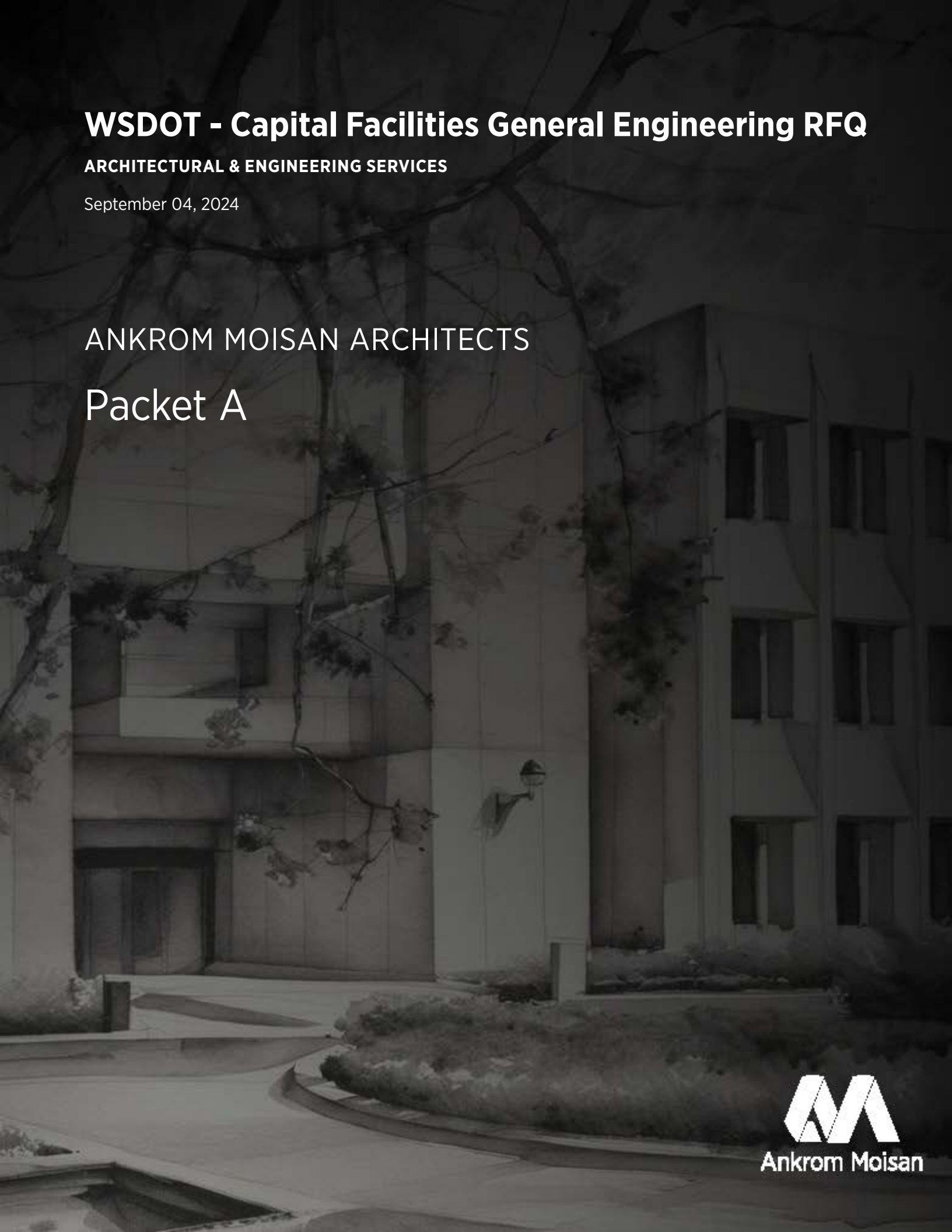
WSDOT - Capital Facilities General Engineering RFQ

ARCHITECTURAL & ENGINEERING SERVICES

September 04, 2024

ANKROM MOISAN ARCHITECTS

Packet A



Ankrom Moisan

FIRM BACKGROUND

WE ARE ANKROM MOISAN

Architects Stewart Ankrom and Tom Moisan formed Ankrom Moisan in Portland in 1983.

