HULTZ BHU
engineers inc

## Project No. 2025-788

# MIL - Joint Base Lewis-McChord 3106 AASF HVAC System Replacement

***Mechanical Engineering Services***

DES Washington State DEPARTMENT OF ENTERPRISE SERVICES

1111 fawcett avenue | suite 100 | tacoma, washington 98402
p. 253.383.3257 www.hultzbhu.com

August 22, 2025

Department of Enterprise Services
1500 Jefferson Street
Olympia, Washington 98504-1476

Attention: David Head, Project Manager

Subject: Project No. 2025-788
MIL - JBLM 3106 AASF HVAC System Replacement

Dear Mr. Head,

We appreciate this opportunity to submit our qualifications for your review. We would like to be considered for the Mechanical Engineering Services for the “MIL - JBLM 3106 AASF HVAC System Replacement” project.

Our firm has a long-standing history working at Building 3106, where we have completed numerous system improvements and renovations over the years. We also bring extensive experience working across many buildings at Joint Base Lewis-McChord, as well as similar facilities including government and state buildings, public safety facilities, and other WMD facilities.

This project represents a significant, long-term investment, and our deep knowledge and proven track record with similar efforts will support your team in making well-informed decisions. Our goal is to deliver a resilient, reliable, efficient HVAC system replacement that meets all performance, operational, and sustainability expectations.

Our many years of experience designing mechanical and electrical systems on Joint Base Lewis-McChord has made us thoroughly familiar with the unique secure environment. This includes understanding the range of stakeholders, phasing constraints, and unique security protocols involved with working in occupied facilities. We also have handled numerous projects as prime consultant, and are very familiar with the State contracting process, various forms, and the overall protocol for executing state projects. We understand the expected requirements to successfully and thoroughly complete this project.

We thank you for your consideration and hope we have the opportunity to continue working with you.

Sincerely,
Hultz|BHU Engineers, Inc.

Rick Hultz, PE | President

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: Hultz\|BHU Engineers | | |
| UBI: 601 589 566 | TIN: 91-1282644 | License#: 23170 (Engineer) |
| Point of Contact Name: Rick Hultz, PE | | |
| Point of Contact Title: President | | |
| Email: rickh@hultzbhu.com | Telephone: 253.383.3257 | |
| Address: 1111 Fawcett Avenue, Suite 100 | | |
| City: Tacoma | State: Washington | Zip: 98402 |

# EXECUTIVE SUMMARY

Hultz|BHU Engineers is a mechanical/electrical engineering consulting firm, located in Tacoma, Washington. Established in 1971, Hultz|BHU Engineers has been providing innovative, sustainable, and quality engineering for decades. Our staff of twenty-two is especially experienced in handling unique projects involving phased construction, alterations to existing facilities, and work in occupied buildings.

We specialize primarily in government and municipal facilities, where we are working with long term facilities, and often those with limited budgets; requiring careful planning and efficient solutions. We understand that the choices we make, and the designs we create, will be with Owners long into the future. So we evaluate carefully our decisions and work closely with Owners and their staff.

Our projects have included pre-design studies, remodels, additions, miscellaneous mechanical and electrical repairs, as well as new facilities. We have a high degree of proficiency in evaluating field conditions and designing project remodels and system replacements. Our designs are innovative, but also practical, and are created to suit each client's unique situation and budget.

Our various levels of working relationships have provided us with exposure to all types of project requirements and procedures, providing consistent and strong mechanical systems.

## WMD EXPERIENCE

We have worked on the many of the WMD facilities which include:

- Joint Base Lewis-McChord
- Camp Murray
- Centralia Armory
- Centralia Readiness Center
- Fairchild Airforce Base
- Kent Readiness Center
- Kitsap Readiness Center
- Seattle Readiness Center
- WA National Guard
- Yakima Training Center

## SERVICES PERFORMED

### CONSULTING

- Energy Audits & Modeling
- Energy Code Compliance
- Sustainable Design
- Facility Assessments
- Life Cycle Cost Analysis
- Phasing Coordination
- Pre-Design Studies
- Decarbonization
- Commissioning
- LEED® Coordination
- Value Analysis
- Value Engineering
- Constructability Review
- Infrastructure Planning
- Project Management
- Cost Estimating
- Construction Administration
- Bid Phase Services
- Code Review & Analysis

### MECHANICAL

- Heating, Ventilation, and Air Conditioning Systems (HVAC)
- Controls
- Fire Sprinkler & Suppression Systems
- Boiler & Chiller Plant Systems
- Hydronic
- Plumbing System Design
- Specialized Exhaust Systems
- Heat Recovery
- Indoor Air Quality
- Shop Piping Systems
- Fuel Piping
- Hydronic & Steam Piping
- Domestic Water Service & Distribution
- Energy Management Control Systems
- Utility Rebate Coordination

### ELECTRICAL

- Electrical Power Distribution Systems
- Generator Systems
- Photovoltaic Systems
- Site Power & Signal Utilities
- Interior/Exterior Lighting Design
- Interior/Exterior Lighting Analysis
- Communication Systems: Voice/ Data Signaling (Telephone, Fiber Optics, Ethernet, LAN Systems)
- Fire Alarm System Planning & Design
- Lighting Controls
- Security & Access Control Systems
- Closed Circuit Television Systems
- Intercom & Clock Program Systems

# QUALIFICATIONS OF KEY PERSONNEL

## Rick Hultz, PE

**PRINCIPAL-IN-CHARGE | MAIN POINT OF CONTACT**

Rick Hultz has been active in the design of mechanical systems for more than forty years, working as principal engineer for Hultz & Associates and Hultz|BHU Engineers for the last thirty-two years, and prior to that as lead mechanical engineer for another local architectural/engineering firm.

