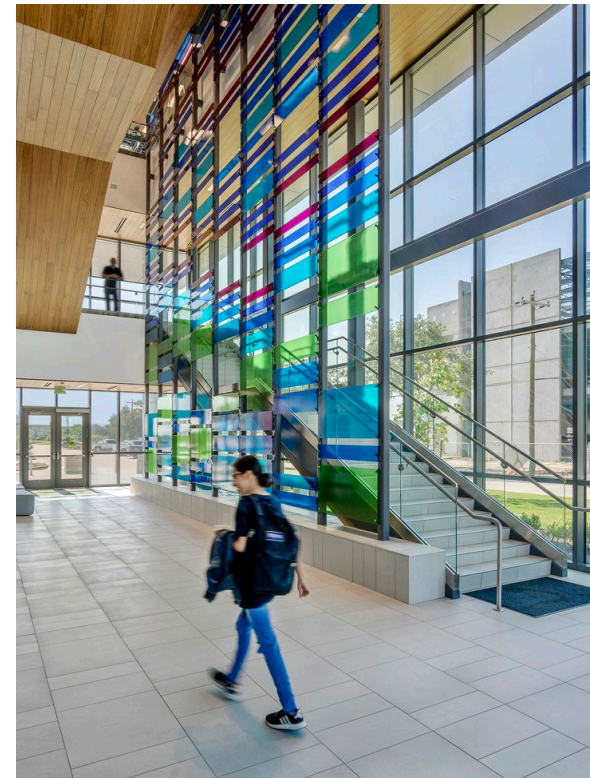


PROJECT NO. 2025-830: ON-CALL CAMPUS ARCHITECT

SHORELINE COMMUNITY COLLEGE

July 24, 2025



July 24, 2025

Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson Street SE
Olympia, WA 98501



RE: On-Call Architectural Services Project No. 2025-830 - Shoreline Community College

Dear Selection Committee:

We have had the privilege of supporting Shoreline Community College through past on-call work, renovations, and the development of interior design standards. These experiences have deepened our understanding of your campus and its evolving needs, and we are excited about the opportunity to contribute further during this biennium.

McGrANAHANPBK is pleased to submit our Statement of Qualifications for On-Call Architectural Services at Shoreline Community College. We are excited about the opportunity to support your campus with a team that values collaboration, responsiveness, and design excellence.

At McGrANAHANPBK, we believe that successful projects are built on strong relationships. We approach every engagement with mutual respect, open communication, and a shared commitment to success. Our culture of knowledge-sharing and continuous improvement fosters an environment where partnerships thrive. More than a service provider, we aim to be your trusted advisor—guiding each project with care and professionalism.

Founded in 1968, McGrANAHANPBK brings over five decades of experience designing spaces that support learning, equity, and opportunity. Our extensive work with Washington's higher education institutions has equipped us with the insight and agility to meet the unique demands of on-call services.

To support Shoreline, we've assembled a responsive, well-rounded team with a balanced mix of leadership, project management, and technical expertise. Our in-house specialists in building envelope, interiors, graphic design, sustainability, athletic fields, and MEP systems allow us to tailor our services to each assignment—whether it involves feasibility studies, renovations, infrastructure upgrades, or urgent repairs.

Our balanced project approach ensures your goals, timeline, and budget remain at the forefront. We combine diligent management, proactive collaboration, and clear documentation to deliver efficient, high-value outcomes. We are committed to being present and engaged—leveraging technology, strategic scheduling, and a service-oriented mindset to ensure responsiveness throughout the life of each project.

We also bring a strong commitment to inclusive practices and sustainable design—values that align with Shoreline Community College's mission and aspirations.

Thank you for considering our qualifications. We welcome the opportunity to support Shoreline Community College as a trusted design partner and to contribute to the continued improvement of its campus facilities. Please don't hesitate to reach out if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Matt Lane".

Matt Lane, AIA, DBIA, LEED AP BD+C
Principal in Charge
McGrANAHANPBK
matt.lane@mcgranahan.com

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2025-830

PART II - GENERAL QUALIFICATIONS

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


2a. FIRM (OR BRANCH OFFICE) NAME McGRANAHAN PRK (McGranahan Associates, Inc.)			3. YEAR ESTABLISHED 2023		4. DUNS NUMBER 087594388	
2b. STREET 2111 Pacific Avenue, Suite 100			5. OWNERSHIP			
2c. CITY Tacoma		2d. STATE WA	2e. ZIP CODE 98402		a. TYPE Professional Services Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matt Lane, Principal			b. SMALL BUSINESS STATUS			
6b. TELEPHONE NUMBER 253.383.3084			6c. E-MAIL ADDRESS matt.lane@mcgranahan.com		7. NAME OF FIRM <i>(If block 2a is a branch office)</i>	
8a. FORMER FIRM NAME(S) <i>(If any)</i>			8b. YR. ESTABLISHED		8c. DUNS NUMBER	
McGranahan Partnership			1968		087594388	
McGranahan Architects			2000		087594388	

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			
				E02	Educational Facilities; Classrooms	7
06	Architect	20		I05	Interior Design; Space Planning	5
48	Project Manager	5*		C11	Community Facilities	5
37	Interior Designer	2		C05	Child Care/Development Facilities	4
56	Specifications Writer	1*		A11	Auditoriums & Theaters	5
02	Administrative	7		F02	Field Houses; Gyms; Stadiums	4
	Architectural Staff	5		R06	Rehabilitation (Bldgs, Structures, Fac.)	5
				P06	Planning (Site, Installation & Project)	4
	* Project Managers and					
	Specification Writers may also be					
	counted as Architects					
	Other Employees					
	Total	34				

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE July 24, 2025
c. NAME AND TITLE Matt Lane, Principal	

We are a firm of lifelong learners who delight in helping the communities in which we work understand their educational needs and realize the goals and aspirations they create for themselves and for their students.



