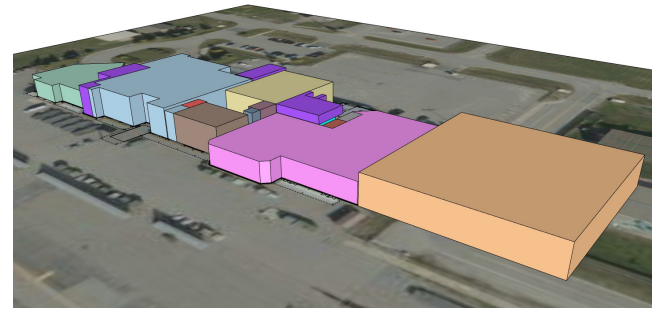
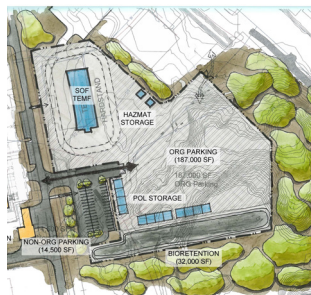




design collaborative



Statement of Qualifications for

King County Area Readiness Pre-Design Study

For the Washington Military Department, North Bend, WA

PROJECT NO. 2026-168 | SEPTEMBER 19, 2025

September 19, 2025

Attn: Suzanne Gilbert
Department of Enterprise Services
1500 Jefferson
Olympia, WA 98501

RE: Statement of Qualifications for King County Area Readiness Pre-Design Study – Project No. 2026-168

Dear Suzanne Gilbert and Selection Committee Members,

WJA Design Collaborative (WJA-dc) is pleased to submit our Statement of Qualifications for the King County Area Readiness Center Predesign Study in North Bend, Washington.

We recognize the importance of delivering a comprehensive predesign study that meets National Guard Bureau (NGB) requirements, aligns with pre-programmed authorizations, and supports the specific needs of the Military, City of North Bend, King County, and the State of Washington. Our team is experienced in guiding stakeholders through all phases of predesign, from programming to phased checklist submissions, in compliance with NG Pamphlet 415-12, UFC standards, and OFM's Predesign Manual, Chapter 8.

WJA-dc brings more than 20 years of experience supporting the National Guard, the Washington Military Department, and DES. Over the past five years, we have completed more than a dozen military predesign studies, including:

- Pierce County Readiness Center, Camp Murray, WA
- SOF Tactical Equipment Maintenance Facility (TEMF), JBLM, WA
- COF TEMF, JBLM, WA
- Joint Mobility Center, Eielson AFB, AK
- Flight/Base Operations Facility, Fairchild AFB, WA
- SERE Water Survival Training Facility, Fairchild AFB, WA
- IDARNG Simulation Center, Orchard Combat Training Center, ID
- King County Preston Maintenance Facility, Preston, WA

These projects demonstrate our ability to deliver complex, multi-user facilities that integrate sustainable design, address environmental and regulatory challenges, and meet aggressive schedule milestones.

We also have a long-standing relationship with DES through on-call contracts and projects for Clover Park Technical College, Tacoma Community College, and the Department of Veterans Affairs. This experience has made us highly familiar with DES procedures, review requirements, and expectations.

For this effort, I, Eliot Price, RA, LEED AP BD+C, will serve as your primary point of contact. Our team is ready to deliver a pre-design study that meets all military and regulatory requirements and provides a facility that is efficient for the Washington Military Department and a lasting asset to the North Bend community.

Sincerely,



Eliot Price, RA, LEED AP BD+C
Principal, Senior Architect
C: (206) 225-4593 | eprice@wja-dc.com



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

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

Firm Name: WJA Design Collaborative		
UBI: 602 027 842	TIN: 91-2038309	License#: 6431 (Architect)
Point of Contact Name: Eliot Price		
Point of Contact Title: Principal, Senior Architect		
Email: eprice@wja-d.com	Telephone: (206) 225-45938	
Address: 617 Western Avenue		
City: Seattle	State: WA	Zip: 98104



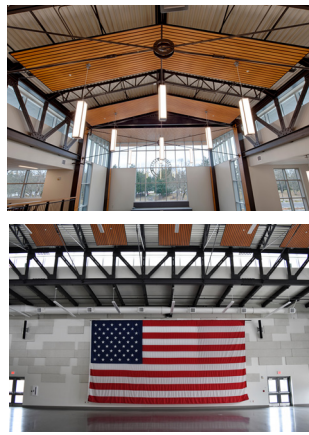
I-Corps Headquarters Pre-Design Study JBLM, Washington

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03 Executive Summary





EXECUTIVE SUMMARY

The King County Area Readiness Center in North Bend is a critical new facility supporting the operational readiness of the Washington Military Department. Sited on 25 acres of recently acquired land, the complex will include a 100,000 SF, two-story Readiness Center, a general-purpose training bay, a detached storage building, and a 30,000 SF vehicle storage building. This Pre-Design Study is a pivotal step to secure OFM and legislative approval, enabling the project to advance into design and construction funding for the 2027–2029 biennium.

THE WJA-DC TEAM BRINGS:

- **Proven Military Predesign Expertise:** Our team has successfully delivered predesign studies for readiness centers/headquarters, training facilities, and specialized military support buildings across the Pacific Northwest, including recent projects with the Washington Military Department, USACE Seattle District, and National Guard Bureau. We are fluent in OFM, UFC, and NGB requirements, providing compliance and defensible documentation from project kick-off.
- **Program-Driven Solutions:** We understand the importance of translating the DD1390/91 program requirements into efficient, functional layouts that support WMD's mission. Our approach emphasizes clear alignment between scope, budget, and program allowances to create fiscally responsible solutions that avoid scope creep.
- **Stakeholder-Centered Collaboration:** Through structured charrettes and iterative reviews, we will actively engage WMD CFMO, DES, NGB, and local jurisdictions to integrate military, State, and community needs into a cohesive, fundable plan.
- **Experience with Complex Site Planning:** With direct experience on projects involving environmental stewardship, utility integration, and anti-terrorism/force protection standards, our team is equipped to address the North Bend site's unique challenges including contaminated soils, traffic congestion near Truck Town, and regulatory requirements at City, County, and State levels.
- **Sustainable and Community-Integrated Design:** The Readiness Center will target Washington State Green Building standards, with strategies informed by life-cycle cost analysis to maximize long-term value. Our site and architectural concepts will harmonize with the North Bend setting while planning for future expansion and mission adaptability.

WJA-dc is ready to deliver a Pre-Design Study that strengthens WMD's dual mission for military readiness and community integration and secures funding for this vital new facility.

WHY WJA-DC?

- ✓ **Proven Guard Experience:** Decades of readiness center, training, and operations facility work across the Pacific Northwest with WMD, NGB, and USACE Seattle District, delivering over 100 facilities with full compliance and stakeholder satisfaction.
- ✓ **Pre-Design Specialists:** Deep portfolio (over a dozen in the past 5 years) of military and public-sector predesign studies that secured funding and advanced to successful design and construction.
- ✓ **DES Alignment:** Strong working knowledge of OFM and DES requirements, with a record of producing defensible, funding-ready predesign documentation.
- ✓ **Integrated Team Approach:** Direct involvement of principals and discipline leaders, providing responsive decision-making and clear communication with stakeholders.
- ✓ **Sustainable, Long-Term Value:** Consistent delivery of efficient, no-frills solutions that meet Washington State Green Building standards and reduce lifecycle costs.

04 Qualifications of Key Personnel





KEY PERSONNEL + TEAM ORGANIZATION

Our team has been strategically assembled to meet the complex requirements of the King County Area Readiness Center Predesign Study. This project demands leadership, technical expertise, and experience in state, federal, and military design standards, along with strong predesign and site-planning capabilities. Each member of our team contributes specialized skills that directly align with the project's objectives, from meeting National Guard Bureau space planning requirements and Washington State OFM standards, to delivering accurate cost estimates, sustainable solutions, and coordinated site development strategies.

OUR ENTIRE TEAM BRINGS EXTENSIVE PRE-DESIGN EXPERIENCE FOR THE MILITARY AND THE DEPARTMENT OF DEFENSE, WITH A STRONG UNDERSTANDING OF DES REQUIREMENTS AND PROCESSES

At the center of our approach is a collaborative, integrated team structure, led by our Project Manager and supported by a Principal-in-Charge, QC oversight, and discipline-specific experts. Sub-consultants are fully embedded in the process, so all technical disciplines are addressed seamlessly and in compliance with State, Federal, and DoD standards.

TEAM ORGANIZATION & REPORTING HIERARCHY

All consultants report to Melissa Caviezel, Project Manager, who is responsible for day-to-day management, coordination, and communication with the Owner. Oversight and direction are provided by Eliot Price, Principal-in-Charge, with independent QA/QC led by Greg Nespor. Discipline leads (Architecture, Structural, Civil, MEP, AT/FP, Landscape, Interiors, Sustainability, Fire Protection, Geotechnical, and Cost Estimating) report through the Project Manager and collaborate in an integrated process to ensure compliance with NGB, OFM, and Washington State requirements. Our team organization and reporting hierarchy is outlined in more detail on the following page.

SUBCONSULTANTS + THEIR ROLES

Engineering & Technical Specialists

- **WJA-dc – Structural Engineer:** Provides structural systems evaluation and feasibility recommendations for the Readiness Center, Training Bay, Storage, and Vehicle Storage buildings. WJA-dc's structural engineering experience in military and federal projects ensures solutions are durable, economical, and responsive to seismic and force protection requirements.
- **AHBL – Civil Engineer:** Leads site planning, grading, utilities, stormwater management, and permitting with King County and the City of North Bend. Their expertise will ensure compliance with UFC setback requirements and Washington State environmental regulations.
- **GFT – Mechanical/Electrical Engineer:** Provides energy-efficient MEP system strategies that align with Washington State Green Building standards. Their work will establish the baseline for high-performance, resilient building systems.
- **Veltre Engineering – Fire Protection Engineer:** Designs compliant and cost-effective fire protection systems, addressing specialized storage and training functions
- **Protection Engineering Consultants – AT/FP Engineer:** Provides Anti-Terrorism/Force Protection (AT/FP) guidance in compliance with UFC 4-010-01, ensuring safety, resiliency, and required building setbacks.
- **GeoResources – Geotechnical engineer:** Delivers subsurface investigation and geotechnical recommendations critical to site development and foundation design.

Specialty Consultants

- **WJA-dc – Landscape Architect/Planner:** Develops site planning, circulation, and open space strategies that unify the complex and integrate with the North Bend community setting.
- **Rachael Bandli Interiors – Interior Designer:** Guides interior planning, finishes, and user-centric design to ensure long-term flexibility and compliance with Army Information Security and ADA standards.
- **Design2Last – Sustainability Consultant:** Provides sustainable design leadership, ensuring compliance with State environmental stewardship goals and Washington State Green Building standards.
- **Wiggins Preconstruction – Cost Estimator:** Prepares detailed, phased cost models, clearly illustrating costs for new buildings, site development, and future construction phases – supporting OFM and legislative funding requirements.
- **Confluence Environmental Company – Environmental Engineer:** Advises on NEPA, SEPA, ESA, and Section 404/10 permitting. Integrates environmental requirements into design and coordinates with federal, state, and tribal agencies to support timely approvals and reduce schedule risk.

WASHINGTON DES + WASHINGTON MILITARY DEPARTMENT

ELIOT PRICE, RA, LEED AP BD+C | PRINCIPAL-IN-CHARGE

Provides executive oversight, ensures alignment with client goals, and sets project direction. Eliot brings decades of experience leading public, federal, and military facility projects, and will ensure the project meets long-term mission readiness and community integration goals.

Proposed Time Commitment: 25%



MELISSA CAVIEZEL, RA, LEED AP BD+C | PROJECT MANAGER

Serves as the primary point of contact with the State of Washington Military Department, overseeing day-to-day coordination and delivery. Melissa has extensive experience in predesign studies, design charrettes, and stakeholder engagement, and will lead the team in synthesizing military, State, and local requirements into a cohesive predesign solution.

Proposed Time Commitment: 25%



Discipline Leads each report to the Project Manager, collaborating closely with the Project Architect to ensure design integration and technical accuracy. Their work is consolidated through Melissa to ensure cohesive deliverables.