Since then, our firm has grown to 153 talented individuals working in dynamic offices in Seattle, Portland, and San Francisco. The firm is a C Corporation with an ESOP firm structure. We work across four highly integrated disciplines—architecture, interiors, urban design, and brand—serving nine different market sectors.

In each of our market sectors, we foster collaboration by sharing insights and methodologies to enhance our design practices continually. Our consultant partners were chosen for this project based upon our past collaborations as well as their expertise in renovation and public work, ensuring that WSDOT's projects are realized with precision and excellence.

E M P L O Y E E S

41	REGISTERED ARCHITECTS
40	DESIGNERS / UNLICENSED
38	INTERIOR DESIGNERS
34	FIRM SERVICES

WHO WE ARE

Ankrom Moisan is a firm built on the guiding vision that design should inspire and empower people to explore beyond the expected. We are a 50% women, 25% BIPOC, employee-owned company with over 40 years of experience that believes everyone has a voice, both inside our firm as well as within the clients and communities we serve.

As a design-driven practice with experience rooted in research, we have a keen understanding that complex projects must be approached with a desire to find smart, holistic solutions. We are passionate collaborators who believe in maintaining constant dialogue with our clients to inform all phases of the design process.

We believe that excellent design has the capacity to bolster communities & inspire a better quality of life.

WHAT WE DO

Although we are experts in several typologies, we have a dedicated Studio led by Mariah that focuses on office, maintenance, sitework, retail and community projects such as work with Daimler and C-TRAN, projects similar to the work that would be required for WSDOT. Roberta and John harness the expertise of our talented architects and designers from this studio to execute project tasks efficiently and meticulously.

HOW WE DO IT

Our design efforts will be centralized in our Portland office, where Mariah will spearhead the team, providing the necessary resources and staff to drive progress toward key deliverables. Ramin will offer expert design guidance, while Roberta will take the lead on all interior aspects of the project. John will ensure seamless collaboration and communication within the overall design team. Together, this team will integrate our corporate values into every phase of each design process, resulting in cohesive and impactful final products for your team.

We lead with our heart, share openly, embrace change, and have fun with it while being ourselves and trusting the process and each other.

Our teams are strengthened by how we live, measure, and celebrate our values. Our business is strengthened through diversity of project types, regions, scales, and funding sources. This highly responsive structure allows us the resources of a large design firm, while enabling us to maintain the nimble, personal approach synonymous with a small design studio.

Our long-term outlook means we design for now and the future. Understanding your goals and values is crucial for ensuring that our team's efforts are aligned with your vision and priorities. Incorporating sustainability into the project from the beginning reflects a commitment to environmental responsibility but can also lead to long-term cost savings and positive social impact for WSDOT in the future. By pushing boundaries and thinking outside the box, we hope to uncover new possibilities and solutions that may not have been initially considered.

Ankrom Moisan's staffing philosophy is to maintain one consistent team across all design phases. The proposed team has worked together on many relevant projects with outstanding results, some of which are included. The team members introduced throughout this proposal and listed on the following pages are available to start on relevant projects immediately and see them through to completion. We understand if any changes occur with the team, we will need to receive WSDOT's approval. The four members of this core team will lead the project, focusing not just on expertise selected for this proposal, but also on collaboration across disciplines. Coordinating with the wider design team ensures alignment and fosters a cohesive approach. This diversity of skills and perspectives promises innovative solutions for WSDOT. The project references affirm the core team's performance record on consistently delivering projects on time and within budget.

