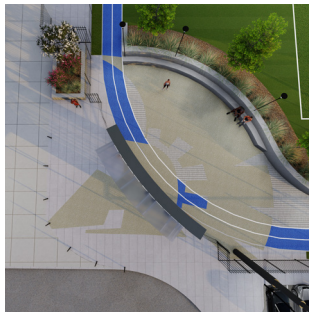


design collaborative



Statement of Qualifications for

On-Call Campus Architect(s)

For Tacoma Community College located in Tacoma, Washington

Facility Professional Services

PROJECT NO. 2025-831 | 6/26/25 | SMALL BUSINESS

June 26, 2025

Attn: Jeremy Orenstein
Department of Enterprise Services
1500 Jefferson
Olympia, WA 98501

RE: On-Call Campus Architect(s) for Tacoma Community College located in Tacoma, Washington; Project No. 2025-831

Dear Jeremy Orenstein and Selection Committee Members,

WJA Design Collaborative (WJA-dc) is pleased to present our proposed team of highly qualified professionals for the On-Call Campus Architect(s) for Tacoma Community College. We approach every project and task order with the goals of focusing on delivery, quickly responding to changes, integrated design, promoting collaboration and communication between our team and the client, maintaining schedules and budgets, and providing practical solutions to challenges that arise.

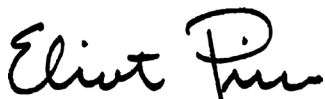
Over the past 5 years, WJA-dc has completed a total of 129 projects under On-Call and IDIQ contracts, valued at \$24,424,421. Task orders vary in size, scope, complexity, and duration. Below is a list of our most recent on-call contracts:

- 2019 Architectural On-Call | Tacoma Community College, WA
- 2015-2017 & 2017-2019 | DES Statewide On-Call- Architectural, WA
- 2015 & 2025 | Multi-Discipline On-Call for Joint Base Lewis-McChord (JBLM), USACE Seattle District
- 2017, 2021 & 2025 | Multi-Discipline On-Call, USACE Seattle District
- 2024 | Multi-Discipline On-Call, USACE Los Angeles District
- 2015, 2018 & 2022 | Multi-Discipline On-Call, USAF, Fairchild Air Force Base
- 2023 | Multidisciplinary On-Call, King County Parks, WA
- 2015, 2018 & 2020 | Multidisciplinary On-Call, King County, WA
- 2018 | On-Call- Architectural, Snohomish County, WA

WJA Design Collaborative takes pride in the lasting working relationships we have developed. As such, I, Eliot Price, will be your main point of contact to enhance the responsiveness which we feel goes a long way toward developing and maintaining strong working relationships. I have successfully executed On-Call contracts for the past 25 years.

Our firm has evolved over the years, accommodating new industry practices and changing expectations for design services. We are a learning organization, enabling us to produce excellent work. We are excited for the opportunity to continue working with the Department of Enterprise Services for the on-call projects at Tacoma Community College.

Sincerely,



Eliot Price, RA, LEED AP BD+C
Principal, Senior Architect
(206) 225-4593 | eprice@wja-dc.com



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting
(JOC) Selections

Firm Name: WJA Design Collaborative		
UBI: 602027842-001-0001	TIN: 91-2038309	License#: 9288 (Architect)
Point of Contact Name: Eliot Price		
Point of Contact Title: Principal, Senior Architect		
Email: eprice@wja-dc.com	Telephone: 206-225-4593	
Address: 617 Western Avenue		
City: Seattle	State: WA	Zip: 98104

Qualifications of Key Personnel

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SF330 Part II	



Since 1968, WJA Design Collaborative (WJA-dc) has been providing design services with specialized experience in the fields of Architecture, Engineering, Planning, Landscape Architecture and Interior Design.

Our structure promotes collaboration between disciplines, allowing us to design for maximum cost-effectiveness, without sacrificing aesthetics and functionality.

WJA-dc provides design services to public and private sector clients, including the state of Washington, government agencies, industrial and institutional clients, large scale private developers, and various Federal and Department of Defense clients.

Our experience encompasses a range of project types including minor remodels, renovations, building assessments and surveys, large scale master planning, programming, new construction, construction phasing, project bidding, construction administration, vertical and horizontal construction, sustainable design, and high performance buildings.

Our standout quality is responsiveness to the needs of client groups and the demands of the project and site. ***Our approach is based on collaboration between client groups, design professionals, and end-users.***



GEOGRAPHICAL PROXIMITY

WJA Design Collaborative is headquartered in Seattle's historic Pioneer Square neighborhood, a central and well-connected location that allows us to efficiently serve clients throughout the Puget Sound region. Our office is approximately 40 miles from Tacoma Community College, enabling us to provide responsive support for site visits, meetings, and ongoing coordination throughout the project duration.



12 years of
experience

EDUCATION

Clemson University

- B.A., Architecture

SHANE SMITH

PROJECT MANAGER AND PROJECT DESIGNER

Shane is an architectural design professional with valuable interdisciplinary experience. He adds unique perspectives to all phases of design from feasibility/schematic design to construction document production and permitting through construction administration. Shane has a broad base of knowledge over a wide range of types and scales of building, with experience ranging from government facilities and renovations, civic task orders, higher education, multifamily and residential projects.

