

# WEDDERMANN ARCHITECTURE

Statement of Qualifications  
for Department of Enterprise Services:  
Architectural and Engineering Services  
2021-829 On-Call Campus Architect(s),  
Bellevue College, Bellevue, WA



*Small Business Enterprise*



June 6, 2020

Department of Enterprise Services  
Attn: Laurie Kearney, Project Manager

RE: Engineering & Architectural Services Project No. 2021-829  
On-Call Campus Architect(s), Bellevue College, Bellevue, Washington

Dear Laurie and Procurement Team:

We, at Weddermann Architecture, thank you for the opportunity to submit our team's qualifications to provide on-call architectural services for the Bellevue College campus, located in Bellevue, Washington.

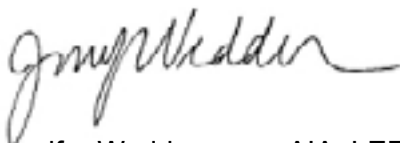
Since our establishment in 2010, Weddermann Architecture has worked to create positive change in our local communities. Throughout recessions, industry ups and downs, and now pandemics, we strive to go above and beyond for our clients. The key to our success is listening to our clients' needs and providing service that meets their requests while incorporating innovation and originality into our projects.

Our team has a vast knowledge base and a deep wealth of experience that allow us to provide a high level of design for our clients. We strive to create designs that are cost effective, sustainable, and impactful in elevating our built environment. Our dynamic organization has years of hands on experience with developing and honing scope, schematic and development design, budgeting, bidding, and all aspects after design is completed including construction administration and close-out. Our team is eager to work the Bellevue College and with our strong engineering relationships with a diverse network of firms, we believe we can provide the best overall service for your needs.

We are a woman owned small business (WBE) and believe in the responsibility architects have for creating safe, inclusive, and empowering spaces for all to enjoy. We appreciate the opportunity to contribute our expertise.

We look forward to hearing from you soon and appreciate your consideration of our firm.

Sincerely,



Jennifer Weddermann, AIA, LEED AP  
Principal In Charge



[jennifer@weddermann.com](mailto:jennifer@weddermann.com)



253.973.6611



2302 A Street, Tacoma, WA 98402

# OVERVIEW OF OUR ARCHITECTURE FIRM

*An overview of our firm:*

## **Weddermann Architecture, PLLC**

Jennifer Weddermann, AIA LEED AP, is a long-time business owner. After running Weddermann Design in the 1990's, her business evolved into a full-spectrum architectural firm. In 2010 she founded Weddermann Architecture, PLLC. Weddermann Architecture is Tacoma-based and has a strong focus on community service.

Weddermann Architecture's team includes several architects and other highly trained support staff. All staff shares Weddermann Architecture's mission of creating a positive impact in the community. We are a well-honed machine that works well together to create amazing work.

Weddermann Architecture is an independent woman-owned company that is not a subsidiary of any other entity.

*An overview of our Project Team:*

## **Project Manager: Jennifer Weddermann, AIA, LEED AP** of Weddermann Architecture

Jennifer has 20-years of experience as a licensed architect. She has been successfully running Weddermann Architecture for the last ten years. She has extensive experience working on community projects. Higher education has been part of Jennifer's work since her time at Miller Hull Partnership, working on the Seattle Pacific University's new laboratory building at Eaton Hall.

## **Project Architect: Sarah Commet, Licensed Architect** of Weddermann Architecture

Sarah has been a licensed architect for several years. She has a tremendous amount of knowledge and experience and a real passion for community projects.