ANKROM MOISAN CORE PROJECT TEAM

Architect / PIC
Mariah Kiersey
15hrs/month

Project Manager/Project Designer
John Eidman
60-80hrs/month

Interior Designer
Roberta Pennington
40-60hrs/month

Note: Due to the nature of the proposed contract, it is difficult to define the availability of each employee. We are committed to making sure that key staff is available for each project. Additional team members will be brought on as necessary.

ANKROM MOISAN IN-HOUSE SPECIALISTS

Technical Designer
Sang Nguyen

Sustainability
Amanda Lunger

Specifications / Technical Advocate
Alan Taylor

Accessibility
Cara Godwin

SUBCONSULTANTS

Each Discipline has between 1-3 people that are assigned to this project. Key collaboration points are outlined in the Project Approach and Work Plan. The main support staff for AM are listed above.

Lund Opsahl
Structural Engineering
DBE/WBE # W2D0023366

Greenbusch Group
Acoustical, Vertical Circ, Commissioning, Mechanical, and Plumbing Engineering
MWBE # M4F007923

Reyes
Electrical, Lighting & Low Voltage
MBE/DBE #2285

Harper, Houf, Peterson, Righellis
Landscape Architecture

GRI
Geotechnical

DCW Cost Management
Cost Estimating
WBE #10705

Coffman Engineers
Civil Engineering

A **LUND OPSAHL** is an award-winning **Structural Engineering** firm based founded in **2012.** Our **35 employees** are located in one office based in **Seattle.** Our team approaches every project with intention and awareness, placing exceptional client service at the core of how we operate.

JEREMIAH BOWLES
PE, SE, P.ENG
Principal-in-Charge

OWEN BOWER
PE, SE
QC Manager

AMY KUO
PE, SE, LEED AP BD+C
Project Manager

B Lund Opsahl's office is located at **1215 Fourth Avenue, Suite 1200, Seattle, WA 98161.** All 35 structural engineering employees are located here.

C

WSDOT Dayton Ave Building

Originally built in 1974, this renovation revitalizes a six-story concrete building and adds a climate-controlled, 7,000 SF pre-engineered metal storage facility. Work includes mechanical, plumbing, and electrical upgrades; new architectural finishes; energy improvements; and replacement of the existing window wall system and roof.

The project features a flexible workplace design following OFM Guidelines and a new lobby. The office space serves as WSDOT's Northwest Regional headquarters housing approximately 420 WSDOT staff, and 200 Washington Department of Ecology employees.

Lund Opsahl improved the seismic safety of entrances and enhanced daylighting without compromising the seismic strength of the exterior walls.

LOCATION
Shoreline, WA

SIZE
161,000 SF

TEAM
Architect:
Ankrom Moisan:

General Contractor:
Abbott Construction

Structural Engineer:
Lund Opsahl:

DATES SERVICES WERE PERFORMED
2019–2021

DELIVERY METHOD
Design-Build

D Please see table below for current availability of key staff.

KEY STAFF MEMBER	AVAILABILITY (HOURS/MONTH)
Jeremiah Bowles Principal-in-Charge	16-20
Owen Bower QC Manager	10
Amy Kuo Project Manager	40-80

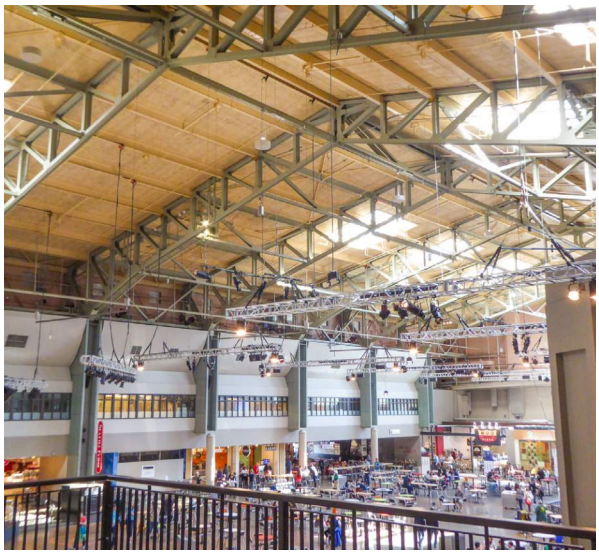
Note: We will adjust hours as necessary and remain flexible for each project. Each key staff member is available to dedicate their full attention to a project, and we are prepared to commit the time needed each project. Additional team members will be brought on as needed.