- Building 18 Exterior Refresh CA Services, Tacoma Community College, Tacoma, WA
- Building 18 Exterior Refresh, Tacoma Community College, Tacoma, WA
- ADA Pathway and Stairway Improvements, Tacoma Community College, Tacoma, WA
- B/13 EMS Training Lab, Tacoma Community College, Tacoma, WA
- Building 11 Access Control Doors, Tacoma Community College, Tacoma, WA
- Athletics Complex Master Plan, Tacoma Community College, Tacoma, WA
- Generator Feasibility Study for Buildings 12, 14, 18 & 21, Tacoma Community College, Tacoma, WA
- Minnitti Restroom Repairs- Assessment, Tacoma Community College, Tacoma, WA
- Roof Replacement, District Court Shoreline Building, Shoreline, WA
- King Street Center, Public Service Counter, Seattle, WA
- ADA Facility and Site Improvements, South Kitsap School District, WA
- B/31 Re-roof & Wall Partitions, Clover Park Technical College, Lakewood, WA
- Bathroom Renovations, Monroe Correctional Complex, Monroe, WA
- Retsil Veterans Home Roof Repairs, Port Orchard, WA
- District Court Roof Replacement, Shoreline, WA



41 years of
experience

EDUCATION

Washington State University

- B.S., Landscape Arch.

CERTIFICATIONS

Registered Landscape Architect:

- Washington #485, 1988

LEED Accredited Professional

MATTHEW SUHADOLNIK PLA, LEED

PROJECT MANAGER, SITE PLANNER AND LANDSCAPE ARCHITECT

Matt is experienced in the practice of landscape architecture and project management for federal, public and private sectors with emphasis on sustainable site design. He introduces creativity and originality to site planning, grading, and integration of stormwater management facilities within the built environment. He is well-versed in the preparation of site, civil, and landscape construction documents, specifications, and cost estimates, as well as project coordination and project management. Matt enjoys working collaboratively with multiple disciplines to create cohesive, low-impact and multi-functional site design solutions. His project portfolio includes college campus additions and renovations, municipal and community facilities, transit facilities, streetscapes, military bases, multi-family residential, sports fields and regional parks.

- ADA Pathway and Stairway Improvements, Tacoma Community College, Tacoma, WA
- B/13 EMS Training Lab, Tacoma Community College, Tacoma, WA
- Minnitti Restroom Repairs- Assessment, Tacoma Community College, Tacoma, WA
- Athletics Complex Master Plan, Tacoma Community College, Tacoma, WA
- Repair Sewer System Lewis Main, Joint Base Lewis-McChord, WA
- ADA Facility and Site Improvements, South Kitsap School District, WA
- Mission Building Plaza- ADA Access Improvements, Everett, WA
- A/E Services for Sewer System, Midway Atoll National Memorial
- Design Road and Drainage System Repair at Corral Canyon, Yakima Training Center, WA
- Repair Drain Lines 2400, Joint Base Lewis-McChord, WA
- Repair Failed Water Lines Lewis North, Joint Base Lewis-McChord, WA

**GREG NESPOR, AIA | PRINCIPAL, SENIOR ARCHITECT**

Greg's experience includes a range of project types including minor remodel and renovation work for the State of Washington, Department of Defense, King County, and private developers. He is familiar with all phases of design and design management, including programming, site selection, master planning, cost and value engineering, construction document preparation, constructability review, construction administration, bidding, specification writing, and project close out.

**ELIOT PRICE, RA, LEED AP BD+C | PRINCIPAL, SENIOR ARCHITECT**

Eliot is an experienced architect who's experience includes design, renovation, documentation, construction administration, and project management of various building types including residential, retail, commercial, institutional, educational, industrial, and administrative. Eliot functions as a project manager, project architect, and quality control manager in addition to contributing input regarding sustainable design.

**CLINT TREAT, AIA | ASSOCIATE PRINCIPAL, SENIOR ARCHITECT**

Clint is an Architect who is experienced leading designers with drafting, rendering, and critical performance. He works well with team members and individual tasks. He looks for new ways to improve quality for the client and efficiency for the company. His array of experience with several commercial software programs continues to impress clients and staff. Clint supplies a wealth of youthful knowledge that keeps WJA Design Collaborative's design teams fresh.

**MELISSA CAVIEZEL, RA, LEED AP BD+C | SENIOR ARCHITECT**

Melissa is a registered architect, LEED Accredited Professional, and Guiding Principles Compliance Professional with extensive experience as a project architect and project manager. She contributes a broad range of technical skills to the design team, including: sustainable design; building envelope design; building information modeling; fire and life safety code analysis; specification writing; and construction contract administration. Melissa enjoys working collaboratively with colleagues and clients to find solutions to complex technical problems.

**YOUNG SONG, AIA, LEED AP BD+C | SENIOR ARCHITECT**

Young is an architect and a LEED Accredited Professional in Building Design and Construction. His various project experience includes office/retail/residential remodel projects, commercial/residential mixed-use projects, science and industrial facilities, and upscale ground-up commercial projects. Young's expertise includes knowledge of sustainable design, strong problem-solving skills, production of construction documents, and construction administration services.

**JEFF BRAJCICH, AIA | ARCHITECT**

Jeff is a detail-oriented Architect with experience in a variety of project types in both the private and public sectors. Jeff is known for his reliability and willingness to take on new and complex challenges. He has worked extensively on both ground-up projects and interior alterations. Jeff is experienced and highly competent with design technology tools, and is a strong advocate for the use of Building Information Modeling (BIM) for successful project delivery.

**PETER NEILSEN, NCARB | ARCHITECT**

Peter is a licensed architect with experience leading complex infrastructure and urban development projects. Peter brings deep expertise in site planning, multimodal circulation, and public-sector coordination, with a strong foundation in high-density and code-intensive projects. His work blends practical functionality with community-focused design, aligning with long-term mobility goals and sustainability targets.

**SHAUNA Walker | PROJECT DESIGNER**

Shauna is an architectural designer whose professional background started with high end commercial and residential custom casework detailing. Shauna's experience includes a variety of projects working in government, commercial and residential design. Her background includes an emphasis in Architectural and Interior Design, Adaptive Re-Use, Sustainability and Urban Design.