QUALIFICATIONS OF KEY PERSONNEL

We are Education Specialists

Since 1968, McGranahanPBK has been providing educational design services in Western Washington. We provide the full range of architectural services from programming and pre-design, to full service architectural and interior design, construction administration and warranty period support. Client service is in our DNA and it is our goal to be our clients' architect for all of their facilities needs.

Our extensive experience underscores our holistic approach to design and management, ensuring functional, sustainable, and community-focused projects. We prioritize maintainable educational designs through community involvement, inclusivity, adaptive learning, sustainability, safety, maintenance efficiency, and cost-effectiveness.

Building Relationships

At McGranahanPBK, we believe in building work and relationships based on mutual respect, collaboration, and shared success. We approach every project with a blend of rigor, creativity, and professionalism, fostering an environment where partnerships thrive. We continually refine and implement best practices to deliver the highest possible value. Through knowledge-sharing and teamwork, we ensure that the whole is always greater than the sum of its parts.

Our goal is to be your trusted advisor, offering the full range of architectural services needed to support Shoreline Community College. With years of experience and deep capabilities, we're ready to guide you through every phase each project.

Balanced Project Approach

We combine diligent management, collaboration, and clear documentation to ensure your projects meet your goals, timeline, and budget. For us, a holistic project approach means:

- Leadership and communication – On-call projects require close attention to detail, clear expectations, and timely updates.
- Integrated team approach – We collaborate proactively with all stakeholders to ensure the design meets client expectations and project needs.
- Effective schedule management – Our team creates efficient construction sequencing strategies and manages timelines to minimize disruptions and maximize value.

Organization

McGranahanPBK, is located in Tacoma, WA. With 34 employees, the office is led by local principals dedicated to serving Pacific Northwest students through innovative design. As part of PBK, McGranahanPBK joins over 1,050 design professionals and a strong national network of architects, designers and engineers, all dedicated to educational architecture. Together, we uphold a culture that prioritizes local teams, high-quality customer service and community-driven design solutions.

Team Roles and Responsibilities

With decades of experience delivering public projects across Western Washington, our team brings deep expertise and insights gained from hundreds of projects for local colleges and universities—ensuring every assignment benefits from a proven track record of success.

Matt Lane, Principal in Charge – Matt will lead the team, overseeing project delivery and ensuring quality control, while assembling the best team for each project.

Todd Olson, Project Manager – Todd leads collaborative planning, manages teams and schedules, and brings deep expertise in feasibility, renovations, and institutional project delivery.

Erin Anderson, Project Architect – Erin is a skilled Project Architect with experience across various building types, working closely with owners and consultants to evaluate facilities, analyze building conditions, and ensure seamless project integration.

MATT LANE AIA, DBIA, LEED AP BD+C



Principal, Client Executive

With 30 years of experience leading higher education planning and projects, Matt has a proven legacy of success with state colleges & universities.

His comprehensive leadership skills, and experience make him the ideal Principal for this contract. Matt is a leader in alternative delivery processes, as well as fostering collaborative Design-Build team behaviors on projects. He has developed an expertise in maximizing the characteristics of high-performing teams, and will ensure that our team delivers exceptional results for College and community.

Relevant On-Call Experience

- Tacoma Community College
- University of Washington
- Highline College
- Bellevue College
- Lower Columbia College
- Lake Washington Institute of Technology
- Renton Technical College

Relevant Experience

- Misc. Planning, Renovation & Repair Projects, Clover Park Technical College
- Campus Master Plan, South Puget Sound Community College

Education | Training | Certifications

University of Washington,
Bachelor of Arts in Architecture
University of Washington, Master of Architecture
LEED Accredited Professional | DBIA Certified | SCUP
Member and Presenter
Architect: Washington

TODD OLSON AIA, ASSOC. DBIA



Project Manager

As Project Manager Todd will promote consensus building and value-driven design decisions. He will manage manpower allocation, project scheduling,

and lead programming and planning tasks. Todd has an extensive background with feasibility and planning studies as well as renovation projects in educational, healthcare, laboratory, and commercial settings for public and private institutions.

Relevant On-Call Experience

- University of Washington
- Bellevue College
- Tacoma Community College

Relevant Experience

- Genome Science Fish Facility, University of Washington
- Central Plaza Garage Safety & Security, University of Washington
- Sieg Hall Improvements, University of Washington
- Facility Master Plan Update, Tacoma CC
- Food Services Study, Bellevue College
- Building C Student Union Renovation/ Kitchen & Seryer Renovation, Bellevue College
- School of Nursing Simulation Lab, University of Washington
- Health & Life Science Center Renovation & Addition, Highline College
- Mental Health Services Co-location Study, University of Washington
- Learning Commons & Engineering Renovation, University of Washington

Education | Training | Certifications

Architect: Washington
University of Washington, Bachelor of Art in
Architectural Studies
Associate DBIA Certification
Architect: Washington

ERIN ANDERSON



Project Architect

Erin brings extensive experience as a Project Architect, working across a diverse range of building types. She excels in problem-solving and thrives in

collaborative environments, closely partnering with owners and consultants. In her role, Erin evaluates project drivers, performs detailed analyses to assess conditions and functionality, and coordinates with consultants for seamless integration of project components. She is also responsible for developing comprehensive design solutions and producing detailed construction documents that meet project specifications and client expectations.

