



**SUBMITTED TO:**  
Department of Enterprise Services

**SUBMITTED BY:**  
KMB architects, inc. p.s.

Project No. 2026-828

# On-Call Campus Architect for South Puget Sound Community College

Submittal Date: September 9, 2025



September 9, 2025

Attn: Tony Ifie, Project Manager  
Washington Department of Enterprise Services  
1500 Jefferson Street SE  
Olympia WA 98501

**RE: Project No. 2026-828 On-Call Campus Architect for South Puget Sound Community College**

Dear Mr. Ifie and Selection Committee Members,

KMB architects is pleased to submit our proposal to continue our long-standing partnership with South Puget Sound Community College (SPSCC). For more than 20 years, KMB has collaborated with SPSCC to deliver projects that enhance campus life, modernize instructional spaces, and align capital resources with strategic goals. From feasibility studies and capital project planning to major renovations and adaptive reuse, our team has consistently supported the College in achieving its mission through thoughtful, efficient design.

As you review our submittal, please consider the following strengths of the KMB team:

- **Campus Knowledge:** KMB has successfully completed over a dozen projects at both the Olympia and Lacey campuses, ranging from small scale studies and renovations to major new construction.
- **On-Call Contract Success:** We bring decades of experience managing DES statewide on-call agreements, consistently delivering projects on time and within budget.
- **Integrated Team of Specialists:** KMB offers a team with deep expertise in higher education facility planning, design, and on-call project delivery.
- **Geographic Proximity:** Our Olympia headquarters is conveniently located less than 10 minutes away from SPSCC's Olympia and Lacey campuses.
- **Project Delivery:** We thoroughly understand the consulting requirements to best facilitate the State of Washington's project delivery options for design-bid-build, small works, and job-order contracting.

We value our relationship with SPSCC and the trust you have placed in us to deliver projects that directly support students, faculty, and staff. Our team is fully prepared to continue this partnership with a seamless transition. We look forward to the opportunity to continue serving SPSCC and supporting the College's ongoing success.

Respectfully,

KMB architects



James Hill, AIA, President & Principal-in-Charge  
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**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**

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**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

<b>Firm Name:</b> KMB architects, inc. p.s.		
<b>UBI:</b> 601280410	<b>TIN:</b> 91-1508345	<b>License#:</b> 601280410 (UBI)
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## Content

On-Call Campus Architect for South Puget  
Sound Community College, Project No.  
2026-828

**02** Qualifications of Key Personnel

**06** Past Performance

**10** Relevant Experience

**15** Geographical Proximity

**15** Diverse Inclusion Plan

SF330 Form

# 01

## Qualifications of Key Personnel

## Firm Overview

KMB architects is a self-certified Small Business Enterprise (SBE) with offices in downtown Olympia and downtown Seattle. Since KMB architects' founding over 35 years ago, the majority of our work has been for public clients. This includes long-standing partnerships with the Washington State Department of Enterprise Services and numerous Community and Technical Colleges. We have provided a wide range of services, including architectural and planning services; master planning; feasibility and predesign reports; building assessments, roof repairs, and replacements; space planning; energy upgrades; historic preservation; code reviews; ADA improvements; security design; and construction administration for new and modernized buildings. We bring the following advantages to this contract:

### Broad Experience Across Project Types

Our work has included multiple on-call contracts, predesign and programming, master planning and larger complex projects. We have been selected for the past several biennia to serve on the statewide on-call contract and completed hundreds of task orders for DES.

### Proven Track Record

Our extensive experience with on-call contracts comes with a proven track record of meeting critical deadlines on short notice, adhering to strict budget constraints, producing well-coordinated, high-quality construction documents, and actively monitoring construction to ensure project success.

### Strong Collaboration with DES

We are adept at coordinating with DES and facility project managers, serving as a reliable, trusted, and engaged team member. Our commitment to listening, delivering, and producing exceptional results is central to every project we undertake.

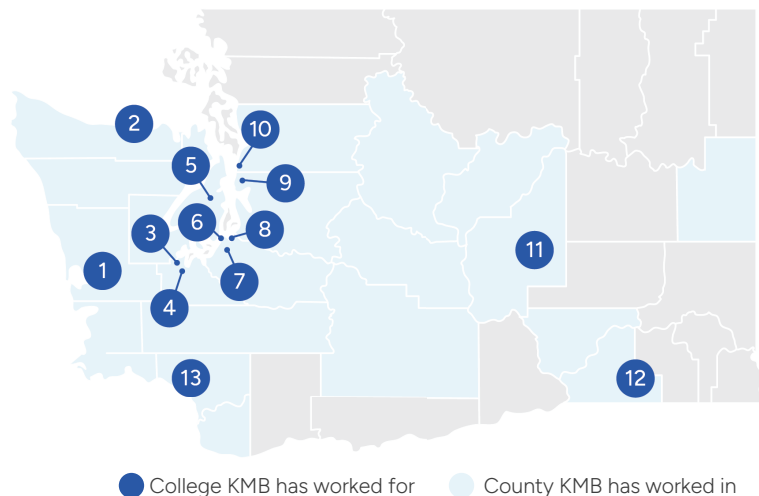
### Trusted by Repeat Clients

Over 70% of our work comes from repeat clients, a testament to the quality of our design solutions and the responsiveness of our service. In the past five years, we have completed over 300 projects at almost 100 DES managed facilities including 12 community/technical colleges.