**MARBEN ANINGAT | PROJECT DESIGNER**

Marben Aningat is a project designer who recently graduated from the University of Washington with a bachelor's degree in architectural design. Marben provides architectural drawings and stunning visuals for presentation and construction drawings using multiple software platforms including BIM and AutoCAD.

**RACHEL MARKS | PROJECT DESIGNER**

Rachel Marks is a project designer with a specialization in interiors. This background has been especially useful in tenant improvement projects- although Marks has gained experience in a holistic range of architectural work. This interior focus has advanced her skillset in paying attention to fine details and empathizing with the client's functional needs and user's experience- making her a valuable resource to both interior and exterior projects.

**JOHN PUSEY, AIA, NCARB, LEED AP BD+C | ARCHITECT**

John is an architect and a LEED Accredited Professional in Building Design and Construction. A generalist architect, John's project experience includes higher education, commercial, mixed-use and residential, civic and cultural, urban planning, and transportation. John's expertise includes design, sustainable design, construction documentation, and construction administration services.

**JUSTIN BETZ | PROJECT DESIGNER**

Justin is a detail-oriented architectural project designer passionate about computer aided design and drafting as well as developing better communities through meaningful, sustainable architectural solutions. Justin has exceptional problem-solving skills, along with the communication skills required to perform well in a team.

**AUDREY RANDALL | PROJECT DESIGNER**





Audrey brings experience in mixed-use and adaptive reuse developments, as well as affordable housing across both residential and commercial building types. Her portfolio includes historic housing renovations, multi-family residences, office buildings, and hotels. As a project designer, Audrey is a valuable team member who integrates her broad skill set in design development, code analysis, rendering, BIM, and construction documentation into thoughtful and efficient design solutions.

**JAKE CORRINGTON, RA | ARCHITECT**

Jake is a versatile designer with professional experience across a wide range of project types and scales, including both new construction and renovations. He brings particular strengths in feasibility studies, schematic design, detailed documentation, and construction administration. Jake is skilled at translating project goals into thoughtful design solutions, coordinating effectively with consultants, and supporting projects from early concepts through final delivery.

KEY PERSONNEL EXPERIENCE

WJA-dc's collaborative environment and management structure creates opportunities for all our personnel to gain a wide range of experience including multi-discipline projects, minor remodels, renovations, RFP development, design-bid-build, design-build, large scale master planning, programming, new construction, construction phasing and administration, vertical and horizontal construction, sustainable design, and high performance buildings. Based on the task order, WJA-dc will assemble the team based on experience first and availability second, and will work with the Department of Enterprise Services and Tacoma Community College to bring on additional preferred subconsultants.

		Key Personnel Design Experience																		
		On-Call Experience	Task Order Management	Quality Control	Minor Remodel + Repair	Renovation	Full Design	Pre-Design	Bidding	Construction Admin.	Project Close Out	Programming	Cost Estimating	Sustainable Design	Security Design	Interior Design	Investigations	Charrettes	3D Modeling	Feasibility Studies
Eliot Price, RA, LEED AP BD+C Principal, Senior Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shane Smith Project Manager and Project Designer		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
Matthew Suhadolnik, PLA, LEED AP Project Manager and Landscape Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
Greg Nespor, AIA, NCARB Principal, Senior Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clint Treat, AIA Associate Principal, Senior Architect		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Jeff Brajcich, AIA Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
Melissa Caviezel, RA, LEED AP BD+C Senior Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Young Song, AIA, LEED AP BD+C Senior Architect		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓
Shauna Walker Project Designer		✓		✓	✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	
Peter Neilsen, NCARB Architect				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
John Pusey, AIA, NCARB, LEED AP BD+C Architect				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			
Jake Corrington, RA Architect				✓	✓	✓	✓	✓		✓		✓				✓		✓	✓	✓
Marben Aningat Project Designer						✓		✓				✓		✓		✓	✓		✓	
Rachel Marks Project Designer					✓	✓	✓	✓		✓	✓	✓		✓	✓	✓		✓	✓	
Justin Betz Project Designer					✓	✓	✓	✓				✓		✓			✓		✓	
Audrey Randall Project Designer					✓	✓	✓	✓		✓		✓		✓			✓		✓	

General Project Approach

WJA Design Collaborative’s architectural team is equipped to provide responsive, coordinated design services for a range of on-call projects at Tacoma Community College. Our team includes architecture, landscape architecture/site planning, structural engineering, and interior design, all coordinated under a streamlined management structure that reduces layers between the client, project manager, and design leads. This enables us to respond quickly to urgent needs, manage multiple concurrent projects, and consistently deliver quality design outcomes.

We have teamed with ETHOS Civil, a Tacoma-based small business with strong ties to the community and deep experience supporting public-sector projects across the region. While civil engineering is not explicitly requested in the RFQ, we believe it brings added value to the client by addressing critical site and infrastructure needs that frequently arise in campus improvement projects. ETHOS brings valuable expertise in campus infrastructure and site improvement work and has a proven track record of providing responsive, high-quality civil engineering services. Their local presence and small business status make them an ideal fit for this on-call contract.

Our approach aligns directly with DES’s project goals and is organized to support successful outcomes for each task order as outlined on the following pages.

ALIGNING SCOPE AND BUDGET

Each task order begins with a collaborative kickoff process, where we confirm project goals, schedule, scope, and available funding. Our team provides early input, helping identify major cost drivers and making sure the scope remains aligned with budget. Throughout design, project managers continuously track the project budget and coordinate with the design team to establish realistic design targets for major cost elements. Interim construction cost estimates are developed by in-house personnel or specialized consultants. Any budget changes are flagged early, discussed with DES and TCC and presented along with recommended value engineering strategies.

