adapting to various project delivery methods besides design-bid-build (DBB), ensuring seamless execution.

Absher and WJA-dc have completed 14 successful design-build projects over the span of 27 years.

That experience as well as experience on other design-build teams informs our optimized approach that we will apply to the Joint Forces Headquarters project. D-B requires early engagement with all stakeholders to identify and solve issues up front.

This engagement consists of a kick-off charrette with follow-on meetings that allow the project to leverage two key advantages of D-B: schedule acceleration and finding best value solutions. D-B-B design teams work along a single timeline, but D-B teams must adapt to fast-track schedules, where each discipline may be working along a different timeline. The ability to accelerate the schedule requires attention to managing the work of each discipline and coordinating designs that may be at different stages of completion. Also, D-B-B designs tend to be more conservative in approach, so that they can be adaptable to the unknown skill set of the general contractor who ends up winning the project. With D-B, design solutions find the best value by working closely with the construction team and customizing solutions to their strengths

C. EXPERIENCE WITH BIM, PROJECT MANAGEMENT SOFTWARE, AND OTHER TECHNOLOGIES

BIM INTEGRATION

Absher'+WJA-dc's BIM approach leverages a single tool to manage all aspects, from design to cost estimating, going beyond standard 3D design coordination. This comprehensive method ensures seamless integration across all project components and allows us to be more collaborative with owners and design partners.

We integrate Building Information Modeling (BIM) and project management software to improve design efficiency, coordination, and execution.

- Clash detection and coordination in Autodesk Revit and Navisworks reduce conflicts before construction.
- Prefabrication opportunities improve material efficiency and construction speed.

4D The 4th dimension of BIM enables us to integrate work planning and scheduling. We don't stop at a standard P6 schedule—instead, we consider routes of travel, temporary barrier placement, and protection of MEP systems to ensure they remain operational throughout construction.

5D We also have the ability to leverage the 5th dimension of BIM, using BIM as an estimating tool. This enables us to deliver more accurate and precise cost estimates.

Reality Capture Program Additionally, we utilize drone photogrammetry and terrestrial laser scanning as part of our in-house technology to capture digital imagery of existing buildings, structures, hard surfaces, and systems. This information is converted into shareable point data, which can be distributed to the design team for collaborative use. This program allows us to assess a building's current condition and pinpoint elements that need a design focus to support intended outcomes.

PROJECT MANAGEMENT TOOLS:

- Procore is a central repository all live project documents, and is utilized by all team members to be continually up-to-date on project progress
- Bluebeam Studio enhances interdisciplinary collaboration and document control.
- Microsoft Teams & Webex enable real-time communication across teams.

Project Example: Leveraging BIM

On the Pierce County Readiness Center, Building Information Modeling (BIM) was instrumental in improving efficiency, collaboration, and project outcomes from design through construction. The BIM model served as a digital prototype, enabling seamless coordination between disciplines and proactively resolving conflicts before construction began. By integrating 3D modeling for structural, architectural, and MEP systems, the team minimized discrepancies and improved constructability.

BIM also enhanced cost accuracy, allowing the contractor to generate precise quantity takeoffs for early bid pricing, reducing budget risks and aligning design intent with construction execution. To assist in meeting the RFP's LEED Silver requirements, the model was used for daylighting and views analysis, ensuring sustainable design compliance. In cases where LEED credits were on the margin, real-time adjustments were made to optimize performance.

Throughout construction, BIM facilitated MEP coordination to prevent installation clashes and served as a quality-control tool, with a Total Station robotic unit ensuring precise placement of embedded structural components. By streamlining interdisciplinary coordination, improving cost predictability, and supporting sustainability and quality control, BIM played a crucial role in the successful delivery of the Pierce County Readiness Center from design and construction perspectives and, more importantly, for users of the facility.

B. TECHNICAL COMPETENCE AND QUALIFICATIONS

4. DESIGN-BUILD CONSTRUCTION EXPERIENCE AND SAFETY

4. DESIGN-BUILD CONSTRUCTION
EXPERIENCE AND SAFETY

MEANS AND METHODS

Absher+WJA-dc's most similar example of utilizing construction means and methods to ensure project efficiency and minimize impact to our clients is the Pierce County Readiness Center project. Following are summaries of several ways that we utilized our construction management expertise and leveraged the design-build process to deliver excellent outcomes on that project.

Permitting Coordination During one of many meetings with the Pierce County Permitting Authority we were made aware that we had crossed a threshold of additional requirements (blast rating, electrical and fire protection scopes) related to the battery storage room. We worked with the Washington Military group to fully understand the use of the space and the programming requirements—down to the types and number of batteries and shelf life and rotation of battery stock. This helped Absher+WJA-dc identify the necessary changes in design early on so that we could work with our team to get ahead of changes before field construction. This was a no cost change to DES/WA Military Dept.

Design Revisions Another meeting with the Pierce County Permitting Authority identified a difference of interpretation or use of the vehicle maintenance shop. Pierce County saw this space as a parking structure and therefore deemed it necessary to install a large exhaust ventilation system, something that was not in our original budget or design. Again, we worked with our team of designers, engineers, and contractors to meet the "new" requirements and build a system that would work to meet the requirements of the permitting office and would not be a hindrance to the needs of the space.

Sequencing & Schedule Maintenance Our window and storefront contractor had a hard time keeping up with construction schedule due to a dwindling workforce and low manpower count. They could not install windows and plug openings fast enough to establish environmental control inside the building and allow us to move forward with installing finishes, specifically insulation and drywall. Absher crews put together a team to build and install temporary windows allowing us to maintain schedule and not cause any delays.

Quality-Control Checks Relative to quality control, the roof structure above the assembly hall was constructed by two very large girder trusses that employ slip-critical steel joints and not the typical bearing-type connection. When these trusses were originally erected, our steel erector did not identify and understand this specific connection type nor consider the bolting method and sequencing needed to meet the design requirements and intent. When they believed they were complete with the steel erection, our quality-control checks revealed the error in their execution. Our team put a stop to their work before going any further and pointed out the critical missing piece in their work plan and their comprehension of the steel connection. New bolts were ordered and the work was redone over the weekend to meet the design and not cause a major interruption to the construction schedule.

PERFORMANCE REQUIREMENTS

Senior Management Team Meetings will be held quarterly by a team of leaders from WMD, DES, Absher and WJA-dc. These are held to discuss the overall performance of the team, to ensure clear communication between team members and identify areas where the project team can be supported to enhance their overall performance. The Senior Management team will review key metrics for success to assess whether requirements are being met, exceeded or need improvement.

CHANGE ORDERS

Design-Build projects are viewed as zero change-order projects. As your design-build partner we set up cost certainty from the onset by fully vetting program and design during preconstruction. Our rigorous approach to quality control during design is aimed to producing constructable drawings that meet project budget. This being said, change orders can happen related to unforeseen conditions and owner directed revisions. We will work with WMD to look for opportunities to enhance the project through Owner-elected scope additions. With this thought in mind as a team we can build in appropriate opportunities through design that can easily be enacted during construction.

RESPONSIVE COLLABORATION

The PCRC is also an excellent example of how Absher+WJA-dc provides responsive collaboration to our clients' needs. As construction progressed, the Washington Military Department kept their end-user groups apprised of the project status. There were several occasions that end-users made specific requests to be added to the project; for example the Camp Murray Locksmith asked that Absher allow his department to coordinate the door keying schedule for security reasons. We were able to accommodate the request by allowing the Locksmith access to project to key all doors to his preference.

Another owner-directed change was the addition of artwork to the project. The Washington Military Department and DES solicited proposals from dozens of local artists and selected a stained glass artisan to custom design an installation for the second floor Lobby mezzanine. Absher+WJA-dc was able to coordinate the art glass installation with the storefront installer and provide an additional layer of safety glass over the artwork to meet Pierce County's code requirements.

CONFIGURATION, COMMISSIONING, AND TESTING

Absher+WJA-dc fully support building commissioning as a quality-focused process to achieve WMD's project requirements as intended. Our approach to managing start up, commissioning, and training is simple: begin with the end in mind.

Start Up and Commissioning We will actively engage WMD's Facility and Operations, the design engineers and our critical trade contractors such as MEP from day one. We will also include the building envelope trade partners and low-voltage trades to ensure we study and optimize building performance. Our approach requires multiple phases to ensure success.

Finalization of Design Phase Commissioning
Basis of Design (BOD) is completed in accordance with the Owner's Project Requirements (OPR). The Commissioning team is integrated into the design process via communications and meetings. Commissioning tasks are incorporated into the project schedules. Project commissioning scope and team responsibilities are ironed out and assigned.

Construction Phase Commissioning During construction we will implement the commissioning plan and perform:

- Start-up testing
- Functional performance testing
- Control system verification testing
- We will follow through on resolution of any testing issues, track to completion and update commissioning documentation accordingly.

Occupancy and Operations Phase Occupancy and Operations is the finalization of the commissioning process. Seasonal testing will be incorporated if applicable. This phase is when we amend and deliver the final report.

SAFETY

Performing construction on more than 125 occupied sites or campuses provides key lessons learned which we will use to plan site logistics and safety and ensure the highest levels of safety for soldiers, staff and visitors. Taking our experience from multiple recent projects on occupied campuses, Absher will ensure a clearly-identified site safety plan throughout construction.

During design, Absher+WJA-dc works with Camp Murray stakeholders to zone and phase the project planning in a way that is complimentary to the overall safety of the installation. Examples include scheduling high risk activities during less busy times on base or off hours and establishing hard barriers from the public and other base activity.

Based on many years of experience on occupied and operational sites Absher creates site-specific safety plans focusing on:

- Staff and public traffic
- Vehicle-routing plans
- Limiting construction traffic to specific routes/times
- Signage and barrier placement directing staff and visitors around construction

STEPHEN MONTALVO

Project Director

ABSHER

EMPLOYMENT HISTORY

- 14 years with Absher
- 17 years total

EDUCATION

- MBA, Texas Tech University, 2009
- B.S., Architecture
  Texas Tech University, 2007

CERTIFICATIONS

- Graduate Certificate of Historic Preservation Technology, Texas Tech University, 2009
- Construction Documents Technologist, Construction Specifications Institute
- AGC LEAN Construction certificate
- USACE, Construction Quality Management for Contractors

REFERENCES

- David Pohl, US Army Corps of Engineers (USACE); 206-818-3009
- Jason Ritter, NASA (formerly with USACE); 270-748-1511
- Ryan White, DLR Group; 520-609-2684

Pierce County Readiness Center

FY20 SOF 22 STS Operations Facility

Stephen is a construction professional with 17 years of experience in the industry, having spent the last 14 years on multi-disciplinary and schedule-critical work for large projects. He has worked on projects for the WA Military Department, NAVFAC, and USACE, and his experience spans from Hawaii to Washington to Rhode Island. Stephen has experience as an architect, VDC Manager, PM, Senior PM, and now Project Executive. His unique experience, paired with his background in design and virtual construction, provides him with a unique perspective when collaborating with architects, clients, and subcontractors.