## Higher Education Experience

The team members proposed for this project have extensive experience working with Community & Technical Colleges. Together our team has provided services to 13 colleges statewide, demonstrating our knowledge of the unique requirements of working in a campus environment.

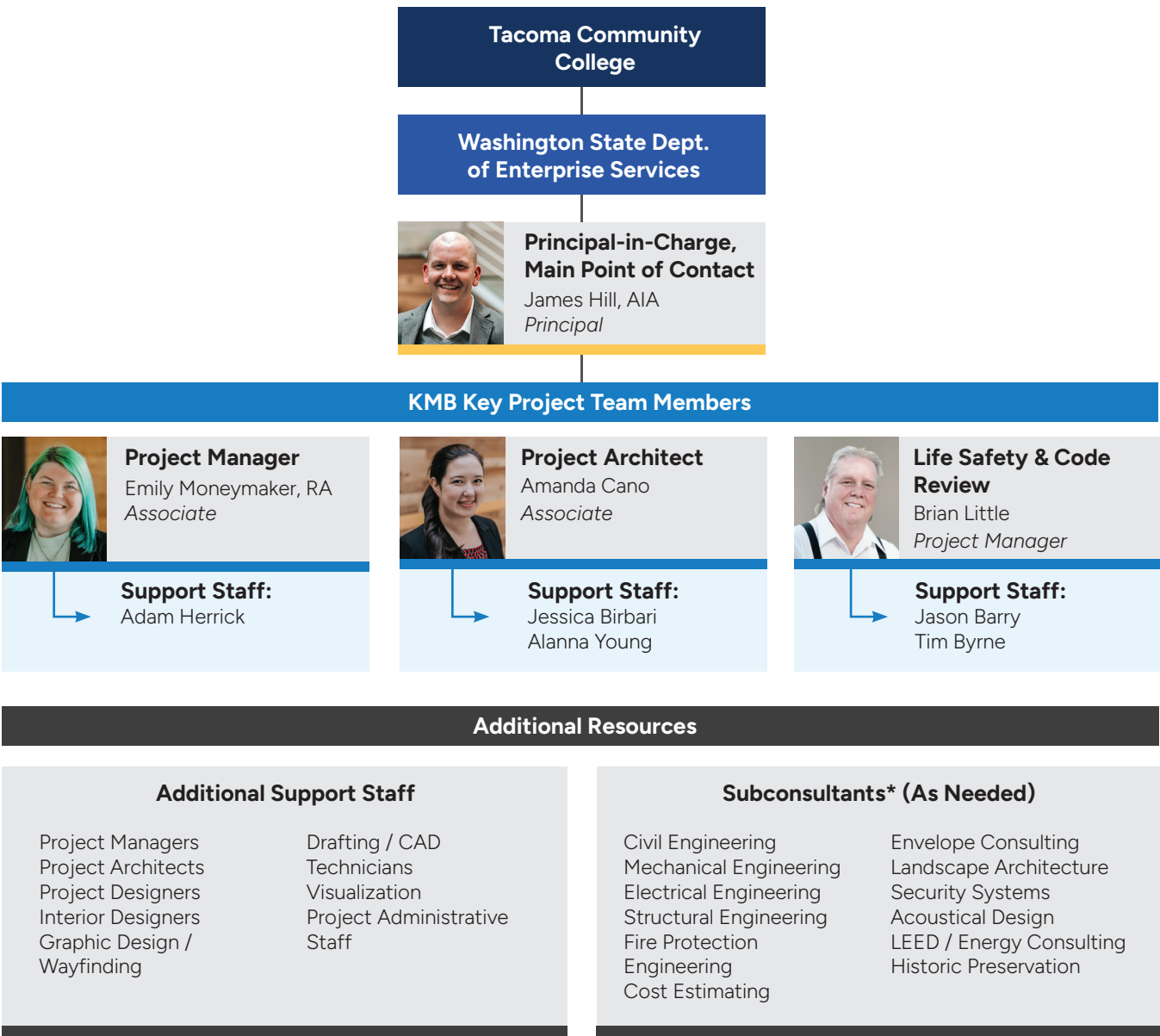
1. Grays Harbor College
2. Peninsula College
3. The Evergreen State College
4. South Puget Sound Community College
5. Olympic College
6. Tacoma Community College
7. Clover Park Technical College
8. Bates Technical College
9. North Seattle College
10. Edmonds College
11. Big Bend Community College
12. Walla Walla Community College
13. Lower Columbia College





# Team Organization

The success of any project relies on the expertise and dedication of the team behind it. The KMB staff members pictured below make up our core team committed to partnering with SPSCC. They are backed by a team of over 40 professionals based in our Olympia and Seattle offices. With extensive experience and a proven track record, KMB is equipped to deliver exceptional service, unparalleled support, and unmatched responsiveness.



