

Washington State Department of Enterprise Services - Project No. 2026-125

Pierce College Fort Steilacoom

Cascade Level 5 Remodel and HVAC and Chiller Replacement

9401 Farwest Drive SW
Lakewood, WA 98498

Statement of Qualifications for Architectural Services

September 17, 2025

Presented to:

Washington State Department of Enterprise Services
Submission via DES Euna Procurement portal at <https://deswa.bonfirehub.com>

Prepared by:



fi architecture
fervently inventive

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Contact:

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253.219.3569

September 17, 2025

Mandy McCulley | Project Manager
Department of Enterprise Services
Facility Professional Services
Olympia, WA



Re: Letter of Interest, Project No. 2026 - 125: Cascade Level 5 Remodel and HVAC and Chiller Replacement

Greetings Ms. McCulley & Members of the Selection Committee,

fi architecture is pleased to submit this Statement of Qualifications as described in DES Request for Qualifications for Architectural Design Services and Addendum 1.

At fi architecture, we specialize in delivering highly technical, client-focused architectural solutions tailored to meet the unique needs of each project. We build from a foundation of depth—of experience, of perspective, and of purpose. Led by Darrin Filand and Andy Hartung, whose 60 years of combined professional practice informs every facet of our work, our team brings a wide spectrum of talents. This allows us to approach each project with seasoned insight, collaborative rigor, and a steadfast commitment to exceeding client expectations

Darrin brings strengths in pre-design strategy, team collaboration, and design excellence, while Andy contributes deep expertise in project management, technical execution, and consistent follow-through. Their complementary leadership ensures seamless continuity and responsive guidance throughout the project from initial concept to final closeout.

Drawing from his deep understanding and history of working on Pierce College facilities at his prior firm, Andy will lead our team and provide the following benefits.

- Over 15 year history working on both campuses, completing over 75 projects, Andy has built an understanding of the campus, culture and values of Pierce College.
- From the mechanical tunnels to the roof top systems, Andy has an unmatched knowledge of the Cascade Building gained through multiple renovations, repairs and upgrades.
- Designed the first gender neutral facilities on campus for Pierce College in the Cascade Building, followed by managing the design and construction of Cascade Phase 3 Renovation, Glacier Building, and Olympic South Restoration, each designed with gender neutral facilities modeled after that first successful project.
- Proven track record of collaboration with DES across multiple community college campuses, along with extensive experience securing permits with the City of Lakewood for projects of varying scale and complexity.

Our offices are conveniently located in Gig Harbor, just twelve miles from the Pierce College Fort Steilacoom campus, positioning us to provide timely, consistent support throughout the project—particularly during construction. This proximity ensures active engagement in site coordination, contractor collaboration, and evolving project needs.

We appreciate your consideration of our team for this project. Andy is very excited about the possibility of renewing his working relationship with the team at Pierce College. If you have any questions about this SOQ, our firm, or our services, please don't hesitate to contact either of us.

Darrin Filand, AIA
Founder & Senior Principal, fi architecture
253 318 9910 | darrin@fiarchitecture.com

Andy Hartung, AIA
Associate Principal, fi architecture
253 219 3569 | andy@fiarchitecture.com

Consultant Selection Contact Form



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: fi architecture, inc. | | |
| UBI: 603539240 | TIN: 47-4988668 | License#: 9440 Architecture |
| Point of Contact Name: Andy Hartung, AIA | | |
| Point of Contact Title: Associate Principal | | |
| Email: andy@fiarchitecture.com | Telephone: 253-219-3569 | |
| Address: 2615 Jahn Ave NW, Suite E-1 | | |
| City: Gig Harbor | State: WA | Zip: 98335 |



Andy and Darrin have been working closely together on educational projects over the past 18 years, at their previous firm and today at fi architecture.

Schedule

At the onset of the project we will develop a detailed project schedule for review and buy in from all stakeholders. We understand the need for the project to be closed out by the end of the biennium on June 30th 2027. Our experience and knowledge of the Cascade Building allows us to “hit the ground running” to make the most of the summer 2026 construction window and close the project out well ahead of the deadline.