Relevant On-Call Experience

- University of Washington
- Lower Columbia College
- Seattle Central College
- Highline College
- Bellevue College
- Central Kitsap School District

Relevant Experience

- Stanwood High School, Stanwood-Camano School District
- Rieke Science Center Lab Renovation, Pacific Lutheran University
- Discovery Hall Backfill Renovation, University of Washington, Bothell
- Bethel School District Small Works Projects

Education | Training | Certifications

Architect: Washington

OSPI Building Condition Assessments (BCA) Certification

University of Washington, Master of Architecture

University of Minnesota, Bachelor of Science in Architecture

Additional Staff Specialists

Specialists bring deep knowledge in their respective fields, whether it's design, sustainability, systems, or construction. This ensures that all aspects of the plan are well-informed and thoroughly considered. Specialists often stay updated with the latest trends and best practices in their fields. Their insights can introduce innovative solutions and strategies that might not be apparent to the core team.



Bryan Stryeski, Graphic Designer

Bryan will enhance the user experience through engaging environmental graphics, ensuring brand consistency, and collaborating with teams to create visually compelling designs that enrich the college environment.



Liisa Pangborn, Interior Designer

Liisa will collaborate with the team, leveraging her experience in education facilities, healthcare, and corporate office projects. She will enhance user experience by selecting materials, furniture, fixtures, and equipment that promote comfort and flexibility.



Dennis Adjete, Campus Planner

Dennis is a Planner who excels at facilitating the stakeholder input process. He will be available to coordinate information gathering between students, athletic programs, and stakeholders through an inclusive process to ensure the project fulfills the goals of the students and college. Dennis recently completed planning projects with South Puget Sound Community College, UW Tacoma, Everett Community College, Highline College, Tacoma Community College, and Bellevue College.



Andrea Stalker, Principal, West Region Higher Education Market Leader

Andrea is a nationally recognized architect with nearly two decades of experience in higher education planning and design. She specializes in creating research-driven, equity-based learning environments that enhance student success. Andrea will leverage her deep expertise to support the team with insights on market trends and educational advancements.



David Clem, RCDD, MEP Project Manager

David brings 23+ years of engineering and project management experience, specializing in electrical and low-voltage systems. His construction background and leadership in multi-discipline coordination make him a reliable, detail-oriented MEP project manager across all phases of delivery.



BK Choi, Building Envelope Specialist

BK brings over a decade of enclosure consulting expertise, specializing in Weather-Resistive Barrier systems, roofing, waterproofing, and fenestration. He leads rehabilitation efforts, emphasizes constructability and code compliance, and serves as your main contact throughout the project.



Bill McBride, Field Specialist

Bill brings 30+ years of expertise in athletic field design, leading over 300 natural and synthetic turf projects. His precision in documentation, safety-focused specifications, and construction administration make him a trusted specialist in high-performance sports environments.

Our proven on-call performance is built on precise management of scope, schedule, and budget—delivering responsive solutions for both learning environments and critical infrastructure through thoughtful planning and tested methods.

650+

projects for
On-Call Clients

20

years providing
On-Call Services
for State Agencies

16+

Local College
and University
Campuses Served



PAST PERFORMANCE

Depth of On-Call Experience

McGranahanPBK brings deep experience in On-Call Architectural and Planning services, distinguished by our responsiveness, expertise, and commitment to excellence. We understand the importance of facility master planning, aligning with client goals, and honoring campus culture and community. Our approach emphasizes environmental stewardship, meeting both immediate needs and long-term visions sustainably.

We've partnered with state agencies, school districts, universities, and private clients—delivering feasibility studies, project scoping, repairs, and major renovations. As an On-Call Architect, we respond swiftly and effectively, regardless of project scale or complexity. This experience allows us to bring a thoughtful, reliable approach to every engagement, including our work with Shoreline Community College.

"McGranahanPBK are as competent as any firm I have ever worked with. When McGranahanPBK is on a project I know every detail will be handled, and all deadlines will be met. Their PM's are excellent communicators, always keeping the Owner well informed of progress, issues and potential risk. They work well with the local jurisdictions, Contractors and the Owner. Principals are always involved in projects and are accessible to the Owner."

Dennis Flynn, Construction Project Manager, DES

"In all of our work together, McGranahanPBK has listened to us and served as a valued advisor. Their leadership brought consensus to a variety of differing thoughts and opinions and enhanced the overall design process. They brought experience to the table facilitating a three-way alliance between the owner, A/E and contractor through project management during the construction period as well."

