

# Project No. 2026-827: On-Call Campus Architect

Everett Community College

August 6, 2025





August 6, 2025

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



**RE: On-Call Architectural Services Project No. 2026-827 Everett Community College**

Dear Selection Committee:

McGranahanPBK is pleased to submit our Statement of Qualifications for On-Call Architectural Services at Everett Community College (EvCC). While we have not previously provided on-call services for EvCC, we bring a strong foundation of campus knowledge through our work on the Campus Master Plan and our current design of Baker Hall. These experiences, along with our extensive support of numerous colleges across the region, have deepened our understanding of the unique needs and priorities of Washington's higher education institutions. We are excited about the opportunity to contribute further to EvCC's campus development during this biennium.

At McGranahanPBK, we believe 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 EvCC, 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 EvCC's mission and aspirations.

Thank you for considering our qualifications. We welcome the opportunity to support EvCC 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

01

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: <a href="#">McGranahan Associates, Inc.</a> DBA: <a href="#">McGranahanPBK</a> |  |                            |
| UBI: <a href="#">60029841</a>   | TIN:   | License#:                  |
| Point of Contact Name: <a href="#">Matt Lane</a>  |  |                            |
| Point of Contact Title: <a href="#">Principal, Project Manager</a>                        |  |                            |
| Email: <a href="mailto:matt.lane@mcgranahan.com">matt.lane@mcgranahan.com</a>             | Telephone: <a href="tel:253.383.3084">253.383.3084</a> |                            |
| Address: <a href="#">2111 Pacific Ave. Suite 100</a>                                      |  |                            |
| City: <a href="#">Tacoma</a>  | State: <a href="#">WA</a>                              | Zip: <a href="#">98402</a> |





02

Qualifications Of Key Personnel



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

### Your On-Call Architectural Partner

McGranahanPBK specializes in educational architecture. With 34 local professionals and leadership deeply rooted in the Pacific Northwest, we are committed to designing spaces that support student success and campus vitality. As part of PBK's national network of over 1,050 design professionals, we combine the strength of a large firm with the responsiveness of a local partner. Our culture is built on:

- Local accountability
- Exceptional client service
- Community-focused design

We bring the agility, insight, and dedication needed to support Everett Community College's evolving campus needs—efficiently, collaboratively, and with purpose.

### Campus Experience & Relationships

McGranahanPBK brings a strong, existing connection to Everett Community College. Through our work on the College's Campus Plan and the ongoing design of Baker Hall, we've developed a deep understanding of EvCC's goals, operations, and community values.

Our collaboration with campus leadership, faculty, and student groups has given us insight into the College's priorities and culture—enabling us to respond quickly, communicate effectively, and deliver solutions that align with EvCC's mission. This familiarity positions us to provide seamless, responsive on-call services that support the College's evolving needs.

### Our Commitment to On-Call Services

As your on-call architect, McGranahanPBK is committed to supporting all campus maintenance projects, renovations, and minor improvements with the same level of care and expertise we bring to major capital work. Our goal is to be a seamless extension of your facilities team—ready to respond quickly, think strategically, and deliver high-quality solutions that reflect EvCC's mission.

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 AIA, DBIA, LEED AP BD+C



### Principal, Client Executive

Matt brings over 30 years of experience leading planning and capital development for Washington's community and technical colleges. He has a deep

understanding of the state's funding environment and approval processes, which allows him to guide projects with clarity and confidence. Matt will ensure each project is strategically staffed and thoughtfully led. His leadership style emphasizes collaboration, accountability, and long-term value for institutions and their communities. Matt is currently engaged with EvCC contributing to the campus master plan and the Baker Hall project. His continued involvement reflects his commitment to creating spaces that support learning, growth, and institutional success.

### Relevant On-Call Experience

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

### Relevant Experience

- Baker Hall, Everett Community College
- Triton Learning Center, Edmonds College
- Misc. Planning, Renovation & Repair Projects, Clover Park Technical 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

## ED McMANAMNA



### Project Manager

With over 30 years of experience, Ed will serve as a Project Manager for the College. He brings deep expertise in remodels, renovations, and seismic upgrades, particularly

in occupied school environments where safety and phasing are critical. Ed's strong technical background ensures cost-effective solutions that maximize every construction dollar. In addition to his project management skills, Ed has led construction contract administration for public clients on projects ranging from small classroom upgrades to complex, multi-million-dollar campus modernizations.