History and Project Understanding

As part of fi architecture’s commitment to high-quality design, our teams are principal-led, ensuring our work is focused and efficient. Andy is proud of his long history working with Pierce College and DES on both minor works and major capital projects. This history has given him in-depth knowledge of the Cascade Building, and he is excited to bring this experience and knowledge to this project.

The scope of work proposed for this project is familiar to our team. Andy managed the design and construction of the initial and subsequent gender neutral restrooms in the Cascade building. He also led work on several mechanical upgrades and repair projects including improvements on Level 5. Andy’s background enables him to assess how proposed work may affect other planned efforts, offering valuable insight into future project impacts.

Project Approach

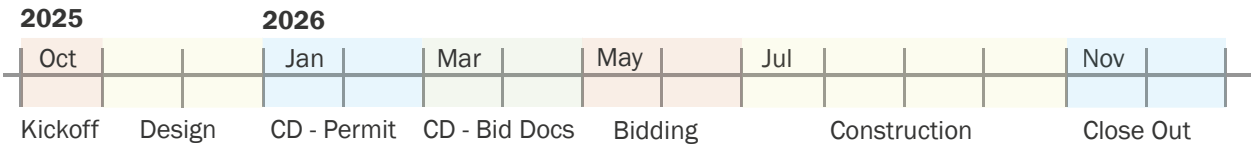
At project initiation, we will engage closely with the DES project manager and the Pierce College facilities team to review goals, scope, budget, and schedule in detail—ensuring full alignment from the outset. These elements will be revisited and recalibrated as needed at each project milestone, maintaining clarity and cohesion throughout. We believe in seeking clarity in our solutions, favoring simpler, more direct approaches to any project challenges. Our technical expertise allows our team to test and validate concepts early, creating the space to refine details and execute with precision.

We prioritize clear communication and consistent updates to ensure all stakeholders remain informed of progress and upcoming deadlines. Weekly consultant coordination meetings ensure that decisions within specific disciplines are made with a clear understanding of their holistic impact. This approach is especially valuable for navigating jurisdictional permitting timelines and achieving DES and Pierce College project goals.

Risks

One of the greatest risks of this project is the potential presence of asbestos containing materials. Our team has the experience working along side PBS in this facility to investigate, design and outline construction requirements to address this risk.

Proposed Project Schedule



Qualifications of Key Personnel

Design Team

The fi architecture team—Darrin, Andy, Jennifer, and Dustin—will guide the project from inception to completion, with additional team members available as needed to support delivery.



Principal in Charge | Darrin Filand, AIA, NCARB

Darrin will allocate dedicated staff resources to the project, and ensure the performance of the entire team. He is a Registered Architect in WA, OR, ID, and AZ, and holds a B.S. in Architecture from Washington State University. Darrin has over 35 years of experience serving higher education and K-12 clients throughout the Pacific Northwest.



Associate Principal/Project Manager | Andy Hartung, AIA, NCARB

Andy will be the main point of contact, leading the project team from kickoff to completion. He will oversee technical document development, provide QA/QC, and comprehensive field support throughout construction. Andy has over 15 years of experience working with Pierce College and DES on projects of all scales and delivery types, and over 25 years experience on educational facilities, with a focus on higher ed. He is a Registered Architect in WA and holds a B.S. and M. Arch from Montana State University.



Senior Project Architect | Jennifer Butler

Jennifer will lead design work, consultant coordination, budget monitoring and permit requirements. She is a Registered Architect in WA and holds a B.A. from Stanford University and an M. Arch from Catholic University. She has over 12 years of experience working on educational facilities.



Senior Architectural Associate | Dustin Schaefer, Assoc. AIA

Dustin will lead the technical documentation, specifications, and detailing for the project, providing expert guidance on constructability. He has worked closely with Andy on nearly all minor works and major capital projects at Pierce College over the past 15 years. Dustin brings in-depth knowledge of the Cascade building, having contributed to all three phases of renovation while at his previous firm. He holds a M. Arch from Washington State University.