Subconsultants are fully embedded within the project workflow. They attend coordination meetings, provide discipline-specific expertise, and deliver technical input directly to the Project Manager and Project Architect.

GREG NESPOR, AIA | QUALITY CONTROL MANAGER

Responsible for QA/QC reviews of all deliverables, maintaining consistency with OFM requirements and NGB design guidelines. Greg's review role ensures accuracy, compliance, and risk mitigation throughout the predesign study.

Proposed Time Commitment: 5%



JEFF BRAJCICH, AIA | ARCHITECT

Leads architectural programming, design studies, and integration of readiness center functions. Jeff will work closely with Melissa to translate NGB 415-12 allowances and Washington State requirements into functional, cost-effective space planning strategies.

Proposed Time Commitment: 20%



ENGINEERING + TECHNICAL SPECIALISTS

C. Todd St. George, PE, SE (10%)

Structural Engineer

WJA Design Collaborative

Joe Snyder, PE (15%)

Mechanical Engineer

GFT

Darren Bitterling, PE (15%)

Electrical Engineer

GFT

Kyle Leadon, PE (10%)

Fire Protection Engineer

Veltre Engineering

Todd Sawin, PE, LEED P, DBIA, ENV SP (10%)

Civil Engineer

AHBL

Matthew Suhadolnik, PLA, LEED AP (10%)

Landscape/Planning

WJA Design Collaborative

Rachael Bandli, NCIDQ (10%)

Interior Design

Rachael Bandli Interiors

Lauri Strauss, AIA, LEED AP BD+C (10%)

Sustainable Design Coordinator

Design2Last

Matthew Wiggins (10%)

Cost Estimator

Wiggins Preconstruction

Kyle Billingsley PE (10%)

Geotechnical Engineer

GeoResources

Aldo McKay, PE, PMP (5%)

AT/FP Engineer

Protection Engineering Consultants

Lisa Adolfson (10%)

Environmental Engineer

Confluence Environmental Company

THIS REPORTING HIERARCHY PROVIDES:

- ✓ Centralized communication through the Project Manager.
- ✓ Independent quality oversight by the QC Manager.
- ✓ Executive guidance by the Principal-in-Charge.
- ✓ Direct accountability of all sub-consultants



MELISSA CAVIEZEL RA, LEED AP BD+C

PROJECT MANAGER, SENIOR ARCHITECT WJA DESIGN COLLABORATIVE

Melissa will serve as our team's Project Manager for this Pre-Design Study, providing a clear and consistent point of contact for you and the design team. She will be directly responsible for managing communication throughout all phases of the project, facilitating coordination among disciplines, and keeping information flowing seamlessly.

*SERE Water Survival Training Facility
Pre-Design Study
Fairchild Air Force Base, WA*

YEARS OF EXPERIENCE

30 Years of Professional Industry Experience

EDUCATION

Master of Architecture

B.A. in Architectural Studies

Preservation Planning & Design Certificate

CERTIFICATIONS

Registered Architect: WA #8501

LEED AP Building Design + Construction, #10445998

Revit Architecture 2012 Certified Professional #178392

USACE Construction Quality Management Course

GBCI LEED 2009, v3 Credentialing Maintenance Program

REFERENCE

PHUC PHAM, Project Manager
USACE Seattle District
(206) 316-3332
phuc.v.pham@usace.army.mil

RELEVANT EXPERIENCE TO THIS ROLE

Senior Architect Melissa Caviezel brings 30 years of architectural experience and over 15 years with WJA-dc, where she has developed a strong track record leading Pre-Design Studies for the U.S. Air Force and other federal clients. Melissa has guided multidisciplinary design teams through intensive charrette processes by collaborating with base commanders, engineers, user groups, and stakeholders to establish project requirements, explore design alternatives, and align on cost and schedule priorities. Notably, she managed the Pre-Design Study for the \$63M Water Survival Training Facility at Fairchild AFB, organizing a three-day charrette and producing the comprehensive report and DD1391 that secured congressional funding for the project. She has also delivered Pre-Design Studies for air traffic control towers, aircraft hangars, and maintenance facilities, consistently balancing technical rigor with user-focused design to provide actionable roadmaps for complex facility upgrades.

PROJECT EXPERIENCE

SERE WATER SURVIVAL TRAINING FACILITY **PRE-DESIGN STUDY AND D/B RFP FOR U.S. AIR FORCE**

Fairchild Air Force Base, WA | role: Project Manager/Architect

SOF TACTICAL EQUIPMENT MAINTENANCE FACILITY **PRE-DESIGN STUDY FOR USACE**

Joint Base Lewis McChord, WA | role: Project Manager/Architect

AIR TRAFFIC CONTROL TOWER B3600 **PRE-DESIGN STUDY FOR U.S. AIR FORCE**

Fairchild Air Force Base, WA | role: Project Manager/Architect

FLIGHT/BASE OPERATIONS FACILITY **D/B RFP FOR ANG**

Fairchild Air Force Base, WA | role: Project Manager/Architect

JOINT MOBILITY CENTER **PRE-DESIGN STUDY FOR U.S. AIR FORCE**

Eielson Air Force Base, AK | role: Project Manager/Architect

PIERCE COUNTY READINESS CENTER **D/B FOR WMD AND DES**

Camp Murray, WA | role: Sustainable Design/LEED Coordinator



JEFF BRAJCICH AIA

PROJECT ARCHITECT WJA DESIGN COLLABORATIVE

Jeff will serve as our team's Project Architect for this Pre-Design Study, providing a clear and consistent point of contact for you and the design team. She will be directly responsible for managing communication throughout all phases of the project, facilitating coordination among disciplines, and keeping information flowing seamlessly.

*I-Corps Headquarters
Pre-Design Study
Joint Base Lewis-McChord, WA*

YEARS OF EXPERIENCE

16 Years of Professional Industry Experience

EDUCATION

Master of Architecture

B.S. Architecture

CERTIFICATIONS

Registered Architect: WA #12327

REFERENCE

FRANCES NELSON, RA LEED AP BD+C
Capital Project Delivery Section Manager
King County Facilities Management Division
(206) 265-9501
fnelson@kingcounty.gov

"WJA [Jeff Brajcich] demonstrated productive and participative management techniques. All meetings and interactions followed high professional ethics and worked to only build a professional relationship with the Government. WJA displayed professional pride and projects a positive image which is a direct reflection of their management style. They would be a valuable contribution to the Government to achieve future designs."
-Jason King, USACE, Seattle District PM
Barrack 3656 Conversion to Five Company Operation Facilities, JBLM, WA

RELEVANT EXPERIENCE TO THIS ROLE

Senior Architect, Jeff Brajcich, brings 16 years of experience leading multidisciplinary teams on complex civic and military facilities, with a proven record of delivering projects that balance stringent regulatory frameworks with client and stakeholder priorities. He has collaborated extensively with the U.S. Army Corps of Engineers, the Department of Defense, and multiple state and county agencies on readiness centers, barracks conversions, flight/base operations facilities, and secure federal tenant improvements; projects that required close adherence to UFC, NG PAM, and Army regulations. Most recently, Jeff managed the \$2.4M A-E design for the conversion of a 1950s-era barracks into five company operation facilities at JBLM, navigating multi-user requirements, charrette planning, and final design delivery on schedule. He has also played key roles in the design and programming of readiness centers, as well as large-scale base operations complexes at Fairchild Air Force Base. With deep experience in site planning, program development, code compliance, and security-sensitive design, Jeff is well-positioned to guide the King County Area Readiness Center predesign through the OFM process, synthesizing federal and state requirements into a cohesive plan that maximizes functionality, energy performance, and long-term community value.

PROJECT EXPERIENCE

I-CORPS HEADQUARTERS PRE-DESIGN STUDY FOR USACE

Joint Base Lewis-McChord, WA | role: Project Designer

SIMULATION CENTER D/B/B FOR IDARNG

Boise, ID | role: Project Manager/Architect

FLIGHT/BASE OPERATIONS FACILITY D/B RFP FOR ANG AND US AIR FORCE

Fairchild Air Force Base, WA | role: Project Manager/Architect

FY24 BARRACK 3656 CONVERSION TO FIVE (5) COMPANY OPERATION FACILITY(S) (COF) D/B/B READINESS/OPERATIONS FACILITIES FOR USACE

Joint Base Lewis McChord, WA | role: Project Manager/Architect



C. TODD ST. GEORGE PE, SE

STRUCTURAL ENGINEER WJA DESIGN COLLABORATIVE

Todd will serve as Principal Structural Engineer for this Pre-Design Study, leading all structural aspects of the project. He will establish design criteria, ensure code compliance, and review the engineering team's work. Todd will coordinate with the architect, consultants, and stakeholders to align structural solutions with project goals, schedule, and budget.

RELEVANT EXPERIENCE TO THIS ROLE

As Principal Structural Engineer, Todd brings over 30 years of experience delivering facilities for federal, state, and local clients, serving as Engineer of Record and DOR on projects with complex technical and regulatory requirements. He has led design for National Guard readiness centers, arms vaults, and large-scale operations complexes across the Pacific Northwest, including the Pierce County Readiness Center at Camp Murray, a Category IV Essential Facility in a high-seismic region where he directed blast-resistant systems, long-span trusses, and secure vault construction. With extensive experience coordinating with the National Guard Bureau, USACE, and state agencies, he excels at integrating multi-agency requirements, mitigating risks, and delivering facilities that meet federal anti-terrorism and Washington State standards.

PROJECT EXPERIENCE

I-CORPS HEADQUARTERS **PRE-DESIGN STUDY FOR USACE**

Joint Base Lewis-McChord, WA | role: Structural Engineer

FY22 SOF TACTICAL EQUIPMENT MAINTENANCE FACILITY **PRE-DESIGN STUDY FOR USACE**

Joint Base Lewis McChord, WA | role: Structural Engineer

SIMULATION CENTER **D/B/B FOR IDARNG**

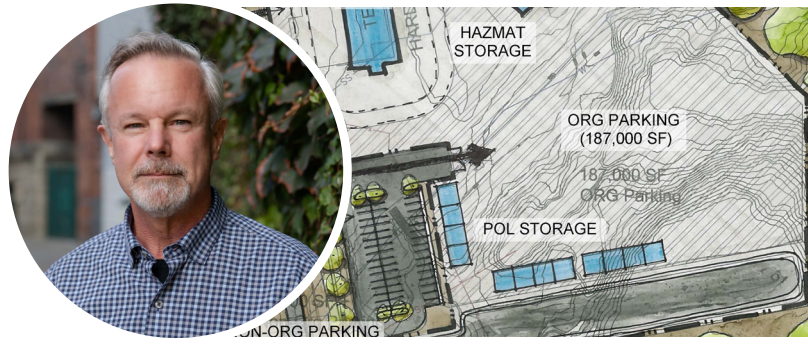
Boise, ID | role: Structural Engineer

FLIGHT/BASE OPERATIONS FACILITY **D/B RFP FOR ANG**

Fairchild Air Force Base, WA | role: Structural Engineer

PIERCE COUNTY READINESS CENTER **D/B FOR WMD AND DES**

Camp Murray, WA | role: Structural Engineer



MATTHEW SUHADOLNIK PLA, LEED AP

LANDSCAPE ARCHITECT + PLANNER WJA DESIGN COLLABORATIVE

Matthew will serve as Landscape Architect and Planner for this Pre-Design Study, guiding site and landscape planning throughout the project. He will develop site design criteria, address environmental and regulatory requirements, and review planning documents. Matthew will work closely with the architect, engineers, and stakeholders to ensure site and landscape solutions support project goals, schedule, and budget.

RELEVANT EXPERIENCE TO THIS ROLE

Matthew Suhadolnik brings over four decades of experience leading complex military and public sector projects with a focus on site planning, circulation, and sustainable systems. He has worked extensively with the Washington Military Department and USACE Seattle District on readiness centers and training facilities across the Pacific Northwest, collaborating with state, federal, and community stakeholders to balance program needs, security, and environmental considerations. His portfolio includes the Pierce County Readiness Center, where he planned a 12.5-acre site with secure vehicle storage, parking, and stormwater systems meeting NGB standards. With projects such as the JPRA Command and Control Mission Support Facility and the Consolidated Flight/Base Operations Facility at Fairchild AFB, Matt has consistently addressed National Guard and DoD requirements for site security, anti-terrorism setbacks, utility integration, and stormwater compliance, experience directly aligned with the new King County Area Readiness Center.