### Relevant On-Call Experience

- Tacoma Community College
- Olympic College \*

### Relevant Experience

- Baker Hall, Everett Community College
- Student Bookstore Remodel, Tacoma Community College
- NCAA Soccer Field, South Puget Sound Community College
- Junior High School Flight Simulator Program Remodel, Central Kitsap School District \*
- West Hills Elementary Montessori Program Remodel, Bremerton School District \*
- New Parish Elementary School, Our Lady Star of the Sea Parish\*

### Education | Training | Certifications

University of Pennsylvania, Master of Architecture  
University of Washington, Bachelor of Arts/  
Environmental Design  
Olympic College, Associate in Arts  
Architect: Washington  
\* with previous firm

## SHONA BOSE AIA, LEED AP BD+C



### Firmwide Director of Sustainability, Project Architect

Shona brings 14 years of expertise in transforming educational spaces through innovative, sustainable, and inclusive designs. She has

collaborated with school districts, colleges, and universities on both new construction and renovation projects, demonstrating a deep understanding of the evolving needs of educational communities. Her focus on integrating sustainable technologies and creating resilient, welcoming environments ensures that today's educational facilities are ready to meet the demands of the future.

### Relevant On-Call Experience

- University of Washington
- Bellevue College

### Relevant Experience

- Building C Student Union Study and Renovation, Bellevue College
- Building C Kitchen and Cafeteria, Bellevue College
- Center for Equity and Inclusion Predesign, University of Washington Tacoma
- Learning Commons & Engineering Renovation, University of Washington Tacoma
- Learning Commons Predesign, University of Washington
- Portage Bay Building Autism Center Predesign, University of Washington
- STEM and Art Labs Backfill, University of Washington Bothell
- Triton Learning Center, Edmonds College

### Education | Training | Certifications

Washington State University, Master of Architecture  
Occidental College, BA Cognitive Science  
AIA|WA Climate Committee Chair  
Architect: Washington



## BRETT SANTHUFF AIA, LEED AP



### Senior Project Architect

Brett is a seasoned architect with deep experience in renovation and addition projects, specializing in technical documentation and detailing. He recently led

multiple roofing studies, recommendations, and replacement projects for Tacoma Community College, demonstrating his ability to manage complex scopes and deliver practical solutions. In his role, Brett works closely with departments and design teams to translate concepts into buildable realities. He coordinates with engineers, consultants, and manufacturers to integrate systems seamlessly into the overall design. Throughout construction, Brett ensures the project remains true to its original goals and clearly expresses the design intent and core ideas that shaped its development.

### Relevant On-Call Experience

- Tacoma Community College
- University of Washington

### Relevant Experience

- Automotive Technology Training Center, Renton Technical College
- Campus-wide Roofing Projects, Tacoma Community College
- Capital High School Performing Arts Center, Olympia School District
- West Woodland Elementary Renovation, Seattle Public Schools
- Redmond Middle School Addition, Lake Washington School District

### Education | Training | Certifications

University of Oregon, Master of Architecture  
University of Washington, Bachelor of Arts, Architectural Studies

LEED Accredited Professional | AIA

Architect: Washington

## 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.



### 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.

### 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.

### Dennis Adjetey, 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.



### 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.

### 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.



The background of the slide is a photograph of a wall. On the left, there is a vertical strip of corrugated metal with several screws. To its right is a large, textured concrete panel. Further right is a smooth, light-colored vertical panel. On the far right, there are two panels of perforated metal, one above the other, both in a bright yellow-green color.

# 03

Past Performance



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 Everett Community College.

### 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.

This balanced approach allows us, as your on-call architects, to respond swiftly and effectively—delivering every project with precision, accountability, and lasting value.

*“McGranahanPBK is 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-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 educational clients by providing services such as:

- 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
- Facility Consulting

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

In addition to these in-house capabilities, we maintain long-standing relationships with trusted local consultants and emerging businesses, allowing us to scale and tailor our services to meet the unique needs of each client.