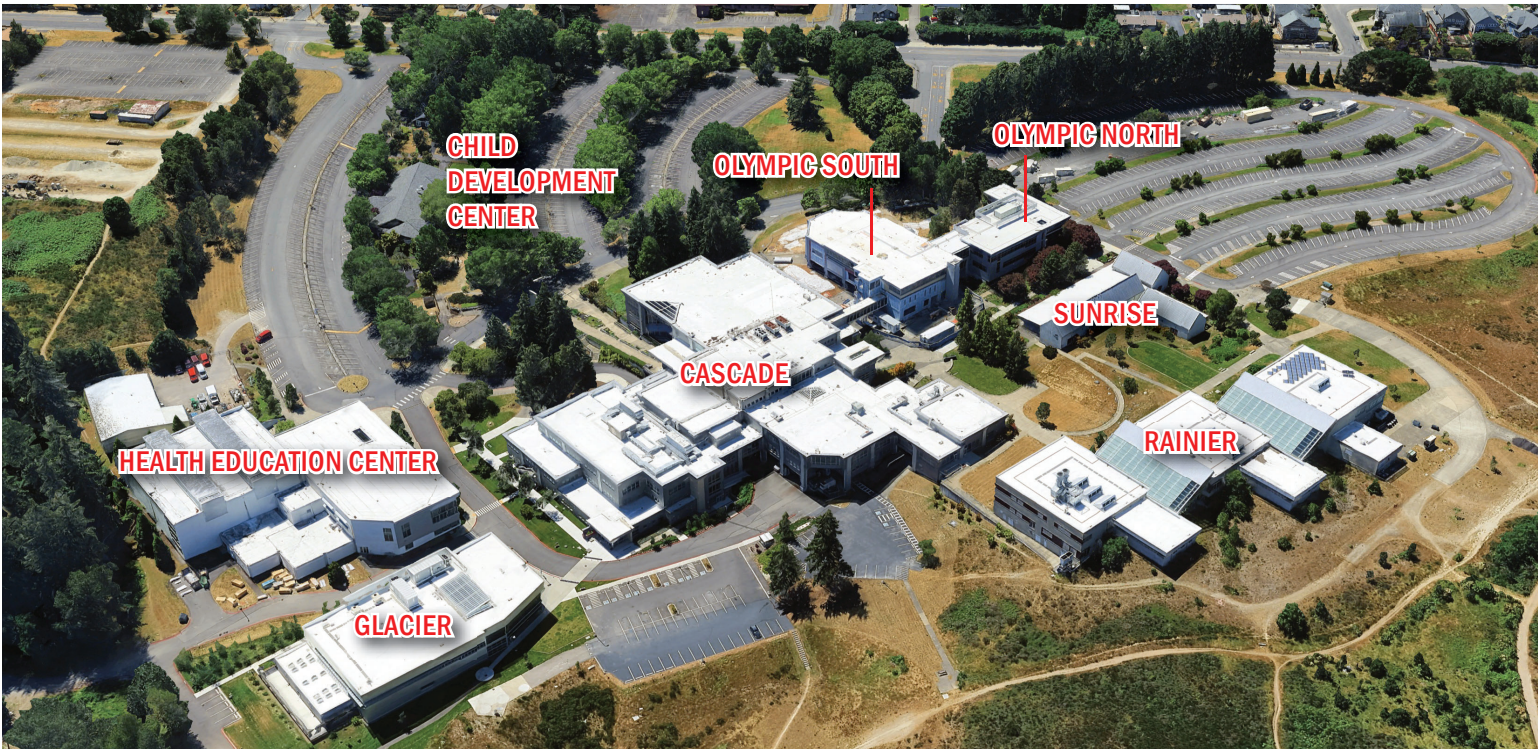
Consultant Team

Our proposed team offers deep experience in higher education projects, with a proven track record of successful delivery at Pierce College. We have worked together on multiple projects across both the Fort Steilacoom and Puyallup campuses, demonstrating our ability to collaborate effectively and meet the unique needs of the institution. We look forward to confirming the project team at project initiation and bringing a well-coordinated, knowledgeable team to support the College's goals from day one.