Rick's experience includes the design of building HVAC systems, exhaust systems, boiler/chiller plants, plumbing systems, fire protection systems, and controls. In addition, he provides energy studies, cost estimating, and construction reviews. His projects have ranged from as large as 500,000 square feet, involving multiple buildings with phased construction, as well as numerous remodels and additions.

### EDUCATION/REGISTRATION

B.S., Mechanical Engineering, University of Washington, 1981

Professional Mechanical Engineer: Washington 1985, Oregon 1988, Colorado 1999, California 2005, Florida 2017, Hawaii 2017, Texas 2018, Arizona 2019, Idaho 2020, New Mexico 2021, Nevada 2021

### PROFESSIONAL ASSOCIATIONS

Member, American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Member, American Society of Mechanical Engineers (ASME)

Member, National Society of Professional Engineers (NSPE)

Member, Society of Fire Protection Engineers (SFPE)

### RELEVANT PROJECT EXPERIENCE

- WMD | JBLM | Building 3106 | HVAC Replacement
- WMD | JBLM | Building 3106 | Helicopter Hangar AFFF Fire Suppression
- WMD | JBLM | Building 3106 | Solar Wall
- WMD | JBLM | Building 3106 | Hangar Door Renovation
- WMD | JBLM | Building 3106 | HVAC Evaluation
- WMD | JBLM | Building 8 | Control Tower | HVAC Improvements
- WMD | JBLM | Aircraft Ground Equipment Maintenance Facility | Renovation
- WMD | JBLM | Building 3063 | Hangar Renovation
- WMD | JBLM | Building 11664 | Boiler Replacement
- WMD | JBLM | Warrior Zone Refresh
- WMD | JBLM | Building 3108 | Renovation
- WMD | JBLM | CSMS Facility | Heat Recovery Unit Review
- WMD | JBLM | Building 9580 | Steam/Condensate Improvements
- WMD | JBLM | Building 9608 | Unit Training Equipment Site (UTES) Lubrication
- WMD | Camp Murray | Building 20 | VAV Terminal Units
- WMD | Camp Murray | Buildings 17 & 18 | HVAC Replacement
- WMD | Camp Murray | Building 15 | HVAC Improvements
- WMD | Camp Murray | Building 8 | HVAC Repairs
- WMD | Camp Murray | Building 34 | HVAC Improvements
- WMD | Camp Murray | Building 2 | HVAC Improvements
- WMD | Camp Murray | Building 32 | HVAC Replacement
- WMD | Camp Murray | Buildings 1 & 20B | HVAC Replacement
- WMD | Emergency Operations Center | HVAC Replacement
- WMD | Seattle Readiness Center | Modernization
- WMD | Centralia Readiness Center | Renovation

### PROJECT VALUE

- Project management for numerous WMD & JBLM projects
- Washington State On-Call engineer for 18+ years has provided extensive experience with State projects
- Involved in hundreds of HVAC improvement projects, including those with DES, WMD & JBLM

# QUALIFICATIONS OF KEY PERSONNEL

## Michael Tagles, PE, CEM, LEED AP BD+C

### ASSOCIATE PRINCIPAL

Michael Tagles has worked on the design of a variety of building mechanical systems for over twenty-nine years. His designs have included heating, ventilation, air conditioning, plumbing, specialized exhaust systems, and associated engineering analyses. Michael is a LEED® Accredited Professional, and has worked on a number of projects that have received high LEED certification status.

Throughout Michael's career, he has taken an very active role in his projects, to the benefit of owners and other project members. From project scoping and pre-design, to ensuring that the basis of design matches the owner's project requirements, to cost estimating, to project scheduling/phasing, to writing project specifications, to designing mechanical systems, to reviewing contractor submittals, to running owner-contractor-engineer construction meetings, and overseeing commissioning and closeout work. Michael's hand-on approach to projects has resulted in many high quality, efficient mechanical systems.

