ON-CALL CAMPUS ARCHITECT FOR LAKE WASHINGTON INSTITUTE OF TECHNOLOGY

Project No. 2026-826: On-Call Campus Architect(s) for Lake Washington Institute of Technology located in Kirkland, Washington

State of Washington Department of Enterprise Services
Facility Professional Services — Olympia, Washington

M. Arthur Gensler Jr. & Associates, Inc.

July 31, 2025

Gensler

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Gensler

July 31, 2025

Colin Bott
Lake Washington Institute of Technology
Project Manager, Washington State Department of Enterprise Services

Subject: On-Call Architectural Services for Lake Washington Institute of Technology

We are excited for the opportunity to submit our qualifications for consideration of Lake Washington Institute of Technology's On-Call Campus Architect(s) to provide architectural and engineering services. Gensler is a design and planning firm with 100 local professionals in the Seattle area. Our experience and breadth of services allow us to quickly assemble lean and experienced teams for on-call engagements that range from small-scale mechanical upgrades to planning large-scale facilities.

We currently are working with several academic institutions in the northwest to support on-call services for design and strategic planning, interior remodels / renovations, cost estimating, bidding, construction administration, closeout, mechanical, electrical, exterior, and site work improvements allocated by minor capital funding. Our teams also have experience with on-call services with other state institutions and brands, successfully managing the ebb and flow of on-call project to meet client schedules and goals.

Our team is uniquely qualified to deliver all stages of planning, design, and development:

- **Feasibility Studies & Cost Estimates**
- **Strategic Engagement & Planning**
- **Pre-Design Reports**
- **Interior Design & Programming**
- **Sustainability Consultation**
- **Schematic Design & Design Development**
- **Construction & Bid Documents**
- **Permit Drawings**
- **Review of Equipment & Product Specifications**
- **Support for Maintenance & Repair Projects; including Emergency Repairs**
- **Construction Administration**

We hope that the information provided on the following pages demonstrates not only our ability and expertise, but our dedication to client relationships and exceptional project delivery. We thank you for your consideration and look forward to the next steps in your selection process.

With best regards,

Ryan Haines, AIA, NCARB
Principal-in-Charge
(206) 265-1368
Ryan_Haines@gensler.com

Francesly Sierra, AIA
Project Manager
(425) 654-6705
Francesly_Sierra@gensler.com

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

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

Firm Name: M. Arthur Gensler jr. & Associates, Inc. (dba Gensler)		
UBI: 601985615	TIN: 94-1663305	License#: 25005700
Point of Contact Name: Francesly Sierra		
Point of Contact Title: Project Manager		
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Address: 1200 Sixth Avenue, Suite 500		
City: Seattle	State: WA	Zip: 98101

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CSU Northridge, Maple Hall
Northridge, CA

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QUALIFICATIONS OF KEY PERSONNEL

Del Mar College Oso Creek Campus, Corpus Christi, TX

OUR TEAM + VALUE TO LWTECH

We have crafted a lean core team to meet your requested expertise and experience. This team is a blend of talents in educational projects and proficient in executing small project and planning needs. They are passionate about working along community colleges to achieve the institution's outcomes. Dependent on project scope, supporting staff and consultants will be added to the projects.

Ryan Haines will serve as Principal-in-Charge, responsible for project quality throughout each assignment. He will ensure the teams have the right resources to deliver high quality deliverables and services.

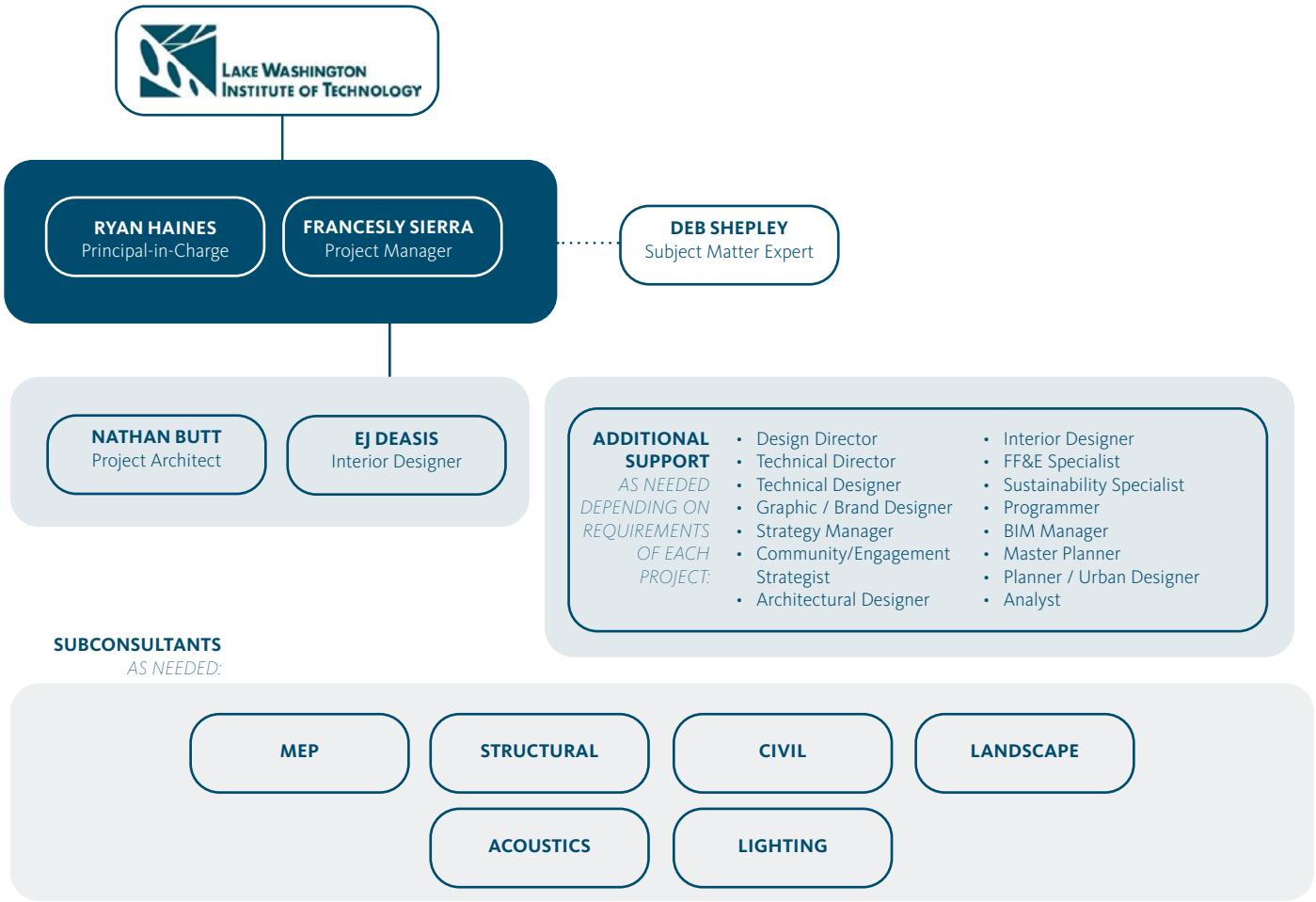
Francesly Sierra is the main point of contact for LWTech's user groups and the project teams. As project manager, she will oversee contracts, schedule, and deliverables. Francesly will be responsible for building the right teams based on project needs.

EJ Deasis as interior designer will work on all interior aspects of the project's design. He will not only help develop the conceptual design but can carry it through the full development of bid and permit documents. He will translate programming data into space planning and test-fit studies, to explore solutions that meet project goals.

Nathan Butt will lead project technical efforts to ensure applicable codes are met as Project Architect. He will coordinate design efforts with consultants and develop appropriate documentation for permit, design development, and construction.

Deb Shepley will provide methodologies and planning assitance to the team as needed. She brings a wealth of experience working with community colleges and is an active particpant of SCUP (Society of College and University Planners).

TEAM ORGANIZATION CHART



RYAN HAINES AIA, NCARB

PRINCIPAL-IN-CHARGE

Ryan's experience across diverse project types and geographies — including design strategy, workplace design, master planning, retail, transportation, and civic engagements — allows him to quickly understand the complexity of his clients' challenges and set in motion new strategies to solve them.

28 years experience / joined Gensler 2000

Background + Expertise

Bachelor of Science, Architecture, Washington State University

Architectural Studies Diploma, Denmark's International Study Program

Selected Project Experience

University of Washington
- College of Engineering Assessment & Facilities Plan, Seattle, WA
- On Call Services - Soccer Feasibility Study, Seattle, WA
- ICA Basketball Training & Operation Facility, Seattle, WA
- Tacoma Development Strategy, Tacoma, WA
- University District Development, Seattle, WA
- Roosevelt Commons, Seattle, WA

Washington State University, Pullman, WA
- WSU Eastlick Abelson Bustad Renovations
- WSU Minor Capitol Projects
- WSU Dodgen Hot Cell Facility

Antioch University
- Seattle, WA
- New England, Keene, NH

Lumen Field Back of House Renovations, Seattle, WA
- Seattle Mariners On-Call Projects, Seattle, WA

Port of Seattle, Seattle, WA
- SEA, Architectural Guidelines
- SEA, Architectural On-Call
- Confidential Banking Client— Exterior Renovations, Multiple Locations

T-Mobile
- On-Call Projects, Bellevue, WA

FRANCESLY SIERRA AIA, DBIA

PROJECT MANAGER

Francesly is a seasoned design manager who specializes in higher education projects with a focus on major renovations. Most recently, Francesly worked on WSU EAB renovations across eight facilities and the College of Engineering Assessment & Facilities Plan.