*\*Please note that KMB includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses including those certified as, minority-owned, women-owned, minority women-owned, veteran-owned, and small businesses. We currently work with more than 35+ firms that meet the State guidelines for diversity and inclusion.*

## James Hill, AIA

19 Years of Experience



### Education

Master of Architecture, Washington State University

Bachelor of Science, Architectural Studies, Washington State University

### Registration

Architect / Washington State

## Principal-in-Charge / Main Point of Contact

KMB Partner James Hill brings nearly 20 years of expertise in educational design, with hundreds of completed projects across **nine Washington State community colleges**. As a long-standing partner of South Puget Sound Community College (SPSCC), James has led more than a dozen diverse planning, renovation, and feasibility efforts across the Olympia and Lacey campuses. He also leads higher education work under KMB's On-Call Contract with DES, having successfully delivered over 75 on-call project agreements, demonstrating his efficiency and reliability in managing small-scale projects.

### RELEVANT EXPERIENCE

SPSCC - Building #27 Student Support Services Renovation

SPSCC - Building #25 Business Office Renovation

SPSCC - Building #16 Welding Program Modernization

SPSCC - Building #22 Math Lab Redesign

SPSCC - Health & Wellness Building Renovation & Addition

SPSCC - Lacey Building 2 Renovation

SPSCC - Building #28 Transition Center Renovation

SPSCC - Lacey Buildings 4 & 5 Demolition

SPSCC - Campus Wide Signage Project

SPSCC - Allied Health Building Feasibility Study

## Emily Moneymaker, RA

9 Years of Experience



### Education

Master of Architecture, Washington State University

Bachelor of Science in Architecture, minor in Construction Management, Washington State University

### Registration

Architect, State of Washington

## Project Manager

KMB Associate Emily Moneymaker is an architectural designer and project manager with a **passion for educational facility design**. With projects ranging in scale from early learning centers to college facilities, her work is informed by both the personal experience she seeks from the teachers in her family and from post-occupancy input she requests from clients, colleagues, and end users. Emily is a **skilled communicator who can effectively describe her ideas** and concepts to a variety of audiences, from clients and user groups to agency staff, subconsultants, architects, and contractors.

### RELEVANT EXPERIENCE

SPSCC - Building #25 Business Office Renovation

SPSCC - Building #28 Transition Center Renovation

SPSCC - Health & Wellness Building Renovation & Addition

SPSCC - Building #22 Math Lab Redesign

SPSCC - Building #22 Office Realignment

SPSCC - Building #16 Welding Program Modernization

Tacoma Community College - Security Master Plan

North Seattle College, Wayfinding

Grays Harbor College, Building 200 and 300 demolition Facilities Masterplan



## Amanda Cano

6 Years of Experience



### Education

Master of Architecture, Kansas State University

Bachelor of Architecture, Kansas State University

## Project Architect

KMB Associate Amanda Cano is an architectural designer with experience in Educational, Tribal, Public Safety & Hospitality design. Through the rare combination of big-picture perspective and attention-to-detail, Amanda offers a comprehensive design approach that prioritizes client satisfaction. She takes the time required to **properly sequence and prioritize project needs**, with a keen eye for coordination that ensures supportive relationships between team members and that project goals are accomplished.

### RELEVANT EXPERIENCE

SPSCC - Building #27 Student Support Services Renovation

SPSCC - Building #25 Business Office Renovation

SPSCC - Health & Wellness Building Renovation & Addition

Grays Harbor College - Student Services & Instructional Building

Grays Harbor College - 3000 Building Modifications Design

DCYF - Echo Glen Secure Facility Improvements

DCYF - Spruce Living Unit Renovation Design

DCYF - Secure Booth Feasibility Study

DSHS - Olympic Heritage Behavioral Health Main Facility Upgrades

## Brian Little

38 Years of Experience



### Education

Bachelor of Architecture, Washington State University

Bachelor of Science, Architectural Studies, Washington State University

## Life Safety & Code Review

Brian Little's 38-year career has made him an **expert at navigating complex regulatory frameworks** and **securing permits** by coordinating with local, county, state, and federal agencies to ensure compliance with all applicable laws, rules, and standards. Since joining KMB in 2008, Brian has been extensively involved in the analysis and resolution of numerous complex regulatory issues for a variety of State and private sector projects. His experience ranges from preparing studies and reports to assisting with the preparation and filing of applications for required **land-use entitlement, site development, and building construction permits**.

### RELEVANT EXPERIENCE

SPSCC - Buildings 4 & 5 Demolition

Grays Harbor College - Buildings 200 & 300 Demolition and Parking

Grays Harbor College - Student Services & Instructional Building

Hoquiam School District - Lincoln Elementary Renovation

WMD - Montesano Readiness Center Reroof & Tenant Improvements

WMD - Centralia Readiness Center Improvements

DSHS - Western State Hospital Campus Life & Safety Code Review

DSHS - Western State Hospital Bldg. 29 Remove Door Closures

02

Past Performance



SPSCC Health & Wellness Building

## Past Performance

KMB Architects' design process is rooted in the belief that quality design emerges from a deep understanding of the project's context and the client's goals. We create spaces that integrate into their surroundings and reflect the unique needs of each owner. The appearance of our projects is as varied as their function and location, a direct result of our commitment to **collaboratively developing the owner's scope and tailoring solutions to meet those needs within the established budget.**