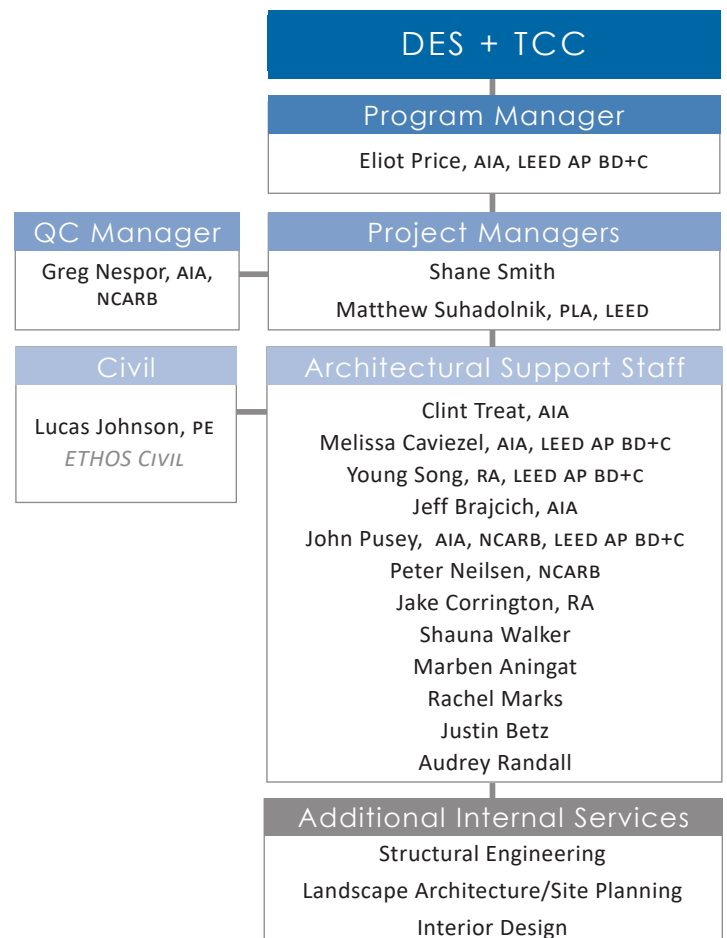
Our Program Manager, Eliot Price, reviews all proposed scopes and selects the appropriate project manager to lead each task order. Project managers maintain budget visibility throughout and incorporate DES and TCC feedback to keep scope and funding in alignment.



*Minnitti Field House Master Plan
Tacoma Community College*

“The final report and brochures look great. It has been a great experience working with WJA on this project and I think our whole team are impressed with the concepts. With the help of these plans and images, I hope the campus will take action in moving forward with one of these concepts.”

-Brent Palmason, Capital Projects Manager, Minnitti Field House



COMMUNICATING EFFECTIVELY WITH STAKEHOLDERS

Clear, collaborative communication is foundational to our project delivery process. We approach every task order with the understanding that transparency, responsiveness, and continuity are essential to stakeholder trust and project success. Each task is led by a dedicated WJA-dc project manager who serves as the central point of contact and ensures alignment across DES staff, TCC facilities, end users, and subconsultants.

At project initiation, we work with DES and TCC to define communication protocols, roles, and expectations. From there, we tailor our engagement methods to stakeholder preferences, using a combination of in-person meetings, virtual platforms (Microsoft Teams, Zoom, Webex), and detailed follow-up documentation. We believe communication is not a deliverable—it is a discipline, and we build it into the rhythm of our workflow.

Our integrated design approach enhances communication across all phases. We use standing team meetings, daily check-ins (as needed), and milestone reviews to confirm alignment, surface decisions, and resolve issues quickly. We document and distribute key decisions, meeting notes, and action items to keep all parties informed and engaged.

We also understand that not all stakeholders speak the same “design language.” Our team is skilled at translating technical information into clear, actionable narratives, helping administrators, facilities staff, and faculty understand the implications of design decisions. This strengthens collaboration, accelerates decision-making, and ensures that all voices are heard in shaping the outcome.

MINIMIZING DISRUPTIONS TO COLLEGE OPERATIONS

We recognize the need to limit disruption in active campus environments. Our team incorporates phasing, access planning, and coordination with operations staff into every project. Task Order Execution Plans identify opportunities to minimize operational impacts, and we work closely with stakeholders to sequence work around the academic calendar, high-use periods, and events.

On past TCC projects such as the ADA Pathway and Stairway Improvements, we successfully maintained pedestrian circulation by adjusting construction sequencing and coordinating access routes. Our team continues to apply this sensitivity to each new project.



Building 18 Exterior Refresh, Tacoma Community College, WA



MAXIMIZING DESIGN + CONSTRUCTION EFFICIENCIES

Our team includes architecture, structural engineering, landscape architecture, and interior design in-house, allowing us to streamline coordination and reduce handoffs between firms. This structure also promotes consistency, responsiveness, and shared accountability across disciplines.

We use Autodesk Revit and Building Information Modeling (BIM) to support integrated design. BIM aids in identifying potential conflicts, improving drawing quality, and isolating scopes for phasing. It also improves constructability and subcontractor coordination. By involving the right disciplines early and tailoring our team to the task order scope, we increase design and construction efficiency for all parties.

“Personally, I have never worked with a firm having broader capabilities or one more driven to produce an entirely professional product while meeting an extremely accelerated schedule. I highly recommend this firm for further work because of their dependability, professionalism, high ethical standards, breadth of knowledge and experience...”

—John D. Brigance, Project Manager, U.S. Air Force

MAINTAINING A COORDINATED PROJECT SCHEDULE

Each task order includes a detailed schedule that identifies project phases, stakeholder review periods, and milestones. Our project managers actively track progress, coordinate staff availability, and maintain awareness of overlapping schedules to avoid deadline conflicts. Project schedules are reviewed regularly with DES and TCC, and updates are shared as part of weekly or milestone meetings.