ROLE: ***Project Director:*** responsible for overall management of project

- Collaborate with WA Military Department, DES, WJA-dc, BCE, and other parties to ensure all project goals are met and within budget and as scheduled
- Guide construction team through all phases of project from preconstruction through construction
- Facilitate regular project health and client satisfaction checks

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$29.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Project Manager***: Oversight of all subcontractors across multiple disciplines, including schedule-critical work to ensure uninterrupted campus operations. Provided oversight for design-build team from conception to closeout.
- ***Value to This Project***:Stephen's experience on the PCRC is a foundation for the JFHQ project. He is knowledgeable of the site, DES/WMD processes and expectations, and design-build delivery (with WJA-dc).

FY23 UEPH Barracks | *Joint Base Lewis-McChord, WA*

New construction of a three-story UEPH Barracks with primary facilities, including living and sleeping quarters, baths, storage, services areas, information systems,
$42M, | 3-story building | 63,698 SF | Highly-secure facility/on DOD installation | Pursuing LEED Silver
Team Experience of: GeoResources, Absher (Keith Davis & Jason Heidal)

- ***Project Executive: Provides executive oversight of project, including contract compliance, budget, schedule, safety, and quality.***
- ***Value to This Project:*** The FY23 project is in close proximity to the JFHQ, it is being constructed in a similarly occupied campus, and built to the same UFC and AT/FP standards.

Design-Build, Officer Training Command Quarters New Nimitz Hall | *Newport, RI*

New construction of a three-story military housing facility with common areas and command, administrative, and facility support spaces, including conference rooms and training environments.
$44M | 3-story | 133,731 SF | AT/FP | Command & Admin spaces | Built to LEED Silver Standards | Use of BIM
Team Experience of: Absher (Jason Heidal), WJA-dc, BCE

- ***Project Manager***: Managed construction documentation, contract buyout, and subcontractor compliance.
- ***Value to This Project*** Stephen's experience managing this project which has operationally the same program as JFHQ honed his ability to deliver a world class facility that is built to the highest standards to support our warfighters.

USACE FY20 SOF 22 STS Operations Facility | *Joint Base Lewis-McChord, WA*

New construction of a Special Tactics Squadron (STS) operations facility.
$47.7M, | three-story | 85,000 SF | SCIF/high security | Classrooms and offices | LEED Gold | Use of BIM
Team Experience of: Absher (Jason Heidal)

- ***Project Manager***: Oversaw budget control, quality control, schedule, safety, and contract compliance
- ***Value to This Project***: Stephen's experience managing this project which has operationally the same program as JFHQ honed his ability to deliver a world class facility that is built to the highest standards to support our warfighters.

ELIOT PRICE, RA, LEED AP BD+C

Principal, Senior Architect

EMPLOYMENT HISTORY

- 25 years with WJA-dc
- 30 years total

EDUCATION

- MS Architecture
  Washington State University, 2000
- B.Arch, Architecture
  University of Notre Dame, 1995

CERTIFICATIONS

- Registered Architect
  Washington #9288, 2007
- LEED AP BD+C
  #16085-AP-BD+C
- USACE, Construction Quality Management for Contractors

REFERENCES

- Mark Porterfield
  USACE Project Manager
  p:(702) 652-8443
  mark.j.porterfield@usace.army.mil
- Elvis Garay
  USACE Project Engineer
  p: (623) 282-9852
  Elvis.P.Garay@usace.army.mil

Pierce County Readiness Center

Red Flag, 5th Generation Addition

Eliot has extensive experience in Design/Build specialized facilities, particularly those requiring advanced cybersecurity and security protocols. With over 200,000 SF of ICD/ICS 705 space managed, he excels at integrating security requirements with operational needs. His strong project management background ensures effective coordination, on-time delivery, and high-quality results. Eliot's leadership in charrettes, quality control, and overseeing the project lifecycle guarantees the successful delivery of secure, mission-critical facilities.

ROLE: ***Architectural Designer of Record:*** leads the architectural design.

- Ensure compliance with all design requirements
- Collaborate with structural, M/E/P, and security consultants to integrate building systems
- Ensure adherence to building codes, Unified Facilities Criteria (UFC), and relevant standards
- Address constructability with Absher
- Oversee construction documentation, quality assurance, and support during construction,
- Review submittals, respond to RFIs, and conduct site visits.

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Quality Control Independent Technical Reviewer***: Provided quality control support for the architectural design, reviewing design elements and resolving key architectural issues.
- ***Value to This Project***: Eliot's experience with the PCRC provides valuable insights for the JFHQ—ensuring seamless integration with the existing facility. His familiarity with the site and compliance with UFC, AT/FP, and WSBC standards will streamline coordination and enhance constructability.

Design-Build, Red Flag, 5th Generation Addition | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$23.7M | two-story | 42,400 SF addition | 52,591 SF renovation | 26,654 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors

- ***Design Manager:*** Guided the design process to completion, ensuring all security and technical requirements were met. Served as a key liaison between the design team, construction team, and customer, ensuring clear communication and alignment of objectives.
- ***Value to This Project***: Eliot's efficient design focus on security, functionality, and sustainability directly informs the JFHQ's design. His experience integrating additions with existing structures ensures seamless coordination between new and existing building systems. The addition's AT/FP measures will guide the design of the JFHQ's secure space, while its 30% energy reduction and LEED Silver goals align with the JFHQ's sustainability objectives.

Design-Build, Joint Simulation Environment | *Nellis AFB, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$28.8M, | two-story | 50,900 SF | 50-year life expectancy (UFC 1-200-02) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors, Protection Engineering Consultants

- ***Design Manager***: Led the design team, managing schedules and resolving design issues to ensure project success. Served as the primary liaison between the design team, General Contractor, client, and end user, facilitating clear communication and alignment of objectives. Oversaw design progress and submittals, ensuring timely delivery and compliance with all requirements.
- ***Value to This Project***: Eliot's leadership experience will ensure the JFHQ project remains on schedule and aligned with stakeholder expectations. His experience coordinating with the owner, client, and design and construction teams will streamline communication, while his proactive approach to identifying and addressing design challenges will foster innovative solutions. By managing the design schedule and ensuring timely submittals, Eliot will enhance project efficiency and support the successful delivery of a secure, high-performance facility.

KEITH DAVIS

Project Manager

EMPLOYMENT HISTORY

- 3 years with Absher
- 8 years total

EDUCATION

- B.S., Industrial Engineering Technology, Minor in Project Management, Central Washington University, 2017
- B.A., Biology, Central Washington University, 2015

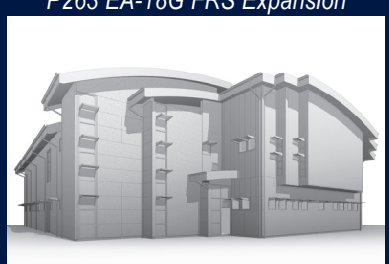
CERTIFICATIONS

- OSHA 30
- USACE, Construction Quality Management for Contractors

REFERENCES

- Chris Opdyke, Public Works Department Whidbey Island NAVFAC NW; 360.257.8774
- Rick Rose, (Navy Owner's Rep), Electronic Attack Wing NAS Whidbey Island; 360.320.9260
- Rick Burgoyne, NAVFAC NW; 360.257.3361

P263 EA-18G FRS Expansion



FY23 UEPH Barracks

Keith is a construction project manager with over eight years of experience delivering complex federal and private-sector projects, including contracts with NAVFAC and the U.S. Army Corps of Engineers. He is skilled in managing all phases of construction, including planning, procurement, subcontractor coordination, and quality control, and he has a strong background in barracks renovations, seismic upgrades, and large-scale new construction. Keith has been recognized for his leadership, adaptability, and ability to deliver projects on time, within budget, and to client requirements.

ROLE: ***Project Manager:*** responsible for overall construction management and coordination/clash detection between trades

- Overall management and coordination of contract
- Main point of contact on project from award to closeout
- Responsible for coordination of all work features
- Prepare project execution plans, develop subcontractor selection and management plans, and manage subcontractors
- Member of quality control and safety teams

SELECT PROJECT EXPERIENCE

P263 EA-18G Fleet Replacement Squadron Expansion | *NAS Whidbey Island, WA*

A mission administration facility, with maintenance shops, work centers/offices, training classrooms, storage, and parking infrastructure upgrades.50-year life expectancy (UFC 1-200-02).
$23.6M | two-story | 27,160 SF | AT/FP | Highly-secure training area | Admin/training spaces
Team Experience of: Absher (Stephen Montalvo and Jason Heidal)

- ***Project Manager***: Direct all phases of the project; collaborate with subcontractors engineers, and stakeholders; participate in weekly subcontractor and quality control coordination meetings; and manage and negotiate subcontractor change orders.
- ***Value to This Project***: Keith brings firsthand experience managing a secure, mission-critical project, where he's led complex coordination between trades and maintained progress through significant design and schedule disruptions. His hands-on approach and persistence through tough phases have helped stabilize a challenging project.

PSNS B431 Seismic Upgrade | *PSNS Bremerton, WA*

Construction consisting of seismic and life safety improvements, including structural steel, concrete columns, URM wall reconstruction and restoration, mechanical, electrical, plumbing and abatement modifications.
$20.8M | multi-story | 27,160 SF | AT/FP | Highly-secure facility/on DOD installation | Structural upgrades, seismic repairs, life safety improvements
Team Experience of: Absher (Stephen Montalvo)

- ***Project Engineer and Alt. Quality Control Manager***: Created, updated, and maintained project submittal log and project-specific quality control reports.
- ***Value to This Project***: Keith's experience supporting structural and seismic upgrades within a high-security DoD installation sharpened his ability to uphold rigorous quality and safety standards under strict AT/FP protocols. His attention to compliance and detail on B431 directly reflects the discipline and coordination required for mission-critical government facilities.