Marty Mattes, Former Director of Facilities & Operations, Bates Technical College

On-Call Experience Chart

		Highline College	Pierce College, Fort Steilacoom	Pierce College, Puyallup	Tacoma Community College	South Seattle College	Shoreline Community College	Renton Technical College	Lake Washington Institute of Technology	Cascadia College	South Puget Sound Community College	Olympic College	Bates Technical College	Clover Park Technical College	Lower Columbia College	University of Washington	Bellevue College
PROJECT TYPES	Years As Campus Architect	18	18	18	14	12	4	2	2	2		2			2	8	4
	# of On-Call Projects	110+	80+	30+	80+	75+	7	5	15	12	4	5	50+	75+	5	25	8
	Tenant Improvements	x	x	x	x	x	x					x	x	x	x	x	x
	Roofing Projects	x	x	x	x	x	x		x	x			x	x	x	x	
	HVAC Improvements	x	x	x	x	x	x		x	x		x	x	x	x	x	
	ADA Improvements	x	x	x	x	x	x			x			x	x		x	
	Building Envelope Projects	x	x	x	x	x	x		x	x			x	x	x	x	
	Parking Improvements	x	x	x	x	x		x	x				x	x		x	
	Electrical Upgrades	x	x	x	x	x	x	x	x	x			x	x	x	x	x
	Signage & Wayfinding	x	x	x	x	x	x	x					x	x			
	Emergency Repairs	x	x	x	x	x			x		x		x	x			
	Feasibility Studies	x	x	x	x	x	x		x	x	x	x	x	x		x	x
	Master Planning	x	x	x	x	x	x	x			x			x			
	Project Request Reports	5	5	3	5	1		1	1	1			2	4	1		
OFM Predesigns		1	3	1	2	1							2	5	1	2	
Major Capital Projects		1	4		2	1		1					2	4		2	

This chart illustrates McGranahanPBK's on-call experience across local campuses, reflecting our ability to align scope and budget, communicate effectively, minimize operational disruptions, and deliver sustainable, efficient design solutions. Each project demonstrates our commitment to meeting agency goals while maintaining schedule coordination and supporting long-term facility performance.



South Seattle College

We served as On-Call Campus Architect for South Seattle College for numerous terms since 2009. During this time, we touched nearly every building on their campuses and with that came an unmatched familiarity of their campuses and facilities. We understood that it is important for their facilities planning to support the College’s mission.

We were dedicated to serving the educational, workforce, and cultural needs of our diverse community – and the Core Themes that are unique to South Seattle College: Student Achievement, Teaching and Learning, College Culture and Climate, and Community Engagement and Partnerships.

Pierce College

We have worked consistently with the Pierce College District (Fort Steilacoom & Puyallup) since 2003. We have delivered dozens of successful projects through selections as On Call Campus Architect, A/E Reference File work, and Major Capital Projects.

Our mutual success is rooted in responsive service and consistent staffing in all project phases, from planning through construction. Projects have included Master plan updates, 8 PRRs, 4 Predesigns, 5 Major Capital projects, and countless maintenance, repair, and tenant improvements on both campuses.



Highline College

McGranahanPBK has assisted Highline College since 2005. This includes over 100 projects affecting 27 building on campus, sports facilities, campus signage, and parking improvements.

Our work has included feasibility studies, master plan updates, Project Request Reports, OFM Predesigns, mechanical & electrical upgrades, security improvements, signage & wayfinding, roofing & cladding repair & replacement, parking lot improvements, FF&E services, and a variety of tenant improvement projects.

University of Washington

McGranahanPBK has supported the University of Washington’s Seattle, Tacoma, and Bothell campuses with feasibility studies, project programming, tenant improvements, exterior repairs, ADA remediation, renovations, and modernizations. Over 25 years, we have built a robust portfolio.

We collaborated on the Campus Master Plan renewal, Campus Gateway redesign, and Milgard Hall siting study, ensuring a comprehensive approach to development. We completed the Husky Market Renovation, enhancing campus engagement through stakeholder input and cohesive design. The Genome Science J077 Fish Facility project transformed lab space into a state-of-the-art research facility, and the Central Plaza Garage Safety & Security project improved access control, cellular coverage, and security.

As an on-call consultant, we provided ongoing support and expertise, characterized by inclusive processes, strategic stakeholder outreach, and effective use of planning documents, resulting in well-informed and beneficial outcomes.

Husky Market Renovation

The project successfully enhanced campus experience and engagement by reimagining the TPS building’s ground floor. The process involved conducting feasibility studies and engaging with campus stakeholders through in-person tabling and online surveys to gather input on names, product types, furniture styles, and usage hours. Detailed construction documents were developed, and the construction process was overseen. Furniture and finishes were carefully planned, selected, and coordinated for procurement and installation. Environmental graphics, including logos and wall graphics, were designed and installed in collaboration with vendors. Throughout the project, close coordination with the Facilities team and Aramark ensured cohesive design and material choices for the convenience store. This collaborative approach ensured the project met the needs and preferences of the campus community.