WJA-dc's internal QA/QC manager, Greg Nespor, leads milestone design reviews and ensures deliverables remain on track. A Design Quality Control Plan is created for each task order and includes formal reviews at schematic, design development, and construction documents phases. This plan helps resolve potential delays early while maintaining momentum through each design stage.

PRACTICING SUSTAINABLE DESIGN

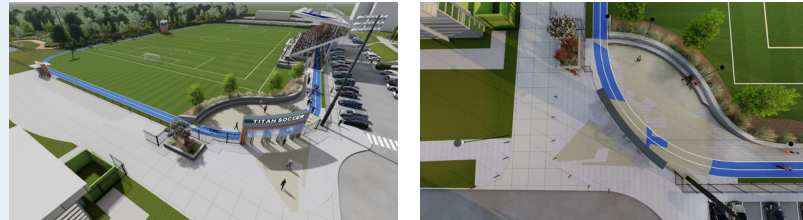
Sustainability is embedded in our design process from the outset. Each project includes a sustainable goal-setting session (Eco-Charrette) with the design team, DES/TCC representatives, and end users. This session identifies project-specific sustainability priorities and opportunities. We evaluate sustainable strategies based on feasibility, lifecycle benefit, and alignment with project goals.

Our team includes LEED Accredited Professionals and Guiding Principles Compliance experts. Sustainable features are evaluated throughout design for their impact to associated systems and long-term value. Our goal is to always deliver energy-efficient, low-maintenance, and durable solutions.

DIVERSE BUSINESS SUPPORT AND TRACKING

As a federally recognized small business, WJA-dc is committed to supporting Washington State's diversity goals. We emphasize intentional outreach and meaningful utilization of certified Minority-, Women-, Veteran-Owned, and Small Businesses in every contract. We are registered in the B2Gnow system and use it to actively track, report, and evaluate participation to ensure transparency and accountability.

To maximize inclusion, we maintain an ongoing network of qualified subconsultants, many of whom we have built long-term relationships with across previous DES and higher education contracts. We provide early notice of upcoming opportunities, engage in one-on-one outreach, and mentor new partners where appropriate. Our commitment extends beyond meeting goals—we aim to build lasting capacity and open pathways for sustained growth and success among our diverse business partners.



Athletics Complex Master Plan, Tacoma Community College, WA

QUALITY PROCEDURES AND COORDINATION

Our quality control program encourages technical quality and scope conformance while minimizing errors and omissions throughout the entire project. Appropriate staff and resources are assigned and all responsibilities are formalized in a project matrix.

Independent Technical Reviews are a critical aspect of our program. They occur at major project design milestones and are the formal and documented quality control review mechanism. Greg Nespor, QC Manager, will lead the Independent Technical Review process, and be responsible for assigning and overseeing the team for each discipline.

KEY QA/QC PROCEDURE COMPONENTS

1. Assign Quality Control Manager
2. Task Order Specific Design Quality Control Plan
3. Identification of Project Requirements
4. Independent Technical Review* (ITR)
5. All Team Members have QA/QC Responsibilities
6. Incremental Reviews
7. Interdisciplinary Coordination
8. Lessons Learned Program

*INDEPENDENT TECHNICAL REVIEW (ITR)

Outsourced to a group of professionals representing each discipline not engaged in the design. The review is guided by checklists to provide consistency and comprehensive reviews. Occurs at schematic, design development, and construction documents phases.



	WJA-DC	DES + TCC
PROJECT KICK-OFF/ CHARRETTE	<ul style="list-style-type: none">• Collaborate with all design disciplines, client, and stakeholders to confirm project goals, scope, budget, and schedule	<ul style="list-style-type: none">• Provide examples of favored projects• Identify project goals and objectives
TASK ORDER PROJECT EXECUTION PLAN	<ul style="list-style-type: none">• Define Milestone Requirements (job plan)• Identify design/delivery team and how work is to be performed• Identify who will perform critical tasks• QA/QC management plan (<i>see page 9</i>)• Identify potential permitting needs• Coordinate plan with client and their individual protocols• Create a detailed master schedule based on the project scope, stakeholder goals, funding schedule, and completion requirements• Establish a communication protocol• Schedule regular team meetings• Identify ways to minimize disruptions to operations• Efficiency plan for design and construction	<ul style="list-style-type: none">• Review and provide comments• Grant Notice-to-Proceed• Select preferred communication protocols
BUDGET CONTROLS	<ul style="list-style-type: none">• Project managers will continuously monitor and track the project budget and cost estimate• Work with the design team to create realistic design goals for major project cost elements and then review interim construction cost estimates (typically at scheduled submittals) which may be produced by in house personnel and/or specialized consultants• Any budget changes will be identified, and the amount and reason will be presented to DES and TCC• Incorporate DES and TCC comments	<ul style="list-style-type: none">• Discuss and review budget changes and value engineering options• Provide feedback on budget changes and select preferred option
PROJECT MONITORING	<ul style="list-style-type: none">• Monitoring of task order progress, schedule compliance, budget conformity, staff availability and remedial actions occur (typically weekly) at design review meetings and the status is communicated to the agency project managers• Maintain awareness of overlapping project schedules and work to preemptively avoid conflicting deadlines.• Incorporate DES and TCC comments	<ul style="list-style-type: none">• Partake in weekly design review meetings• Coordinate meetings with end-users• Review estimate and provide feedback• Provide feedback, review, comments, and final approval on design documents
BIDDING AND NEGOTIATIONS	<ul style="list-style-type: none">• Produce detailed technical drawings and specifications at an appropriate level and format that bidding can occur with minimal amount of bidder inquiries• Assist in advertising project and pre-bid conference• Provide responses to bidder inquiries	<ul style="list-style-type: none">• Review and selection of contractor• Assist in refining scope
CONSTRUCTION ADMINISTRATION	<ul style="list-style-type: none">• Review of submittals and construction RFIs• Perform site observations and attend construction meetings• Preparation of project closeout documentation	<ul style="list-style-type: none">• Provide preferred communication channels to facilitate exchanges of information and project execution• Review client relevant submittals and required shop drawings



Relevant Experience

WJA-dc has an established history executing on-call contracts. Our Architecture/Engineering firm organization and process efficiently coordinates multiple discipline design teams, maintains schedules and budgets with succinct reporting and documentation of any changes, communicates and coordinates project activities, and is responsive to several concurrent work orders. WJA-dc is continually recognized by our agency clients for our level of responsiveness and ability to organize teams and apply our combined expertise proficiently.