Attention placed upon the project's individual nature and the technical resolution of program details allows us to anticipate unusual design problems or conditions. Our success is evident by our ability to design facilities that function well, with limited maintenance needed over the long run. We feel that our design approach must include:

1. A thorough understanding of our clients as well as the project's scope, goals, and objectives
2. Innovative thinking and rational problem solving
3. Imagination combined with experience
4. Design leadership throughout an interactive process
5. Early and continuous alignment of scope with budget constraints
6. Strict adherence to project budget and schedule

KMB's ability to develop project scope while staying within budget is demonstrated through our structured and transparent design process. We begin each project with a collaborative scope definition phase, engaging stakeholders to identify priorities, constraints, and operational needs. This ensures that the scope is realistic, achievable, and financially viable from the outset.

## Budget Alignment Overview

KMB's approach to budget alignment is built on six interdependent elements that guide every project from concept to completion. This framework ensures that the owner's scope is clearly defined, refined through collaboration, and delivered within financial constraints.



### Project Management

Centralized tracking, standardized templates, proactive oversight



### Continual Quality Assurance

Ongoing QA/QC from day one, cross-disciplinary coordination



### Scheduled Review Checkpoints

Reviews built in to schedule to catch errors early



### Owner Review

Interactive feedback to refine scope and ensure budget alignment



### Occupied Facility Experience

Early engagement, phasing plans, realistic budgeting



### Sustainable Design Experience

ROI-focused sustainability, budget-conscious solutions

# Six Critical Elements Supporting Budget Alignment

## PROJECT MANAGEMENT

KMB’s commitment to on-call success begins with the assignment of a dedicated Principal-in-Charge to oversee all on-call projects. Contract Manager, James Hill, tracks each on-call project from inception to closeout using a centralized project log. Updated weekly and reviewed, this log monitors key team members, contract status, procurement type, action items, due dates, contacts, and agencies.

We use standardized document templates aligned with DES reporting requirements to monitor time, cost, and scope. These tools keep DES and SPSCC informed while helping our staff anticipate and resolve potential issues. While project managers handle daily details, these tracking tools provide a clear project overview, allowing for quick decision-making and proactive problem-solving.

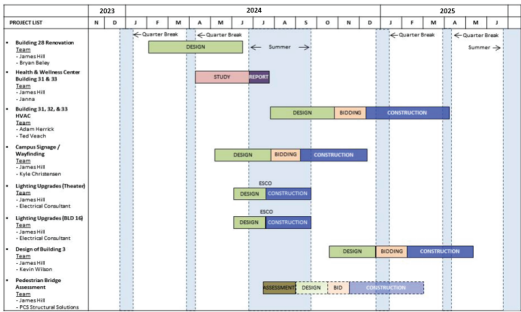
## CONTINUAL QUALITY ASSURANCE

A critical factor to remaining on time and on budget is a robust quality assurance and quality control procedure. We see QA/QC as a continual, on-going process from day 1 through project completion. This ensures complete documentation and clarity in communication of the work to be done, thorough cross-disciplinary coordination, and establishment of major milestones to maintain the schedule.

KMB utilizes a multi-disciplinary QA/QC checklist for quality assurance throughout the design process to ensure coordination amongst all disciplines of the design team and timely identification and implementation of owner needs. These checklists are used as a work planning tool and not simply a completion tool.

## SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.



## Strategic Planning and Execution of SPSCC Capital Projects

Every two years, the State of Washington adopts its biennial budget, setting the stage for wide-ranging design and construction projects across every stage agency. KMB has partnered with SPSCC for over a decade to develop a strategic design and construction plan that aligns with approved funding. Through this collaborative process, KMB and SPSCC review the total funding SPSCC receives from the State and strategically distributes those resources across campus initiatives, ensuring that all projects are executed efficiently, on schedule, and within budget. The work plan is carefully structured around the academic calendar, leveraging quarter breaks and summer sessions as optimal windows for construction to minimize disruption to campus life and operations. An example of a work plan from a previous biennia is shown above.



## OWNER REVIEW

As part of our teamwork-oriented approach, after the QA/QC checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

This iterative review process ensures that the owner's scope is continuously refined and validated, preventing scope creep and helping maintain budget discipline.

## OCCUPIED FACILITY EXPERIENCE

KMB has extensive experience working on occupied campuses, including public, private, and secure facilities. Our process prioritizes safety and security, and strives for minimal disruption. We engage user groups to understand operations and mitigate impacts while collaborating closely with contractors to ensure compliance with safety and security protocols.

Early during design, we engage the facility operators or occupants to understand operational and logistical constraints which can affect the project. This early engagement helps shape the scope and ensures that budget estimates reflect real-world conditions. Understanding the needs of the facility allows KMB to develop phasing plans, specifications, and realistic budgets early in the process to help shape the final project delivery. This includes securing equipment and tools, maintaining site safety, managing egress and life safety systems, and providing clear, early communication with users to set expectations.

## SUSTAINABLE DESIGN EXPERIENCE

Sustainable and energy-efficient design is a core responsibility at KMB. We prioritize environmentally conscious solutions that conserve resources, reduce costs, and enhance occupant well-being. Our goal is to deliver durable, efficient, and healthy buildings that minimize energy use, lower operational expenses, and maximize long-term value for our clients.