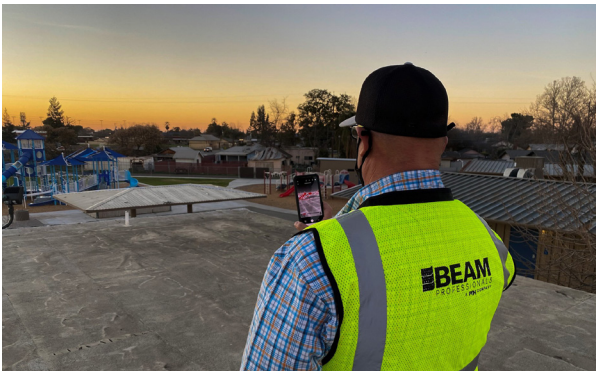
Services Provided: Architecture, Interior Design, Environmental Graphics, Student Engagement

Year	Cost	Size	Project Type
2024	\$1.2M	7,000 SF	Renovation

Feasibility Evaluations

McGranahanPBK has produced evaluations/studies that break down site potential, building and planning codes, building arrangement, program adjacencies, potential schedule delivery and phasing, as well as rough order of magnitude estimates that aid in building budgets. These feasibility studies provide conceptual programmatic planning that help move projects forward into design. Our recent feasibility examples include:

- South Seattle College, Wellness Center
- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping
- Shoreline College Building 1700 Renovation Study
- Pierce College Restroom Study
- Pierce College Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Olympic College PE Building Study
- University of Washington Tacoma, Milgard Hall Site Study
- Saint Martin's University Old Main Feasibility Study
- Remann Hall I & J Wing Addition & Remodel Study



Site & Accessibility Improvements

We have performed numerous beneficial site improvement projects. For example at TCC, we have led civil & landscape consultant teams to complete many site improvements which have enhanced the identity and improved the accessibility of the campus, including the main entrance, accessible ramps, stairway to parking lot transitions, and campus perimeter landscape and signage improvements. Other recent examples include:

- Wayfinding signage at Renton Technical College
- Campus entry and parking lot signage at Highline College and Pierce College
- Parking lot expansions, repaving and restriping at Highline and Pierce College
- Campus accessibility improvements at UW Bothell
- Infrastructure improvement projects at Highline College

Exterior Renovations

Our team conducts thorough building envelope assessments, collaborating with maintenance staff to understand performance issues. We ensure compliance with manufacturer guidelines and applicable codes for roofing and wall assemblies.

Our roofing experience spans green roofs, membrane systems, built-up assemblies, shingles, metal panels, and urethane coatings. We also assess and upgrade exterior walls to enhance weather resistance and energy efficiency. Experienced in working within occupied buildings, we coordinate phasing and temporary protections to minimize disruption and ensure safety during construction.

Multifaceted Importance of Roofs

The roof is a vital component of the building envelope, protecting against external elements while meeting key functional demands such as structural support, water resistance, energy efficiency, and fire safety. Its performance depends on precise design, construction, and maintenance throughout its lifecycle.

- Design and Installation: Meticulous planning and skilled craftsmanship at the outset set the foundation for the roof's durability and performance.
- Maintenance: Routine inspections, cleaning, and timely addressing of minor issues are essential to extend the roof's lifespan and prevent major problems.
- Repairs and Remediation: As the roof ages, addressing wear and tear, weather-related damage, and leaks through repairs and remediation is crucial for continued functionality.
- Asset Management: Systematic monitoring of the roof's performance allows for proactive measures, extending its functional life and avoiding extensive repairs.
- Replacement: When the roof approaches the end of its life, careful consideration is given to replacement, considering factors like damage, changing requirements, and advancements in materials.

A strategic, well-managed roofing approach enhances performance, reduces costs, and supports sustainability. Roof consultants are key to this process, guiding decisions that extend the life of both the roof and the entire building envelope.

Project and Campus Planning

McGranahanPBK is highly skilled in developing Master Plans, Project Request Reports (PRRs), and Predesign Reports for Washington's community and technical colleges. We have a deep understanding of the Office of Financial Management (OFM) approval process and how to clearly articulate facility needs and deficiencies to secure state funding. Our team has successfully developed and submitted numerous PRRs, resulting in approved funding for a variety of capital projects currently in the pipeline.

We have completed Master Planning work for 13 college campuses, guiding institutions through long-range planning that aligns academic priorities with capital development. Our approach often begins with a feasibility study to assess project need and scoring potential, which frequently leads to a Master Plan update to evaluate long-term educational goals, infrastructure impacts, and permitting considerations. We also assist colleges in bundling Certificates of Participation (COPs) and local funds to make projects financially viable.

We know how to lead with academic program planning to guide facilities planning, ensuring that capital investments support instructional excellence and student success. This experience positions us well to support Seattle Colleges District in preparing compelling, data-driven reports and plans that align with state priorities and institutional goals. Whether addressing deferred maintenance, advancing sustainability, or planning for future growth, we bring the strategic insight and technical expertise to help prioritize and deliver high-impact projects.



Mechanical Upgrades & Replacements

This project involves upgrading and replacing aging mechanical systems at South Seattle College to improve energy efficiency, system reliability, and occupant comfort, while ensuring compliance with current codes and supporting long-term sustainability goals across campus facilities.

Mechanical & Electrical Improvements

Mechanical and electrical improvements are one of the foundational pillars of On-Call work. Older buildings simply cannot be replaced fast enough in the funding process and State Agencies face a continual cycle of maintenance, repair, and upgrade.

Mechanical and electrical improvement projects, along with roof repairs and replacements, make up a significant percentage of our On-Call project portfolio. These projects often need the strongest project management because the budgets are slim and cannot afford escalation, scheduling is essential to minimize disruption in classrooms, and they uncover opportunities for unforeseen conditions to arise.

Athletic Facilities

Our team has proven success designing athletic playing fields at colleges & universities, parks and major sports venues facilities.

