Statement of Qualifications

Department of Enterprise Services
Engineering & Architectural Services

Project No. 2022-315
WCC-Support Buildings Roof Replacement

February 1, 2022

msgs architects

February 1, 2022

Attention: Young Kim and Holly Andreasen
Department of Enterprise Services / Department of Corrections

RE: RFQ 2022-315 WCC-Support Buildings Roof Replacement
Young Kim, Holly Andreasen and Selection Committee:

We are excited for the opportunity to assist the Department of Corrections and the Washington Corrections Center with your project to replace roofs on potentially five buildings at the WCC facility. We understand funding may not be in place to complete all five buildings within one biennium. This first phase will be to help you assess the level of urgency with each building and develop replacement strategies that are long lasting, maintenance friendly, and as sustainable as possible. We will then provide cost estimates for this work and assist you in prioritizing the work to develop an achievable scope for this current project, as well as planning for future projects to address what may not fit in the budget at this time.

Our team has the experience and qualifications to expertly accomplish your goals. MSGS Architects has been assisting many state and other public agencies with roofing projects for over 35 years. These include roof replacements at Cedar Creek Corrections Center, Washington State Patrol facilities, several community college campuses, and Washington and Federal military facilities. In the last 15 years Bill Sloane and Garner Miller have completed projects at Cedar Creek Corrections Facility, Washington Corrections Center for Women, Stafford Creek Corrections Center, Maple Lane Corrections Center and Washington Corrections Center (our last project at WCC was completed in 2013). We are currently working with the medical team at WCC for the design of the Interim Mental Health Building.

We have brought on Hargis Engineering to address mechanical/HVAC and electrical needs; Erik Stearns and his team have extensive knowledge of campus systems. Jeff Klein with PCS Structural Solutions is our engineer of choice to address any structural deficiencies that may be discovered during the course of the project, and Michael Drexler with Nexus will lend his invaluable knowledge of building envelope sciences to ensure your new roofs perform exceptionally for decades to come. Rounding out our team is Bill Jones, one of the region's leading cost estimators, who will be instrumental in developing a prioritized scope of work to move this project forward and plan for future phases.

Weather is the most important consideration in planning roofing projects in the Pacific Northwest. We take care to backwards-plan roofing projects to ensure the funding, design, permitting, and bidding of projects is scheduled such that construction will take advantage of our short dry season – typically mid-June to mid-September. Meeting these timelines is imperative to mitigate the risks associated with roofing during inclement weather, and we have an excellent track record of fulfilling these scheduling commitments.

Safety of the residents and staff and maintaining security during the construction process is paramount to the success of this project. The vast majority of our roofing and envelope projects are on occupied campuses, and we work directly with agency representatives and staff to clearly define the requirements and expectations of the contractors who will work on the project.

We thank you for the opportunity to present our qualifications and look forward to discussing this project with you.

Sincerely,

Garner Miller, AIA, LEED AP
Partner

R. William Sloane AIA, LEED AP
Partner

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 Garner Miller AIA LEED ap, President		
Firm Name MSGS Architects, Inc.		
Address 510 Capitol Way South		
City Olympia	State WA	Zip 98501
Telephone 360-943-6774 Ext. 112	Email garnerm@msgsarch.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)

EXECUTIVE SUMMARY

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HISTORY OF PRESERVING TAXPAYER ASSETS

WORKING WITHIN OCCUPIED AND SECURE FACILITIES

PRINCIPAL INVOLVEMENT THROUGHOUT THE PROJECT

EXPERTISE IN ROOFING AND ENVELOPE PROJECTS

We understand Washington Corrections Center's need to replace roofs on five buildings, and we understand the funding is likely not in place to accomplish this all at once. In MSGS Architects' 45+ years of business, we have analyzed, renovated, restored and preserved an exceptional number of buildings for public clients and private agencies, including many reroofing projects. Many of these projects include conditions assessments and require prioritization to ensure the funds are used in the most effective way. Our team looks forward to **leading you toward making informed decisions to address your most urgent roof replacements and plan for future projects**. Roofing projects can also provide excellent opportunities to increase energy performance and improve the ability to easily maintain the roof and equipment located on it.

The vast majority of our roofing and renovation projects involve buildings that are fully occupied, and because of this experience we are well versed in the need to ensure safety and security for the incarcerated population and staff at the Washington Corrections Center. Many of our roofing and renovation projects have occurred within campuses where safety and security are paramount, including Department of Corrections, school and college campuses, Washington Military Department, and Joint-Base Lewis-McChord. Ensuring the specifications clearly define the expectations of DOC and requirements of the contractor while on campus, will be a priority for this project.

MSGS is committed to direct principal involvement, thoughtful management, and collaboration with active listening. Garner Miller will be the Principal in Charge, Project Manager and your primary point of contact during the life of the project and involved in the details and the expectations of DOC. Bill Sloane will take the lead on quality control. For many projects, taking into account the timing of funding appropriations is critical to the success of the job, working within the biennium schedule. We will work along side you to ensure your schedule needs are identified and met.

As you will see from our list of relevant projects we have been focused on roofs and building envelopes for a long time. There have been significant advances in understanding the science of building envelopes, how to make buildings leak-free, healthy, and more energy efficient. MSGS Architects has brought in the expertise of Nexus, one of the Northwest's premier Envelope Consultants to ensure this happens. Nexus has assisted us with envelope design on five buildings for the Olympia School District.

Our experience, expertise, and commitment to the goals of your agency make the MSGS Team a winning choice for your project.

QUALIFICATIONS OF KEY PERSONNEL

msgs architects

Firm

MSGS Architects has been providing a variety of design services for State of Washington agencies and public sector clients in the Pacific Northwest for over 40 years. Work spans from renovation projects to major new buildings and includes municipal and public agencies, education, performing arts, non-profit, medical, office, religious, retail and housing project types. Our business is built on collaborative working relationships with multiple repeat clients.

MSGS Architects has been in business since 1974 and is located in the historic Walker Building in downtown Olympia for the last 37 years.