Seattle Center On-Call Contract SEATTLE, WA

Lund Opsahl has held an on-call contract with Seattle Center for structural engineering services since 2012. Services include structural analysis, condition assessments, recommendations, load review, design, plan review, permitting, and construction administration and inspection. Select work orders include:

- Armory Catwalk Structural Analysis & Recommendations
- Armory Equipment Feasibility Study
- Mercer Garage Repairs
- Northwest Breezeway Upgrades
- Armory West Canopy Replacement
- McCaw Hall Lift Load Review

Fees range from: $2,500–$15,000

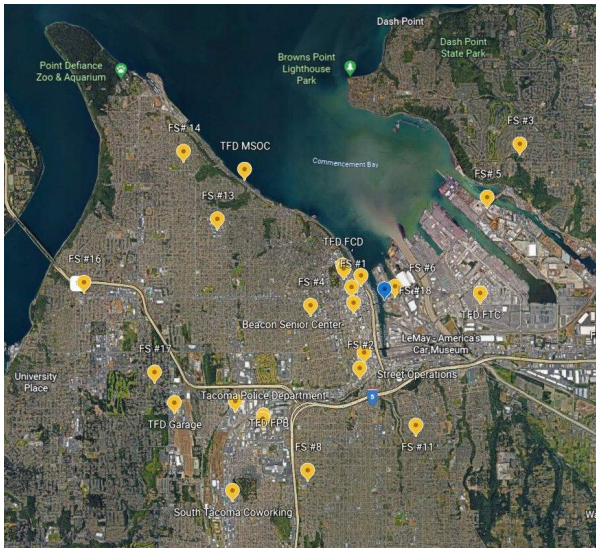


City of Tacoma On-Call Contract TACOMA, WA

Lund Opsahl has provided on-call structural engineering services to the City of Tacoma since 2019. Work assignments range from month-long projects to emergency response for structural deficiencies for City buildings. Services include structural design of supports, load reviews, and seismic assessments and retrofits for structures. Select work orders include:

- Fire Station Facility Condition Assessment Inventory
- Fire Station #5 Retrofit Feasibility Study
- Aberdeen Fire Station Hardware System
- Street Operations Building Upgrades
- Fire Station #14 Foundation
- Signal Maintenance & Fire Garage Fall Protection

Fees: $1,000–$32,000



Leavenworth Park & Ride LEAVENWORTH, WA

Created to serve Leavenworth commuters for Wenatchee's LINK Transit, this addition for the new Bavarian-themed park & ride center includes a 500 SF comfort station for bus drivers, public restrooms, a mechanical room, and two 50 SF bus shelters for patrons. Lund Opsahl provided structural engineering services for the design and construction of the comfort station and bus shelters.

Fee: $12,750

The Greenbusch Group, Inc. is a multi-disciplinary engineering design firm specializing in environmental noise and vibration, acoustical design, audio/video systems consulting, mechanical engineering, vertical transportation design, and commissioning. The firm provides planning and design services on a wide range of public and private industry projects.

Greenbusch is a known provider of acoustical engineering, noise and vibration services, audio/video engineering, mechanical engineering, commissioning, and vertical transportation consulting for transportatation projects. Our staff has consulted on over 100 Sound Transit elevator and escalator conveyance systems and has provided acoustical engineering for station acoustics, paging system design, and noise and vibration analysis, measurement, and monitoring. Greenbusch is experienced in collecting and processing large volumes of vibration data and have provided similar services to agencies such as WSDOT, SDOT, and King County.