The work order contract examples in the table below demonstrate some of our most recent On-Call contract experience. These services include pre-design/planning, renovation, peer review, design and construction services, and specialty consultant due-diligence studies for minor remodel and renovation work that includes security, sustainability, public health facilities, site planning, acoustics, historic preservation, life cycle systems, and special studies and reports. WJA-dc can perform all the requirements for the Department of Enterprise Services Architectural On-Call contract.

BY THE NUMBERS

past **5** years
129 task orders
\$24,424,421 total value

Recent On-Call Experience

	On-Call Contract	Minor Remodel	Renovation Work	Design	Site Work	Bidding	Construction Administration	Project Close Out	Feasibility Studies/Master Planning	Cost Estimating	Assessment	Washington State Experience	Architectural Services	Multi-Discipline	% Total Small Business Spend	% Total WMBE Spend
2019 Architectural On-Call, Tacoma Community College, WA	✓	✓	✓	✓	✓	*	*	*	✓	✓	*	✓	✓	✓	63.8%	0.0%
2017-2019 DES Statewide On-Call - Architectural, WA	✓	✓	✓	✓	✓	*	*	*	✓	✓	✓	✓	✓	✓	97.0%	0.0%
2015-2017 DES Statewide On-Call - Architectural, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	92.4%	5.3%
2021 Multi-Discipline On-Call, USACE District, Seattle	✓	*	*	*	✓	*	*	*	*	*	*	✓	✓	✓	<i>tbd</i>	<i>tbd</i>
2020 Multidisciplinary On-Call, King County, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	85.3%	15.6%
2019 A+E On-Call, Mountain Home Air Force Base, ID	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	74.5%	4.1%
2018 A+E On-Call, Fairchild Air Force Base, WA	✓	✓	✓	✓	✓	*	*	✓	*	✓	✓	✓	✓	✓	91.7%	7.7%
2018 Multidisciplinary On-Call, King County, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	97.5%	8.7%
2018 A+E On-Call, U.S. Fish and Wildlife Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	45.7%	2.4%
2018 On-Call - Architectural, Snohomish County, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	100%	0%
2017 Multi-Discipline On-Call, USACE District, Seattle	✓	✓	✓	✓	✓	✓	✓	✓	*	✓	✓	✓	✓	✓	71.6%	21.4%
2016 Multi-Discipline On-Call, USACE, Seattle, Joint Base Lewis-McChord, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	46.2%	2.2%
2015 Multidisciplinary On-Call, King County, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	95.8%	1.0%
2015 A+E On-Call, Fairchild Air Force Base, WA	✓	✓	✓	✓	✓	*	*	✓	✓	✓	✓	✓	✓	✓	100%	8.7%

*We are/were contracted to perform these items

“A pleasure to work with, from concept design through construction. Strong communication and proficient problem solving proved to be major strengths for the firm. Highly recommended.”

- Sam Russo, Jr, RA, USACE Design Manager



AMBULANCE ENCLOSURE

Tacoma Community College, Tacoma, Washington

A proposed concept design to add an Emergency Medical Services (EMS) Training Lab to the Harned Center at Tacoma Community College. The addition will house the college's training ambulance and provide space for hands-on instruction.

This project creates an enclosure as an addition to the Harned Center to house the ambulance and provide maneuvering and training/instruction area around the vehicle. Healthcare program students using the lab include EMTs and Paramedics. A replaced plaza between with building's west entry and Parking Lot 'C' is proposed as an optional site and entry plaza improvement element for consideration.

CLIENT: TACOMA COMMUNITY COLLEGE

AE FEE: \$58,765.00



MINNITTI FIELD MASTER PLAN

Tacoma Community College, Tacoma, Washington

An assessment of an existing field house building which included identification of repairs, potential redevelopment/renovation options, potential site improvements, ADA accessibility considerations, and expansion options for baseball facilities on campus. Includes locker rooms, spectator restrooms, concessions, batting practice facility, event space, storage, site-work, accessibility improvement, and parking.

CLIENT: TACOMA COMMUNITY COLLEGE

AE FEE: \$28,862



ATHLETICS COMPLEX MASTER PLAN

Tacoma Community College, Tacoma, Washington

A+E services for the preliminary concept design of soccer, track, and tennis facilities with related site improvements. WJA-dc prepared concept-level design options for:

- Replacing existing grass soccer field with synthetic turf
- Expanding soccer field outbound areas/reconfigure and replace existing running track surfacing
- New field lighting and fencing
- New observation box/announcer's booth
- New and expanded bleacher spectator seating
- New field house with team lockers, restrooms
- New access routes from the main campus and from parking areas to the facilities
- Resurface and reconfigure existing tennis court for multi-use
- New lighting/fencing/access paths to tennis courts

Included in the scope of work was a kick-off meeting to determine project goals, programming, and design criteria; site investigations' concept/schematic designs; site design recommendations; conceptual cost estimating; review meetings; and a final report with supportive graphics and brochures for fundraising outreach.