16 years experience / joined Gensler 2021

Background + Expertise

Bachelor of Architecture, University of Oregon

Selected Project Experience

University of Washington, Seattle, WA
- UW College of Engineering Assessment & Facilities Plan
- Harborview Research & Training Center Repairs*
- Condon Hall 2nd Floor Start-Up Study*
- Hitchcock Kincaid Guthrie Master Plan Study*
- ICA Basketball Training Facility Design-Build

Western Washington University, Bellingham, WA
- Electrical Engineering & Computer Science Building*

Eastern Washington University, Cheney, WA*
- Pence Union Building Pre-design & Renovation
- Site Improvements Study

University of Alaska, Fairbanks, Alaska*
- Wood Center Dining Expansion & Renovation
- Student Housing and Dining Design

Washington State University, Pullman, WA
- WSU Eastlick Abelson Bustad Renovations
- WSU Minor Capitol Projects
- WSU Life & Physical Sciences Pre-Design
- WSU Dodgen Hot Cell Facility

Western Oregon University, Monmouth OR
- Student Success Center

** Experience Prior to Gensler*

NATHAN BUTT AIA, LEED AP BD+C

PROJECT ARCHITECT

Nathan is an architect with over 15 years of experience delivering a variety of complex higher education projects. As Project Architect, Nathan will lead the integration of structural, MEP, and specialty systems, working closely with consultants to ensure technical excellence and code compliance.

22 years experience / joined Gensler 2021

Background + Expertise

Bachelor of Arts, Architecture, Environmental Science Minor, University of Miami

Selected Project Experience

Bristol Community College, John J. Sbrega Health and Science Building, Fall River, MA*
University of Hartford*
- Hursey Center for Advanced Engineering and Health Professions, West Hartford, CT
- Harrison Libraries Addition and Renovation, Hartford, CT

University of New Haven, Henry C. Lee Institute of Forensic Science, West Haven, CT*
Miami University, STEM Centric Six-Year Capital Plan, Oxford, OH*
University of the Sciences, College of Pharmacy and College of Health Sciences Labs Master Plan, Philadelphia, PA*
Bluffton University, Health and Fitness Education Center, Bluffton, OH
Syracuse University, Master Plan and Building Feasibility Studies, Syracuse, NY*

** Experience Prior to Gensler*

EJ DEASIS NCIDQ, CID

INTERIOR DESIGNER

EJ is an experienced interior designer with an emphasis on education projects. EJ has an affinity for Design Technology and is proficient in a variety of tools used to design and deliver projects. He has direct experience working on on-call projects work with Washington State institutions.

7 years experience / joined Gensler 2021

Background + Expertise

Bachelor of Arts, Interior Design, California State University Sacramento

Selected Project Experience

Washington State University, Pullman, WA
- WSU Eastlick Abelson Bustad Renovations
- WSU Minor Capitol Projects
- WSU Life & Physical Sciences, Pre-Design
- WSU Football Locker Room Design

Seattle Mariners On-Call Projects, Seattle, WA
Port of Seattle, Seattle, WA
- SEA, Architectural On-Call

Sierra College, Gym Modernization and Addition, Rocklin, CA*
Fresno City College, Science Building, Sacramento, CA*
California State University Sacramento, Event Center, Sacramento, CA*
Da Vinci High School, Career and Technical Education Building, Davis, CA*
Hiram Johnson High School, Renovation and Site Work, Sacramento, CA*
Elk Grove High School, Culinary Building, Sacramento, CA*
Laguna Ridge East Elementary School, Various Buildings, Elk Grove, CA*

** Experience Prior to Gensler*

DEB SHEPLEY AIA, LEED AP

SUBJECT MATTER EXPERT

Deb brings a wealth of knowledge and experience in the planning and programming for a variety of building types with a particular focus on student services centers. She has worked with more than 40 community colleges to facilitate planning, programming, and design efforts that support the institution's vision, mission, and goals.

40+ years experience / joined Gensler 2014

Background + Expertise

Master of Architecture, Tulane University

Bachelor of Architecture, Tulane University

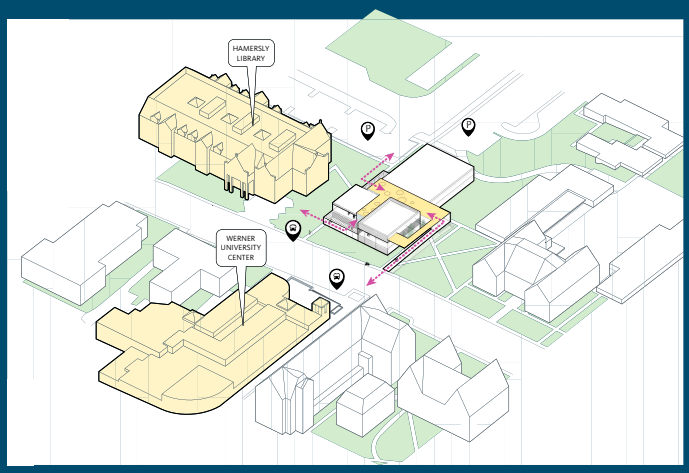
SCUP Planning Institute Faculty

CCFC Board of Directors

ACCCA Previous Board Member

Selected Project Experience

Western Oregon University, Student Success Center, Monmouth OR
State Center CCD, Fresno, CA
Vision 2035: District-wide Strategic & Facilities Plan
Saddleback College, Mission Viejo, CA
Culinary and Auto Tech @ ATEP
MiraCosta College, Oceanside, CA
Student Services Building Criteria Documents
Santa Barbara City College, Santa Barbara, CA
2022 Strategic Plan
Long Beach City College, Long Beach, CA
Facilities Master Plan Update
City College of San Francisco, CA
Student Success Center
Irvine Valley College, Irvine, CA
Student Services and Student Union



WESTERN OREGON UNIVERSITY, STUDENT SUCCESS CENTER, MONMOUTH, OR

"The experience of working with the Gensler team has been wonderful. Throughout the design process, they listened and asked really good questions that often prompted us to rethink how we can best serve our community. Balancing the needs of a lot of different stakeholders is no easy feat, but they managed to come up with creative solutions at every turn to deliver a design that everyone is excited about."

- Paige Jackson, Director Student Success and Advising

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PAST PERFORMANCE

West Coast University - Texas, Richardson, TX

SCHEDULE AND BUDGET MANAGEMENT

We work closely with our clients to clearly define project scope, goals, and construction budgets. Attaching a dollar value to scope items assists the prioritizing of scope. A facility's life cycle and maintenance cost, its energy efficiency, its environmental sustainability, and its functional and technological adaptability are essential considerations. We evaluate each item on our client's wish list to illustrate the cost / benefit to provide our clients with decision-making tools which ensure value prioritization with the project budget.

Cost control methods are most effective when they are an integral part of the design and documentation process. A clear understanding of budget goals and parameters from the outset, and regular monitoring of costs, minimizes the need for value-engineering efforts after bids are received. Where Gensler sees budgets and schedules being exceeded on projects, the common causes are often delayed decision-making, misalignment of client expectations with budget forecasts, or latent field conditions. Gensler takes a proactive role in troubleshooting these causes, by doing the following:

1. **Identifying key decisions early,** giving the team time to organize and prepare. Recommending appropriate durations for the collection of feedback and direction.

2. **Involving the right team members at the right time,** such as a construction consultant for accurate cost estimating.

3. **Initiating early investigative demo** to expose hidden conditions and avoid potential conflicts during the planning phases.

Gensler knows that its own success is contingent upon enabling a successful project team, and we do not hesitate to take the right steps to realize that goal.

Please see the project examples below for the comparison of the AOR initial construction estimate with initial GC's low bid proposal.

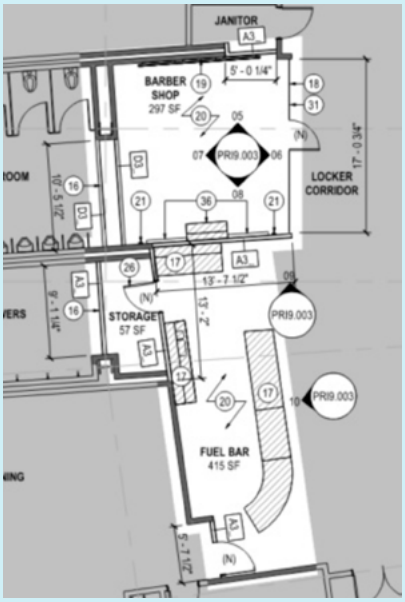
University of Washington Football Lounge & Recovery Renovation, Seattle, WA

Baseline Estimate: $1.6M

Lowest Bidder: $1.2M

Conversion of a team meeting room into a football player Lounge/Recovery Room located in the team clubhouse.

Timeframe: July 2024 - Aug 2025



University of Washington Visitor Locker Room Renovation, Seattle, WA

Baseline Estimate: $1.4M

Lowest Bidder: Est. August 2025

Visitor Locker Room study for HecEd to determine potential layout options and cost estimate.

