

Special Board Meeting

Thursday, June 15, 2023 7:00 PM

Umatilla School District, 1001 6th St, Umatilla, OR 97882

A. **Call Meeting to Order**

B. **Action Items**

B.1. Approve Architect for 2022 Bond Projects

B.2. Adopt Math Textbooks

B.3. Approve Resignations/Recommendations for Hire

C. **Adjourn**



June 14, 2023

Umatilla School District

Heidi Sipe, Superintendent
Board of Directors, Lone School District

This memo is written to recommend the firm of Design West to design and create construction documents for the Umatilla School District's 202s Bond Projects. The selection committee reviewed proposals from four very qualified firms on June 14, 2023. As described in the RFP, the scoring committee scored the firms using criteria that matched the District's needs. Design West was the first choice selection by a close margin. The decision was made not to conduct interviews as a part of our selection process.

Sincerely,

Earl Eastman
AMCS Principal, 509-222-9800, earl@alliancemcs.com



PROPOSAL FOR

UMATILLA SCHOOL DISTRICT

ARCHITECTURAL & RELATED SERVICES:
2022 BOND ISSUE & SEISMIC RETROFIT GRANT PROJECTS



Greater Albany Public Schools - Meadow Ridge Elementary School

CONTACT:

Marlene Gillis, AIA, ALEP, LEED AP, President
Principal-in-Charge / Primary Contact
503.595.2511 / marleneg@sdra.com

Soderstrom Architects

1331 NW Lovejoy Street, Suite 775 | Portland, OR 97209 | sdra.com

JUNE 13, 2023



Soderstrom Architects

Soderstrom Architects

Umatilla School District
Attn: Heidi Sipe, Superintendent
1001 6th Street
Umatilla, OR 97882

June 13, 2023

RE: RFP - Architectural & Related Services: 2022 Bond Issue & Seismic Retrofit Grant Projects

Dear Heidi and Members of the Evaluation Committee,

Thank you for this opportunity to submit for your bond projects. We are very excited about these projects and the positive impacts they will have on your community. We want to be your District architect and are proposing on all projects, as we have the capacity and experience to complete them on time and within budget. We commit to these being our top priority in the office and support Umatilla School District's approach of student-centered design.

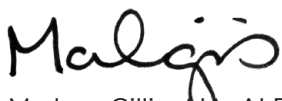
We feel uniquely qualified to assist your team for the following three key reasons:

Small Firm Approach with Large Firm Resources: Our 40-person firm uses an engaging, collaborative design process, where we come to you and work primarily in person. With most of our work outside the Portland area, in communities very similar in size to Umatilla, we thrive on squeezing every dollar out of the budget and getting the most building possible. We will support your projects at the highest level, with consistent team members involvement, from kick-off to close-out. Our fees are very competitive because we are very efficient, so you will get an experienced team with the full support of our technology and coordination with no added costs for fee.

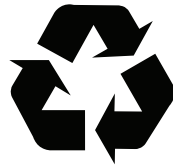
Project Experience: We have significant experience in all three of your major project areas, greenfield elementary school, new high school Vocational / CTE, and a complex renovation of the existing CTE space. We've done new elementary schools for Albany, Salem and Eugene school districts. Soderstrom's recent high school CTE projects include for the Dallas and Bethel communities. The majority of our work, however, has been additions and renovations, including seismic retrofits. We have developed an organized and efficient process to quickly develop the best plan for Umatilla and we'd love to also engage with your students. We are ready to hit the ground running with you, moving forward from the solid planning work you have done to date.

Experience with Similar Communities: We have a particular passion for communities similar in size to Umatilla, where there's a strong generational connection to the schools, and the district represents the "heart" of the community. With recent projects in Corbett, Creswell, Banks, Siuslaw and Junction City, to name a few, we understand the high level of engagement that goes along with an enhanced level of accountability. The connections displayed during our site walk were very telling, with teachers and students also spouses and parents. That is an invaluable connection we want to support with these proposed projects.

Thank you for your consideration. We are very excited at the opportunity to positively impact your students for generations to come.



Marlene Gillis, AIA, ALEP, LEED AP, President
Principal-in-Charge, Primary Contact
Nationally Certified Educational Planner, Association for Learning Environments (A4LE)
503.595.2511 / marleneg@sdra.com



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1: CERTIFICATIONS & ACKNOWLEDGEMENTS

Appendix C

CERTIFICATION OF NONDISCRIMINATION

The undersigned Proposer is aware that, under ORS 279A.110, no Proposer who contracts with a public contracting agency may discriminate against minority, women, or emerging small business enterprises certified under ORS 200.055 or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225, in the awarding of subcontracts. Accordingly, the undersigned Proposer hereby certifies as part of its Proposal submission that it has not and will not discriminate against any minority, women, or emerging small business enterprises or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any of the required subcontracts for this project.

Firm Name Soderstrom Architects, Ltd.

Authorized Signature 

Printed Name Marlene Gillis

Title President

Date June 13, 2023

Appendix D**PROPOSER RESIDENCY STATEMENT**

Pursuant to ORS 279A.120, Oregon's reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, "Resident Bidder/proposer" means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a "Resident Bidder/proposer". A "non-resident Bidder/proposer" is a bidder/proposer who does not meet the definition of a "Resident Bidder/proposer" as stated above.

Bidder/proposer/Proposer ☒ IS/ ☐ IS NOT a "Resident Bidder/proposer" as set forth above.

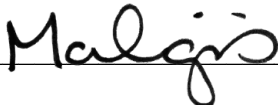
2. If a Resident Bidder/proposer, enter your Oregon Business address below:

1331 NW Lovejoy Street, Suite 775

Portland, OR 97209

3. If a Non-resident Bidder/proposer, enter state of residency:

Bidder/proposer/Proposer hereby certifies that the information provided is true and accurate.

Signature:  Date: June 13, 2023

Printed or Typed name: Marlene Gillis

Title: President

Telephone: 503.595.2511

Appendix E**UMATILLA SCHOOL DISTRICT
Acknowledgement of Addenda**

I/we have received and reviewed the RFP, the Attachments to the RFP, and any Addenda issued by the District and this submission is our entire proposal. Addenda Received:

Addendum No. 1 Date Received June 6, 2023

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

If no addendum received write "None" _____

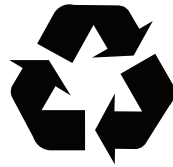
Firm Name Soderstrom Architects, Ltd.

Authorized Signature 

Printed Name Marlene Gillis

Title President

Date June 13, 2023



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2A: FIRM'S BACKGROUND



History of Firm

Founded in 1984 in Portland, one of Soderstrom's first projects was the Sunridge Middle School in Pendleton, the first passive solar school in Oregon. For our entire 39+ year history, we have been designing educational spaces, with our work focused exclusively in Oregon and primarily outside the Portland area. We believe that schools embody our greatest hope for the future and are passionate about providing the best project for each school community.

Working with 45+ Oregon school districts on more than 200 projects, we have learned a lot about schools and how they fit in with each unique community. Our designers are knowledgeable about current educational trends and best practices to deliver exceptional learning environments for the Umatilla School District.

Mission and Vision

Our mission is: **Listen. Design. Inspire.**

Good design comes from having a solid understanding of your hopes and dreams. Once we understand those needs thoroughly, we can then use our significant K-12 experience to design a project that exactly suits your needs.

The foundation of our approach is to humbly listen to our clients so we can best understand your specific community needs. We know schools, but we want these projects to express the priorities and needs of the Umatilla School District precisely.

4

ODE CERTIFIED
ASSESSORS ON STAFF

14

LICENSED ARCHITECTS
ON STAFF

39+

YEARS OF
SCHOOL DESIGN

45+

OREGON SCHOOL
DISTRICTS SERVED

Firm Contact Info

Firm Name:	Soderstrom Architects, Ltd.
Address:	1331 NW Lovejoy St., Suite 775 Portland, OR 97209
Primary Contact:	Marlene Gillis, AIA, ALEP, LEED AP, President
Telephone #:	503.595.2511 (Direct Contact) 503.228.5617 (Office)
Email:	marleneg@sdra.com

Professional Liability Insurance Policy

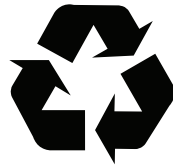
See page A10 in the Appendix for this information.

Claims and Litigation

Soderstrom has never been terminated from a project. In the last five years we have not had any contract or subcontract held by the firm which has been terminated or in default, nor has our firm or personnel had any claims made against us that resulted in litigation or arbitration.

Sustainability Commitment

Soderstrom has signed the AIA 2030 Commitment, signaling our goal that as much of our work as possible achieves net zero energy by 2030.



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2B: PROJECT TEAM AND STAFFING

Organizational Approach & Philosophy

We design schools because we're passionate about making a positive impact on the lives of Oregon students. This is where our experience with similar projects in similarly sized districts as Umatilla really shows. We understand the importance of this bond and will partner with you to provide the best designs for your needs, and the most building for your funding.

We'll start with the work done to date on the current plans and ask questions to understand the meaning behind the design. What are you trying to solve? With this understanding, our team will get to work developing options and a detailed program as the first step, always checking this with the budget.

Our primary role in this process is to facilitate and listen, tracking the District's requirements in an organized and effective manner, so everyone walks away from the process feeling heard, appreciated, and considered. We listen very carefully for what is not being said, the story behind the comments, to get at the real issues.

We combine this information with our significant educational experience to share with you the most current, modern, and innovative ideas in educational architecture today. Where the magic happens is in combining your expressed need with truly inspiring design, one always focused on the student and educator.

Getting to the right solution takes practice, represented through multiple options presented to solicit more and more detailed and specific feedback as we progress through the design. At each meeting, we're presenting your ideas, elevated graphically through our design knowledge, to confirm we heard you right.

Current Workload

Our proposed design team is ready to begin immediately and will be dedicated to Umatilla SD as their highest priority. We've recently wrapped up design on a \$55M+ renovation project for the St Helens High School, and can move most of that entire team over to your projects. We will commit to staffing these projects well and keeping the same people on throughout the entire duration.

Current Project Team Workload	Phase	Estimated Completion
Lake Oswego School District Palisades Elementary Renovation	Construction Administration - Phase I	Summer 2023 - Phase I Summer 2024 - Phase II
Corbett School District New Woodard 8th Grade Campus & Main Campus CTE, Preschool	Construction Administration	Summer 2023
South Lane School District & Sherwood School District Facilities Assessment, Long-Range Facilities Planning	In Progress	Summer 2023
Corvallis Waldorf School Master Plan & Long-Range Facilities Planning	In Progress	Fall 2023
Springwater Environmental Sciences School Master Plan & Long-Range Facilities Planning	In Progress	Fall 2023
Bethel School District Willamette High School CTE , Kalapuya HS Classroom Addition	Construction Administration	Summer 2024 (CTE) Summer 2023 (Kalapuya)
St. Helens School District St. Helens High School Addition & Renovation	Construction Administration	Summer 2024
Klamath County School District Chiloquin High School and Bonanza High School New Gyms	Construction Administration	Fall 2024
David Douglas School District Bond Projects David Douglas High School Repairs & Renovation Projects	Schematic Design	Fall 2026

An Experienced Team Committed to Umatilla School District

With an average of nearly 20 years' experience, our project team is both highly experienced and very excited to start immediately. This team has completed dozens of projects together that are very similar to the Umatilla SD's variety of projects, including new elementary schools and CTE buildings and renovations. These projects will be our top priority. We have also identified a qualified consultant team, with an emphasis on local participation, relevant expertise with K-12 projects, past experience working in Umatilla, and excellent working relationships with Soderstrom.

Team Member		Qualifications and Role	Experience with New K-6 Buildings	Experience with CTE Buildings	Renovations on Occupied Sites
	Marlene Gillis Principal-in-Charge 24 Years Experience	- Nationally certified educational planner. - Has worked with over 50 Oregon school districts. - Remain closely engaged throughout entire project. - Ensure the team has adequate resources for success.	●	●	●
	Meagan Baker-Wilmes Project Manager 17 Years Experience	- Worked on both new buildings and complex renovations. - Experience with tight projects on occupied sites. - Coordinate regular project communication. - Manage schedule, deliverables and deadlines	●	●	●
	Eric Talbot Design Architect 35 Years Experience	- Talented at creating renderings to visualize the project. - Adept at strong design solutions, fitting the community. - Understands local materials and how to best use them. - Successful designs for Santiam Canyon, Bethel, Perrydale.	●	●	●
	Carson Shields Project Architect 18 Years Experience	- Worked exclusively on K-12 projects entire career. - Recently transformed the Ashland Middle School. - Very talented designer and educational planner. - Consistent focus on students and impacts to education.	●	●	●
	Shawn O'Hara Interior Designer 12 Years Experience	- Worked on over 15 K-12 projects in the past three years. - Will lead the overall interior design process. - Coordinate with District facilities standards and needs. - Provide material research, recommendations and costing.	●	●	●
	Andy Bonesz QA/QC 15 Years Experience	- Associate principal dedicated to K-12 work exclusively. - Recently completed \$55M+ St Helens HS addition. - Lead architect for the Ashland Middle School addition. - Provide oversight and Quality Control throughout.	●	●	●
	Shauna Heinicke Design Support 17 Years Experience	- Extensive similar experience with other K-12 projects. - Lead entire design effort for the Willamette HS CTE bldg. - Will support Shawn with interior design needs. - Provide overall project visualization support.	●	●	●

Sub-Consultant Team

Meier Architecture • Engineering - MEP, Structural, Civil Engineering

We are partnering with Meier Architecture, a local, employee-owned business in Kennewick that's completed several similar projects in the area over their 40 year history. Meier's success in meeting clients' needs is a hallmark of their strong reputation in the region. In the last 10 years alone, Meier has completed over 230 school projects, including new buildings, seismic assessments, renovations, additions, sports facilities, and HVAC and boiler replacements.

Other Consultants

- Michael Terrell - Landscape Architect
- JBK - Kitchen Consultant
- Construction Focus - Cost Estimating
- ABD - Acoustic Design
- Certa - Building Forensics

2C: RELATED EXPERIENCE

Meadow Ridge Elementary School

GREATER ALBANY PUBLIC SCHOOLS | ALBANY, OR



Size
100,000 SF

Completion
2020 (on time)

Construction Cost
\$31.5M (on budget)

Change Order Utilization
\$1.4M (includes \$1M Owner-added scope)

The new Meadow Ridge Elementary School has a courtyard layout with hill views and a protected playground, specifically designed for future expansion as well. Its efficient circulation system allows supervision of both corridors from a single point at the administration area, overlooking the playground. At bid day, we were able to add three “bid alternates,” including an auxiliary gym, four extra classrooms, and a covered play structure.

Dallas High School CTE Building

DALLAS SCHOOL DISTRICT | DALLAS, OR



Size
13,500 SF

Completion
2021 (on time)

Construction Cost
\$2.6M (on budget)

Change Order Utilization
(\$13,574) Decrease in change orders

This project involved constructing a purpose-built pre-engineered metal building (PEMB) to accommodate the existing CTE program. The building includes two spacious labs for wood and metal work, each connected to a classroom area for enhanced supervision and connectivity. The PEMB design efficiently conceals the mechanical system by utilizing a platform above the classrooms that directly feeds into the workshops.

Willamette High School CTE Building

BETHEL SCHOOL DISTRICT | EUGENE, OR



Size
15,000 SF

Completion
2024 (est.)

Construction Cost
\$11M (est.)

Change Order Utilization
\$0 (to date)

Willamette High School's new Career & Technical Education (CTE) building design started with an extensive programming exercise led by Soderstrom. We engaged with staff and students to confirm the programs included meet the community needs best. Located at the area of campus near other existing CTE programs, the new building has a wide variety of programs, including Culinary, Robotics, and Design & Technology, centered around a flexible student space used for collaboration.

Hallinan Elementary Maker Space

LAKE OSWEGO SCHOOL DISTRICT | LAKE OSWEGO, OR



Size
52,200 SF

Completion
2020 (on time)

Construction Cost
\$10.5M (on budget)

Change Order Utilization
\$760,000 (includes \$365k Owner-added scope)

The renovation of Hallinan Elementary included the addition of a new Maker Space and a redesigned library, as well as a full seismic and systems upgrade, impacting every space in the building. The Maker Space supports the district's emphasis on biophilia and outdoor learning, and was built facing the existing community garden. The District was so excited about this space, they added an “Outdoor Classroom” late in the process, to even better support this program and get kids learning outside.

Engineering Innovation Center

GEORGE FOX UNIVERSITY | NEWBERG, OR



Size
16,500 SF

Completion
2016 (on time)

Construction Cost
\$1.4M (on budget)

Change Order Utilization
\$30,178 in change orders

This project was an adaptive reuse of the former cafeteria, offering a modern, flexible Maker Space for collaborative learning. It includes various facilities such as a machine shop, design rooms, study areas, and an environmental lab. The main "Collaboratory" serves as a central hub for students to showcase their design projects and has a visual connection to all the smaller scale spaces located around the perimeter.

Evergreen Middle School Addition

HILLSBORO SCHOOL DISTRICT | HILLSBORO, OR



Size
160,000 SF

Completion
2020 (on time)

Construction Cost
\$17.7M (on budget)

Change Order Utilization
\$700,000 (includes \$230k Owner-added scope)

Soderstrom was tasked with providing for 200 additional students, increasing security and improving the flow of the existing building. We converted the existing library into six new classrooms, expanded the school's commons, added more new classrooms and a new Media Center. We focused on removing exterior doors, adding natural daylighting, providing student spaces and improving existing function of the Commons.

Seismic Grant Project Experience

Soderstrom has worked on over 20 Seismic Rehabilitation Grant (SRG) projects recently, directly assisting with obtaining these grants. We are intimately familiar with the program requirements and always seek to maximize the benefits available to the district.

Our approach to the design will be driven by the current building needs. For example, if the existing roof needs replacing, we will access the space from the outside, which could reduce the cost of work and get you a new roof under the requirements of the grant. Careful evaluation of all existing building needs will drive the initial direction of the design, with the goal of providing the greatest impact.

20+

SRGP PROJECTS
COMPLETED

Recent Seismic Retrofit Grant Projects:

- Central High School, Medford
- Perrydale High Gym, Amity
- North Middle School, Grants Pass
- Creslane Elementary School, Creswell
- LaCreole Middle School, Dallas
- Dallas High School, Dallas
- Poynter Middle School, Hillsboro
- Brown Middle School, Hillsboro
- Palisades Elementary, Lake Oswego
- Hallinan Elementary, Lake Oswego

Rebate / Incentive Experience

Soderstrom targets maximum rebates, incentives and grants for every project, working with Umatilla SD to determine the best fit for your specific project and program. Our knowledge of programs available means that we know the timelines and the key deadlines, helping to navigate the process efficiently.

With your schools located in service area three of the Umatilla Electric Cooperative, we will utilize their specific rebate programs, obtaining pre-approval prior to equipment service, as required. We will also evaluate any irrigation system rebates available, to help offset costs. We will work to capture all grant dollars available, including from the following:

- Oregon Community Foundation
- DACA, Immigrant and Refugee Fund
- Community Project Funding Grant
- Childcare for Oregon Capacity Building Grants
- Latino Partnership Program Funding Opportunities
- Community Improvement Planning Grant

Lost / Discontinued Accounts

Soderstrom has not had any discontinued or lost accounts within the last five years.

2D: PROJECT APPROACH

Unique Qualities

- **Large firm resources with small firm approach.**
- **Significant experience in all project types proposed.**
- **Focus our work on similar sized districts.**

Umatilla is a very unique community and your schools both reflect and support that character. There is a generational connection and history that must be respected and considered throughout the entire design process. We anticipate a high level of engagement, with significant student and community outreach, almost from the very beginning. These are things we do very well and are our favorite aspects of the entire process.

We will support outreach at the level you desire, facilitating the process and soliciting great feedback.

Overall Approach

1 Programming

We will quickly and thoroughly analyze the existing planning work done to date, overlaid with our knowledge of construction types and educational planning. For the elementary school, confirming capacity and adjacencies is key, while the new CTE building will need to confirm the desired programs of study.

The most important aspect of this phase is to listen carefully to your true needs, using our experience in K-12 projects to develop strategies to best meet those needs. To get the project started on the right track, we will work to quickly understand all aspects of the campuses. We will use both Excel spreadsheets to track overall program needs, and quick plan diagrams to demonstrate design.

2 Schematic Design

Confirming the preliminary structural concepts, mechanical system descriptions and site utilities, we need to also develop accurate, detailed and thorough cost estimates. We propose two (2) rounds of user group meetings, the first to develop our understanding of the adjacency and overall size needs, and the second to confirm details about the needs inside each space specifically.

We will present initial interior design concepts, with a second presentation toward the end of the phase, to confirm direction and capture accurate costs in the estimate.

3 Design Development

Here we confirm that all questions have been asked, understood and answered, resulting in clear direction from the District on final scope. We rely heavily on cost estimates from this phase to confirm scope and budget are aligned. This phase involves defining and coordinating the necessary support for each space in detail (structure, equipment, casework, power, plumbing, etc.).

We will also confirm District standards are aligned with our consultant specifications, particularly mechanical, communication / technology, plumbing, interior finishes and exterior envelope materials. We do a “page turn” review at 75% completion, to confirm alignment and allow time to revise if needed. We will also add detail to support Alliance in their development of construction phasing, staging and scheduling coordination.

4 Construction Documents

Here we develop complete, concise and clear technical drawings and specifications. The scope gets confirmed with our final cost estimate at about 50%, and we provide our final “page turn” review to confirm we’re meeting all District requirements. Utilizing real-time 3D modeling (Revit) of all building components to coordinate with our consultants, we also perform frequent “clash detection” runs with NavisWorks software to ensure ducts, pipes and beams fit.

We do an independent third party review at 75%. Our depth of experience in K-12 projects produces a highly coordinated set of documents that results in few change orders during construction and captures District goals.

5 Permitting / Site Selection / Land Use

We will work closely with Alliance, the District’s Construction Manager, to provide clear documents for permitting, clearly communicating timelines, status and requirements to the entire team throughout. One of the most important aspects of this phase is to meet with the jurisdiction early and often, to best understand their requirements and avoid any surprises or stumbling blocks during the process. We will finalize the site staging, phasing and access plans, as well as address construction schedule and site safety coordination.

Overall Approach (cont.)

6 Bidding

Our best path to successful bidding is maintaining the project schedule as set forth by Alliance and the District at the outset. This allows the entire team maximum time to plan and coordinate with the Construction Manager/General Contractor (CM/GC), assisting with separate bid packages and coordinating final timing and anticipated construction durations.

The current construction market requires a higher level of care in this phase, including multiple pre-bid walks, issuing addenda in a timely manner, reviewing substitution requests and responding quickly to contractor questions.

7 Construction Administration

We see the construction phase as the most critical to overall project success, and we support that by keeping key project team members fully engaged and leading the process, from kick-off through punch list. We understand the requirements for urgency of communication, and we commit to providing timely, informed and well-considered responses to all contractor questions. We always have someone closely involved in the design, either the Project Manager or Project Architect, lead the entire construction phase. We see real value in maintaining the project history to ensure District priorities are continued to be met.

8 Closeout

Our role as advocate for the District continues through project closeout, where we provide a thorough and detailed punch list review, including consultants, and issue the Substantial Completion Certificate. We will coordinate the Operations and Maintenance Manual (O+M) and Record Drawing review with our consultants. It's important to send our initial review comments to Alliance as well, for coordination and inclusion of District comments in the first round of responses. This process has the potential to drag on and we often require initial submittals prior to project completion, so the contractor starts preparing early. At the end of closeout, we will provide complete Record Drawings and Specifications to the District.

Quality Control

Quality documentation is the first and most important step in creating a solid partnership with both the District and the contractors. When our documents are tight and easy to read, they are also easy to defend. Drawing clarity comes from close coordination with consultants and a solid understanding of District requirements. We perform frequent internal and external reviews, as well as "page turns" at each phase with the District and Alliance, to make sure we've captured all your requirements.

In addition to our regular team reviews, we assign a non-project team member for additional internal review to ensure a knowledgeable, "fresh eyes" perspective. Andy Bonesz, an associate principal dedicated to K-12 work, is our designated Quality Control reviewer and advisor. Additionally, Soderstrom uses a third-party entity, "RediCheck" for our most critical detailed review, typically at 75% Construction Documents. The end goal is always to minimize change orders and reduce construction costs.

We use BlueBeam Studio for collaborative 'redline' sessions at each key milestone, where everyone can comment simultaneously on the drawings. Working primarily in 3D (Revit, SketchUp, EnScape and Lumion programs) allows us to be constantly checking our assumptions and confirm with you we are headed in the right direction relative to the overall design.

Cost Estimating Process

We know what information is needed to facilitate a thorough, accurate and informative cost estimate and we have a long history with several estimating firms. In the past years of extreme inflation and fluctuations in material cost, they have proven themselves to be incredibly accurate and detailed, with bid day aligning very closely nearly every time with our most recent estimate.

For the Umatilla School District projects, we have proposed to use Construction Focus as our cost estimator. We have worked with them on the majority of our K-12 projects over the last several years and have a very successful track record with them on bid day.

As part of our process, we anticipate providing cost estimates at the completion of Schematic Design and Design Development, as well as at 50% Construction Documents. Our goal is to have zero surprises on bid day, and we are remarkably successful with this team.

2E: APPROACH TO SCHEDULE & BUDGET

Budgeting with Public Funds

We are highly conscious of costs and continuously strive to meet the budget and minimize change orders. Our long history of designing for Oregon schools, as well as our recent experience with very similar projects, gives us a real-world understanding of the current market environment and the best strategies to control costs. We view ourselves caretakers of the budget, from inception to closeout, and as such evaluate every individual decision with available tools to analyze net effect on budget, verifying that any design we present will be something “real” and within budget.