Philosophy

Our objective is to help our clients achieve excellence by creating indoor and outdoor spaces that excel in their functionality, supporting their purpose. We produce architecture that is sustainable, beautiful, and responsive to the needs of the user.

Sustainability

We recognize our responsibility to improve the environment through design intervention that conserves resources while providing healthy spaces. Instead of tearing down and building new, we believe **preserving and improving existing facilities is the most effective way to conserve building resources.** With a history of LEED certified projects, we have the technical experience to design for the future of our planet.

Design

Architecture is more than shelter. Quality architectural design fully elevates the interaction of people with their environment and community. The design process, with emphasis on active listening and consensus, allows the designer to determine what is important to each client, to each project and to each setting.

Commitment

Good design is the result of active collaboration. The owners of our firm are directly involved in every project we take on, from predesign to completion. We have the resources to handle large and complex projects, yet are engaged enough to provide an exceptional level of service.

Our commitment is to:

- *Bring the best team of professionals forward to listen to our clients' specific needs*
- *Exceed expectations in meeting those needs*
- *Deliver an exceptional and inspiring project on time and on budget.*

MSGS Architects
510 Capitol Way South
Olympia, WA 98501

Small Business Enterprise (SBE)

Years of professional service:	46
Years under current leadership:	19

Current Leadership & Years with Firm

Bill Sloane, Partner, Architect	25
Garner Miller, Partner, Architect	14

Contact: Bill Sloane, AIA | LEEDap
Phone: 360-943-6774 ext. 108
Email: bills@msgsarch.com

EDUCATION
University of California, Los Angeles, Master of Architecture, 1981;
Bachelor of Arts, 1977
CREDENTIALS
Registered Arch. State of WA 1993;
OR 2011; ID 2010; AK 2009; CA 1983
NCARB Cert. No.55259, 2002
LEED™ Accredited Prof., 2006
Leadership Thurston County, 2015
SAP ATC-20 Certified Evaluator, 2013 (post-earthquake)

R WILLIAM SLOANE AIA

LEED AP | Partner |Principal in Charge

In private practice since 1988, Bill offers a broad range of project experience in the public sector. With his experience and knowledge of working with agencies in the State of Washington, Bill offers knowledge and experience with budgeting and funding request processes. He is hands-on in securing permits, promoting bid participation by qualified bidders and execution of construction contract administration through closeout and warranty period. Bill understands and addresses the challenges in working with multiple stakeholders, permitting complex buildings, proper detailing and construction phase administration for a successful delivery.

SELECT EXPERIENCE

Centralia College Reroofs
Library, Gymnasium, Voc-Tech Bldg., Transitional Services Bldg.

Dept. of Social & Health Services
Kelso Bldg. Restrooms Renovations
Rainier School ISB Renovations

Washington State Patrol Reroofs
Okanogan & Ellensburg Facilities

Port of Grays Harbor
R&D Facility Warehouse Renovation and Reroof

City of Olympia
Hands-On Children's Museum Reroof

Washington Center for the Performing Arts
Conditions Assessment / Reroof
Building Envelope Repair

EDUCATION
Washington State University
Bachelor of Architecture, 1993
CREDENTIALS
Registered Architect State of WA, 2000
LEED™ Accredited Professional, 2009
Leadership Thurston County, 2010
SAP ATC-20 Certified Evaluator, 2013
(post-earthquake)

GARNER MILLER AIA

LEED AP |Partner | Project Manager Project Architect

Garner Miller has almost 30 years' experience in designing public sector projects, including a variety of roofing, seismic and envelope upgrades. He excels in working closely with stakeholders to develop the goals and vision for a project, and defining the appropriate scope, budget and schedule. He is skilled in presenting the what, why and how of a design to groups of varied size and knowledge level. His responsibilities include design, project management, coordination with engineering team and jurisdictional agencies. Garner serves as the liaison between the design team, contractor, and the Owner's project manager throughout construction phase.

SELECT EXPERIENCE

Washington State Patrol
Chehalis & Hoquiam Detachment Buildings Reroofs

Washington Center for the Performing Arts
Conditions Assessment / Reroof
Building Envelope Repair

Dept. of Social & Health Services
Fircrest – Admin Roof Drain Upgrades
Fircrest - ATP Renovation

The Church of Jesus Christ of Latter-day Saints – Reroofs & Seismic Upgrades
Multiple locations in WA and OR

Port of Olympia
Marine Terminal Warehouse Reroof

Entiat School District
Entiat High School/Middle School Reroof and Mechanical Upgrades

GENE LaVAQUE AIA

Project Architect

With over 20 years of experience, Gene brings a deep background in new and renovation projects offering seasoned technical expertise in developing designs and construction documents. His ability to analyze a condition or detail and maintain the design intention is critical to the success of our projects. He consistently strives to find solutions whether on paper or in the field. Carrying projects through construction administration phase is also his responsibility on current projects.

EDUCATION
University of Minnesota
Master of Architecture, 1997
Bachelor of Env. Design, 1996
CREDENTIALS
Registered Architect
State of Washington, 2013
PROFESSIONAL AFFILIATIONS
American Institute of Architects
SW WA Chapter Member

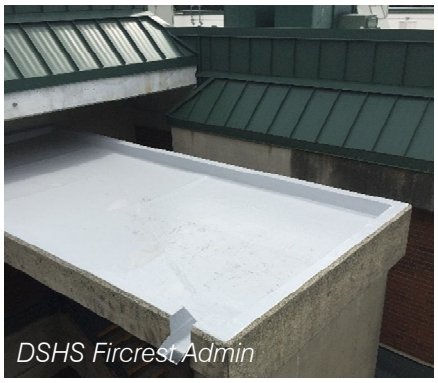
SELECT EXPERIENCE

City of Olympia
Hands-On Children's Museum Reroof

Dept. of Social & Health Services
Kelso Building Restroom Renovations
Fircrest ATP Renovation
Fircrest Admin Roof Upgrades

Washington Center for the Performing Arts
Conditions Assessment / Reroof
Building Envelope Repair

The Church of Jesus Christ of Latter-day Saints – Reroofs & Seismic Upgrades
Multiple Projects in WA and OR


DSHS Fircrest Admin


Centralia College Gym


DSHS Kelso Restroom Renovations

KATHY LEONARD CSI/CDT

Principal | Office Management
Construction Specifications

Kathy provides specifications writing and coordination of the front-end sections included in the contract documents. She is very familiar with the current & often revised Sections 0 & 1 of the General Conditions for WA State Facility Construction. MSGS often includes general contractors in a process to value engineer systems to be specified.