### EDUCATION/REGISTRATION

B.S., Mechanical Engineering, University of Washington, 1994

Professional Mechanical Engineer: Washington 2011, Georgia 2021, Oregon 2023

Certified Energy Manager (CEM)

LEED® Accredited Design Professional, BD+C

### PROFESSIONAL ASSOCIATIONS

Member, Association of Energy Engineers (AEE)

Member, American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Member, American Society of Mechanical Engineers (ASME)

Member, National Fire Protection Agency (NFPA)

### RELEVANT PROJECT EXPERIENCE

- WMD | JBLM | Building 2109 | HVAC Replacement
- WMD | JBLM | Building 4076 | HVAC Replacement
- WMD | JBLM | Building 8 | Control Tower | HVAC Improvements
- WMD | JBLM | Building 9580 | Steam/Condensate Improvements
- WMD | JBLM | Building 11664 | Boiler Replacement
- WMD | JBLM | Building 4076 | Boiler Replacement
- WMD | Emergency Operations Center | Renovation
- WMD | Kent Readiness Center | HVAC Improvements
- DSHS | Fircrest School | Resident Cottages 44-51 | HVAC Upgrades
- City of Tacoma | Police Headquarters | HVAC Improvements
- Pierce County | Main Jail | HVAC Improvements
- DCYF | Echo Glen Children's Center | Cottages 5-13 | HVAC Upgrades
- City of Everett | South Police Department | HVAC & Controls Replacement
- DCYF | Green Hill School | Building A | HVAC Improvements
- DOH | Public Health Lab | BSL3 | HVAC Repairs
- City of Tacoma | Fire Training Center | HVAC Improvements
- DOC | Monroe Correctional Complex | Regional Training Center
- WSP | Shelton Academy | HVAC Improvements
- Everett Community College | Olympus Hall | HVAC Improvements
- Pierce County | County/City Building | Mechanical Improvements
- Tacoma Community College | Buildings 7, 8, & 18 | HVAC Replacement
- South Seattle College | RSB & CAB Buildings | HVAC Upgrades
- City of Everett | Main Library | HVAC & Controls Replacement

### PROJECT VALUE

- Wide range of experience managing work in occupied facilities
- Large portfolio of HVAC replacement projects
- Proven ability to guide and lead team members with extensive knowledge

# QUALIFICATIONS OF KEY PERSONNEL

## Tiffany Roberts, PE

### SENIOR MECHANICAL ENGINEER

For the last twenty years, Tiffany Roberts has been the design engineer at Hultz|BHU Engineers for numerous projects; designing HVAC systems, plumbing systems, controls, boiler and chiller plants and exhaust systems. She has also been responsible for the project specifications, cost estimates, and construction.

From initial project scheduling, code compliance, heating and cooling load calculations, to plumbing and HVAC design, construction administration and final building inspections, Tiffany has worked on a wide variety of projects including office buildings, schools, colleges, military facilities, jails, and institutional facilities.

### EDUCATION/REGISTRATION

B.S., Mechanical Engineering, University of Washington, 2002

Professional Mechanical Engineer: Washington 2023

### PROFESSIONAL ASSOCIATIONS

Member, Association of Energy Engineers (AEE)

Member, American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Member, American Society of Plumbing Engineers (ASPE)

### RELEVANT PROJECT EXPERIENCE

- WMD | JBLM | Building 3106 | HVAC Replacement
- WMD | JBLM | Building 3106 | Solar Wall
- WMD | JBLM | Aircraft Ground Equipment Maintenance Facility | Renovation
- WMD | JBLM | Building 9608 | Unit Training Equipment Site (UTES) Lubrication
- WMD | JBLM | Building 1216 | Ops Group Facility | Renovation
- WMD | JBLM | Building 2493 | Renovation
- WMD | JBLM | Building 4174 | Renovation
- WMD | Camp Murray | Building 15 | HVAC Improvements
- WMD | Camp Murray | Buildings 1 & 20B | HVAC Replacement
- WMD | Camp Murray | Building 8 | HVAC Repairs
- WMD | Camp Murray | Building 34 | HVAC Improvements
- WMD | Camp Murray | Building 2 | HVAC Improvements
- WMD | Camp Murray | Building 32 | HVAC Replacement
- WMD | Camp Murray | Building 20 | VAV Terminal Unit Replacement
- WMD | Camp Murray | Building 34 | Boiler Replacement
- WMD | Camp Murray | Building 5 | Restroom Improvements
- WMD | Emergency Operations Center | HVAC Replacement
- WMD | Centralia Readiness Center | Renovation
- DOC | Stafford Creek Corrections Center | Building A&U | HVAC Improvements
- DSHS | Western State Hospital | Building 28 | Two Ward Addition
- Pierce County | Jail | Mechanical Improvements
- Thurston County | Emergency Services Center | HVAC Replacement
- DSHS | Western State Hospital | Buildings 32 & 33 | HVAC Improvements
- Pierce County | Thun Field/SIU Offices | HVAC Replacement
- DSHS | Rainier School | Resident Cottages | Added Air Conditioning
- Veterans Affairs | Retsil | Building 9 | Renovation
- Tacoma Dome & Exhibition Hall | Mechanical Renovation

### PROJECT VALUE

- Extensive experience with JBLM & WMD facilities
- Involved in the design of a wide range of HVAC systems

# QUALIFICATIONS OF KEY PERSONNEL

## Tom Urquhart, PE

### ELECTRICAL PRINCIPAL

Tom Urquhart has more than fifty years of experience as an electrical design and consulting engineer. His experience includes condition assessment, cost estimating, specification writing, project document preparation, design, and construction administration for small, medium, and large projects involving electrical work covered under Divisions 26, 27, and 28 of the Construction Specification Institute Manual of Practice.