FY23 UEPH Barracks | *Joint Base Lewis-McChord, WA*

A three-story barracks facility which incorporated designated seismic systems (UFC 3-31-01) cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$42M, | 3-story building | 63,698 SF | Highly-secure facility/on DOD installation | Pursuing LEED Silver
Team Experience of: GeoResources, Absher (Stephen Montalvo & Jason Heidal)

- ***Project Manager***: Provided project management operations through coordination with subcontractors, schedule tracking, submittal and RFI oversight, and document control.
- ***Value to This Project***: Keith's direct role in a project management on this high-profile barracks project strengthened his ability to lead teams, manage scope, and maintain momentum on secure, schedule-sensitive federal build

Clint Treat, RA

Associate Principal, Senior Architect

EMPLOYMENT HISTORY
- 16 years with WJA-dc
- 17 years total

EDUCATION
- M. Arch, Architecture
  University of Idaho, 2008
- BS Architecture
  University of Idaho, 2008

CERTIFICATIONS
- Registered Architect
  Washington #11969, 2017

REFERENCES
- Travis Pital, P.E., M.S., WSP Vice President; 858-226-6676, travis.pital@wsp.com
- Trent Dyksterhouse, RSCI Project Manager; 208.472.0163,trent@rscigroup.com

Pierce County Readiness Center

E-3G Mission and Flight Simulator

Clint is an experienced Architect and Design Manager specializing in design-build military projects with expertise in BIM, drafting, and architectural design. His work on projects like the Pierce County Readiness Center and collaborations with the Washington Military Department and Department of Enterprise Services highlight his ability to oversee schematic design, construction documents, and contractor coordination. Clint has led a range of projects for USACE, NAVFAC, and other government agencies, focusing on efficiency and client satisfaction.

ROLE: ***Design Manager:*** lead the design team and be the main point of contact with the construction team.

- Ensure compliance with project requirements and UFC standards
- Collaborate with all design disciplines and the construction team
- Oversee construction documentation, quality assurance, and design intent during construction
- Identify/manage risks to minimize delays/costs
- Manage project timelines and budgets
- Coordinate with external stakeholders (clients, consultants, contractors, regulatory bodies)
- Review submittals, respond to RFIs, and conduct site visits
- Provide technical guidance and mentorship to team members

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Design Manager***: Clint managed the design for the PCRC for the entirety, from concept to completion,, overseeing BIM coordination, discipline integration, and submittal and RFI management. He led code analysis, construction documentation, and detailing, ensuring compliance with regulatory standards and permitting requirements, while maintaining the project schedule.
- ***Value to This Project***: Clint brings value from his familiarity of PCRC's site and design elements. With his conceptional planning for the JFHQ program during the PCRC, he will provide seamless integration of the new JFHQ. Clint's expertise in BIM coordination, multi-disciplinary collaboration, and regulatory compliance will ensure the JFHQ meets the same high standards as the PCRC. His management of construction documentation, submittals, and RFIs will streamline processes, maintain project momentum, and enhance constructability.

Design-Build, E-3G Mission and Flight Simulator Training Facility | *Tinker AFB, OK*

A training and administrative facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$26.5M | two-story | 51,150 SF | 41,683 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, Rachael Bandli Interiors

- ***Project Architect:*** Clint led the design team, coordinating across disciplines to meet all functional, spatial, and technical requirements. He managed design development, participated in reviews, and ensured compliance with project standards. During construction, he oversaw administration tasks, including reviewing submittals, responding to RFIs, and conducting site visits to maintain design integrity and quality.
- ***Value to This Project***: Multi-disciplinary coordination, UFC/DOD regulation compliance, and construction administration brings immense value to the JFHQ project. His ability to manage technical requirements and uphold design integrity ensures efficient execution and constructability in a mission-critical environment.

Repair Barracks to Ops Buildings 3221, 3222, 3223, and 3224 | *JBLM, WA*

The conversion of four Barracks to Company Operation Facilities and Brigade Headquarters facilities which incorporated AT/FP (UFC 4-010-01) and sustainability measures (UFC 1-200-02).
$116M, | four-story | 135,000 SF | Use of BIM | Design-Bid-Build | LEED Silver Goal
Team Experience of: WJA-dc, BCE

- ***Project Architect:*** Clint led architectural efforts, guiding the team through 10+ user group interviews and developing a schematic floor plan to fit the existing facilities. All buildings were required to achieve LEED Silver certification. Clint worked with the team to integrate sustainable reuse strategies and provide effective space planning in a confined existing configuration. He provided innovative envelope solutions to existing uninsulated CMU to achieve higher energy performance and conform to JBLM's brick aesthetic standards.
- ***Value to This Project***: Clint's experience leading user-driven design, coordinating multidisciplinary teams, and integrating sustainable strategies directly benefits the JFHQ project. His expertise in developing functional layouts and achieving LEED certification supports efficient space planning, sustainability goals, and compliance with regulatory standards.

C. Todd St. George, PE, SE

Principal, Senior Structural Engineer

EMPLOYMENT HISTORY
- 15 years with WJA-dc
- 30 years total

EDUCATION
- MS Structural Engineering
  University of Washington, 1995
- BS Structural Engineering
  University of Washington, 1993

CERTIFICATIONS
- Professional Engineer
  Washington #38611, 2002

REFERENCES
- Jesse T. Cherian, President/CEO
  ST Fabrication
  p: (253) 735-2000 ext.303
  Jesse@stfab.com
- Zeke Johnson, P.E. | President,
  RSCI; (208) 887-1401
  zeke@rscigroup.com

Pierce County Readiness Center

Red Flag, 5th Generation Addition

Joint Simulation Environment

Todd has a proven track record of delivering innovative and cost-effective engineering solutions for award-winning public, private, and federal projects. As a Structural Designer of Record, he excels in all phases of structural engineering, from design to construction and assessments. Clients value his ability to develop tailored solutions and communicate effectively for successful implementation. Todd takes pride in contributing to award-winning projects while maintaining high standards of structural integrity.

ROLE: ***Structural Designer of Record:*** leads the structural design.

- Ensure compliance with all design requirements
- Collaborate with architectural, M/E/P, geotechnical, and security consultants
- Ensure adherence to building codes, Unified Facilities Criteria (UFC), and relevant standards
- Address constructability with Absher
- Oversee construction documentation, quality assurance, and support during construction,
- Review submittals, respond to RFIs, and conduct site visits.

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Structural Designer of Record***: Established and developed the structural systems for the building, managed the design, coordinated the development of the design documentation, performed quality control, and maintained the project design schedule.
- ***Value to This Project***: Todd's experience with the PCRC provides valuable insights for the JFHQ—ensuring seamless integration with the existing facility. His familiarity with the site and compliance with UFC, AT/FP, and WSBC standards will streamline coordination and enhance constructability.

Design-Build, Red Flag, 5th Generation Addition | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$23.7M | two-story | 42,400 SF addition | 52,591 SF renovation | 26,654 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors

- ***Structural Designer of Record:*** Managed the development of structural systems, coordinated with all disciplines, and prepared calculations, design analysis, specifications, and contract drawings. He reviewed submittals, responded to RFIs, and provided support during construction to maintain structural integrity and ensure proper implementation of the design.
- ***Value to This Project***: Todd's experience with high-security facilities directly informs the JFHQ's design. His expertise in integrating advanced security systems and structural integrity will guide the design of the JFHQ's secure spaces. His experience in coordinating complex, multi-disciplinary designs ensures the efficient integration of all building systems.

Design-Build, Joint Simulation Environment | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$28.8M, | two-story | 50,900 SF | 50-year life expectancy (UFC 1-200-02) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors, Protection Engineering Consultants

- ***Structural Designer of Record***: Coordinated design across all disciplines and prepared analysis, specifications, and contract drawings. He managed structural calculations, reviewed submittals, and addressed field questions during construction. The project featured a Risk Category II structure with ICF bearing shear walls, secure SCIF areas, multi-level roof systems, and spread-footing foundations.
- ***Value to This Project***: Todd's experience will ensure the JFHQ design meets the highest standards of security and structural integrity. His ability to coordinate with multidisciplinary teams will streamline collaboration, while his expertise in managing complex military projects will ensure the JFHQ meets both functional and regulatory requirements. Todd's proactive approach to addressing design challenges will promote effective solutions, and his focus on maintaining the design schedule and reviewing submittals will enhance project efficiency, supporting the successful delivery of a secure, high-performance facility.

JASON HEIDAL, LEED GA, STS-C

Superintendent

EMPLOYMENT HISTORY

- 35 years with Absher
- 35 years total

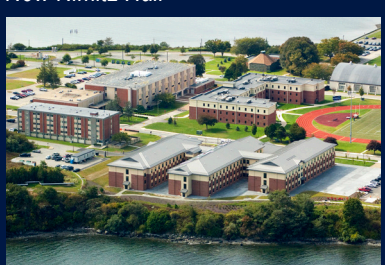
CERTIFICATIONS

- LEED GA
- Safety Trained Supervisor in Construction (STS-C)
- CQM Certified
- NAVFAC 40
- OSHA 30

REFERENCES

- David Pohl, US Army Corps of Engineers;206.818.3009
- Sara Wilder, Integrus Architecture; 206.628.3137
- Dan Becker, Redmond Senior Community Center (Owner's Representative); 425.652.9106

Officer Training Command Quarters New Nimitz Hall



Pierce County Readiness Center

A 35-year Absher veteran, Jason is a highly-respected superintendent overseeing projects ranging from military to educational. His experience spans eight design-build projects. Jason is known for working effectively with owners, architects and engineers, and coordinating well with subcontractors, materials and deliveries to flow with project schedules. Jason's commitment to hard work, quality and safety will be apparent as he provides day-to-day management of the construction project and subcontractor activities on site.

ROLE: ***Superintendent:*** responsible for on-site field supervision and direction and construction

- Create and manage project schedule
- Manage onsite operations of trade partners and self-perform staff
- Serve as a member of quality control and safety programs
- Hold authority to make decisions regarding production in the field and field management

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$29.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Superintendent***: Responsible for the overall field operation in order to achieve timely project delivery. Directed, supervised and coordinated all work, including schedule development and maintenance. Responsible for contribution of design and constructability as this was a design-build contract.
- ***Value to This Project***: An active participant and leader in the design and constructability of the PCRC, Jason is familiar with site compliance requirements and coordination with owner, designer, and subcontractors.