Kathy has been with MSGS Architects for more than 30 years & has been writing specifications for over 20 years on publicly bid jobs.

EDUCATION
Washington State University
Bachelor of Architecture, 1982
CREDENTIALS
Construction Specifications Institute
Construction Documents Technologist
PROFESSIONAL AFFILIATIONS
Mt. Rainier chapter of CSI, Past Board Member and Programs Chair

SELECT EXPERIENCE - Specifications

Washington State Patrol
Numerous Roof Projects

Dept. of Social & Health Services
Rainier School ISB Renovation
Kelso Building Restroom Renovations
Fircrest ATP Renovation

City of Olympia
Hands-On Children's Museum Reroof

Washington Center for the Performing Arts
Conditions Assessment / Reroof
Building Envelope Repair

The Church of Jesus Christ of Latter-day Saints – Reroofs & Seismic Upgrades
Numerous Projects in WA and OR

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Ron Eliason, pe, PMP®

Principal, Mechanical

HARGIS

Engaged with continuous operating environments and aggressive project objectives, Ron brings forth 33 years of experience coordinating services and project teams to align with project requirements. His diligence in assessing existing conditions, developing scopes of work, defining project contingencies, and following projects through to completion has earned him a position on a number of mission critical campuses throughout the state.

Education
University of Washington - BS Mechanical Engineering

Credentials
Licensed Professional Engineer: WA
Project Management Institute, Project Management Professional

Experience
33 years – Industry
17 years – Hargis

PROJECT EXPERIENCE

Washington Corrections Center - Transformers & Switches

Washington Corrections Center - Transformers & Switches, Phase 2

Washington Corrections Center - Major/Minor Controls & Gate Upgrades

Washington Corrections Center - Intensive Management Unit Improvements

Washington Corrections Center - Domestic Water Treatment Replacement

Washington Corrections Center - OSEC System Upgrades

Monroe Corrections Center - Fieldhouse Reroof

Erik Stearns, pe, leed® ap

Principal, Electrical

HARGIS

Erik specializes in 24/7, campus-oriented environments for both private and public clients. Well-versed in existing environments, he works with project stakeholders and peers to coordinated solutions that address technical and non-technical project objectives. He has applied these skills to serve projects throughout Washington State for the Department of Corrections, including critical system driven upgrades at the Washington Corrections Center.

Education
Washington State University - BS Electrical Engineering

Credentials
Licensed Professional Engineer: WA
Leadership in Energy & Environmental Design (LEED®) AP

Experience
30 years – Industry
20 years – Hargis

PROJECT EXPERIENCE

Washington Corrections Center - Medium Voltage Emergency Project

Washington Corrections Center - Transformers & Switches

Washington Corrections Center - Transformers & Switches, Phase 2

Washington Corrections Center - Campus Fire Alarm Upgrades

Washington Corrections Center - Power for R1/R2/R3 UV Lights

Washington Corrections Center - Building G Substation Replacement

Washington Corrections Center - Major/Minor Controls & Gate Upgrades

Bellevue College – Building G Reroof

Ben Helms, PE, RCDD

Associate, Security Telecommunications

HARGIS

Ben applies his knowledge of security electronics and telecommunications design to lead dynamic technology-enriched projects in mission critical environments. His applies his experience serving the Washington State Dept. of Corrections to bridge project goals with operational requirements. He has earned a reputation for strong client advocacy, maintaining a balanced perspective, and staying focused on fulfilling stakeholder objectives.

Education
Eastern Washington University - BS Electrical Engineering

Credentials
Licensed Professional Engineer: WA
Registered Communications Distribution Designer (RCDD)

Experience
13 years – Industry
3 years – Hargis

PROJECT EXPERIENCE

Washington Corrections Center - Transformers & Switches, Phase 2

Washington Corrections Center – Security Video System Improvements
Monroe Correctional Complex - IT Building Renovation*

Monroe Correctional Complex - Security Video System Improvements*
Airway Heights Corrections Center - Security Electronic Network Upgrade*

"*" indicates projects completed prior to joining Hargis.

Mark Merritt

Associate, Electrical

HARGIS

Mark's ability to work within diverse stakeholder groups and provide continuity across multi-phased projects has benefited several projects at Washington Corrections Center. His contribution to the Washington State Department of Corrections exemplifies his ability to address access-controlled environments in developing multi-phased solutions. He is versed in preparing projects for the public procurement and bid process, developing creative methods to achieving overarching goals.

Education
California Polytechnic State University - BS Electrical Engineering

Experience
19 years – Industry
7 years – Hargis

PROJECT EXPERIENCE

Washington Corrections Center - Medium Voltage Emergency Project

Washington Corrections Center - Transformers & Switches

McNeil Island Special Commitment Center - Kitchen Electrical Upgrade

Clallam Bay Corrections - Security Video Upgrade Project

EDUCATION
University of Dayton
Bachelor of Civil Engineering, 1979
U.C.L.A.
Construction Management Certificate, 1983
CREDENTIALS
Civil Engineer, State of WA 1996
Civil Engineer, State of CA 1982
AFFILIATIONS
American Society of Civil Engineers
U.S. Green Building Council
Design Build Institute of America
Construction Management Assoc. of America

William P. Jones, PE

Cost Estimating / LCCA
Project Delivery Analysts, LLC

Bill Jones is a registered Civil Engineer (California and Washington), with over 40 years of design and construction experience, specializing in estimating, scheduling, construction management and project management of civic, correctional, educational, historic restoration, cultural, commercial, industrial, and transportation projects. Bill Jones has worked with MSGS principal Bill Sloane on State of Washington projects since the early 2010's. Bill has prepared life cycle cost analyses per the State standard throughout Washington State, and has prepared design phase cost estimates for comparable facilities.