PROJECT EXPERIENCE

PRESTON MAINTENANCE FACILITY

PRE-DESIGN STUDY + D/B/B RFP FOR KING COUNTY

Preston, WA | role: Landscape Architect/Planner

FY22 SOF TACTICAL EQUIPMENT MAINTENANCE FACILITY (TEMF) **PRE-DESIGN STUDY FOR USACE**

Joint Base Lewis McChord, WA | role: Landscape Architect/Planner

SIMULATION CENTER **D/B/B FOR IDARNG**

Boise, ID | role: Landscape Architect/Planner

FLIGHT/BASE OPERATIONS FACILITY **D/B RFP FOR ANG**

Fairchild Air Force Base, WA | role: Landscape Architect/Planner

PIERCE COUNTY READINESS CENTER **D/B FOR WMD AND DES**

Camp Murray, WA | role: Landscape Architect/Planner



TODD SAWIN PE, LEED AP, DBIA, ENV SP
CIVIL ENGINEER AHBL

Todd will serve as our team's Project Manager for civil engineering. He will lead communication throughout all phases of the project, facilitate coordination across disciplines, and ensure seamless integration of site planning, infrastructure, permitting, and sustainable design strategies that align with military standards and long-term community goals.

RELEVANT EXPERIENCE TO THIS ROLE

Todd is a Principal at AHBL with over 19 years of experience in civil design for military installations throughout the Pacific Northwest, including projects at Joint Base Lewis-McChord, Naval Base Kitsap, and NAVFAC Northwest. He has led over 35 Design/Build and GC/CM projects for the Department of Defense, tribal entities, and educational institutions, many under IDIQ and MATOC contracts. Todd's deep familiarity with National Guard Bureau standards, UFC anti-terrorism criteria, and Army regulations positions him to support the King County Area Readiness Center's pre-design goals, including site planning, compliance, and integration of sustainable and secure design solutions within a fast-paced, collaborative DoD environment.

PROJECT EXPERIENCE

OPERATIONAL READINESS TRAINING COMPLEX PHASE I BARRACKS **PRE-DESIGN FOR USAGE**

Joint Base Lewis-McChord, WA | role: Principal/Civil Engineer

NAVAL BASE KITSAP BREMERTON NAVAL GATE CANOPY **D/B FOR NAVFAC**

Bremerton, WA | role: Principal/Civil Engineer

RECONFIGURE FACILITY ENTRY CONTROL POINT **D/B FOR US COST GUARD**

Port Angeles, WA | role: Principal/Civil Engineer

JOINT FORCES HEADQUARTERS **D/B FOR WMD AND DES**

Camp Murray, WA | role: Principal/Civil Engineer

YAKIMA TRAINING CENTER REPAIR SELAH AIRSTRIP **D/B FOR USAGE**

Yakima, WA | role: Principal/Civil Engineer



DAREN BITTERLING PE
ELECTRICAL ENGINEER GFT INFRASTRUCTURE, INC.

Daren will be responsible for overseeing the conceptual design direction for primary power systems, emergency generation, data networks, and energy-efficient lighting. He'll collaborate with other team members to investigate and present solutions that respond to NGB, WMD, and Army design standards, UFC requirements, and energy efficiency goals.

RELEVANT EXPERIENCE TO THIS ROLE

Daren brings extensive experience in the design of projects, both conventional and alternative construction delivery, for the Washington Military Department and various federal agencies to the this project, along with a history of energy-efficient and cost-effective design solutions. He's also participated in multiple pre-design studies for educational clients for DES and OSPI. His mastery in the design of primary power systems, emergency generation, data networks, and energy-efficient lighting systems, coupled with his ability to clearly communicate the challenges and opportunities of these systems to owners and other team members, has established him as one of the top professional electrical engineers in the region.

PROJECT EXPERIENCE

PIERCE COUNTY READINESS CENTER **D/B FOR WMD AND DES** Camp Murray, WA | role: Electrical Engineer

ANACORTES READINESS CENTER **D/B/B FOR WMD AND DES** ANAORTES, WA | role: Electrical Engineer

LAREDO AIR BRANCH CBP AIR & MARINE OPERATIONS **MASTER PLANNING, CONCEPTUAL DESIGN, DESIGN**

Laredo International Airport, TX | role: Electrical Engineering ITR

WESTERN STATE HOSPITAL SOUTH HALL & EAST CAMPUS RENOVATION PRE-DESIGN **PRE-DESIGN STUDY FOR DES**

Lakewood, WA | role: Electrical Engineering PIC/PM



JOE SNYDER PE

MECHANICAL ENGINEER GFT INFRASTRUCTURE, INC.

Joe's responsibilities include design direction for HVAC, plumbing, energy management, and temperature control systems. He'll work collaboratively with the team to develop alternatives for design and materials selection that consider energy use and capital and maintenance costs, along with efficient phasing plans.

RELEVANT EXPERIENCE TO THIS ROLE

Joe has completed projects for many DES clients, including WMD, DSHS, WDFW, and multiple higher education facilities, from pre-design and on-call task orders to major capital new and renovation construction. His extensive experience successfully delivering new and renovation construction projects includes branches of DoD and DHS across the United States. He specializes in HVAC, plumbing, hydronic, and fire protection systems design, and is at the forefront of energy-efficient technologies.

PROJECT EXPERIENCE

RED FLAG PILOT TRAINING CENTER ADDITION **D/B PROJECT FOR USACE AND US AIR FORCE**

Nellis Air Force Base, NV | role: Mechanical Engineer

FLIGHT/BASE OPERATIONS FACILITY **D/B RFP FOR ANG**

Fairchild Air Force Base, WA | role: Mechanical Engineer

PIERCE COUNTY READINESS CENTER **D/B FOR WMD AND DES**

Camp Murray, WA | role: Mechanical Engineer

CONVERSION TO SFAB BUILDINGS PHASE 2 **READINESS/ OPERATIONS FACILITIES FOR USACE**

Joint Base Lewis McChord, WA | role: Mechanical Engineering Project Manager

STATEWIDE COMMUNITY NURSING CARE HOMES PRE-DESIGN **DES/DSHS PRE-DESIGN STUDY**

Multiple locations, WA | role: Mechanical Engineer



KYLE LEADON PE

FIRE PROTECTION ENGINEER VELTRE ENGINEERING

Kyle Leadon will serve as Fire Protection Engineer for this Pre-Design Study, leading all fire protection and life safety aspects of the King County Area Readiness Center. He will establish system design criteria, confirm compliance with UFC, NFPA, and Washington State codes, and oversee the engineering team's work. Kyle will coordinate with the architect, consultants, and stakeholders to align fire protection strategies with project goals, schedule, and budget.

RELEVANT EXPERIENCE TO THIS ROLE

Kyle brings over 16 years of experience supporting military and public-sector facilities, serving as Fire Protection Designer of Record (FPDOR) and Qualified Fire Protection Engineer (QFPE) on projects with complex technical and regulatory requirements. His portfolio includes readiness centers, aircraft hangars, secure inspection stations, and high-security industrial facilities across the Pacific Northwest.

Recent work includes Building 107 at Naval Base Kitsap, a \$10M industrial facility requiring wet-pipe, dry-pipe, and in-rack sprinkler systems, fire pump design, and mass notification integration. At Joint Base Lewis-McChord, Kyle led fire protection design for the \$8.2M renovation of Hangar 3041, implementing high-expansion foam suppression, flame detection, and fire alarm systems for a mission-critical aviation facility.

Kyle is deeply familiar with Unified Facilities Criteria (UFC) and the Washington State Military Department Design Manual. He has delivered compliant systems for GSA, NAVFAC, USACE, USAF, AFCEC, USSF, USCG, and the Air and Army National Guard to meet multi-agency requirements.

PROJECT EXPERIENCE

BUILDING 107 FIRE PROTECTION AND EGRESS DESIGN **D/B/B FOR NAVFAC**

Naval Base Kitsap, Bremerton, WA | role: Fire Protection Engineer

FY22 MCON PROJECT P143, JOINT RESERVE INTELLIGENCE CENTER MINNEAPOLIS NOSC **D/B/B FOR USACE**

Minneapolis, MN | role: Fire Protection Engineer

REPAIR HANGAR 3041 **DESIGN-BUILD FOR USACE**

Joint Base Lewis-McChord, WA | role: Fire Protection Engineer

PHYSICAL SECURITY UPGRADES AND FIRE ALARM DESIGN **D/B/B FOR GSA**

Land Port of Entry Oroville, WA / Osoyoos, BC | role: Fire Protection Engineer



RACHAEL BANDLI NCIDQ

INTERIOR DESIGNER RACHAEL BANDLI INTERIORS

Rachael Bandli, NCIDQ, will serve as Lead Interior Designer for the King County Area Readiness Center Pre-Design Study. She will guide the development of CID and SID packages, coordinate FF&E planning, and integrate sustainable design strategies that meet both State and National Guard requirements. Rachael will work closely with the architect, engineering team, and stakeholders to shape interior environments that support operational needs and long-term facility performance.

RELEVANT EXPERIENCE TO THIS ROLE

Rachael brings deep experience in interior design for military and government facilities, including readiness centers and vehicle maintenance campuses. Her work emphasizes functionality, code compliance, and environmental health. At the Pierce County Readiness Center at Camp Murray, a Category IV Essential Facility in a high-seismic zone, she led interior design efforts that addressed complex technical standards while supporting secure and resilient operations.

PROJECT EXPERIENCE

FLIGHT/BASE OPERATIONS FACILITY D/B RFP FOR ANG

Fairchild Air Force Base, WA | role: Interior Designer

PIERCE COUNTY READINESS CENTER D/B FOR WMD AND DES

Camp Murray, WA | role: Interior Designer

RENOVATE OFFICER UNACCOMPANIED HOUSING B713 + B714 PRE-DESIGN FOR U.S. AIR FORCE

Vance Air Force Base, OK | role: Interior Designer

FY24 BARRACK 3656 CONVERSION TO FIVE (5) COMPANY OPERATION FACILITY(S)(COF) D/B/B READINESS/OPERATIONS FACILITIES FOR USAGE

Joint Base Lewis McChord, WA | role: Interior Designer

RED FLAG PILOT TRAINING CENTER ADDITION D/B PROJECT FOR USAGE AND US AIR FORCE

Nellis Air Force Base, NV | role: Interior Designer



LAURI STRAUSS AIA, LEED AP BD+C

SUSTAINABLE DESIGN COORDINATOR DESIGN2 LAST, INC

Lauri will serve as our team's Sustainable Design Coordinator for this Pre-Design Study. She will be responsible for facilitating coordination and communication among disciplines for all sustainability issues. She will keep the team focused on providing low carbon, energy efficient systems, and low emitting, non-toxic materials.

RELEVANT EXPERIENCE TO THIS ROLE

Lauri Strauss has over 38 years of professional experience in architecture managing numerous project types, notably for municipal, county, state and federal government clients. Her most recent clients include the Veterans Administration, Seattle Parks and Recreation, and the City of Shoreline. Prior to starting her own firm, Lauri served as Sustainable Design Leader for a firm in Anchorage, Alaska, providing LEED documentation on several notable projects. Currently, she is providing LEED Administration services for the Boys and Girls Club in Edmonds, WA. Her project experience is as varied as her clientele and includes LEED services, architectural design and project management for various military facilities, medical facilities, and parks and community facilities.

PROJECT EXPERIENCE

FLIGHT/BASE OPERATIONS FACILITY D/B RFP FOR ANG

Fairchild Air Force Base, WA | role: Sustainable Design Coordinator/LEED.