Timeframe: January 2025 - March 2025

Washington State University Football Lockers Feasibility Study, Pullman, WA

Baseline Estimate: $3.3M

GMP: $3.3M

Design concepts and renderings of the WSU Football Locker Room for them to get donations and funding for a $3M renovation to be constructed in the future.

Timeframe: November 2023 - February 2024

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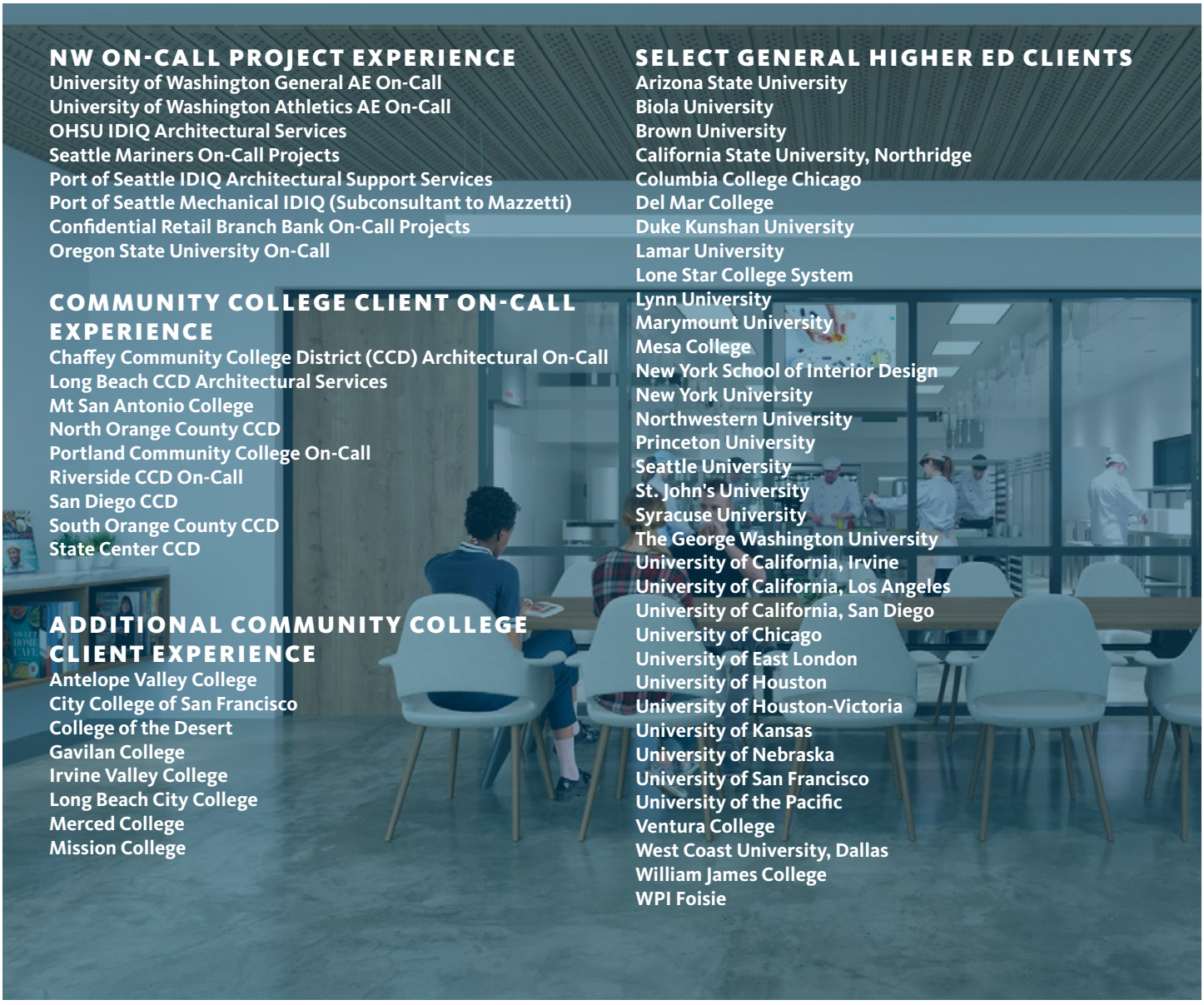
RELEVANT EXPERIENCE

Wichita State University Master Plan, Wichita, KS

RELEVANT EXPERIENCE

Gensler brings an expertise and a deep understanding of design for educational institutions. Gensler has planned, programmed, and designed academic facilities throughout the United States since 1965 and in Seattle since 2000.

Small projects can have a big impact, and Gensler Seattle is currently supporting clients to shape our city, community, and region through task-based contracts in public and private works. Our breath of on-call delivery includes similar task-based contracts on the West Coast.



NW ON-CALL PROJECT EXPERIENCE

University of Washington General AE On-Call
University of Washington Athletics AE On-Call
OHSU IDIQ Architectural Services
Seattle Mariners On-Call Projects
Port of Seattle IDIQ Architectural Support Services
Port of Seattle Mechanical IDIQ (Subconsultant to Mazzetti)
Confidential Retail Branch Bank On-Call Projects
Oregon State University On-Call

COMMUNITY COLLEGE CLIENT ON-CALL EXPERIENCE

Chaffey Community College District (CCD) Architectural On-Call
Long Beach CCD Architectural Services
Mt San Antonio College
North Orange County CCD
Portland Community College On-Call
Riverside CCD On-Call
San Diego CCD
South Orange County CCD
State Center CCD

ADDITIONAL COMMUNITY COLLEGE CLIENT EXPERIENCE

Antelope Valley College
City College of San Francisco
College of the Desert
Gavilan College
Irvine Valley College
Long Beach City College
Merced College
Mission College

SELECT GENERAL HIGHER ED CLIENTS

Arizona State University
Biola University
Brown University
California State University, Northridge
Columbia College Chicago
Del Mar College
Duke Kunshan University
Lamar University
Lone Star College System
Lynn University
Marymount University
Mesa College
New York School of Interior Design
New York University
Northwestern University
Princeton University
Seattle University
St. John's University
Syracuse University
The George Washington University
University of California, Irvine
University of California, Los Angeles
University of California, San Diego
University of Chicago
University of East London
University of Houston
University of Houston-Victoria
University of Kansas
University of Nebraska
University of San Francisco
University of the Pacific
Ventura College
West Coast University, Dallas
William James College
WPI Foisie

MEETING PROJECT GOALS

Aligning Scope and Budget

Matching budget and program can be challenging in today's uncertain market. Success requires deep market knowledge and collaboration with estimators and contractors during pre-construction to set realistic budgets and schedules. We have several estimating companies that we work with for budgeting and have utilized contractors' pre-construction services to inform schedules.

Early budget alignment with market trends and escalation is critical. Costs vary widely based on design, system requirements, and market conditions. A strong program verification process ensures the budget aligns with project needs, enabling “design to budget” rather than “budgeting to a fixed design.”

Communicate Effectively with Stakeholders

We understand the importance of facilitating collaborative, participatory processes that maximize the opportunity for stakeholders to be involved. By understanding your unique approval processes, we will structure meetings, build milestones, and set deliverables into the project schedule and communication plan.

We understand the importance of listening, effective communication, and responsive design. We approach each project based on the unique needs of the users and value a process that builds collaboration and trust. Our success is deeply rooted in our ability to provide a clear roadmap, listen carefully to the key stakeholders, and draw from a wide array of expertise and examples from a large body of work across our firm.

Some of the collaboration techniques that we will employ include the following:

1. Stakeholder mapping: Identification of all user groups and level of involvement
2. Coordination of all meeting dates with your academic calendar.

Minimize Disruptions to the Agency Operations

Part of our communication plan is to identify scheduling conflicts through expected activities in the look-ahead schedule. We can outline and identify any critical functions that must be maintained as part of the bid documents during construction as part of the design criteria. We have worked with many contractors to communicate often and early to coordinate disruptive activity plans to all stakeholders.

Maximizing Design and Construction Efficiencies for Consultants, Agency, & DES Staff

Gensler has an established an efficient project management process which includes protocols for coordinating project scopes with agencies, DES staff, and consultants, including MEP, structural, IT, acoustical, lighting, and others.

We coordinate drawings with specifications and check all documents are clear, concise, and correct in the agreed upon scope. We communicate clearly with consultants and stakeholders to establish the design schedule and critical milestones. As the design develops from initial concepts, we work alongside the consultants to maximize construction efficiencies.

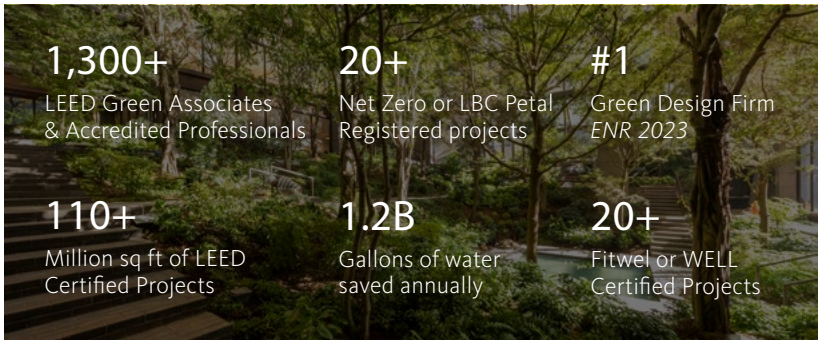
Maintaining Coordinated Project Schedule for Completing Design and Construction On Time

We are committed to on-time delivery for all projects. We have an excellent track record for schedule control, which we maintain by keeping lead-times at the forefront of the design process, resolving key issues at opportune times, predicting where changes are likely to occur—and keeping them to a minimum.