# QUALIFICATIONS OF KEY PERSONNEL

## Jennifer Weddermann, AIA, LEED AP Project Manager

Jennifer has 20-years of experience as a licensed architect. She has been successfully running Weddermann Architecture for the last ten years. She is extensively involved in the community and has positive working relationships with other industry professionals. With a staff of five architectural professionals, and over 50 active jobs, she performs project management duties daily. Further, Jennifer has functioned as both Project Manager and Project Architect on many community projects. Jennifer gives back to the community through pro-bono projects and donating time and resources to non-profits. An active board member at the YWCA Pierce County, and a committee chair of Rotary 8 of Tacoma, Jennifer is continuously participating in fund-raising and community activities throughout the city and county. Jennifer has also been a leader in Girl Scouts for about seven years, encouraging the girls to go beyond the traditional programs for giving back to their community, getting involved in Days for Girls and other local and international projects.

**Education/Registration:** Bachelor of Architecture, NJIT, 1994  
Master of Architecture, SCI ARC, 1997  
Licensed Architect: State of Washington, 2000  
LEED Accredited Professional, 2004

### **Selected Project Experience:**

- Sacred Heart Church
- Tacoma Police Headquarters
- 429 Bay St Multi-Family Housing
- Ruston Commencement Apartments
- Kingston Community Center
- Providence Point Condominium Complex Renovations
- Hanna Heights Apartments (new construction)
- Chelsea Heights Apartments (new construction)
- Red Maple Apartments Renovation
- Miramar Apartments Remodel
- Junett Ave Apartments
- Sager Family Townhomes

**Role/Responsibilities:** Jennifer will manage scheduling and scoping of the project. Jennifer will oversee all staff and sub-consultants to ensure continuity and timely completion of deliverables.



# QUALIFICATIONS OF KEY PERSONNEL

## Sarah Commet, AIA Project Architect

Sarah is a Project Architect with 13 years experience in the design, documentation, and construction management of mixed-use multi-family residential, single-family residential, and commercial projects. Sarah has overseen the successful design and construction of projects ranging from \$12,000 tenant improvement projects to \$9,000,000 inpatient health care facilities. She is especially interested in incorporating sustainability in her designs.

**Education/Registration:** BA in Architectural Studies, Washington State University, 2007  
Licensed Architect, State of Washington, 2015

### Selected Project Experience:

- Spec House Designs for Muckleshoot Indian Tribe, 2020
- Eye Clinic, 2019
- Tacoma House Remodel, 2019
- Children's Therapy TI, 2019
- Custom Bellevue House, 2019
- San Juan Island Bunk House, 2019
- Veterinary Hospital, Auburn, 2018
- Psychiatric Hospital, Kent, 32 Bed, 2017
- Detox Hospital, Seattle 72 Bed, 2015
- Commercial Office TI, Enumclaw, 2014
- Self-Storage Facility, Graham, 2013
- Group Home and Cafe, Auburn, 36 Units, 2012
- Animal Shelter, Auburn, 2011
- Homeless Housing, Seattle, 16 Units, 2010
- Veteran Housing, Auburn, 25 Units, 2009
- Commercial Office Second Floor Addition, Kent, 2009

**Role/Responsibilities:** Assist in completion of conceptual design, all client requested design elements, and thorough research and inspection of all project requirements and client preferences.



# GENERAL PROJECT APPROACH

## Project Understanding and Approach

Our firm is ready to exceed your expectations with a experienced team of project designers and architects. We are able to immediately dive into any project you may bring forward. With our vast network of consultants and engineers, we are able to complete any potential projects including HVAC replacements, elevator upgrades, electrical improvements, and roofing repairs.

We approach all projects with the same agenda: we listen to the client. You drive the process. We lead the process for you, creating a milestone schedule for design work, and ensure the consultants all produce the work accordingly. We are passionate about sustainability and creating healthy and enriching spaces for humans. Our firm is a group of diverse individuals with a great deal of higher education experience to draw from. Jennifer has taught at Highline Community College in the past for several years, and has first hand experience with campus life and using blended interior/exterior spaces for teaching and how that impacts students and the work they do.



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# RELEVANT EXPERIENCE

## Tacoma Police Headquarters

**Location & Cost:** The Tacoma Police Headquarters is located on South Pine Street in Tacoma, Washington. The total project costs were approximately \$15,000,000.