SELECT EXPERIENCE

Life Cycle Cost Analyses
Centralia College Teacher Education and FD Center (with MSGS)
Capitol Campus Childcare Facility
Skagit College Childcare Facility
SPU Cedar Falls Administration Building
Henry M. Jackson Regional Park

Correctional Facilities
WCC Clinic Infirmary
WCCW Special Needs Unit
KCCF Levels 5 to 8 Renovation
KC Youth Service Center Master Plan
Washington Youth Academy Dormitory

Re-Roofing Projects
WSDOT Corson Ave Labs Reroofing
WSDOT Everett Shops Reroofing
Kirkland City Hall Roofing and Envelope Repairs

NEXUS

CREDENTIALS

Level II Infrared Thermographer
FAA sUAS Pilot License
Unmanned Aerial Vehicle (Drone)
Certified Aerial Lift Operator - Scissor, boom, articulating lift
Gravitec Fall Protection & Rescue Authorized Person
Certified Field Auditor, ABAA

Michael Drexler, CEI, ITC-II, sUAS PILOT

Building Enclosure Specialist / Roof Inspector

Michael's technical expertise has been shaped by his ground-up building envelope background and natural ability to fully grasp concepts quickly. Michael has 15 years' experience in the building science industry in both field testing and forensic investigation. He has extensive experience in hands-on management of forensic projects, creating and reviewing technical documentation, and performing construction administration.

SELECT EXPERIENCE

Veterans Administration Roseburg Building 7, Improvements
Metroparks HQ, Envelope Assessment
Western State Hospital Bldg. 28, Roof Replacement
Sound Transit Beacon Hill Station, Roof Assessment
Western State Hospital CFS Ward, Addition
Pierce County Crisis Center, Air Barrier Test
Pierce College Cascade Building, Phase III
Bates College Medical Health Center, Envelope Commissioning
South Puget Sound Community College, Building 22 Roof Repairs
Pierce College Olympia North Building, Cladding Replacement
Centralia College Buildings, Envelope Assessment
University of Washington - Tacoma Dougan Hall, Water Intrusion Investigation

PCS Structural Solutions

EDUCATION/TRAINING
Bachelor of Science, Civil Engineering, 1995, Washington State University
Master of Science, Civil Engineering (Structural Emphasis), 1998, University of Colorado

REGISTRATION
Registered Structural Engineer, Washington

PROFESSIONAL AFFILIATIONS
American Institute of Steel Construction
American Society of Civil Engineers
Structural Engineers Association of Washington, Southwest Chapter Past President
Washington State Society for Healthcare Engineering

Jeff Klein S.E.

Principal | Structural Engineer

Jeff became a Structural Engineer because he enjoys developing a project from a simple idea to a well-crafted space. He begins each project by understanding his clients' needs and desires, and uses their input to inform the design and construction of the building. Jeff has managed many public agency and light industrial projects that apply a wide variety of structural systems and unique delivery solutions. His expertise in existing building upgrades and renovations makes him a valuable partner to the MSGS design team.

SELECT EXPERIENCE

Port of Olympia
Warehouse Building A Reroof

Providence St. Peter Hospital
Roof Replacement

MultiCare Tacoma General Hospital
Seismic Upgrades

St. Anthony Hospital
Roof Analysis

Salvation Army
Structural Evaluation

RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

Recent Reroofing Projects

MSGS has been assisting public agencies with reroofing projects for over 35 years. Recent projects include:

- Centralia College – Centralia, WA
  - Gymnasium
  - Library
  - Vocational/Technical Building
  - Transitional Services Building
  - Hansen Administration Building
  - Centralia College East – Morton
- Pierce College
  - Health Education Center – Fort Steilacoom
- Olympia School District – Olympia, WA
  - Knox Building
  - Hansen Elementary School
  - McKenny Elementary School
  - Boston Harbor Elementary School
- Washington State Patrol District Offices
  - Ellensburg
  - Okanogan
  - Chehalis
  - Hoquiam
- Department of Licensing
  - Vancouver Office
- Port of Grays Harbor
  - R&D Facility Warehouse
- Department of Social and Health Services
  - Fircrest School
- The Evergreen State College
  - Lab 1 Mechanical and Roof
- Port of Olympia
  - Terminal A Warehouse
- Washington Ctr. for Performing Arts
  - Reroof / Building Env. Repairs
- Joint Base Lewis-McChord
  - Combined Maintenance Support Facility
- City of Olympia
  - Hands on Children's Museum
- Intercity Transit
  - Lacey Transit Center (in design)
- Entiat School District
  - High School/Middle School
- Pierce County
  - Thun Field Hangars (in design)
- Church of Jesus Christ of Latter-Day Saints
  - Over 30 Reroofing Projects in the last 15 years (4 currently in design)

Centralia College Gymnasium Re-roof -Built up -Roof
Centralia, WA

Port of Grays Harbor R&D Facility Single Ply Re-Roof
Aberdeen, WA

Hands-On Children's Museum Re-Roof
Olympia, WA

Port of Olympia Terminal A Warehouse Single Ply Re-Roof
Olympia, WA

Cascade Building
Department of Corrections
Littlerock, WA

MSGS has designed and managed several projects within Cedar Creek Corrections Center, the most recent being the complete replacement of the roof and siding of Cascade Building housing wings A, B, and C. Leaks had caused significant rot in the sheathing, roof framing, and walls requiring significant replacement of structural components and most of the sheathing. Siding was replaced with a better-performing rain-screen system