With a sports-specific division, we have built lasting relationships with top vendors and suppliers in lighting, synthetic turf, seating, scoreboards, and more. Our partnerships with industry leaders like Musco, AstroTurf, FieldTurf, and Daktronics have consistently allowed us to secure competitive pricing and access to premium products, further supporting our commitment to delivering high-quality, cost-effective projects.

Along with national field experience, we offer extensive experience with community and technical colleges, DES, and exceptional design and management capabilities.



SPSCC NCAA Soccer Field

The scope of the project consists of redevelopment of the existing soccer and baseball sports fields with a new NCAA Division 1 scale turf soccer field and a small practice field, along with new field lighting, electronic score board, and prefabricated/pre-engineered metal bleachers with seating capacity of approximately 220 people (including 4 accessible seating locations).

Our project success stems from effectively managing scope, schedule, and budget through meticulous planning and innovative solutions. By utilizing proven tools and methods for design and construction, we deliver adaptable, inclusive spaces that meet diverse needs.



RELEVANT EXPERIENCE

Specialized & Responsive Services

McGranahanPBK has successfully delivered projects of similar scope, size, and complexity, consistently meeting aggressive timelines while maintaining high standards of quality and communication. Our team excels at managing multiple concurrent assignments, with a proven track record of thoughtful advising, strong advocacy, and collaborative leadership. We approach every on-call project with the same rigor and commitment as major capital efforts.

Our reputation is built on delivering well-managed projects through methodical document control, proactive scheduling, and disciplined budget management. Each project is shaped by its unique context, and we specialize in assessing building systems to craft solutions that maximize value within available resources.

With extensive experience across colleges and universities, we understand the diverse requirements, review processes, and code mandates of each institution. We recognize the scarcity of state funding and prioritize maximizing return on investment. As your On-Call Architect, we serve as both advocate and proactive team member—delivering responsive, high-quality service that aligns with client goals, scope, and budget.

In this section, we highlight our approach and several successful projects completed within the last five years. Building on our extensive history with on-call contracts for local higher education campuses, we are prepared to apply this relevant experience to the projects at Shoreline Community College for the 25-27 biennium.

Services for On-Call Projects

On-Call projects typically involve limited budgets and tight schedules. Our services include:

- Comprehensive architectural and interior design
- Project Request Reports
- Facility programming and budgeting
- OFM Predesign Reports
- Facility evaluations and life-cycle costing
- Campus master planning
- Multi-discipline project management
- Project tracking and schedule management
- Minor improvements (MEP, ADA, Roofing)
- Other miscellaneous improvement projects

We bring efficiency, rigor, and a solutions-focused mindset to every project, ensuring your scope, schedule, and budget are met with precision.

ON-CALL PROJECT APPROACH AND QUALITY CONTROL

Details of On-Call Project Implementation

Whether addressing planned projects or responding to emergencies, we follow a comprehensive process that ensures thoughtful advising, strong advocacy, and a high level of service with frequent project updates.

- **Provide leadership, expectations and updates** – On-call projects require a high level of management, attention to detail, and effective communication. Project timelines are often quick and investigations, documentation, and bidding can occur inside of a few weeks.
- **Integrated Team Approach** – To meet deadlines we proactively collaborate with facilities and procurement personnel and work closely with consultants to coordinate design documents that meet the client’s needs and expectations. We have the experience to know what questions to ask, what level of site/building investigations are needed, how to build the proper team to meet project requirements, and how to work with contractors during construction through project closeout.
- **Schedule Everything** – We know how to develop effective construction sequencing strategies and schedules; clearly communicate sequencing plans and critical schedule dates to the team and then to contractors through bid documents; and effectively manage the project to maximize the return on investment and minimize any operational impacts and the State’s approval process. Our clients trust us to consistently meet deadlines.
- **Define the Project - Align Scope and Budget** – We collaborate with the Project Manager and College to review project goals, budget, and schedule. Our team gathers and reviews available as-builts, visits the site, and documents existing conditions, ensuring that the proposed improvements align with current standards, codes, and the facility’s overall impact.

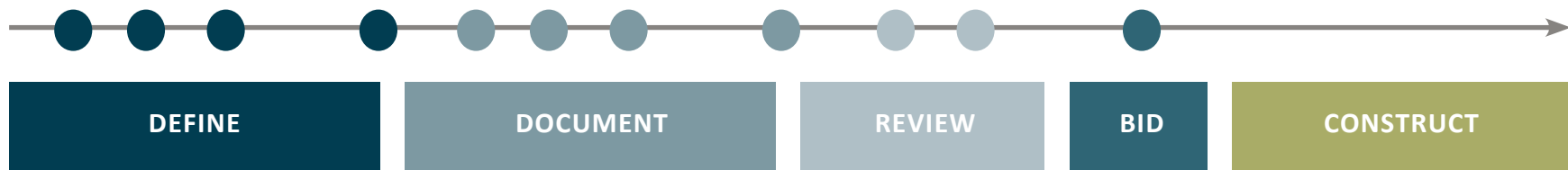
- **Quality Control and Document Review** – Throughout the project, we maintain a rigorous QA/QC process, ensuring that the project stays within scope and budget. Our proactive approach to quality control minimizes document-related change orders, keeping them below 1% of construction costs. We emphasize quality at every phase—from scoping and design to construction and occupancy.
- **Bidding and Construction** – We manage all bidding processes in compliance with bidding requirements and ensure that the College’s best interests are represented throughout construction. Our deep integration of drawings and specifications guarantees a high-quality, complete result.