IMAGINE CHILDRENS MUSEUM ADDITION AND RENOVATION, DESIGN-BUILD

LEED SILVER CERTIFIED: LEED PROJECT 1000123141

Everett, WA | role: Sustainable Design Coordinator/LEED

168 PERSON DORMITORY, DESIGN-BUILD FOR USAGE

LEED SILVER CERTIFIED: LEED PROJECT 1000019665

Eielson AFB, AK | role: Sustainable Design Coordinator/ LEED

WARRIORS IN TRANSITION DESIGN-BUILD FOR USAGE

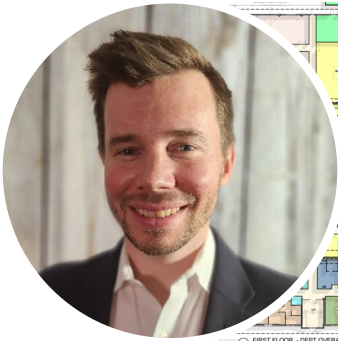
LEED SILVER CERTIFIED: LEED PROJECT 1000019665

FT Wainwright, AK | role: Sustainable Design Coordinator/ LEED

COUPEVILLE WA BOY'S AND GIRL'S CLUB, DESIGN-BUILD

LEED CERTIFIED - LEED PROJECT 1000158986

Coupeville, WA | role: Sustainable Design Coordinator/ LEED



MATTHEW WIGGINS

COST ESTIMATOR WIGGINS PRECONSTRUCTION SERVICES

Matthew Wiggins will serve as Cost Estimator for the King County Area Readiness Center Pre-Design Study, leading all cost modeling and budget development efforts for the proposed facility and its supporting structures. He will provide conceptual and milestone cost estimates, support value engineering, and contribute to feasibility analysis that aligns with State and National Guard requirements. Matt will collaborate with the design team and stakeholders to develop a reliable cost framework that supports project planning, funding strategy, and long-term performance.

RELEVANT EXPERIENCE TO THIS ROLE

As Cost Estimator, Matthew Wiggins brings over 20 years of experience supporting federal, state, and local clients with early-phase budgeting, feasibility analysis, and life cycle cost modeling. He served as Lead Cost Estimator for the U.S. Air Force's pre-design study for the renovation of Building 2451 at Fairchild Air Force Base, where he developed conceptual estimates for three design options ranging from \$30 million to over \$51 million. His work supported programming decisions and funding strategy for a complex renovation effort. With a strong track record working with the National Guard Bureau, USACE, and Washington State agencies, Matt specializes in aligning cost strategies with regulatory frameworks and funding goals. For the King County Area Readiness Center, he will lead cost estimating to support a clear and reliable financial roadmap for predesign and future phases.

PROJECT EXPERIENCE

SNOHOMISH READINESS CENTER D/B FOR WMD AND DES
Anacortes, WA | role: Cost Estimator

RENOVATE BUILDING 2451 PRE-DESIGN STUDY FOR US AIR FORCE
Fairchild Air Force Base, WA | role: Cost Estimator

JOINT MOBILITY CENTER PRE-DESIGN STUDY FOR US AIR FORCE
Eielson Air Force Base, AK | role: Cost Estimator

KENT READINESS CENTER WATER DAMAGE REPAIR D/B FOR WMD AND DES
Kent, WA | role: Cost Estimator

CAMPY MURRAY BUILDING 34 RENOVATION D/B FOR WMD AND DES
Tacoma, WA | role: Cost Estimator



KYLE BILLINGSLEY PE

GEOTECHNICAL ENGINEER GEORESOURCES

Kyle will serve as our team's Geotechnical Engineer of Record for this Pre-Design Study, providing a clear and consistent point of contact for you and the design team. He will be directly responsible for managing communication across the geotechnical scope, facilitating coordination among disciplines, and keeping technical information flowing seamlessly and support timely decisions.

RELEVANT EXPERIENCE TO THIS ROLE

Associate Geotechnical Engineer Kyle E. Billingsley, PE brings over a decade of public-sector delivery in Washington, leading fast-turn pre-design efforts as Geotechnical Engineer of Record. Kyle excels at turning subsurface conditions into clear, actionable criteria including site class and hazard screening, foundation and earthwork parameters, infiltration feasibility, and constructibility so architecture, civil. He is hands-on in the field and at the table, coordinating exploration programs, cross-discipline work sessions, and keeping decisions documented and traceable. On active military and municipal campuses, he aligns with owner standards and environmental requirements, including stormwater, dewatering, and IDW handling where legacy impacts are present. Known for schedule discipline and responsive RFI/submittal support, Kyle keeps stakeholders informed and teams unblocked from concept through construction. Kyle is a licensed PE in Washington and Idaho as well as a Certified Erosion & Sediment Control Lead (CWTA-82512601).

PROJECT EXPERIENCE

PENMET PARKS COMMUNITY RECREATION CENTER PRE-DESIGN STUDY & D/B/B
Gig Harbor, WA | role: Geotechnical Engineering Lead

REPAIR NAVY RAILROAD CULVERTS RM9.28 AND RM 17.84 D/B FOR MASON COUNTY
Mason County, WA | role: Geotechnical Engineer - Construction Support

A-E DESIGN FOR HELICOPTER DIP TANK SYSTEMS D/B FOR USACE
Yakima Training Center, WA | role: Project Geotechnical Engineer

REPAIR FIRE SUPPRESSION SYSTEMS, HANGARS 3 & 4 D/B FOR USACE
JBLM, WA | role: Deputy Geotechnical Lead

W27 WSH NEW GREENHOUSE BUILDING D/B FOR DES
Western State Hospital, WA | role: Project Geotechnical Engineer



ALDO MCKAY PE, PMP

AT/FP ENGINEER PROTECTION ENGINEERING CONSULTANTS

Aldo will serve as the lead Antiterrorism and Force protection (ATFP) Engineer. In his role, Aldo will be responsible for coordinating with the Government AT0 and security personnel the Design Basis Threats (DBTs) and corresponding level of protection for this facility. Aldo will also coordinate with lead disciplines to ensure that the design adequately incorporates setbacks, clear zones, access control, building hardenings and other ATFP design features.

RELEVANT EXPERIENCE TO THIS ROLE

Aldo has over 24 years of experience in the design of protected facilities. He regularly manages physical security and blast-resistant design (Design-build, Design-bid-build) and throughout his career has led hundreds of projects with ATFP requirements in accordance with the DoD UFC 4-010-01 "Minimum Antiterrorism Standards for Buildings". As part of these efforts, he has also performed engineering risk analyses using UFC 4-020-01 "DoD Security Engineering Facilities Planning Manual" to establish project requirements and determine if minimum ATFP standards are adequate or if additional mitigation measures are required. His experience includes incorporation of Minimum Standards such as standoff, unobstructed space and prescriptive debris mitigation façade materials and full blast-resistant hardening of façade and structural when Design Basis Threats (DBT) are identified. Aldo also brings extensive understanding and implementation of DoD UFC protective design criteria for Progressive Collapse (UFC 4-023-03), Entry Control Facilities (UFC 4-022-01), Selection and Application of Vehicle Barriers (UFC 4-022-02), Structures to Resist the Effects of Accidental Explosions (UFC 3-340-02) and many more.

PROJECT EXPERIENCE

PIERCE COUNTY READINESS CENTER D/B FOR WMD AND DES
Camp Murray, WA | role: AT/FP Project Engineer

ARDMORE READINESS CENTER D/B FOR ANG
Ardmore, OK | role: AT/FP Project Engineer

CVN WATERFRONT SUPPORT FACILITY PRE-DESIGN FOR NAVFAC
Puget Sound Naval Shipyard, Bremerton, WA | role: Lead AT/FP Specialist

BLAST DESIGN FOR VETERAN AFFAIR MRI ADDITION D/B/B FOR VA
Mann GrandStaff VA Medical Center, WA | Lead Blast Specialist

HANGAR 2050 PRE-DESIGN FOR US AIR FORCE
Fairchild AFB, WA | ATFP Project Engineer



LISA ADOLFSON

ENVIRONMENTAL ENGINEER CONFLUENCE ENVIRONMENTAL COMPANY

Lisa will serve as Environmental Documentation Lead. She will manage the preparation of environmental documentation documents including State Environmental Policy Act (SEPA)/ National Environmental Policy Act (NEPA) impact statements, checklists and assessments, as well as environmental permit applications.

RELEVANT EXPERIENCE TO THIS ROLE

Lisa has 36 years of extensive experience preparing environmental documentation and has managed the preparation of numerous high-profile controversial EISs including the Eightmile Dam Rebuild and Restoration project in the Alpine Lakes Wilderness. She has worked on a variety of complex federal, state and local environmental regulations, permitting issues, and regulatory processes, and has assisted clients in obtaining U.S. Army Corps of Engineers (USACE) Section 10 and 404 permits, USACE 408 approvals, 401 Water Quality Certifications, Hydraulic Project Approvals, Shoreline Permits, and Conditional Use Permits.

PROJECT EXPERIENCE

EIGHTMILE DAM REBUILD AND RESTORATION PROJECT EIS FOR WA DEPARTMENT OF ECOLOGY
Chelan County, WA | role: Project Manager

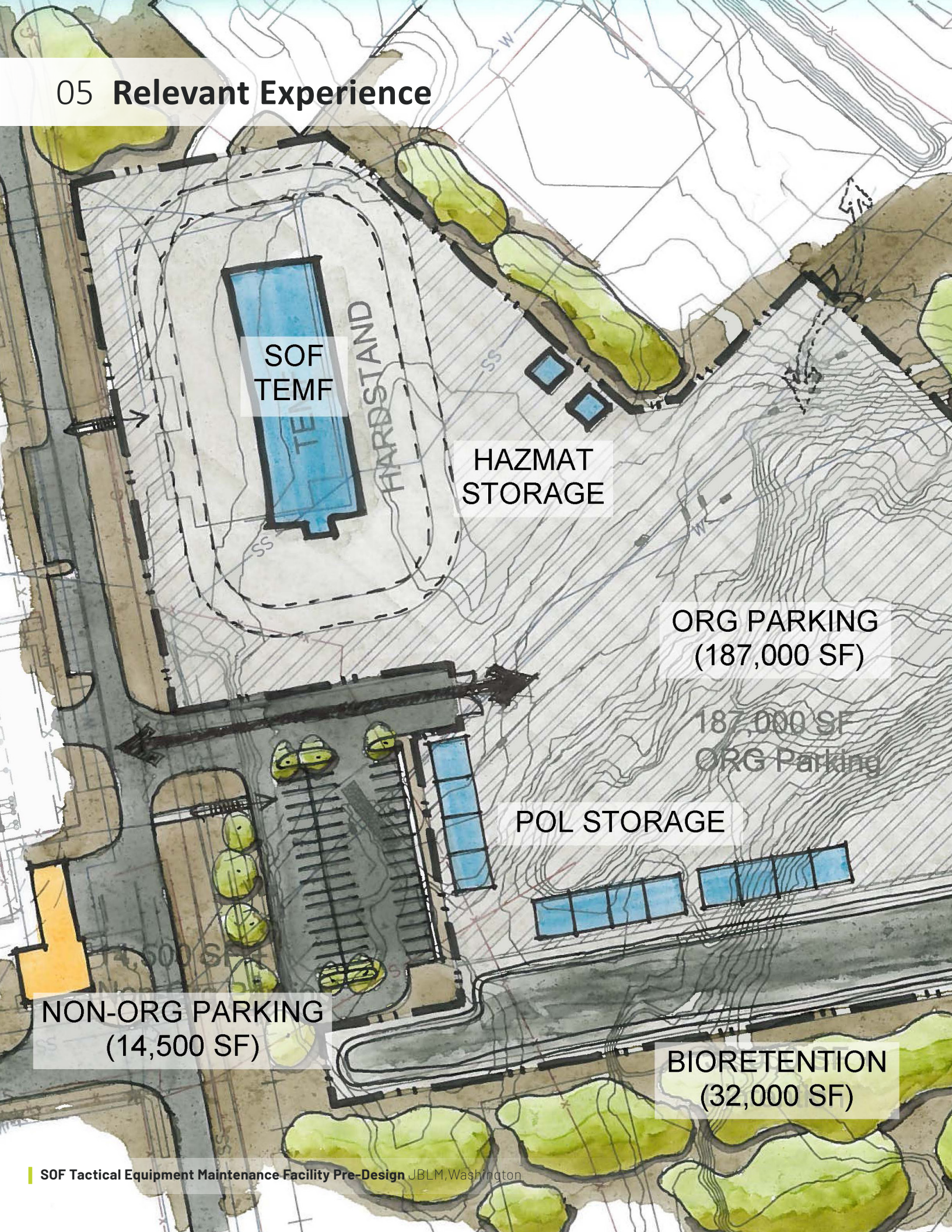
YAKIMA RIVER BASIN INTEGRATED WATER RESOURCE MANAGEMENT PLAN PROGRAMMATIC EIS
Kittitas County, WA | role: Assistant Project Manager