Additional Cost Control Strategies:

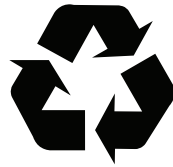
- Life-cycle cost analysis for HVAC systems.
- Phase construction to avoid requiring “swing space.”
- Evaluate exterior materials for maximum efficiency.
- Target most beneficial bidding timeline.
- Meet with jurisdiction early and often.
- Continuously update internal budget spreadsheet.

Commitment to Maintaining Schedules

In school projects, schedule is critical. Schedules must be met to allow occupancy for the new school year, as well as prevent escalation in construction costs. We work from large decisions to small, vetting costs and scope at every step, working diligently to keep the design process on track and moving forward efficiently. We also have many years of experience managing multiple simultaneous projects, frequently on tight, occupied sites such as Umatilla High School. We also build in District review and cost estimate durations at each major milestone, to make sure everyone understands and agrees with decisions made to date.

Soderstrom’s K-12 team has not missed a single project deadline in over eight years. The chart below illustrates our firm’s excellent track record and ability to meet budget and schedule for public K-12 projects in Oregon.

Soderstrom Architects Select K-12 Bid Record								
Projects	Contract Method	Ability To Meet Deadlines			Ability To Meet Budget		Change From Budget	Percent Change
		Start month/yr.	Finish Estimated month/yr.	Finish Actual month/yr.	Const. Budget	Bid in Dollars per SF		
Adams Campus Renovation	CM/GC	Jul/15	May/18	May/18	\$4.03M	\$237/SF	\$40,000	0.99%
McMinnville SD Maintenance Building	CM/GC	Apr/17	Dec/17	Dec/17	\$1.40M	N/A	\$60,000	4.29%
Sue Buel Elementary Upgrades	CM/GC	Jun-17	Aug/17	Aug/17	\$0.20M	N/A	\$500	0.25%
Grandhaven Elementary Upgrades	CM/GC	Jun/17	Sep/17	Sep/17	\$0.26M	N/A	\$4,348	0.99%
Sue Buel Elementary Upgrades	CM/GC	Jun-17	Aug/17	Aug/17	\$0.20M	N/A	\$500	0.25%
Washington Elementary Addition	DBB	Jun/17	Sep/18	Sep/18	\$14.10M	\$235/SF	\$(1,600,000)	-11.35%
St. Helens Plymouth High School	DBB	Mar/18	Dec/18	Dec/18	\$7.80M	\$501/SF	\$(200,000)	-2.56%
Gubser Elementary Addition/Reno.	DBB	Mar/18	Sep/19	Sep/19	\$4.1M	\$195/SF	\$22,000	0.53%
St. Helens Middle School	DBB	Apr/18	Sep/19	Sept/19	\$32.1M	\$309/SF	\$600,000	1.87%
GAPS Meadow Ridge Elementary	DBB	Apr/18	Dec/19	Jan/20	\$30.7M	\$307/SF	\$1,400,000	4.50%
Judson Middle School Addition/Reno.	DBB	Jun/18	Aug/20	Aug/20	\$12M	\$155/SF	\$220,600	1.83%
Waldo Middle School Addition/Reno.	DBB	Jun/18	Aug/20	Aug/20	\$12M	\$145/SF	\$180,200	1.50%
Poynter Middle School Renovation	CM/GC	Mar/19	Feb/20	Feb/20	\$15.1M	\$128/SF	\$50,000	0.33%
Evergreen Addition / Renovation	CM/GC	Mar/19	Apr/20	Dec/20	\$17.7M	\$111/SF	\$700,000	3.95%
Brown Middle School Renovation	CM/GC	Mar/19	Dec/20	Dec/20	\$12.4M	\$103/SF	\$120,000	0.96%
Santiam Canyon Addition / Common	CM/GC	Jul/19	Sep/21	Aug/21	\$15.6M	\$296/SF	\$388,208	2.48%
Ashland MS / TRAILS Outdoor School	CM/GC	Aug/19	Aug/22	Oct/22	\$33.7M	\$290/SF	\$620,000	1.80%
Dallas High School CTE Building	CM/GC	Nov/19	Aug/21	Aug/21	\$2.6M	\$193/SF	\$(13,574)	-0.52%
Douglas High School Additions	CM/GC	Jul/20	Nov/21	Nov/21	\$19.4M	\$426/SF	\$0	0.00%



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2F: AVAILABILITY TO AND FAMILIARITY WITH DISTRICT LOCALE



Experience with Services Unique to the Project Location

Umatilla and the surrounding area are rich in both natural beauty and sustainable design opportunities, all focused around the river. Having worked in Eastern Oregon since our firm's inception, Soderstrom is familiar with the climate conditions. Considering that both elementary school and high school CTE building sites have potential for river views, we want to take advantage of this aspect and are excited to build the designs around this aspect.

With many clear, cold winter days and cool summer evenings due to diurnal temperature swings in the high desert environment, we should evaluate passive heating and cooling in spaces, supplemented with mechanical systems. Natural ventilation is an excellent way to take advantage of the prevailing winds on site. With Eastern Oregon's clear skies, daylight harvesting can be a powerful strategy for energy savings and providing a healthy, productive learning environment.

Previous Experience

Soderstrom has a long history working in the area, including schools in Pendleton, Stanfield, and Bend. We have recently completed several projects in the area, including the following:

- Confederated Tribes of the Umatilla Indian Reservation Pandemic Preparedness, Umatilla
- Bonneville Power Administration, Richland
- Private Medical Clinic, Walla Walla
- ODOT Maintenance Station, Meacham

We are frequently in the area and understand the importance that schools have in these communities.

Knowledge of Local Area

We see value in partnering with local firms, and our lead consultant, Meier, has projects both recently completed and / or under construction in Umatilla, La Grande and Hermiston. They are located only thirty minutes from Umatilla and are very familiar with the local geology and conditions. They have completed 80 projects in Eastern Oregon in the last five years alone.

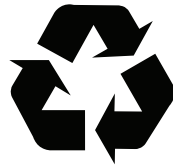
We will rely heavily on Meier's civil team, due to their detailed knowledge of the existing soil conditions and experience with atmospheric conditions in Umatilla. With some local variation, soils are generally fine sandy loams, sandy gravels, and gravelly cobbles with high infiltration rates.

The climate is generally semi-arid and the weather is typically characterized by hot dry summers, cold winters, and rainfall well below the national average. This knowledge allows them to effectively design stormwater solutions utilizing low maintenance, hearty plantings.

Meier employs people locally, who live and work in this climate daily. We will rely heavily on their knowledge to understand the mechanical heating and cooling requirements, as well as know to recommend systems that can be easily understood and maintained. The most efficient system doesn't work if no one can maintain or repair it locally.

Most importantly, Umatilla is a community that takes its cues from the students, and we will support a high level of student involvement throughout the process, from design charrettes and workshops to site tours and job shadows.





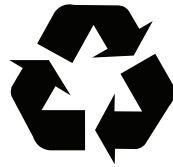
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2G: REFERENCES

The foundation of our approach is building good relationships that continue long after the bond projects are over. It's not unusual for us to work with districts for many years, serving in a multitude of capacities to assist on projects of all sizes and types, from small ones such as restroom renovations and district-wide accessibility evaluations to multiple years worth of complete design and construction support. We invite you to contact any of the following references for further confirmation of the quality of our work and our level of service and engagement.

Current Oregon K-12 Client References

Client Name / Project	Contact Name / Title / Email	Phone
Lake Oswego School District Palisades Elementary Renovation	Debbie Hansen, Bond Project Coordinator hansend@loswego.k12.or.us	503.534.2162
Corbett School District Woodard 8th Grade Campus & Main Campus	Derek Fialkiewicz, Ed.D, Superintendent dfialkiewicz@corbett.k12.or.us	503.261.4200
South Lane School District & Sherwood School District Long-Range Facilities Planning	Matt Allen, Maintenance & Facilities matt.allen@slane.k12.or.us	541.214.4010
Corvallis Waldorf School Master Plan & Long-Range Facilities Planning	Karim Hafizov, School Administrator karim_hafizov@corvalliswaldorfschool.org	541.758.4674
Springwater Environmental Sciences School Master Plan & Long-Range Facilities Planning	Greg Mylet, Principal greg@springwaterschool.com	503.631.7700
Bethel School District Willamette HS CTE and Kalapuya HS Classroom Addition	Pat Bradshaw, Bond Program Manager pat.bradshaw@bethel.k12.or.us	541.689.3280
St. Helens School District St. Helens High School Addition & Renovation	Scot Stockwell, Superintendent scots@sthelens.k12.or.us	503.397.3085
Klamath County School District Chiloquin HS and Bonanza HS Gyms	Dennis Zullo, Project Manager & Maintenance Supervisor zullod@kcsd.k12.or.us	541.851.8778
David Douglas School District Bond Projects Repairs & Renovation Projects	Lance Schweitzer, Facilities Manager lance_schweitzer@ddsd40.org	503.519.9348
Greater Albany Public Schools Takena and South Shore Elementary School Additions	Gary Dahlquist, Director of Facilities gary.dahlquist@albany.k12.or.us	541.967.4513
Perrydale School District Perrydale K-12 School Classroom Additions and Gym Additions	Dan Dugan, Superintendent ddugan@perrydale.k12.or.us	503.623.2040
McKenzie School District Grand Stand and High School Gym Seismic Retrofit	Lane Tompkins, Superintendent lane.tompkins@mckenziesd.org	541.822.3338



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APPENDIX



24

YEARS IN INDUSTRY

22

YEARS WITH SODERSTROM

Education

University of Oregon
Bachelor of Architecture
Minor in Architectural History

Licenses & Accreditations

Registered Architect:
Oregon #4758
Washington #9600

Accredited Learning
Environments Planner (ALEP),
Association for Learning
Environments (A4LE)

LEED Accredited Professional

Certified Assessor, Oregon
Department of Education

National Council of Architectural
Registration Boards (NCARB)

Certified Construction
Specifier (CCS), Construction
Specifications Institute

Community Outreach:

ACE Academy Board Member

Architects in Schools
Volunteer, 2010 to present

Sabin-Schellenberg High
Architecture Advisory Team
Volunteer, Scholarships, Interns

Marlene Gillis, AIA, ALEP, LEED AP, CCS, President - Principal-in-Charge

As a nationally certified educational planner as well as a certified Facilities Assessor by Oregon Department of Education, Marlene has a uniquely balanced approach to educational design. Focused on K-12 projects for her entire career, she will be very engaged throughout.

Role: As project executive, she will guarantee the teams have adequate support and resources to excel, and she will assist with programming and Schematic Design.

Select Experience

St. Helens School District

St. Helens High School Addition and Renovation
St. Helens Middle School Replacement
Plymouth High School Replacement

Lake Oswego School District

Hallinan Elementary Maker Space Addition
Palisades Elementary School Renovation

Bethel School District

Willamette High School CTE Building Addition
Kalapuya Alternative High School Addition
Danebo Elementary Gym Addition
Clear Lake Elementary Life Skills
Shasta Middle School Life Skills
Kalapuya High School All Gender Restroom

Greater Albany Public Schools

New Meadow Ridge Elementary School
South Shore Elementary Classroom Addition
Central Elementary School Renovation

Ashland School District

Ashland Middle School Addition and Renovation
TRAILS Outdoor School Renovation

Santiam Canyon School District

Replacement Jr./Sr. High School and New Gym
New Elementary Commons, HVAC Upgrades

Woodburn School District

Washington Elementary Addition, Renovation

Winston-Dillard School District

Douglas High School New Campus, Gymnasium

Lebanon Community Schools

Lebanon High School Gym Seismic Retrofit
Seven Oak Middle School Classroom Addition

Dallas School District

Dallas High School CTE Addition, Renovation
LaCreole Middle School Renovation and Retrofit
All elementary school security upgrades

Perrydale School District

Perrydale Schools Addition, Renovation, Retrofit

Corbett School District

New Woodard Campus
High School CTE Renovation, Gym Retrofit

Hillsboro School District

Boscaw Elementary School Seismic Retrofit
Evergreen, Poynter and Brown Middle School
Additions, Renovations and Seismic Retrofits

Salem-Keizer Public Schools

Judson and Waldo Middle Schools
Addition, Renovation and Seismic Retrofits
Gubser Elementary School Addition





17

YEARS IN INDUSTRY

9

YEARS WITH SODERSTROM

Education

Washington State University,
Bachelor of Architecture

Licenses & Accreditations

Registered Architect:
Washington #11423

Meagan Baker-Wilmes, AIA, LEED AP, Associate Principal - Project Manager

As a project manager, Meagan has the technical skill and knowledge to create exceptionally detailed and crafted school projects. She excels at both community engagement and outreach as well as overall organization and communication.

Role: Meagan is responsible for all formal project communication and will track scope, schedule and budget deliverables to make sure all milestones are being met.

Select Experience

Greater Albany Public Schools

New Meadow Ridge Elementary School
Central Elementary School Renovation

Perrydale School District

Perrydale K-12 School Classroom, Gym

St. Helens School District

St. Helens High School Addition and Renovation

Woodburn School District

Washington Elementary Addition,
Renovation and Seismic Retrofit

Santiam Canyon School District

Replacement Jr./Sr. High School, New Gym
New Elementary Commons, New District Office



Meadow Ridge Elementary School



Santiam Canyon Jr./Sr. High School



18

YEARS IN INDUSTRY

2

YEARS WITH SODERSTROM

Education

Washington State University,
Bachelor of Architecture

Licenses & Accreditations

Registered Architect:
Oregon – ARI-13566

Carson Shields, AIA, CSI, CDT - Project Architect

Working on K-12 projects for his entire career, Carson is a highly skilled designer with a depth of understanding of educational design that is rarely seen.

Role: Carson will “own” the design and the plans, working with the District to make sure your feedback from meetings and workshops gets incorporated into the design.

Select Experience

Bethel School District

Willamette High School CTE Building Addition
Danebo Elementary Gym Addition

Ashland School District

Ashland Middle School Addition, Renovation
TRAILS Outdoor School Renovation

Greater Albany Public Schools

South Shore Elementary Addition

Lebanon Community Schools

Seven Oak Middle School Classroom Addition

Dallas School District

2022 Bond Projects (All)
Dallas High School CTE, Vestibule, Seismic Retrofit



Willamette High School CTE Building



Ashland Middle School & TRAILS Outdoor School



35

YEARS IN INDUSTRY

5

YEARS WITH SODERSTROM

Education

Oregon School of Architectural Design, Bachelor of Architecture

Licenses & Accreditations

Registered Architect:
Oregon #4073

Eric Talbot, AIA, LEED AP, Senior Associate - Design Architect

With his experience, Eric has a vast data bank of design inspiration to pull from. He knows how to work quickly, with a talent and efficiency unparalleled in the industry. He will guide the project team and consultants toward a successful design.

Role: Eric is responsible for the exterior language and materiality of the building, using hand sketches and computer-generated images to convey and explain his design intent.

Select Experience

Lake Oswego School District

Hallinan Elementary Maker Space Addition
Palisades Elementary School Renovation

Greater Albany Public Schools

South Shore Elementary Addition

Ashland School District

Ashland Middle School Addition, Renovation
TRAILS Outdoor School Renovation

St. Helens School District

St. Helens High School Addition and Renovation

Bethel School District

Willamette High School CTE Building Addition
Kalapuya Alternative High School Addition



Hallinan Elementary Maker Space Addition



Ashland Middle School & TRAILS Outdoor School



12

YEARS IN INDUSTRY

2

YEARS WITH SODERSTROM

Education

Rochester Institute of Technology,
Bachelor of Fine Arts in Interior Design, Minor in Art History

Licenses & Accreditations

NCIDQ Certified 35673

Shawn O'Hara, NCIDQ - Interior Designer

As Interior Designer, Shawn's role involves coordination with vendors and the design team to develop conceptual design, while also assisting in the production of construction documents, detailing, and 3D renderings. He believes in creating spaces that feel welcoming and comfortable for everyone.

Role: Shawn will lead the overall interior design process, including presentations and materials research.

Select Experience

Bethel School District

Willamette High School CTE Building
Shasta Middle School Renovations
Danebo Elementary New Gymnasium

Dallas School District

Dallas High School CTE Addition, Vestibule
LaCreole Middle School Vestibule, Gym, and Seismic

St. Helens School District

St. Helens High School Addition and Renovation

Winston-Dillard School District

Douglas High School Replacement Academic Building and New Gymnasium, Furniture



Dallas High School CTE Addition



Douglas High School Academic Building



15

YEARS IN INDUSTRY

6

YEARS WITH SODERSTROM

Education

Illinois Institute of Technology
Bachelor of Architecture

Licenses & Accreditations

Registered Architect:
Oregon – ARI-13566

Andy Bonesz, AIA, Associate Principal - Quality Assurance/Quality Control

Andy has focused exclusively on K-12 projects his entire time with Soderstrom and demonstrates a strong ability to solve intricate programming issues. With his depth of knowledge in Revit (3D software), he's a technical resource for the entire team, increasing efficiency and coordination efforts.

Role: Andy will provide ongoing quality assurance and quality control, executing regular “fresh eyes” reviews of the documents and sitting in on project team meetings.

Select Experience

Lake Oswego School District
Hallinan Elementary Maker Space, Seismic

Ashland School District
Ashland Middle School Addition, Renovation
TRAILS Outdoor School Renovation

Woodburn School District
Washington Elementary Addition,
Renovation and Seismic Retrofit

St. Helens School District
St. Helens High School Addition and Renovation
St. Helens Middle School Replacement
Plymouth High School Replacement



Washington Elementary School



Ashland Middle School & TRAILS Outdoor School



17

YEARS IN INDUSTRY

2

YEARS WITH SODERSTROM

Education

University of Nevada, Las Vegas,
Bachelor of Science Architecture

Shauna Heinicke - Design Support

Shauna is a multi-disciplinary designer with experience in both interior architecture and graphic design. She is passionate about designing sustainable spaces that foster human connection.

Role: Shauna will assist the interior design process, as well as provide visualization support to the team.

Select Experience

Bethel School District
Willamette High School CTE Building Addition
Kalapuya Alternative High School Addition
Danebo Elementary Gym Addition

St. Helens School District
St. Helens High School Addition and Renovation

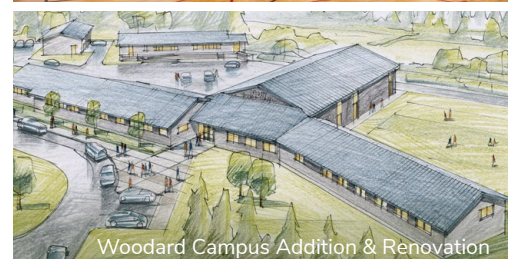
Klamath County School District
Bonanza and Chiloquin High New Gyms

Perrydale School District
Perrydale K-12 School Classroom Addition, Gym

Corbett School District
Woodard Campus Addition and Renovation



Bonanza & Chiloquin High New Gyms



Woodard Campus Addition & Renovation



37

YEARS IN INDUSTRY

35

YEARS WITH MEIER

Education

Bachelor of Science,
Civil Engineering,
Oregon Institute of Technology

Gary Fleming - Project Manager

Gary's has extensive experience in civil and structural engineering and project management. He currently serves as a Project Manager for multi-discipline projects where he is responsible for scheduling and budgeting, as well as preparing and reviewing project documents. His work experience includes designs for a diverse group of project types, but his passion is for education.

Role: Gary will be responsible for overseeing the Meier team, managing schedules and budgets, and ensuring that the project is executed successfully.

Select Experience

Yakima School District

Apple Valley Elementary School Portable Design
Cottonwood Elementary School

Hermiston School District

Armand Larive Middle School

Kennewick School District

Canyon View New Elementary School
Cascade Elementary Modernization and Addition

Cashmere School District

Cashmere New Middle School Design

Dayton School District

Dayton Elementary Canopy Evaluation, Revision

East Valley School District

Central Middle School Addition and Modernization

Highland School District

Harrah New K-8 School Design

Siuslaw School District

Siuslaw High Administration, Classroom Modularity
(with Soderstrom)



38

YEARS IN INDUSTRY

11

YEARS WITH MEIER

Education

Master of Science, Structures,
Washington State University

Licenses & Accreditations

Professional Civil Engineer:
OR, WA, ID

Jill Shuttleworth, PE, SE - Structural Engineer

As a structural engineer, Jill has worked on over 60 educational projects in her time with Meier. She has a broad variety of project types under her belt, directing and overseeing the design of new structures from the ground up as well as rehabilitation / renovation of existing structures.

Role: Jill will lead the process to evaluate the best structural system for each project, and provide coordination and direction for detailing throughout.

Select Experience

Richland School District

Carmichael Middle School Wrestling Mat Lift Design

Sunnyside School District

Chief Kamiakin Portable Foundation Design

Columbia School District

Seismic Assessments

Connell School District

Connell High School Noble Fields
Concession Building

Coulee-Hartline School District

Coulee Dam School Code Review

Dayton School District

Dayton Elementary Canopy Evaluation Modification

Pasco School District

Edwin Markham Elementary Infrastructure Upgrades

Finley School District

Finley CTE Center Interior Fence Design



35

YEARS IN INDUSTRY

33

YEARS WITH MEIER

Education

Master of Science, Civil Engineering,
University of Idaho

Licenses & Accreditations

Professional Civil and Structural
Engineer: OR

Paul Giever, PE, SE - Structural Engineer / Civil Engineer

Paul's long career has included roles as both structural and civil engineer, as well as overall project manager. He has worked on a variety of project types and displays a keen attention to detail and the ability to work through complex site issues quickly.

Role: Providing civil engineering services, Paul will work with our Land Use consultant to coordinate the Land Use application and jurisdictional discussion. We will rely on him to guide the process through quickly and efficiently.

Select Experience

Yakima School District

Apple Valley Elementary School Portable Design

Hermiston School District

Armand Larive Middle School Design

Kennewick School District

Canyon View New Elementary School Design
Cottonwood Elementary School Design

Richland School District

Carmichael Middle School Wrestling
Mat Lift Design

Cashmere School District

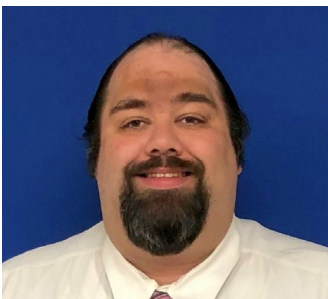
Cashmere High School Fitness Lab Addition
Cashmere New Middle School Design

Connell School District

Connell High School Noble Fields Concession
Building Design

East Valley School District

East Valley High School Addition
East Valley High School Central Kitchen Design



15

YEARS IN INDUSTRY

15

YEARS WITH MEIER

Education

Bachelor of Science, Mechanical
Engineering, Washington
State University

Licenses & Accreditations

Professional Engineer: OR, WA,
AZ, CA

Derek Archer, PE - Mechanical Engineer

Derek's significant mechanical design experience includes heating and cooling load calculations, equipment selection, duct work design and layout, heating and chilled water system layout including boiler, chiller, and pump plants. His Plumbing system design experience includes domestic water and sanitary sewer system design.

Role: As Mechanical Engineer, Derek is responsible for the concept development and quality control for all mechanical systems, including understanding the District standards and coordinating with desired building controls and commissioning.

Select Experience

Yakima School District

A.C. Davis HS Modernization and Additions

Kennewick School District

Canyon View New Elementary School Design
Cascade Elementary School Modernization
and Addition

Sunnyside School District

Chief Kamiakin Elementary School
HVAC Replacement
Harrison Middle School HVAC Replacement

David Douglas School District

David Douglas School District Renovation
Harrison Middle School HVAC Replacement,
Sunnyside, WA - Sunnyside School District

Hermiston School District

Hermiston Head Start Building Remodel
Hermiston High School HVAC Controls Upgrade
Hermiston High School Miscellaneous Projects
Highland Hills Elementary School HVAC Controls &
EQ Upgrade, Hermiston



MICHAEL TERRELL
LANDSCAPE ARCHITECTURE, PLLC

30

YEARS IN INDUSTRY

21

YEARS WITH MICHAEL
TERRELL LANDSCAPE

Education

Bachelors, Landscape Architecture
University of Idaho

Licenses & Accreditations

Registered Landscape Architect:
WA, ID

Michael D. Terrell, CSI, ASLA - Landscape Architect

Through the years, Mike has designed, managed, and coordinated construction on a wide range of projects. His skills include site master planning from evaluation of existing conditions to detailing public spaces, recreation facilities and trail systems.

Role: Mike will lead the landscape architecture design from concept to construction, using his local knowledge of the Umatilla area to propose drought-resistant and low-maintenance plantings that require little to no irrigation and care.

Select Experience

Eastmont School District

Eastmont School District Renovations

Moses Lake School District

Moses Lake Elementary School #11

Central Valley School District

Horizon Middle School

Kennewick School District

Kamiakin High School Addition

Quincy School District

Quincy Junior High School

Quincy High School

Selah School District

Selah Intermediate School Stairs

Community Colleges of Spokane

Spokane Community College



**Construction
FOCUS**
Integrated Project Solutions

34

YEARS IN INDUSTRY

26

YEARS WITH
CONSTRUCTION FOCUS

Education

M.S. University of Oregon
B.S. University of Illinois

Steve Gunn, CSI, CDT, President - Chief Estimator

Steve founded Construction Focus in 1995 because he saw a need for providing a bridge between owners, design professionals, and contractors. Their services provided this connection in the form of cost consulting, plans proofing, and constructability reviews. Particularly in these times, the cost estimator plays a critical role in each project's success and we have an excellent track record with Soderstrom.