The success of each on-call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

Understanding the Scope of Services

McGranahanPBK understands the diverse requirements, review processes, and code mandates of college projects. Aware of the scarcity of state capital funding, we maximize the return on investment for limited design and construction funds.

We extend the same level of service to on-call projects as major capital projects, advocating for the client and ensuring efficiency. Our services include comprehensive design, project management, facility evaluations, and minor improvements, all delivered with rigor to meet scope, schedule, and budget parameters.



Key Elements of our Management and Design Approach

- **Leadership and Communication:** We provide clear leadership, set expectations, and offer regular updates. Quick timelines require detailed management and effective communication.
- **Integrated Team Approach:** Highly successful teams are built through clear communication, mutual trust, and a shared vision. We collaborate with staff, students, facilities personnel, and consultants to create designs that meet your needs. Our experience ensures we ask the right questions and conduct necessary site investigations.
- **Resilient Design:** Our design approach focuses on resilience by integrating sustainability, safety, maintenance efficiency, and cost-effectiveness. We prioritize ecological, social, and economic considerations to ensure enduring benefits and reduced costs. By meticulously planning layouts, we minimize risks and create secure environments. Our designs are easily maintainable, optimizing long-term upkeep costs.
- **Proactive Scheduling:** We develop effective construction sequencing strategies, communicate plans and critical dates, and manage the project to maximize return on investment and minimize operational impacts.
- **Student-Focused:** Every choice the team makes is in alignment with the needs and aspirations of the community, students, and staff. By engaging stakeholders, we gather valuable insights that guide our design process. Prioritizing inclusivity and adaptive learning ensures that our decisions create flexible, safe, and welcoming spaces. This holistic approach guarantees that our designs remain relevant and effective, fostering collaborative learning and accommodating diverse requirements for years to come.



In-House Services

McGranahanPBK facilitates a collaborative, consensus-generating design process that produces customized, purpose-specific building environments that enhance end-user performance and maintains strict control of the client's budget and schedule objectives. We support school districts by providing services such as:

- Bond Planning / Master Planning
- Cost Modeling
- Facility Assessments
- Community Engagement
- Educational Specifications / Educational Visioning
- Architecture and Building Design
- Athletic Facility Design
- Interior Design; Furniture, Fixtures, and Finishes
- Environmental Graphics and Wayfinding
- Construction Administration and Warranty Support
- Building Envelope Consulting
- MEP Engineering
- Civil Engineering
- Structural Engineering
- Landscape Architecture
- Master Planning
- Facility Consulting

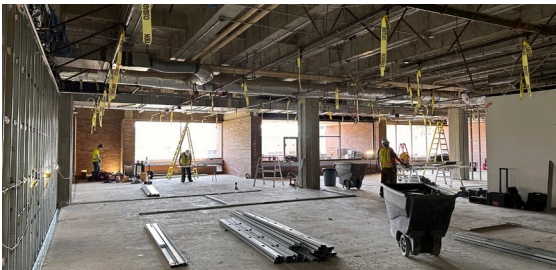
As McGranahanPBK we are part of a family of companies focusing on planning, architecture, and engineering. The result is a united, interdisciplinary approach that merges the A/E perspective, bettering plans and designs on all project types.

The result: a united, interdisciplinary approach that merges the architecture and engineering perspective, bettering plans and designs on all project types. In addition to these in-house options we also have long standing relationships with local consultants and emerging businesses.



RECENT PROJECT EXAMPLES

Student Academic Support Center



McGranahanPBK partnered with Seattle Central College to transform the third floor of the Broadway Edison Building into a multicultural student support hub for Umoja, AANAPISI, and MESA. The scope included new ceilings, flooring, and frameless glass partitions to enhance transparency and daylight. Designed for flexibility, the space supports individual and group study, access to counselors and staff, and presentations. Rooms open into a central commons for larger events. Phased construction minimized disruption in the occupied building.



The result is a vibrant, inclusive environment that reflects the college’s commitment to equity, cultural celebration, and holistic student support.

Services Provided: Architecture, Interior Design, Student Engagement

Year	Cost	Size	Project Type
2025	\$926,434	4,500 SF	Renovation

Olympic South Restoration

The Olympic South building at Pierce College Fort Steilacoom, a structure dating back to the 1970s, has seen numerous updates and additions over its nearly 50-year history. Our design-build team was tasked with revitalizing the entire three-story interior and sections of the exterior envelope of this concrete and steel building. This renovation offered a unique opportunity to blend the existing structure—originally constructed across multiple phases and evaluated under older building codes—with new, modern programming to better meet the needs of Pierce College.

Key updates include the addition of a new entry and a standalone, seismically separated elevator structure. This design not only creates a more prominent focal point for the building but also enhances accessibility for students across all floors.



Services Provided: Architecture, Interior Design, Environmental Graphics, Student Engagement

Year	Cost	Size	Project Type
2025	\$17.1M	38,000 SF	Renovation

Campus-Wide Roofing Projects

Tacoma Community College

In 2024, we led the TCC ReRoof initiative, starting with a study of seven campus buildings. The assessment included facility lifespan analysis, archival research, and site investigations, focusing on asbestos tile mansards and envelope issues. We developed 26 scope options and prioritized reroofing based on condition and budget.