Greenbusch has offices in Seattle, Spokane, and Vancouver, Washington with a total staff of 24 employees (22 employees in the main Seattle office and two employees in the Vancouver office).

The firm has previously worked with Ankrom Moisan on the Vancouver C-Tran project, providing acoustical design services from 2019 to 2023.

Established in 1989, Greenbusch is a certified MWBE: #M4F0007923 in the State of Washington, certified State of Oregon WBE #638, and Small Business as defined by U.S. SBA Federal NAICS code guidelines.

Recent Projects:

- Portland International Airport (PDX), Terminal Core Redevelopment; Portland, OR
  - Acoustical and Vertical Transportation
- Sound Transit Environmental Services On-Call Contract; King County, WA
  - Environmental Noise/Vibration
- Seattle-Tacoma International Airport (SEA), NMTRP (North Main Terminal Redevelopment Project); SeaTac, WA
  - Acoustical Design

FIRM PROFILE

Name of Firm: Reyes Engineering

Firm Address: 1420 5th Avenue, Suite 2200, Seattle, WA 98101

Number of years in business: 25 Years

Size of Firm: 13 Employees

Employees within the state of Washington: 1

Employees within the state of Oregon: 12

Services Provided for this project: electrical systems, architectural lighting and daylighting, fire safety, telecommunications and audiovisual, renewable energy systems, security, and video surveillance systems.

ABOUT REYES

Founded in 1999, Reyes Engineering, Inc. is an electrical engineering firm with offices in Seattle and Portland. Our design services include electrical systems, architectural lighting and daylighting, fire safety and security, telecommunications and audiovisual. As sustainable design professionals, we are actively engaged in providing holistic design solutions that optimize high performance buildings with energy efficiency, control light pollution, and utilize alternative and renewable energy solutions.

UBE Certification:

State of Washington: *State of Washington: MBE/DBE (Certification #s M4M0023709/D4M0023709)*

Team Member	Current Availability Hours/Month	Long Term Availability Av. Hours/Month
Flaviano Reyes Jr.	20	**32**
Harpreet Gurm	25	**35**

RELEVANT EXPERIENCE:

King County Metro Transit Assessments, King County, WA –September 2023 - February 2024

Reyes Engineering, inc. in collaboration provided engineering assessments of existing electrical substations that supply the King County Metro electric buses. The substations were varying in age – many were nearly 50 years in operation. The power switchgear and systems were evaluated based upon existing drawings and specifications. Substation voltages varied between Low Voltage (480V AC and 672V DC) and Medium Voltages up to 27.6k V. An assessment report was written for each of the 44 substations. The assessments looked to confirm electrical and safety codes and standards compliance. Along with a report, a substation data sheet was provided to record on-site observations. A cost opinion was also provided.

Contract Amount – Approx $100,000

L&I/WSDA – 2019-2023

Washington State Departments of Agriculture (WSDA) and Labor & Industries is developing a laboratory and training center to provide a state-of-the-art facility for food safety work, hazardous chemical testing, workplace safety investigations, etc. This new facility provides a larger and safer facility to replace an aging facility which did not account for lab use. The lab provides temperature control, workspaces, and other environmental needs for the analytical instruments as well as training for students to demonstrate heavy earthmoving equipment, cranes, scaffolding and other construction equipment.

Reyes Engineering provided electrical engineering and backup generator utilities. This includes tie-in to the solar array on the rooftop. Low voltage design includes all telecommunication and audio/visual for classrooms and conference rooms. Fire alarm and security access control for the whole facility. Lighting design includes daylighting design as well as lighting controls. Special lighting was used in the laboratories to provide clear lighting to avoid shadows while doing testing.