Our detailed schedule established at the beginning of the project is confirmed and updated at all meetings. We establish procedures for approving each stage and phase, including the individuals responsible for sign-off, the method of approval documentation, and a clear understanding of what each approval means in terms of the next step on the project. You will receive regular reports and summaries to keep you up-to-date.

Sustainable Design Practice

We admire LWTech’s commitment to sustainability as a signatory to the ACUPCC. Our firm is committed to practicing sustainable design strategies at all project scales and ensuring compliance with the Washington State Energy Code and Decarbonization goals for Community Colleges. Small projects can greatly improve energy efficiencies, reduce deferred maintenance, and lower operational carbon. We help specify products that balance carbon goals, healthy environments, and low-cost maintenance. Gensler also brings resources and experience in strategic sustainability, resiliency, and adaptation planning considerations as part of feasibilities, predesigns, and campus planning.



As the world's leading architecture and design firm, Gensler recognizes a profound responsibility — and a powerful opportunity — to shape a better, more sustainable future. Sustainability is not just a value we uphold; it is embedded in our culture and central to our design philosophy. We are committed to balancing human needs, economic realities, and environmental responsibility in every project, regardless of scale.

- Integrated, whole-building design
- Innovation in products and technology tools
- Optimization of natural features, siting, and climate
- Collaboration across firmwide and industry networks to drive best practices

A Bold Commitment to Climate Action

The built environment contributes approximately 25% of U.S. CO_2 emissions. Gensler believes our industry must do better — and we are leading the charge. In 2019, we launched the Gensler Cities Climate Challenge (GC3), pledging to eliminate all greenhouse gas emissions associated with our work by 2030. We are also proud signatories of the Paris Pledge for Action, aligning our goals with the global effort to limit climate change to below 2°C.

Credentials That Support Our Vision

Gensler has designed over 2,000 LEED-certified or registered projects—more than any other firm—including 90+ LEED Platinum and 12 Net Zero Energy projects. Our portfolio also includes buildings certified under the Living Building Challenge, WELL Building Standard, and Fitwel.

In 2025, we advanced our leadership with the release of Gensler Product Sustainability (GPS) Standards Version 2.0 — an open-source framework that sets rigorous sustainability criteria for 18 high-impact building materials. This tool addresses carbon, health, and lifecycle impacts, and is now embedded across our global specifications. GPS exemplifies our commitment to transparency, innovation, and industry transformation.

Designing a Regenerative Future

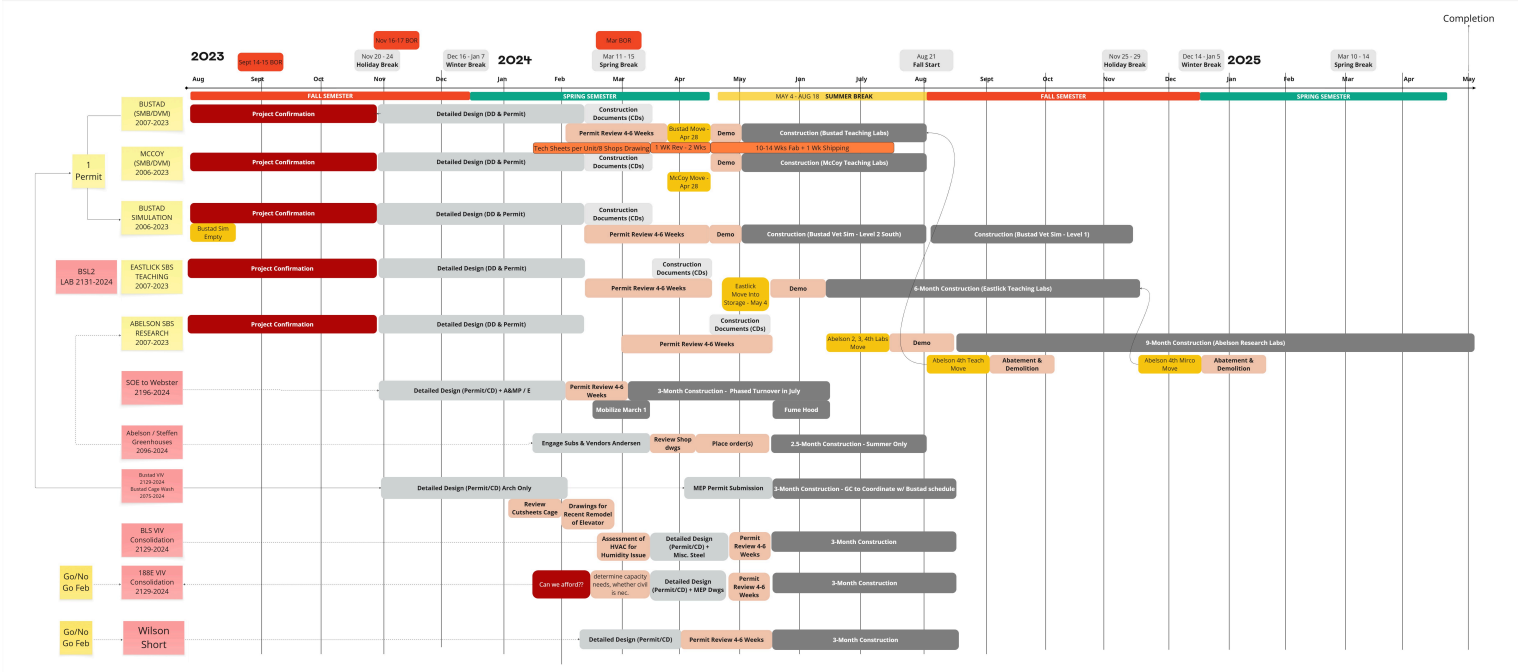
Through our Climate Action & Sustainability Services, we help clients reduce both operational and embodied carbon in new and existing buildings. Our work is not just about minimizing harm — it's about designing regenerative spaces that enhance human well-being, build resilience, and restore the planet.

Managing Multiple Projects Simultaneously

Our team has direct experience managing multiple projects simultaneously. **Most recently with WSU EAB Renovations, the team managed, developed, and constructed a variety of scopes from minor repairs to large renovations across eight campus facilities in less than two years.** Our process used a continuous visual pull plan to track progress and milestones of each project. The team was lean, but was able to stagger the submission of permit documents to meet the expected construction start dates for each scope of work.

Clear and constant communication of milestone activities with planned contingencies was key in the successful delivery of multiple projects simultaneously.

WSU Schedule for Tracking 10 Scopes of Work Simultaneously in One Biennium



QUALITY CONTROL AND QUALITY ASSURANCE

Our internal QA/QC program describes methods for developing, preparing, coordinating, checking, verifying, reviewing, approving, issuing, revising, and filing design, construction, procurement, and other project documents. We utilize a Quality Assurance Checklist to assure that your project exceeds your expectations and achieves the highest level of quality. The QA Checklist and guidelines tailored by project scope provide an easy reference both looking forward and looking backward; it helps the team anticipate issues before they come up and is a record of the work done to date.

Document Management/Control, Quality Control Review

Gensler is committed to providing consistent quality for every project we deliver. No matter how small, or whether it's Design-Bid-Build, JOC, or Design-Build, all our projects go through our QA/QC process in order to deliver a successful set of bid documents for our client. To help ensure success, our QA/QC process also incorporates standardized management practices to set and monitor clear strategies, goals, and objectives within each project team.

Our technical director will be responsible for overseeing quality control standards and reviewing technical document development, specific design details, and specifications. Technical directors and project managers work with our project architects to help monitor production-level activities to reveal and correct potential errors and assess technical decisions to ensure we adhere to the project's schedule and budget.

During construction administration the team ensures that the quality of the work is in alignment with the bid documents and the overall project goals through the following protocols:

1. Dedicated point of contact to oversee and manage communication with the contractor and consultant.
2. Weekly attendance at Owner Architect Contractor Meetings.
3. Implementation of a tracking log of RFI's & Submittals for monitoring progress.
4. Issuance of site observation reports of work in progress.

Recent Examples of Quality Control Measures

Below is a page from Gensler Quality Control Documentation Process outlining specific measures that are used by our team on projects.

QUALITY ASSURANCE & QUALITY CONTROL

Why?

Attention to quality and detail extends to every document issued. Quality Control and Quality assurance includes everything from e-mails and letters to clients and consultants, to presentations, construction documents, and specifications.

It is important to remember that this process begins at the start of a project, and is continuously ongoing throughout the project's duration, ending with the capture of knowledge for the future at the project's end.

Goals

Our Quality Assurance and Quality Control process outlines a **series of procedures** that if followed ensures our documentation meets several goals:

- Documents that are **purposeful, informed and compelling**
- Work that is **coordinated** amongst disciplines
- Documents that demonstrate compliance with applicable building codes and regulations
- Work is reviewed for **best practices, appropriate solutions and feasibility**

Concept of QAQC

The terms Quality Assurance and Quality Control are often used interchangeably, but have two different conceptual meanings that are useful to understand.

Quality Assurance (QA): A set of activities for ensuring quality in the process by which products are developed. Utilizes checks in place by team throughout the design. This is a proactive process.