EAST LAKE SAMMAMISH MASTER PLAN TRAIL NEPA/SEPA EIS FOR KING COUNTY
King County, WA | role: Project Manager

SEATTLE CENTER KEY ARENA EIS
Seattle, WA | role: Technical Lead

KING COUNTY WASTEWATER TREATMENT DIVISION 2019 ENVIRONMENTAL SERVICES ON-CALL FOR KING COUNTY
Seattle, WA | role: Project Manager

05 Relevant Experience



SOF
TEMF

HARDSTAND

HAZMAT
STORAGE

ORG PARKING
(187,000 SF)

187,000 SF
ORG Parking

POL STORAGE

NON-ORG PARKING
(14,500 SF)

BIORETENTION
(32,000 SF)

SOF TACTICAL EQUIPMENT MAINTENANCE FACILITY

Joint Base Lewis-McChord, WA USACE SEATTLE DISTRICT

WJA Design Collaborative served as Prime consultant to the U.S. Army Corps of Engineers for the 62,000 SF Consolidated (TFI) Flight Base Operations Facility at Fairchild AFB. The new complex brings together active-duty and **Air National Guard** units, providing dedicated headquarters for the 92 OG and 141 OG, administrative areas for the 92 OSS, 141 OSS, and 116 ARS, and specialized airfield and weather spaces for the 92 OSS.

Program elements include climate-controlled AFE storage and maintenance, a secure Integrated Intelligence and Flight Tactics area with SCIF and JWICS access, and shared spaces such as an auditorium, classrooms, briefing rooms, conference rooms, offices, and a flight kitchen.

Site improvements feature a 216-stall parking lot, loading dock, mechanical yard, stormwater infrastructure, and integrated AT/FP measures. WJA developed a full Design-Build RFP package including conceptual design, cost estimating, value engineering, hazardous materials planning, and coordination across multiple user groups. The facility meets DoD and ICD 705 criteria, incorporates advanced systems, and delivers energy-efficient performance suited to Spokane's climate. Site and environmental challenges were resolved through rerouted utilities, biofiltration swales, and efficient space planning. Scope of services completed June, 2022.



RELEVANCY

- ✓ Two-story, 62,000 SF operational facility consolidating active-duty and Air National Guard units.
- ✓ WJA-dc led the entire Design-Build RFP effort as Prime for USACE Coordinated across USACE, Air Force, Air National Guard, AFCEC, and user groups.
- ✓ Produced charrettes, conceptual design, cost estimating, value engineering, and final RFP documents.
- ✓ Included ICD 705-compliant SCIFs, secure comms, and weapons storage.
- ✓ Managed hazmat abatement, contaminated groundwater, and complex utility relocations.
- ✓ Balanced program requirements with budget through cost analysis and VE workshops (\$31M programmed / \$27.9M CCL; delivered VE solutions to manage CWE of \$36.9M).
- ✓ Met UFC 1-200-02 and IgCC standards with high-performance envelope, daylighting, and efficient systems.
- ✓ Delivered critical early-phase documents on time to support Air Force acquisition and funding schedule.

JOINT MOBILITY CENTER

Eielson Air Force Base, AK U.S. AIR FORCE

WJA Design Collaborative provided **pre-design** services for the 34,657 SF Joint Mobility Complex at Eielson AFB, AK. Programmed under MILCON, this \$138 million effort identified a preferred replacement for the outdated facility used for deployment processing of personnel, baggage, and equipment. The existing JMC lacked sufficient warm staging and cargo yards, limiting its ability to handle four C-17 chocks and causing delays.

Four alternatives were evaluated; COA C, a new facility south of the current site, was selected for its expanded cargo and vehicle processing bay, sterile and non-sterile cargo yards, Deployment Control Center (DCC), passenger manifesting, immunizations, chaplain counseling, Installation Deployment Readiness Cell (IDRC) offices, and Individual Protective Equipment (IPE) storage. The Final CCR included a parametric cost estimate, Draft DD1391, and economic analysis. Designed to UFC standards, the facility incorporates AT/FP measures, durable materials for subarctic conditions, and efficient site planning.

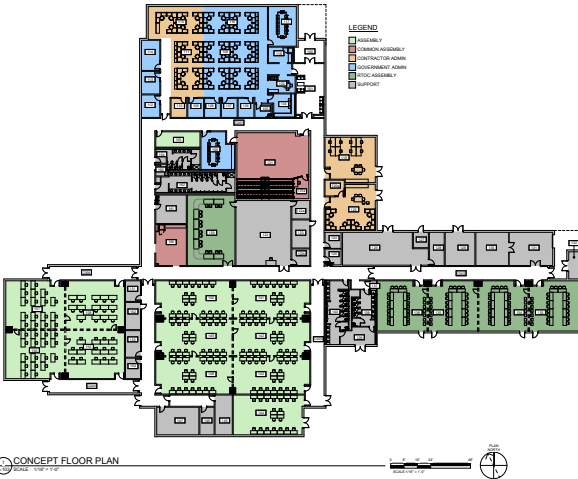
RELEVANCY

- ✓ Cargo deployment processing facility (34,657 SF) supporting multi-unit operations.
- ✓ WJA-dc led the entire Pre-Design effort as Prime for U.S. Air Force, Delivered DD1391, economic analysis, and parametric cost estimate for MILCON programming.
- ✓ Evaluated four alternatives with full architectural and cost analysis; selected full replacement as preferred COA.
- ✓ Designed for subarctic climate resilience with expanded indoor/outdoor staging for four C-17 chocks.
- ✓ Incorporated secure vehicle storage, cargo staging, command/control, and personnel processing zones.
- ✓ Completed hazardous materials survey and environmental review.
- ✓ Coordinated with 354 CES, 354 LRS, AMC, and other stakeholders during charrette and programming phases.
- ✓ Pre-design was completed in July, 2024.

SIMULATION CENTER

Boise, ID IDAHO MILITARY DIVISION AND IDAHO ARMY NATIONAL GUARD

WJA Design Collaborative is currently supporting the **Idaho Army National Guard** in the design of a new 30,060 SF Simulations Center at the Orchard Combat Training Center. Programmed at \$15M MILCON, the facility provides advanced simulation training environments with specialized building information systems, secure networks (NIPR/SIPR/JWICS), and audiovisual systems to support mission readiness. Designed to meet NGB standards and UFC 1-200-02 requirements, the project incorporates sustainable design strategies, AT/FP measures, and a 50-year service life. The scope also included site infrastructure (utilities, stormwater, parking, and road improvements) along with hazardous materials planning, NEPA compliance, and extensive coordination with NGB, USACE Seattle District, and



RELEVANCY

- ✓ Specialized 30,000 SF training and mission support facility.
- ✓ Delivered DD1390/91, cost estimates, life-cycle cost analysis, and NGB approvals.
- ✓ Designed to NGB, UFC, and AT/FP standards, with secure comms infrastructure.
- ✓ Life-cycle cost analysis informed envelope and systems; compliance with UFC 1-200-02.
- ✓ Included SIPR/NIPR drops, secure VTC, AV controls, intrusion detection, and access control.
- ✓ Addressed NEPA, endangered species (slickspot peppergrass, monarch butterfly), stormwater BMPs, and cultural resource compliance.
- ✓ Coordinated with NGB, IDARNG, USACE, NEPA regulators, and local tribes.

WATER SURVIVAL TRAINING FACILITY

Fairchild Air Force Base, WA USACE SEATTLE DISTRICT AND U.S. AIR FORCE

WJA Design Collaborative provided **pre-design** services to support the U.S. Air Force in the development of a new 78,850 SF Water Survival Training Facility at Fairchild AFB, WA. Programmed under MILCON, this \$63 million facility provides dedicated training environments for ejection and non-ejection aircraft water survival courses, replacing the undersized Fitness Center pool that previously served as the Air Force's sole survival training venue. The complex features a 50m training pool and 25m dive tank equipped with specialized systems including hoists, wave and wind generators, fog simulation, rotor wash fans, parachute drag systems, and Modular Egress Training Simulators (METS) to replicate real-world conditions. Comprehensive support spaces include classrooms, gear drying and repair rooms, cadre and student locker facilities, administrative offices, and underwater observation rooms to monitor safety. Designed to meet UFC 1-200-02 and UFC 4-010-01 requirements, the facility incorporates sustainable design strategies, AT/FP measures, and durable materials for a 50-year service life. Site development included relocation of utilities, stormwater management, POV parking, and coordination with Fairchild's Master Plan. Environmental considerations addressed groundwater contamination, radon, and stormwater BMPs. Pre-Design was completed September 2020.



RELEVANCY

- ✓ Specialized survival training and mission support facility (78,850 SF) with unique simulation systems.
- ✓ Delivered DD1391, economic analysis, and parametric cost estimate to support MILCON programming.
- ✓ Designed to UFC, AFMAN, and AT/FP standards, including specialized pool systems and secure comms infrastructure.
- ✓ Life-cycle cost analysis guided pool systems (RMF vs. sand filtration), finishes, and energy-efficient HVAC.
- ✓ Integrated AV/IT systems, safety monitoring, and operational controls.
- ✓ Addressed NEPA and environmental compliance (groundwater contamination, radon, hazardous materials).
- ✓ Coordinated with AFCEC, AETC, 336 TRG/22 TRS, Fairchild AFB, USACE and Washington State Department of Ecology and other regulators.

PRESTON ROADS MAINTENANCE FACILITY

Preston, WA KING COUNTY DEPARTMENT OF TRANSPORTATION

WJA Design Collaborative supported King County Department of Transportation in the **pre-design** of a new Road Services Division Maintenance Facility in Preston, WA. Programmed at \$12M, the 25-acre site consolidates critical road operations relocated from Fall City and co-locates with WSDOT to improve efficiency and service delivery. The pre-design addressed 28 programmed site elements including crew offices, equipment and vehicle storage buildings, salt/sand facilities, fueling and wash stations, hazardous waste storage, decant facilities, and stormwater infrastructure. The study resolved complex topographic, geotechnical, and environmental constraints (wetlands, fish-bearing streams, and steep slope hazards) while developing mitigation strategies for buffer impacts, fish passage restoration, and riverine wetland creation. The scope also included circulation design for heavy vehicles, water and septic service planning, standby power provisions, and sustainable design measures aligned with King County's energy and stormwater standards. WJA-dc was selected to do the follow on design of the facility, completing services in April 2021.



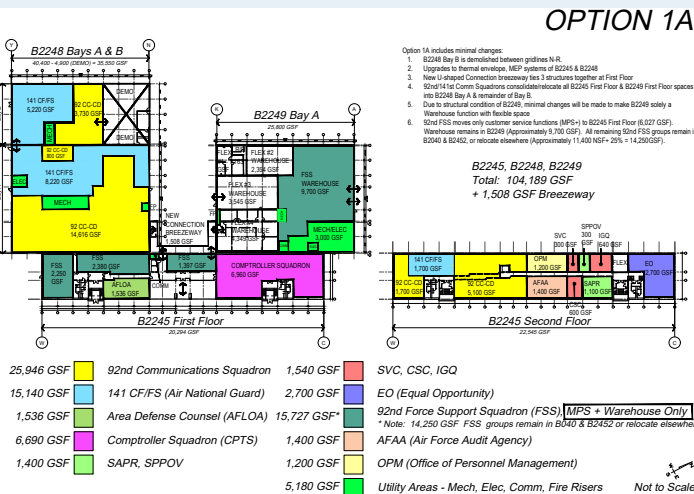
RELEVANCY

- ✓ Specialized pre-design study for a complex 25-acre transportation operations facility.
- ✓ Delivered cost estimates, site planning, permitting roadmap, and environmental mitigation strategies.
- ✓ Addressed wetlands, stream restoration, stormwater BMPs, and fish passage compliance.
- ✓ Developed operational layouts for equipment/vehicle storage, fueling, wash racks, and materials management.
- ✓ Coordinated with King County DPOR, WSDOT, USACE, Ecology, and environmental resource agencies.