**Description:** Jennifer Weddermann acted as the Project Architect for the new 75,000 square foot building for the Tacoma Police Headquarters. In that capacity, she oversaw the entire design process from concept through construction documents, and worked with Michael Tagles of Hultz|BHU for mechanical engineering. The Tacoma Police Headquarters has a LEED Silver Certification.

**Our Role:** Jennifer Weddermann, acted as Project Architect for the design from concept through construction. She also served as liaison to the Public Artists for the project, for all stations. Hultz BHU, mechanical engineers on the project, designed a cutting edge raised floor air distribution system in conjunction with geothermal technology.



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# RELEVANT EXPERIENCE

## Beacon Center

**Location & Cost:** Located in Tacoma, with an approximate budget of \$4.5 million.

**Description:** Weddermann Architecture, PLLC, and team won the commission to create a design for the remodel of the Beacon Center, a part time senior center and a part time youth shelter. The building was originally built in the 1940's and has many deferred maintenance issues to address. In addition to requiring achievement of LEED Silver certification, the project will also need to accommodate two programs in one facility: a full time senior center, and a full time youth shelter. Restrooms, showers, kitchen upgrades and separated common rooms are included in the new design. Seismic upgrades, accessibility requirements, security, new energy code compliant windows and roof system, and fire suppression and alarm systems will be incorporated into the project.

**Our Role:** Weddermann Architecture has conducted the eco-charette with City of Tacoma staff, and team members from AHBL. We have worked with community focus groups and public meetings for several months to determine the best way to accommodate both user groups, as well as to respect the neighborhood's wishes and concerns. We are waiting on acceptance of the schematic design package to continue and finish the project.



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# RELEVANT EXPERIENCE

## Washington State Fair: Little Hands on the Farm at Sillyville

Location and Cost: Puyallup, WA, approximately \$4 million including exhibits

Description: The Farm at Sillyville is an interactive educational experience, targeted for children ages 4 through 8, primarily, but is a ton of fun for all ages. It is intended as a method for the Fair to educate the public as to the importance of our farming industry and to teach kids about where their food comes from. Jennifer designed six buildings and layout of the site hand-in-hand with Education Director Andrea Thayer, to offer visitors individual experiences focusing on different aspects of the farming industry: the Main Entrance Building for orientation, gatherings and rest rooms; the Milk Building; the Produce Building; the Chicken Coop Building; the Grain Building; and the Garden Shed, which also created a gateway to a backyard garden for kids to plant their own gardens. Exterior graphics, giant foam sculptures and interior hands-on exhibits round out the experience to fully immerse the visitor into an oversized play and learn world on the Farm.

Our Role: Weddermann Architecture worked with structural engineers at AHBL to complete all permitting and construction documents for the buildings, as well as site development drawings for the master plan layout. Jennifer performed Construction Administration throughout construction and also worked with the specialty fabricators on the sculptural elements to be constructed and attached to the buildings and site.



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## RELEVANT EXPERIENCE

### Wapato Park Pavilion for Metro Parks Tacoma

**Location & Cost:** Wapato Park is part of the Metropolitan Parks System of Tacoma and is located in Tacoma, Washington. The total project costs were approximately \$1,200,000.

**Description:** This project included restoration and renovation of the historic bath house facilities including a dock and surrounding trails and pathways. We added to functions to the building in order to provide rental facilities for community and private events.

**Our Role:** The scope of work included all phases of design from conceptual design through construction. Jennifer Weddermann was the Project Architect for this project while at BCRA. AHBL, Hultz BHU and other consultants were utilized.



### Titlow Park Garage For Metro Parks Tacoma

**Location & Cost:** Titlow Park is part of the Metropolitan Parks System of Tacoma and is located in Tacoma, Washington, on the shores of the Puget Sound. The total project costs were about \$500,000.

**Description:** This project included the renovation and addition to an existing storage facility. A tool area and seasonal kayak storage were added. Materials were selected to match the adjacent historic Titlow Lodge.