Tom has been the electrical engineer of record for numerous industrial buildings, institutional facilities, college campuses, State facilities which include On-Call projects.

### EDUCATION/REGISTRATION

B.S., Electrical Engineering, Virginia Military Institute

Professional Electrical Engineer: Washington 1979, Oregon 1983, Colorado 1995, Arizona 1997, Texas 2001, Florida 2005, North Carolina 2007, New Mexico 2021, California 2021

### PROFESSIONAL ASSOCIATIONS

Member, National Society of Professional Engineers (NSPE)

Member, National Fire Protection Association (NFPA)

### RELEVANT EXPERIENCE

- WMD | JBLM | Building 3106 | Hangar Door Renovation
- WMD | JBLM | Building 3108 | Renovation
- WMD | Camp Murray | Building 20 | HVAC Replacement
- WMD | Camp Murray | Building 8 | HVAC Repairs
- WMD | Camp Murray | Building 19 | Improvements
- WMD | Camp Murray | Building 20 | VAV Terminal Unit Replacement
- WMD | Emergency Operations Center | Modernization
- WMD | Camp Murray | Building 32 | Panel Replacement
- WMD | Camp Murray | Modular Building Relocation
- WMD | Seattle Readiness Center | Modernization
- DCYF | Echo Glen Children's Center | Cottage | HVAC AC Upgrades
- DSHS | Fircrest School | Cottage HVAC Upgrades
- DOC | Stafford Creek Correctional Center | Improvements
- Chelan Douglas Regional Port Authority | Airlift NW Hangar | Renovation

## Neil Morse

### ELECTRICAL PROJECT MANAGER

Neil Morse has over thirty-three years of experience in the electrical construction trade as an electrical installer, contractor and designer with his past twenty years designing with Hultz|BHU Engineers. His experience includes planning, estimating, design, installation, supervision, and inspection for electrical systems associated with educational, healthcare, residential, commercial, instrumentation and automation. Continuing education courses in Electrical Code, Theory, Grounding and low voltage systems.

### EDUCATION/REGISTRATION

Journeyman Electrician, Washington State, 1990

Electrical Administrator, Washington State, 2000

Master of Electrical, Washington State, 2003

### RELEVANT EXPERIENCE

- WMD | Camp Murray | Building 32 | HVAC Replacement
- WMD | Camp Murray | Building 20 | HVAC Replacement
- WMD | Camp Murray | Building 34 | HVAC Improvements
- WMD | Camp Murray | Building 33 | Restroom Renovations
- WMD | Camp Murray | Buildings 1 & 20B | HVAC Replacement
- WMD | Bremerton Readiness Center | Improvements
- WMD | Centralia Readiness Center | Renovation
- WMD | Washington Youth Academy | Generator
- Kittitas County | Jail | Expansion
- DSHS | Fircrest School | Cottage HVAC Upgrades
- Pierce County | Parkland Spanaway Sheriff Precinct | Improvements
- DSHS | Rainier School | Central Kitchen | HVAC Replacement
- Thurston County | Emergency Services Center | HVAC Replacement
- Capitol Campus | Emergency Operations Center | HVAC Upgrades
- Nisqually Indian Tribe | Emergency Operations Center | Remodel
- Chelan Douglas Regional Port Authority | Airlift NW Hangar | Renovation

# PAST PERFORMANCE

Hultz|BHU Engineers has completed numerous similar HVAC replacement projects which have successfully developed the Owner's project scope while staying within the proposed budget. Our firm's approach has been fine-tuned by years of experience and through use of our highly qualified staff who have done this type of unique work before. We know that it takes a team effort to achieve success, and having the right team with the right project approach really matters. Our project approach will be to establish a detail work breakdown structure and implement Project Controls to meet the goal of the project. This project is unique because the system improvements and repairs must be performed with minimum impact to occupant usage and facility operations.

## SCHEDULE AND SEQUENCING APPROACH AND IMPACTS

We will work collaboratively with WMD to develop the scheduling methodology, scheduling tools, and how to integrate with the entire project. We will develop a detailed schedule, including a detailed list of activities, activity durations, define dependencies, and identify the critical path (and near critical paths).

The schedule will include all deliverables, and dates for all project tasks. Monthly schedule reports would be submitted to WMD, which will summarize work accomplished, work planned, actual expenditures, and planned expenditures. Weekly design team meetings would review design work progress of each consultant, discuss schedule, impacts, and resolve design and schedule issues. If during the design, the schedule "slips", we will propose strategies to get the project back on schedule.

Strategies would include expediting upcoming work, reviewing methods to reduce time for various activities (accelerate the design), change items that were in series to parallel, remove a specific work item that is severely impacting the overall project schedule.

## BUDGET & SCOPE MANAGEMENT

Budgetary Resources: The budgetary resources on HVAC replacement projects are often limited and fixed, so our efforts in managing these resources are critical to a project's success. For some projects, we work early with project stakeholders to ensure there is a clear understanding of total budget, contingencies, and construction budget. We have found that for WMD projects, there is already a clearly established construction budget when we are brought on board, which is beneficial.