B2245/2248/2249 RENOVATION

Fairchild Air Force Base, WA USACE SEATTLE DISTRICT AND U.S. AIR FORCE

WJA Design Collaborative completed the **pre-design** for the U.S. Air Force in the renovation and repair of Buildings 2245, 2248, and 2249 at Fairchild AFB, WA. The combined 109,039 SF complex, originally constructed in the 1940s, is being transformed into a consolidated, customer-focused facility that houses multiple mission support functions including the 92d Force Support Squadron (FSS), 92d Communications Squadron (CS), 92d Comptroller Squadron (CPTS), 92d Logistics Readiness Squadron/TMO, and associated helping agencies. The scope includes full interior demolition and modernization, new energy-efficient building systems, envelope upgrades, AT/FP-compliant re-cladding and windows, and structural roof replacements, with historic masonry restoration on B2245. Designed in accordance with AFMAN 32-1084 and UFC 4-010-01 requirements, the project also incorporates sustainable design strategies, stormwater management, and site improvements (parking, utilities, and circulation). The renovated facility will serve as a one-stop service hub for airmen and their families, consolidating geographically separated functions into a modernized, secure, and efficient complex. Pre-Design was completed October 2022.



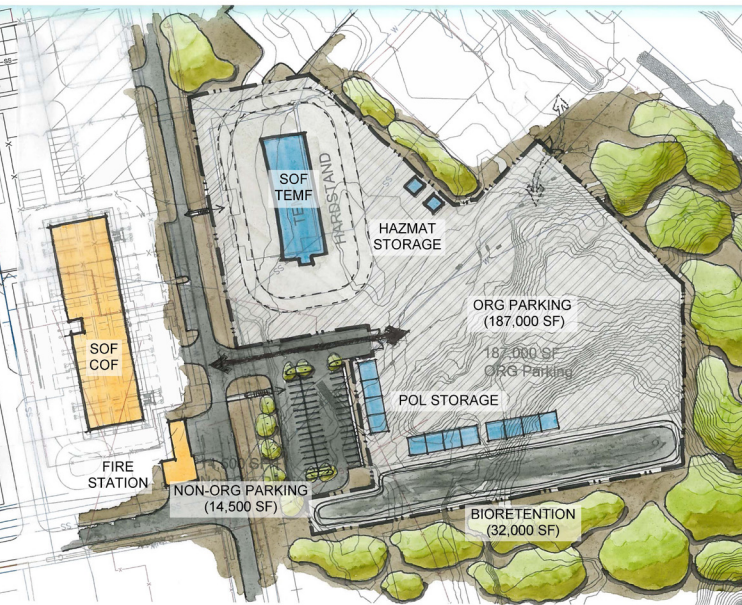
OPTION 1A RELEVANCY

- ✓ Renovation of 109,000 SF multi-building administrative and mission support complex.
- ✓ Designed to AFMAN 32-1084, UFC 4-010-01 AT/FP, and Fairchild AFB architectural standards.
- ✓ Scope included envelope upgrades, seismic improvements, full MEP replacement, fire protection, secure comms, and IT/AV infrastructure.
- ✓ Consolidated diverse mission support groups into a single, right-sized, customer-centric facility.
- ✓ Historic masonry restoration on B2245; modern cladding on B2248/49.
- ✓ Site scope included new stormwater BMPs, utilities, parking, and improved ADA/first responder access.
- ✓ Developed comprehensive programming with multiple stakeholders (92 CES, FSS, CS, CPTS, LRS, Wing staff, and helping agencies).

SOF TACTICAL EQUIPMENT MAINTENANCE FACILITY

Joint Base Lewis-McChord, WA USACE SEATTLE DISTRICT

WJA Design Collaborative supported the U.S. Army Special Operations Command (USASOC) in the **pre-design** of a new 12,522 SF Tactical Equipment Maintenance Facility (TEMF) complex at Joint Base Lewis-McChord, WA. Programmed at \$13.4M MILCON, the project consolidates maintenance, storage, and support functions for the 1st Special Forces Group (Airborne). The complex includes the main TEMF building with six repair bays, administrative and support spaces, weapons and COMSEC vaults, and secure communications infrastructure, along with an 8,400 SF organizational storage building, 480 SF hazardous materials storage, and 480 SF POL storage. Site development provides 278,000 SF of organizational vehicle parking, non-ORG parking, shop apron circulation, stormwater management, and McKinley Avenue roadway improvements. Designed to comply with UFC 1-200-02, UFC 4-010-01 AT/FP standards, JBLM design criteria, and ASA (IE&E) sustainability policy, the project integrates low-impact development (LID) stormwater BMPs, AT/FP setbacks, and energy-efficient building systems. The scope also addressed contaminated soils (TCE plume, Tacoma Smelter Plume), tree mitigation (Oregon White Oak replacement), and coordination with JBLM DPW, USASOC, and environmental regulators. Pre-Design was completed May 2019.



RELEVANCY

- ✓ 12,522 SF TEMF with six repair bays, admin/support spaces, vaults, and SIPR/NIPR comms.
- ✓ Ancillary facilities: 8,400 SF ORG storage, 480 SF HAZMAT, 480 SF POL storage.
- ✓ 278,000 SF ORG parking, 14,000 SF POV parking, shop apron circulation, stormwater BMPs.
- ✓ Designed to UFC 4-010-01 AT/FP, UFC 1-200-02 sustainability, and JBLM Master Plan standards.
- ✓ Secure spaces included COMSEC vault, weapons vault, SIPRNet room, intrusion/access control.
- ✓ Environmental considerations: contaminated soil mitigation, TCE plume, oak tree replacement.
- ✓ Street frontage improvements to McKinley Avenue; relocation of utilities and DETWEST parking.
- ✓ Delivered 15% PDR, Draft/Final DD1391, cost models, and stakeholder design charrettes.

AIR AND MARINE OPERATIONS

Laredo Air Branch, TX DEPT. OF HOMELAND SECURITY/U.S. CUSTOMS AND BORDER PROTECTION

The GFT team completed **master planning, conceptual design,** and full construction documents for the new AMO Facility. When construction is complete this year, the new complex will alleviate overcrowding and accommodate future growth. Mechanical, HVAC, control, and fire protection systems are specific to each space's needs, whether a hangar or the administration/operations building. Each building is served by generator-backed power.



RELEVANCY

- ✓ Includes a 14,590 SF storage hangar facility, a 31,660 SF maintenance hangar facility, and a 68,200 SF of aircraft parking apron/ramp.
- ✓ Ancillary features: a 14,350 SF administration and operations building, a 50-foot communications equipment tower, an exterior aircraft wash/rinse rack, and personnel parking.
- ✓ Designs comply with ATRP requirements.
- ✓ This Security Level III (Medium) installation included the following security equipment: CAVSS cameras; PACS access control, intrusion detection, and duress systems; all head-end equipment; and all corresponding cabling, power, and raceways.
- ✓ The project was designed under an extremely tight schedule: master planning to construction documents was complete in only 10.5 months, a full two months ahead of the owner's projected schedule.

06 Past Performance

ACHIEVING A SUCCESSFUL PRE-DESIGN WITH CRITICAL DEADLINES

WJA-dc consistently delivers actionable, funding-ready predesign documents on accelerated schedules for Department of Defense clients by integrating disciplined management of scope, schedule, and budget. Our approach treats these three elements as an interconnected system:

1. **Early scope validation** reduces rework and cost risk
2. **Milestone-driven scheduling** maintains momentum and accountability
3. **Continuous cost modeling** ensures design solutions remain within funding limits.

A key example is the **Air Traffic Control Tower Replacement at Mountain Home AFB, ID**. Initiated in October 2022 and completed in May 2023, this seven-month predesign study supported \$18.5M in MILCON programming.

THROUGH STRUCTURED STAKEHOLDER ENGAGEMENT, ITERATIVE SCOPE VALIDATION, AND COST MODELING, WJA-DC DELIVERED THE AIR TRAFFIC CONTROL TOWER PRE-DESIGN PLANNING CHARRETTE REPORT AND DD1391 IN ONLY SEVEN MONTHS FROM PROJECT INITIATION.

SCOPE MANAGEMENT



Early stakeholder charrettes captured all operational needs while preventing unnecessary expansion.

Requirements were defined and validated early through focused charrettes with USAF Airfield Operations, FAA, USACE, and base stakeholders. This captured all essential functional needs while preventing scope creep that could compromise budget or schedule.

SCHEDULE DISCIPLINE



Milestone tracking, early reviews, and rapid issue resolution kept the project on pace.

A detailed milestone schedule was closely monitored by the Project Manager (Melissa Caviezel), with early stakeholder reviews and rapid issue resolution built into the process. This kept the project moving toward its aggressive completion deadline.

BUDGET ALIGNMENT



Cost modeling and life-cycle analysis guided design decisions, balancing performance, durability, and funding constraints.

Scope decisions were continuously tested against cost modeling and life-cycle analysis, enabling stakeholders to understand the funding implications of each design alternative and select a preferred solution that aligned with both operational requirements and budgetary constraints.

Focused stakeholder engagement was critical, with iterative reviews and charrettes building consensus quickly and reducing approval cycles. By managing scope, schedule, and budget as an integrated system, WJA-dc minimizes risk, accelerates decision-making, and delivers predesign documents that are defensible, credible, and ready to support funding submittals.

Lessons learned from the Air Traffic Control Tower and prior DoD predesign projects directly inform our approach for the North Bend Readiness Center Predesign Project (October 31, 2025 to June 30, 2026), enabling us to anticipate regulatory and site-specific challenges, optimize programming, and produce a thoroughly vetted predesign package within the established timeframe.

"WJA, P.L.L.C. is a long time provider of A-E services for Seattle District. They have provided the district with very good deliverables, both for MILCON and SRM funded projects. Their in-house staff as well as subcontractor teams work very well to meet our needs."

—Guy Green, Chief, Design Branch, Seattle District USACE

A-E IDIQ Contract for Multi-Discipline Design and Construction Support Services, Primarily for Joint Base Lewis-McChord, WA

07 Project Approach

Diverse Business Inclusion Strategies



PROJECT APPROACH

WJA Design Collaborative has refined a rigorous process for developing conceptual design alternatives through **more than a dozen DoD predesign projects over the past five years**. We collaborate closely with stakeholders to deliver thoroughly vetted alternatives that help agencies secure funding and move smoothly into project design.

Key Elements of Our Predesign Approach

1. Experienced Leadership from the Start

- Project Manager, Melissa Caviezel, and Project Architect, Jeff Brajcich, have been selected to guide the integrated design team.
- Melissa Caviezel will manage schedules, communicate requirements, coordinate consultants, organize and document meetings, and assemble deliverables.
- Jeff Brajcich will lead development of conceptual architectural alternatives.

2. Structured Stakeholder Engagement

- **Scoping Meeting:** Two- to four-hour session post-award to present project schedule, highlight critical involvement points, and gather input on requirements, objectives, and goals.

3. Comprehensive Information-Gathering

- Review of project history and existing site conditions.
- Conduct new surveys as needed (topography, geotechnical, soils, etc.).
- Review DoD and National Guard Bureau programming guidelines.
- Research local regulations and permitting requirements.

4. Stakeholder-Driven Programming

- Programming Questionnaire: Captures desired building functions, site program, preferred systems, and key challenges.
- Introduced in a brief meeting, completed over two weeks, and used to develop conceptual alternatives that fully meet user needs.

This structured, collaborative process ensures thoroughly vetted conceptual designs, reduces risk of scope creep, and delivers predesign documents that are actionable, funding-ready, and aligned with stakeholder objectives.

CHALLENGES



During the information-gathering phase, the design team will also expand and refine our understanding of the unique opportunities and constraints presented by the project and site. Constraints inherent in this project include:

1. Multiple user groups and a complex building program. All conceptual alternative will need to carefully balance the needs and safety of full-time staff, the influx of reservists on drill weekends, and possibly the public if publicly-accessible spaces are included in the project.