Role: Steve will lead the process and take an active role by attending meetings, visiting project sites, developing cost profiles, and reviewing final deliverables. Every projects below has been completed with Soderstrom Architects.

Select Experience

Lake Oswego School District*

Hallinan Elementary Renovation and Addition

Palisades Elementary Remodel and Seismic Retrofit

Hillsboro School District*

Brown Middle School Renovation and Addition

Evergreen Middle School Renovation and Addition

Poynter Middle School Remodel, Retrofit

Salem-Keizer Public Schools*

Kalapuya Elementary School

Straub Middle School

Judson and Waldo Middle Schools Addition

Gubser Elementary School Addition

Ashland School District*

Ashland Middle School Addition and Renovation

TRAILS Outdoor School Renovation

Greater Albany Public Schools*

New Meadow Ridge Elementary School

South Shore Elementary Classroom Addition

St. Helens School District*

St. Helens High School Addition and Renovation

St. Helens Middle School Replacement

Plymouth High School Replacement

*Completed with Soderstrom Architects



ABD Engineering & Design
Architectural Acoustics • AV Design • Noise & Vibration

22

YEARS IN INDUSTRY

12

YEARS WITH ABD

Education

M.S. Mechanical Engineering,
University of Illinois at Chicago

B.S. Mechanical Engineering,
University of Idaho

Melinda Miller, PE, LEED AP BD+C, EDAC, INCE Bd. Cert., Principal Engineer - Acoustical Engineer

Melinda brings her passion for all things sound-related to her role as acoustical engineer. Her expertise includes diagnosing and preventing noise problems, designing acoustically optimized environments, and using evidence-based design practices.

Role: Melinda will oversee the acoustical aspects of the project, including mechanical systems and equipment coordination, and wall, floor and ceiling assemblies and finishes evaluation.

Select Experience

Salem-Keizer Public Schools

South Salem High School
Renovation and Addition
Science labs, Classrooms, CTE

Gresham-Barlow School District

Sam Barlow High School
Renovation and Addition
Science Labs, Classrooms

Amity School District

Amity Middle School
Move Middle School to Existing High School
Science Labs, Classrooms

Wheaton Academy

Renovation and Addition
Science, Idea Lab, Wood Shop, Metal Shop

Grand Rapids Community College

Wisner-Bottrall Applied Technology Center

Michigan State University

STEM Building
Science labs and classrooms

OSU Cascades

New STEM Building
Science Labs and Classrooms, Computer Lab



25

YEARS IN INDUSTRY

20

YEARS WITH MIG | APG

Education

Masters in Urban and Regional
Planning, Portland State University

Membership & Associations

American Planning Association

Shayna Rehberg, AICP - Senior Planner

Shayna's background combines strengths in land use planning, transportation planning, environmental science, data analysis and display, and technical writing. Over the course of her career, she has specialized in infrastructure planning and implementation, including the development of policies and development code provisions that support and implement the long-range visions of communities around Oregon.

Role: Shayna will lead the preparation of land use applications, coordinate amongst sub-contractors and local jurisdiction staff, and navigate local development codes and application procedures.

Select Experience

Beaverton School District

Raleigh Hills Elementary School Rebuild Project
Design Review for Timberland Middle School
Special Use for Kaiser Elementary School
Special Use for Hazeldale Elementary School
School Facility Plans

Gresham-Barlow School District

Design Review/Special Use/Lot Consolidation for
Gresham High School
School Facility Plans

Tualatin-Tigard School District

Tualatin-Tigard School District Facility Plan

Canby School District

Carus Elementary School Redesign Project

Hillsboro School District

School Facility Plans



35

YEARS IN INDUSTRY

13

YEARS WITH JBK

Education

Associate of Arts Degree in
Interior Design – Bassist College

Membership & Associations

Food Service Consultant's Society
International – Professional
Member

Jill S. Bierman, FCSI - Food Service Consultant

Jill Bierman's well-rounded career in the food service industry includes layout and design of commercial kitchens of all types, specifications, development of complete design documents, project management and hands-on restaurant experience.

Role: Jill will closely oversee all aspects of each project, attending meetings, collaborating with team members, specifying equipment, producing plans and performing quality control measures with her in-house team.

Select Experience

Coos Bay School District
Madison Elementary School

Vancouver Public Schools
Walnut Grove Elementary School

Portland Public Schools
Lincoln High School
Roosevelt High School

St. Helens School District*
St. Helens High School Addition and Renovation
St. Helens Middle School Replacement
Plymouth High School Replacement

Greater Albany Public Schools*
New Meadow Ridge Elementary School

Salem Keizer Public Schools*
Gubser Elementary School
Straub Middle School
Kalapuya Elementary School
Bush Elementary School

St. Helens School District*
St. Helens High School Addition and Renovation
St. Helens Middle School Replacement
Plymouth High School Replacement

*Completed with Soderstrom Architects



21

YEARS IN INDUSTRY

5

YEARS WITH CERTA

Education

Bachelor of Science, Architecture,
Fairmont State University

Licenses & Accreditations

Registered Architect: WA #12032,
OR #13015, FL #100907

Dan Rundle, AIA, NCARB, RRC, RWC, RRO, CDT - Building Science Specialist, Director of New Construction

As an architect registered in three states, Dan has provided a multitude of services over the years, focusing on enclosure design and construction-defect remediation. His past roles include project management and design for firms specializing in a broad spectrum of building enclosure consulting, including new construction and rehabilitative services.

Role: Dan will provide a thorough review of the building envelope design and be present for field review and support during the construction stage.

Select Experience

Meadow Ridge Elementary School*
Enclosure peer review, contract administration
support, and field observations

Oak Grove Elementary School
Enclosure peer review, contract administration
support, and field observations.

Ashland School District*
Ashland Middle School Addition and Renovation
TRAILS Outdoor School Renovation

Santiam Canyon Jr./Sr. High School*
Enclosure peer review, contract administration
support, and field observations

Greater Albany Public Schools*
South Shore Elementary Addition

Lebanon Community Schools*
Seven Oak Middle School Classroom Addition

*Completed with Soderstrom Architects



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/1/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LaPorte & Associates, Inc. 5515 SE MILWAUKIE AVENUE Portland OR 97202		CONTACT NAME: Renee Cleveland PHONE (A/C, No, Ext): 503-239-4116 E-MAIL ADDRESS: rcleveland@laporte-insurance.com FAX (A/C, No): 503-231-9021	
INSURED Soderstrom Architects, Ltd. 1331 NW Lovejoy Street #775 Portland OR 97209		SODEARC-01	
INSURER(S) AFFORDING COVERAGE INSURER A: Hanover American Insurance Company INSURER B: Allmerica Financial Benefit Ins Co INSURER C: SAIF Corporation INSURER D: Endurance American Specialty INSURER E: INSURER F:		NAIC # 41840 36196	

COVERAGES

CERTIFICATE NUMBER: 1730701944

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	OZ2D28505206	6/15/2023	6/15/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒			AW2D28504106	6/15/2023	6/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			OZ2D28505206	6/15/2023	6/15/2024	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	884627	6/1/2023	6/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Errors & Omissions			DPL10004266909	10/8/2022	10/8/2023	Each Claim 5,000,000
A	Business Personal Property			OZ2D28505206	6/15/2023	6/15/2024	BPP Limit 1,046,352

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder and all required entities are additional insureds on a primary and non-contributory basis and waiver of subrogation applies when required by written contract. Endorsements attached.

Professional Liability Aggregate Limit of Insurance: \$5,000,000. Retro Date 10/1/1986. Retention: \$50,000 Evidence Only

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Soderstrom Architects

1331 NW Lovejoy Street, Suite 775 | Portland, OR 97209 | sdra.com



Statement of Qualifications for

Umatilla School District #206
2022 Bond Issue & Seismic Retrofit Grant

Architectural & Related Services

June 13, 2023

 **MMEC**
ARCHITECTURE ■ INTERIORS

June 13, 2023

Heidi Sipe
Umatilla School District
1001 6th Street
Umatilla, OR 97882



1 N. Monroe, Suite 200
Spokane, WA 99201
509.624.6800

7601 W. Clearwater Ave., Suite 450
Kennewick, WA 99336
509.396.7278

MMECarchitecture.com

Re: RFP - Architectural and Related Services

Dear Ms. Sipe and Members of the Umatilla School District Selection Committee:

At the pre-submittal walkthrough we attended with you and Alliance Management and Construction Solutions, we saw first-hand the excitement your staff and students have with programs like robotics, and were impressed by the work and collaboration being done in spaces that are not optimally designed for those functions. Your passion for the students' education and overall wellbeing was evident and was reflected in the students actions that we observed. Their reactions to being tasked with the challenge of speaking off the cuff to a group of strangers is a testament to the guidance these students receive from the staff of the District.

We see the potential to create a new elementary school on a new site within your growing community as an opportunity to enhance the already high quality education that is being provided in the District. This, in conjunction with the other bond projects identified, will serve to create a cohesive learning environment through your students' K-12 educational journey and confirms the District's commitment to high quality education.

MMEC is particularly passionate about designing learning environments that promote collaboration, creativity, and student engagement to foster learning within a community. We understand the importance of flexibility and adaptability in school spaces, and strive to create dynamic areas that can accommodate diverse teaching methodologies and evolving educational needs. Diversity is such an important part of what makes Umatilla unique. We believe that by creating innovative and sustainable spaces throughout the learning environment, we can positively impact the overall educational experience of students and foster community within your district.

Furthermore, we value community engagement and believe in the power of architectural design to strengthen the connection between schools and the surrounding community. Quality education comes from engagement and we are committed to involving all stakeholders in the design process, ensuring their voices are heard, and incorporating local elements and cultural context into the architectural vision. By fostering partnerships and engaging in open communication, we can create spaces that reflect the unique identity and aspirations of the Umatilla community.

We recognize the value that Umatilla School District and the City of Umatilla places in community partnerships, such as the partnership with Amazon. Partnerships like these enable learning to be a holistic experience. We take pride in being part of collaborative relationships that deliver high quality learning environments which contribute to student's overall growth and development.

Thank you for considering our enthusiastic team. We look forward to the opportunity to meet you again in person to discuss your goals and visions for the future of the District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Boyd Lusarreta", written over a light blue rectangular background.

Boyd Lusarreta, AIA
Principal
(509) 624-6800 | boyd@mmeccarchitecture.com

Table of Contents

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Approach to Schedule and Budget	8
Availability to and Familiarity with the District Locale	9
References	10



CTE and Commons spaces at Kennewick High School were designed for events such as robotics competitions.



IV.A.1

Clarifications and Acknowledgements



“MMEC is a quality firm that prides itself in working with an owner to create projects that meet or exceed expectations. Their strength is their ability to understand the goals of the owner and work as a teammate to reach those goals.”

Doug Carl
Kennewick School District

Certifications and Acknowledgements

Appendix C

CERTIFICATION OF NONDISCRIMINATION

The undersigned Proposer is aware that, under ORS 279A.110, no Proposer who contracts with a public contracting agency may discriminate against minority, women, or emerging small business enterprises certified under ORS 200.055 or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225, in the awarding of subcontracts. Accordingly, the undersigned Proposer hereby certifies as part of its Proposal submission that it has not and will not discriminate against any minority, women, or emerging small business enterprises or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any of the required subcontracts for this project.

Firm Name MMEC Architecture & Interiors

Authorized Signature 

Printed Name Boyd Lusarreta, AIA

Title Principal

Date June 13, 2023

Certifications and Acknowledgements

Appendix D

PROPOSER RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon’s reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, “Resident Bidder/proposer” means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a “Resident Bidder/proposer”. A “non-resident Bidder/proposer” is a bidder/proposer who does not meet the definition of a “Resident Bidder/proposer” as stated above.

Bidder/proposer/Proposer ____ IS/ X IS NOT a “Resident Bidder/proposer” as set forth above.

2. If a Resident Bidder/proposer, enter your Oregon Business address below:

3. If a Non-resident Bidder/proposer, enter state of residency:
Washington

Bidder/proposer/Proposer hereby certifies that the information provided is true and accurate.

Signature:  Date: June 13, 2023

Printed or Typed name: Boyd Lusarreta, AIA

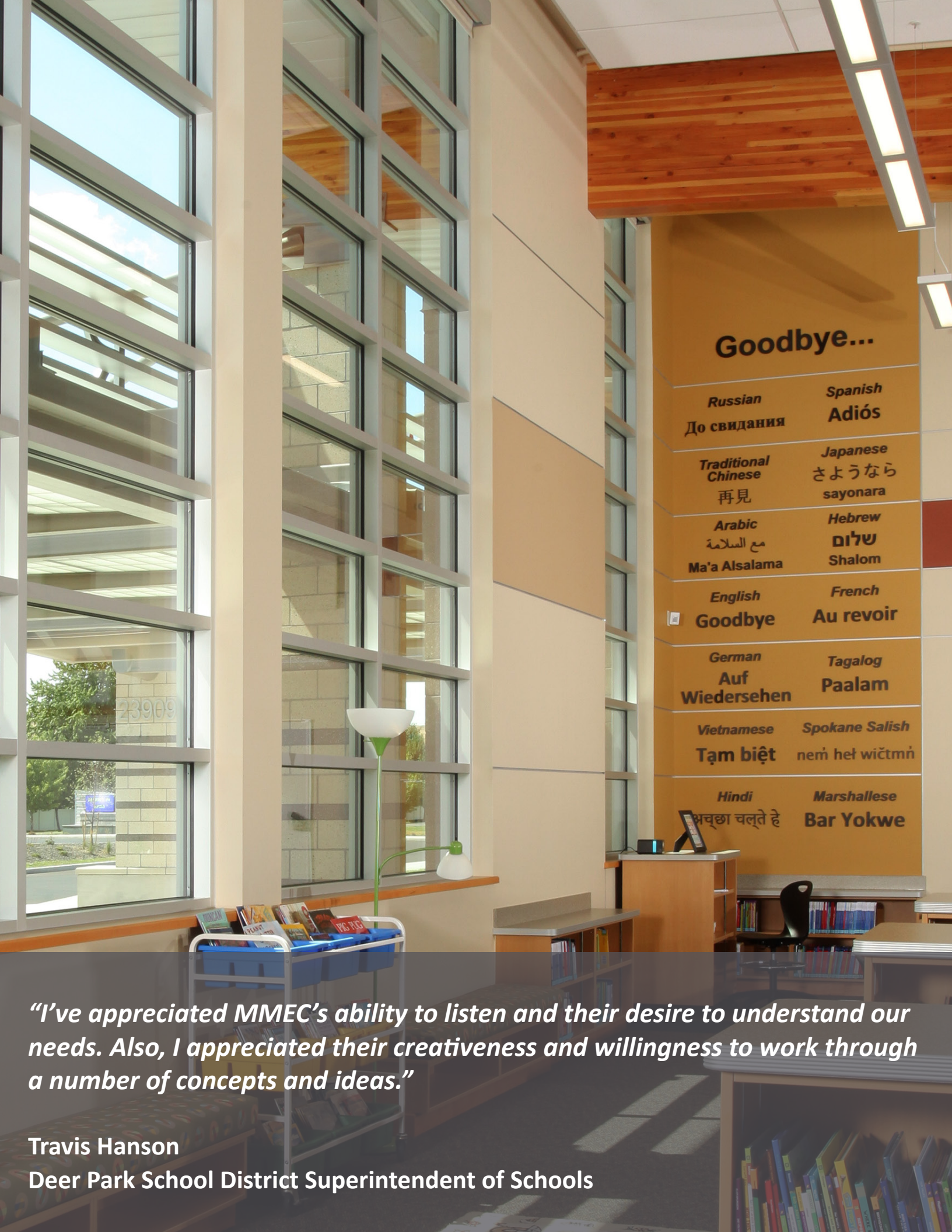
Title: Principal

Telephone: (509) 624-6800



IV.A.2.a

Firm
Background



Goodbye...

Russian
До свидания

Spanish
Adiós

Traditional
Chinese
再見

Japanese
さようなら
sayonara

Arabic
مع السلامة
Ma'a Alsalama

Hebrew
שלום
Shalom

English
Goodbye

French
Au revoir

German
Auf
Wiedersehen

Tagalog
Paalam

Vietnamese
Tạm biệt

Spokane Salish
nem heł wičtmn

Hindi
अच्छा चल्ते हे

Marshallese
Bar Yokwe

"I've appreciated MMEC's ability to listen and their desire to understand our needs. Also, I appreciated their creativeness and willingness to work through a number of concepts and ideas."

Travis Hanson
Deer Park School District Superintendent of Schools

Firm Background

In 1999, MMEC was founded as a professional Limited Liability Company by four individuals with the objective of offering each client services tailored for their specific project. This client-focused outlook is still expressed in our Mission Statement:

Through experience, conversation, and creativity, MMEC Architecture & Interiors provides clients a unique solution informed by the special circumstances of program, place, and goals.

Today, MMEC is a 19-person firm specializing in architecture and interior design. With fully-staffed offices in Kennewick and Spokane, we help both public and private clients throughout eastern Washington and Oregon realize their individual goals. For both new construction and renovations, we serve nearly any project type, including:

- Study and Surveys
- Master Planning
- Programming
- Concept Development
- Space Planning
- Building Design
- Construction Documentation
- Interior Design
- Furnishings Selection
- Construction Management

We have successfully designed buildings and spaces for K-12 and higher education, food service, conferencing, offices, and spectator events. We have particularly valued opportunities to provide our services and work alongside public school districts because we enjoy the challenge of positively impacting lives by creating learning, work, and vibrant community spaces that connect students, family, and staff.

Clients benefit from the firm values expressed in our Equity and Diversity Statement:

Equity and diversity represent a purposeful commitment MMEC strives to foster in our culture. The best designs are derived by empowering those given the freedom to be authentic and comfortable expressing unique points of view. Each person brings personal values and experiences that shape and direct creativity; benefiting our clients through informed ingenuity.

Towards that end, we maintain a high-level of principal involvement on each project, which provides experienced project oversight as well as hands-on leadership. We encourage staff collaboration, to both share perspectives and bring advanced skill sets to each project.

Claims

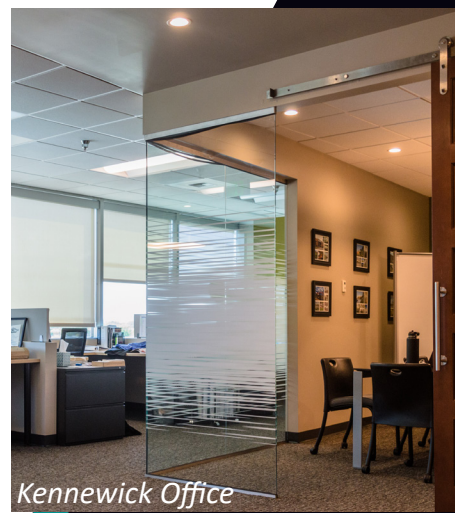
MMEC has had no claims against the firm.

Litigation, Arbitration, or Mediation

MMEC has not been party to any litigation, arbitration or mediation.

Project Termination

MMEC has not been terminated from a project.



Kennewick Office



Spokane Office

Contact Us

Spokane Office

Boyd Lusarreta

1 N. Monroe, Suite 200
Spokane, Washington
99201

Phone: 509.624.6800

Tri-Cities Office

7601 W. Clearwater Ave.,
Suite 450
Kennewick, Washington
99336

Phone: 509.396.7278

Web

www.mmecarchitecture.com

Firm Background



CERTIFICATE OF LIABILITY INSURANCE

MADSMIT-01

DIANECOUTTS

DATE (MM/DD/YYYY)
4/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Property & Casualty Services, Inc. PO Box 936 Chehalis, WA 98532-0936	CONTACT NAME: Diane Coutts	
	PHONE (A/C, No, Ext): (360) 996-3067	FAX (A/C, No): (360) 748-7260
E-MAIL ADDRESS: diane.coutts@nfp.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Travelers Indemnity Company of Connecticut		25682
INSURER B : National Casualty Company		11991
INSURER C : North American Capacity Insurance Company		25038
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	X	COMMERCIAL GENERAL LIABILITY			6809H5139602347	4/24/2023	4/24/2024	EACH OCCURRENCE	\$ 2,000,000		
		CLAIMS-MADE	X	OCCUR				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000		
				MED EXP (Any one person)				\$ 5,000			
				PERSONAL & ADV INJURY				\$ 2,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:		GENERAL AGGREGATE	\$ 4,000,000							
	X	POLICY		PRO-JECT					LOC	PRODUCTS - COMP/OP AGG	\$ 4,000,000
	OTHER:								\$		
A	AUTOMOBILE LIABILITY				6809H5139602347	4/24/2023	4/24/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000		
		ANY AUTO OWNED AUTOS ONLY		SCHEDULED AUTOS				BODILY INJURY (Per person)	\$		
	X	HIRED AUTOS ONLY	X	NON-OWNED AUTOS ONLY				BODILY INJURY (Per accident)	\$		
				PROPERTY DAMAGE (Per accident)				\$			
									\$		
	UMBRELLA LIAB			OCCUR				EACH OCCURRENCE	\$		
	EXCESS LIAB			CLAIMS-MADE				AGGREGATE	\$		
	DED			RETENTION \$					\$		
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				6809H5139602347	4/24/2023	4/24/2024	PER STATUTE	OTH-ER		
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y / N		E.L. EACH ACCIDENT				\$ 1,000,000			
If yes, describe under DESCRIPTION OF OPERATIONS below			N / A	E.L. DISEASE - EA EMPLOYEE				\$ 1,000,000			
				E.L. DISEASE - POLICY LIMIT				\$ 1,000,000			
B	Professional Liab				JEO0001860	4/24/2023	4/24/2024	Per Claim	3,000,000		
C	Cyber Liability - Co				C4LSP143032CYBER2023	4/24/2023	4/24/2024	Aggregate	1,000,000		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Subject to policy conditions, limitations and exclusions

CERTIFICATE HOLDER Proof of insurance only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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IV.A.2.b

Project Team
and Staffing



"I would like to say that MMEC and their consultants did a wonderful job incorporating the constructability review comments and I believe that the construction documents that are being issued for the Finch Elementary project are as complete and comprehensive as possible given the nature of the project. My compliments to MMEC."

Doug Kearsley
Kearsley Consulting LLC

Project Team and Staffing

Team Member Roles and Responsibilities

We are proposing a highly experienced design team that will work collaboratively with the Umatilla School District, Alliance, and selected subconsultants and contractors throughout design and construction.

Boyd Lusarreta, Principal In Charge, will serve as primary contact and provide staff oversight. He will oversee all specification writing and ensure that your budget, schedule, and design goals are being met for all components of this project.

Walt Huffman, Design Principal, will lead design efforts and coordinate Quality Control for all projects. Based on his experience with education design, he will explore multiple options with the design team and owner to move the solution forward.

Joe Hampton, Project Architect, will coordinate design and documentation efforts between MMEC staff, consultants, and Umatilla School District. Joe will be the local MMEC contact, lead the permitting process, and be primarily responsible for construction administration.

Melissa Hampton, Interior Designer, will lead interior design including programming, space planning and interior materials selection. She will also work with the District in furnishings selections.

To support these individuals, additional staff is available in both our Kennewick and Spokane offices to help produce quality documents and graphics for better communication and project outcome.

Current Workload and Project Priority

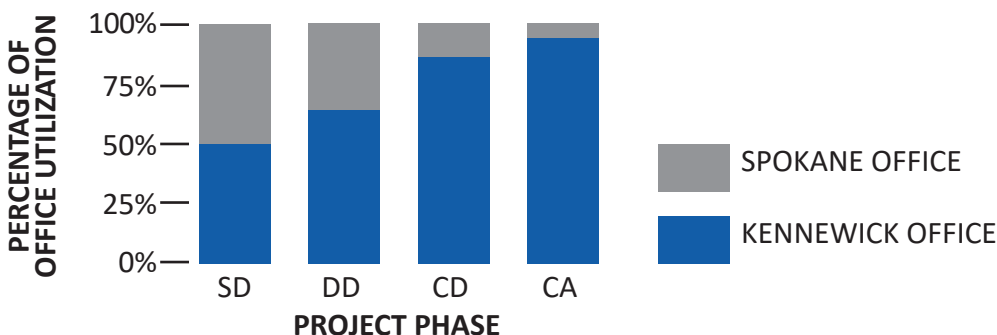
We currently have staff available and eager to make this project a priority, and we are dedicated to providing the time and resources needed to complete these important projects.

Consultant Services

With Alliance and Umatilla School District, we will select and rely upon engineering and design expertise from consultants well acquainted with educational projects and Eastern Oregon.

Project Component Origination

A majority of the work for this project will be completed in our Kennewick office, with support from our Spokane personnel.



Team Organization



MMEC LEAD DESIGN TEAM

Boyd Lusarreta, AIA
Principal in Charge

Walt Huffman, AIA
Design Principal

Joe Hampton, AIA
Project Manager

Melissa Hampton
Interior Designer

MMEC SUPPORT

Document
Production

Quality
Control

CONSULTANT SUPPORT

Civil

Structural

MEP

Landscape

Estimating

Team Resumes

Boyd Lusarreta has over 25 years of experience on a variety of project types, including education, residential, commercial, and historic renovation. Boyd enjoys working for rural school districts and excels at project coordination and team leadership.