We work within project budgets and collaborate with stakeholders to identify the best return on investment for sustainability. Our approach focuses on reducing energy consumption, reusing resources, and integrating renewable energy, especially through efficient lighting and mechanical systems. Advanced lighting controls and fixtures not only save energy but also reduce maintenance and operational costs over time.



## SPSCC Allied Health Building Feasibility Study Example

Under a DES On-Call Project Agreement, KMB was contracted to evaluate the four-story Bowen building at SPSCC for potential use by the College's Allied Health Care program. We assisted the College by developing the program needs for the nursing school, confirmed the program could fit within the existing building, and provided a preliminary cost estimate to confirm the scope aligned with the budget.



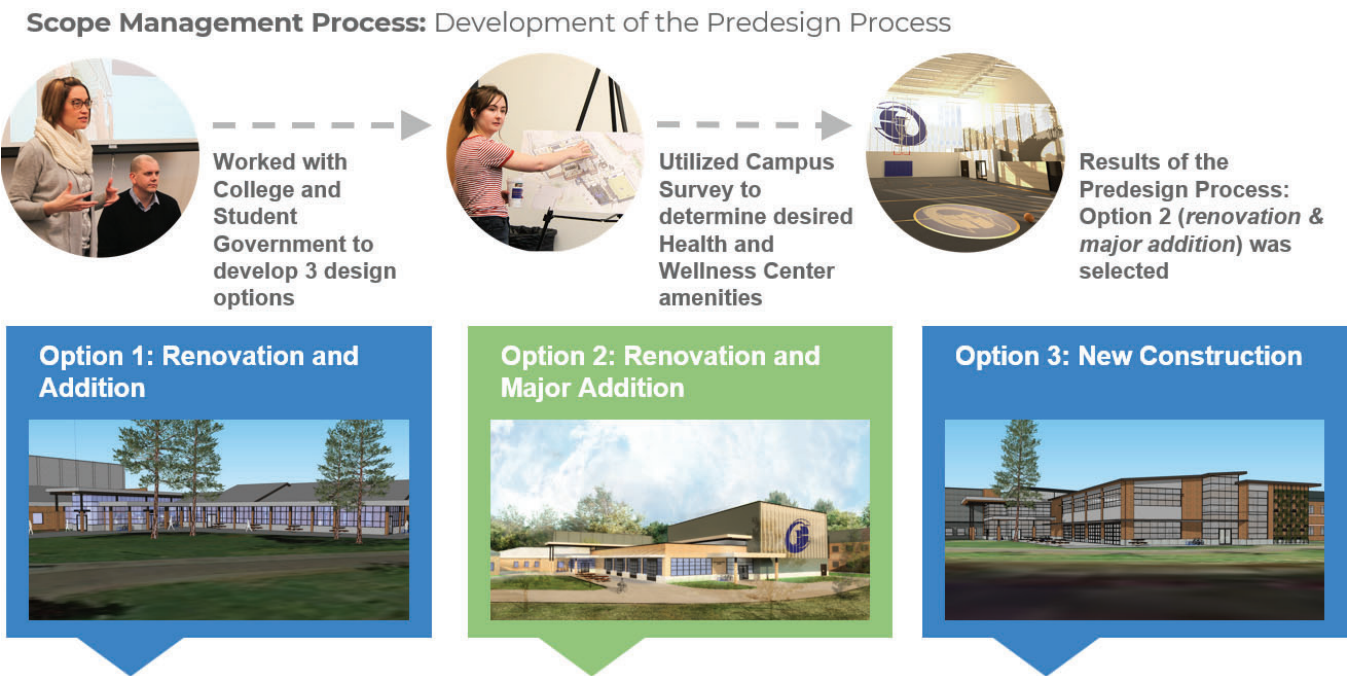
## WSP Roof Replacement Example

KMB was retained by DES to design a 29,000 SF roof replacement at the Washington State Penitentiary. The RFP originally required TPO replacement for the roof. However, after taking into account the harsh winters in Eastern Washington and the ease of repair for asphalt roofing, DOC and KMB collaboratively determined that asphalt roofing was the more economical option.



### SPSCC Health and Wellness Center Example

KMB led the predesign for a new Health and Wellness Center, focusing on aligning SPSCC's needs with budgetary constraints. The process emphasized stakeholder engagement, scope definition, and cost control to guide the selection of a preferred design option. To define the project scope, KMB collaborated with the College and Student Government to develop three design options. A campus-wide survey was conducted to identify preferred amenities and gauge student interest. KMB evaluated each design option against available student funds and desired amenities and produced cost estimates for the three options. Based on survey results, stakeholder feedback, and available funding, a Renovation and Major Addition was selected as the most suitable approach for its balance between cost and value, offering a major facility upgrade while remaining within budgetary limits. KMB continued on to provide final design services for the project, which was constructed within 8% of our cost estimate.