**Our Role:** Jennifer was the Project Architect on the remodel and expansion of the garage structure for Metro Parks. Working through construction documents and outline specifications, she assisted the Owner's project manager in bringing the project quickly through design and into construction. The Owner had their own structural and civil engineers prior to our involvement in the project.

## RELEVANT EXPERIENCE

### Sound Transit Light Rail Station at Union Station, Tacoma

**Location & Cost:** While the station cost alone was approximately \$250,000, the entire project budget for the light rail system and associated artwork was several million dollars.

**Description:** While at Miller Hull, Jennifer Weddermann designed the light rail station for Sound Transit in the middle of Pacific Avenue at Union Station, at the base of the University of Washington Tacoma campus. This station was selected to be the model for all other stations along the line, and Jennifer was in charge of creating the detail package for all stations to follow.

**Our Role:** Jennifer was the Project Architect for the design from concept through construction while at Miller Hull. She also served as liaison to the Public Artists for the project, for all stations.



# RELEVANT EXPERIENCE

## Point Defiance Zoo & Aquarium: Kids' Zone Phases 1 & 2

Location and Cost: Tacoma, WA, approximately \$8 million in two phases

Description: While at BCRA, Jennifer was the Project Architect and Project Manager from conceptual design through construction on both phases of the Kids' Zone projects. Jennifer led mural work sessions with local high school students at the School of the Arts, created mock-ups of various architectural elements of the building to incorporate artwork, and laid out every aspect of the site paving and play surfaces, in addition to all architectural design, detailing and drafting on both projects. Extensive coordination with the specialty fabrication company was required to bring all aspects of the project to fruition.

Our Role: Jennifer brought the project from concept through construction.



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## RELEVANT EXPERIENCE

### Sacred Heart Church New Parish Hall & Education Center



**Location and Cost:** The new 4,000 square foot Parish Hall is located at 4510 E McKinley Avenue, Tacoma, WA. The new structure will cost approximately \$1.5 million.

**Description:** Weddermann Architecture and AHBL are the project team for the new building currently under construction on the church's property on McKinley in southeast Tacoma. Sacred Heart had a failing building on their property that needed to be demolished and removed. With input from Hultz|BHU and AHBL, Weddermann Architecture designed a building that could function as a community destination for many activities from feeding the public, to youth religious education to private and public events. This building complements the existing structures on Sacred Heart's property.

**Our Role:** Due to monetary constraints and staffing changes at the church, this project has been in the works since 2014 with Weddermann Architecture helping every step of the way. Jennifer Weddermann was also instrumental in helping to pull community resources together to help make this project feasible. We are happy to report, the Sacred Heart Parish Hall is currently in construction, with Hilger Construction as the general contractor.

# RELEVANT EXPERIENCE

## Washington Department of Corrections Monroe Correctional Complex IT Building Renovation/Addition & SOU Shift Office Renovation

Location: Monroe Correctional Center, Monroe, Washington

Description: After the discovery of some flaws in the security system at the Monroe Correctional Complex, KMB /Weddermann Architecture was retained to design improvements to two areas of the campus. The project for the Information Technology Building was an addition for more staff and a larger server room, and upgrades to restrooms and shop spaces. An attached canopy for service vehicle parking was also designed. The project for the Special Offender Unit Shift Offices was to convert a previous kitchen area into offices, evidence room, restrooms, armory and support spaces. In both projects all custom casework, accessibility details in restrooms and full specifications were prepared by Weddermann Architecture. All security hardware and detailing was led by KMB Architects.

Our Role: Jennifer Weddermann acted as Project Architect, working with staff from Washington State Department of Enterprise Services and staff representatives from the prison to design both of these projects. Working with Mike Werlech Construction staff, Jennifer brought the project through construction.