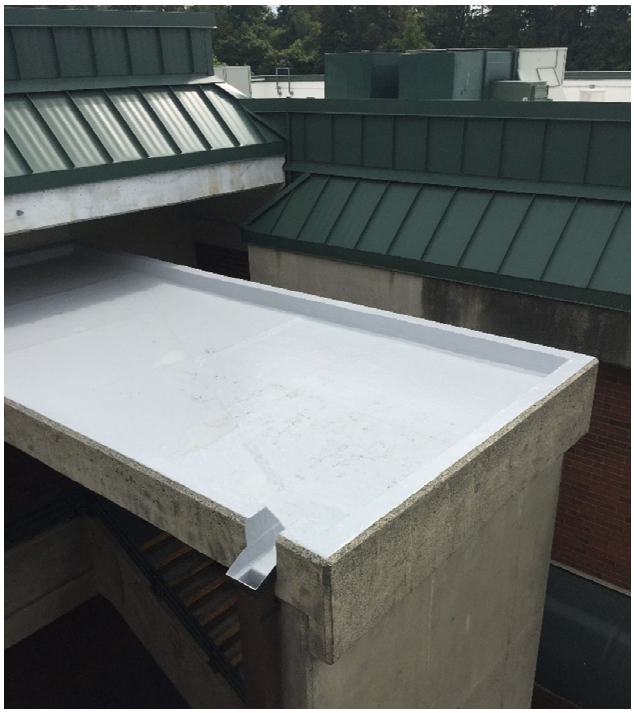
Members of the design team who needed access to the site were cleared and badged for security for the duration of this project.

Health Education Center
Centralia College
Centralia, WA

This project included extensive exterior envelope upgrades, including a new roof, crack repairs to the historic concrete exterior walls, and replacement of the building's mechanical systems.

The building's mechanical systems were beyond their useful life. Original gym window openings were previously infilled with masonry. This project included removing the infill and installing operable windows of style similar to the original building. This provided natural daylighting and ventilation of the gym during general use.

Building 65 Fircrest School
Department of Social and Health Services
Shoreline, WA



Building 65 is the administration building at Fircrest School. It has suffered from issues on the flat roof areas over its life, including leaking, inadequate number of internal roof drains, insufficient overflows, and unprotected concrete decks exposed to the weather. MSGS analyzed the drainage issues, and designed increased drainage, additional overflows, and the installation of a new liquid applied roof over existing concrete decked areas.

Hands On Children's Museum Reroof
City of Olympia

Olympia, WA

As On-Call Architect to the City of Olympia, MSGS Architects addressed a leaking asphalt shingle roof on the new Hands On Children's Museum in downtown Olympia. We provided a raised metal seam roof over a new 100% coverage ice and water shield on a building with a large 2:12 sloped roof. Solar panels were installed on the metal roof.

Library Reroof
Centralia College

Centralia, WA

Built in 1986, the Centralia College Library Building still had its original EPDM ballasted roof 32 years later. A survey revealed no overflow drains had been provided for the building when the building was first built. MSGS Architects designed a modified bitumen built-up roof system, paying particular attention to the height of the parapet walls. The built-up roofing travelling up the vertical face of the parapet walls was limited to 3'-6" in height. Taller than this, standing seam sheet metal parapet walls were installed.

Terminal A Warehouse Roof Replacement
Port of Olympia

Olympia, WA

The Marine Terminal Warehouse at the Port of Olympia was constructed to keep cargo dry and secure on the docks. Unfortunately, the roof suffered for years with ongoing leak issues, which caused the building to be unsuitable for its intended purpose. The leaks resulted in significant damage to the structure caused by dry rot in the trusses and sheathing. **MSGS Architects performed an evaluation of the building** and found that water infiltration was occurring through the roof as well as through the siding at the gable ends of the building. Extensive structural repairs were made to the trusses, roof and wall sheathing replaced, the gable ends were covered in new metal siding and a new single-ply roof was installed over the entire structure. A fall protection system was installed on the roof to assist with worker safety when accessing the roof. Gutters and downspouts were replaced with screens to filter out bird feces to limit the amount entering Budd Inlet. New motion-sensing LED lighting was installed and a Solar PV system was added on the south side of the roof to greatly reduce energy use in the building.

Fall Protection, Marine Terminal A Warehouse

Washington Center for Performing Arts

Olympia, WA

The Washington Center for the Performing Arts was built from the site of the original historic Liberty Theater in 1986. After 28 years, the exterior walls and roof failed, resulting in structural and non-structural damage to the building, including mold and mildew.

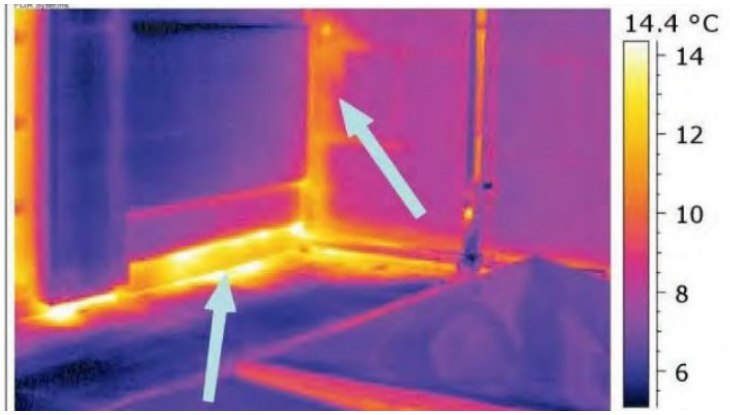
The MSGS team **performed a thorough analysis of the building using hygrothermal imaging and core samples to document the extent of damage and repair required**. This led to replacement of the roofs, curb and parapet flashings and extensive repair to skylights and window flashings. The entire wall envelope of the building was replaced using a fluid-applied membrane weather barrier and a new rain-screen siding system and included extensive wall sheathing and insulation replacement.