Scope Management using Cost Estimates: Scope Management is a continuous process to match the work of the project to the budget, involving accurate estimation, regular updates, and clear communication.

- **Accurate Estimation:** Our project engineers provide cost estimates in-house; those same engineers are with the same projects from design through bidding, construction, and closeout. This allows continuous feedback on our estimating factors, increasing accuracy. Since materials are often 50% of a project estimate, vendor equipment quotes (which can change with time) are used to provide the most up to date estimates. Finally, our extensive experience as a prime consultant allows us to accurately include model 'non-mechanical/electrical' items that must be accounted for in the cost model such as phasing, project access factors, security, and temporary measures.
- **Regular Updates:** We provide a cost model at each project submittal. The early estimates are based on historical square footage numbers we carry from past projects. As the design becomes more complete, and items become quantifiable, the estimate evolves accordingly. The key benefit of regular updates is that costs of materials change with time, the workloads of the local construction trades change with time, and our engineers provide the experience of many other projects to bear on the latest estimate for your team.
- **Clear Communication:** Our estimates include summary cover sheets as well as detailed of the take-off sheets. Our estimates are provided at each project submittal, and the estimate is reviewed with stakeholders, and feedback is welcome and beneficial.

# PAST PERFORMANCE




## THE SCOPE MANAGEMENT PROCESS

Estimates are prepared with each project submittal. This allows a complete picture to ensure that the schedule, scope, and estimate all align with each other and align with stakeholder budget and expectations. If the estimate does not match the budget, adjustments to the scope need to be made and communicated clearly with stakeholders. Adjustments often include: changing quality of items, changing quantity of items, changing scheduling requirements, Identifying items as alternate bids.

## EXAMPLES OF PAST SUCCESS

- **WMD | Camp Murray | Building 34 | HVAC Replacement**
  *This project used a reduced base bid and a series of alternate bids to maximize the project budget. The project originally included the replacement of five air handling units, three heat pumps and the replacement of the main building control panel but pre-design estimates showed the heat pumps and control panel were beyond the budget. The permit level estimate for the five air handling units was just below the project budget. To protect the budget, one of the five units (approximately 20% of the project cost) was called out as an alternate bid. In the event this alternate could not be accepted, the less expansive heat pumps and control panel were added as alternates to the project to allow the Owner the flexibility to select alternate bids that would suit the budget. In the end, all five units were replaced.*

- **City of Everett | Everett Station | HVAC & Controls Replacement**
  *This project involves the replacement of large rooftop HVAC units, and replacement of failing controls. The existing rooftop HVAC units have hydronic coils fed from the building's boiler plant. Early estimates used vendor equipment quotes, square footage numbers for work, and contingencies appropriate for early design. While the stakeholders wanted the units to include heat pump function (for efficiency), estimates showed that the budget would not support that, so heat pump function was an alternate bid. As the design progressed, the contingencies lowered appropriately, and regular vendor updates documented the equipment costs were holding steady. As the project went to bid, the Owner was comfortable changing the heat pump function to base bid. These decisions can only be made with accurate cost models, strong engineering experience, and an Owner confident in their consultant.*

## IDENTIFYING POTENTIAL CONFLICTS & DISRUPTIONS TO THE AFFECTED FACILITY OPERATIONS

We understand that this facility is occupied, and operations cannot be interrupted. There may need to be "work-around solutions" in place to keep the facility functional. Disruptions which could occur due to project work on equipment or facilities must be prevented or mitigated. There are a number of ways that we have handled these concerns:

- Prepare and review project schedule, weekly schedule, and daily work tasks with Contractor and staff to fully understand work being accomplished and possible impacts.
- Provided clear documents indicating the project phasing. This allows existing systems to remain in place (i.e. operational) while new are installed parallel to existing (to the greatest extent possible).
- Coordinate with WMD regarding the project, potential interruptions, how to communicate when they occur and the plans in place to resolve.
- Confirm with Contractor that all materials are on hand for critical equipment and critical installation periodically.

# RELEVANT EXPERIENCE

## PROJECTS OF SIMILAR SCOPE, SIZE, AND COMPLEXITY

Hultz|BHU Engineers has completed HVAC improvements for numerous public safety, institutional, commercial, educational, healthcare and industrial facilities. Our firm is careful and strategic in planning our project workload. We believe that communication and organization within our firm, as well as with you, is key in being able to staff and manage various projects simultaneously. We understand that being involved with all stakeholders in this process is key to making each project a success. The projects listed are just some of the successful projects we have completed with similar scope, size, and complexity.