| | |
|----------------------------|--|
| Structural Engineer | PCS Structural Solutions - Jack Pinkard, S.E., Jared Plank, S.E. |
| Mechanical Engineer | BCE - Justin Rodgers, P.E., Mechanical Principal |
| Electrical Engineer | BCE - Henry Santos, Electrical Project Manager |
| Cost Estimator | Bill Acker Consulting - Bill Acker, Owner |

| | | |
|---------------------|---------------------------|------------------------------------|
| Owner's Team | Environmental | PBS Environmental - Gregg Middaugh |
| | Testing Consultant | TBD |
| | Commissioning | TBD |





Campus Architect*

Pierce College | Lakewood, Washington

As Campus Architect for over 15 years, Andy has provided comprehensive architectural leadership across a range of capital improvement and maintenance projects in just about every building at Pierce College. His responsibilities included planning, design oversight, and coordination for interior renovations, mechanical system upgrades and repairs, signage design and installation, and exterior building envelope improvements. All of these projects required detailed planning and close coordination with campus facilities staff and the DES Project Manager to ensure continuous building operations while maintaining safe access for students, faculty, and staff.

Cascade Building Renovation, Phase 1-3*

- Delivery method: Design-Bid-Build
- Budget: \$21.8 million Final cost: \$29.1 million (increase due to unforeseen conditions)

Serving as Principal/Project Manager and Project Architect, Andy directed all phases of this major renovation and addition while the 250,000 SF facility remained fully occupied. This multi phased project impacted all five floors of the building. Work included reorganizing several of the major programs and occupants including administration, library, black box theater, along with improving educational program areas. Work also included exterior envelope replacement, HVAC upgrades and repairs in rated column shafts that are a unique feature to the Cascade Building.

"Andy is as competent as any Architect I have ever worked with. He has great attention to detail of not only his work, but also the work of the sub-consultants he works with. When Andy is on a project I know every detail will be handled, and all deadlines will be met. Andy is an excellent communicator, always keeping the Owner well informed of progress, issues and potential risk. He works well with the local jurisdiction, Contractors and Owner staff."

Relevant Experience

Cascade Building Gender Neutral Restrooms*

Andy has developed deep expertise in converting traditional restrooms into inclusive, gender-neutral facilities. What began as a modest repair effort to improve accessibility evolved into a specialized focus on equitable restroom design. Guided by a strong alignment with the college's mission and vision, Andy partnered closely with facilities and campus leadership to reshape the project's scope and budget—ultimately transforming the Level 3 restrooms into the college's first gender-neutral facilities. Their success not only met immediate goals but also set a precedent for future inclusive design efforts throughout the campus.



Cascade Building HVAC Repairs and Upgrades*

Andy has managed multiple mechanical repair and upgrade projects in the Cascade Building which were completed either as part of the major renovation phases, as stand-alone projects, or included as part of roof replacements. The results of the updated mechanical systems coupled with envelope replacement has resulted in notable improvement the energy performance of the building.



RTU-5 scheduled for replacement as part of this project. Andy and BCE have previously replaced units in this area as part of a roof replacement project.



Glacier Building*

The new Glacier Building was developed to meet the growing need for modernized facilities and expanded program space, particularly for the College's Dental Hygiene and Veterinary Technology programs. The 36,000-square-foot facility offers state-of-the-art learning environments, thoughtfully designed to support both students and the surrounding community.

Andy's leadership as project manager resulted in the building earning LEED Silver certification, emphasizing healthy indoor air quality by utilizing 100% outdoor air to create a safe and comfortable environment. It incorporates efficient water and energy systems, reducing potable water consumption by more than 35%. Additionally, the building achieves substantial energy savings through an enhanced building envelope, evaluated as part of the Life Cycle Cost Analysis (LCCA) during the early design phases.