FY23 UEPH Barracks | *Joint Base Lewis-McChord, WA*

New construction of a three-story UEPH Barracks with primary facilities, including living and sleeping quarters, baths, storage, services areas, information systems,
$42M, | 3-story building | 63,698 SF | Highly-secure facility/on DOD installation | Pursuing LEED Silver
Team Experience of: GeoResources, Absher (Stephen Montalvo & Jason Heidal)

- ***Senior Superintendent:*** Jason is responsible for the executive oversight of all Absher's federal project superintendents.
- ***Value to This Project:*** Jason's executive level management of the FY23 project was especially critical when developing the CPM schedule and helping the team navigate numerous unforeseen utility challenges that were discovered during excavation

Design-Build, Officer Training Command Quarters New Nimitz Hall | *Newport, RI*

New construction of a three-story military housing facility with common areas and command, administrative, and facility support spaces, including conference rooms and training environments.
$44M | 3-story | 133,731 SF | AT/FP | Command & Admin spaces | Built to LEED Silver Standards | Use of BIM
Team Experience of: Absher (Stephen Montalvo), WJA-dc, BCE

- ***Superintendent***: Responsible for the overall field operation in order to achieve timely project delivery. Directed, supervised, and coordinated all work, including schedule development and maintenance, as well as hazard identification and safety compliance and all applicable EM 385-1-1 requirements. Responsible for contribution of design and constructability as this was a design-build contract.
- ***Value to This Project***: Jason's experience on project with a similar purpose will inform the JFHQ constructability, schedule, and subcontractor management.

USACE FY20 SOF 22 STS Operations Facility | *Joint Base Lewis-McChord, WA*

New construction of a Special Tactics Squadron (STS) operations facility.
$47.7M, | three-story | 85,000 SF | SCIF/high security | Classrooms and offices | LEED Gold | Use of BIM
Team Experience of: Absher (Stephen Montalvo)

- ***Superintendent***: Responsible for the overall field operation in order to achieve timely project delivery. Directed, supervised and coordinated all work, including schedule development and maintenance, as well as hazard identification and safety compliance and all applicable EM 385-1-1 requirements.
- ***Value to This Project***: Although this project was awarded as a design-bid-build, it evolved into a design-build scope. Jason collaborated with the field operations team, owners, and subcontractors to introduce project-specific upgrades/designs to meet client expectations and minimize schedule delays.

DAREN BITTERLING, P.E.

Principal | Senior Vice President

A Gannett Fleming TranSystems Company

EMPLOYMENT HISTORY
- 33 years with BCE Engineers
- 33 years total

EDUCATION
- B.Sc., Electrical Engineering
  Washington State University, 1991

CERTIFICATIONS
- Professional Engineer (Electrical)
  Washington #35275, 1998
  Florida #|81637, 2016
  North Carolina #53494, 2022
  Texas #101356, 2008

REFERENCE
- Bea Casem-Salazar
  USACE Project Manager
  p: 253-508-0716
  bea.e.casem-salazar@usace.army.mil

Daren brings extensive experience in the design of projects, both conventional and alternative construction delivery, for the Washington Military Department and various federal military agencies to the JFHQ project, along with a history of energy-efficient and cost-effective design solutions. His mastery in the design of primary power systems, emergency generation, data networks, and energy-efficient lighting systems, combined with his ability to clearly communicate the challenges and opportunities of these systems to owners and other team members, has established him as one of the top professional electrical engineers in the region.

ROLE: ***Electrical Designer of Record:*** leads electrical engineering design.

- Ensure compliance with all requirements
- Collaborate with architect, mechanical, and structural consultants to integrate building systems
- Ensure adherence to building codes, Unified Facilities Criteria (UFC), and relevant standards
- Address constructability with Absher
- Oversee construction documentation, quality assurance, and support during construction,
- Review submittals, respond to RFIs, and conduct site visits

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design.
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Electrical Engineer***: Site and building power distribution, emergency power generation, exterior and interior lighting, and low voltage systems; internal and external team coordination.
- ***Value to This Project***: Daren's experience with the PCRC provides valuable insights for the JFHQ — contributing to seamless integration with the existing facility. His familiarity with the site and compliance with UFC standards will streamline coordination and enhance constructability.

Barrack 3656 Conversion to Five COFs | *Joint Base Lewis McChord, WA*

Converted Company Operation Facility (COF) into five individual COFs, including readiness space.
three-story | 51,207 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: WJA-dc, BCE

- ***Electrical Engineer***: New 208Y/120V, 3-phase power service; interior power distribution, including multiple electrical rooms on each floor to minimize conduit crossings along the seismic walls; and exterior and interior lighting.
- ***Value to This Project***: Daren's experience with these COFs provides valuable experience with facilities similar to the JFHQ and additional experience with a partnering agency — providing familiarity with the area and compliance with UFC standards.

Design-Build, Brigade Combat Team Complex II | *Joint Base Lewis McChord, WA*

Complex includes two TEMFs, one Brigade HQ, three Battalion HQs, and two COFs.
$112M | two-story | 272,000 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM

- ***Electrical Engineer***: Lighting, power distribution, telecommunications and fire alarm/mass notification systems.
- ***Value to This Project***: Due to the short construction schedule, the project had a total design timeline of three months. Daren and BCE staff worked closely with the team to deliver high quality facilities to the government on time and on budget.

SOF Waterfront Operations Facility | *Joint Base Pearl Harbor-Hickam, HI*

Operations, training, planning, and mission support spaces; equipment storage; and load-out areas for SEALs, divers, and technicians.
two-story | 46,000 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM

- ***Electrical Engineer***: Lighting, power distribution, telecommunications and fire alarm/mass notification systems.
- ***Value to This Project***: Daren's experience with multi-functional readiness and operations facilities provide additional familiarity and compliance with UFC and AT/FP standards, streamlining coordination with the JFHQ team and enhancing constructability.

Pierce County Readiness Center

BCT Increment II Complex

JEFF HARDWICK, P.E.

Associate Principal/Senior Mechanical Engineer

A Gannett Fleming TranSystems Company

EMPLOYMENT HISTORY
- 22 years with BCE Engineers
- 22 years total

EDUCATION
- B.Sc., Mechanical Engineering
  Washington State University, 2003

CERTIFICATIONS
- Professional Engineer Washington (Mechanical), #53335

REFERENCE
- Rebekah L. Barker
  USACE Project Manager, Military Construction
  p:206-764-6837
  rebekah.l.barker@usace.army.mil

Jeff specializes in HVAC, chilled beam systems, hydronics, and plumbing designs. He has a passion for developing creative solutions to meet the unique needs of each project, owner, and end-user. He enjoys following a project from inception and design through construction. Jeff's experience, client focus, and holistic view of each project create functional spaces to meet the distinct needs of each facility. No stranger to military design standards and unique building uses, his portfolio encompasses projects for many agencies in the Pacific Northwest: Joint Base Lewis McChord, Fairchild AFB, and NAS Whidbey Island.

ROLE: ***Mechanical Designer of Record:*** leads mechanical engineering design.

- Ensure compliance with all requirements
- Collaborate with architect, electrical, civil, and structural consultants to integrate building systems
- Ensure adherence to building codes, Unified Facilities Criteria (UFC), and relevant standards
- Address constructability with Absher
- Oversee construction documentation, quality assurance, and support during construction,
- Review submittals, respond to RFIs, and conduct site visits

SELECT PROJECT EXPERIENCE

MDTF Barracks Conversion to OPs & HQs | *Joint Base Lewis McChord, WA*

Convert four buildings to operation and readiness, equipment storage, administrative, and training spaces.
three-story | 134,733 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM

- ***Mechanical Engineer***: Provided mechanical engineering design, coordinating design elements with the entire design team and JBLM design requirements.
- ***Value to This Project***: Jeff's experience with the MDTF Barracks Conversion provides valuable experience with facilities similar to the JFHQ and additional experience with a partnering agency — providing familiarity with the area and compliance with UFC and AT/FP standards.

Barrack 3656 Conversion to Five COFs | *Joint Base Lewis McChord, WA*

Converted Company Operation Facility (COF) into five individual COFs, including readiness space.
three-story | 51,207 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: WJA-dc, BCE

- ***Mechanical Engineer***: Design for full replacement of HVAC system, controls, and plumbing systems plus coordination with the entire design team and JBLM design requirements.
- ***Value to This Project***: Jeff's experience with these COFs provides valuable experience with facilities similar to the JFHQ and additional experience with a partnering agency — providing familiarity with the area and compliance with UFC and AT/FP standards.

Laredo Air Branch CBP Air & Marine Operations | *Laredo International Airport, TX*

New administrative ops building, maintenance hangar with support space, storage hangar with support space, aircraft parking apron and ramp, exterior aircraft wash/rinse rack, and parking.
$27.1M | two-story | 60,450 SF | 50-year life expectancy (UFC 1-200-02) | GBI Compliance | Use of BIM

- ***Mechanical Engineer***: Specialty mechanical and HVAC system design for unique industrial uses and for specific space requirements (administrative building, maintenance hangar, hangar bay, main hangar).
- ***Value to This Project***: Jeff's experience with the CBP AMO provides additional insights for the JFHQ — incorporating the latest standards in operations facilities and additional compliance with UFC and AT/FP standards to successfully deliver the JFHQ project.

Design-Build, Brigade Combat Team Complex II | *Joint Base Lewis McChord, WA*

Complex includes two TEMFs, one Brigade HQ, three Battalion HQs, and two COFs.
$112M | two-story | 272,000 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM

- ***Mechanical Engineer***: Specialty mechanical and HVAC system designs were provided for a unique combination of space requirements: operations, training, and administrative.
- ***Value to This Project***: With only three months alloted for design because of the short construction schedule, Jeff and other BCE staff worked closely with the team to deliver high quality facilities to the government on time and on budget.