## RELEVANT EXPERIENCE

### **Peterson Air Force Base: Consolidated Accumulation Point (CAP) Upgrades**

Location: 21st Space Wing, Peterson Air Force Base, Colorado Springs, Colorado

Description: With DMS, Inc. Contractors, Weddermann Architecture provided design services for a remodel and upgrades to an existing facility for Peterson Air Force Base. The project included adding a restroom, new finishes, signage, windows, mechanical and electrical rooms. Following USAFA guidelines and the base's Facility Excellence Guide, this was a successful SABER SEED Demonstration Project. The scope of work for Weddermann Architecture included coordination of mechanical, electrical and plumbing components as well.

### **Fort McCoy Building 1024 Addition**

Location: Building 1024, Fort McCoy, Wisconsin

Description: For the US Army Mission and Installation Contracting Command, Weddermann Architecture provided design services for an addition to the existing medical training facility. The facility houses offices and training facilities for medical personnel, and as such some of the spaces were designed to simulate wartime conditions on the battlefield. Mechanical and lighting systems were dedicated in these spaces to be able to manipulate air, smoke and lighting to help train medical personnel to deal with adverse conditions while providing care to injured personnel in the field. Acoustic separation was important. The project also included adding multi-stall restrooms to handle the large groups using the larger training rooms. Weddermann Architecture's scope of services included coordinating structural, mechanical, electrical, civil, fire sprinkler and plumbing engineering. Jennifer visited the site during the planning process to ensure the client's satisfaction with the design. Weddermann Architecture handled all phases of design through construction administration. The drawings and specifications were created under the base's design guidelines. DMS, Inc. Contractors completed the project on time and on budget, despite a limited build season. Weddermann Architecture completed as-builts for the project in 2015.

### **Joint Base Lewis McChord Building B576 Remodel**

Location: Building B576, Joint Base Lewis McChord, Lakewood, Washington

Description: Building B576 houses a store inside a warehouse on the base, serving staff with supplies, some office spaces, and storage. Weddermann Architecture provided design services for a new ceiling and platform above portions of the store to provide a conditioned enclosure inside this large structure. Weddermann Architecture's scope of services included coordinating structural, mechanical, electrical engineering, and fire sprinkler design. Jennifer visited the site during the planning process several times to ensure details created met the needs of the project in a constructable and logical way. Weddermann Architecture handled all phases of design through construction administration. DMS, Inc. Contractors completed the project on time and on budget. Weddermann Architecture completed as-builts for the project in 2015.

# DIVERSE BUSINESS INCLUSION STRATEGIES

**Weddermann Architecture, PLLC is certified with the Washington State Office of Minority and Women's Business Enterprises (OMWBE.)**

**Certification Type: WBE - Women Business Enterprise**

Certification Business Description: Architectural design, permitting, planning, rendering, metal furnishings design and fabrication. Leadership in Energy & Environmental Design (LEED) Certified.

Commodity Code:

NAICS 541310 Architectural services

Certification number: W2F0024083

Weddermann Architecture is dedicated to increasing opportunities for diverse businesses. Our network of consultants and engineers has an extensive range of diversity and certifications. We value the emphasis placed on diverse business inclusion and encourage this in our teamwork with consultants and engineers.





**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**

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

### Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title: Jennifer Weddermann, Principal Architect & Owner		
Firm Name: Weddermann Architecture		
Address: 2302 A Street		
City: Tacoma	State: WA	Zip: 98402
Telephone: 253-973-6611	Email: admin@weddermann.com	

### Addresses of multiple office locations of firm (if applicable)

Address	
City	Phone
Address	
City	Phone
Address	
City	Phone
Address	
City	Phone

### Diverse Business Certifications (if applicable)

***Certification issued by the Washington State Office of Minority and Women’s Business Enterprise (OMWBE)***

- Minority Business Enterprise (MBE)
- Woman Business Enterprise (WBE)
- Minority Women Business Enterprise (MWBE)

***Certification issued through the Washington State Department of Veteran’s Affairs***

- Veteran Owned Business

***Certification issued through Washington Electronic Business Solution (WEBS)***

- Small Business Enterprise (SBE)