Quality Control (QC): A set of activities for ensuring quality in products. Utilizes checks before every milestone or document issuance. This is a reactive process.

A combination of both QA and QC is necessary. Either alone is ineffective at capturing issues in time proactively, or at assessing reactively.

PROJECT TEAM & RESPONSIBILITIES

The **Project Team** includes all technical, design, management and support staff on the project. Each member of the team is responsible for understanding this process, and for contributing to the quality of our documentation and deliverables. Project team roles are to be assigned as early as possible in the project.

Project Delivery Leader "PDL"

Responsible for execution of deliverables, adherence to QA/QC process, coordinating delivery of documents and checklists provided to the Quality Control Reviewer, and following appropriate signing and sealing procedures.

Studio Design Realization Leader

Designated senior technical leader in each studio, responsible for the delivery of that studio's projects.

Quality Control Reviewer

A third party reviewer from outside of the daily project team. Responsible for review of documents and ensuring project team understands comments.

Signing Principal

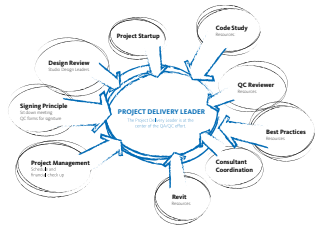
Informed by PDL of procedures followed prior to giving team signing/seal permission.

Project roles are defined to assist the team in organizing the QA/QC effort, but it is every team member's responsibility.

QA IN EVERYDAY DOCUMENTS

Quality Assurance is frequently thought of with respect to project drawings and specifications, but our attention to getting it right should extend to all documents we issue. Below are just a few examples.

- **Presentations** Have a co-worker review the presentation for spelling errors or graphic confusion. For important presentations, consider doing a brief run through.
- **Emails** While many emails are everyday business, when a critical item must be explained, it can be worthwhile to share a draft with co-workers or consultants involved, to capture the complete story and avoid corrections. For especially sensitive topics, consider if our legal team should also review.
- **Letters** A formal letter is generally used to convey an item of greater importance than a more casual email, and is generally reserved for sensitive topics. Have a co-worker review the letter for spelling or grammatical errors and other inconsistencies. Consider if our legal team should also review.
- **Contracts** Consult with your studio design management leader to both proofread and discuss the general scope. fees, and associated risks. If we are contracting under a Master Services Agreement, speak to the client relationship holder if you are unfamiliar with the client. If there are modifications to our basic documents, consider discussing with legal.



CONTRACT DOCUMENT QA/QC PROCESS

All members of the project team are expected to understand key concepts and follow baseline procedures related to quality assurance and quality control. The below procedures are applicable to a typical project, and are meant as a guide for teams to adjust and adapt.

If procedures do not seem applicable to a project, discuss with your project team and studio leaders to discuss modifications to the process. There is an appropriate level of review for all projects, regardless of size or scope.

Code review is an important part of the QA/QC process, and often one of the first QA/QC steps in a project, but it is only one element. It is also important to consider the key elements of Gensler's QA/QC process.

Item 1: Emphasize Comprehensive Nature of QA/QC to the Team

Quality Assurance and Quality Control are embedded in all phases of our work, from commencement of the project through final completion.

Item 2: Establish QA/QC Roles

Prior to commencing each project, the Design Manager and Design Realization Leader shall determine the Project Delivery Leader (PDL) and Quality Control Reviewer.

Item 3: Identify Milestones and Reviews

QA/QC shall be performed regularly throughout the project in accordance with the Phase Master Review Checklist and be associated QA/QC Checklists. These can be found in the Gensler FAST Forms.

The PDL is to work with the Studio Design Realization leader to determine which of the QA/QC Checklists is appropriate for each project, as some are simpler, and some are more complex. Review the milestones in the Phase Master Review Checklist with your project team early and edit if necessary.

Item 4: Inform the Signing Principal and Understand the AHJs

At commencement of the project, identify the Signing Principal and Authorities Having Jurisdiction (AHJ). The Project Delivery Leader shall inform the appropriate Signing Principal and Studio Technical Leader of the project schedule and milestones. For inter-office work, communication is essential for both project success and to meet legal requirements. A local review must also be performed at regular milestones in the office of the signing principal for inter-office work.

Item 5: Utilize Appropriate Level of Review

QA/QC reviews must be conducted for every project milestone, and should be performed by a Design Realization Leader. All test fits must be reviewed by a Design Realization Leader for basic code compliance prior to forwarding to a client. At the Design Development phase and beyond, all reviews are to be completed by an assigned Quality Control Reviewer who is not a part of the regular daily project team, or by the Studio Design Realization Leader.

Item 6: Comply with Gensler Standards

All drawing packages shall comply with **Documentation Framework** standards, including the use of keynotes, standard sheet numbers, etc., unless otherwise required by the contract. Deviations from standards shall be reviewed with the Studio Technical Leader.

Item 7: Ensure Comprehensive Review

Quality Assurance and Quality Control reviews shall include both Gensler's documentation and all disciplines available for coordination, including disciplines not under Gensler's contract. The Project Delivery Leader shall read all reports prepared by consultants for the project, and shall incorporate listed recommendations into the drawings as appropriate. The Quality Control Reviewer shall be furnished with these reports, and shall verify the incorporation of their recommendations into the documents in each phase.

Item 8: Specifications

Specifications shall be prepared for all phases of each project in accordance with the project contract. Specifications shall be reviewed concurrent with each design phase review.

DIGITAL COLLABORATION IN THE REVIEW PROCESS

Gensler encourages teams to utilize the digital collaboration tools the firm has invested in to quickly communicate between teams and save paper. **BlueBeam** software is available on all computers and contains the BlueBeam Studio function.

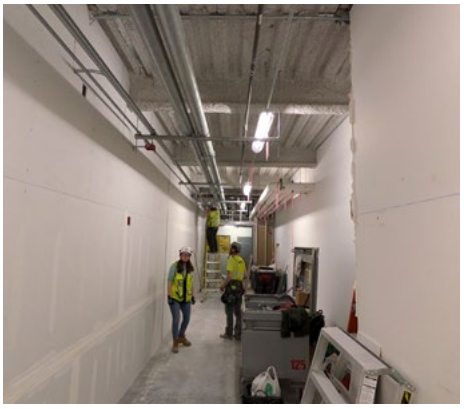
With Bluebeam Revu software, a team can create a PDF, invite a team to a **Bluebeam Studio** session, update the drawings as they evolve, redline for QA/QC, insert additional comments, and track completion, all without wasting paper in a single session that allows multiple users to work in the same file in real time.

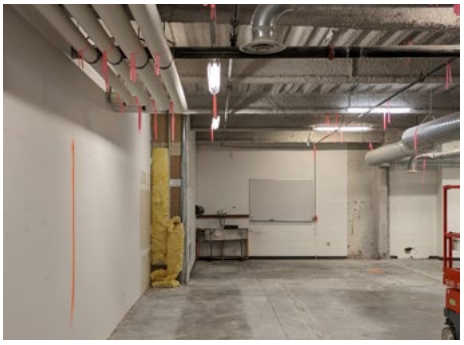
Bluebeam Studio can be used with any PDF, simply create a user account and invite your team.

More Resources

Gensler US Documentation Manual | **QA Checklist**
Gensler UK Production Manual | **Bluebeam Studio Tutorial**

Gensler



UNIVERSITY OF WASHINGTON
HEC EDMUNDSON BAND TENANT IMPROVEMENTS

SEATTLE, WA

Minor renovation project of the existing band storage facility impacted by a new corridor connection to the adjacent basketball training facility.

2,895 sq ft
Original Budget: $275,000
Completed Value: $275,000

Estimated Schedule:
12/2023 - 7/2024
Completed from:
12/2023 - 7/2024

Facility Type
Collegiate Renovation

Services Provided
Programming
Permit Drawings
Construction Drawings

WASHINGTON STATE UNIVERSITY
WEBSTER HALL RESEARCH LAB RENOVATIONS

PULLMAN, WA

Conversion and minor renovation of existing teaching labs into research labs to for the College of the Environment's principal investigators. Scope included new wet labs in Room 1126 / 1126A.