Contract Amount – Approx $430,000

Sound Transit – FWLE (Federal Way Link Extension) – 2019-2024 (current)

This project extends light rail from Angle Lake Station in the city of SeaTac to the Federal Way Transit Center. The 7.8-mile extension includes three stations in Kent/Des Moines near Highline College, South 272nd Street and the Federal Way Transit Center. All three stations add parking for a total of 3,200 spaces along the route.

Reyes provided the electrical design for three transit stations and three parking structures. Reyes also provided fire alarm, security, telecommunications, and lighting design. The client requested renewable energy options on this project. Reyes provided sustainable energy design solutions including solar panel design on garage rooftops and electric vehicle charging stations.

Contract Amount – Approx $2.5 million

A. Harper, Houf, Peterson, Righellis - Landscape Architecture (HHPR also provides civil & structural engineering, land surveying, land use planning, and natural resources)

- HHPR was founded in 1990 providing civil engineering and surveying services. In 2006, HHPR added landscape architecture to our services.
- HHPR has 100 employees in the Vancouver/Portland Metropolitan Area and 14 additional employees based in Bend and Salem, Oregon.
- Jeff Creel, RLA – Landscape Architect

B. Vancouver, WA - 1220 Main Street, Suite 150, Vancouver, Washington 98660

- HHPR's Vancouver office has 18 employees and offers civil and structural engineering, landscape architecture, land surveying, land use planning, and natural resources.

Portland, OR - 205 SE Spokane Street, Suite 200, Portland, Oregon 97202

- HHPR's Portland office has 82 employees and offers civil and structural engineering, landscape architecture, land surveying, land use planning, and natural resources.

C. HHPR has most recently worked with AMA on the Moda Tower Roof top deck, providing Landscape Architecture services

D. Jeff Creel, RLA is available to provide up to 20 hours a month for WSDOT projects that may result from this contract.

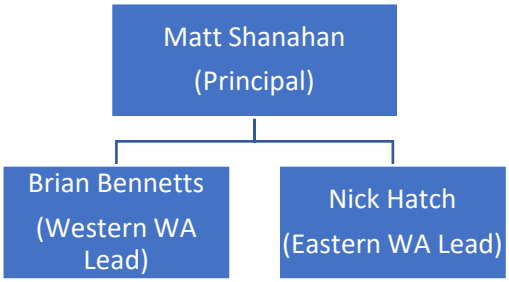
E. City of Ridgefield - 50th Ave Roundabout and Pioneer Widening, Ridgefield, WA, 2024. HHPR provided civil and structural engineering, landscape architecture, and surveying for this roadway project that included planting and irrigation for major roadway project that included a roundabout. HHPR fee was $1,833,477.

City of Woodland - Civic Center, Woodland, WA, 2023. HHPR provided civil and structural engineering and landscape architecture for a community center that included planting, irrigation, and pedestrian improvements. HHPR fee was $60,000.

FDM Development, Chevron Site Expansion, Ridgefield, WA, 2023. HHPR provided civil engineering and landscape architecture including planting and Irrigation for commercial site near Interstate 5. HHPR fee was $55,700.

A. GRI has been in business since 1984 (40 Years), and currently has 54 employees in Washington and the Greater Portland-Metro Area.

- Geotechnical Analysis and Design
- Geologic Hazards
- Seismic Analysis
- Laboratory Services
- Testing Capabilities
- Hazmat
- Pavement Engineering & Management
- Construction Services



Matt Shanahan and Brian Bennetts are physically located in Vancouver, WA, and Nick Hatch is physically located in Coeur d'Alene, Idaho (only 30 minutes from Spokane, WA).

B. Office Locations and Employees:

- Vancouver, Washington – 8 Employees
  - Geotechnical Analysis and Design
  - Geologic Hazards
  - Seismic Analysis
  - Laboratory Services
  - Pavement Engineering
  - Construction Services
- Tigard, OR – 49 Employees
  - Geotechnical Analysis and Design
  - Geologic Hazards
  - Seismic Analysis
  - Laboratory Services
  - Testing Capabilities
  - Hazmat
  - Pavement Engineering
  - Construction Services

C. GRI has not partnered with Ankrom Moisan in a prime role in the last three (3) years, however we have a long history of working Ankrom Moisan and public agencies in the Washington/ Greater Portland area.