CLIENT: TACOMA COMMUNITY COLLEGE

AE FEE: \$30,967

ADDITIONAL TACOMA COMMUNITY COLLEGE EXPERIENCE

- Building 11 Access Control Doors
- Building 18 Exterior Façade Refresh
- Generator Feasibility Study for Buildings 12, 14, 18 & 21
- EMS Training Lab
- ADA Pathway + Stairway Improvements



PEDESTRIAN PATHWAY IMPROVEMENTS

Tacoma Community College, Tacoma, Washington

Design- and construction-phase services for the construction of a new stairway from Building 19 to the upper level of campus and for the replacement of multiple pedestrian walkways for improved ADA access.

WJA Design Collaborative provided the design and management for new and restored pedestrian pathways and stairways. New and restored pathways and railings were designed to conform to ADA criteria to maximum extents possible. Scope of work also included coordination of topographic surveys, the design and detailing of new exterior stairways east of Bldg. 11 and northwest of Bldg. 19, and bid phase and construction administration services. Design services and deliverables included permitting, bid and construction plans, specifications, and cost estimates.

CLIENT	AE FEE
Tacoma Community College	\$58,765.00
Department of Enterprise Services	

SITE WORK/ACCESSIBILITY IMPROVEMENTS EXPERIENCE

- Board of Industrial Insurance, ADA Assessment
- South Kitsap School District, ADA Facility and Site Improvements
- Fish & Wildlife, Shop Replacement Site Investigation, Ash Meadows
- Civil Design Work, 22nd Street Extension, JBLM
- Snohomish County, Mission Building Plaza- ADA Access Improvements
- Design Culvert System at LMUMA Creek, Yakima Training Center
- Madigan Avenue Bypass, JBLM
- Repair Parking Lots, Waller Hall + Library, JBLM



CULINARY ARTS BUILDING ROOF REPAIR AND TENANT IMPROVEMENT

Clover Park Technical College, Lakewood, Washington

The project involved targeted renovations to Clover Park Technical College's Culinary Arts Building (Building 31). Exterior improvements included roof replacement on both the north and south wings, using a PVC membrane system on the north and standing seam metal panels on the south. Insulation was increased on both roofs to meet current energy code requirements. Fascia panels were replaced with matching flush panels to improve durability and appearance. Wetherholt and Associates provided quality control, and WJA-dc supported both bid and construction phase services.

Interior upgrades included reconfiguring the dining room with partitions to create functional zones, including a dedicated classroom, and updating finishes, ceilings, and lighting. FSi and BCE Engineers provided mechanical and electrical design support. WJA-dc also prepared construction drawings for execution through a job order contract.

CLIENT	AE FEE
Clover Park Technical College	\$278,898
Department of Enterprise Services	

RENOVATION & TENANT IMPROVEMENT EXPERIENCE

- King County Administration Building 6th Floor FBOD
- Mt Home Air Force Base Office/Training Space to Secure Facility
- Clover Park Technical College B/17 Office Renovations
- Monroe Correction Complex Bathrooms Renovation
- Green River Community College Performing Arts Building Renovation
- Archives Tenant Improvements
- Department of Public Health 1st Floor TI
- Children & Family Justice Center Fire Sprinklers Retrofit



B/20B RE-ROOF AND ENVELOPE REPAIR

Camp Murray, Lakewood, Washington

WJA Design Collaborative provided design services for the resurfacing of stucco exterior walls to apply a new weather barrier and install new metal rainscreen panels. The design also involved demolishing a portion of the existing roof parapets. All exterior wall mounted light fixtures and all exterior canopies were replaced. All exterior stairs and railings were re-painted.

The building repairs were designed to blend with the rest of the campus. WJA-dc assessed the existing HVAC equipment, and provided specification and detailing for replacement units. WJA-dc attended a construction kick-off meeting, provided construction administration, and a final inspection.

CLIENT	AE FEE
Washington Military Department	\$95,082 (Design)
Department of Enterprise Services	

ROOF REPAIR EXPERIENCE

- Retsil Veterans Home Roof Repairs, Port Orchard, WA
- Maleng Regional Justice Center Courts Roof Covering, Renton, WA
- Barclay Dean Roof Replacement, Renton, WA
- District Court Shoreline Roof Replacement, Shoreline, WA
- Correct Roofing System Deficiencies, Bremerton, WA
- Seismic, Roofing, and HVAC Improvements, Ashland, OR
- Black River Roofing & Cladding Technical Oversight, Renton, WA
- B/851 Re-Roof and Seismic Upgrades, Bremerton, WA
- King County Administration Building Re-Roof, Seattle, WA
- King County Archives Building Roof Coverings, Seattle, WA
- B/31 Reroof and Wall Partitions, Clover Park Technical College, Lakewood, WA



RECREATION CENTER HVAC REPLACEMENT

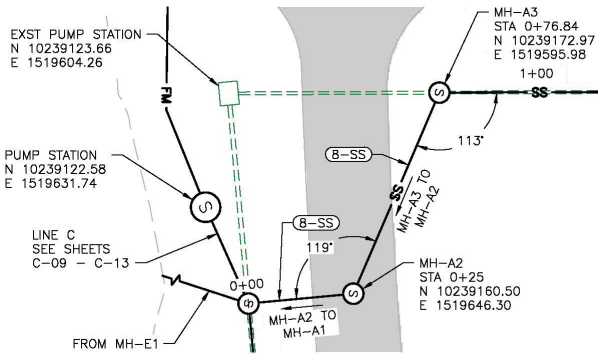
Kodiak, Alaska

The renovation of the 12,600 SF recreation center which included the evaluation of the heating and ventilation system. The renovation focused on improving interior comfort levels by upgrading mechanical, electrical, seismic and architectural systems as well as abating hazardous materials. The design included replacing metal wall panels to improve air barrier and thermal barrier properties of the wall assembly. The project improved the building envelope with installation of a new metal panel wall assembly, new double pane windows, and new insulated doors. The estimated energy savings was 29% reduction from the original condition. The HVAC design addressed all revealed issues with the mechanical systems while maintaining simplicity, as operation, maintenance, and repair capabilities are extremely limited in this remote location. HVAC and envelope improvements added under this project are expected to have a 40 year lifespan. Improvements to the building seismic resistance were designed for ground motion that has a 2% probability of being exceeded in 50 years. Services included architectural, structural and cost estimating; services provided by subconsultants included hazardous materials abatement design, mechanical engineering and electrical engineering.