### CAMP MURRAY | BUILDING 20 | VAV TERMINAL UNIT REPLACEMENT

WASHINGTON MILITARY DEPARTMENT

**DESCRIPTION:**

*To reduce high electrical demand charges associated with the state's Emergency Operations Center (EOC) building, this project replaced all of the existing fan powered, electric heat terminal units. New units have high-efficiency motors and modulating heat that prevents unnecessary electrical spikes on more mild days when full heat isn't necessary. Project also included upgraded unit controllers and thermostats that were connected to the buildings existing Direct Digital Controls (DDC) system. Project phasing allowed the building to be partially occupied throughout construction.*

**SIMILAR OWNER GOALS:**

- *Careful Coordination & Phasing*
- *Minimized Occupant Disruptions*
- *Increased Energy Efficiency*
- *Secure Environment*

### FIRCREST SCHOOL | HVAC UPGRADES

DEPARTMENT OF SOCIAL & HEALTH SERVICES

**DESCRIPTION:**

*Project involved the upgrade of aging HVAC equipment in existing facilities, the need to decarbonize the energy source, and provide cooling for residents in five cottages at the Fircrest School.*

*Working closely with facilities staff, Hultz/BHU has removed the buildings from the campus steam system, and converted the buildings to all electric via high-efficiency heat pumps having heat recovery. Due to the background of the residents, HVAC units and controls were carefully located to facilitate maintenance, reduce chances of vandalism, and increase safety. New building controls were connected to campus infrastructure to increase comfort. Phasing was coordinated during design, since DSHS wants to minimized impacts on residents and staff.*

**SIMILAR OWNER GOALS:**

- *Sustainable Design*
- *Minimized Occupant Disruptions*
- *Decarbonization*
- *HVAC Replacement*
- *Campus Energy*
- *Careful Coordination & Phasing*

### STAFFORD CREEK CC | HVAC REPLACEMENT

DEPARTMENT OF CORRECTIONS

**DESCRIPTION:**

*Project included the replacement of HVAC central equipment at two 50,000 square foot occupied jail buildings at the Stafford Creek Correctional Center. Work involved new central gas boilers in each building, hot water heating piping, natural gas distribution, HVAC unit coils, ductwork, and associated controls.*

*The work was phased and the changeover to the new systems was done with minimal downtime as the facility was fully occupied.*

**SIMILAR OWNER GOALS:**

- *Accomplished Work in a Secure Environment*
- *Increased Energy Efficiency*
- *HVAC Replacement*

# RELEVANT EXPERIENCE

## LAFAYETTE ELEMENTARY SCHOOL | HVAC UPGRADES
SEATTLE PUBLIC SCHOOLS


**DESCRIPTION:**

*The improvements to the 52,500 square foot Lafayette Elementary School included the installation of a complete new HVAC system. This new system incorporated stand-alone air handlers in each classroom with MERV 13 filters, C02 controls, optimum start/stop, and full fresh air economizer ability. Each classroom has its own dedicated air handling system using variable speed high quality fan coil units.*

*The building's indoor air quality can be maintained without re-circulating air between spaces. New central high-efficiency boilers were installed, as well as new hot water piping, pumps, and direct digital controls. New fire sprinkler systems and seismic improvements were also part of the project.*

*The work included an evaluation for the new HVAC system to ensure improved filtration and increased ventilation rates.*

**SIMILAR OWNER GOALS:**

- *Improved Ventilation*
- *Improved Energy Efficiency*
- *HVAC Upgrades to Existing Facility*

## JAIL | HVAC REPLACEMENT
KITSAP COUNTY

**DESCRIPTION:**

*Project involved the upgrade of aging HVAC equipment in the existing 127,000 square foot facility. Rooftop equipment was replaced with all new heat recovery type air handlers, and ventilation was improved. Failing hydronic piping was replaced. Dedicated outside air systems were provided for the administrative portions, to improve ventilation and conserve energy.*

*The Owner wanted to remain with boilers, so new high-efficiency 96% boilers were provided to reduce energy consumption. Phasing was carefully coordinated during design, and the phasing requirements were included on the drawings for clarity. All new controls were provided for the building.*

**SIMILAR OWNER GOALS:**

- *Improved Heating & Cooling*
- *Phased Upgrades*
- *Accomplished Work in a Secure Environment*

## REMANN HALL | JUVENILE DETENTION CENTER HVAC REVIEW & REPLACEMENT
PIERCE COUNTY

**DESCRIPTION:**

*Hultz/BHU Engineers provided Pierce County with a review and a replacement of the complete HVAC system at the 75,000 square foot Remann Hall Juvenile Detention Center.*

*The initial work included an analysis of the existing ductwork, equipment, and associated systems. Multiple replacement options were suggested to Pierce County. The project progressed on to the design phase, which included new rooftop gas-fired multizone units with new packaged gas heat/cooling units, and demolition and replacement of existing ductwork serving the building.*