## Everett Community College Experience

### Campus Plan

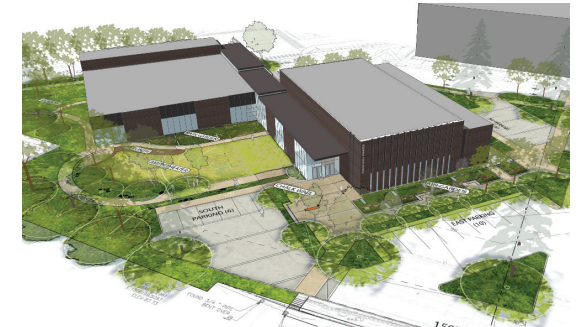
Our team led the development of EvCC's Campus Master Plan, building deep familiarity with the college's vision and stakeholders. Through inclusive engagement and strategic collaboration, we support campus growth aligned with instructional, enrollment, and community goals. We remain committed to guiding implementation, bringing innovative planning approaches that integrate flexibility, data-informed decision-making, and forward-thinking design to ensure EvCC's evolving priorities are met with creativity and long-term impact.



### Baker Hall

McGranahanPBK is leading the design of Baker Hall, a transformative facility supporting the Cosmetology and Theater programs. The 30,000 SF building will replace the original 1962 structure, enhancing campus identity and capacity.

Through an inclusive, collaborative process with EvCC stakeholders, the GC/CM team, and community partners, the project aligns with the 2025 Campus Plan and brings innovative, future-focused planning to life.



## Responsive Services

In addition to our comprehensive in-house capabilities, McGranahanPBK is equipped to respond swiftly to urgent and unplanned architectural needs.

Whether it's a facility issue requiring immediate attention, a code compliance concern, or a last-minute design adjustment, our team is prepared to act quickly and effectively. Our familiarity with EvCC's campus, protocols, and stakeholders allows us to integrate seamlessly into emergency workflows, minimizing disruption and ensuring continuity.

## Coordination and Collaboration

McGranahanPBK will stay actively engaged with the project team, providing timely updates and participating in key milestones. We'll begin with a kickoff meeting to align goals, clarify roles, and establish a collaborative decision-making process.

Our diverse team brings a range of perspectives to ensure well-rounded, thoughtful solutions that balance design, cost, and function. While virtual tools are useful, we value in-person collaboration and are readily available for meetings and site visits to keep the project moving forward effectively.



# ON-CALL PROJECT APPROACH

## 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.

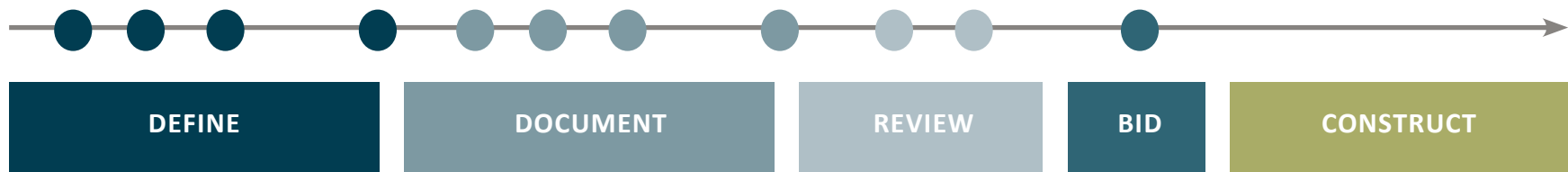
The success of each on-call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

## 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.

The same thoughtful, responsive service you’ve come to expect from our work on campus planning and Baker Hall at EvCC is what we bring to every on-call project—no matter the size.



# ON-CALL CAMPUS ARCHITECT EXPERIENCE

## 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, eight PRRs, four Predesigns, five Major Capital projects, and countless maintenance, repair, and tenant improvements on both campuses.



## 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.

## Highline College

McGranahanPBK has assisted Highline College since 2005. This includes over 100 projects affecting 27 buildings 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.

## Tacoma Community College

McGranahanPBK has served as Tacoma Community College's Campus Architect since 2005, providing nearly two decades of continuous support through master planning, capital project development, and campus-wide improvements. This long-term partnership reflects a deep understanding of TCC's evolving needs and strategic direction.