2. Complex regulatory requirements. United Facilities Criteria, National Guard Bureau standards, and local regulatory requirements will all shape the design solution for this project. For example, site plans will need to incorporate 33-foot unobstructed space building setbacks, and the cost of designing the building to resist progressive collapse will need to be considered for buildings more than two stories in height.

3. Soil contamination. The depth of excavation at the project site will need to be limited to less than 15 feet to avoid disturbing petroleum-contaminated soil. Also, stormwater infiltration features will need to be located away from the former mill area in the north portion of the site to avoid infiltration through the zone of contaminated soil.

4. Traffic congestion and pedestrian safety. The project site for the readiness center is located directly north and west of a full-service truck stop, locally known as “Truck Town.” The North Bend Comprehensive Plan notes that the truck stop is “undersized and ill-configured for its current level of use,” resulting in commercial truck traffic congestion in the area. Our design team will carefully study ingress to and egress from the project site to minimize potential conflicts with commercial truck traffic. Distinct pedestrian, Privately Owned Vehicle (POV) and Military Owned Vehicle (MOV) ingress/egress routes will be established to protect people and property.

5. Schedule. Our team is well-poised to complete this predesign project by the June 30, 2026 deadline. We’ve completed several recent predesign projects on aggressive timelines, including the previously mentioned predesign for a new air traffic control tower at Mountain Home Air Force base, completed in 7 months in 2023.



OPPORTUNITIES

The project and site also present several opportunities that will be seized during the predesign process:

1. Environmental stewardship and sustainable design. The North Bend Readiness Center represents an opportunity to expand the Washington Military Department's portfolio of high-performance buildings. Sustainable design strategies that should be included or considered during design will be identified during the predesign process and incorporated into the preferred alternative.

2. Strengthening Community Identity through Design. The readiness center also represents an opportunity to lay the groundwork for design solutions that complement the natural beauty and small town character of the North Bend community, in alignment with the vision expressed in the North Bend Comprehensive Plan. Building forms and materials that reduce the apparent scale of the structure and harmonize with the environment will be explored.

3. Future-Ready/Flexible Design. Site and building layouts that allow the possibility for future expansion of the facility will be explored. Areas for the future expansion of the building footprint and future parking will be identified on the site plans.

Predesign & Charrette Process

Using the information gathered during the initial phases, WJA-dc moves into an intense pre-charrette design phase, developing at least three conceptual site and building alternatives for the King County Area Readiness Center.

1. Collaborative Design Development:

- Project Architect, Jeff Brajcich, and Site Planner, Matt Suhadolnik, will explore alternatives that balance operational needs, environmental stewardship, and master planning objectives.
- Alternatives vary in building massing, orientation, and site layout to promote robust discussion during the charrette.

2. Engineering & Cost Analysis:

- Engineers evaluate building systems for energy efficiency, life-cycle cost, and regulatory compliance.
- Cost estimator develops Rough Order of Magnitude (ROM) estimates for each alternative to support comparative analysis.

3. Program Alignment:

- Team compares the users' desired program (from the questionnaire) with current programming guidelines.
- Discrepancies are noted for discussion during the charrette.

Design Charrette

The charrette is a five-day, in-person workshop where the Project Manager, design team, and stakeholders collaborate to define a preferred alternative.

1. Charrette Activities:

- Present conceptual alternatives and discuss advantages and disadvantages.
- Refine alternatives based on stakeholder feedback, including potential new solutions.
- Resolve discrepancies between user preferences and programming guidelines.
- Engineering disciplines present system options; maintenance personnel provide feedback.
- ROM cost estimates are reviewed, highlighting factors with the greatest impact on overall cost.
- Consensus is achieved, and the preferred alternative is presented at the out-brief or follow-up meeting.

2. Documentation & Reporting:

- WJA-dc records all discussions to ensure comprehensive documentation in the Charrette Report.
- Draft report includes:
 - *Executive summary and predesign process synopsis*
 - *Descriptions of each alternative with cost and schedule estimates*
 - *Rationale for preferred solution and supporting analyses (e.g., Life Cycle Cost Analysis)*
- Draft submitted for government review; comments resolved in a government review conference.
- Final report revised and submitted addressing all comments.

3. Design Quality Control (DQC):

- A DQC Manager is appointed to develop a DQC management plan immediately after project award.
- Senior architects and engineers, independent of the design team, review all documents to ensure compliance with project and regulatory requirements.

4. Tailored Approach:

- This framework is flexible to meet the King County Area Readiness Center's unique needs.
- Additional meetings or pre-final submittals can be added to enhance stakeholder participation and review opportunities.

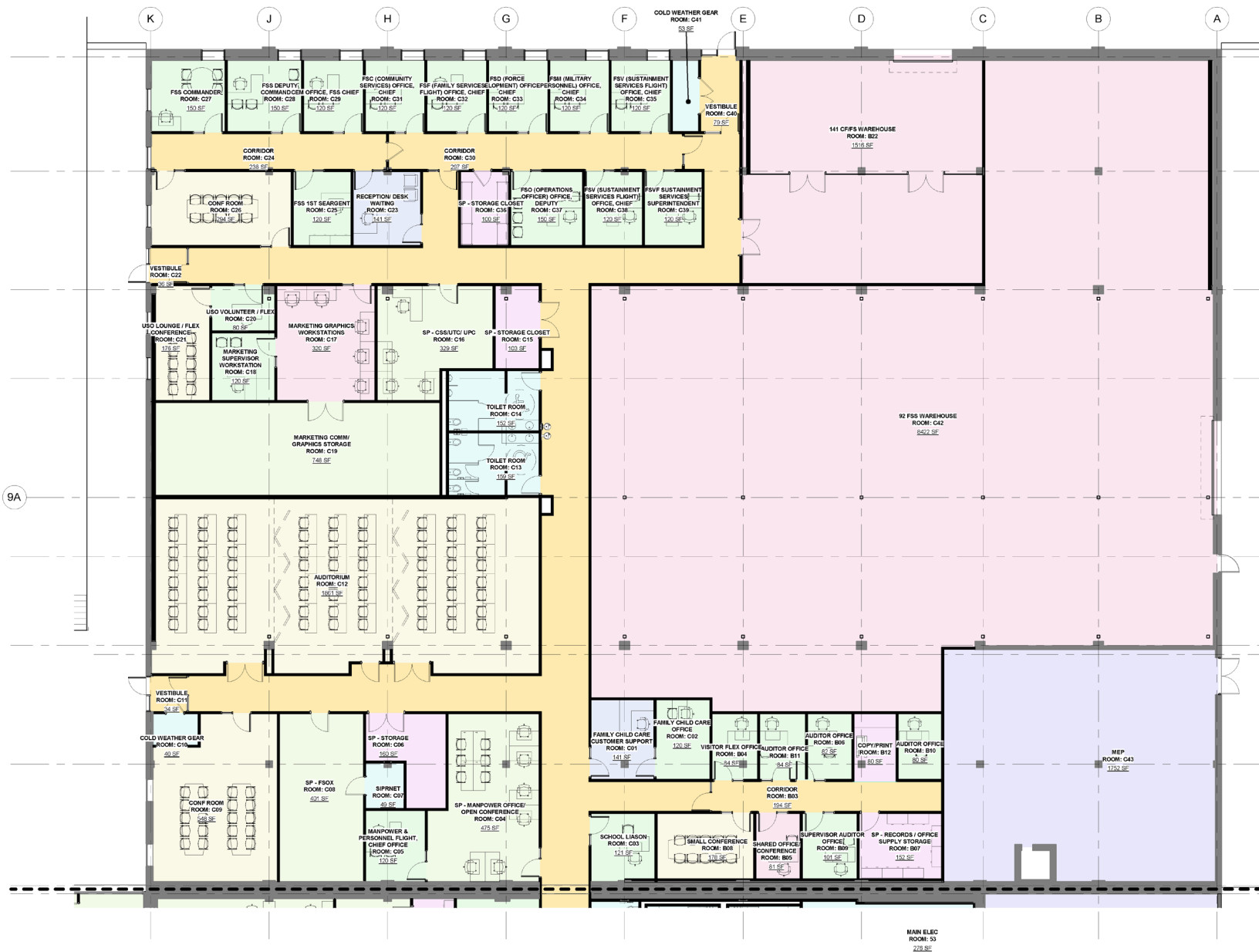
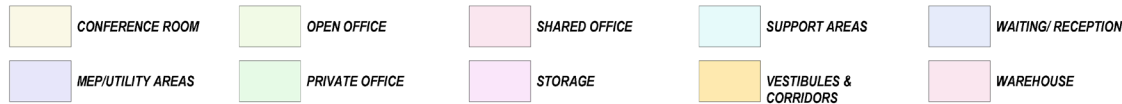
DIVERSE BUSINESS INCLUSION STRATEGIES

As a federally recognized small business, WJA-dc is deeply committed to advancing Washington State's diversity goals. We prioritize intentional outreach and meaningful participation of certified Minority-, Women-, Veteran-Owned, and Small Businesses on every contract. Through the B2Gnow system, we actively track, report, and evaluate participation to ensure transparency and accountability.

Beyond compliance, we seek to foster long-term relationships that build lasting capacity. Our approach includes early engagement, one-on-one outreach, and mentorship to help emerging firms thrive. We have successfully partnered with diverse consultants across multiple DES and higher education contracts, and we remain committed to expanding these networks. For this project, we look forward to working collaboratively with the client to identify opportunities for meaningful inclusion, ensuring the team reflects the values and communities the project serves.

08 Federal SF330 Part II

PROGRAMMATIC USE



1 FIRST FLOOR - Occ - B2249

3/32" = 1'-0"



U.S. AIR FORCE



design collaborative

SHEET SIZE: 22" X 34" (11" X 17" HALF SIZE)

ARCHITECT-ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER <i>(If any)</i>	
	2026-168	

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

2a. Firm (or Branch Office) Name			3. Year Established	4. DUNS Number
WJA Design Collaborative, PLLC			2000	07 941 2766
2b. Street			5. Ownership	
617 Western Avenue			A. Type	
2c. City			PLLC	
2d. State			B. Small Business Status	
Seattle			Small Business	
2e. ZIP CODE			7. Name of Firm <i>(If block 2a is a branch office)</i>	
WA			98104	
6a. Point of Contact Name and Title			8b. Year. Established	
Greg Nespor, AIA, Principal, Senior Architect			1968	
6b. Telephone Number			8c. DUNS Number	
206.817.5000			14 460 9182	
6c. E-Mail Address				
gnespor@wja-dc.com				
8a. Former Firm Name(s) (If any)				
Whiteley Jacobsen & Associates				

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 <i>(see below)</i>
		(1) FIRM	(2) BRANCH			
01	Architect	13		017	Commercial Buildings	1
05	Structural Engineer	4		019	Computer Facilities	1
07/34	Landscape Architect	1		027	Dining Halls / Kitchens	1
16	Programming	*		029	Educational Facilities	3
17	Interior Designer	*		039	Vehicle Maintenance	1
21	Construction Project Management	*		046	Parking Lots	1
29	Value Engineering	*		050	Housing / Group Homes	4
30	Cost Estimating	*		072	Office Buildings	2
43	Building Code / Plan Review	*		079	Site Planning	2
46	Constructability Review	*		095	Seismic Design / Studies	1
N/A	Marketing	1		100	Sustainable Design	1
N/A	Administrative / Other	3		101	Structural Design	4
				112	Value Analysis	1
*	Services Provided by Various Employees			117	Zoning / Land Use Studies	1
				202	ADA Consulting	1
				204	LEED Consulting	1
				212	Building Conditions Assessment	1
Total		22				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
A. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million
B. Non-Federal Work	2	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
C. Total Work	6	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.