Barrack 3656 Conversion to 5 COFs

Laredo CBP Air & Marine Operations

Todd Sawin, PE, DBIA, LEED AP, ENV SP

Principal, Civil Engineer

EMPLOYMENT HISTORY
- 19 years with AHBL
- 19 years total

EDUCATION
- BS Civil Engineering
  Washington State University, 2006

LICENSES
- Professional Engineer
  Washington #46416, 2009

CERTIFICATIONS
- LEED AP, #0010145051, 2008
- ENV SP, Institute for Sustainable Infrastructure, 2024

REFERENCES
- Tom Mullens, Capital Projects manager, Issaquah High School
  p: 425-864-2059
  mullinst@issaquah.wednet.edu
- Greg Helle, Partner
  Ash Development
  p: 253-606-6799
  greg.helle@ashnw.com

Issaquah High School #4 - Rendering
Bassetti Architects

Pierce County Good Neighbor Village, Pierce County

Todd has 19 years of experience as a civil engineer, including analysis of site plans and construction cost estimates for demolition, site development including pavement repairs and retrofitting ADA compliant routes. Todd's has experience working with Washington Military Department (WMD) and DES. He is DBIA certified and is an expert with alternative delivery methods including design/build and GC/CM.

ROLE: ***Civil Designer of Record:*** leads the civil design.

- Ensure compliance with all requirements
- Collaborate with design team and provide civil site design including roadway, water and sewer, ADA accessibility, and fire provisions.
- Address constructability with Absher.
- Oversee construction documentation, quality assurance, and support during construction.
- Review submittals, respond to RFIs, and conduct site visits.

SELECT PROJECT EXPERIENCE

Issaquah High School #4 | *Issaquah, WA*

A 240,000 SF new high school designed as part of a Progressive D/B contract.
$198M | three-story | 240,000 SF | 50-year life expectancy | Use of BIM (CIVIL 3D)

- ***Civil DOR***: Provided civil engineering for this complex site for a new high school to serve 1,800 students in grades 9-12. Surrounding the site on three sides is a large 55+ retirement community. Todd worked to provide at least 40 site variations to meet the concerns of neighbors and worked for the district.
- ***Value to This Project***: Todd's experience with this complex site provides valuable insights for the JFHQ. — including seamless integration with site improvements and surrounding uses. His familiarity with the site and compliance with design standards will streamline coordination and enhance constructability.

Pierce County Good Neighbor Village (GNV) | *Pierce County, WA*

Housing village utilizing low impact development (LID) and meeting the needs of the homeless community.
$25M | 86 acre | 285 units | LID Utilized | Use of BIM (CIVIL 3D)

- ***Civil DOR***: Provided a feasibility study of developing a micro-home village for long-term supportive housing for the chronically homeless. AHBL worked with Tacoma Rescue Mission and their architect to determine the feasibility by identifying the required program, potential site locations, and development costs of such a village. After the study, Todd worked to secure construction permits for the project.
- ***Value to This Project***: Todd's experience with the GNV provides valuable insights for the JFHQ— ensuring seamless integration with site improvements and surrounding uses. His familiarity with the site and compliance with design standards will streamline coordination and enhance constructability.

WMD Entry Gate and Roundabout | *Camp Murray, WA*

Todd designed a new primary entry age and access roads to Camp Murray. The project included: new roadway, a roundabout, a guard shack, security station and gate canopy. WDM is a specialized training center and acts as a public emergency response center; AT/FP (UFC 4-010-01), compliance with Pierce County Emergency Vehicle Access requirements. ***$27.1M, | 4,000 LF of Roadway | 24-FT wide***

- ***Civil Project Engineer***: Provided civil design for roadway, gate, and roundabout including storm drainage and water quality, provided construction oversight.
- ***Value to This Project***: Todd's experience with WMD provides valuable insights for the JFHQ— ensuring seamless integration with the existing facility. His familiarity with the site and compliance with UFC, AT/FP, and WSBC standards will streamline coordination and enhance constructability.

WMD Water Main Replacement | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$2M | 2,500 LF of Water Main | 8-inch mains

- ***Civil DOR:*** Provided water main replacement civil design with 8-inch mains to include new fire hydrants and water services to existing buildings.
- ***Value to This Project***: Todd's experience with WMD provides valuable insights for the JFHQ— ensuring seamless utility integration to maintain water availability through construction. His familiarity with the site and compliance will streamline coordination and enhance constructability.

Jason Isenberg, PE

Civil Engineer

EMPLOYMENT HISTORY

- 17 years with AHBL
- 17 years total

EDUCATION

- MS Civil Engineering
  University of Washington, 2012
- BS Civil Engineering
  St. Martin's University, 2007

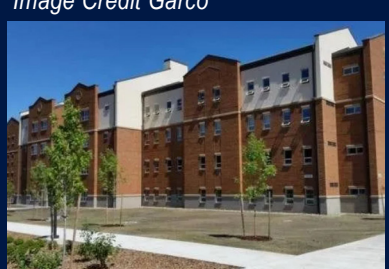
LICENSES

- Professional Engineer
  Washington #50463, 2013

REFERENCES

- Duke Paulson, Executive Director
  Tacoma Rescue Mission
  p:253-383-4493
  dukep@trm.org
- Joe Harrison, General Manager
  Miles Resource
  p: 253-307-4958
  joe.harrison@milesresources.com

JBLM ORTC Barracks - Image Credit Garco



JBLM Pershing Circle Redesign Image Credit: Jacob Jimenez

Jason Isenberg is a civil project engineer in AHBL's Tacoma office with 17 years of experience and is familiar with D/B projects. His experience includes design on a variety of project types including military, residential, commercial, municipal, and educational. Jason's technical experience includes water design and flow calculations, sanitary sewer design and calculations, site grading, drainage design, road design, AutoCAD drawings, drawing revisions, and construction administration. His work for municipalities in eastern and western Washington affords him relationships with the permitting agencies that benefits his private clients and helps them to meet their schedules during the land use, permitting, and construction phases.

ROLE: ***Civil Project Manager:*** Provides support to the Civil DOR.

- Ensure compliance with all requirements.
- Provide civil site design including roadway, water and sewer, ADA accessibility, and fire provisions.
- Address constructability with Absher.
- Oversee construction documentation, quality assurance, and support during construction,
- Review submittals, respond to RFIs, and conduct site visits.

SELECT PROJECT EXPERIENCE

JBLM Beachwood Elementary School, Final Civil Design | *Joint Base Lewis-McChord, WA*

A elementary school on base at JBLM; AT/FP (UFC 4-010-01) design
$39.9M | two-story | 59,000 SF | 50-year life expectancy | WSSP Certified | Use of BIM

- ***Civil Project Manager***: Provided civil engineering and coordinated with DoD personnel and the Clover Park School District throughout the project. Designs were prepared to meet the requirements of the DOE Stormwater Management Manual for Western Washington (SMMWW) for the replacement school.
- ***Value to This Project***: Jason's experience working with multiple agencies and the DOE provides valuable insights for the JFHQ, ensuring seamless permitting and design of site improvements that meet DES and WMD expectations.

JBLM Operational Readiness Training Complex Barracks | *Joint Base Lewis-McChord, WA*

Four-story barracks facility to house up to 400 soldiers in an open bay configuration and senior leaders in a two-bed per room configuration with shared bathroom. AT/FP (UFC 4-010-01) design
$38.1M | four-story | 61,116 SF | 50-year life expectancy (UFC1-200-02) | 100% Designed in BIM & Revit

- ***Civil Project Manager***: Provided civil engineering and coordination with the USACE. This was a D/B project and involved coordination with the contractor and architectural design team.
- ***Value to This Project***: Jason's experience working with multiple agencies and the DOE provides valuable insights for the JFHQ, ensuring seamless permitting and design of site improvements that meet DES and WMD expectations.

JBLM Pershing Circle Redesign | *Joint Base Lewis-McChord, WA*

Wide traffic roundabout allowed vehicles to enter and circulate the roundabout with excessive speeds leading to unsafe conditions. AT/FP (UFC 4-010-01) design.
$27.1M |2,500 LF of Roadway | 50-year life expectancy (UFC 1-200-02) | Use of BIM

- ***Civil Project Engineer***: As part of AHBL's Civil/Environmental IDIQ with JBLM, AHBL was retained to redevelop the traffic circle to provide a modern roundabout that safely accommodates vehicle and pedestrian mobility at the intersection.
- ***Value to This Project***: Jason's experience working with multiple agencies and the DOE provides valuable insights for the JFHQ— ensuring seamless permitting and design of site improvements that meet DES and WMD expectations. This project was part of JBLM's SRM program.

JBLM Waterlines Water System Upgrade | *Joint Base Lewis-McChord, WA*

A water main replacement within existing portion of JBLM to upgrade the system; AT/FP (UFC 4-010-01)
$27.1M | two-story | 4,000 LF | 50-year life expectancy (UFC 1-200-02) | Use of BIM

- ***Civil Project Engineer***: Provided utility infrastructure design to verify utility crossings and constructability.
- ***Value to This Project***: Jason's experience on JBLM with tight site considerations, meeting UFC requirements, and maintaining operations during construction will make him a key design member on JFHQ.

Matthew Suhadolnik, PLA, LEED AP

Associate, Senior Landscape Architect and Site Planner

EMPLOYMENT HISTORY
- 12 years with WJA-dc
- 41 years total

EDUCATION
- BS Landscape Architecture
  Washington State University, 1984

CERTIFICATIONS
- Professional Landscape Architect
  Washington #485, 1988

REFERENCES
- Katie Han, PE, Project Manager
  US Army Corps of Engineers
  p: (253) 304-5698
  kathleen.b.han@usace.army.mil
- Mitchell Beckman, Program Manager
  92nd Civil Engineer Squadron
  p: (509) 247-8163
  mitchell.beckman.1@us.af.mil

Pierce County Readiness Center

Red Flag, 5th Generation Addition

Joint Simulation Environment

Matt is a landscape architect with extensive experience in design-build military projects, specializing in site development and sustainable infrastructure. He ensures compliance with DoD, UFC, and AT/FP standards and excels in site planning, landscape architecture grading, and stormwater management. Skilled in preparing construction documents and coordinating across disciplines, Matt delivers cohesive, low-impact site design solutions in fast-paced, design-build environments. His portfolio includes military installations, secure facilities, and large-scale infrastructure projects, with expertise in collaborating with civil, structural, and MEP teams.

ROLE: ***Landscape Architectural Designer of Record:*** leads the site and civil.