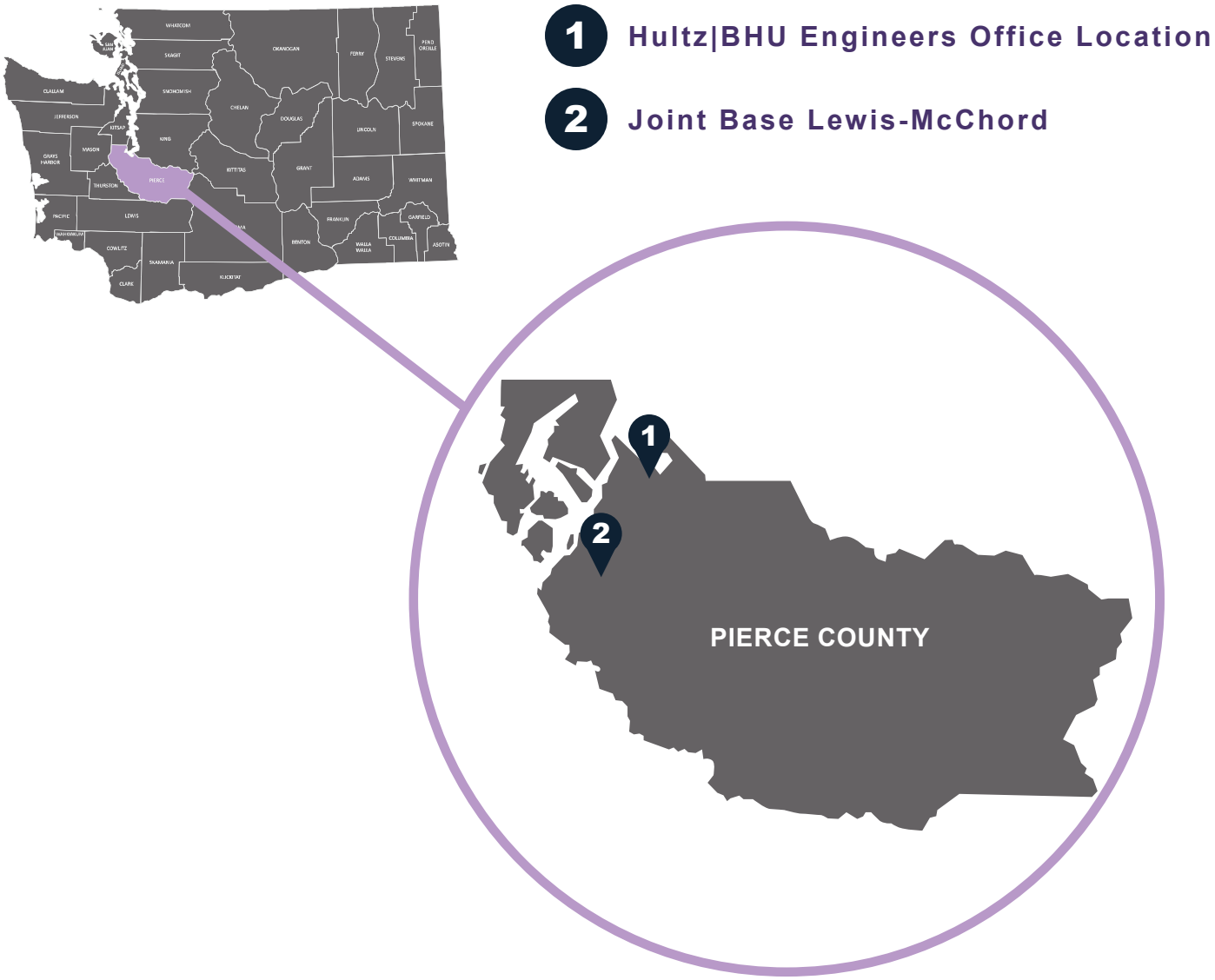
*The HVAC replacements have been phased throughout the facility to accommodate the County's budget, schedule, and to minimize facility downtime.*

**SIMILAR OWNER GOALS:**

- *Accomplished Work in a Secure Environment*
- *HVAC Replacement*
- *Careful Coordination & Phasing*

# GEOGRAPHICAL PROXIMITY

Hultz|BHU Engineers is located in downtown Tacoma, Washington. Our firm's office location is less than twenty miles from the Joint Base Lewis-McChord base. We understand the convenience and ease of using a local firm, and with our close geographic proximity, are able to quickly respond in person to any concerns or issues. Our firm is capable of providing any and all needed site visits, as well as attending meetings for this project for the Washington Military Department and JBLM.



# DIVERSE BUSINESS INCLUSION STRATEGIES

Hultz|BHU Engineers is committed to providing opportunities for participation by Minority Owned businesses, Women Owned businesses, Veteran Owned businesses, and Small/Mini/Micro businesses. We strive to meet (and exceed if possible) the goals of 10% Minority Owned business, 6% Women Owned business, 5% Veteran Owned business, and 5% WA small business participation in our work.

## Management Plan

1. **AWARENESS & COMMITMENT**
   *Hultz|BHU recognizes that minorities and women have typically been underutilized in the engineering, design, and construction fields. Hultz|BHU is committed to reaching out to these diverse businesses in order to utilize them to the greatest extent possible. This may involve hiring sub-consultant to perform work we may otherwise perform "in-house".*

2. **GOAL**
   *Use diverse businesses (as a minimum) to meet the State's established diverse business participation levels.*

3. **RESPONSIBILITIES**
   *To implement this plan effort is required in a number of different areas; from contacting these diverse businesses, verifying their qualifications for the work, to tracking the percentage of their use. All in the firm share a responsibility for achieving our diverse business inclusion goals.*