Education:

Bachelor of Architecture, 1994

University of Idaho

Registration:

Washington, 1999, Oregon, 2011

Idaho, 2021, Montana, 2022



Boyd Lusarreta, AIA
Principal Architect

Relevant Project Experience:

Kennewick School District

- Cottonwood Elementary
- Kennewick High School
- Mid-Columbia Partnership
- Legacy High School

Deer Park School District

- Study & Survey
- Bond Planning
- Deer Park Middle School Addition & Renovation

Kettle Falls School District

- Facilities Assessments
- High School Re-Roof
- Elementary School Re-Roof

Republic School District

- Bond Planning

East Valley School District 361

- Study and Survey

1100 Jadwin, Richland

- Office Building Renovation

Central Valley School District

- Liberty Creek Elementary
- Ponderosa Elementary
- Riverbend Elementary

Spokane Public Schools

- Facilities & Maintenance Building
- Jefferson Elementary
- Finch Elementary

Columbia Basin College

- Social Sciences and World Languages Center

Cerebella Winery

- Pendleton Tasting Room

Benton County

- Elections Center

Bookwalter Winery

- Richland Production and Tasting Facility



Project Highlight:

Liberty Creek Elementary School | Central Valley School District

To accommodate the need for more capacity at the K-5 level of the growing district, Liberty Creek Elementary was designed as a K-2 building serving 612 students. The Art/Community Room, Library and Music Rooms are easily accessed from the front entry. Three parallel classroom wings extend to the north creating courtyard spaces between wings. Landscaping features in the courtyards are organized to contribute to the interior space, and to be visible when looking through the classrooms from the corridor.

Team Resumes

An integral part of MMEC, **Walt Huffman** is a principal with nearly 30 years of architectural design and management experience. His projects include multi-phase K-12 educational, higher education, and commercial projects. Valuing the collaborative design process, Walt works to successfully balance clients' needs and budgets with quality design.



Walt Huffman, AIA
Principal Architect

Education:

Bachelor of Architecture, 1992

University of Idaho

Registration:

Washington, 2009

Relevant Project Experience:

Pasco School District

- New High School
- Reynolds Middle School
- Stevens Middle School

Spokane Public Schools

- Yasuhara Middle School
- Lidgerwood Elementary
- Jefferson Elementary
- Hutton Elementary
- Hart Field Improvements
- Standard Educational Specifications
- Thorpe Road Site Concept Study
- Facilities & Maintenance Building Remodel

Kennewick School District

- Cottonwood Elementary
- Eastgate Elementary

Mead School District

- Shiloh Hills Elementary
- Midway elementary

Central Valley School District

- Liberty Creek Elementary
- Ponderosa Elementary
- Riverbend Elementary

Columbia Basin College

- Wortman Medical Science Center
- Social Sciences and World Languages Center

Whitworth University

- Lied Center for the Visual Arts
- Health Sciences Visioning Study
- Music Hall Pre-Design



Project Highlight:

Yasuhara Middle School | School District

To meet the space and educational model demands of the district, this new 138,000 sf middle school is designed for a 16 acre sloping site. The design addresses the Middle School Facility Design Standards and includes a learning commons, learning neighborhoods, and collaboration spaces. Learning neighborhoods and the way they shape the two commons spaces are the key to building organization and allow natural daylighting deep within the building.

Team Resumes

Joe Hampton has worked extensively on public projects from pre-design through project close-out since being hired in 2004. Joe excels at code investigation, developing constructible details, and construction administration. He is particularly skilled at managing multiple projects at once.

Education:

Master of Architecture, 2006
Washington State University

Registration:

Washington, 2014; Oregon, 2016



Joe Hampton, AIA
Project Manager

Relevant Project Experience:

Kennewick School District

- Legacy High School Remodel
- Kennewick High School
- Amon Creek Elementary
- Eastgate Elementary
- Sage Crest Elementary
- Mid-Columbia Partnership
- Fuerza Elementary
- Sunset View, Southgate, Cascade, Lincoln Elementary Schools

East Valley School District 90

- Middle School Commons Addition

Deer Park School District

- Middle School Addition

Columbia Basin College

- Wortman Medical Science Center

Spokane Public Schools

- Hart Field Improvements
- Jefferson Elementary
- Facilities & Maintenance Building
- Lidgerwood Elementary
- Hutton Elementary
- Finch Elementary
- Administration Building Improvements

Bookwalter Winery

- Richland Production and Tasting Facility

1100 Jadwin

- Office Building Renovation

Eastern Washington University



Project Highlight:

Mid-Columbia Partnership School | Kennewick School District

What once served as the gymnasium and locker room building of the former Desert Hills Middle School campus was renovated in 2018 to serve the needs of the Mid-Columbia Partnership, Kennewick School District's program supporting 330 homeschool students and families in grades K-12. The approximately 25,000 SF existing building now houses 12 classrooms, a makerspace/robotics lab, a full elementary sized gym, and family support spaces. New windows were cut into the existing CMU exterior to provide daylighting to the service spaces around the perimeter of the central gymnasium. The portion of the building that previously housed Kennewick School District's original Central Kitchen was converted into a Cafeteria/Life Skills Classroom. This project served to provide the students and families of the Mid-Columbia Partnership with a permanent home within the Kennewick School District.

Team Resumes

Melissa Hampton's professional interest lies in working with a client to achieve a space that reflects their vision by taking projects from design conception through completion. Melissa adds creativity to each project, working closely with clients to create a space that reflects their style. Managing interior design from our Kennewick office, special areas of expertise include space planning and interior materials selection.

Education:

Bachelor of Science in Interior Design, 1999

Virginia Polytechnic Institute & State University

Registration:

NCIDQ, 2002



Melissa Hampton
Interior Designer

Relevant Project Experience:

Richland School District

- Standard Elementary School Educational Specifications

Pasco School District

- New High School

Kennewick School District

- Kennewick High School
- Legacy High School
- Mid-Columbia Partnership
- Fuerza, Westgate and Amon Creek Elementary Schools
- Cottonwood, Eastgate, and Sage Crest Elementary Schools
- Southgate, Sunset View, Lincoln & Cascade Elementary Schools

Spokane Public Schools

- Jefferson Elementary
- Hutton Elementary Ed Spec
- Shadle Park and N.C. High Schools School-Based Health Clinics

East Valley School District 90

- Middle School Commons Addition

Central Valley School District

- Educational Specifications

Bank of Eastern Oregon

- Moro Branch Tenant Improvement
- Pendleton Branch Space Analysis

Umatilla Electric Cooperative

- Headquarters Break Area Renovation
- First Street Tenant Improvement
- Main Street Hermiston Tenant Improvement
- Headquarters Renovation, Addition, and Furniture

Banner Bank

- Pendleton
- Baker City
- Hermiston

HAPO

- Hermiston Drive-Thru



Project Highlight: **Kennewick High School | Kennewick School District**

During design, we evaluated the performance of existing and proposed finishes. Our team gathered information from five carpet manufacturers regarding different configurations (broadloom vs. tile) and types (closed-cell vs. open-cell backing), allowing the District's facilities department to select carpet based on manufacturer documentation and testing for function and performance. This documentation was followed up with in-office experiments in our Kennewick office. A similar procedure was used to develop and assemble the furniture bid package for the project. Upholsteries were evaluated for ease-of-cleanability and furniture samples were provided by seven furniture dealers in the area for the client to test prior to purchase.



IV.A.2.c

Related
Experience



“The quality and thoroughness of MMEC’s design work and project oversight has helped us building some amazing new spaces – on time and on budget, despite the myriad challenges.”

Steve Howard
Deer Park School District Facilities Director

Related Experience

Fuerza Elementary | Kennewick School District

Project Description/Relevance: Built on a former middle school site, Fuerza Elementary serves as the home of Kennewick School District's Dual Language Program. It is a 30-classroom building adapted from plans previously developed by MMEC for Westgate Elementary, also in the district. Construction of this dedicated dual language building allowed KSD to consolidate the program into one location which freed up 2-4 classrooms at each elementary school to accommodate required classroom size reductions and student population growth district wide.

Budget: \$17,604,785

Change Order Utilization: 2%



Cottonwood Elementary | Kennewick School District

Project Description/Relevance: Cottonwood Elementary is a new building constructed on a greenfield site to serve a growing area of Kennewick. The design utilizes CMU and a metal wall panel system that provides durable surfaces and low maintenance. This K-5 school incorporates several energy saving measures and meets the criteria of the Washington Sustainable Schools Protocol.

Budget: \$9,648,000

Change Order Utilization: 3%



Deer Park Middle School | Deer Park School District

Project Description/Relevance: For the small growing community north of Spokane, this multi-phased project consists of a ten-classroom addition for 6th grade and special education, and a seven-classroom addition for 7th and 8th grade education. The project includes a large HVAC and electrical upgrade that not only supports the existing and new construction, but is also sized for future additions.

Budget: \$7,829,400

Change Order Utilization: 0.4%



Kennewick High School | Kennewick School District

Project Description/Relevance: This project replaced all of the existing academic spaces, and constructed a new school that incorporated the existing auditorium and one competition gym. It includes extensive career and technology spaces, designed with visible learning as a driving component to help foster curiosity and participation. The design process involved considerable input from community members.

Budget: \$83,382,000

Change Order Utilization: 3.6%



Related Experience

Discontinued Oregon State Accounts

We have no lost or discontinued accounts in the State of Oregon within the last five years.

Seismic Grant Program Experience

Although we have not administered or implemented seismic grant programs and projects, as a firm we are very familiar with the Office of Superintendent of Public Instruction (OSPI) School Construction Assistance Program (SCAP) that provides grant funding assistance to school districts undertaking a major new construction or modernization project. We have been instrumental in helping districts secure local funding for construction projects through the D-form process which are the primary documents that form the basis of any agreements between OSPI and the school districts receiving Washington state assistance.

If the district is eligible, the State provides partial funding based on formulas, allowances, and costs related to certain aspects of a construction project, and we are heavily involved in this process, assisting the owner with this critical information. We realize the funding and grant resource state match process in every state is different, and we welcome this kind of partnership with school districts and come prepared to provide assistance in pursuing all available funding opportunities.

Rebate and Incentive Program Experience

Many of our school clients have benefited over the years from the incentive programs available to them through local utility companies. Our most recent experience with these incentives involved Avista Corporation and Spokane Public Schools.

Utility companies often provide incentives for new construction projects for the acquisition of electric and natural gas resource savings through improvements in the efficiency of equipment owned and operated by the customer if there are measures that are better than minimum energy code requirements. In the state of Washington, incentives are available for both electric and gas measures. On past projects we have administered the process and provided assistance to Avista Utilities, our engineers, and the client to apply for these incentives. The Yasuhara Middle School project qualified for \$20,000.00 in incentives for lighting and water heaters. We have been successful on multiple projects for school districts in Washington and look forward to assisting Umatilla School District with available incentive programs in the state of Oregon.



Multiple shop and CTE spaces were created at Kennewick High School to encourage investigation.



IV.A.2.d

Overall Project
Approach



"I have been impressed by the responsiveness of the MMEC staff in the preparation of the Study and Survey. MMEC has gone above and beyond the requirements."

Neale Rasmussen

East Valley School District Executive Director of Business and Technology

Overall Project Approach

Understanding of Services

The scope of work includes the following:

- New Elementary School (grades 4 – 6)
- New CTE Building at Umatilla High School
- Renovate McNary Elementary School (convert to grades K-3)
- Renovate UHS shop space for new elective and classroom space for Clara Brownell MS
- Seismic upgrades to Clara Brownell MS
- Transition Clara Brownell MS to grades 7-8

Each project will follow our typical path for services listed below, with established tasks and checkpoints that allow all team members, including the Umatilla School District, to verify the decisions made and review progress of each project.

PROGRAMMING, INVESTIGATION & RESEARCH understand the project	■ Site Investigation ■ Building Programming ■ Code & Zoning Analysis ■ Soil Testing	■ Stakeholder Programming Meetings ■ Verify Project Goals & Timeline
SCHEMATIC DESIGN explore the concept & explore feasibility	■ Site Planning ■ Massing Studies ■ Diagrammatic Floor Plans ■ Architectural Character	■ Building Code Analysis ■ Preliminary Engineering Narratives ■ Preliminary Estimate ■ Review & Comment
DESIGN DEVELOPMENT represent intent & design	■ Refine Schematic Design Drawings ■ Building Sections & Elevations ■ Preliminary Interior Design Drawings	■ Preliminary Engineering Drawings ■ Preliminary Materials & Products ■ Detailed Estimate ■ Review & Comment
CONSTRUCTION DOCUMENTS add detail show how it can be built	■ Refine Design Development Drawings ■ Materials & Product Selections ■ Window & Door Schedules	■ Specifications ■ Verify Code Information ■ Construction Details ■ Final Estimate ■ Review & Comment
PERMITTING & CONSTRUCTION get it done	■ Bidding & Negotiations ■ Permitting Process ■ Construction Administration ■ RFI, Change Order, & Shop Drawing Review	■ Owner-Architect-Contractor Meetings ■ Close-out



We worked closely with landscape architects to upgrade Hart Field for Spokane Public Schools and neighborhood use.

Overall Project Approach

Quality Control

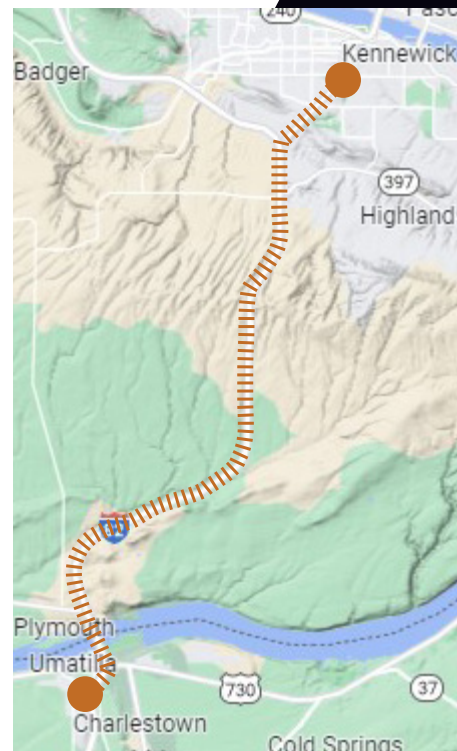
More complete and higher quality documents leads to more accurate bids, fewer change orders, and shorter delays while questions are being addressed. The Contractor will have more confidence in the documents and the design team, leading to a better relationship for getting work completed on time and within budget.

Our Quality Control (QC) process is based on the concept of “peer review;” the review of the design team’s work by technically qualified professionals who understand the owner’s expectations. The QC process will be implemented as follows:

- Establish a single point of contact for the School District and MMEC for clear communication, concurrence on design schedule, fees, and modifications to the project.
- Assign consultant leads and QC personnel.
- Track questions from the owner utilizing an issues log that is available to all stakeholders and the A/E design team.
- Provide minutes for all meetings and record any phone conversations in writing that resolve or establish a question of scope or design element.
- Verify Basis of Design document is provided to and validated by the owner.
- Schedule weekly in-house design team coordination meetings.
- Formally review each deliverable prior to releasing to the owner. Reviews include calculations, assumptions, selected equipment, and drawings. Owner standards are met for design and Revit documentation.
- Provide written responses to the owner. Review comments and verify that they have been incorporated in each successive deliverable.
- Review budget with all stakeholders to verify that all items in the scope of work are included.

Unique Qualities/Differentiators

We approach every project we take on as its own individual entity. We believe each project is created from its own unique circumstances, and place within the community. Our approach then is to work collaboratively with each individual District to determine their specific needs based on our general knowledge of educational facilities and the cultural and environmental context in which the project is rooted. We want to be a collaborative partner in the design process, not dictate what the design should be. A project is successful when all stakeholders have had a chance to be heard. With an office and proposed project team based just 30 minutes from Umatilla, we look forward to building a relationship to the community that goes beyond the pages of project documents.



Our team’s proximity to Umatilla will help keep the project on schedule.

Overall Project Approach

Project Estimating

Method

Although we have in-house cost estimating abilities, we have found that the most accurate cost estimates come from an experienced neutral third-party estimator. Our cost estimators have extensive cost estimating experience in this region. The most important part of the estimating process is initial project budgeting, and the development of a cost model from which to monitor estimated cost. We are available to assist the owner with this if necessary.

Our cost estimating process starts with Schematic Design where we will use historic data for evaluation of construction based on floor area for the various area of complexity. In Design Development we will convert the cost model to a Direct Cost basis, developing an estimate from quantity take-offs of materials. Schematic Design, Design Development and Construction Document submittals will all be supported by increasingly detailed cost estimates.

Our estimators are constantly tracking the current bid climate, materials and construction costs. They are reaching out to local contractors and suppliers and confirming numbers. We realize that even the best estimate is just a prediction. Our standard practice is to include an appropriate contingency and review this with the owner. Development of bid alternates is a great way to assure that the owner maximizes the project for the available budget. It is our policy that if the actual bid price exceeds the estimate, the owner has the option to accept the bid, or have the design team, at no cost, revise the project scope and re-bid the project.

Results

Please see MMEC's bid history under Schedule and Budget Adherence on page 8 of this SOQ for recent results. On a variety of project types using procurement methods ranging from traditional design/bid, GC/CM, negotiated, and design/build methods, our record for design that conforms to established budgets and schedules has been excellent; we encourage discussion with any of our current or former clients for a better understanding of our skills.

Additional Services

Furniture Specification & Installation

Flexible learning spaces demand equally flexible furniture solutions to fully maximize the efficiency of these spaces. The furniture specification will provide furniture that meets the durability and longevity requirement of your district.

We have experience managing assembly, procuring and facilitating installation of furniture packages ranging from large bid projects to small direct-purchase packages using furniture contracts.



Shiloh Hills Elementary School, a renovation project, was completed within budget with a low change order amount.



IV.A.2.e

Approach to
Schedule and
Budget



"They are creative thinkers, challenging others not to lock themselves into the same old patterns of thinking, but always seeking new ways of improving/expanding what we do in our designs and planning for our district and ensuring that we serve our students the best way possible. They are not afraid of taking risks for what they see as important and worthwhile goals."

Jay Rowell
Central Valley School District Associate Superintendent

Approach to Schedule and Budget

Schedule and Budget Adherence Process

Schedule Adherence

Working with Umatilla School District and Alliance, we will review the schedule provided within the RFQ, examine the District's school calendar, and determine any critical dates regarding funding sources. This exercise will establish a more precise schedule, then we can determine project milestones to fit within the schedule. With multiple project components, the more accurate our initial schedule, the better. The schedule is distributed to every team member, then referred to often and updated as necessary. This document will be used to schedule personnel and work, and will drive project decisions if tough choices need to be made to meet the project deadline.

Budget Adherence

We collaborate with engineering and estimating consultants early to provide an accurate cost estimate. As more information is acquired and we start to work with the CM/GC team, we will communicate updated estimates promptly and often. If an unexpected expense arises, we take time to explain the impact to the project and work with you to make decisions to maintain your goals for the project within the prescribed budget.



The Yasuhara Middle School CTE maker space promotes learning and exploration.

Schedule and Budget Success Rate for Past Three Years

SCHEDULE & BUDGET ADHERENCE (PROJECTS FOR LAST 3 YEARS)								
Project Name	Location	Delivery Method	Cost Information			Schedule Information		Explanation of Differences (Cost or Schedule) Greater than 5% or 2 months
			Initial Contract Price	Final Contract Price	Variance (CO %)	Initial Completion Date	Actual Completion Date	
Yasuhara Middle School	Spokane, WA	GC/CM	\$49,189,995	\$51,533,524	4.7%	Jul-22	Jul-22	
Deer Park Middle School	Deer Park, WA	Design/Bid /Build	\$7,829,400	\$7,866,940	0.4%	Jul-22	Jul-22	
Benton County Administration Building	Kennewick, WA	Design/Bid /Build	\$12,547,345	\$14,279,350	13.8%	May-21	Sept-21	The project included a sizable change order to finish a large area originally programmed as "future expansion"
Reynolds Middle School	Pasco, WA	Design/Bid /Build	\$31,035,000	\$31,610,692	1.9%	Jul-21	Jul-21	
Kennewick High School	Kennewick, WA	Design/Bid /Build	\$87,392,000	\$90,532,810	3.6%	Aug-21	Aug-21	
Stevens Middle School	Pasco, WA	Design/Bid /Build	\$31,033,000	\$31,750,091	2.3%	Jul-20	Jul-20	



IV.A.2.f

Availability to and
Familiarity with the
District Locale



"We have recently bid on several projects from various architecture firms and have to compliment the clarity and quality of MMEC's documents. We enjoy not seeing multiple 300+ page addendums."

**Kilgore Construction,
Bidder on the Deer Park Middle School Additions**

Availability to and Familiarity with the District Locale

Regional Service Experience

Our Kennewick office's strategic location, within very close proximity to the Umatilla projects sites, allows us to quickly and actively respond to issues that arise as the project progresses. This results in a more efficient problem-solving process throughout design and construction.

This close proximity also allows for an expansive knowledge of soil conditions (which will be confirmed with studies) and how the climate can drive building orientation, construction materials and interior finishes. All of these pieces drive weather-related considerations that are sometimes district specific, and other times, good design practice in a high desert environment.

Many years of working in the Southeast Washington and Northeast Oregon region has given MMEC a solid basis for materials that function well in this area. We look forward to working with you to discover what works well in your district and what finishes or materials are causing issues. There are a number of factors to be considered - budget, maintenance requirements, the lifespan the product must meet and the appearance of consistency if new finishes are to blend into existing finishes. Together, we will develop an approach and consistent vision that will tie all of these projects together for a cohesive finished result.

Knowledge of the Umatilla Community

The community of Umatilla and surrounding areas have seen considerable growth over the past few years. As such, Umatilla School District has grown to capacity and expects further growth of approximately 500 new students over the next ten years. With the recently passed bond measure, the citizens of Umatilla have committed to address the needs of the community in a significant way.

Umatilla has recently been discovered as a desirable place to move and is currently developing exciting new community projects such as the Downtown corridor improvements, the Business center, Marina Park improvements and the new Police Department facility. But it is also important to recognize the significance of the community at large, both the citizens who have called Umatilla home since the town moved from the original site during the construction of the John Day Dam in the late 1960's, to newcomers who have spurred economic growth. A current challenge is managing the process of bridging the cultural and economic divide that comes with increased population growth in a region that has typically seen smaller patterns of development. Umatilla has long been home to citizens working in the local manufacturing or agricultural industries and the spirit of hard work and perseverance, as well as a strong sense of community, is ingrained in the population today.

With 100 percent of the student population classified at poverty level, schools become a central element of the community, as students rely on the District to provide food, education and recreation opportunities. After school educational opportunities keep students engaged and the District has succeeded in developing CTE and STEM related programs for its students. The growth and success of these programs has created the need for more specialized and adaptive spaces to support these students.

Eastern Oregon and Washington Experience

Over the past two decades, we have formed relationships with many school districts in Eastern Washington, and have been fortunate to work with clients in a variety of market sectors in Eastern Oregon. From Umatilla to Baker City and from Moro to Pendleton, we have been working with financial institutions and utility cooperatives to design spaces that support the way they work and live.



From our Kennewick office, we have completed several projects for Umatilla Electric Cooperative.



IV.A.2.g

References



"We have been very pleased with MMEC's design work for Spokane Public Schools for many years and I highly recommend the firm."

Dr. Mark Anderson
Former Associate Superintendent
Spokane Public Schools

References

In 24 years, our team has completed 78 projects for regional school districts. In addition to building projects, this includes studies, surveys, building condition assessments, educational specifications, bond planning, value engineering, and constructability reviews. We strive to meet the specific needs of each district, each community, and each school neighborhood in a unique and professional way. We invite you to contact these references to better understand how we can support the goals and community needs of Umatilla.



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Ned Wendle

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Raul Sital

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Jay Rowell

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Neale Rasmussen

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Russ Hill

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509.624.6800

Tri-Cities Office

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509.396.7278



Umatilla School District Architectural and Related Services

statement of qualifications

June 13, 2023



Coeur d'Alene, Idaho | Spokane, Washington | architectswest.com



June 13, 2023

Umatilla School District
Attn: Ms. Heidi Sipe, Superintendent
1001 6th Street
Umatilla, OR 97882

RE: REQUEST FOR PROPOSAL - ARCHITECTURAL AND RELATED SERVICES

Dear Ms. Sipe:

We are pleased to submit this Statement of Qualifications for consideration. Architects West has a fifty-year history of providing quality architectural design services for educational clients. We understand our success as a business is directly tied to helping our clients be successful.

A successful outcome includes keeping commitments made to voters during the bond campaign, respecting the character of the community's culture, and applying lessons from existing facilities. To that end, we will strive for solutions that maximize the functional value to education, achieve logistical efficiency, protect community focused design features, build long-term viability, and are gracefully pragmatic.

Our team has decades of experience in the region including serving multiple clients in nearby communities and past work for the Umatilla School District including the capstone Umatilla High School facility, design concepts for the 2022 bond campaign, and recent building condition assessments. We wholeheartedly welcome the opportunity to build on these past successes.

Sincerely,

ARCHITECTS WEST, INC.



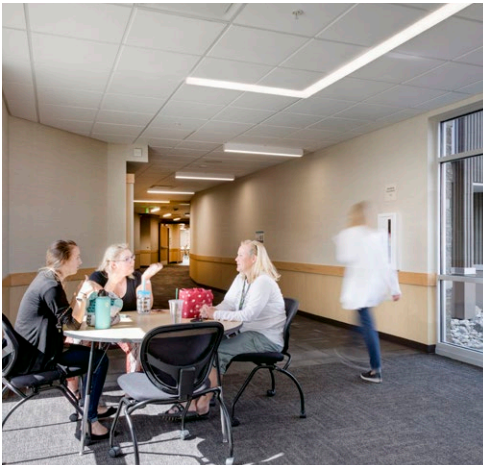
Kevin W. Cole
Principal Architect

Office: (208) 667-9402; Cell: (208) 660-2142
Email: kevinc@architectswest.com

KWC:jljg
Enc.