### Budget & Cost Control Management Process

Determined best option to maximize student funds (budget) while integrating student “wants”



03

Relevant Experience

## Relevant Experience Overview

KMB has an extensive background in on-call contracting. KMB has delivered everything from small scoping studies to \$200M predesigns. Construction projects have included everything from tenant improvements to greenfield development. KMB has prepared and delivered construction projects for small works, Job-Order-Contracting, and Design-Bid-Build complete construction projects. Our experience has shaped a management approach and work plan designed to efficiently handle multiple small projects simultaneously, even on tight schedules.

**30+**

### On-Call Contracts

Washington State Department of Enterprise Services  
City of Olympia  
City of Tacoma  
Grays Harbor College  
Grays Harbor Public Utility District  
King County Facilities Department  
Lewis County Facilities Department  
Peninsula College  
Pierce County Facilities Department  
South Puget Sound Community College  
Walla Walla Community College  
Washington State Patrol  
White River School District

**150+**

### College Improvements

Big Bend Community College - Performing Arts Renovation  
Big Bend Community College - Science Lab Renovations  
Grays Harbor College - Campus Wide ADA Improvements  
Grays Harbor College - Library Renovations  
South Puget Sound Community College, Building 28 Renovation  
Clover Park Technical College - Campus Wayfinding Signage  
North Seattle College - Classroom Renovations  
Grays Harbor College - Riverview Education Center HVAC Replacement  
Peninsula College - Gym Feasibility Study  
Tacoma Community College - Security Master Plan

**520+**

### Roofing Projects

Tacoma Community College - Roof Replacement for Bldgs. 7 & F2  
Olympic College - Palmer Student Center Roof Repairs  
Olympic Community College - Haselwood Library Roof  
DES - Department of Personnel Building Reroof  
DES - General Administration Building Roof Replacement  
DES - Washington Building #39 Roof Replacement  
DOC - WSP Unit 6, Roof Replacement  
DOE - Roof Replacement  
DCYF - Willow Living Unit Outdoor Rec. Roof Design  
WMD - Bldg. 50 & 51 Roof & HVAC Replacement

**25+**

### Door Upgrades

DVA - WWH Wanderguard Expansion Fence and Doors  
DCYF - Echo Glen Campus Doors Replacement  
DOC - CBCC MSC Sliding Doors  
DES - Capitol Campus - Insurance Building - Replace Exterior Doors  
DES - Capitol Campus Door Access Control  
DSHS - WSH - Door Hardware Upgrades  
DSHS - CSTC ORCAS LSA Door Upgrade  
DSHS - CSTC - Resident Cottages: Door Alarm Upgrade  
DSHS - WSH Bldg. 29 Remove Door Closures  
WMD - Camp Murray Bldg 32 Floors and Door Repairs

## Experience Managing Multiple Projects Simultaneously

Over the past decade, DES has consistently ranked KMB among the top firms for the Statewide On-Call Architectural Consultant contract. In the **2023-2025 biennium**, KMB successfully worked on **54 on-call project agreements** with fees ranging from \$3,500 to \$279,000 for South Puget Sound Community College, Tacoma Community College, Bates Technical College, Grays Harbor College, Lower Columbia College, North Seattle College, Olympic College, DCYF, the Capitol Campus, DOC, ECY, DSHS, DVA, and WMD.







SPSCC Building 27 Renovation

## Overview of Work with SPSCC

KMB has a long-standing relationship with South Puget Sound Community College dating back more than 20 years. We have supported the college's evolving campus needs at every scale, from early planning and Capital Project Request Reports (PRR) to small-scale renovations and large, ground-up building construction. We have summarized our work in the past 10 years below and featured several of our recent renovation projects in this section.

Building #27 Student Support Services Renovation (2025)

Building #25 Business Office Renovation (2025)

Building #22 Math Lab Redesign (2024)

Building #16 Welding Program Modernization (2022)

Lacey Building #2 Renovation (2021)

Building #22 Office Realignment (2022)

Building #25 Renovation (2021)

Health & Wellness Facility (2020)

Lacey Buildings #4 & #5 Demo (2018)

Welding Shop Renovation Cost Estimate (2018)

Allied Health Building Feasibility Study (2018)

AECT Signage (2018)

Lacey Building #3 AECT Program Renovation (2018)

Building #28 Renovation (2017)

Parking Lot Feasibility Study (2017)

Capital Budget Development (2017)

Student & Admin Services – Campus Wide Signage Project (2017)

Campus Wayfinding (2016)

Lacey Building #1 Renovation (2016)

Lacey Building #3, 2nd Floor Assessment (2016)

Health & Wellness Predesign (2016)

## Featured Projects

*South Puget Sound Community College*

### **Building #27 Student Support Services Renovation**

The renovation of Building 27 at South Puget Sound Community College (SPSCC) was a comprehensive tenant improvement project aimed at revitalizing the college's former student services building. The project was designed to enhance and modernize the building, making it a welcoming and functional space for various student-centered activities and services. The renovation has significantly improved the functionality and appeal of the space. By incorporating these diverse and essential program areas, SPSCC has created a hub of activity that caters to the needs of its student body. The improvements have fostered a sense of community, enhanced student engagement, and underscored the college's commitment to inclusivity and student support.