Design and documentation advanced for four buildings, incorporating unit pricing and alternates to manage risk. Competitive bidding enabled additional scope, including canopy replacement. The project concluded with cost changes under 1.3% and no document-related revisions.

Planning is underway for the next phase, targeting remaining buildings identified in the study and facility condition survey. Prioritization will be based on urgency, feasibility, and available funding, with options to phase work or focus on critical areas.



Services Provided: Architecture, Feasibility Study, Construction Administration

Year	Cost	Size	Project Type
2025	\$900,000	varies	Roofing

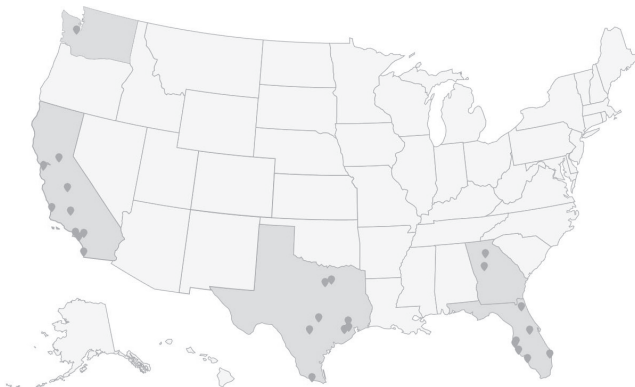
The McGranahanPBK office is located in Tacoma, just 45.3 miles from Shoreline Community College. We have successfully served clients throughout the region, demonstrating our commitment to quality service regardless of location.



GEOGRAPHIC PROXIMITY

Select Nation Wide Higher Education Experience with On-Call and Major Projects

Our national experience with universities and colleges brings diverse expertise, resources and innovative trends to our design projects. This ensures high-quality, compliant, and cutting-edge outcomes. Despite being a national company, each office operates locally, understanding your community, standards, and expectations. Some of the campuses we have worked on include:



Washington

University of Washington
Bellevue College
Cascadia College
Highline College
Lake Washington Technical College
Lower Columbia College
Pierce College, Fort Steilacoom
Pierce College, Puyallup
Seattle Central College
North Seattle College
South Seattle College
Tacoma Community College

California

California Polytechnic State University
California State University, Fresno
Foothill-De Anza
Community College District
Kern Community College District
Los Angeles CC District
North Orange County CC District
Pasadena Area CC District

Peralta Community College District
Rancho Santiago CC District
San Bernardino CC District

Florida

Florida Atlantic University
University of Central Florida
University of South Florida
Sarasota-Manatee
University of South Florida Tampa
Florida Southwestern State College

Texas

Angelo State University
Sam Houston State University
St. Mary's University
Southern Methodist University
Sul Ross State University
Texas A&M University
Texas Southern University
Texas State University
Texas Woman's University
The University of Texas

UT Southwestern Medical Center
University of Houston
University of Houston Clear Lake
University of North Texas
UT Health Science Center
Alamo Colleges
Blinn College
Central Texas College
College of the Mainland
Collin College
Dallas College
Lamar Institute of Technology
Lamar State College
Lee College
Lone Star College
North Central Texas College
San Jacinto Community College
South Texas College
Tarrant County College
Texas State Technical College
Tyler Junior College

At McGranahanPBK, fostering diversity and inclusion is not just a commitment; it's a core value ingrained in our project teams. We endeavor to create innovative solutions that address the multifaceted needs of our communities, ultimately shaping a more equitable and sustainable future for all.



DIVERSE BUSINESS INCLUSION STRATEGIES

Championing Diversity and Equity

At McGranahanPBK, we are committed to building diverse teams and enhancing leadership diversity. This enriches our culture, attracts talent, and draws clients. Our leadership supports disadvantaged businesses, emerging professionals, and mentorship. We foster diversity within our architectural teams and office by actively seeking talent from diverse backgrounds. Our inclusive recruitment, support, and dialogue promote diversity across our design team. To strengthen our focus on diversity and inclusion, we:

- We implement structured interview processes and use inclusive language in job postings to minimize unconscious bias and promote fair hiring practices.
- Our mentorship initiatives connect employees from underrepresented backgrounds with experienced leaders to foster career growth, confidence, and a sense of belonging.

- We create safe spaces for dialogue through regular forums, surveys, and team check-ins, empowering employees to share experiences and contribute to a more inclusive culture.
- We assess our diversity, equity, and inclusion metrics quarterly, adjusting strategies as needed to ensure progress and accountability across all levels of the organization

Outreach and Training

We actively participate in networking seminars and outreach events hosted by agencies and professional organizations. At these events, we identify diverse firms—especially those we haven't worked with before—and invite them to share their qualifications for potential inclusion in future design projects.

Past Success

12% McGranahanPBK's commitment to diversity and inclusion extends beyond individual projects, with recent educational projects allocating around 12% of the A/E fee in the design phase to MWBE firms, reflective of our ongoing efforts. We continuously seek to enhance our impact through strategies; we are actively evaluating our procurement processes to ensure fairness and transparency, actively seeking out MWBE firms for project opportunities. Other recent success include:

33.59% Rehab Medicine Fabrication Room Renovation, University of Washington, Seattle, WA

14.85% Health and Life Science Renovation, Highline College Building 26, Des Moines, WA