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a. Firm's Background

Firm's Background

FIRM PROFILE

Architects West is a leading, award-winning, regional architecture, land planning, and interior design firm with a successful 50-year history specializing in the design of educational facilities. Our experience in the careful stewardship of community resources in site and facility design, and continual pursuit of excellence in service delivery has benefited end users and Owners throughout our history.

Site and landscape design are integral to an informed building design. Architects West believes strongly in this critical relationship as a component of effective place-making, and has an in-house team of landscape architects involved from the earliest conceptual design stages. Our in-house interior design studio works closely with the team to create learning environments that set the stage for students to thrive. Led by a 25-year veteran of K-12 school design, our goal is to apply creativity, experience, and careful thought to every detail in support of your district's educational goals.

Our team of 32 full-time staff provide our clients with robust resources to meet the needs of large projects, while still maintaining a personal connection with each client. Architects West has grown and benefited from minimal staff turnover, which gives our clients a team that has an average of more than 9 years of working together.

Insurance, Claims, Litigation, and Termination

Refer to the Appendices for our Certificate of Insurance.

Architects West is one of several consultants and contractors currently named as an accessory in a lawsuit between The City of Spokane Valley and Meridian Construction. The lawsuit is attempting to recover costs related to repair of construction defects resulting primarily from improper soil compaction at the new City Hall building. Architects West expects to be found not at fault due to the nature of the issues. In the interim, Architects West has been commissioned twice more by the City of Spokane Valley.

Architects West is proud to say we have never had a contract terminated for cause.



CONTACT

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Spokane Office:

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Spokane, WA 99202
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STAFF

Registered Architects	10
Landscape Architects	4
Interior Designer	2
Technical Support/Drafting	12
Administration	4
Total	32

Principals	5
LEED Accredited Prof.	3
WELL Accredited Professional	1
OSPI BCA Certified	2



Gib Olinger Elementary



b. Project Team and Staffing

Project Team and Staffing

PROJECT TEAM

Kevin Cole, Principal Architect will be team leader and main point of contact for all projects, a role Kevin has fulfilled successfully for other multi-project bonds for the Milton-Freewater Unified School District, College Place School District, and Walla Walla School Districts. Kevin will be directly involved from beginning to end and anticipates dedicating 75 to 80% of his time to the effort. Kevin currently has 4 small projects in various stages of construction, 2 of which will be completed by fall of this year.

Ed Champagne, Principal Architect will provide expertise to the seismic retrofit work at Clara Brownell Middle School, bringing his experience working with the Wallowa School District with their seismic retrofit project. Ed will also be available for specific issues that arise that may warrant additional attention or expertise. Ed anticipates dedicating 30 to 35% of his time to the seismic retrofit project and additional time as needed to the other projects.

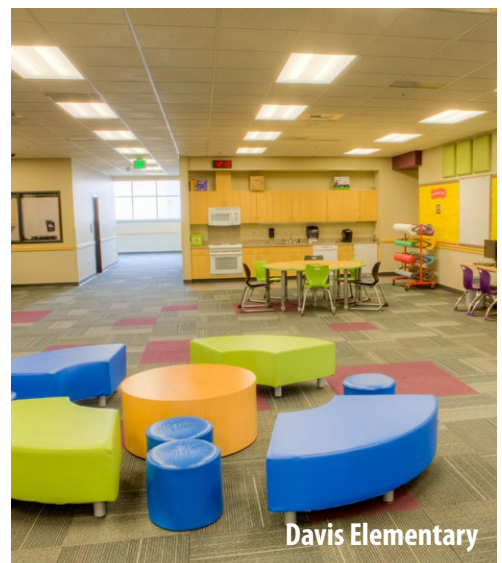
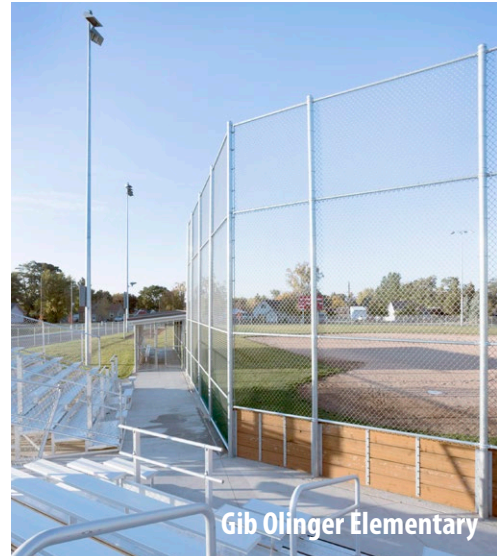
Rod Rada, Architect will work specifically to assist with the design effort and project management throughout all phases of the projects. Rod's international background combined with solid educational facility design experience, as well as 3d/virtual design skills, and clear communication ability provides a unique skill set. Rod anticipates dedicating 50 to 60% of his time to the projects from beginning to end.

Molly Teal, Landscape Architect will lead the site design effort for the CTE and New Elementary School. Molly recently led the design effort for Milton-Freewater School District's Gib Olinger Elementary School, and re-vamping Walla Walla High Schools 30+ acre campus. Molly anticipates dedicating 50% of her time to the Umatilla School District during design and 10 to 15% during construction phases.

Debbie Bravo, Interior Designer will support the space planning effort and will play a lead role in recommendations for fixed finishes, as well as furnishing layout mockups to help validate space functionality and right sizing. Debbie anticipates dedicating 10 to 15% of her time during design and will assist as needed during other phases.

The Primary Team will be supported by the Architects West staff as needed. This includes our experienced Building Information Modeling team, site design experts, graphic designers, and administrative team. The primary team members and majority of the technical support team are located at Architects West's main office in Coeur d'Alene.

b.

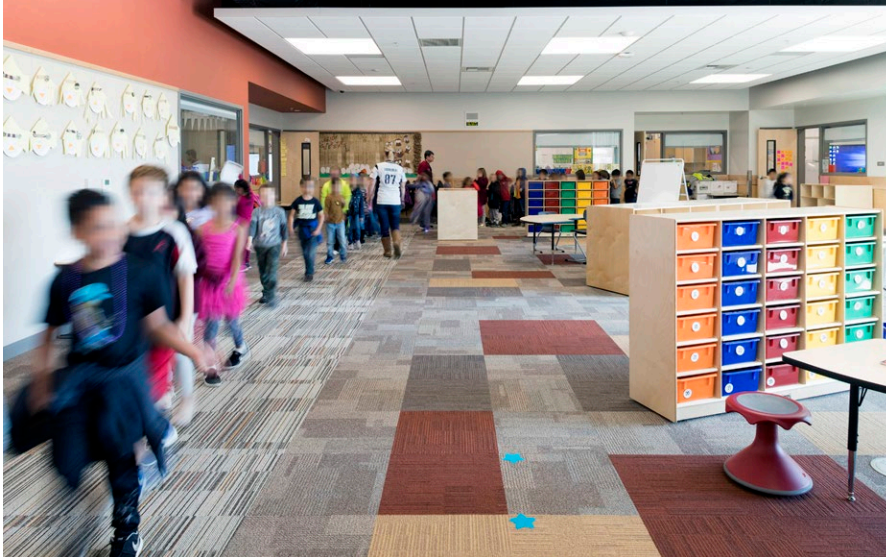




c. Related Experience

Related Experience

C.

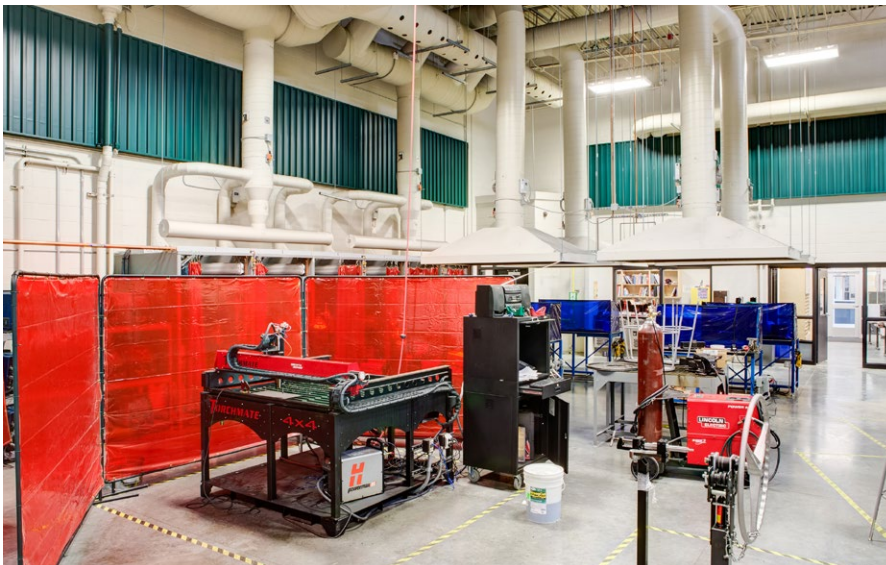


GIB OLINGER ELEMENTARY

Milton-Freewater, OR

Size: 78,193 sf
CM/GC Estimate/GMP Contract: \$19,563,039
Total Construction Cost: \$19,956,962
A/E Change Order %: 0.36%

- ✓ Two-Story
- ✓ Pod Design
- ✓ Energy Incentives/Rebates
- ✓ GC/CM
- ✓ Photo Voltaic System
- ✓ Athletic Fields
- ✓ Community Use Spaces



SOUTHEAST AREA WASHINGTON TECHNICAL SKILLS CENTER

Walla Walla, WA

Size: 29,858 sf
Contract Amount: \$7,609,000
Total Construction Cost: \$7,942,554
A/E Change Order %: 0.7%

- ✓ Multiple CTE Programs
- ✓ Energy Incentives/Rebates
- ✓ Photo Voltaic System



NORTH IDAHO COLLEGE PARKER TECHNICAL EDUCATION BUILDING

Rathdrum, ID

Size: 110,960 sf
Contract Amount: \$13,965,800
Total Construction Cost: \$14,697,065
A/E Change Order %: 1.8%

- ✓ Two-Story
- ✓ Multiple CTE Programs



DAVIS ELEMENTARY

College Place, WA

Size:	75,156 sf
Contract Amount:	\$14,754,700
Total Construction Cost:	\$14,886,794
A/E Change Order %:	0.3%

- ✓ Two-Story
- ✓ Pod Design
- ✓ Energy Incentives/Rebates
- ✓ Athletic Fields
- ✓ Community Use Spaces



WALLOWA SCHOOL DISTRICT IMPROVEMENTS

Wallowa, OR

Size:	5,944 sf New Construction 56,300 sf Limited Modernizations
Estimate	\$12,000,000
Total Construction Cost:	Under Construction

- ✓ Seismic Improvements
- ✓ CM/GC
- ✓ Energy Trust of Oregon



EDISON ELEMENTARY

Walla Walla, WA

Size:	65,302 sf
Contract Amount:	\$11,176,400
Total Construction Cost:	\$11,931,248
A/E Change Order %:	0.47%

- ✓ Two-Story
- ✓ Pod-Design
- ✓ Community Use Space

PROJECT COST DATA

Project Name	Base Bid		Contract Amount		Change Orders		
	A/E Estimate	Actual Bid	Initial	Final	Total	Owner	A/E Team
Walla Walla High Schools Additions & Modernizations, Walla Walla Public Schools	*	\$53,170,952	\$53,170,952	\$57,031,461	\$5,988,239 11.7%	\$5,451,801 10.7%	\$536,538 1.0%
Walla Walla High School Science Building, New, Walla Walla Public Schools	*	\$7,766,570	\$7,749,168	\$7,594,597	(\$154,570) (1.99%)	(\$135,949) (1.76%)	(17,612) (0.22%)
Pioneer Middle School Additions & Modernizations, Walla Walla Public Schools	\$20,680,000	\$18,455,000	\$19,392,626	\$21,622,707	\$2,231,081 11.5%	\$1,799,048 9.3%	\$432,034 2.2%
Treaty Rock Elementary School, New Coeur d'Alene School District	\$10,070,831	\$10,065,690	\$10,065,690	\$10,172,470	\$106,780 1.06%	\$70,591 0.70%	\$36,189 0.36%
NExA Elementary School, New Coeur d'Alene School District	\$10,228,497	\$10,417,800	\$10,417,800	\$10,913,600	\$173,600 1.6%	\$119,740 1.1%	\$53,860 0.5%
Echo High School & Gymnasium Additions & Modernizations, Echo School District	\$7,000,000	\$7,035,639	\$7,167,820*	\$7,0186,620	\$150,981 2.14%	\$121,283 1.72%	\$29,698 0.42%
Milton-Freewater School District Transportation Facility, New, Milton-Freewater Unified School District	*	\$1,946,481	\$1,946,481	\$2,076,072	\$129,591 6.65%	\$125,963 6.47%	\$3,628 \$0.18%
Berney Elementary School HVAC Retrofit & Reroofing, Walla Walla Public Schools	\$2,800,000	\$2,330,000	\$3,007,041	\$3,264,334	\$257,302 8.5%	\$234,308 7.8%	\$22,994 0.8%
Blueridge Elementary School Reroofing Walla Walla Public Schools	\$1,000,000	\$961,347	\$961,347	\$1,018,785	\$59,374 6%	\$59,374 6%	\$0.00 0%
Grove Athletic Complex -- Soccer Fields, Milton-Freewater Unified School District	\$2,000,000	\$604,534	\$604,534	\$1,811,271	\$1,206,737 199.6%	1,205,037 199.3%	\$1,700 0.3%
Brewster K-8 Additions & Modernizations	\$17,100,000	\$19,972,000	\$19,841,000	\$20,624,275	\$783,275 4.0%	\$653,745 3.3%	\$129,529 0.7%

* GC/CM Contract



d. Overall Project Approach

Overall Project Approach

Architects West's commitment to the principles of stewardship, community, and pursuit of excellence have formed our foundation for five decades of professional service.

Through dialog, the skills of our team are guided to a design response that is approachable, authentic, comfortable, and responsive to the needs of the client and the community you serve.

Quality Control begins with an Architects West team who cares about accuracy and excellence.

- Logical, orderly, task-based process focused on milestone deliverables that afford the entire team, the opportunity for review, input, and validation of design progress.
- Internal workflow – real time quality control focused on review and correcting work as it is completed.
- External review – Architects West will engage an independent cost estimator who will also perform quality control review in conjunction with the estimating process, resulting in quality control from a bidder type perspective.
- Milestone deliverables for review and assessment by the CM/GC.

Cost Estimating: Architects West will utilize a 3-tiered approach to cost estimating.

- In-house estimating and materials cost research.
- Independent estimator support at primary design milestones.
- Coordinate with CM/GC contractor developed estimates and overlay with Architects West independent estimates to identify and reconcile differences which often highlight misunderstanding of scope.

Unique Services:

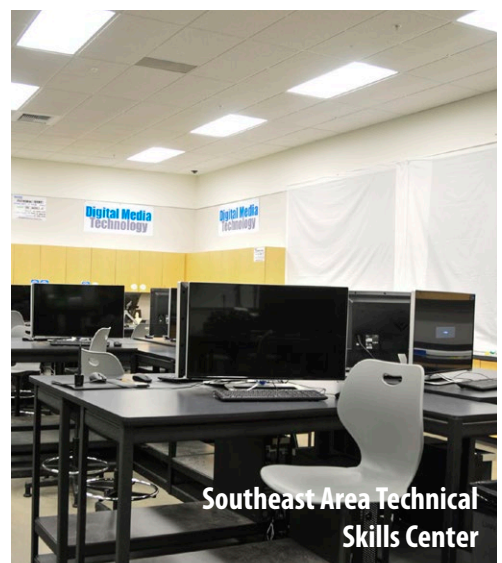
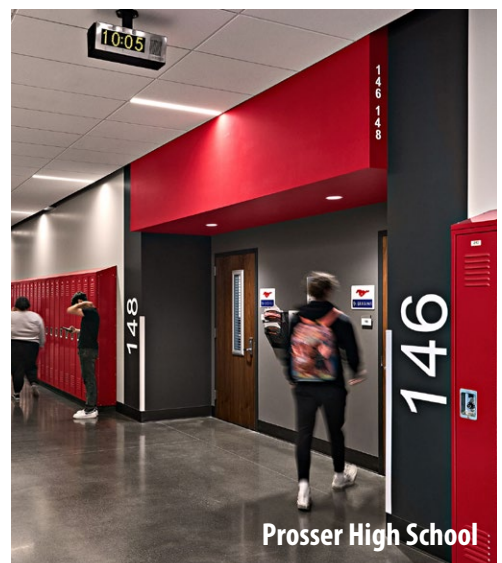
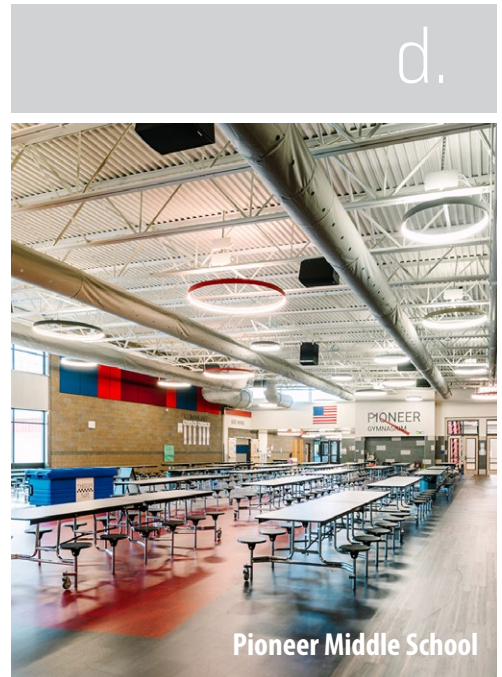
- Virtual reality visualization capabilities.



Compilation of Educational Projects in 3d

<https://vimeo.com/555814048>

- In-house site design.
- In-house interior design.





e. Approach to Schedule and Budget

Approach to Schedule and Budget

The keystone to cost and schedule control occurs at the outset. Teams that make solid progress early will maintain schedule adherence throughout. Likewise, teams that keep designs in scope from the start have a high chance of success staying on budget, since project scope is the primary budget driver. Ensuring concept's are efficient and site design is on target will be the primary initial focus.

Architects West's prior work on the pre-bond space program and concept site and building designs for the Umatilla School District pre-bond effort uniquely positions us to expedite fine tuning the pre-bond concept designs to ensure space and site efficiency, thus providing a solid foundation to align the designs with programming, budget, and schedule.

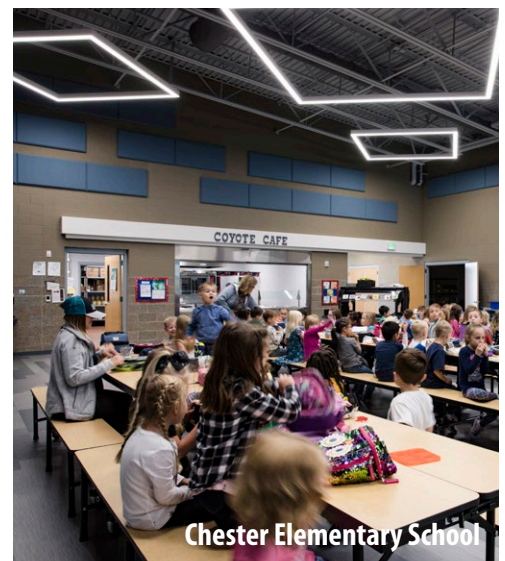
When concept designs are right-sized, budget control in future design phases can be properly focused on analysis of the finer details of building assemblies, products, and systems.

Another aspect of schedule adherence is identifying critical path activities, as well as potential roadblocks to project development, assigning the appropriate resources to the issues, and regular touch points and tracking of progress.

Timely stakeholder involvement is also key to schedule adherence. Architects West recommends the design and owner team identify primary and periphery stakeholders that will have influence and/or approval authority over project designs and partner with the owner and management team to develop a plan to engage those stakeholders at the proper time in the design process.

As evidence of results, Architects West has successfully designed over \$500,000,000 of school facilities in the last 3 years including multiple projects in Washington subject to that States strict funding submittal timelines. This includes the Walla Walla School District's 2018 bond measure addressing 500,000 square feet of school additions and modernizations across 5 different sites and 12 buildings. The projects included re-roofing, mechanical and electrical system upgrades, space reconfiguration, site infrastructure, athletic fields and new building construction. Project delivery included small works roster, design-bid build and GCCM project delivery methods with construction value totaling \$97 million.

e.

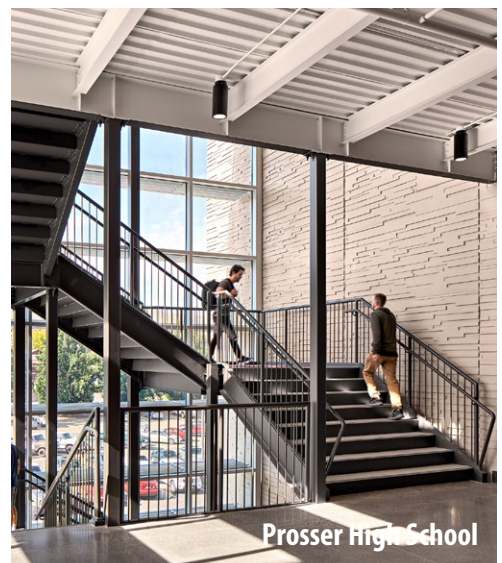
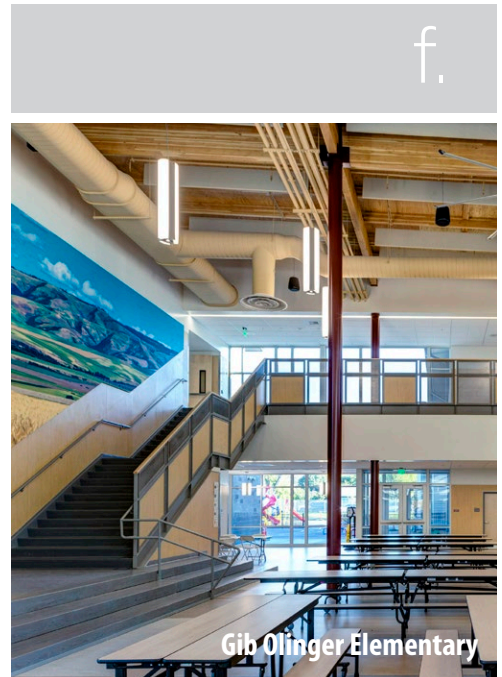




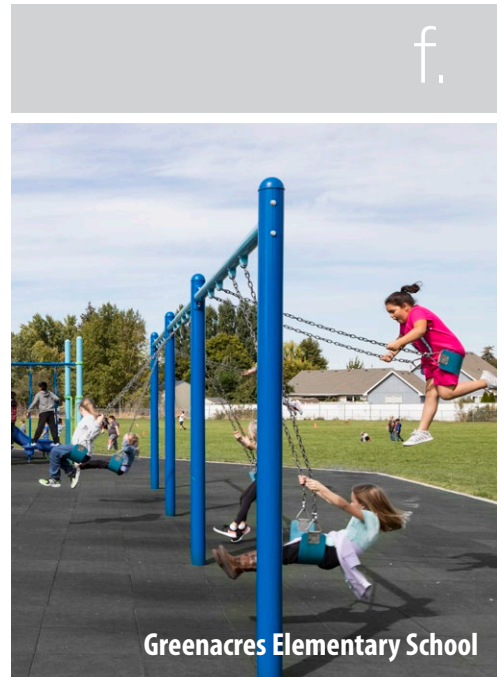
f. Availability to and Familiarity
with the District Locale

Availability to and Familiarity with the District Locale

1. **Site Considerations:** Constrained, topographic intensive sites require close integration between building and site design, a process already started by Architects West for Umatilla and for which our integrated site design approach has a proven track record of success. Architects West is prepared to fine tune designs while protecting the integrity of the community approved concepts and ensuring efficient vehicular traffic flow and separated functions.
2. **2-Story Construction:** Architects West has designed multiple, 2-story, pod style elementary schools in nearby communities and has learned valuable lessons to achieve functional, safe 2-story schools. This includes logical circulation systems that allow students from each pod to access common use areas without having to pass through or disturb other pods. It also includes enhancements to guardrails for safety of young children, safe/durable stair designs with center dividers for separation of up and down traffic, and sound isolation from adjacent pods and common areas.
3. **Career Technical Education:** Architects West has designed stand-alone facilities at the high school and collegiate levels and dedicated STEM and CTE spaces in schools. Expandable, reconfigurable infrastructure are key to long term viability. Examples of our work include the The SEA Tech Skills Center in Walla Walla, STEAM Classroom Facility in Milton-Freewater, The Parker Technical Education Center for North Idaho College, Spokane Valley Tech, and Rathdrum Charter School STEM classroom facility. Programs included CAD labs, robotics, CNC machining, 3d printing, art and welding to name a few.
4. **Jurisdictional Review:** Experience with the Oregon Jurisdictional review process is critical to maintaining the project schedule. Architects West has successfully coordinated permitting process with local jurisdictions and the Oregon Division of Building Safety.
5. **Growth Pressure:** Design for growth should go beyond token space allocation and include configuring building systems to accommodate future expansion.
6. **Community Services:** Smaller scale communities are often under-served with community use facilities. Schools represent opportunities to enhance community connectivity through dual use of features including commons, gymnasiums, and athletic fields. Dual use presents concerns with access control and security that we can successfully address in design by thoughtful placement of doors, gates, fences, pedestrian and vehicular access paths.
7. **Green Energy Technology (GET) Program:** Both the New 4-6 elementary school and High School CTE facility are expected to be subject to the Oregon 1.5% renewable energy requirement. Photo voltaic panels (PV) are a common way to address the requirement. Architects West has facilitated the implementation of PV panels on facilities in Oregon as well as in neighboring Washington state.