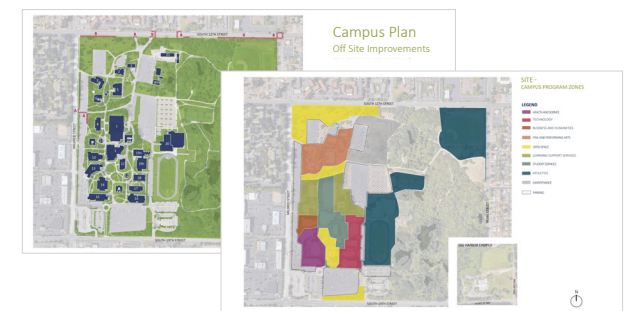
In 2023, we led the college's latest Facilities Master Plan update, aligning sustainability, accessibility, safety, and instructional priorities with the new Strategic Plan. Under the current 2023–2025 On-Call Agreement, we've delivered key projects including roof replacements on three buildings, installation of secure vehicle entry gates, a full interior remodel of the campus bookstore, and a feasibility study for a new conference center to support large-scale events.

## 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 provide ongoing support and expertise, characterized by inclusive processes, strategic stakeholder outreach, and effective use of planning documents, resulting in well-informed and beneficial outcomes.





## 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 |
|---------------------------|----------------------------|---------------------------------|--------------------------|--------------------------|-----------------------|-----------------------------|--------------------------|---|------------------|-------------------------------------|-----------------|-------------------------|-------------------------------|------------------------|--------------------------|------------------|
| 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                |
| PROJECT TYPES             | Tenant Improvements        | x                               | x                        | x                        | x                     | x                           |                          |   |                  |                                     | x               | x                       | x                             | x                      | x                        | x                |
|                           | Roofing Projects           | 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                        |                  |
|                           | ADA Improvements           | x                               | x                        | x                        | x                     | x                           |                          |   | x                |                                     |                 | x                       | x                             |                        | x                        |                  |
|                           | Building Envelope Projects | 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                |
|                           | Signage & Wayfinding       | 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                |
|                           | Master Planning            | x                               | x                        | x                        | x                     | x                           | x                        |   |                  | x                                   |                 |                         | x                             |                        |                          |                  |
| Project Request Reports   |                            | 5                               | 5                        | 3                        | 5                     | 1                           |                          | 1                                       | 1                | 1                                   |                 |                         | 2                             | 4                      | 1                        |                  |
| OFM Predesigs             |                            | 1                               | 3                        | 1                        | 2                     | 1                           |                          |   |                  |                                     |                 |                         | 2                             | 5                      | 1                        | 2                |
| Major Capital Projects    |                            | 1                               | 4                        |                          | 2                     | 1                           |                          | 1                                       |                  |                                     |                 |                         | 2                             | 4                      |                          | 2                |

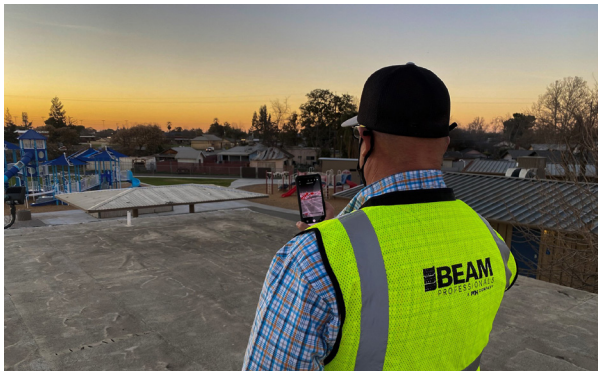
This chart illustrates McGranahanPBK's on-call experience across local campuses, reflecting our ability to align scope and budget, communicate effectively, minimize operational disruptions, and deliver sustainable, efficient design solutions. Each project demonstrates our commitment to meeting agency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



## 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
- Saint Martin's University, Remann Hall I & J Wing Addition & Remodel Study



## Site & Accessibility Improvements

We have performed numerous beneficial site improvement projects. For example at Tacoma Community College, 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:

- Renton Technical College, Wayfinding Campus
- Highline College, Entry and Parking Lot Signage
- Pierce College, Entry and Parking Lot Signage
- Highline College, Parking Lot Expansions
- Pierce College, , Parking Lot Expansions
- UW Bothell, Campus accessibility improvements
- Highline College, Infrastructure Improvement

## 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 EvCC 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 four accessible seating locations).





04

Relevant Experience



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 EvCC for the 2025-2027 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.

Simultaneous Project Delivery

McGranahanPBK brings a deep understanding of campus environments and a proven ability to manage multiple projects simultaneously—whether planned during student downtime or in response to urgent needs.