**CLIENT:** Department of Enterprise Services

**COMPLETION:** 2025



### *South Puget Sound Community College* **Welding Shop Renovation & Modernization**

KMB collaborated closely with DES and SPSCC to renovate and modernize the welding shop located in Building 16 on the college's main campus. The project focused on transforming a mix of conditioned and unconditioned areas into a cohesive, fully enclosed facility designed to support current industry standards and enhance student learning experiences.

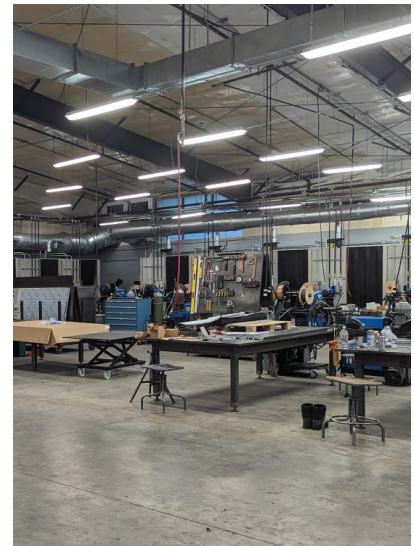
The facility features flexible, open workspaces designed to accommodate evolving instructional methods and future equipment upgrades. At the heart of the shop are 20 custom concrete welding booths, each providing effective sound isolation to reduce ambient noise and create a safer, more focused work environment.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2022



### *South Puget Sound Community College* **Building #3 AECT Program Renovation**

Originally a commercial office facility within the Rowe Six Business Park in Lacey, Building 3 underwent a significant transformation after being acquired by SPSCC. KMB played a central role in reimagining and redesigning the facility to create the SPSCC Lacey Campus. Through thoughtful adaptive reuse strategies, KMB helped repurpose the building to meet evolving academic needs while aligning with the college's broader sustainability and resource-efficiency goals. The facility serves as home to SPSCC's Advanced Manufacturing Center and the Architecture, Engineering, and Construction Technology (AECT) programs, two highly specialized, hands-on areas of study that require modern, flexible learning environments.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2019



### *South Puget Sound Community College* **Campus Wayfinding**

KMB partnered with SPSCC to develop a comprehensive wayfinding strategy for the college's main campus. Existing signage did not adequately direct vehicle or pedestrian traffic - an increasingly critical function as the college continues to expand. The KMB architects team worked with the College to plan and design a new wayfinding system to help visitors navigate both parking lots and buildings on campus. The new system integrates vehicular directionals, pedestrian signs, and campus maps to create a seamless navigation experience from arrival to destination.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2017





### *South Puget Sound Community College*

## **Building #28 Transition Center Renovation**

KMB supported the relocation of the Developmental Education program from Building 33 to Building 28, providing an opportunity to reimagine and enhance the learning environment for a vital segment of the student population. Working in close partnership with departmental stakeholders, KMB led the planning and design of a new, purpose-built space for the “Transition Center,” which serves students enrolled in the Basic Education for Adults (BEaA) and English language programs. The result is a thoughtfully organized environment featuring flexible classrooms, collaborative learning areas, and dedicated staff offices, all tailored to promote accessibility, engagement, and individualized support.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2017



### *Washington State Penitentiary*

## **Unit 6 Roof & HVAC Replacement**

This project involved the complete replacement of three interconnected roof systems serving a residential housing unit, communal dayroom, and entry vestibule. The replacement addressed both functional upgrades and long-term performance enhancements for the building envelope and mechanical systems.

The design incorporated new high-performance insulation, a robust vapor retarder, updated single-ply membrane roofing, metal flashings, and redesigned drainage systems to improve water management and extend the service life of the roof assembly. Masonry parapets were seismically reinforced to enhance resilience in alignment with current code requirements.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2025



### *Washington State Department Of Enterprise Services*

## **Capitol Campus Door Access Control**

KMB provided design services for several buildings on the Capitol Campus including the Legislature Building, OB2, Natural Resources Building, the O'Brien Building, and the Cherberg Building. Work included replacing exterior doors and adding access control devices and video surveillance to meet the campus standards. All design work was reviewed and approved by the campus preservation architect, DAHP, CDAC, and the SCCC.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2024



*Lower Columbia College*  
**Early Learning Center Predesign**

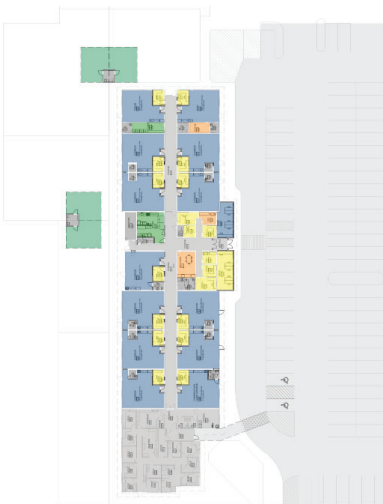
The predesign study for the Early Learning Center at Lower Columbia College aimed to evaluate the feasibility and budget for renovating and expanding the existing facility. The study focused on enhancing the current 15,000 square foot building to meet the growing demands for quality early childhood education. The project involved a comprehensive assessment to renovate the existing structure and incorporate a modest expansion. The primary goals of this study were to confirm the budget and scope required for the renovation and expansion so the College could secure a grant to fund the project. Additionally, the study aimed to assess the feasibility of the proposed changes, ensuring that the modifications would meet the center's current and future needs.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2025