Olympic South Building Restoration*

- Delivery method: Progressive Design-Build
- Final cost: \$17 million

The revitalized Olympic South Building added a new building entry off the campus commons and vertical circulation to connect and improve accessibility to all three floors. Other updates include gender neutral restrooms, improved natural lighting, modern art gallery, and multifunction performance/events space. The scope also included new exterior cladding, enhancing the building's visual appeal and strengthening its connection to the surrounding campus context.



**Work completed at McGrahanan Architects*



Dustin and Andy have worked closely together on Pierce College projects for over 15 years.

Budget stewardship is a foundational element of our process. From the outset, we establish early cost models rooted in cost-efficient construction strategies. We maintain a live, transparent ledger of project costs, actively monitoring and adjusting as the design evolves. To safeguard against cost volatility, we emphasize clearly defined project contingencies and develop additive and deductive scope alternates, providing flexibility to fine-tune the project as pricing is solidified.

We understand how pursuing design concepts without clear objectives can quickly deplete resources, leading to fragmented outcomes. fi architecture excels by anchoring creativity in rigor, ensuring each step is purposeful and coordinated, and ultimately more valuable to our clients.

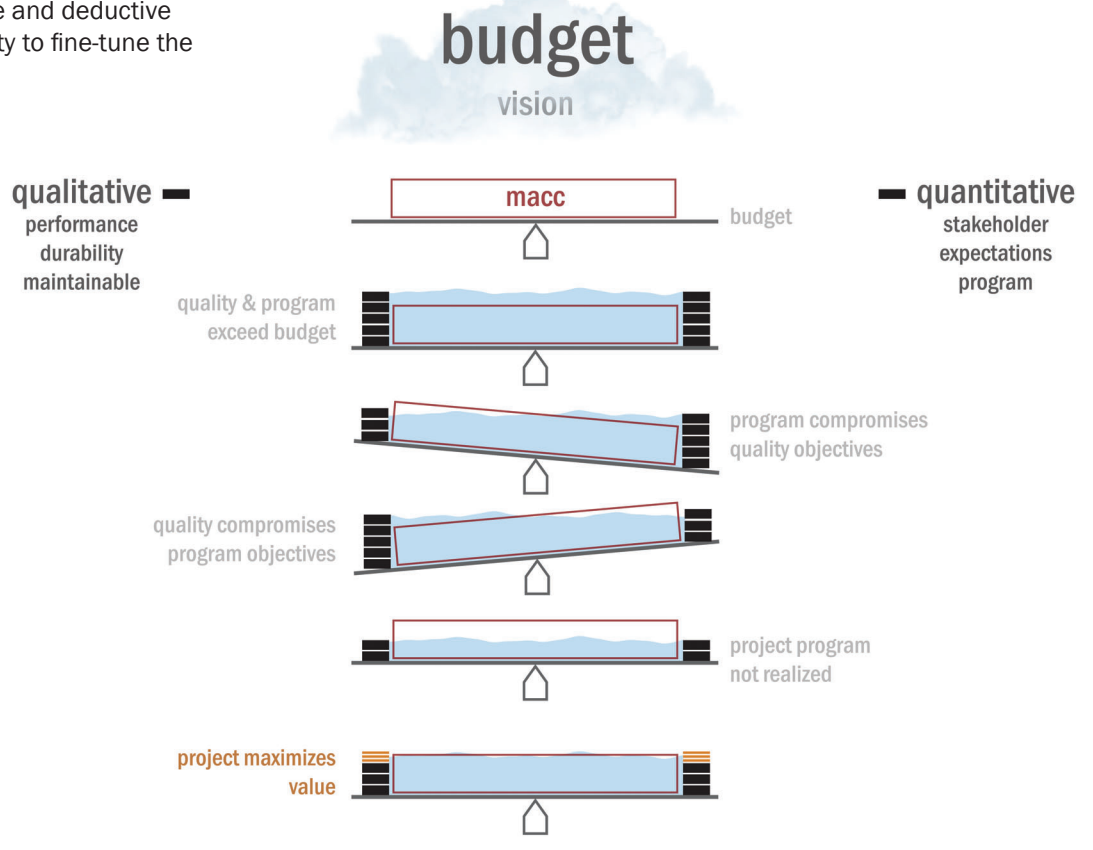


Previous Performance

fi architecture's commitment to supporting project success is grounded in our dedication to design rigor, fiscal stewardship, disciplined project management, and seamless continuity from concept to completion. We utilize a proactive and integrated approach to manage the project's scope, schedule, and budget, ensuring a successful outcome.

Our **iterative design process** is about distillation, where each iteration builds purposefully on the last—advancing ideas through collective insight and additive development. This disciplined approach ensures that projects remain fiscally disciplined while meeting the highest standards of performance to achieve the project goals.

Our **QA/QC strategy** is proactive and integrated. We conduct scheduled reviews at each phase of development, calibrated to the appropriate level of detail and scope. This ensures that quality control evolves in step with the design, reinforcing alignment and reducing risk. Rather than relying on generic details, we craft project-specific solutions that reflect the unique conditions and intent of each design, safeguarding constructability and enhancing stakeholder confidence.



Previous Performance

We have a long history of successfully **permitting** work with the City of Lakewood. We engage with the city staff early in the design process to avoid any surprises during the permitting process. Andy successfully worked with Mr. Gindy, Building Official, to permit gender neutral restrooms before incorporation into current building codes.