The foregoing is a statement of facts.	B. DATE
	06/20/25

C. NAME AND TITLE
Greg Nespor, AIA, Principal, Senior Architect

1. SOLICITATION NUMBER (if any)
2026-168

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

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 (1) FIRM (2) BRANCH		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative	16		A03	Agricultural Development; Grain Storage;	2
08	CADD Technician	13		C08	Codes; Standards; Ordinances	5
12	Civil Engineers	45		C09	Cold Storage; Refrigeration and Fast	2
38	Land Surveyor	23		C10	Commercial Building (low rise); shopping	5
39	Landscape Architects	14		C11	Community Facilities	5
47	Planners: Urban/Regional	13		E02	Educational Facilities; Classrooms	6
57	Structural Engineers	13		E06	Embassies and Chanceries	4
				H07	Highways; Streets; Airfield Paving;	4
				H09	Hospital & Medical Facilities	5
				H10	Hotels; Motels	2
				H11	Housing (Residential, Multi-Family;	7
				I01	Industrial Buildings; Manufacturing	6
				L01	Laboratories; Medical Research Facilities	1
				M05	Military Design Standards	5
				O01	Office Buildings; Industrial Parks	2
				P05	Planning (Community, Regional,	5
				P08	Prisons & Correctional Facilities	1
				P13	Public Safety Facilities	2
				R04	Recreation Facilities (Parks, Marinas,	4
				S04	Sewage Collection, Treatment&Disposal	1
				S13	Storm Water Handling & Facilities	4
				W03	Water Supply; Treatment and Dist	1
	Other Employees	0				
	Total	137				

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

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	01/10/2025
c. NAME AND TITLE	
Timothy Hansen, PE, LEED AP, MBA Chief Operating Officer	

[illegible]

ARCHITECT/ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (if any) Project No. 2026-168		
PART II – GENERAL QUALIFICATIONS						
2a. FIRM (or Branch Office) NAME GFT Infrastructure, Inc. – Fife, WA			3. YEAR ESTABLISHED 2025		4. UNIQUE ENTITY IDENTIFIER HLNDLH9XRTU9	
2b. STREET 6021 12 th Street East, Suite 200			5. OWNERSHIP a. TYPE Corporation			
2c. CITY Fife	2d. STATE WA	2e. ZIP CODE 98424				
6a. POINT OF CONTACT NAME AND TITLE Michael L. Cozart, P.E., Senior Vice President				b. SMALL BUSINESS STATUS N/A		
6b. TELEPHONE NUMBER 253.922.0446		6c. E-MAIL ADDRESS mlcozart@gftinc.com		7. NAME OF FIRM (if Block 2a is a Branch Office) GFT Infrastructure, Inc.		
8a. FORMER FIRM NAME(S) (if any) BCE Engineers			8b. YEAR ESTABLISHED 1986		8c. UNIQUE ENTITY IDENTIFIER DS1FGL3VRNV8	
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 (1) Firm (2) Branch		a. Profile Code	b. Experience	c. Revenue Index Number
2	Administrative	806	5	A01	Acoustics, Noise Abatement	3
13	Communications Engineer	5	1	A02	Aerial Photography	3
15	Construction Inspector	610	2	A03	Agricultural Development	1
16	Construction Manager	387	2	A04	Air Pollution Control	1
21	Electrical Engineer	167	21	A05	Airports; Navajds; Airport Ltg.; Aircraft Fueling	8
24	Environmental Scientist	87	0	A06	Airports-Terminals/Hangars/Freight	7
25	Fire Protection Engineer	4	4	A07	Arctic Facilities	4
29	GIS Specialist	91	1	A09	Anti-Terrorism/Force Protection	4
41	Materials Handling Engineer	1	1	A10	Asbestos Abatement	1
42	Mechanical Engineer	92	21	A11	Auditoriums & Theaters	1
58	Technician/Analyst	761	19	B02	Bridges	10
				C05	Child Care/Development Facilities	2
				C06	Churches; Chapels	3
				C07	Coastal Engineering	5
				C08	Codes/Standards/Ordinances	5
				C10	Comm. Bldg (low rise); Shopping Centers	5
	Other Employees	2221	0	C11	Community Facilities	7
				C12	Communication Systems; TV; Microwave	1
				C13	Computer Facilities/Services	4
				C15	Construction Management	10
				C17	Corrosion Control	1
				C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	3
				D01	Dams (Concrete; Arch)	7
				D02	Dams (Earth/Rock); Dikes, Levees	8
				D04	D/B Prep of Req. for Qualifications/Proposals	8
				E02	Educational Facilities; Classrooms	8
				E03	Electrical Studies and Design	8
				E05	Elevators/Escalators	6
				E07	Energy Conservation/New Energy Sources	4
				E09	EIS, EA, Environmental Impact Studies	7
				E10	Environmental & Natural Resources	5
				E11	Environmental Planning	5
				E12	Environmental Remediation	5
				E13	Environmental Testing	4
				F02	Field Houses; Gyms; Stadiums	3
				F03	Fire Protection	3
				F04	Fisheries; Fish Ladders	3
				G01	Garages; VMFs; Parking Decks	7
				G02	Gas Systems (Propane, Natural)	1
				G04	GIS Services	8
				G05	Geospatial Data Conversion	2
				H01	Harbors/Piers, Ship Terminals	5
				H04	Heating; Ventilating, Air Conditioning	6
				H05	Health Systems Planning	1
				H06	Highrise Buildings	1
				H07	Highways/Streets/Parking Lots	10
				H09	Hospital/Medical Facilities	4
				H11	Housing (Residential)	9
				I01	Industrial Bldgs; Manufacturing Plants	6
				I02	Industrial Processes; Quality Control	8
				I03	Industrial Waste Treatment	1
				I05	Interior Design; Space Planning	6

	J01	Judicial and Courtroom Facilities	2
	L01	Labs/Medical Research Facilities	2
	L02	Land Surveying	3
	L03	Landscape Architecture	6
	L05	Lighting (Interiors)	1
	M01	Mapping Location/Addressing Systems	1
	M02	Materials Handling Systems; Conveyors	1
	M05	Military Design Standards	8
	M06	Mining & Mineralogy	2
	N01	Naval Arch/Off-Shore Platforms	6
	N02	Navigation Structures; Locks	1
	O01	Office Bldgs; Industrial Parks	5
	P01	Petroleum Exploration	1
	P02	Petroleum and Fuel (Storage and Distribution)	6
	P04	Pipelines, X Country (liquid/gas)	1
	P05	Planning (Comm/Reg/Area/Statewide)	9
	P06	Planning (Site/Installation)	8
	P07	Plumbing & Piping Design	3
	P08	Prisons & Correctional Facilities	7
	P09	Product, Machine Equip Design	1
	P12	Power Generation/Trans/Distrib	8
	P13	Public Safety Facilities	4
	R03	Railroad; Rapid Transit	10
	R04	Recreation Facilities	6
	R05	Refrigeration Plants/Systems	1
	R06	Rehab (Bldgs; Structures; Facilities)	6
	R10	Risk Analysis	5
	R11	Rivers/Canals/Waterways/Flood Control	5
	S01	Safety Eng; Accident Studies; OSHA Studies	4
	S02	Security Systems, Smoke Detection	3
	S03	Seismic Designs & Studies	4
	S04	Sewage Collection/Treatment/Disposal	7
	S05	Soils/Geologic Studies	7
	S09	Struct. Design; Special Structures	10
	S10	Survey/Platting/Mapping	9
	S11	Sustainable Design	4
	S13	Storm Water Handling & Facilities	4
	T02	Testing & Inspection Services	10
	T03	Traffic & Transportation Engineering	10
	T04	Topographic Surveying/Mapping	9
	T06	Tunnels & Subways	9
	U02	Urban Renewals, Community Develop	1
	U03	Utilities (Gas and Steam)	1
	V01	Value Analysis; Life-Cycle Costing	8
	W01	Warehouses & Depots	7
	W02	Water Resources/Hydrology/Groundwater	6
	W03	Water Supply/Treatment/Distribution	9
	Z01	Zoning; Land Use Studies	6
	X01	Drilling	2
	X03	Economy Impact/Feasibility Studies	1
	X04	Mine Drainage	1
	X05	Public Relations	1
	X06	Value Engineering	4
	X07	Environmental Management Systems	1
	X09	Industrial Operation Management Assessments	1
	X10	Utilities (Public)	8
	X11	Strategic Planning/Needs Analysis	2
	X12	Application Development	4
	X13	Website Development/Hosting	1
	X15	Database Design/Development	1
	X16	System Design/Development	4
	X17	Project Development	8
	X18	Dam Inspections	6
	X19	Engineering/Science Training Service	1
	X20	Environmental Site Assessments	3
	X21	Environmental Comp Audits/Services	1
	X22	Architectural Consultation/Surveys	4
	X23	Quarries	1
	X25	Pharmaceuticals	6
	X26	Research & Innovation	4
	X27	Geophysical Investigation	6
	X28	Transit Service Planning	5
	X29	Transit Management & Operations Review	4

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

2026-168**PART II - GENERAL QUALIFICATIONS**

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

2a. FIRM (or Branch Office) NAME Protection Engineering Consultants, LLC			3. YEAR ESTABLISHED 2006	4. UNIQUE ENTITY IDENTIFIER KWVLNBS42RD8
2b. STREET 100 Creek Rd, Suite 102			5. OWNERSHIP	
2c. CITY Dripping Springs			2d. STATE TX	2e. ZIP CODE 78620
6a. POINT OF CONTACT NAME AND TITLE Aldo E. McKay, PE, PMP, Managing Principal			a. TYPE Limited Liability Corporation	
6b. TELEPHONE NUMBER 512-380-1988			b. SMALL BUSINESS STATUS Small Business	
6c. EMAIL ADDRESS amckay@protection-consultants.com			7. NAME OF FIRM (If Block 2a is a Branch Office)	
8a. FORMER FIRM NAME(S) (If any) N/A			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

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			
02	Administrative	2		A06	Airports; Terminals and Hangars	1
57	Structural Engineer	13		A09	Anti-Terrorism/Force Protection Dol	3
54	Security Specialist	2		B01	Barracks; Dormitories	1
				B02	Bridges	1
				C04	Chemical Processing and Storage	1
				C08	Codes, Standards, Ordnances	2
				H09	Hospitals and Medical Facilities	2
				I01	Industrial Buildings and Manufacturi	1
				L01	Laboratories and Medical Research	1
				M07	Missile Facilities	1
				N03	Nuclear Facilities	1
				O01	Office Buildings	3
				P01	Petroleum Exploration and Refining	1
				P12	Power Generation, Transmission, D	1
				P13	Public Safety Facilities	1
				R10	Risk Analysis	2
				S01	Safety Engineering	1
				P06	Site Planning	1
				S09	Structural Design of Special Structu	5
				T02	Testing and Inspection	5
	Other Employees			V01	Value Analysis	1
	Total			W01	Warehouses and Depots	1

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	6	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	6	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 09-16-2025
c. NAME AND TITLE Aldo McKay, PE, PMP	

1. SOLICITATION NUMBER (If any)
2026-168

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

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 (1) FIRM (2) BRANCH		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
06	Architects	0	0	105	Interior Design, Space Planning	3
08	CAD Technicians	0	0			
10	Chemical Engineers	0	0			
12	Civil Engineers	0	0			
13	Communications Engineers	0	0			
15	Construction Inspectors	0	0			
16	Construction Managers	0	0			
18	Cost Engineers/Estimators	0	0			
21	Electrical Engineers	0	0			
23	Environmental Engineers	0	0			
25	Fire Protection Engineers	0	0			
22	Electronics Engineer	0	0			
24	Environmental Scientists	0	0			
29	Geographic Info Sys Specialists	0	0			
37	Interior Designers	1	0			
42	Mechanical Engineers	0	0			
48	Project Managers	0	0			
53	Schedulers	0	0			
57	Structural Engineers	0	0			
58	Technician/Analysts	0	0			
	Other Employees	0	0			
Total		1	0			

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	3	1. Less than \$100,000
b. Non-Federal Work	1	6. \$2 million to less than \$5 million
c. Total Work	3	7. \$5 million to less than \$10 million
		8. \$10 million to less than \$25 million
		9. \$25 million to less than \$50 million
		10. \$50 million or greater

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 01/09/2025
c. NAME AND TITLE Rachael Bandli, Owner/Principal	

[illegible]



architecture • engineering • planning • interiors

617 Western Avenue | Seattle, Washington 98104 | 206.946.9746 | www.wja-dc.com