D.

Key Staff Team	Y1	Y2	Y3	Y4
Matt Shanahan, PE, GE	240 hours/yr (~20 per month)	240 hours/yr (20 per month)	240 hours/yr (20 per month)	240 hours/yr (20 per month)
Brian Bennetts, PE	520 hours/yr (~43 per month)	520 hours/yr (~43 per month)	520 hours/yr (~43 per month)	600 hours/yr (50 per month)
Nick Hatch, PE	520 hours/yr (~43 per month)	520 hours/yr (~43 per month)	520 hours/yr (~43 per month)	600 hours/yr (50 per month)

E. 1. Washington State University – Vancouver, Life Sciences Building, Vancouver, WA

a. GRI has been the geotechnical engineer of record for essentially all of the buildings at the campus including the three-story Life Sciences building which includes laboratory and classroom space for biology, chemistry, medicine, and other science, technology, engineering, and math (STEM) degrees. A separate growing facility building is located east of the Life Sciences Building. GRI characterized subsurface conditions at the site and developed recommendations for design and construction of the buildings. Recommendations included an assessment of the geologic hazards at the site, earthwork considerations, foundation support, retaining walls, and pavements. GRI also provided construction observation services for the buildings.

b. GRI Fee: $143,240.00
c. Completed 2024

2. Bonneville Power Administration, Ross Complex – Technology Services Building, Vancouver WA

a. The Ross Complex in Vancouver, Washington, is the Bonneville Power Administration's largest industrial service hub. The Technology Services Building is a three-story, 60,000 square-foot facility that can accommodate up to 170 staff. The building and the work done there will play a critical role in BPA's ongoing grid modernization efforts. GRI completed a geotechnical investigation for the proposed Technology Services Building (TSB). The TSB Facility will be constructed adjacent to the eastern side of the existing Dittmer Building and will be surrounded in the north, east, and south with paved drive lanes and parking areas.

b. GRI Fee: $316,350.00

c. Completed 2023

3. City of Vancouver, Well House 4B Structural Evaluation, Vancouver, WA.

a. GRI assisted with assessment for the repair of the damaged well house, which included recommendations for a settlement monitoring program, subsurface explorations, and geotechnical design/construction recommendations. Due to the extent of wear and cracking of the building walls, the City opted to replace the building.

b. GRI Fee: $17,070.00

c. Completed 2022

A.
- DCW Cost & Construction Management
- Cost Management Services
  - Third-Party Cost Estimating
    - including Roof system replacements, HVAC systems replacements, Sewer system replacements, seismic retrofits, systems upgrades, Site improvements including security and monitoring measures
  - Design-Based Cost Management
  - Business Case Cost Planning
  - Cost Review and Reporting
  - Master Planning and Pre-Design
  - Reconciliation Management
  - Feasibility Studies
  - LCCA and O&M
- DCW has been providing cost planning services to public agencies and private sector clients since its inception in 2012. Our team is lead by Trish Drew, who has been in the construction industry for over 30 years working for some of the top construction firms in the country.
- Employees in Washington: 12, Nationwide: 12
- Org Chart and Roles
  - Trish Drew – Managing Director, Lead Cost Estimator
  - Bryan Baldwin – Senior Project Manager, Senior Cost Estimator
  - Katya Gamarnik – Senior Associate, Senior Cost

B.
- DCW Office: 415 1st Ave N, #9671 Seattle, WA 98109 – all 12 employees at this location

C
- Projects DCW has worked with Ankrom Moisan on:
  - University of Washington Medical Center (UWMC), University of Washington Medical Center (UWMC), ED Rapid Treatment and Admin Project – Seattle, WA

D
- Our current workload is typically 5 days out. Our project availability is commonly 20% which includes 10% - 20% during design including meetings and coordination and 100% during our scheduled work effort.