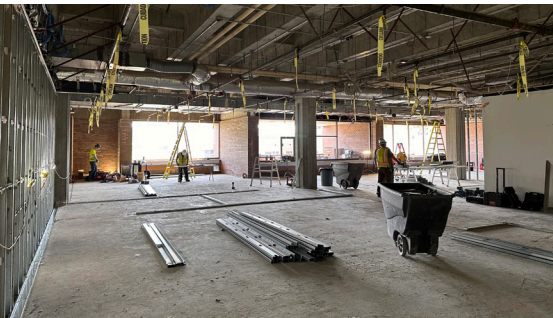
We take a holistic approach to capital planning, working closely with the college and the Department of Enterprise Services to build a biennium-wide calendar that maps out all proposed projects. Even when we are not the lead designer, we help coordinate scopes, identify efficiencies, and ensure that overlapping work is sequenced to minimize disruption. This strategic planning allows the college to maintain momentum across its capital program while preserving access, safety, and continuity for students and staff.

Our experience navigating active campuses means we understand how construction impacts daily life. We develop tailored access and logistics plans for each site, ensuring ADA compliance, clear communication, and safe circulation. In emergency situations, we respond quickly—mobilizing resources, coordinating with campus teams, and implementing scalable solutions that meet immediate needs without compromising long-term goals.

McGranahanPBK is committed to being a responsive, collaborative partner. Through thoughtful planning, adaptive execution, and technology-driven oversight, we help Everett Community College manage its facilities with confidence—no matter how many projects are in motion.

Student Academic Support Center

Bellevue College



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   |

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      |



## 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   |

## 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.



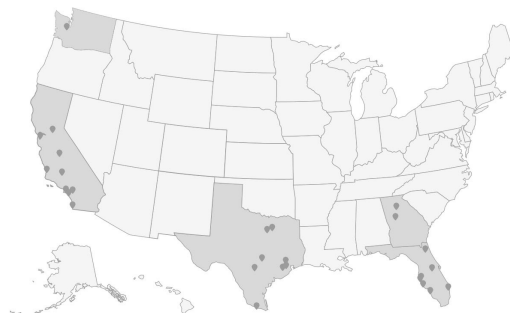
Key updates included the addition of a new entry and a standalone, seismically separated elevator structure. This design not only creates a more prominent focal point for the building but also enhances accessibility for students across all floors.

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

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

## Regional Higher Education Experience

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 in the western region include:



### Washington

University of Washington  
Bellevue College  
Cascadia College  
Everett Community 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, San Luis Obispo  
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  
State Center Community College District



05

Diverse Business Inclusion Strategies



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 team members 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



A photograph of a modern building's interior. The walls are made of large, textured concrete panels with visible rivets. To the left, there are large glass windows reflecting the outside. A staircase with a metal railing is visible in the lower right. The lighting is dramatic, with strong shadows and highlights on the concrete surfaces.

# 06

## Federal SF 330 Form Part II



## ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2026-827

## PART II - GENERAL QUALIFICATIONS

**PART II - GENERAL QUALIFICATIONS**  
(If a firm has branch offices, complete for each specific branch office seeking work.)


|  |  |  |  |  |                             |  |
|--|--|--|--|--|-----------------------------|--|
| 2a. FIRM (OR BRANCH OFFICE) NAME<br><b>McGRANAHAN</b> <b>PAK</b> (McGranahan Associates, Inc.) |  |  | 3. YEAR ESTABLISHED<br>2023  |  | 4. DUNS NUMBER<br>087594388 |  |
| 2b. STREET<br>2111 Pacific Avenue, Suite 100   |  |  | 5. OWNERSHIP<br>a. TYPE<br>Professional Services Corporation<br>b. SMALL BUSINESS STATUS |  |                             |  |
| 2c. CITY<br>Tacoma   |  | 2d. STATE<br>WA                                |  |  |                             |  |
| 6a. POINT OF CONTACT NAME AND TITLE<br>Matt Lane, Principal                                    |  |  | 7. NAME OF FIRM (If block 2a is a branch office)   |  |                             |  |
| 6b. TELEPHONE NUMBER<br>253.383.3084   |  | 6c. E-MAIL ADDRESS<br>matt.lane@mcgranahan.com |  |  |                             |  |
| 8a. FORMER FIRM NAME(S) (If any)   |  |  | 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<br>(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                   |                     |            |  |  |  |
|                            | <b>Total</b>                      | 34                  |            |  |  |  |

| 11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS<br><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<br> | b. DATE<br>August 6, 2025 |
| c. NAME AND TITLE<br>Matt Lane, Principal   |                           |