- Compliance with all project requirements and UFC standards.
- Collaborate with architectural, structural, MEP, survey, geotechnical, and security consultants
- Oversees construction documentation, quality assurance, and design intent during construction
- Review submittals, respond to RFIs, and conduct site visits
- Integrate grading, drainage, and stormwater management solutions
- Specify durable, low-maintenance materials

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Landscape Architectural Designer of Record***: Managed civil engineering, site planning, landscape architecture, and LEED documentation for the 12.5-acre site. Led the development of a 300-stall parking area, enhanced pedestrian connections, and integrated native, drought-tolerant landscaping with low volume drip irrigation. Designed storm drainage systems using bio-retention areas, pervious concrete, permeable pavers, and infiltration chambers for stormwater management.
- ***Value to This Project***: Matt's experience brings valuable expertise, ensuring efficient site planning, stormwater management, and sustainable design. His work on large-scale sites with multi-disciplinary coordination aligns with JFHQ's complexity. His knowledge of UFC standards, low-impact development, and resilient landscape solutions enhances sustainability, stormwater performance, and constructability.

Design-Build, Red Flag, 5th Generation Addition | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$23.7M | two-story | 42,400 SF addition | 52,591 SF renovation | 26,654 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors

- ***Landscape Architectural Designer of Record:*** Site planning included reconfiguring parking, access drives, pedestrian connections, stormwater drainage, and grading. Designed xeriscaping with drought-tolerant, native plants and low-volume drip irrigation. Site design and construction occurred in two phases to accommodate base access needs to adjacent facilities.
- ***Value to This Project***: Matt's experience adds value to the JFHQ project through his expertise in site planning, sustainable design, and phased construction. His work on parking reconfiguration, stormwater management, and xeriscaping ensures efficient site circulation and environmentally responsible solutions, while his focus on sustainability aligns with the JFHQ's sustainability goals.

Design-Build, Joint Simulation Environment | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$28.8M, | two-story | 50,900 SF | 50-year life expectancy (UFC 1-200-02) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors, Protection Engineering Consultants

- ***Landscape Architectural Designer of Record***: Oversaw the development of a new parking lot, maintenance service drive, enhanced pedestrian linkages, and stormwater management systems, including retention basins and conveyance channels. Managed landscape design, incorporating drought-tolerant, locally adapted plantings and low-volume subsurface drip irrigation.
- ***Value to This Project***: Matt's experience aligns with the JFHQ project through his expertise in site design, stormwater management, and sustainable landscaping. His work on parking, access drives, and stormwater systems provides efficient circulation and sustainability, while his use of drought-tolerant plantings supports the JFHQ's environmental goals.

Melissa Caviezel, RA, LEED AP BD+C

Senior Architect

EMPLOYMENT HISTORY

- 15 years with WJA-dc
- 30 years total

EDUCATION

- M. Arch, Architecture
  University of Washington, 1998
- BA Architecture
  University of Washington, 1995

CERTIFICATIONS

- Registered Architect
  Washington #8501, 2003
- LEED AP BD+C
  #10445998
- Guiding Principles Compliance Professional, 2017
- USACE, Construction Quality Management for Contractors

REFERENCES

- Phuc Pham, Program/Project Manager, U.S. Army Corps of Engineers, Seattle District; 206.316.3332, phuc.v.pham@usace.army.mil
- Charles Snyder, Facility AMP Manager, Arctic Slope Regional Corporation Federal Field Services,Vance Air Force Base, OK; 405-614-1888, charles.snyder.14.ctr@us.af.mil

Pierce County Readiness Center

Red Flag, 5th Generation Addition

Melissa is a registered architect, LEED Accredited Professional, and Guiding Principles Compliance Professional with extensive experience managing design quality for federal, local government, and private sector projects. Her portfolio includes new military facilities, government renovations, and private housing developments. She will develop and implement a design quality control plan, ensuring thorough reviews before each deliverable. Melissa will also oversee Independent Technical Reviews at key milestones, coordinating discipline experts to verify compliance with project goals and quality standards.

ROLE: ***Design Quality Control Manager:*** lead the design team quality control and ITR process

- Comply with project requirements and UFC standards.
- Collaborate with design disciplines and construction teams.
- Oversee quality assurance and design intent during design and construction.
- Develop and implement a Design Quality Control Management Plan, including checklists and review procedures
- Establish and lead Independent Technical Review (ITR) teams to confirm design accuracy and compliance.
- Conduct quality control reviews at key milestones and follow up with quality assurance reviews prior to document release.
- Maintain quality oversight from design kickoff through construction record/as-built documentation

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Sustainability Coordinator***: Melissa led the design team in developing the sustainable design strategy and LEED Scorecard, presenting it to the client in three proprietary meetings and the final interview. She coordinated outline specifications across all disciplines, authored the architectural sections, and conducted a code analysis to develop compliance strategies. Additionally, she ensured adherence to National Guard Bureau standards.
- ***Value to This Project***: Expertise in quality control, regulatory compliance, and sustainable design, optimizing energy efficiency and building performance. Her leadership in coordinating multi-disciplinary teams and managing Independent Technical Reviews will streamline the design process, mitigate risk, and ensure long-term functionality and security.

Design-Build, Red Flag, 5th Generation Addition | *Nellis Air Force Base, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$23.7M | two-story | 42,400 SF addition | 52,591 SF renovation | 26,654 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors

- ***Architect:*** Melissa developed the building code analysis and compliance strategies, modeled the new addition using BIM, supervised the architectural team, coordinated design efforts across disciplines, and wrote all architectural specifications.
- ***Value to This Project***: Melissa's expertise in code compliance, BIM coordination, and architectural leadership ensures design quality control for the JFHQ, with a focus on high-quality deliverables and regulatory adherence.

Flight/Base Operations Facility, Building 1 | *Fairchild Air Force Base, WA*

A new flight/base operations facility to consolidate eight user groups into one facility which incorporated, AT/FP (UFC 4-010-01) and sustainability measures (UFC 1-200-02).
$36.2M, | two-story | 75,400 SF | 50-year life expectancy (UFC 1-200-02)
Team Experience of: WJA-dc

- ***Project Architect:*** Melissa led a multidisciplinary team in developing the design-build RFP, collaborating with the US Army Corps of Engineers and base personnel. She developed the Design Quality Control plan, managed the project schedule, organized a value engineering workshop, and created conceptual floor plans while ensuring timely deliverables and documenting meetings.
- ***Value to This Project***: Melissa's experience with quality control on the Flight/Base Operations Facility enhances the JFHQ by ensuring high-quality deliverables, efficient team management, and timely execution.

Rachael Bandli, NCIDQ, LEED AP

Interior Designer

RACHAEL BANDLI INTERIORS

EMPLOYMENT HISTORY

- 7 years with Rachael Bandli Interiors
- 17 years total

EDUCATION

- B.A., Interior Design, Seattle Pacific University; 2007

CERTIFICATIONS

- NCIDQ, Certificate No. 29776, 2013
- LEED AP, Commercial Interiors 2008

REFERENCES

- David Smithers, NAVFAC Architect, Design Manager, Sustainability Coordinator; 360.994.8584,david.w.smithers.civ@us.navy.mil
- Blythe Meigs, WSP Vice President - Project Management; 425.922.3955, blythe.meigs@wsp.com

Red Flag 5th Generation Addition

Joint Simulation Environment

Rachael has over seventeen years of experience in the practice of Interior Design, focusing on all phases of schematic planning, construction documents, and construction administration. She has the experience and knowledge in DoD projects to provide Furniture, Fixtures & Equipment (FF&E) packages that meet Whole Building Design Guide (wbdg.org) requirements. Rachael also offers Structural Interior Design (SID) packages to prepare a Comprehensive Interior Design (CID) submittal. She specifies building finishes that comply with health, safety, and public welfare, while also helping achieve LEED credits.

ROLE: ***Interior Designer of Record:*** leads the interior design.

- Ensure compliance with all design requirements
- Ensure adherence to building codes, United Facilities Criteria (UFC), and relevant standards
- Specify durable, low-maintenance materials for the appropriate usage
- Specify commercial-grade furniture and equipment meeting DoD standards
- Collaborate with architectural, electrical, acoustic and AV consultants
- Review submittals, respond to RFIs, and conduct site visits

SELECT PROJECT EXPERIENCE

Design-Build, FY20 Joint Simulation Environment (JSE) Facility | *Nellis AFB, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$28.8M, | two-story | 50,900 SF | 50-year life expectancy (UFC 1-200-02) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors, Protection Engineering Consultants

- ***Interior Designer:*** Responsible for providing a Comprehensive Interior Design (CID) package complying with UFC 3-120-10 Interior Design and UFGS requirements for the JSE (Building 1733)
- ***Value to This Project***: Rachael's experience in FF&E packages played an important role for this project. From coordinating design and layout for both small and large auditoriums, to training rooms and specialty private and open office areas, it was key to coordinate specific user requirements while truly understanding how each space needs to function within the building. Similarly, she will provide valuable insights for the JFHQ

Design-Build, Red Flag, 5th Generation Addition | *Nellis AFB, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$23.7M | two-story | 42,400 SF addition | 52,591 SF renovation | 26,654 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors

- ***Interior Designer:*** Responsible for providing a Comprehensive Interior Design (CID) package for the Red Flag addition.
- ***Value to This Project***: Rachael's design focus specifying room-appropriate interior finishes will ensure JFHQ will have highly-durable, low-maintenance finishes that will last. Knowing what floor finish to implement in high-traffic areas while meeting and/or exceeding DoD standard specifications ensures Rachael's design is efficient and appropriate for a variety of spaces.

Design-Build, E-3G Mission and Flight Simulator Training Facility | *Tinker AFB, OK*

A training and administrative facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$26.5M | two-story | 51,150 SF | 41,683 SF (SCIF / ICD-705) | Use of BIM
Team Experience of: WJA-dc, Rachael Bandli Interiors

- ***Interior Designer:*** Provided Interior Design services for the 51,150 SF E-3G Mission and Flight Simulator Training Facility.
- ***Value to This Project***: Rachael's experience in Department of Defense projects will assist in providing an aesthetically-pleasing JFHQ building. Providing interior spaces - even for specialized training areas such as flight simulator rooms - that present professionally while providing visual interest was an important factor for the E-3G project. Adding accent colors where appropriate turned otherwise mundane spaces interesting.