4. **STRATEGY**

   a. **Reach Out**
      *Contact these diverse businesses to make them aware of our goals, our plan strategy, and general work opportunities available. Request firm resumes and information from these businesses. Use State Directory of Certified Firms. Review with the State other methods to identify and contact diverse businesses.*

   b. **Firm Screening**
      *Review diverse business qualifications and abilities; identify project opportunities. Distribute this information to project managers.*

   c. **Selecting a Diverse Business**
      *On projects, identify work by task; identify tasks that could be performed by diverse firms. Contact these firms for specific projects to solicit interest, fees, and finalize contracting.*

   d. **Documentation**
      *Track our diverse business utilization monthly and inform staff as to the status toward meeting goals.*

   e. **Reviews**
      *Quarterly review performance of these diverse businesses and overall inclusion plan strategy. Implement revisions to plan as needed to clarify procedures and to ensure our goals are met.*

   f. **Education**
      *Review (and use) opportunities to advertise company diverse business goals and to educate staff regarding company goals, utilization efforts and progress. Share our inclusion plan with all employees and solicit input for ongoing revisions and improvements.*

5. **MENTORING PROGRAM**
   *Identify any diverse businesses that could benefit from a mentoring program. Review program with selected diverse firms and develop a detailed mentoring plan.*

6. **DIVERSE BUSINESS TRACKING**
   *Accounting staff will track all diverse business usage on a project and fee basis. Staff will record and report information as required by the State (and Company) to measure diverse business usage.*

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: *Project No. 2025-788*

## PART II - GENERAL QUALIFICATIONS

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

| | |
|---|---|
| 2a. FIRM (*or Branch Office*) NAME: *Hultz/BHU Engineers, Inc.* | 3. YEAR ESTABLISHED: *1971* |
| | 4. UNIQUE ENTITY IDENTIFIER: *FLDGCF7JW4Q4* |
| 2b. STREET: *1111 Fawcett Avenue, Suite 100* | 5. OWNERSHIP |
| | a. TYPE: *Corporation* |
| 2c. CITY: *Tacoma* / 2d. STATE: *WA* / 2e. ZIP CODE: *98402* | b. SMALL BUSINESS STATUS: *N/A* |
| 6a. POINT OF CONTACT NAME AND TITLE: *Rick Hultz, President* | 7. NAME OF FIRM *(If Block 2a is a Branch Office)*: *N/A* |
| 6b. TELEPHONE NUMBER: *253.383.3257* / 6c. EMAIL ADDRESS: *rickh@hultzbhu.com* | |

| 8a. FORMER FIRM NAME(S) *(If any)* | 8b. YEAR ESTABLISHED | 8c. UNIQUE ENTITY IDENTIFIER |
|---|---|---|
| *(1) Blunt & Hamm Engineers; (2) Blunt, Hamm, & Urquhart Engineers; (3) Hultz & Associates; (4) Hultz/BHU Engineers, Inc.* | *(1) 1971; (2) 1985; (3) 1990; (4) 1998* | *FLDGCF7JW4Q4* |

### 9. EMPLOYEES BY DISCIPLINE

| a. Function Code | b. Discipline | c. Number of Employees (1) FIRM | c. Number of Employees (2) BRANCH |
|---|---|---|---|
| 02 | Administrative | 3 | |
| 08 | CADD Technician | 7 | |
| 21 | Electrical Engineer | 3 | |
| 42 | Mechanical Engineer | 6 | |
| 48 | Project Manager | 3 | |
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| | Other Employees | | |
| | **Total** | 22 | |

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

| a. Profile Code | b. Experience | c. Revenue Index Number *(see below)* |
|---|---|---|
| A11 | Auditoriums & Theaters | 1 |
| A12 | Automation; Controls; Instrumentation | 3 |
| B01 | Barracks; Dormitories | 2 |
| E02 | Educational Facilities; Classrooms | 6 |
| E05 | Elevators; Escalators; People Movers | 3 |
| G02 | Gas Systems (Propane; Natural, Etc.) | 5 |
| H04 | Heating; Ventilating; Air Conditioning | 6 |
| H07 | Highway; Street; Airfield Paving; Parking Lot | 1 |
| H09 | Hospitals & Medical Facilities | 2 |
| H11 | Housing (Residential, Apartments, Condos | 2 |
| L05 | Lighting (Interior; Display; Theater, Etc.) | 3 |
| L06 | Lighting (Exterior; Streets, Athletic Fields) | 6 |
| O01 | Office Buildings; Industrial Parks | 2 |
| P08 | Plumbing & Piping | 6 |
| R04 | Recreation Facilities Parks, Marinas) | 1 |
| R06 | Rehabilitation (Buildings; Structures, Facilities) | 1 |
| V01 | Value Analysis; Life Cycle Costing | 3 |
| | | |
| | | |

### 11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

*(Insert revenue index number shown at right)*

| | |
|---|---|
| a. Federal Work | 3 |
| b. Non-Federal Work | 6 |
| **c. Total Work** | 6 |

### PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

### 12. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

a. SIGNATURE: 

b. DATE: *August 22, 2025*

c. NAME AND TITLE: *Rick Hultz, President*



HULTZ BHU engineers inc