*Tacoma Community College*  
**Roof Replacement for Bldgs. 7 & F2**

KMB provided assessment and design services for roof repairs at multiple buildings for Tacoma Community College. The first phase provided a Roof Evaluation and Budget Report for buildings 7, 8, 14, 18 and F2, including estimates for remaining useful life, a priority listing for roof replacement and probable construction costs. Buildings 7 and F2 were both identified as Priority 1 and 2 for replacement due to aged single-ply membranes, poor drainage, and lack of fall protection. Our team provided design and construction admin services for a full roof system replacement in compliance with IBC and WSEC.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2017



*Western State Hospital*  
**Building 29 Roof Replacement**

KMB completed the replacement of an 80,000 SF roof. The scope included the removal of the existing roofing assembly and installation of new high-efficiency insulation and a durable, weather-resistant roofing membrane system. Energy performance was enhanced through improved thermal protection, contributing to lower operating costs and better interior comfort. This high-performance roofing solution not only resolved deferred maintenance issues but also advanced the building's sustainability goals while extending the useful life of the facility.

**CLIENT**

Department of Enterprise Services

**COMPLETION**

2023



# 04

Geographical Proximity

*and*

# 05

Diverse Business Inclusion Plan

## Geographic Proximity

KMB is headquartered in Olympia, less than 10 minutes from SPSCC's Olympia and Lacey campuses.. We are well-positioned to maintain a consistent, on-the-ground presence throughout the life of a project, especially during construction activities

## Diverse Business Inclusion Plan

### Registered Self-Certified Small Business

KMB architects is an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits. We are committed to meeting the state's MWBE goals and facilitating the participation of new business enterprises to the maximum extent possible.

### KMB's Business Inclusion Strategies

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts are:

- James Hill, AIA, Principal-in-Charge
- Emily Moneymaker, AIA, Project Manager

Team member responsibilities include:

- Recruiting qualified diverse business subconsultants.
- Completing the required monthly contract audits in B2Gnow in a timely fashion.
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process.
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants.

### KMB's Outreach Involvement

Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES. KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

### One-on-One Assistance

Our process for selecting engineering and specialty subconsultants begins with identifying and defining the project scope. We then evaluate each candidate based on their qualifications, relevant experience, history of teaming with us, performance on public agency contracts, and prior work with Washington State. We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

### Mentoring, Training & Capacity Building

An essential aspect of KMB's outreach and engagement is our commitment to nurturing talent and opportunity in the architecture, engineering, and construction community. This begins with connecting businesses to opportunities and extends through the design and construction process where our team provides experienced leadership and mentoring to firms taking on larger roles in more complicated projects.

### Developing Lasting Partnerships

We build relationships through networking with other design firms to find out how similar outreach programs are working and sharing 'best practices' and ideas on how to improve our program. Our firm leadership team meets regularly with existing and interested firms to discuss areas of expertise and partnering opportunities. Our attendance at outreach events has proven to be a means of connecting and developing relationships with diverse business subconsultants.

06

Standard Form 330, Part II



**ARCHITECT-ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER (If any)

2026-828

**PART II - GENERAL QUALIFICATIONS**

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

2a. FIRM (or Branch Office) NAME KMB Architects Inc PS			3. YEAR ESTABLISHED 1987	4. UNIQUE ENTITY IDENTIFIER 91-1508345
2b. STREET 906 Columbia St SW Suite 400			5. OWNERSHIP	
2c. CITY Olympia			2d. STATE WA	2e. ZIP CODE 98501
6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner			a. TYPE S-Corporation	
6b. TELEPHONE NUMBER 253-376-7997			b. SMALL BUSINESS STATUS Self-Certified Small Business	
6c. EMAIL ADDRESS tonylindgren@kmb-architects.com			7. NAME OF FIRM (If Block 2a is a Branch Office)	


8a. FORMER FIRM NAME(S) (If any) KMB Design-Development Inc	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
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9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
	Administrative	4		094	Alarm & Security Systems	2
	Project Manager	9		212	Building Condition Assessment	2
1	Architect	13		017	Commercial Building (low rise)	2
2	Civil Engineer	1		027	Dinning Halls; Kitchens/Food Serv.	1
21	Construction Project Manager	1		029	Educational Facilities, Classrooms	2
47	CADD Technician	12		039	Garages, Vehicle Maint, Parking	2
94	Security Specialist	1		217	Envelope Waterproofing	2
				072	Office Building Industrial Parks	3
					Judicial & Courtroom Facilities	2
				079	Master & Site Planning	2
				P06	Planning (Site, Installation, Project)	2
				084	Prisons & Correctional Facilities	5
				089	Rehabilitation (Bld, Structure, Fac.)	2
				201	Roofing, Design & Inspection	3
				100	Sustainable Design	3
				112	Value Analysis, Life-Cycle Coting	1
				14	Roofing/Envelope Consultant	3
				16	Programming	2
				096	Security Systems Integration	3
	Other Employees					
Total		41				

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

**12. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 7/30/2025
c. NAME AND TITLE Tony Lindgren, PE, Partner	