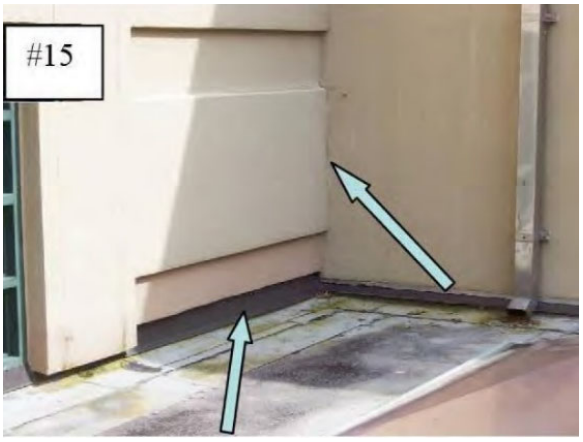
The repair and replacement of the exterior walls and roof presented an opportunity to create a more inviting, open and exciting main entry to the theater with windows added on the ground floor to allow patrons to view and experience what is happening inside, new more durable and permanent materials, and a new lighted marquee celebrating both the theater and the arts.

Front Entry
Under Construction

Hygrothermal Modeling

In addition to determining areas of water penetration, our team used hygrothermal computer modeling to aid in enhancing the thermal transfer performance of the exterior enclosure of the existing structure. When repairing existing enclosures, it is crucial to understand how different material combinations affect heat transfers and moisture condensates. Hydrothermal computer modeling was used to provide the client with piece of mind that the selected exterior wall and roof assemblies will be truly durable and energy efficient.





Transitional Services Building
Centralia College

Centralia, WA

MSGS Architects installed a new exterior envelope, including roofing and exterior cladding on the 64-year-old former Student Center Building at Centralia College, now repurposed into the Transitional Services Building. **Breaking the project into four phases over four bienniums, the roof was replaced in two phases.** The original siding on the building was an asbestos-based pre-cast marble-crete panel, two inches thick, with no insulation provided beyond the panel itself. These panels were removed by a certified abatement contractor and new infill stud walls were installed. A two skin rainscreen system was installed over the new exterior walls, using a liquid applied weather barrier, covered with either veneer masonry panels or resin coated 'Prodema' wood veneer panels. Both the masonry and wood veneer siding allow water to drain and exit the building at the base of each wall.

The building was built with an almost flat roof. A new built-up roofing system was installed over the entire building using a tapered rigid insulation for **increased roof slope, better drainage and increased thermal performance.** New sheet metal parapet caps provide the final weather protection for the new exterior envelope.

Rain-Screen Exterior Building Envelope

The building envelope on the classroom wings were stripped back to the studs and a liquid applied weather barrier was installed over new exterior gypsum sheathing. Vertical metal furring was installed to provide an air gap for the mounting of new pre-finished metal panels. This design created a 'Rain Screen' exterior building envelope, that allows water to pass through the exterior cladding but has a pathway to drain out of the skin down at the grade.

Portions of the building were clad in a veneer brick, using the same rain-screen system as described above, with an air gap behind the veneer masonry to provide a pathway for water to leave the building skin to keep the exterior envelope from accumulating moisture.

Washington State Patrol
Ellensburg Detachment Office Building
Ellensburg, WA

An existing 30-year-old TPO single ply roof was removed and replaced with a new single ply PVC membrane roof installed over the existing roof sheathing. The original roof had a perimeter gutter cut into the roof sheathing and internal roof drains that created interior building water damage. The new roof eliminated the gutter and installed new tapered rigid insulation crickets to drive the roof water to the existing roof drains. New external downspouts were installed to keep all roof water outside the interior of the building. The roof was specified with a 20 Year No Dollar Limit (NDL) Warranty.

Olympia School District
Knox Warehouse ReRoof
Olympia, WA

The Olympia School District uses the 70-year-old Knox Warehouse for their information technology main server room, as well as storage and repair of district computers. The flat roof building had an old and leaking tar and gravel style built-up roof at one location and a single ply membrane roof at another location. MSGS Architects came in and removed all the old roofs, created better slope to the roof with tapered rigid insulation and installed a new modified bitumen roof with a 20 Year No Dollar Limit (NDL) Warranty Roof.

Olympia School District
Boston Harbor Elementary School
Olympia, WA

A twenty-year-old Elementary School needed a new roof to replace the existing modified bitumen built-up roof originally installed. After cost analysis, MSGS Architects determined that a new EPDM could be installed over the existing built-up roof. We designed a system using heavy 105 mil fleeced back EPDM that provided significant savings to the School District over a tear-off and new roof.

The Church of Jesus Christ of Latter-day Saints

Various locations – Washington & Oregon

MSGS Architects has assisted the LDS Church for over 30 years on a variety of project types, including a long list of reroofing projects. Many of our reroofing projects include seismic upgrades and additional water intrusion mitigation. Other project types we have completed with the LDS Church include new buildings, renovations, feasibility studies, interior renovations, ADA access upgrades, elevator installations, site design and safety improvements.

LDS Reroofing Projects:

Shoreline – Roof and Gutter Replacement
Ruddell Rd. – Reroof/Seismic Upgrades
Issaquah – Reroof/Seismic Upgrades
Olympia – Canopies
West Seattle – Partial Reroof
Bremerton – Water Intrusion Mitigation
Silverdale - Reroof/Seismic Upgrades
Kent - Reroof/Seismic Upgrades
Enumclaw – Suite Reno./Reroof/Seismic Upgrades
Deseret Industries – Reroof/Seismic Upgrades
Old Bellevue – Reroof/Seismic Upgrades
Ruddell Rd. – Reroof/Seismic Upgrades
Ferndale - Reroof
Shelton – Reroof/Seismic Upgrades
Magnolia – HVAC
Buckley - Reroof
Leavenworth – Reroof/Seismic Upgrades
Ephrata – Reroof
Port Orchard - Reroof
Twin Lakes - Reroof
Auburn - Reroof/Seismic Upgrades
Federal Way – Reroof/Seismic Upgrades
Gladstone, OR – Reroof
Star Lake - Reroof
Kirkland - Reroof
Puyallup South Hill – Reroof
Renton – Exterior Siding Replacement
Lakeshore – Reroof/Seismic Upgrades
Wax Road - Reroof/Seismic Upgrades
West Tacoma – Reroof
Totem Lake – Reroof (in design)
Green Valley – Reroof (in design)
Mill Pond – Reroof (in design)
North Seattle Stake Center - Reroof/Seismic Upgrades (in design)

A worker installs epoxy-set anchor bolts strengthening the connection between the roof and masonry wall
LDS Church
Issaquah, WA

PREVIOUS PERFORMANCE

Project Scheduling

MSGS has averaged 4-5 roof projects a year over the last decade, and because of this experience we are well versed in creating and maintaining a project design and construction schedule that puts construction within the optimum window for dry weather in our climate – mid June through mid- September.