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*  
**2021-829**

## PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: Weddermann Architecture			3. YEAR ESTABLISHED 2010	4. DUNS NUMBER #070134641
2b. STREET 2302 A Street			5. OWNERSHIP	
2c. CITY Tacoma			2d. STATE WA	2e. ZIP CODE 98402
6a. POINT OF CONTACT NAME AND TITLE Jennifer Weddermann, Principal Architect & Owner			a. TYPE LLC	
6b. TELEPHONE NUMBER 253-973-6611			b. SMALL BUSINESS STATUS SBE Cert - 541310	
6c. E-MAIL ADDRESS admin@weddermann.com			7. NAME OF FIRM <i>(If block 2a. is a branch office)</i>	
8a. FORMER FIRM NAME(S) <i>(If any)</i>			8b. YR ESTABLISHED	8c. DUNS NUMBER

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			
06	Architect	3		A11	Auditoriums and Theaters	1
08	CADD Technician	5		C05	Child Care / Development Facilities	1
48	Project Manager	2		C06	Churches / Chapels	1
				C10	Commercial Building (low-rise); Shopping Centers	1
				C11	Community Facilities	2
				L04	Libraries	1
				R04	Recreation Facilities (Parks, Marinas, etc.)	1
				D07	Dining Halls; Clubs; Restaurants	1
				E02	Educational Facilities; Classrooms	1
				E05	Elevators; Escalators; People Movers	1
				G01	Garages; Vehicle-Maintenance Facilities; Parking Decks	1
				H08	Historical Preservation	1
				H10	Hotels; Motels	1
				H11	Housing - Multi Family; Apartments	3
				I05	Interior Design; Space Planning	1
				O01	Office Buildings	1
				P08	Prisons & Correctional Facilities	1
				S11	Sustainable Design	1
				R06	Rehabilitation (Buildings, Structures, Facilities)	1
				W01	Warehouses & Depots	1
				Z01	Zoning; Land Use Studies	1
	Other Employees	6				
	<b>Total</b>	<b>6</b>				

<p>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS  <i>(Insert revenue index number shown at right)</i></p> <table style="width: 100%;"> <tr> <td>a. Federal Work</td> <td style="text-align: center;">2</td> </tr> <tr> <td>b. Non-Federal Work</td> <td style="text-align: center;">5</td> </tr> <tr> <td><b>c. Total Work</b></td> <td style="text-align: center;"><b>6</b></td> </tr> </table>	a. Federal Work	2	b. Non-Federal Work	5	<b>c. Total Work</b>	<b>6</b>	<p style="text-align: center;">PROFESSIONAL SERVICES REVENUE INDEX NUMBER</p> <table style="width: 100%;"> <tr> <td>1. Less than \$100,000</td> <td>6. \$2 million to less than \$5 million</td> </tr> <tr> <td>2. \$100,00 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> </tr> </table>	1. Less than \$100,000	6. \$2 million to less than \$5 million	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million	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
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b. Non-Federal Work	5																
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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 	c. DATE 6/8/2021
d. NAME AND TITLE Jennifer Weddermann, Principal Architect & Owner	

# REFERENCES

Our previous performance is best revealed by our past clients. Please feel free to reach out to any of these individuals, or any listed on previous pages for references.

**Ed Williams** for Sacred Heart Church      253.759.9954 or 253.576.3135  
[edward.m.williams@outlook.com](mailto:edward.m.williams@outlook.com)

**Andrea Thayer or Adam Heffron** for Washington State Fair  
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**Naomi Villano**, Executive Director of the New Phoebe House  
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**Ron Adams**, Cascade Construction      253.377.6300  
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**Alinda Morris**, Alinda Morris Interiors      253.579.8431  
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**Stacy Kovats**, Builder      206.915.3080  
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**Tom Dargan**, PE, Metro Parks Tacoma      253.305.1017  
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**Mario Paredes**, Executive Director of Consejo Counseling and Referral Services  
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**Tanya Andrews**, Executive Director of the Children's Museum of Tacoma  
253.627.6031  
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