Donald Davis, RRC/RWC/REWC/RBEC

Senior Field Engineer and Managing Partner

EMPLOYMENT HISTORY

- 32 years with Wetherholt and Associates, Inc.
- 32 years total

EDUCATION

- US Sports Academy, MSS Sports Research, 1992
- College of Idaho, BS Exercise Science, 1991

CERTIFICATIONS

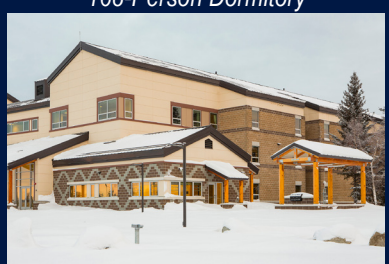
- IIBEC, Registered Roof Consultant (RRC)
- Registered Waterproofing Consultant (RWC)
- Registered Exterior Wall Consultant (REWC)
- Registered Building Envelope Consultant (RBEC)

REFERENCES

- Nick Chou, Edmonds School District; 425.431.7161, choun@edmonds.wednet.edu
- Scott Stemper, Stemper A|C; 206.624.2777, scott@stemperac.com

Pierce County Readiness Center

168-Person Dormitory



Don has worked for Wetherholt and Associates, Inc. for over 30 years and has registrations for Roofing, Waterproofing, Exterior Wall, and Building Envelope consulting through IIBEC (International Institute of Building Enclosure Consultants). Don is responsible for inspection and evaluation of roofing, waterproofing, exterior cladding application, on both commercial and residential projects. He performs leak investigations at roof, deck, wall, and window assemblies, performs building envelope surveys, material sampling, building envelope design, specification/ drawing review and preparation, and supervision of application inspections.

ROLE: ***Envelope Consultant:***

- Consult for critical weatherproofing conditions
- Perform quality control for envelope systems

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Performance Validation, Wetherholt and Associates

- ***Building Envelope Consultant:*** Advised in the weatherproofing system selection and design; integrated into the quality control team for review of roof and wall systems.
- ***Value to This Project:*** Don's experience with building envelopes brings both added value and peace of mind to the building envelope systems.

Seattle Fire Station #20 | *Seattle, WA*

Wetherholt consulted with Schacht Aslani Architects on the design of the roof and exterior wall assemblies on the structure.
Construction cost n/a | 9,446 SF | Fire station | LEED Platinum

- ***Building Envelope Consultant:*** Advised in the weatherproofing system selection and design; integrated into the quality control team for review of roof and wall systems.
- ***Value to This Project:*** Don's experience with building envelopes brings both added value and peace of mind to the building envelope systems.

168-Person Dormitory | *Eielson AFB, AK*

A 4-2 unit dormitory to serve the needs of USAF personnel.
$35.2M | three-story | 50-year life expectancy (URC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc

- ***Registered Roof Consultant:*** Advised in weatherproofing system selection and design; integrated into quality control team for reviw of roof systems.
- ***Value to This Project:*** Don's experience with building envelopes brings both added value and peace of mind to the building envelope systems.

Bellevue Fire Station #10 | *Bellevue, WA*

Wetherholt consulted with Bohlin Cywinski Jackson Architects on the design of the roof and exterior wall assemblies on the structure.
Construction cost n/a | 20,000 SF | Fire station | LEED Platinum

- ***Building Envelope Consultant:*** Don advised in weatherproofing system selection and design, integrated into the quality control team for review of roof and wall systems.
- ***Value to This Project:*** Don's experience with building envelopes brings both added value and peace of mind to the building envelope systems.

JEFF SMALL, CCP, CDT

Principal Commissioning Engineer

EMPLOYMENT HISTORY
- 26 years with PV
- 26 years total

EDUCATION
- BA, University of Alaska-Fairbanks

CERTIFICATIONS
- Certified Commissioning Professional (CCP)
- Certified Documents Technologist (CDT), Construction Specifications Institute

REFERENCES
- Michael Philip
  Watterson Construction
  p: 1-907-632-1067
  mphilip@wccak.com
- Chris Carey
  Garco Construction
  p: 1-509-994-2251
  chrisc@garco.com

Pierce County Readiness Center

Tactical Equip. Maintenance Facility

Jeff has been a commissioning team leader for Performance Validation since their Washington team started in 1999. He has written commissioning plans and implemented all aspects of the commissioning process for numerous projects of various sizes and complexity. He has worked in the role of both commissioning authority and test engineer. Jeff is dedicated to ensuring his clients receive what they wanted at their project's inception. Owners know that they can count on him to keep the updated on their project and support them in solving issues as they arise. He's outgoing and easy to work with, and his strong operational knowledge of all major building systems allows him to assist contractors to tune the facility precisely to what the owner desires.

ROLE: ***Principal Commissioning Engineer:*** leads the commissioning process.

- Provide & execute complete commissioning plan.
- Back-check and resolve functional test issues.
- Ensure compliance with specifications and client needs.
- Work with project teams to meet deadlines
- Ensure all systems are functioning according to operational requirements.
- Review submittals, conduct site visits, and verify testing, adjusting, and balancing.

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors, Performance Validation, Wetherholt

- ***Commissioning Project Manager***: Verified that all building systems were installed and functioning correctly to meet the design intent and performance requirements.
- ***Value Added***: Jeff discovered and corrected high ceiling lighting controls issues, allowing them to operate as intended. He also coordinated with the project team with the high ceiling air distribution allowing more effective heart circulation in the building.

Tactical Equipment Maintenance Facility | *Yakima Training Center, Yakima, WA*

A tactical equipment maintenance facility to repair/service military equipment like light trucks & tactical vehicles.
29,000 SF | LEED | AT/FP | On secure training center grounds | 50-year life expectancy (UFC 1-200-02)

- ***Commissioning Project Manager***: Verified that all building systems were installed and functioning correctly to meet the design intent and performance requirements.
- ***Value Added***: Jeff discovered and corrected variable air volume box issues, allow them to operate as intended. He also worked with controls contractors on the control system and fire alarm controls to accomplish acceptable interface and control.

P-258 Jammer Facility | *NAS Whidbey Island, WA*

A climate controlled open-bay storage warehouse.
Single-story | 14,000 SF | Green Building Certified | Highly-secure site/on DOD installation

- ***Commissioning Project Manager***: Verified that all building systems were installed and functioning correctly to meet the design intent and performance requirements.
- ***Value Added***: Jeff discovered exterior lighting controls installed incorrectly early in the process, allowing this to be fixed before any problems could arise.

P-983 Naval Base Kitsap | *NBK Bangor, WA*

Three elevated fixed fighting positions and two abutments.
New construction | Land-water interface | Highly-secure site/on DOD installation

- ***Commissioning Project Manager***: Verified that all building systems were installed and functioning correctly to meet the design intent and performance requirements.
- ***Value Added***: Jeff discovered that the sewage ejection pump floats settings were reversed, allowing this issue to be resolved early on in the project process. He also worked with the project team to correctly install the fan status pressure tubes on supply fans.

Aldo McKay, PE, PMP

AT/FP Engineer

Protection Engineering CONSULTANTS

EMPLOYMENT HISTORY

- 18 years with PEC
- 23 years total

EDUCATION

- M.S., Structural Engineering, The University of Texas at San Antonio; 2008
- B.E., Electrical Engineering, John Brown University; 2002

CERTIFICATIONS

- Professional Engineer – *Registered Engineer: AL #33895-E, AR #19761, FL# 84402, GA #PE039389, IA #P25640, KY #32112, MD #50832, MA #54357, MN #49018, NJ #24GE05349300, NY, NC 048365, OR 94993, SC #31306, TX #106166*
- NCEES record
- Secret Clearance
- Project Management Professional (PMP)

REFERENCES

- Guru M Gurusamy, P.E., Regional Structural Engineer, GSA Greater Southwest Region; (817) 320-6714 guru.gurusamy@gsa.gov
- George C. Kantrales, PE, Research Civil Engineer, U.S. Army Engineer Research and Development Center (601) 634-2567 George.C.Kantrales@erdc.dren.mil

Pierce County Readiness Center

Joint Simulation Environment

Aldo has 23 years of experience as a Structural Engineer with focus in the security and protection engineering field. At PEC, he regularly manages physical security and blast-resistant design (Design-build, Design-bid-build) efforts for military facilities, federal courthouses and mission critical buildings, Veteran Affairs (VA) healthcare facilities, and transportation infrastructure. His experience includes the DoD requirements in UFC 4-010-01, ISC Physical Security Criteria for Federal Facilities, and Physical Security Design Manual for VA Facilities. Recently, Aldo worked directly with GSA to revise the GSA blast protection interpretation guidelines, the document that represents GSA's approach of the ISC RMP to be used for protection design of Federal facilities.

ROLE: ***AT/FP Engineer:*** Assess AT/FP risk and implement DoD AT/FP UFC 4-010-01 guidelines

- Review, interpret, and implement DoD AT/FP UFC 4-010-01 guidelines for new design

SELECT PROJECT EXPERIENCE

Design-Build, Pierce County Readiness Center | *Camp Murray, WA*

A specialized training center and a public emergency response center; AT/FP (UFC 4-010-01) design
$27.1M, | two-story | 81,079 SF | 50-year life expectancy (UFC 1-200-02) | LEED Silver | Use of BIM
Team Experience of: Absher, WJA-dc, BCE, Rachael Bandli Interiors

- ***Anti-Terrorism/Force Protection Engineer***: PEC incorporated all 21 AT/FP standards in the DoD Minimum Anti-terrorism Standards for Buildings (UFC 4-010-01). For implementation of the ATFP requirements, the building was considered a "Primary Gathering" facility within a controlled perimeter. All applicable architectural and structural components were designed to provide a Low Level of Protection (LLOP) using dynamic nonlinear analysis. PEC also provide site layout design guidance to maintain standoff and provide controlled access to high-risk areas.
- ***Value Added***: Being on the PCRC provided Aldo with significant experience with interpretation and cost-efficient implementation of AT/FP requirements per UFC 4-010-01, strengthened his knowledge of Progressive Collapse requirements per UFC 4-023-03 and used advanced modeling capabilities using nonlinear dynamic methods for blast-resistant and progressive collapse mitigation design.

Design-Build, FY20 Joint Simulation Environment (JSE) Facility | *Nellis AFB, NV*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$28.8M, | two-story | 50,900 SF | 50-year life expectancy (UFC 1-200-02) | Use of BIM
Team Experience of: WJA-dc, BCE, Rachael Bandli Interiors, Protection Engineering Consultants

- ***Anti-Terrorism/Force Protection Engineer***: Aldo helped the design team to implement setbacks from the installation perimeter, unobstructed space around the building, and specified windows with debris mitigating materials, MNS and protective features for MEP
- ***Value Added***: Aldo brings to JFHQ experience with interpretation and cost-efficient implementation of AT/FP requirements per UFC 4-010-01, knowledge of Progressive Collapse requirements per UFC 4-023-03 and advanced modeling capabilities using nonlinear dynamic methods for blast-resistant and progressive collapse mitigation design.