We will work with you to create a schedule that is optimized for performing roofing work in the dry season to minimize DOC's risk and maximize the value in bidding. MSGS has an excellent record of meeting promised timelines and **we will ensure the projects at WCC are our priority.**

Material shortages during the last 18 months has changed our approach to scheduling of projects that may involve long-lead or hard to get building materials. We will work closely with you at the beginning of the project to develop a schedule that meets your funding requirements and deadlines, minimizes risk, and sets the project up for success.

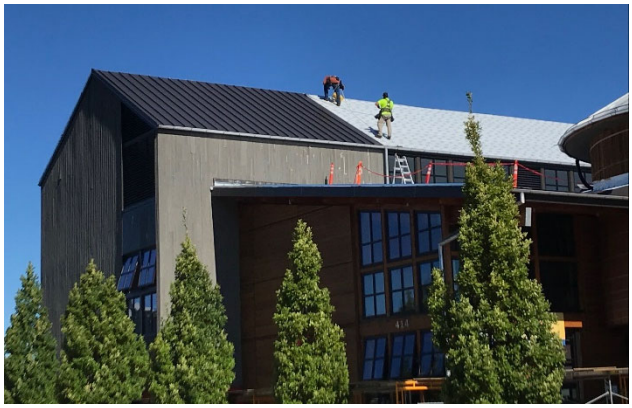
Design Process

Roofing projects are vitally important to preserve, protect and improve the State's assets, funded by taxpayer dollars. **Designing successful Roofing projects that are functional, on time and on budget takes excellent coordination and communication between all parties.** Keys to this approach are:

- **Develop an atmosphere of trust-** When all participants feel they have a voice and will be heard and respected, meaningful dialogue can occur.
- **Listen much more than talk-** Our primary job is to listen to your ideas and translate them into physical space that infuses meaning and experience as a reflection of who you are.
- **Keep the big picture in focus-** Make sure the overall design goals (the big picture) have been communicated to all team members. Often a proposal to solve one problem creates another when not tested against the grand design.
- **Develop a clear and understandable work plan-** The project work plan and schedule includes critical path items, milestones and deliverables. MSGS's communication style is one of openness and transparency. As the design develops, all stakeholders are kept in the loop through email attachments and cloud based data sites.

CASE STUDY – LDS Church, Auburn Washington
The LDS Church building in Auburn is scheduled for roof and insulation replacement from the deck up with seismic upgrades this summer of 2022. Normally this project would have bid in April to align with summer construction schedules. However, due to material shortages, especially ridged insulation, MSGS advised our clients to bid this work in December 2021 for a June start of construction to allow the contractor six months to procure materials to ensure they will be delivered in time for dry weather installation.

MSGS Architects has been assisting the LDS Church in Washington and Oregon with roofing projects for over 35 years.



- **Hold regular design and management meetings-** There is no substitute for sitting down at the same table, whether virtual or real, and engaging in discussion. We recommend holding weekly meetings during the design phases and during construction. We have become experts in Zoom & other Virtual Meetings platforms.
- **Use clearly understandable narratives, drawings and graphics-** To visually convey the design, MSGS uses Building Information Modelling (BIM) software which allows us to present realistic three-dimensional models and renderings easily understood by clients and sub-consultants.

Cedar Creek Corrections Facility – Cascade Building Re-Roof

Working Within a Secured Facility

We know the Department of Corrections puts the upmost priority on safety and security within their facilities. MSGS and our team have experience with a variety of secure environments, including multiple projects completed at Cedar Creek Corrections Facility, and projects at Washington Corrections Center for Women, Stafford Creek Corrections Center, Maple Lane Corrections Center and Washington Corrections Center.

We work hard to understand the specific Security and COVID protocols you have in place and clearly communicate the expectations you have for contractors working within your facility. We do this by thoroughly describing the requirements in the bidding documents and specifications, reiterating the expectations during the pre-construction meeting, and following up on addressing any issues or breaches of security requirements at the weekly construction meetings.

Identifying and Managing Project Costs

Roofing projects often start with a budget allocation and a description of work to be performed. It is important in the beginning of design to work with the agency to clearly define the project scope, test this against the available funds, and create a long-term approach to phasing. **The most effective way to ensure projects stay on budget is to facilitate agreement among stakeholders to a realistic scope that meets budget at the very beginning of the project.** We will be candid and realistic about what you can and cannot do with the funding available. Waiting until later in the design process to value engineer scope is inefficient, lengthens the schedule, and creates false expectations with client agencies. **Our success in managing budgets is the result of early collaboration with our clients,** asking the right questions, and offering creative solutions to bridge scope and budget gaps. We accomplish this by:

- Understanding the true goals of the project
- Professional cost estimating at each phase
- Prioritizing the most important project elements
- Factoring in realistic contingencies

We work with cost consultants who follow the markets and cost of materials closely, and utilize their expertise to suggest ways to add value to each project.

CASE STUDY

The renovation of Building A at Bates Technical College Central Campus is an example of creatively refining scope and priorities to match a complex budget. This project combined four separate funding requests into a single project with a MACC of $1m. The requests began with 26 separate work items that were prioritized into a list of 14, including four alternate bid items.