CLIENT	AE FEE
U.S. Coast Guard	\$383,943 (Design)

SUSTAINABILITY IMPROVEMENTS

- Upgrade & Recommission HVAC System VMP B6302, Bremerton, WA
- 4th Precinct HVAC, Burien, WA
- NOAA Building A HVAC Upgrade, Everett, WA
- Seismic, Roofing, and HVAC Improvements, Ashland, OR
- B3020 Electrical and HVAC Upgrades, Mountain Home AFB, ID
- HVAC Repairs at Maleng Regional Justice Center, Kent, WA
- King County Courthouse Hot water Circulation Improvements



REPAIR/REPLACE SEWER SYSTEM

Midway Atoll National Memorial, Midway Atoll

Repairs and/or replacements of the sanitary sewage distribution and treatment system on Midway Atoll. The project supports the occupied facilities on main island, which was designated as the Midway Atoll National Wildlife Refuge and Battle of Midway National Memorial, both of which are administered by the USFWS.

Scope of work includes development and cost analyses of a centralized sewer system versus a de-centralized sewer system to provide USFWS sufficient detail in benefits and costs to determine the direction for the design team to move forward into final design and construction bidding documents. Work also includes review of historical site information and previous assessment reports on the sewer system; coordination with TERO, NEPA, Cultural Resources and other required stakeholders; and development of a comprehensive list of all permits required for the project.

CLIENT	AE FEE
U.S. Fish and Wildlife	\$82,691 (Design)

KING COUNTY ADMINISTRATION BUILDING WHEELCHAIR LIFT

Seattle, Washington

Replacement of an existing ADA wheelchair lift at the primary entry to be the King County administration building.

Existing wheelchair lift required building managers to operate and was not ADA compliant. WJA-dc was independent in the design of the ADA lift and platform that integrated with the existing vestibule storefront. This design preserves the aesthetic of the entry while making the lift seem purposeful rather than a retrofit. Color and material we specifically specified to match the existing character of the space.

All permits and full design services were provided by WJA-dc. Procurement was provided through a JOC contract.

CLIENT	AE FEE
King County Facilities Management Division	\$14,603 (Design)

SEWER AND WATER LINE REPAIR AND REPLACEMENTS

- Repair Sewer System Lewis Main, JBLM, WA
- Repair Sanitary Sewer System MTEF Facility, Yakima, WA
- Repair/Replace Water Sewer Lines, JBLM, WA
- Repair Failed Water Lines Lewis North, JBLM, WA
- Repair Failed Water Lines Stryker 41st to 2nd, JBLM, WA
- Repairs to McChord Water Systems, JBLM, WA
- Repair Water Distributions Systems, JBLM, WA
- Repair Fire Water Storage, Eagle's Pride, JBLM, WA
- Repair Hydrants and Water System, Tacoma Creek Command Post, Cusick, WA

ELEVATOR CONTROLS EXPERIENCE

- Maleng Regional Justice Center Sally Port Elevator 1, Kent, WA
- Maleng Regional Justice Center Main Entry Sally Port, Kent, WA

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

2025-831

PART II - GENERAL QUALIFICATIONS

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

2a. Firm (or Branch Office) Name			3. Year Established	4. DUNS Number
WJA Design Collaborative, PLLC			2000	07 941 2766
2b. Street			5. Ownership	
617 Western Avenue			A. Type	
2c. City			B. Small Business Status	
Seattle			Small Business	
2d. State			7. Name of Firm (If block 2a is a branch office)	
WA				
2e. ZIP CODE				
98104				
6a. Point of Contact Name and Title				
Greg Nespor, AIA, Principal, Senior Architect				
6b. Telephone Number		6c. E-Mail Address		
206.817.5000		gnespor@wja-dc.com		
8a. Former Firm Name(s) (If any)			8b. Year. Established	8c. DUNS Number
Whiteley Jacobsen & Associates			1968	14 460 9182

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
A. Function Code	B. Discipline	C. No. of Employees		A. Profile Code	B. Experience	C. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
01	Architect	13		017	Commercial Buildings	1
05	Structural Engineer	4		019	Computer Facilities	1
07/34	Landscape Architect	1		027	Dining Halls / Kitchens	1
16	Programming	*		029	Educational Facilities	3
17	Interior Designer	*		039	Vehicle Maintenance	1
21	Construction Project Management	*		046	Parking Lots	1
29	Value Engineering	*		050	Housing / Group Homes	4
30	Cost Estimating	*		072	Office Buildings	2
43	Building Code / Plan Review	*		079	Site Planning	2
46	Constructability Review	*		095	Seismic Design / Studies	1
N/A	Marketing	1		100	Sustainable Design	1
N/A	Administrative / Other	3		101	Structural Design	4
				112	Value Analysis	1
*	Services Provided by Various Employees			117	Zoning / Land Use Studies	1
				202	ADA Consulting	1
				204	LEED Consulting	1
				212	Building Conditions Assessment	1
Total		22				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
A. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million
B. Non-Federal Work	2	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
C. Total Work	6	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

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

The foregoing is a statement of facts.

B. DATE

06/20/25

C. NAME AND TITLE

Greg Nespor, AIA, Principal, Senior Architect