JIATF-S Command and HQ Facility | *Key West NAS, FL*

Design and construction of a new, state-of-the-art, Command and Control Facility supporting the Joint Interagency Task Force-South (JIATF-S). PEC is providing ATFP per UFC 4-010-01 with additional DBTs.
$284M | 180,000 SF | Command and control facility | Secure area

- ***Anti-Terrorism/Force Protection Engineer/Technical Lead***: Aldo performed blast resistant design of structural and envelope components, including interior high-risk areas for the lobby; performed Non-linear Dynamic Alternate Path method of analysis for Risk Category IV buildings per the requirements in the UFC 4-023-03 "Design of Buildings to Resist Progressive Collapse".
- ***Value Added***: This project required building modeling skills, knowledge of progressive collapse, and experience with interpretation and a budget-conscious implementation of AT/FP requirements.

Kyle Leadon, PE

Principal Fire Protection Engineer

VE Veltre Engineering, Inc.
Fire Protection | Life Safety

EMPLOYMENT HISTORY

- 15 years with Veltre Engineering
- 15 years total

EDUCATION

- California Polytechnic State University – San Luis Obispo Master of Science in Fire Protection Engineering; Graduate with Distinction
- Central Washington University BS in Mechanical Engineering Technology

CERTIFICATIONS

- Professional Engineer, Washington #53314, 2015
- Professional Engineer, Alaska #FP121333, 2017

REFERENCES

- Robert Paulson, Project Manager/ Engineer, U.S. Army Corps of Engineers, 206-316-3911
- Asa Langrell, P.E., LEED AP, NAVFAC NW, PWD, 360-476-0863 asa.langrell@navy.mil
- Steven A Richard, P.E., NAVFAC SW Fallon FEAD, 775-426-3318

Kyle Leadon has extensive experience in MILCON, MACC, MATOC, 8(a), IDIQ, and other federal contracting with GSA, NAVFAC, USACE, USAF, AFCEC, USSF, USCG, and the Air and Army National Guard. He offers over fifteen years of working experience on military and federal installations throughout the Mid-Atlantic, Southwest, Northwest, and Pacific regions as a Fire Protection Designer of Record (FPDOR) and Qualified Fire Protection Engineer (QFPE). Kyle represents Veltre Engineering, Inc. as the Principal of the Washington office and Director of Business Development in the federal market.

ROLE: ***Fire Protection Engineer of Record:*** leads the fire protection investigation and design

- Review and approve fire protection designs
- Ensure compliance with WFC 3-600-01
- Verify sprinklers, alarms, and passive fire barrier systems meet standards
- Support system testing and commissioning
- Ensure all fire and life safety requirements are installed in the facility

SELECT PROJECT EXPERIENCE

Repair Hangar Bldg 3041 | *Joint Base Lewis-McChord, WA*

Hangar and two-story support space: Automatic Fire Sprinkler, High-Expansion Foam, Fire Alarm Mass Notification, Fire Detection.
$8.2M | Two-story | 26,500 SF | Design-Build

- ***Qualified Fire Protection Engineer, FPDOR:*** In this role, Kyle provided building and fire code consulting; life safety / means of egress design; fire resistive construction; water supply analysis; hydrant flow testing; fire protection system design including automatic sprinkler, fire detection and alarm, mass notification systems, and special hazard suppress
- ***Value to This Project***: Like his role on JFHQ, Kyle served as the QFPE for this project and was responsible for preparing design documents related to general code compliance, automatic fire sprinkler, high expansion foam, fire alarm, flame detection and release, and mass notification systems. His experience with fire protection design analysis, design drawings, calculations, test procedures, building and fire code consulting, life safety code and egress analysis, water supply analysis, and multi-discipline design review and construction quality control inspections will directly transfer to JFHQ.

Install Fire Sprinkler High Bay, Bldg 856 | *Naval Base Kitsap, Bremerton, WA*

Fire Detection and Alarm, Fire Suppression, Single Interlock Preaction, Rack Sprinklers
Design-Build

- ***Qualified Fire Protection Engineer, FPDOR:*** In this role, Kyle provided building and fire code consulting; life safety / means of egress design; fire resistive construction; water supply analysis; hydrant flow testing; fire protection system design including automatic sprinkler, fire detection and alarm, mass notification systems, and special hazard suppression.
- ***Value to This Project***: Kyle's role as QFPE on this design-build project gives him transferable experience in a new addressable fire detection and alarm system with controls to monitor and release, interlock preaction sprinkler systems. This project demonstrates his abilities in site investigation, water supply analysis (hydrant flow test), preparation of code summary drawings, basis of design report, project specifications, fire detection and alarm and automatic fire suppression design drawings and calculations, multi-discipline design review and construction quality control inspections.

Nevada Fire Alarm Reporting System | *Naval Air Station Fallon, NV*

Base-wide Modernization Project (143 Buildings)
Fire Alarm Mass Notification, Special Hazard Release, Hazardous Locations.
$6.1M | Design-Build

- ***Qualified Fire Protection Engineer, FPDOR:*** In this role, Kyle provided building and fire code consulting; life safety / means of egress design; fire resistive construction; water supply analysis; hydrant flow testing; fire protection system design including automatic sprinkler, fire detection and alarm, mass notification systems, and special hazard suppression.
- ***Value to This Project***: Kyle's experience on this project on a military installation included fire alarm system design, demolition of old equipment, and furnishing, installation, programming and testing of all new equipment and components will help him achieve success for JFHQ. New fire detection and alarm systems, special hazard releasing systems, and mass notification systems were provided. Mr. Leadon participated in the review and approval of all design documents, including shop drawings, calculations, product data, and closeout documents, as well as directed system acceptance testing at each building.

Kyle Billingsley, PE

Associate, Geotechnical Engineer

GEORESOURCES
earth science & geotechnical engineering

EMPLOYMENT HISTORY

- 11 years with GeoResources
- 13 years total

EDUCATION

- BS, Civil Engineer, Washington State University, 2012

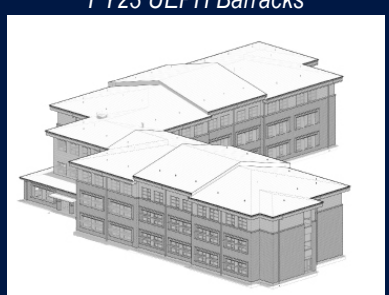
CERTIFICATIONS

- Professional Engineer, Washington #569331 2018
- Professional Engineer, Idaho #3861971, 2024

REFERENCES

- David Bagley, Senior Associate
  Huitt-Zollars
  p: (253) 627-9131
  dbagley@huitt-zollars.com
- Trevor McDonald, Civil Engineer
  Ethos Civil
  p: (253) 414-1989
  trevor@ethoscivil.com

FY23 UEPH Barracks



Building 9176 Renovation

Seismic Upgrade Building 81

Kyle is a geotechnical engineer with extensive experience on federal projects in and around Joint Base Lewis-McChord. He has a strong command of UFC 3-220-01 and applies this knowledge to deliver geotechnically sound, code-compliant solutions. Kyle focuses on seamless coordination between design and construction teams, developing practical, buildable designs. His leadership in quality control, charrette participation, and lifecycle project delivery consistently results in on-time, high-quality outcomes.

ROLE: ***Geotechnical Engineer of Record:*** leads the geotechnical investigation and design

- Prepare a site characterization to assess soil and groundwater conditions at the site
- Collaborate with structural engineer for foundation design and incorporation of appropriate unified facilities criteria
- Flag geotechnical risks and recommend mitigation strategies to inform both design and construction approaches
- Work closely with structural, civil, and construction teams in real-time to optimize geotechnical solutions for cost, constructability, and performance
- Prepare geotechnical design reports and review relevant contractor design submittals
- Provide field support during construction, including verifying subsurface conditions, reviewing submittals, and monitoring compliance

SELECT PROJECT EXPERIENCE

FY23 UEPH Barracks | *Joint Base Lewis-McChord, WA*

A three-story barracks facility which incorporated designated seismic systems (UFC 3-31-01) cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$42M, | 3-story building | 63,698 SF | Highly-secure facility/on DOD installation | Pursuing LEED Silver
Team Experience of: GeoResources, Absher (Stephen Montalvo & Jason Heidal)

- ***Geotechnical Engineer:*** Upon award, Kyle completed a plan and specification review to provide clarification to Absher regarding earthwork, bearing surface preparation, and foundation design. RFI Support is ongoing for this active project.
- ***Value to This Project***: Kyle's experience in similar soil conditions and understanding of UFC 3-220-01 allowed for proposed modifications to the specifications that provided more effective performance testing methods, ultimately resulting in enhanced constructability and avoidance of cost overruns.

Repair Building 09176 UH | *Joint Base Lewis-McChord, WA*

A specialized training facility featuring specialized military spaces which incorporated cybersecurity (UFC 4-010-06), AT/FP (UFC 4-010-01) and achieved compliance with Guiding Principles (UFC 1-200-02).
$30.9M | Three-story | 52,591 SF renovation
Team Experience of: GeoResources, Absher

- ***Geotechnical Engineer:*** Provided subsurface investigation and design, coordinating shallow foundation design with the project structural engineer for appurtenant structures that were not originally considered in the base bid.
- ***Value to This Project***: Kyle's ability to focus on cost-effective solutions ensures project resources are being directed to achieving design guidelines and meeting client program objectives, delivering high-quality results without unnecessary expenditure.

Design-Build, Seismic Upgrade of Building 81 | *VA Medical Center, American Lake, WA*

A historic specialty facility featuring specialized hospital and administrative spaces. This project was initially awarded as a design-build project, but was converted to traditional design-bid-build given the historic preservation components of the project.
$110.3M | Five-story | 93,747 SF |
Team Experience of: GeoResources

- ***Geotechnical Engineer:*** Provided baseline geotechnical recommendations for design of seismic structures with a highly constrained budget
- ***Value to This Project***: Kyle's leveraging of publicly available records against local experience to maximize cost efficiency while ensuring reliable geotechnical solutions was critical to delivering the project on time and within financial limitations.