MSGS led a collaborative process with the Campus Dean, Program Representatives, Facilities Staff and the DES Project Manager to quickly come to agreement on a scope that fit within the budget. The project successfully bid with all four alternates included in the project.

Management Style

Our firm philosophy begins with a hands-on approach to all aspects of our work -- **Firm principals are actively involved at every step from initial meetings to the day the keys are handed over**. One of two principal partners will be responsible for ensuring the project is managed to meet deadlines, stay on budget, and exceed client expectations.

MSGS believes the 4 keys to successful project management are:

- Clear description and communication of goals and expectations to the entire team.
- Careful and continuous tracking of project scope and cost estimates.
- Ongoing QA/QC and constructability reviews by principals not directly working on the project.
- Clear, realistic project schedule with milestones and deliverables.

Communication

Our objective is for clients to walk into a completed project and experience it exactly as they imagined it. **Good communication is imperative to ensure the design team understands the client's goals, requirements and expectations.**

MSGS follows a rigorous process to define the parameters of the project. Thorough and transparent documentation ensures all parties understand design decisions and agree on the desired outcome.

We start each project utilizing a Pre-Agreement Checklist, which allows us to quickly kick off a project and define the required scope of services:

- Initial contact list
- Contract numbers
- Scope description
- Schedule
- Budget (MACC)
- Delivery Method
- Consultants required

Understanding the client's goals and expectations is a vital step in laying the groundwork for prioritizing decisions about scope, and all decisions must be made through this lens. MSGS facilitates collaborative goal-setting as a first step in the design phase, and project goals are referred to throughout the design process.

MSGS thoroughly documents design decisions along the way with detailed meeting notes and reviews drawings, models, narratives and cost estimates with our clients at each phase to ensure they understand what is included in the project scope, and what it will cost.

Maintenance

While the first priority is to provide a leak-free building envelope, there exists with these projects excellent opportunities to increase energy performance, and improve the safety and ease of maintenance of the roof and the equipment located on it. We look for ways to improve access to roofs and ensure there are safe walking routes to areas requiring maintenance. Many of our roofing projects include the installation of fall protection systems specifically engineered to meet or exceed Labor & Industries and OSHA requirements.

Sustainability

Sustainability has been at the center of MSGS design thinking for over 30 years. Roofing projects provide the opportunity to prolong the useful life of the agency's asset, which is perhaps the most sustainable building practice available to us. Replacing older buildings is expensive and uses a huge amount of our resources in comparison with updating and preserving our existing building stock. Aside from the large amounts of energy and building materials that go into the construction of a new structure, the disposal of debris from a demolished building can be problematic: filling up landfills, potentially releasing hazardous materials into the environment, and wasting resources. Older buildings can be well maintained and updated to significantly reduce these problems, and still economically create excellent facilities.

Specific to roof projects, we will require demolition materials be recycled, if at all possible. New roofing materials will first be chosen for their weather envelope performance and long life. We will also emphasize materials that can be recycled in the future and that are light colored, mitigating the effects of heat-island warming. Our team will specify HVAC equipment that meets or exceeds Washington State Energy Code thresholds.

LEED Accredited

All MSGS partners are LEED Accredited Professionals, and we currently have four projects certified LEED Gold (one more anticipated), and one project certified LEED Silver :

- **TransAlta Commons – Centralia College, Centralia (LEED Gold)**
- **Rainier Building Science & Technology Center – Pierce College, Fort Steilacoom (LEED Gold)**
- **Arts and Allied Health - Pierce College, Puyallup (LEED Gold)**
- **Olympia Federal Savings, Belfair (LEED Gold)**
- **Olympia Federal Saving, Yelm (LEED Gold)**
- **R & D Facility, Port of Grays Harbor (LEED Silver)**

Winter Garden natural ventilation space
Rainier Science and Technology Building
Pierce College, Ft. Steilacoom

SF 330

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME **MSGS Architects, Inc.**		3. YEAR ESTABLISHED 1974	4. DUNS NUMBER 122120694
2b. STREET **510 Capitol Way South**		5. OWNERSHIP	
2c. CITY **Olympia**	2d. STATE **WA** / 2e. ZIP CODE 98501	a. TYPE **Corporation**	
		b. SMALL BUSINESS STATUS **NAICS 5431310**	
6a. POINT OF CONTACT NAME AND TITLE **Garner Miller, AIA LEED- ap, Partner/Architect**		7. NAME OF FIRM *(If block 2a. is a branch office)*	
6b. TELEPHONE NUMBER **360-943-6774 Ext 112**	6c. E-MAIL ADDRESS **garnerm@msgsarch.com**		

8a. FORMER FIRM NAME(S) (If any)	8b. YR ESTABLISHED	8c. DUNS NUMBER
Masini,Sanford Gabrielse & Schoenfeldt Architects, 1984-2004 **Falter-Masini 1974-1984**	**1974**	**122120694**

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
01	Architect	3	
	Administrative	1	
47	CAD Drafting	1	
	Specifications Writer	1	
	Other Employees		
	Total	6	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
008	Auditoriums & theaters	2
015	Daycare facilities	2
017	Commercial Building (low rise)	2
027	Dining halls/Kitchens/Food Service	2
029	Educational Facilities; Classrooms	4
030	Gyms, Stadiums, Field Houses	2
031	Elevators; Escalators; People-	1
048	Hospitals & Medical facilities	2
050	Housing/Group Homes	1
060	Libraries	1
072	Office Buildings	3
079	Master Planning / Site Planning	1
089	Rehabilitation (Buildings;	1
100	Sustainable Design	4
201	Roofing, design and inspection	2
202	ADA consulting	1
203	ESCO Projects	1
204	LEED/LEED EB	2
212	Building Condition assessment	1

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

(Insert revenue index number shown at right)

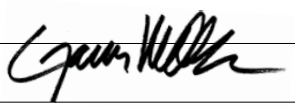
a. Federal Work	1
b. Non-Federal Work	4
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,00 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 

b. DATE **February 1, 2022**

c. NAME AND TITLE **Garner Miller, Partner / Principal**