The team that plans, designs and technically develops the documents and specifications is the same team that will be providing **construction administrative** support services. For this project, Andy will remain the main point of contact through the bidding and construction administration phases. His continued leadership ensures consistency and efficient resolution of questions - both qualities which adds tremendous value to the project.

We take a firm but collaborative approach to working with contractors throughout the construction process while enforcing the requirements of the contract documents. This includes a detailed review of proposed changes or necessary revisions to reduce potential added cost and continue to be good stewards of project funds.

Project closeout is most successful when started early in the construction phase and included as a topic in the weekly OAC meeting. We work with the College and DES to shape division 1 of the project manual to include specific closeout requirements that are tied to major milestones in the construction process.



Celebrating with clients, consultants, family and friends at fi architecture's annual St. Patrick's Day Social

Diverse and Small Business Inclusion Strategies

As a self-certified mini/small business, fi architecture recognizes the vital role that minority-, women-, veteran-owned, and other small firms play in shaping a more equitable industry. We are committed to fostering meaningful partnerships that help reduce disparities and strengthen the communities we serve.

When assembling project teams, we intentionally structure scopes of work to create opportunities for small and diverse firms—whether by dividing packages or isolating tasks that allow for targeted participation. Beyond project delivery, we actively support these businesses through mentorship, knowledge-sharing, and by staying engaged with community events and causes that support greater inclusion of under represented groups across architecture and construction.

Thank you for the opportunity to present our qualifications. The entire team at fi architecture looks forward to the possibility of working with you again!

"Darrin Filand is a technically proficient architect who is actively involved with projects from start to finish. He and his team place a high value on client relationships by maintaining clear, timely communication. His deep experience with educational facilities allows him to be efficient in managing his team, his budgets, and in reaching solutions that respond to the values and unique needs of school districts."



**Jeff Greene, Retired Founder & Principal,
Greene Gasaway Architects**

1. SOLICITATION NUMBER (If any)

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

| 8a. FORMER FIRM NAME(S) (If any) | 8b. YEAR ESTABLISHED | 8c. UNIQUE ENTITY IDENTIFIER |
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|-------|---|--|--|--|--|
| Total | 9 | | | | |
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|----------------------|---|
| c. Total Work | 4 |
|----------------------|---|

The foregoing is a statement of facts.

Darrin M. Filand, Founder & Senior Principal