8,760 sq ft
Original Budget: $594,000
Completed Value: : $665,000* *(*Owner contingency used for betterments)*

Estimated Schedule:
1/2024 - 7/2024
Completed from:
1/2024 - 7/2024
(On-call projects are ongoing)

Facility Type
Academic Teaching
& Research Facility

Services Provided
Programming
Permit Drawings
Construction Drawings
Construction Administration

WASHINGTON STATE UNIVERSITY
WILSON SHORT GENERAL USE CLASSROOMS RENOVATIONS

PULLMAN, WA

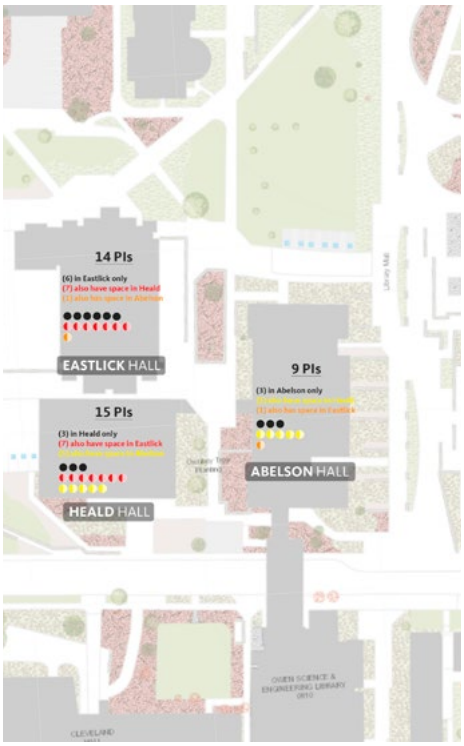
Renovation and conversion of smaller existing general use classrooms into two larger classrooms and renovation of one existing additional tiered auditorium into parliamentry and flex-style

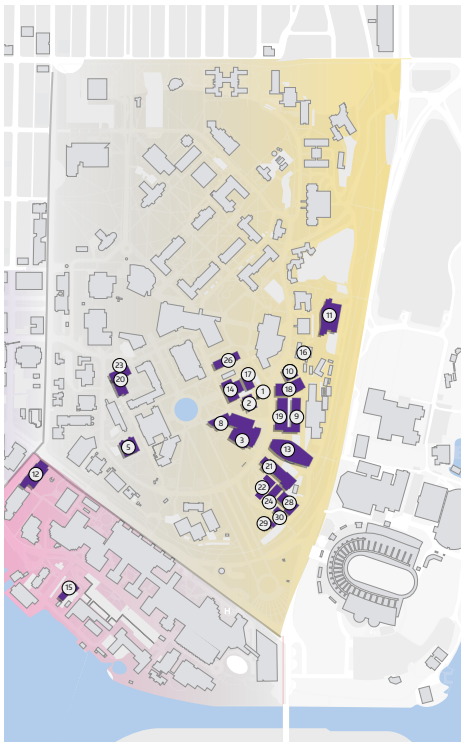
3,723 sq ft
Original Budget: $500,000
Completed Value: $890,000* *(*Owner contingency used for betterments)*

Estimated Schedule:
02/2024 - 09/2024
Completed from:
02/2024 - 09/2024
(On-call projects are ongoing)

Facility Type
Collegiate Sports Facilities

Services Provided
Programming
Permit Drawings
Construction Drawings
Construction Administration





WASHINGTON STATE UNIVERSITY
MCCOY TEACHING LAB RENOVATIONS

PULLMAN, WA

Renovation of existing simulation prep and lab spaces into three teaching labs for the School of Microbiology. The scope included coordination of new and existing lab equipment.

3,723 sq ft
Original Budget: $500,000
Completed Value: $890,000*
*(*Owner contingency used for betterments)*

Estimated Schedule:
2/2024 - 9/2024
Completed from:
2/2024 - 9/2024
(On-call projects are ongoing)

Facility Type
Academic Teaching
& Research Facility

Services Provided
Programming
Permit Drawings
Construction Drawings
Construction Administration

WASHINGTON STATE UNIVERSITY
LIFE & PHYSICAL SCIENCE PREDESIGN & 10-YEAR ROADMAP

PULLMAN, WA

Pre-Design services for a new building which will form the foundational centerpiece of a long-term vision for an updated "science corridor." The project included a 10-year roadmap which identified a series of enabling projects with minimal impacts to the research conducted by the Department of Chemistry and School of Biological Sciences.

Size: All Science Facilities for College of Arts & Sciences & 80,000 SF building
Original Budget:
$500,000
Completed Value:
$350,000

Estimated Schedule:
11/2021 - 07/2022
Completed from:
11/2021 - 07/2022

Facility Type
Research and Teaching Laboratory Building

Services Provided
Predesign
Stakeholder Engagement
Visioning
Feasibility Study
Estimates
Master Planning

UNIVERSITY OF WASHINGTON
COLLEGE OF ENGINEERING FACILITIES UPDATE

SEATTLE, WA

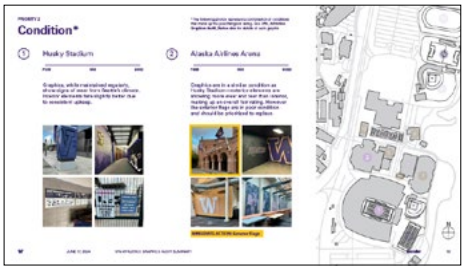
Gensler led an engagement and research effort to identify current teaching and learning needs when it comes to quantity and quality of space for the College of Engineering. The facilities development plan prioritizes a framework to address deficiencies and accommodate projected growth. This project was part of the University's Space Planning On-Call.

Size: All College of Engineering Facilities
Original Budget:
Varies; Under $300,000
Completed Value:
Varies; Under $300,000

Estimated Schedule:
08/2023 - 08/2024
Completed from:
08/2023 - 08/2024

Facility Type
Engineering Facilities

Services Provided
Stakeholder Engagement
Student Engagement
Visioning
Master Planning
Data Analysis



UNIVERSITY OF WASHINGTON

ATHLETICS CAMPUS GRAPHICS AUDIT & STYLE GUIDE

SEATTLE, WA

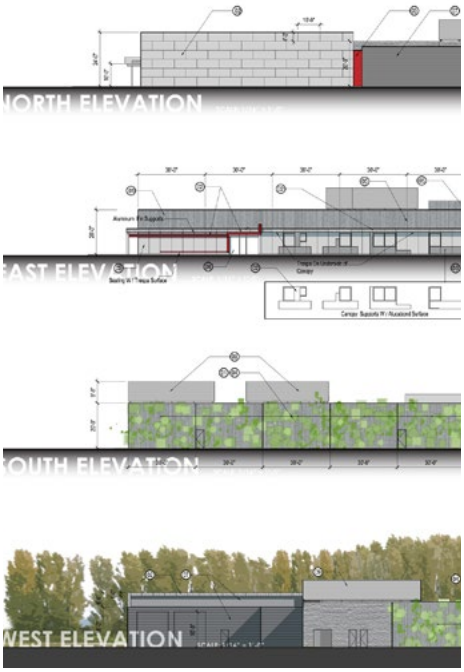
Gensler worked with UW to provide an assessment of all graphics in UW Athletics facilities along with the creation of an RFP package for their redesign. This project was part of the University's Athletics On-Call.

Size: Not Applicable
Original Budget:
$68,000
Completed Value:
$68,000

Estimated Schedule:
06/2024
Completed from:
06/2024

Facility Type
Engineering Facilities

Services Provided
Audit
Operational Replacement Recommendation
Brand & Graphics Style Guide



CONFIDENTIAL RETAIL BRANCH BANK CLIENT

ON-CALL RENOVATIONS, WASHINGTON STATE

VARIOUS LOCATIONS

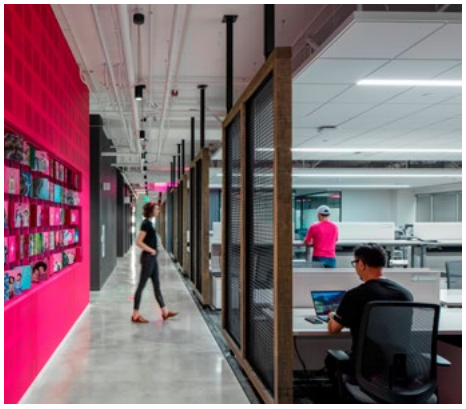
Gensler has completed many exterior renovations including parking for multiple bank retail locations through our master services agreement. Scope for various projects completed include surface lot repairs and exterior enclosure renovations.

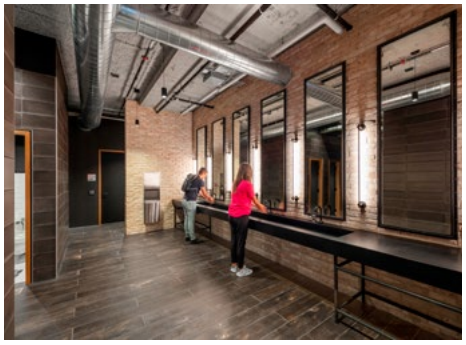
Size: Various Sizes
Original Budget:
Varies; Under $200,000
Completed Value:
Varies; Under $200,000

Estimated Schedule:
1/2023 - On-going Est. 2025
Completed from:
1/2023 - On-going Est. 2025

Facility Type
Parking Lots, Enclosures

Services Provided
Programming
Permit Drawings
Construction Drawings
Construction Administration.





T-MOBILE

ON-CALL RENOVATIONS

BELLEVUE, WA

Gensler has completed many commercial interior renovations across T-Mobile's multi-building campus through our master services agreement. Recently completed projects under $5M include the renovation of revolving doors, a new entry and lobby, and acoustic remediation.