8. **Local Climate:** Generally dry but subject to extreme swings in temperature and precipitation, as well as high wind exposure. Design decisions such as wind resistant landscaping and irrigation systems, building orientation, stormwater runoff control, and durable façade and roofing systems will be critical to mitigating maintenance requirements and maintaining functional weather resistant facilities.
9. **Seismic Upgrade:** Architects West has helped facilitate seismic assessment and upgrade work to multiple buildings including recent work on Lincoln High School in Walla Walla, WA and select portions of Walla Walla High School, as well as assisting the Wallowa School District with an Oregon Seismic Rehabilitation Grant Program (SRGP) project.
10. **Modernization:** McNary Heights Elementary School, Clara Brownell Middle School, and the existing Umatilla High School shop building represent a wide range of existing conditions, familiar to Architects West from our work in 2021 conducting Building Condition Assessments (BCA) for the Umatilla School District. One challenge with renovations is controlling scope and applying available funding in a way that addresses system deficiencies that will help the longevity of the facility and maximizes the benefit to the educational programming needs.
11. **Early Bid Packages:** The new CTE facility and the new Grade 4-6 school may warrant early design/bid packages for site and infrastructure work whether to help speed up the construction process, address long lead items, or in the case of the CTE facility to limit interruption of high school services to a summertime frame. This requires careful planning and a team such as Architects West, capable of managing parallel and overlapping design tasks. Recent examples of site and infrastructure bid package coordination includes the Walla Walla High School site infrastructure and primary mechanical equipment procurement, and the Pioneer Middle School electrical service upgrade.



Greenacres Elementary School



Chester Elementary School



View More
Renderings



<http://www.architectswest.com/school-concept/>

Grade 4 - 6 School Massing Model



References

K-12 REFERENCES

Echo School District

- Raymon Smith, Superintendent
- 600 Gerone Street
Echo, OR 97826
- (541) 376-8436
- raymon.smith@echo.k12.or.us

Milton-Freewater Unified School District

- Aaron Duff, Superintendent
- 1020 S. Mill Street
Milton-Freewater OR 97862
- (541) 938-3551
- aaron.duff@miltfree.k12.or.us

Milton-Freewater Unified School District

- Ami Muilenburg, Director of Student Services
- 1011 S. Mill Street
Milton-Freewater OR 97862
- (541) 938-1258
- ami.muilenburg@miltfree.k12.or.us

Walla Walla Public Schools

- Wade Smith, Superintendent
- 364 S. Park
Walla Walla, WA 99362
- (509) 527-3017
- wsmith@wwps.org

Ione School District

- Kevin Dinning, Superintendent
- 445 Sprint Street
Ione, OR 97843
- (541) 422-7131
- kevin.dinning@ionesd.org

Wallowa School District

- Dr. Tamera Jones, Superintendent
- P.O. Box 425
Wallowa, OR 97885
- (541) 886-2061
- tsjones@wallowa.k12.or.us

Grandview School District

- Brad Shreeve, Assistant Superintendent of Finance & Operations
- 913 West 2nd Street
Grandview, WA 98930
- (509) 882-2271
- bshreeve@gsd200.org

Prosser School District No. 116

- Matt Ellis, Superintendent
- 1500 Grant Avenue
Prosser, WA 99350
- (509) 786-3323
- matt.ellis@prosserschools.org

MUNICIPAL REFERENCES

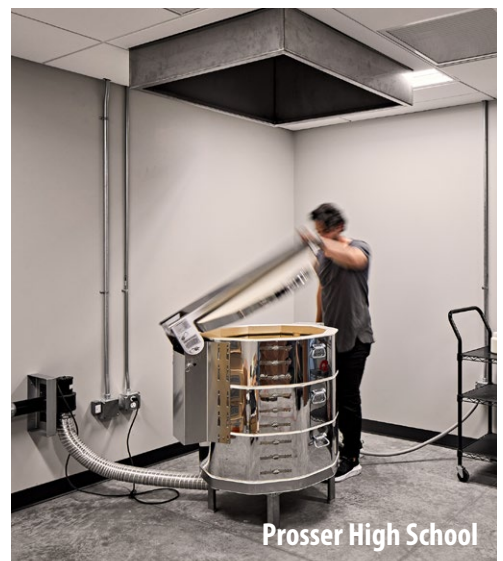
City of Hermiston

- Byron Smith, City Manager
- 180 NE 2nd Street
Hermiston, OR 97838
- (541) 567-5521
- bsmith@hermiston.or.us

City of Boardman

- Karen Pettigrew, City Manager
- P.O. Box 229
Boardman, OR 97818
- (541) 481-9252
- kpettigrew@cityofboardman.com

g.





Appendices

KEVIN COLE

position

role

Principal | Lead Design/Project
Management

Kevin has a passion for and skill in organizing, team building, and development of practical efficient designs for educational, and commercial projects. He believes in respecting all participants, recognizing the value that each individual brings to the table, and in making objective decisions. Kevin will provide team leadership, oversee the day-to-day activities of the project team, and be the primary interface with all stakeholders throughout the course of the project. Kevin will use his years of experience to guide the team and engage and inform all parties from the beginning to the successful conclusion of the project. He will continue to be available and serve as a resource long after the project is complete.

Select Projects

- Umatilla School District 2022 Pre-Bond Work, Umatilla, WA
- Milton-Freewater School District STEAM Facility, Milton-Freewater, OR
- Walla Walla High School Add. & Modernizations, Walla Walla, WA
- Gib Olinger Elementary School, Milton-Freewater, OR
- North Idaho College Career Technical Education Building, Rathdrum, ID
- North Idaho STEM Academy Classroom Addition, Rathdrum, ID
- Southeast Area Washington Technical Skills Center, Walla Walla, WA
- Coeur d'Alene School District Secure Entries, Coeur d'Alene, ID
- Lincoln High School Additions & Modernizations, Walla Walla, WA
- Pioneer Middle School Additions & Modernizations, Walla Walla, WA
- Blue Ridge Elementary School Reroof, Walla Walla, WA
- Berney Elementary School HVAC Retrofit and Reroof, Walla Walla, WA
- McLoughlin High School Safety & Security Upgrades, Milton-Freewater, OR
- Central Middle School Safety & Security Upgrades, Milton-Freewater, OR
- Ferndale Elementary School Safety & Security Upgrades, Milton-Freewater, OR
- Milton-Freewater School District Transportation Facility, Milton-Freewater, OR
- McLoughlin High School HVAC & Roofing Replacements, Milton-Freewater, OR
- Central Middle School HVAC & Roofing Replacements, Milton-Freewater, OR
- Ferndale Elementary School Generator Replacement, Milton-Freewater, OR



Education

UNIVERSITY OF IDAHO
Bachelor of Science in Architecture

Registration

Licensed Architect: ID, WA, OR

Professional Experience

Years with Architects West: 25

Total Years: 26

Organizations

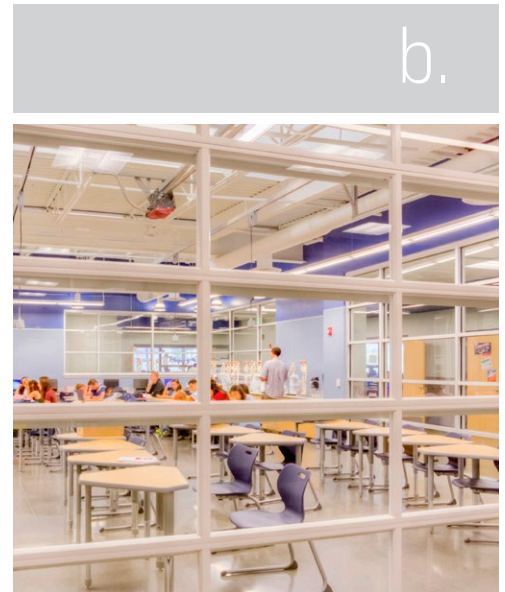
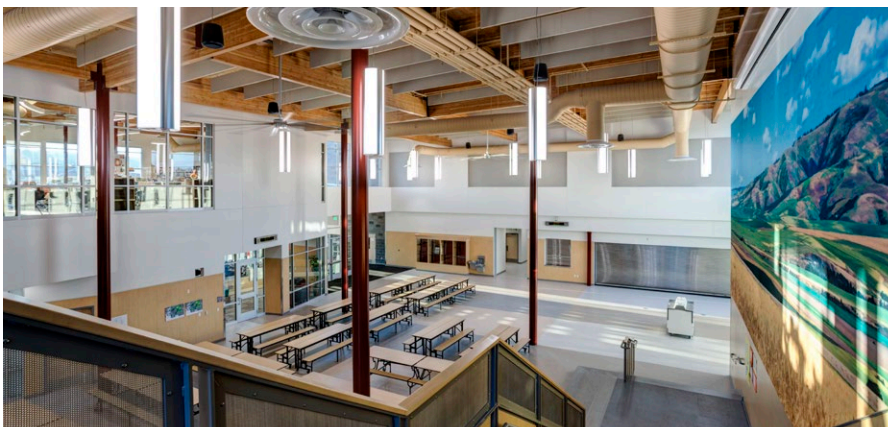
National Council of Architectural
Registration Boards (NCARB)

Associate for Learning Environment (A4LE)
- formerly Council of Educational Facility
Planners Institute (CEPFI)



Umatilla School District
Architectural & Related Services

- Umatilla School District Pre-Bond Planning, Umatilla, OR
- Milton-Freewater Pre-Bond Planning & Capital Improvement Projects, Milton-Freewater, OR
- Pasco School District Pre-K Center, Pasco, WA
- Walla Walla School District Long Range Planning, Walla Walla, WA
- Moscow Charter School Planning Study, Moscow, ID
- Lake City Jr. Academy Planning, Coeur d'Alene, ID
- College Place High School Additions & Modernizations, College Place, WA
- Davis Elementary School, College Place, WA
- Wapato High School Additions & Modernizations, Wapato, WA
- Medical Lake Middle School Additions & Modernizations, Medical Lake, WA
- Hallett Elementary School Additions & Modernizations, Medical Lake, WA
- Medical Lake School District Maintenance Facility, Medical Lake, WA
- Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Business Incubator Concept Design, Pendleton, OR
- Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Food Distribution Tenant Improvement, Pendleton, OR
- Othello Hospital Ambulance Facility, Othello, WA
- City of Hermiston Civic Building Assessments, Hermiston, OR
- Northwest Farm Credit Services Office, Salem, ID
- Northwest Farm Credit Services Office, Nampa, ID
- Northwest Farm Credit Services Office, Twin Falls, ID
- Northwest Farm Credit Services Office Feasibility Study, Sunnyside, WA
- Northwest Farm Credit Services Office Planning, Salem, OR
- Christian Aid Center Women and Children Center, Walla Walla, WA
- Northwest Farm Credit Services Office, Pasco, WA
- Richland City Hall Pre-Design Study, Richland, WA
- Upper Columbia Conference Headquarters & Storage Building, Spokane, WA
- Bishop White Seminary, Gonzaga University, Spokane, WA
- Kroc Community Center, Coeur d'Alene, ID



ED CHAMPAGNE

position

role

Principal | Seismic Upgrade Lead and
Team Support

Ed has served in many roles and offers more than 30 years of experience in educational and commercial facilities. He understands all aspects of architecture. His breadth of experience includes project management, design, planning, building concepts, and building program development. Ed will serve as Principal-in-Charge for your project. Not only does Ed have a full understanding of the technical aspects of a project including document preparation, specifications, product analysis, and construction supervision but he offers great insight and experience working with OSPI and other agencies to maximize funding and is an experienced, active, and vital consultant when it comes to executing successful bond and levy campaigns.

Select Projects

- Lone School District Improvements, Lone, OR
- Wallowa School District Improvements, Wallowa, OR
- Prosser High School, Prosser, WA
- Echo School District Classroom Additions, Echo, OR
- Ritzville High School Additions & Modernizations, Ritzville, WA
- Brewster High School Modernizations, Brewster, WA
- Brewster Elementary/Middle School Additions & Modernizations, Brewster, WA
- Wahitis Elementary School, Othello, WA
- Wapato School District Study & Survey, Wapato, WA
- Silver Hills Elementary School Remodel, Silverton, ID
- East Valley Safety & Security Projects, Spokane Valley, WA
- Tonasket High School Shop Addition, Tonasket, WA
- Spokane Community Colleges 3 Greenhouse Renovations, Spokane, WA
- Keene-Riverview, Prosser Heights, & Whitstran Elementary Schools Additions & Modernizations, Prosser, WA
- Walla Walla Catholic Schools Planning, Walla Walla, WA
- Kittitas Pre-Bond Assistance, Kittitas, WA
- Wahluke School District Pre-Bond Assistance, Wahluke, WA
- Grandview High School Pre-Bond Assistance, Grandview, WA



Education

UNIVERSITY OF IDAHO
Bachelor of Architecture

Registration

Licensed Architect: WA

Professional Experience

Years with Architects West: 29
Total Years: 35

Organizations

National Council of Architectural
Registration Boards (NCARB)

Associate for Learning Environment (A4LE)
- formerly Council of Educational Facility
Planners Institute (CEPFI)



- Oroville School District Study & Survey, Oroville, WA
- Wilson Creek Study & Survey, Wilson Creek, WA
- Prosser School District Study & Survey & Long Range Planning, Prosser, WA
- Ritzville School District Pre-Bond Assistance, Ritzville, WA
- Brewster School District Study & Survey, Brewster, WA
- Othello School District Administration Office Remodel, Othello, WA
- Othello Regional Transportation Facility, Othello, WA
- Othello School District A.L.P.S., Othello, WA
- Othello High School Classroom Addition, Othello, WA
- Othello School District Pre-Bond Assistance, Othello, WA
- Kittitas Study & Survey, Kittitas, WA
- Lind School District Study & Survey, Lind, WA
- Manson School District Study & Survey, Manson, WA
- Tonasket School District Study & Survey, Tonasket, WA
- Scootney Elementary School Additions & Modernizations, Othello, WA
- Hiawatha Elementary School Additions & Modernizations, Othello, WA
- Almira/Coulee-Hartline High School Replacement, Coulee City, WA
- Ritzville School District Study & Survey, Ritzville, WA
- Lutacaga Elementary School Additions & Modernizations, Othello, WA
- Othello High School Additions & Modernizations, Othello, WA
- McFarland Middle School Additions & Modernizations, Othello, WA
- Chewelah High School Reroof, Chewelah, WA
- Chewelah School District Fire Alarm Upgrades, Chewelah, WA
- Virginia Grainger Elementary School Additions, Okanogan, WA
- Okanogan Middle/High School Additions & Modernizations, Okanogan, WA
- Dawson Gymnasium Modernization, Okanogan, WA
- Bridgeport School District Study & Survey, Bridgeport, WA
- Milton-Freewater School District Portables, Milton-Freewater, OR
- McLoughlin-Union High School Modernizations, Milton-Freewater, OR
- Echo School District Gymnasium HVAC Upgrades, Echo, OR



ROD RADA, AIA

position

role

Architect | Project Architect

Rod, as an architect at Architects West has extensive experience in the design, documentation, and construction process. As a project architect, Rod is a leader and a facilitator when coordinating all design consultants and stake holders towards a cohesive architectural construct. He is very passionate about the design process and construction documents, where “design is in the details”, aiming for a seamless transition between design and construction. During construction administration, Rod is a reliable point of contact, always available for problem solving and quick to adapt to unforeseen circumstances. Rod understands it takes a community of people to design and build a building, and by being a facilitator he can engage all trades and disciplines in a positive and team building attitude.

Select Projects

- Lone School District Improvements, Lone, OR
- Coeur d’Alene Tribe Residential Community, Worley, ID
- Fidelity Building Renovation, Spokane, WA
- Atlas Waterfront Residential Community, Coeur d’Alene, ID
- Terminal 7, Airway Heights, WA

Select Projects from Previous Employ

- Pauline Flett Middle School, Spokane, WA
- Glover Middle School, Spokane, WA
- University of Montana New Dining Hall, Missoula, MT
- Reseda Charter High School, Los Angeles, CA
- Beijing National Day School, Beijing, China
- 2barrels Corporate Office, Spokane, WA
- Palmeraie Luxury Retail Mixed-use Development, Scottsdale AZ
- Baltimore Mixed-use Development, Baltimore, MD
- Downtown Scottsdale Mixed-use High-rise Development, Scottsdale AZ
- Hacienda Sisters Retirement Community, Tucson, AZ
- Greenland Mixed-Use Development and Master Plan, Guangzhou, China



Education

ARCHITECTURAL ASSOCIATION SCHOOL OF ARCHITECTURE, LONDON, UK
AA Diploma

UNIVERSITY OF CAPE TOWN SOUTH AFRICA
Bachelor of Arch. Studies

Registration

Licensed Architect: ID, AZ

Professional Experience

Years with Architects West: 2
Total Years: 21

Organizations

American Institute of Architects, (AIA),
Treasurer, Spokane Chapter

Coeur d’Alene Arts and Culture Alliance,
Board Member



Umatilla School District
Architectural & Related Services

DEBBIE BRAVO, WELL AP

position

Interior Designer

role

Space Planner/
Interior Design

Debbie believes that good design matters and she brings her experience and her passion for interior design to every project. With more than thirty years as an interior designer, Debbie has an extensive portfolio of varied project types including multi- and single-family residences. She feels fortunate to work on all aspects of a project ranging from programming and conceptual design, all the way through to putting in the finishing touches with furniture and artwork. Debbie interacts and works closely with each client to get to know them, to understand and support their needs within the built environment while working side-by-side with fellow team members throughout the duration of the project. Durability, longevity and designing to a specific aesthetic are key elements to ensuring the project needs and goals are met, the client is satisfied and the spaces make life better.

Select Projects

- Lone School District Improvements, Lone, OR
- Priest River Elementary School Additions & Modernizations, Priest River, ID
- Boardman City Hall Expansion, Boardman, OR
- Confederated Tribes of the Umatilla's Business Incubator, Umatilla, OR
- State of Idaho Department of Lands St. Maries Field Office, St. Maries, ID
- Coeur d'Alene Chamber of Commerce Remodel, Coeur d'Alene, ID
- Trent Shelter, Spokane, WA
- Othello Ambulance Facility, Othello, WA
- Terminal 7, Airway Heights, WA
- CornerStone, Coeur d'Alene, ID
- Atlas Housing, Coeur d'Alene, ID
- First Presbyterian Donor Wall, Coeur d'Alene, ID
- City of Liberty Lake Trailhead Golf Course Clubhouse, Liberty Lake, WA
- Liberty Lake Trailhead Golf Course Restaurant TI, Liberty Lake, WA
- Museum of North Idaho Historic White House Renovation, and Addition, Coeur d'Alene, ID
- Walla Walla County Jail Remodel, Walla Walla, WA



Education

UNIVERSITY OF IDAHO
Bachelor of Fine Arts in Interior Design,
Minor in Arts

Registration

WELL AP (health and well-being credential
denoting expertise in the WELL Building
Standard)

Professional Experience

Years with Architects West: 1
Total Years: 30



Umatilla School District
Architectural & Related Services

MOLLY TEAL, PLA, ASLA

position

role

Landscape Architect | Site Design

Molly enjoys creating spaces that enhance the quality of life for the user. She approaches each project with an open attitude to listen, learn, and collaborate bringing the creativity, idea-driven and, goal-oriented solution to complete the puzzle. Molly excels in developing unique and creative solutions, while also practical, for a wide variety of project types. As the Landscape Architect for your project, Molly can work effectively with clients as a team member, or independently in creating detailed drawings and graphics. She thrives in the high-pressure environment and is proficient at organizing projects, delegating tasks, and consistently meeting deadlines. The client is first and foremost and Molly is committed to ensuring that the result is a good design that meets the client's needs and goals for years to come.

Select Projects

- Walla Walla High School Additions & Modernizations, Walla Walla, WA
- Milton-Freewater School District Transportation Facility, Milton-Freewater, OR
- Grandview High School, Grandview, WA
- Grove Athletics, Milton-Freewater, OR
- Gib Olinger Elementary School, Milton-Freewater, OR
- Milton-Freewater Capital Improvement Projects, Milton-Freewater, OR
- River City Middle School Kitchen Expansion & 2nd Floor Addition, Post Falls, ID
- College Place High School Additions & Modernizations, College Place, WA
- Davis Elementary School, College Place, WA
- Colfax School District Track, Colfax, WA
- Greenacres Elementary School Additions & Modernizations, Spokane Valley, WA
- Kennison Athletic Fields, Hermiston, OR
- Medical Lake Middle School Additions & Modernizations, Medical Lake, WA
- Hallett Elementary School Additions & Modernizations, Medical Lake, WA
- Medical Lake School District Maintenance Facility, Medical Lake, WA
- West Valley Middle School Athletics, Yakima, WA
- West Valley High School Freshman Campus Additions & Modernizations, Yakima, WA
- West Valley High School Freshman Campus Athletic Fields, Yakima, WA



Education

UNIVERSITY OF IDAHO
Bachelor of Landscape Architecture.
Bachelor of Science, Minor in Horticulture

Registration

Professional Landscape Architect: ID, WA

Professional Experience

Years with Architects West: 15
Total Years: 18

Organizations

American Society of Landscape Architects
(ASLA), Idaho-Montana Chapter

River City Leadership Academy, 2020
Graduate (Post Falls)

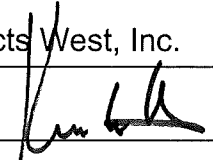


Umatilla School District
Architectural & Related Services

Appendix C

CERTIFICATION OF NONDISCRIMINATION

The undersigned Proposer is aware that, under ORS 279A.110, no Proposer who contracts with a public contracting agency may discriminate against minority, women, or emerging small business enterprises certified under ORS 200.055 or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225, in the awarding of subcontracts. Accordingly, the undersigned Proposer hereby certifies as part of its Proposal submission that it has not and will not discriminate against any minority, women, or emerging small business enterprises or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any of the required subcontracts for this project.

Firm Name Architects West, Inc.
Authorized Signature 
Printed Name Kevin W. Cole
Title Principal
Date 6.9.23

Appendix D

PROPOSER RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon's reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, "Resident Bidder/proposer" means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a "Resident Bidder/proposer". A "non-resident Bidder/proposer" is a bidder/proposer who does not meet the definition of a "Resident Bidder/proposer" as stated above.

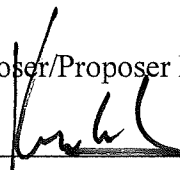
Bidder/proposer/Proposer ____ IS/ X IS NOT a "Resident Bidder/proposer" as set forth above.

2. If a Resident Bidder/proposer, enter your Oregon Business address below:

3. If a Non-resident Bidder/proposer, enter state of residency:

Idaho

Bidder/proposer/Proposer hereby certifies that the information provided is true and accurate.

Signature:  Date: 6.9.23

Printed or Typed name: Kevin W. Cole

Title: Principal

Telephone: 208-667-9402

Appendix E

UMATILLA SCHOOL DISTRICT Acknowledgement of Addenda

I/we have received and reviewed the RFP, the Attachments to the RFP, and any Addenda issued by the District and this submission is our entire proposal. Addenda Received:

Addendum No. 1 Date Received 6/06/2023

Addendum No. _____ Date Received _____

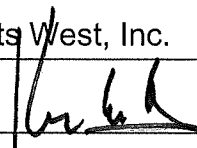
Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

If no addendum received write "None" _____

Firm Name Architects West, Inc.

Authorized Signature 

Printed Name Kevin W. Cole

Title Principal

Date 6.9.23



ARCHWES-01

AARCHULETA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Hartwell Corporation PO Box 400 Caldwell, ID 83606	CONTACT NAME: Aubrey Archuleta	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: aubrey@thehartwellcorp.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Architects West Inc. 210 E. Lakeside Avenue Coeur D'Alene, ID 83814-2833	INSURER A: XL Specialty Insurance Co.	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liabili			DPR9997556	8/8/2022	8/8/2023	Each Claim 2,000,000
A	Deductible \$50,000			DPR9997556	8/8/2022	8/8/2023	Aggregate 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Umatilla School District Heidi Sipe 1001 6th Street Umatilla, OR 97882	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



ARCHWES-01

TNORZING

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Northwest LLC PO Box 3144 Spokane, WA 99220	CONTACT NAME: PHONE (A/C, No, Ext): (509) 747-3121 FAX (A/C, No): (509) 623-1073 E-MAIL ADDRESS: nowspkinfo@hubinternational.com
	INSURER(S) AFFORDING COVERAGE INSURER A: National Fire Insurance Company of Hartford 20478 INSURER B: Continental Casualty Company 20443 INSURER C: Idaho State Insurance Fund 36129 INSURER D: Scottsdale Indemnity Company 15580 INSURER E: INSURER F:
INSURED Architects West, Inc. 210 E. Lakeside Ave. Coeur D Alene, ID 83814	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X	X	6025009750	11/1/2022	11/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 EBL AGGREGATE \$ 4,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			6025009750	11/1/2022	11/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6025010381	11/1/2022	11/1/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ 1,000,000
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	561852	4/1/2023	4/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	D&O			EKI3425380	4/5/2023	4/5/2024	Per Claim/ Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Umatilla School District is included as additional insured, coverage is Primary and Non-Contributory and Waiver of Subrogation applies per the attached forms/endorsements.

CERTIFICATE HOLDER

CANCELLATION

Umatilla School District Heidi Sipe 1001 6th Street McNary, OR 97882	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Thomas J. Blue</i>
---	--

There have been no claims in the past five years.