Size Varies
Original Budget:
Varies; Under $5M
Completed Value:
Varies; Under $5M

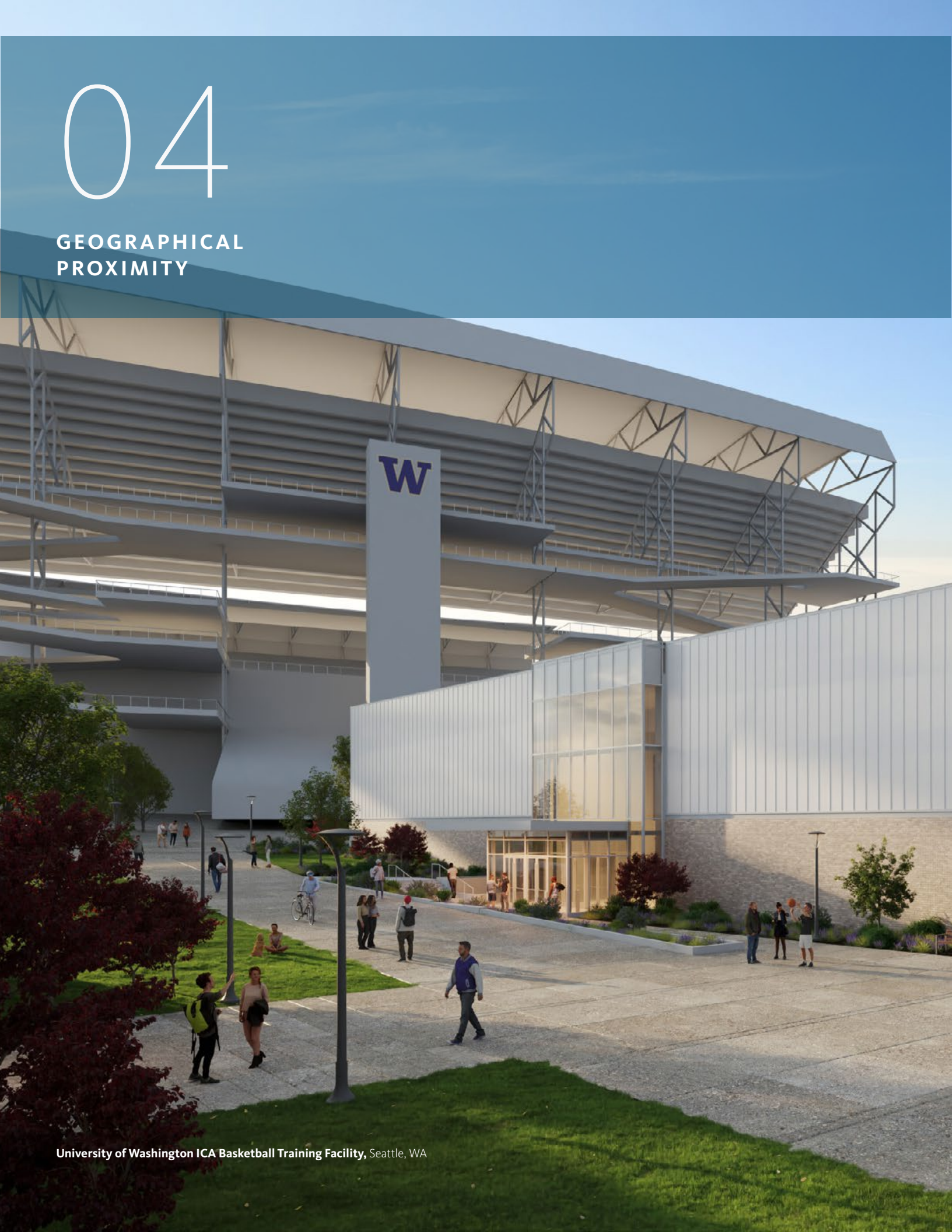
Estimated Schedule:
9/2019 - On-going
Completed from:
9/2019 - On-going Est. 2025
(On-call projects are ongoing)

Facility Type
Commercial Office

Services Provided
Programming
Permit Drawings
Construction Drawings
Construction Administration

04

GEOGRAPHICAL PROXIMITY



University of Washington ICA Basketball Training Facility, Seattle, WA

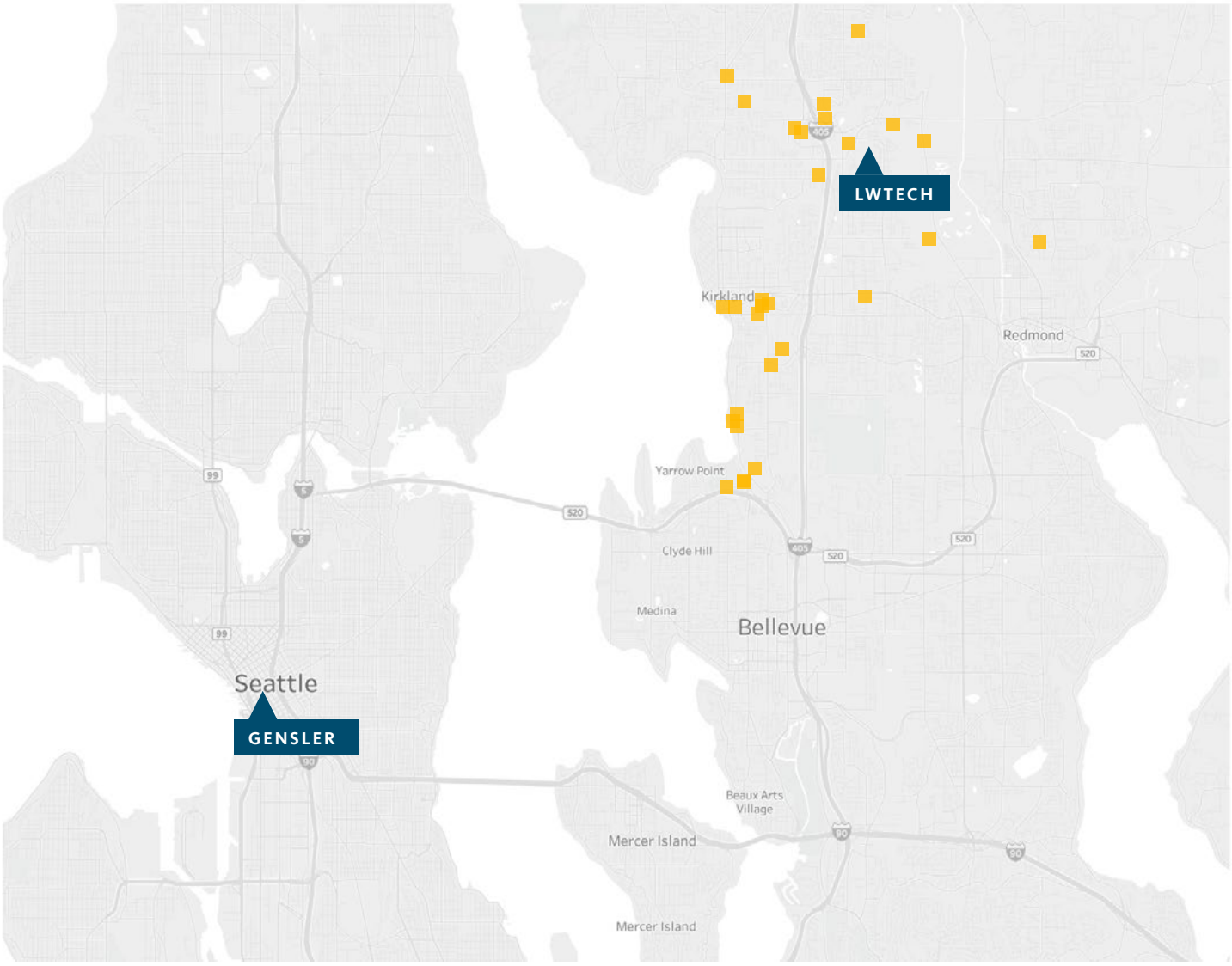
EXPERIENCE & PROXIMITY TO KIRKLAND

Familiarity Working with the City of Kirkland

We have almost 20 years of local experience working with the City of Kirkland on complicated entitlement and permitting processes. We understand how to navigate costly substantial alterations, when and how they are triggered, and how to plan and design solutions that are safe and cost-effective.

Our Local, Dedicated Team

In order to best serve the project for LWTech, we are available for in person, hybrid and virtual meetings as needed. Our core team is available to meet with you in person to maximize interaction and engagement. This is particularly important at the beginning phases of a project as the larger stakeholder group becomes familiar with us. We are also skilled at facilitating virtual engagement as required. We look forward to tailoring our approach to engagement and communication to best meet the needs of this important project. *Our team is 30 minutes away from LWTech — a 17-mile drive. Yellow squares showcase projects in and around Kirkland our office has worked on.*



05

DIVERSE BUSINESS INCLUSION STRATEGIES

Antelope Valley College Student Services Building, Lancaster, CA

OUR CORE CONCEPTS INTERNAL & EXTERNAL DEI PRACTICES

As part of a people-first ethos, the Gensler team is taking steps to address diversity, equity, and inclusion through our internal and external DEI initiatives. We believe that in order to create equitable and inclusive places, we must build teams that are representative of those cities' diversity, authenticity, and local culture. To address this Gensler has invested in DEI initiatives to promote outreach and research to address a variety of JEDI topics such as;

Employee Training: Every Gensler team member on this project has been trained on our Code of Conduct.
Strategies to Fight Racism: Gensler is committed to creating a just and equitable future. In 2020, our firm created a strong foundation by establishing our 5-part Strategies to Fight Racism.
Gensler Rising Black Designers Scholarship: The Gensler Rising Black Designers Scholarship was launched in 2020 to help talented design students access resources and mentors.

Strategies to Increase Access to Opportunities, Capital, & Training

Gensler has built a network of over 2,000 minority and women-owned businesses. For the Northwest region, approximately 30% of projects over the past eight years have been joint ventures with diverse consultants. We are committed to assembling a diverse project team, including robust M/WBE consultant participation.