Scottsdale Indemnity Company

Loss Run Report As Of:
05/24/2023

Architects West, Inc.

Policy Number 3474592	Policy Period 04/05/2023 to 04/05/2024	Claim Status No Claims Reported
Policy Number 3425380	Policy Period 04/05/2022 to 04/05/2023	Claim Status No Claims Reported
Policy Number 3372332	Policy Period 04/05/2021 to 04/05/2022	Claim Status No Claims Reported
Policy Number 3323612	Policy Period 03/05/2020 to 04/05/2021	Claim Status No Claims Reported
Policy Number 3285298	Policy Period 03/05/2019 to 03/05/2020	Claim Status No Claims Reported
Policy Number 3248737	Policy Period 03/05/2018 to 03/05/2019	Claim Status No Claims Reported
Policy Number 3215493	Policy Period 03/05/2017 to 03/05/2018	Claim Status No Claims Reported
Policy Number 3182107	Policy Period 03/05/2016 to 03/05/2017	Claim Status No Claims Reported
Policy Number 3148649	Policy Period 03/05/2015 to 03/05/2016	Claim Status No Claims Reported
Policy Number 3123431	Policy Period 03/05/2014 to 03/05/2015	Claim Status No Claims Reported
Policy Number 3086062	Policy Period 03/05/2013 to 03/05/2014	Claim Status No Claims Reported
Policy Number 3059158	Policy Period 03/05/2012 to 03/05/2013	Claim Status No Claims Reported



Architects West Inc
210 E Lakeside Ave
Coeur D Alene, ID 83814-2833

Loss Run Period: 04/01/2018 to 05/25/2023
Report Run Date: 05/25/2023
Policy Number: 561852
Agent of Record: Hub International Northwest LLC

LOSS EXPERIENCE ANALYSIS REPORT

Effective Date	Exp. Mod.	Written Premium	Total Losses	Loss Ratio	Open Claims	Total Claims
04/01/2018	0.88	\$6,716.00	\$0.00	0.00	0	0
04/01/2019	0.87	\$5,723.00	\$0.00	0.00	0	0
04/01/2020	0.87	\$5,673.00	\$0.00	0.00	0	0
04/01/2021	0.87	\$4,692.00	\$0.00	0.00	0	0
04/01/2022	0.89	\$5,720.00	\$0.00	0.00	0	0
Totals:		\$28,524.00	\$0.00	0.00	0	0

Current Year	Exp. Mod.	Estimated Premium	Total Losses	Loss Ratio	Open Claims	Total Claims
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CUSTOMER LOSS REPORT
ACCOUNT SUMMARY

Run Date: 5/25/2023		As Of: 05/19/2023		Current Policy Period: 11/01/2022 - 11/01/2023	
Account		Service Information			Agency
Architects West, Inc.		Account No	CAM Program	Branch Office	Phone No
210 E LAKESIDE AVE		3034988403	Seattle	050	CS&S/HUB INTERNATIONAL NORTHWEST LLC
COEUR D ALENE	ID 83814				835 N POST ST STE 203 PO BOX 3144 (99220)
					SPOKANE WA 99201

Policy Premium Summary			Policy Loss Summary					
Product Group	Policy Number	Effective Date	Number Of Claims	Paid Losses	Reserve	Net Incurred	Deductible	Gross Incurred
Package	6025009750	11/01/2022	0					
Package	6025009750	11/01/2021	0					
Package	6025009750	11/01/2020	0					
Package	6025009750	11/01/2019	0					
Umbrella	6025010381	11/01/2022	0					
Umbrella	6025010381	11/01/2021	0					
Umbrella	6025010381	11/01/2020	0					
Umbrella	6025010381	11/01/2019	0					

Account Totals



Umatilla School District
Architectural & Related Services



Architects West

210 E Lakeside Ave
Coeur d'Alene, ID 83814
t. 208.667.9402

850 E Spokane Falls Blvd, Ste 200
Spokane, WA 99202
t. 509.209.8820



UMATILLA SCHOOL DISTRICT

RFP-Architectural and Related Services
2022 Bond Issue and Seismic Retrofit Grant Projects

JUNE 13, 2023



— CELEBRATING 40 YEARS —

 **DESIGN WEST**
ARCHITECTS

— 1983 - 2023 —



CONTACT INFORMATION

Design West Architects, P.A.
830 N. Columbia Center Blvd., Suite E
Kennewick, WA 99336
T: 509.783.2244



1. Certifications and Acknowledgements

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Appendix D	5
Appendix E	6

2. Description of Qualifications

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E Approach to Schedule & Budget	24
F Availability to and Familiarity with the Districts Locale.....	26
G References	28

Front Cover & TOC: Columbia River Elementary- Pasco, WA
Back Cover: Tapteal Elementary School- West Richland, WA



Appendix C

CERTIFICATION OF NONDISCRIMINATION

The undersigned Proposer is aware that, under ORS 279A.110, no Proposer who contracts with a public contracting agency may discriminate against minority, women, or emerging small business enterprises certified under ORS 200.055 or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225, in the awarding of subcontracts. Accordingly, the undersigned Proposer hereby certifies as part of its Proposal submission that it has not and will not discriminate against any minority, women, or emerging small business enterprises or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any of the required subcontracts for this project.

Firm Name Design West Architects, P.A.

Authorized Signature *Matt Whitish*

Printed Name Matt Whitish

Title Principal

Date 06/13/2023



Appendix D

PROPOSER RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon’s reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, “Resident Bidder/proposer” means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a “Resident Bidder/proposer”. A “non-resident Bidder/proposer” is a bidder/proposer who does not meet the definition of a “Resident Bidder/proposer” as stated above.

Bidder/proposer/Proposer ____ IS/ X IS NOT a “Resident Bidder/proposer” as set forth above.

2. If a Resident Bidder/proposer, enter your Oregon Business address below:

3. If a Non-resident Bidder/proposer, enter state of residency:

Washington

Bidder/proposer/Proposer hereby certifies that the information provided is true and accurate.

Signature: *Matt Whitish* Date: 06/13/2023

Printed or Typed name: Matt Whitish

Title: Principal

Telephone: 509-783-2244



Appendix E

UMATILLA SCHOOL DISTRICT
Acknowledgement of Addenda

I/we have received and reviewed the RFP, the Attachments to the RFP, and any Addenda issued by the District and this submission is our entire proposal. Addenda Received:

Addendum No. 1 Date Received 6/6/2023

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

Addendum No. _____ Date Received _____

If no addendum received write "None" _____

Firm Name Design West Architects, P.A.

Authorized Signature *Matt Whitish*

Printed Name Matt Whitish

Title Principal

Date 6/13/2023

COVER LETTER



Groff Elementary School
Moses Lake, Washington



Heidi Sipe, Superintendent
Umatilla School District
1001 6th Street
Umatilla, OR 97882

June 13, 2023

RE: RFP - Architectural and Related Services: 2022 Bond Issue and Seismic Retrofit Grant Projects

Dear Ms. Sipe and Selection Committee Members,

Design West Architects (DWA) is pleased to submit our Statement of Qualifications to the Umatilla School District (USD) for your 2022 Bond Issue and Seismic Retrofit Grant Projects. We have enjoyed our past partnership with you and the District and we are excited to be considered for these upcoming USD projects. The Design West team welcomes the opportunity to contribute our extensive educational and community facility design experience to benefit the students, staff, and patrons of Umatilla School District. We believe that Design West Architects is comprised of the best team for these projects for many reasons:

Familiarity We know the Umatilla School District and understand its community priorities that every dollar must be spent wisely. Design West practices value-based design, recommending only cost-effective, viable design solutions that can be easily constructed by the local labor force. We will provide the best possible value to the residents of Umatilla without compromising quality, energy efficiency, or appearance.

Experience We have extensive experience designing CTE facilities including complicated retrofits and new construction. Our team has specialized in the planning and design of educational facilities for the past 40 years, staying informed of trending design innovations, building code revisions, and changing educational needs.

Availability With 34 staff among our five office locations, we have the resources to complete the proposed projects on the schedule desired by the District, whether concurrently or consecutively. We have recently completed several large projects and have both the time and resources to make Umatilla School District a top priority.

Thank you for taking the time to review our qualifications. If I can help answer any further questions, please don't hesitate to call.

Sincerely,

Matt Whitish, Principal

Design West Architects, P.A. | 830 N. Columbia Center Blvd., Suite E | Kennewick, Washington 99336
P: 509.783.2244 | C: 509.820.0117 | E: mwhitish@designwestwa.com

FIRM BACKGROUND

A



Stanfield School District
Stanfield, OR



DESIGN WEST ARCHITECTS, P.A.

WE DESIGN FOR THE FUTURE



Design West Architects, P.A. was established in 1983, specializing in the planning and design of K-12 schools and other facilities that serve the community. Our team has worked with school districts across the Northwest to help them realize their goals for new and improved facilities, many in rural areas similar to Umatilla. Our business model is to establish long-term relationships. This is accomplished by listening to our client's needs and working collaboratively with them to assist with their facility needs. Regardless of size or complexity, from a minor tenant improvement to major new construction project, Design West will be there to help.

Our skill and experience is best illustrated by a high incidence of repeat public school district clients - evidence of satisfied customers whose expectations have been successfully met and exceeded. Design West has thirty-four dedicated architects on staff, including two

LEED® Accredited Professionals, ten licensed Architects, and two NCIDQ certified Interior Designers.

Design West has five locations: Spokane, Pullman & Kennewick, Washington, Meridian, Idaho, and Ontario, Oregon. The multiple office concept is a deliberate strategy to make principals and staff more accessible to our clients throughout the Northwest. Our team effectively shares our professional and procedural strengths within Design West and with our consulting engineers to provide a cohesive project team for our clients.

Design West practices value-based design, recommending practical, viable design solutions that consider the immediate and long-term needs and budget realities of public school districts. We look forward to working again with Umatilla School District administrators, staff, and members of the community to modernize and expand your educational centers.

LEAD CONTACT:

Matt Whitish, AIA, NCARB
Principal Architect

830 N. Columbia Center Blvd., Suite E
Kennewick, WA 99336
Phone: 509.783.2244

CELEBRATING 40 YEARS



1983 - 2023

YEAR FOUNDED:
1983

NUMBER OF STAFF:
34

PERSONNEL:

- 10 Architects
- 5 Project Managers
- 12 Interns / Production
- 7 Administrative

OFFICE LOCATIONS:

- Ontario, Oregon
- Kennewick, Washington
- Meridian, Idaho
- Pullman, Washington
- Spokane, Washington

STATES LICENSED:

- Oregon
- Idaho
- Washington
- Montana
- Nevada

THE RIGHT EXPERIENCE:

- Substantial Educational Project Experience
- Experts in Existing Facility Assessment
- Experts in Renovations & Systems Upgrades

THE RIGHT PEOPLE:

- Principal commitment on all projects
- Excellence-oriented team

SERVICE VOLUME:

- \$100,000,000.00 in construction value annually

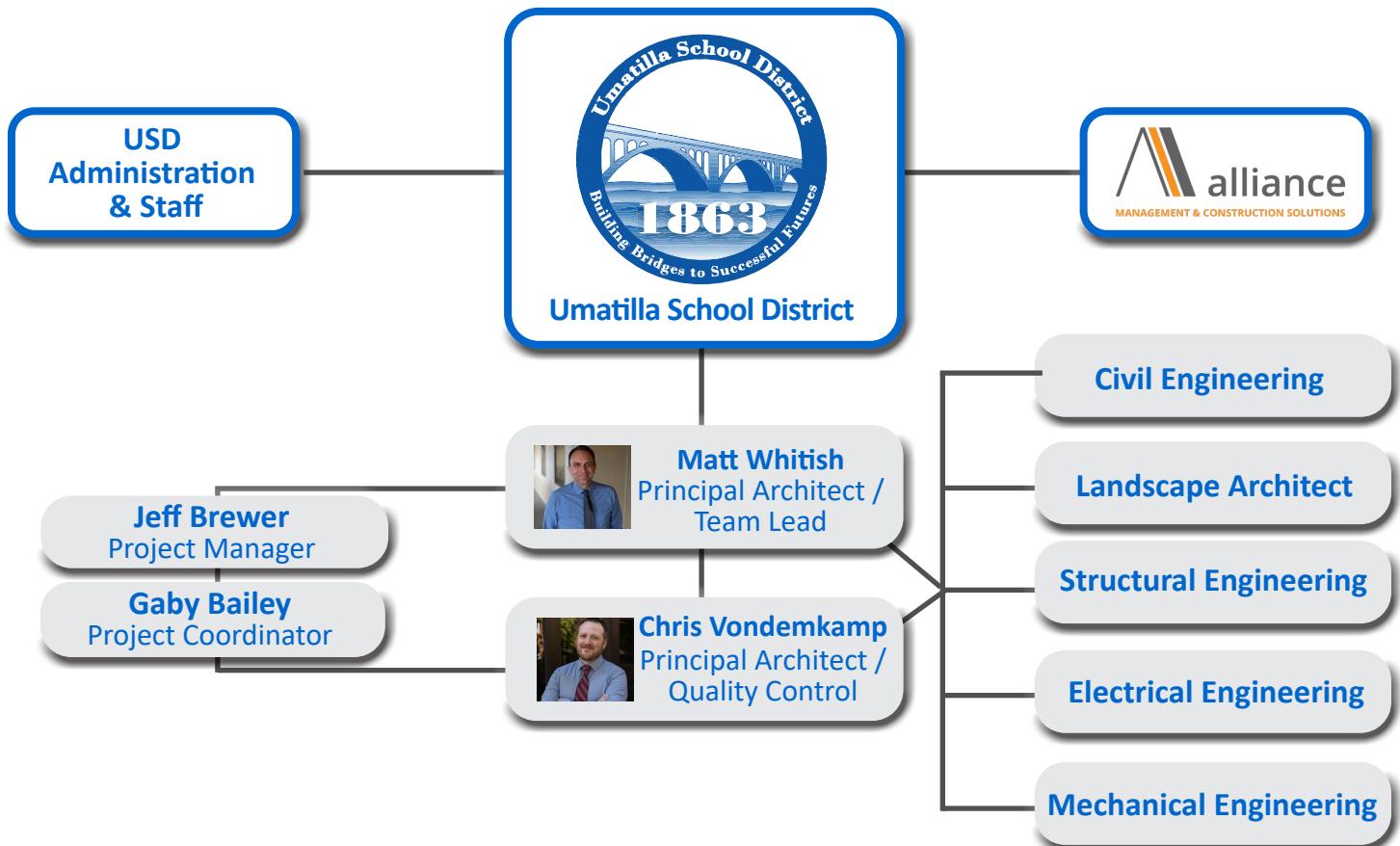


PROJECT TEAM & STAFFING

B



Davenport Middle School
Davenport, WA



KEY PERSONNEL & DESCRIPTION OF STAFF ROLES

Design West will utilize consulting firms for mechanical, electrical, civil/landscape design, and structural engineering. We will work with USD and Alliance to assemble the engineering team that best fits the project's goals after establishing the project's scope of work. Our team has maintained a strong working relationship with Alliance's Earl Eastman and Doug Carl throughout the years. With multiple projects proposed in the Request for Proposals, DWA will assign two Principals to the Umatilla School District. Our unique ability to dedicate leadership and resources concurrently to multiple projects will allow our team to meet the District's schedule. If we are selected, all projects will be overseen by Matt Whitish and Chris Vondemkamp with support from Jeff Brewer and Gaby Bailey. Our current and projected work load will allow us to provide all proposed services and make Umatilla School District a top priority for assigned staff in both Kennewick and Meridian offices.

MATT WHITISH, Principal Architect

- Lead contact for Umatilla School District
- Negotiate DWA contract w/the District
- Attend programming & design meetings
- Perform construction observations
- Prepare & send field reports to team
- Attend regular site meetings & OAC meetings

JEFF BREWER, Project Manager

- Develop scope of work / project prioritization
- Design concepts for USD w/project architect
- Assist architect w/schedule & budget
- Lead AHJ compliance & permitting process
- Answer RFI's, review submittals & payment apps

CHRIS VONDEMKAMP, Principal Architect

- Develop design concepts & refine scope of work
- Develop / coordinate project schedule & budget
- Prepare specifications & coordinate drawings
- Coordinate consulting engineers & designers
- Coordinate bidding w/Alliance
- Cost control at each major project milestone

GABY BAILEY, Project Coordinator

- Assistance w/specifications
- Coordinate w/consultants on RFIs & submittals
- Process payment applications
- Provide project tracking
- AHJ submittal support



MATT WHITISH **AIA, NCARB**

Lead Principal Architect

EDUCATION

Bachelor of Architecture
Washington State University



STATES LICENSED:

Oregon, Washington, Idaho

With eight years of construction experience as a Superintendent and a Project Manager in a previous career, Matt is a Principal Architect in our Kennewick location who brings a unique background of construction knowledge to the design team. This background leads to cost-effective solutions and responsible design. His ability to deliver creative designs within rigorous schedules makes him an integral part of the project team.

SELECT PROJECT EXPERIENCE

Eastern Oregon University - La Grande, OR

Ackerman Hall Entry Accessibility
Ackerman Hall Anthropology Improvements
Head Start Modular Facility

Pasco School District - Pasco, WA

4403 Suite A & B Improvements
Three Rivers Elementary School
Pasco High School Phase III Modernization

Richland School District - Richland, WA

District Seismic & Facility Assessment
Desert Sky Elementary School
Leona Libby Middle School

Walla Walla University - College Place, WA

University Clinic & Bookstore Improvements
Smith Hall Elevator & Upgrades

West Valley School District - Yakima, WA

Apple Valley Elementary
Summitview Elementary

Matt Whitish - Current Work Load

Umatilla SD Projects	45%
Hanford HS Security	15%
Moses Lake SD Elem #12	25%
Pasco SD Suite B	15%



CHRIS VONDEMKAMP **AIA, NCARB**

Project Architect

EDUCATION

Bachelor of Architecture
B.S. of Environmental Design & Sociology
North Dakota State University



STATES LICENSED:

Oregon, Idaho

Chris is a Principal Architect at our Meridian location. He brings years of commercial design and project management experience to DWA. Chris has managed numerous successful educational projects since 2013, in all phases of design through construction. The backbone of his work at DWA has been K-12 education and municipal projects. Chris' strong work ethic, attention to detail, and willingness to go above and beyond ensures client satisfaction.

SELECT PROJECT EXPERIENCE

Ontario School District - Ontario, OR

Ontario Middle School Addition
Ontario High School Window Replacement

Stanfield School District - Stanfield, OR

Stanfield Schools Addition & Renovation
District Bus Facility

Nyssa School District - Nyssa, OR

New Nyssa Middle School

Enterprise School District - Enterprise, OR

2020 Bond Project Improvements & Renovations

Pine Eagle School District - Halfway, OR

Pine Eagle Facility Assessment

Joseph School District - Joseph, OR

Joseph Charter School Seismic & HVAC Upgrades

West Ada School District - Boise, ID

Spalding STEM Academy Addition

Chris Vondemkamp - Current Work Load

Umatilla SD Projects	40%
Vallivue Elem School #8	25%
Ontario Middle School Add.	15%
Joseph Seismic/HVAC Impr.	20%



JEFF BREWER
ODE TAP Certified Assessor
Project Manager

EDUCATION
AA in Architecture
Oregon Coast College



In 2014, Jeff joined the Design West team bringing over 20 years of targeted commercial design and construction experience to the firm. The combination of Jeff's hands-on construction skills and his education in drafting and design is an asset to our team and to our clients. He is a Certified Assessor with the Oregon Department of Education and coordinates the activities of the design team, consultants, contractor, and regulatory agencies.

SELECT PROJECT EXPERIENCE

Umatilla School District - Umatilla, OR

McNary Heights Elementary Improvements
Clara Brownell Middle School Improvements
Umatilla High School Security Upgrades

Caldwell School District - Caldwell, ID

Sacajawea Elementary Modernization

Cove School District - Cove, OR

District Facilities Assessment & Long Range Plan

Pine Eagle School District - Halfway, OR

Pine Eagle Facility Assessment

West Ada School District - Boise, ID

New Owyhee High School
Restroom & ADA Upgrades (multiple sites)

Vallivue School District - Caldwell, ID

Ridgeview High School
Skyway Elementary School
VSD Information Technology Building
District Office Renovation

Jeff Brewer - Current Work Load

Umatilla SD Projects	30%
Joseph Seismic/HVAC Impr.	20%
Ontario Middle School Add.	20%
Enterprise SD Improvements	30%



GABY BAILEY
Project Coordinator



Gaby has been an Office Administrator and Project Coordinator at Design West since 2014. Over the last 9 years with DWA, she has expanded her skill-set in many project areas. Gaby's efficiency in processing project documents and experience assisting in-house architects, clients, consultants, AHJs, and contractors through the design, permitting, and construction process, has made her an irreplaceable part of the DWA team.

SELECT PROJECT EXPERIENCE

Ontario School District - Ontario, OR

Ontario Middle School Addition
Ontario High School Window Replacement

Umatilla School District - Umatilla, OR

McNary Heights Elementary Improvements
Clara Brownell Middle School Improvements
Umatilla High School Security Upgrades

Stanfield School District - Stanfield, OR

Stanfield Schools Addition & Renovation
District Bus Facility

Nyssa Middle School - Nyssa, OR

Nyssa Middle School
High School Classroom HVAC/Re-Roof

Cove School District - Cove, OR

District Kitchen/Cafeteria Building

Ione School District - Ione, OR

Long Range Plan

Gaby Bailey - Current Work Load

Umatilla SD Projects	25%
Donnelly Elem Bldg. Add.	15%
Ontario Middle School Add.	15%
Homedale HS Gym/Classrm.	45%

RELATED EXPERIENCE



Leona Marshall Libby Middle School
West Richland, WA



The projects in this section represent a brief “snapshot” of our work that is similar in scope or contains similar elements to the proposed Umatilla School District projects. We can provide additional information upon request.



Budget: \$10.1M Change Order: 1.4%

Umatilla School District 2016 Bond Projects

The Umatilla School District, Alliance, and CM/GC Chervenell Construction worked with DWA to design and complete additions and improvements to all Umatilla schools: McNary Heights Elementary School, Clara Brownell Middle School, and Umatilla High School. New secure entries, security systems, and HVAC controls were added to all three buildings. A new, freestanding gymnasium building was added to the McNary Heights campus, as well as a new administration area. Flooring and finishes were upgraded throughout the building and the existing kitchen was modernized. **Reference: Heidi Sipe, Superintendent / 541.922.6500**



Budget: \$9.0M Change Order: 1.8%

Tri-Tech Skills Center Growth Addition

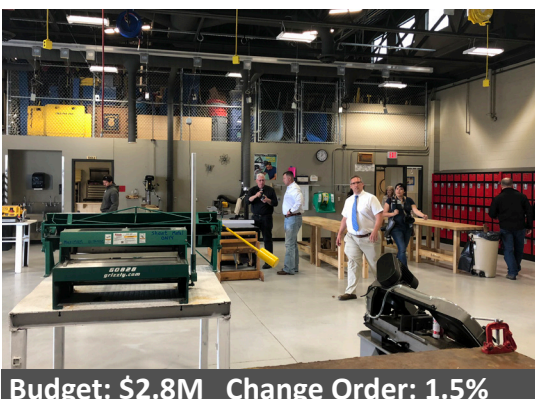
The new 16,200SF main entry improves wayfinding and includes a new parking lot, bus drop off area, landscaping, and a security vestibule with surveillance of approaching visitors. Special security glazing was installed at strategic interior and exterior locations. New programs branch out from the main corridor including an administration wing, a culinary arts wing with a full commercial kitchen, a pre-physical therapy classroom, and an exhibition space connecting to the kitchen. These flexible spaces are built for growth and future programs as the needs for Tri-Tech Skills Center change. **Reference: Paul Randall, Director / 509.222.7300**



Budget: \$1.6M Change Order: 1%

Cove School District Kitchen/Cafeteria Building

The Design West team completed a Facilities Assessment throughout the Cove School District. We were selected to develop design solutions for the District’s existing kitchen facilities and provide more space for food service. The final project is a new 5,100SF kitchen and cafeteria building located right next door to the existing K-12 school in Cove. The building includes a full kitchen with dry storage, scullery, freezer/cooler, and restroom/office space for kitchen staff. The cafeteria is large enough to accommodate the entire student body, with boy’s and girl’s restrooms and ample chair storage. The building is also used for community events. **Reference: Earl Pettit, Superintendent / 541.568.4424**



Budget: \$2.8M Change Order: 1.5%

Finley School District CTE Building

In 2016, Finley School District secured a Washington OSPI iGrant to improve educational spaces dedicated to furthering student development in STEM/CTE. DWA explored possible improvements to the existing Vo/Ag Building into a STEM Center to best serve the high school students. This project modernized the existing CTE Facility, a renovated 5,000SF and added another 2,000SF. The Center has two large fully equipped science/technology classrooms, renovated engineering/robotics shop, mezzanine storage, and re-skinned green houses for Ag-based studies. **Reference: Bryan Long, Dir. of Human Resources / 509.586.3217**



Budget: \$15.9M Change Order: 1%

Stanfield School District Additions & Improvements

The Stanfield School District contacted DWA to assist with Long Range Facility Planning in preparation for the \$18 million dollar bond initiative. After voters passed the bond, the District was awarded a matching grant through the OSCIM Program. The Secondary School was renovated and expanded to include a Middle School wing, a new secure entry, new spaces for strength training, welding, CTE, and a new horticulture greenhouse. Renovations included the kitchen, administration area, and locker rooms. The overall renovations and improvements totaled 36,613SF.

Reference: Beth Burton, Superintendent / 541.449.8766



Budget: \$25.3M Change Order: TBD

Ridge View Elementary School

Our team has been working with Alliance's Earl Eastman and the Kennewick School District on this replacement school. The new 62,000 SF Ridge View Elementary School will be a two-story building, based on a previously utilized prototype. The design incorporates 30 classrooms with room for future growth and is zoned for after-hours use for performances and athletic events, without public access to the entire school. Natural daylight is integrated into the design to save energy and improve the indoor environment. The facility includes a third level mechanical mezzanine to enclose equipment. Final completion is expected in winter 2024.

Reference: Ryan Jones, Capital Projects Manager / 509.222.6810

LOST OR DISCONTINUED ACCOUNTS

Design West Architects, P.A. has no lost or discontinued accounts in the State of Oregon within the past 5 years.

SEISMIC GRANT PROGRAMS & PROJECTS

The Design West team has experience administering and implementing seismic grant programs including our current Joseph School District project. With our consultant, we will design seismic upgrades for the District in accordance with Grant guidelines to ensure compliance. Each seismic project begins with Design West's review of the SRGP report to confirm the extent of the original evaluation. We investigate, along with our structural engineer, to determine if efficiencies can be achieved through alternate design approaches meeting the current building code. Any significant variations from the SRGP report are verified and approved through Business Oregon prior to implementing the remediation. During construction, we will produce the required quarterly reports with photos of the construction status and provide reports to Business Oregon for verification of the Construction Manager's monthly draw request.

When it comes to reducing unforeseen conditions and surprises that are common in seismic improvements, there is no substitute for thorough and patient on-site inspection of the existing facilities. Often, the components of the structure are hidden from plain sight and require crawling into tight spaces or uncovering suspected conditions to verify them. Our team does this often. We review available documents to determine the least intrusive locations to expose hidden conditions. We understand that construction documents from decades past may not contain a high level of detail. We work to identify and examine existing conditions where structural modifications are to be performed.

It is important to be comprehensive in our investigation. Conditions away from the intended areas of work may have the potential to impact the proposed modifications. Continued on-site inspection throughout the demolition and construction phases will help identify issues immediately as they arise, reducing delays and associated costs.





REBATE & INCENTIVE PROGRAM EXPERIENCE

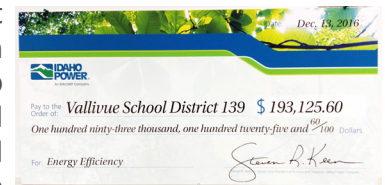
The DWA team has assisted numerous public clients including Umatilla, Ontario, Nyssa, Stanfield, Cove, and Enterprise School Districts with energy efficiency rebates, tax credits, and incentives from local utility companies and governmental agencies. We will work with the District and local authorities to investigate and apply for all possible rebates and incentives through Pacific Power/Energy Trust of Oregon and Oregon Department of Energy. In the past ten years alone we have helped our clients receive over \$2,000,000 in incentives and rebates for energy efficient features and systems included in our projects.

Energy Trust of Oregon

Design West has first-hand experience with Energy Trust of Oregon (ETO) through our work with the Nyssa School District on the new Nyssa Middle School. Our team worked closely with ETO representatives to secure all possible rebates and incentives from Energy Trust and other local utilities. The Nyssa School District received \$1,250 upon enrollment in ETO's Business Energy Solutions "New Buildings" program and completing the requirements for the Early Design Meeting incentive. Our design team facilitated this effort with preparation of the agenda and minutes, submission of drawings and specifications for review, and attending the meeting with the District and ETO representatives.



CASE STUDY: Vallivue School District Design West worked with the District to complete multiple projects in the past ten years, including their newest high school, middle school, and elementary school, as well as renovations and repairs to multiple existing buildings. Our team prepared and submitted preliminary and final applications along with required supporting documents for each project. Several years ago, the District received an incentive payment of \$193,125 from Idaho Power for energy efficient features and systems installed in 4 new and renovated buildings.



CASE STUDY: Richland Elementary Schools The DWA team assisted the Richland School District to apply for energy efficiency incentives on three new prototype elementary schools - Lewis & Clark, Sacajawea and Marcus Whitman. The District received a payment of almost \$40,000 from Cascade Natural Gas for energy efficiency HVAC systems and DDC controls installed in the buildings.



Additional Energy Rebates & Incentives:

• Nampa School District:	\$372,142	• Ontario School District:	\$16,956
• Umatilla School District:	\$78,080	• McCall-Donnelly School District:	\$64,051
• New Plymouth School District:	\$23,524	• Pasco School District:	\$11,739
• Middleton School District:	\$167,264	• Vallivue School District:	\$281,353

OVERALL PROJECT APPROACH

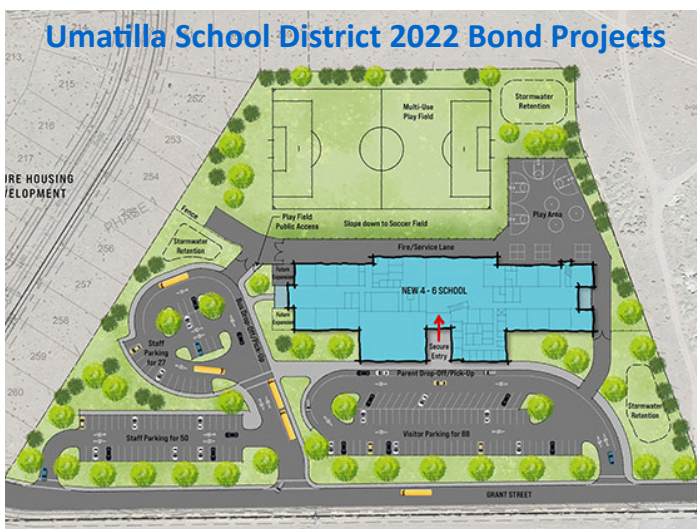


APPROACH

Our team has a practical, pragmatic approach to design and construction that differentiates us from other design teams - we will propose feasible solutions that provide the maximum possible value to the taxpayers that voted to support these projects. Basic principles include: propose appropriate, affordable design solutions that meet future operational budgets; identify potential problems when verifying existing conditions to reduce unforeseen conflicts; monitor project scope to budget & communicate changes with owner & user groups; and utilize shareholder's & community member's experience to develop responsible design solutions.

SERVICE DELIVERY

Based on the information provided during the May 30th walk through and the list of proposed projects included with the RFQ, it is clear the District has made considerable progress on some initial planning and programming. Conceptual plans provided in the RFP include many features often promoted by Design West including convenient parent drop-off/pick up lanes, isolation of bus traffic from parking, staff parking, and planning for future expansion. Access to playfields for after-hours use by the community will continue to be encouraged through design. The District's significant efforts in preliminary planning will provide a strong foundation for the Project Team to build upon as the projects move forward.



Verification of Existing Conditions: Our design team will thoroughly review each existing building where seismic upgrades and renovations are to occur. With



past experience at Clara Brownell Middle School and McNary Heights Elementary, DWA has a strong familiarity with both facilities and solid as-built resources to rely upon for the work.

Programming/Phasing: Design team members will meet with USD administrators and staff to build upon the planning and programming work already completed. Short and long-term goals for each facility will be established and District standards for HVAC, plumbing, and life safety systems will be identified. We will work with you to develop detailed program and phasing plans that incorporate all aspects of each project, including early site packages and occupancy of buildings during construction.

Design: Our team will continue to work with USD to develop the design for each project, illustrating the character and size of each space, as well as detailed views and locations of all proposed elements. If requested, we will involve the community in the design process through open houses, surveys, or forums. Construction documents will be developed based on the final District approved programming and design, accurately reflecting the desired components of each project as well as current code requirements and energy efficiency goals. Bid alternates for different design options will give USD firm pricing on options to make informed choices. Working with the CM/GC, preliminary cost estimates will be refined and updated at regular intervals and a design schedule will be developed to include quality control reviews.

Bidding: We will work closely with District administrators and the CM/GC to facilitate a fair bidding process in compliance with Oregon law.



Questions will be answered in a timely manner, with all addenda issued in accordance with standard industry requirements.

Construction Administration: The DWA team takes construction administration very seriously by establishing clear lines of communication at project commencement, requiring regular coordination meetings with all contractors. Site observations are conducted regularly, and field reports are developed and shared with the District and contractors. We promptly review RFI's and submittals to keep construction moving forward without delay. Applications for payment are carefully reviewed for accuracy and change requests are scrutinized to avoid excessive cost increases.

Closeout: Contractors are expected to comply with ALL requirements of the Contract Documents prior to release of final payment, including submission of as-built drawings, operation and maintenance instructions and required warranty certificates. After substantial completion, we will continue to assist the Umatilla School District with coordinating warranty items through the CM/GC to ensure corrections are made.

QUALITY CONTROL

DWA is responsible for confirming that the building design and systems are coordinated, as well as verifying that the construction documents are complete and concise. We have developed a quality control approach, consisting of check and review sessions throughout the design process. Design West staff members not assigned to the project perform these reviews. In addition, we will work closely with the CM/GC to provide constructibility review documents to address concerns. This intense focus on quality control has resulted in our projects being completed

with an average of less than 2% of construction-related change orders.

THE DESIGN WEST DIFFERENCE

There are many factors that set Design West apart from other area firms. First and foremost, Design West has recent, relevant experience working with the Umatilla School District on the 2017 bond projects from 2018 to 2021. Over those years, our team established a strong collaborative relationship with the District administrators, staff, and the community of Umatilla. Secondly, we are committed to making a positive impact by helping school districts get the most with their limited budgets. We will propose solutions with durable, proven materials and systems that will stand the test of time. Finally, Design West provides more detailed construction administration than most of our competitors. As in previous work with USD, we will closely monitor your projects and work in cooperation with the District and contractors to answer questions and resolve issues to move the projects forward.

COST ESTIMATING

With recent experience cost estimating K-12 projects in eastern Washington and Oregon, DWA along with our estimating consultant, will provide cost and budget analysis at each major design milestone. We will work with USD to match the desired scope of work to the available budget. All estimates will be reviewed by the design team and reconciled with the CM/GC's estimate. Constructibility reviews and ongoing value engineering exercises with the CM/GC will allow our team to constantly monitor the budget and design decisions. Bid alternates can provide the District with options on bid day to help ensure the projects can stay on budget.

ADDITIONAL SERVICES

There are a variety of specialty services that could be required for these projects upon further development of the scope of work. These may include hazardous materials testing and abatement, topographical and/or boundary surveys, geotechnical testing, traffic studies, and other specialty disciplines. Our team can assist USD to select qualified professionals to perform these services. This assistance may include preparation of solicitations, contract development, and coordination of services with other contracting and design disciplines.



APPROACH TO SCHEDULE & BUDGET





APPROACH TO SCHEDULE & BUDGET E

The key to effective cost and schedule control is communication. A project team cannot be successful unless clear lines of communication are established at the start of the project that include all project participants. By clearly conveying issues that may influence the balance of scope versus available budget, the design team can ensure that District administrators and project participants have the information necessary to make decisions and move the projects forward.

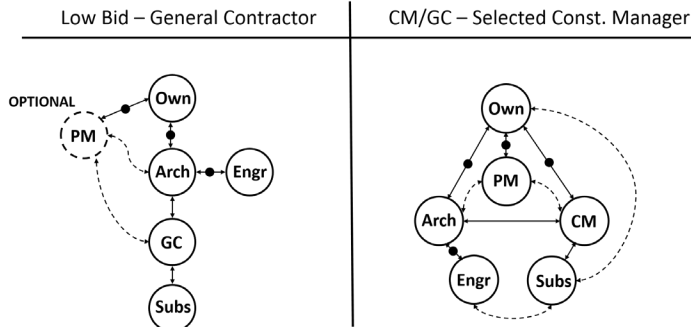
Our communication and project management strategies include:

- **Document the District's short & long-term goals**
- **Regular analysis of budget & schedule**
- **Provide team directory w/contact information**
- **Determine needs & priorities w/shareholders**
- **Regular design meetings w/the project team**
- **Quality & cost control review**
- **Regular construction meetings w/USD & CM/GC**
- **Send meeting minutes & field reports to team**

Our rigorous quality control process during design lays the foundation for cost and schedule control during construction. Clear and concise construction documents that are well coordinated between disciplines allow contractors to submit accurate bids and minimize cost increases and schedule delays. With a less than 2% average design-related change order rate, DWA has a strong cost control record. If issues arise during construction, we work in concert with Alliance and subcontractors to develop fair, balanced solutions that will minimize costs for all involved.

For construction schedule control, we monitor progress closely and attend construction meetings to ensure compliance with the schedule. Applications for payment are closely reviewed for accuracy and payments are approved for completed work and purchased materials ONLY. Liquidated damages for late completion are included in all Owner/Contractor agreements and we will notify the District immediately of any construction delays.

The Design West team is excited and eager to partner with the Umatilla School District for the upcoming bond projects. If selected, we have availability, staff, and resources to begin this summer, if selected, to complete the projects on the desired District timeline. Our team looks forward to being part of the 2022 Bond Projects success.



Projects Completed: <i>Last Three Years</i>	Owner's Budget	Final Cost	E&O Change Order %	Scheduled Completion	Actual Completion
Stanfield School District	\$15.9M	\$16.2M	1.1%	8/21	8/21
Fran Rish Stadium Improvements	\$11.6M	\$10.9M	1.0%	9/22	9/22
WVSD Summitview Elementary	\$25.0M	\$20.9M	1.7%	8/21	7/21
WVSD Apple Valley Elementary	\$25.0M	\$21.1M	1.8%	8/21	6/21
Enterprise School District-Phase I	\$8.0M	\$6.7M	1.3%	9/22	9/22
Tri-Tech Skills Center Growth Add.	\$9.0M	\$8.9M	1.8%	8/20	12/20*
Hanford High School Athletic Field	\$7.0M	\$5.9M	1.4%	10/21	10/21

*COVID19 Delays

AVAILABILITY & FAMILIARITY

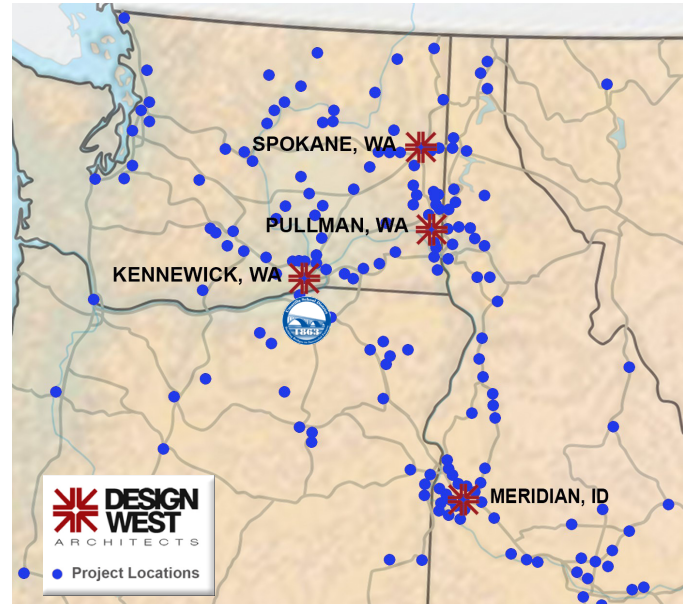
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Columbia River Elementary School
Pasco, WA



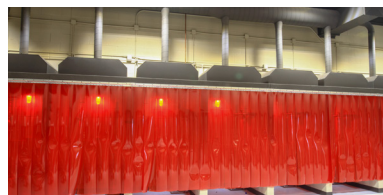
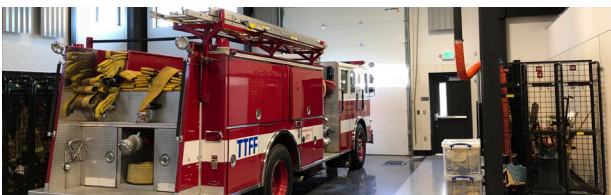
The Design West team has a very knowledgeable understanding of the Umatilla School District based on our efforts on previous 2016 Bond projects. Within the past five years, Design West has completed dozens of projects located in or near Umatilla including La Grande, Pendleton, Joseph, Hermiston, Heppner, and Stanfield. As long-term Tri-Cities residents, we are highly familiar with Umatilla's unique, growing community, regional weather trends, and local topography that will greatly benefit these proposed Umatilla School District projects. Understanding these weather challenges allows our team to design facilities that respond well to temperature extremes. We specify durable materials and systems that are cost effective and proven within our eastside environment. We will work with you closely to develop design solutions that help minimize potential weather damage. This entails incorporating snow stops, heat tape for roofs, increased attic and crawl space insulation, reliable roof drainage, and gutter systems.



We realize that the citizens of Umatilla are proud of their community and are personally invested in the success of the public schools. We will work with you and your patrons to ensure the needs and concerns of building users are addressed. In addition, we understand the strengths and limitations of our local labor and materials markets. We will work with USD administrators, staff, and CM/GC to develop design solutions that include regional materials whenever possible and can be feasibility constructed by local trades. We have a strong relationship with both Doug Carl and Earl Eastman from previous and current projects and look forward to their participation and professional expertise while partnering with Umatilla School District.

CAREER & TECHNICAL EDUCATION EXPERIENCE

The growing popularity of CTE, STEM, and choice high schools in recent years has been a positive trend for the education of high school students. Our team has assisted many school districts in implementing this hands-on instruction within their educational offerings. We are currently working on the design of two Tri-Cities innovative high schools and have completed multiple skills center projects and dedicated CTE facilities. Programs within these school buildings tend to be specialized and we have utilized professionals within the community to help shape and define teaching spaces to enhance student engagement while meeting industry certification requirements. Course offerings have included everything from welding, firefighting, law enforcement, automotive systems, and autobody repair to pre-veterinary, medical assisting, dental assisting, computer science/cyber security, culinary arts, horticulture, nursing, and pharmacy. Our experience in designing for these diverse programs will greatly benefit the District's CTE projects moving forward.



REFERENCES



Delta High School
Kennewick, WA



The Design West Architects team is proud of the work we have previously provided to various Oregon school districts. These clients include Umatilla, Stanfield, Cove, Nyssa, Grant, Lone, Jefferson County 509J, Vale, Imbler, Adrian, Arock, and Jordan Valley. In addition, we have also worked with Eastern Oregon University on higher education projects.

Our most recent school district clients in the Umatilla area include Umatilla, Pasco, Richland, Kennewick, Finley, and Columbia. These are all districts with which DWA has completed multiple projects over the past two decades. We strongly encourage you to contact our references, they are the best source of our past performance.

DESIGN WEST'S CURRENT OREGON SCHOOL DISTRICT PROJECTS

- Cove School District, Earl Pettit, Superintendent, 541.586.4424
- Enterprise School District, Erika Pinkerton, Former Superintendent, 541.426.3193
- Joseph School District, Cassie Hibbert, Project Manager at Wenaha Group, 541.561.3497
- Nyssa School District, Jesse Melendez, Director of Maintenance, 541.372.2275
- Ontario School District, Bob Bennett, Maintenance & Facility Manager, 541.881.1274
- Pine Eagle School District, Lauren MacMillan, Managing Director 503.275.8302
- Stanfield School District, Beth Burton, Superintendent 541.449.8766
- Umatilla School District, Heidi Sipe, Superintendent 541.922.6501

ADDITIONAL PROJECT REFERENCES

Jana Iverson, Superintendent

Nyssa School District
804 Adrian Blvd.
Nyssa, Oregon 97913
541.372.2275
jiverson@nyssa.k12.or.us

Paul Randall, Director

Tri-Tech Skills Center
5929 W. Metaline Avenue
Kennewick, Washington 99336
509.222.7300
Paul.randall@ksd.org

Caren Johnson, Director of Capital Projects

Richland School District
701 Stevens Drive
Richland, Washington 99352
509.967.6139
Caren.johnson@rsd.edu

Raul Sital, Asst. Superintendent of Ops & Supports

Pasco School District
1215 W. Lewis Street
Pasco, Washington 99301
509.543.6700
rsital@psd1.org

"Our experience with Design West reaches back over a decade and throughout they have been honest, high communicators and followed through on all commitments."

Mark Witty, Former Superintendent (Retired) | Grant School District & Baker School District

"Design West's style is to listen and then develop a number of options and alternatives for staff to consider. The staff of Design West have demonstrated experience in collaborating with a variety of stakeholders who have competing interests in the design and construction of public schools. From the development of educational specifications to value engineering and construction, Design West Architects has provided professional expertise in developing viable projects."

Caren Johnson, Director of Capital Projects | Richland School District 400 | 509.967.6139 | caren.johnson@rsd.edu

"Design West was always available to answer questions and responded to ideas, design changes, and change orders. Communication is a great strength for Design West, and through the process we have developed a professional respect for their work. Every project is driven by cost and schedule control. Design West delivered on these critical elements of our project."

Paul Randall, Director | Tri-Tech Skills Center | 509.222.7300 | paul.randall@ksd.org

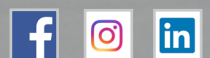
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— 1983 - 2023 —



830 N. Columbia Center Blvd., Suite E
Kennewick, WA 99336
509.783.2244
www.designwestpa.com



[OAR 581-022-2350](#) Independent Adoptions of Instructional Materials

Local Independent Adoption Form for Districts (optional)

This form can be used by districts to provide required information to their local school board prior to placing independently adopted instructional materials into use in their local schools. If you have questions about independent adoptions of instructional materials, please contact ODE's instructional materials coordinator [Aujalee Moore](#).

(1)	Subject	Algebra 1, Geometry/Data Science, Algebra 2
(1)	Category	Mathematics
(1)	Grade Level	9-12
(2)	Title	Illustrative Mathematics
(3)	Publisher	Kendall Hunt Publishing Company
(4)	Copyright Date	online
(5)	Date of installation for use in the school system	Fall 2023

(6) Attach or link a **completed criteria checklist** showing the degree to which the instructional materials meet the [adoption criteria](#) established by the State Board of Education.

(7) **NIMAS** (National Instructional Materials Accessibility Standard) **Agreement**: The instructional material provider agrees to comply with the most current NIMAS specifications regarding accessible instructional materials (see below for template contract language).

Does the program meet the above requirements for NIMAS? X Yes No

Date of school board approval: 6-15-2023

Superintendent signature:



Sample Contract Language

A sample statement that could be included in an SEA or LEA contract or purchase order follows:

By agreeing to deliver the materials marked with “NIMAS” on this contract or purchase order, the publisher agrees to prepare and submit on or before [month/day/year] a NIMAS fileset to the NIMAC that complies with the terms and procedures set forth by the National Instructional Materials Access Center (NIMAC) (IDEA Title I, Part D, sec. 674(e)).

The publisher also agrees to mark up materials eligible for NIMAS submission that contain mathematical and scientific instructional content by using the [MathML modular extension of the DAISY/NIMAS Structure Guidelines](#), as posted and maintained at the DAISY Consortium website (refer to the latest applicable version).

Should the vendor be a distributor of the materials and not the publisher, the distributor agrees to immediately notify the publisher of its obligation to submit NIMAS filesets of the purchased materials to the NIMAC. The files will be used for the production of accessible formats as permitted under the law for eligible students (IDEA Title I, Part B, sec. 612(a)).

UMATILLA SCHOOL DISTRICT #6R

June 15, 2023

Superintendent's Recommendation

Resignations:

Tim Lee - UHS Social Studies Teacher

Recommendations for Hire:

Raella Green - CBMS Language Arts - Raella recently completed a bachelors in secondary ELA education from Eastern Washington University. She has been a substitute teacher in the Kennewick School District since September of last year, including a long term ELA coverage at Highlands Middle School. Both her mentor teacher and the principal at Highlands noted she builds great relationships with students, has engaging lessons, and has solid classroom management skills. Raella is in the process of relocating to Umatilla, and we are happy to have her join us for the coming year.

Dave Trott - CBMS Roving Certified Substitute - Dave has been one of the best and most reliable substitute teachers in the Umatilla School District for a number of years. He has subbed in nearly every classroom at CBMS, including a couple of long term positions. He works well with our students and staff, and we are very excited to have him with us full time in the coming school year.

CBMS Volleyball

- A- Karan Salesh
- B- Tammy Wagner
- C- Crystal Gomez- depending on #s will be on time sheet

CBMS Football

- Trey Trevino
- John Williams- depending on #s will be on time sheet

CBMS Boys Basketball

- B- Jeffrey Collins
- C- Trey Trevino- depending on #s will be on time sheet

CBMS Girls Basketball

- A- Courtney Davis
- B- Crystal Gomez
- C- Oscar Contreras- depending on #s will be on time sheet

CBMS Track

- Trey Trevino
- Jennifer Fuentes

June 9, 2023

Dear Mrs. Sipe and Umatilla School Board,

Upon careful and painstaking consideration, I have chosen to step down as a teacher of the Umatilla School District and return to Washington. There are many factors that I considered in making this decision, most of which revolve around my family. As our kids get older, being out of state has taken away valuable time at home, especially as my own kids become more active and involved in sports and school activities. My wife has also taken a job with a Washington school schedule, directly conflicting with the Umatilla School District schedule.

The last seventeen years of teaching have made a tremendous impact on my life. My career as an educator started in Umatilla. I have met some of the most wonderful individuals that have changed my life in a meaningful and positive way. I will forever be indebted to the individuals who created an environment of positive learning. Though I know that it will be difficult to separate myself from Umatilla, I feel that this is the best decision for me and my family. Thank you for your support and dedication to making the Umatilla School District an amazing place to work. It truly has been an honor.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Timothy Lee', with a large, stylized loop at the end.

Timothy Lee

RECEIVED
JUN 13 2023