Objectives Include:
1. Actively identifying diverse suppliers (a) that can provide competitive, high-quality goods and services and (b) with business models that align with Gensler's business strategies.
2. Ensuring the inclusion of diverse suppliers as core to our strategic sourcing and procurement process.

Our Program Focuses On:

Objective measurements: Establishing and meeting measurable targets that support our overall diversity strategies.

Tracking: Administering reporting and monitoring functions to track progress in meeting targets.

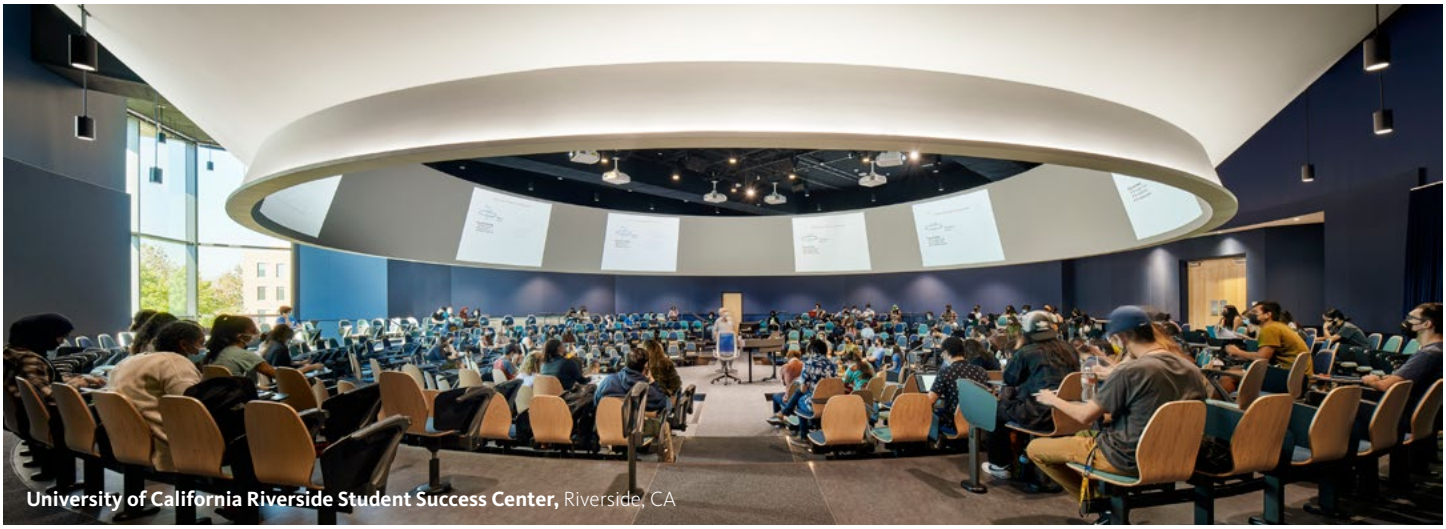
Training and education: Ensuring that decision-makers throughout the project understand and implement Gensler's supplier diversity principles and commitment.

External outreach activities: Engaging with diverse suppliers through direct communication, active involvement with small business and minority development organizations.

Communications: Educating employees, management, diverse suppliers, and the community-at-large about our supplier diversity program, policies, and achievements.

Multiple tiers of involvement: Working with other Gensler suppliers to achieve diversity at multi-tiered levels within our value chain.

Our Ongoing Activity Includes:
1. Maintaining our robust database of diverse firms we have collaborated with on projects and expanding our relationships by identifying additional potential partners.
2. Continuing our involvement and active leadership and participation in NOMA, NSBE, and organizations that increase awareness of MWBE business involvement in the AE industry.



University of California Riverside Student Success Center, Riverside, CA

INCLUSION PROJECT EXAMPLES

Through our network of offices, Gensler is pro-active in identifying and developing relationships with SBE/DBE/WBE/MBE/WBE sub-consultants and suppliers. We have worked on many projects that have significant minority participation, such as aviation, higher education, infrastructure, transportation, sports, and federal government projects. Our plan is to retain certified MWBE consultants and request that prime consultants who do not fit this profile retain MWBE sub-consultants to augment this requirement. Our goal is to fully integrate the consultants in the design process. We believe we have a responsibility to teach and share our expertise with our consultants. **The following is a sampling of relevant projects where we included MWBE firms:**

WASHINGTON STATE UNIVERSITY, EASTLICK-ABELSON-BUSTAD LAB RENOVATIONS, PULLMAN, WA

Budget: $22.5M
Size: 72,000 SF across 8 buildings, design-build, built on an occupied campus, higher education project
Date Completed: Est. 07/2025
Description: A series of interior teaching, research, and simulation lab renovations to support enabling projects for decanting Heald Hall.
Specific Opportunity Afforded: No Specific Percentage — the aim was to increase participation as much as possible.
Scope of Work by MWBE: 12% of Construction Cost
Lessons Learned: The team understood from the start that to both increase competition and MWBE participation the project needed to attract interested parties beyond Whitman County. Direct outreach to a larger pool of participants across the state enabled an increase in WMBE participation / mentorship opportunities.

UNIVERSITY OF WASHINGTON, BASKETBALL TRAINING FACILITY, SEATTLE, WA

Budget: $44M
Size: 38,000 SF, early integrated design partner, built on an occupied campus, higher education project
Date Completed: Est. 08/2025
Description: Integrated design build project for the design and construction of the new ICA Basketball training facility. **Specific Opportunity Afforded:** 15% MWBE / 20% All MWBE Goals
Scope of Work by MWBEs: 17.2% MWBE / 22.1% All MWBE (Forecasted)
Lessons Learned: Our BEE project approach was to provide outreach during procurement of consultants and sub-contracts to submit their qualifications to various project scope opportunities, including emphasis on partnerships. We did learn sometimes MWBE partners might not have the lowest bid, but not in all cases.

WESTERN OREGON UNIVERSITY, STUDENT SUCCESS CENTER, MONMOUTH, OR

Budget: $17.3M
Size: 32,000 SF, early integrated design partner, built on an occupied campus, higher education project
Date Completed: Est. 12/2024
Description: Integrated GCCM project for the design and construction of a new student success center to centralize student services such as tutoring, career development, disability access, student advising, and testing.
Specific Opportunity Afforded to MWBE firms: No Specific Percentage — the aim was to increase participation as much as possible.
Scope of Work by MWBE firms: 19% All MWBEs
Lessons Learned: Our BEE project approach was to specifically target emerging small businesses for various scopes of work for trade contractors and consultants. It was important on this project to bring on MWBEs to meet metrics and to find those that were uniquely qualified for this project's scope.

06

STANDARD FEDERAL FORM 330 PART II

Duke Kunshan University, Kunshan, China

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: DES PROJECT NO. 2026-82

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (*or Branch Office*) NAME	M. ARTHUR GENSLER JR. & ASSOCIATES, INC. (DBA GENSLER)
3. YEAR ESTABLISHED	1965
4. UNIQUE ENTITY IDENTIFIER	04-739-2741
2b. STREET	1200 SIXTH AVENUE, SUITE 500
5. OWNERSHIP	
a. TYPE	CALIFORNIA CORPORATION
2c. CITY	SEATTLE
2d. STATE	WA
2e. ZIP CODE	98101
b. SMALL BUSINESS STATUS	N/A
6a. POINT OF CONTACT NAME AND TITLE	FRANCESLY SIERRA, PROJECT MANAGER
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	
6b. TELEPHONE NUMBER	(425) 654-6705
6c. EMAIL ADDRESS	FRANCESLY_SIERRA@GENSLER.COM

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
M. ARTHUR GENSLER JR. & ASSOCIATES GENSLER & ASSOCIATES	1965	04-739-2741

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
02	ADMINISTRATIVE	885	8
06	ARCHITECT	2,870	36
08	GRAPHIC DESIGNERS / CADD	213	5
47	PLANNER: URBAN / REGIONAL	56	
37	INTERIOR DESIGNER	1,475	22
58	TECHNICIAN / ANALYST	120	
	Other Employees	585	15
	Total	6,204	86

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)*
A06	AIRPORTS, TERMINALS, & HANGARS	10
A11	AUDITORIUMS & THEATERS	6
C10	COMMERCIAL BUILDING	10
C13	COMPUTER FACILITIES, CMPTR SERVICE	10
D07	DINING HALLS, CLUBS, RESTAURANTS	9
E02	EDUCATIONAL FACILITIES, CLASSROOMS	10
G01	GARAGES, VEHICLE FACILITIES, PARKING	9
G06	GRAPHIC DESIGN	7
H10	HOTELS, MOTELS	10
I05	INTERIOR DESIGN, SPACE PLANNING	10
L04	LIBRARIES, MUSEUMS, GALLERIES	9
O01	OFFICE BUILDINGS, INDUSTRIAL PARKS	10
P05	PLANNING	9
R06	REHABILITATION BUILDINGS/STRUCTURE	10
S08	SPECIAL ENVIRONMENTS	8
S11	SUSTAINABLE DESIGN	10

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

(Insert revenue index number shown at right)

a. Federal Work	10
b. Non-Federal Work	10
c. Total Work	10

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: JULY 31, 2025

c. NAME AND TITLE: **Bert deViterbo, AIA, IIDA, CDT, NOMA**
Seattle Office Managing Director, Gensler Principal

STANDARD FORM 330 (REV. 7/2021) **PAGE 6**