E Project Example

Washington State Department of Transportation (WSDOT), Colman Dock – Seattle, WA

Cost Estimator
Entry building and elevated pedestrian connector for transit company
Project Budget: $373M
DCW Contract: On-call - $143,518.42 to date
Project Dates: 2023 completion
Project Size: 161,1720 SF

DCW provided cost estimating services for multiple Washington State Ferries Colman Dock projects. Colman Dock is the primary ferry dock for the state of Washington. Our projects included the Entry Building and the Elevated Pedestrian Connector where DCW developed a comparative cost estimate to reconcile with the contractor. DCW has also been involved in multiple change order reviews including dry systems, electrical, mechanical and structural elements, in-water infrastructure work, a complete temporary pedestrian bridge, and roadway modifications.

Criteria 1

A)

- Coffman Engineers
- Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Fire Protection Engineering, Land Survey
- 45 Years
- Washigton Employees (including Greater Portland Metropolitan Area) - 219
- Total Employees - 894
- Team Roles
  - Allison Hazen, PE - Western Washington Civil Engineering Principal
  - Carston Mortenson, PE, DBIA - Eastern Washington Civil Engineering Principal

B)

- Seattle, WA - 72
  - Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering
- Spokane, WA - 119
  - Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Fire Protection Engineering, Land Survey
- Burlington, WA - 16
  - Structural Engineering, Mechanical Engineering, Electrical Engineering
- Portland, OR - 12
  - Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering

D)

Key Team Member	Hours Available
Allison Hazen, PE	10
Carston Mortenson, PE, DBIA	10

**Coffman has 25 additional civil engineering staff across our Seattle, Spokane, Burlington, and Portland offices available to support as needed.*

E)

SPOKANE COUNTY WEST GEIGER BOULEVARD IMPROVEMENTS (2021) |
Spokane County, WA

Coffman performed civil engineering, land surveying, and project management for design of the Geiger Boulevard replacement associated with the Amazon Fulfillment Center project. The Geiger street design included working closely with Spokane County to propose a section that would correspond with the ultimate three lane arterial. At the same time as our Geiger design, the County was applying for a BUILD Grant and designing the adjacent Geiger improvements to the east and west. The section consisted of a 44-foot wide road with curb and gutter on the developed side, a 5 foot wide paved shoulder on the side adjacent to I-90 that will not be developed, and a 10 foot wide paved shared use path separated from the curb. Bus stops where included on each side of the road with a pedestrian crossing that consisted of a median curb island and rapid reflecting flashing beacons for safety. The roadway design also included stormwater management by roadside swales, street trees and landscaping, shared use path connections at all six driveway approaches with ADA accessible pedestrian ramps and applicable signage. A new 12-inch water main extension, with associated fire hydrants and services, was also part of the Geiger design. Right-of-way dedication and border and utility easements were necessary for the improvements.

SPOKANE TRANSIT AUTHORITY (STA) FIVE YEAR ON-CALL (THREE TERMS - 2012, 2017, 2022) | Spokane County, WA

Coffman is leading the effort for architectural, civil, structural, mechanical, electrical, and fire protection engineering services, as well as land surveying, landsape architecture and right-of-way/property acquistion disciplines, on an on-call basis to support various projects for Spokane Transit Authority (STA). These projects encompass a diverse range of endeavors, such as transportation initiatives, commercial building renovations and upgrades, facility enhancements, analytical studies, and various other undertakings as required by STA. Our scope of work has entailed strategic planning, schematic design, full-scale design, and proficient construction management services, all catered to meet the unique needs of projects funded at local, state, and federal levels. Coffman has played a central role as the primary consultant in collaboration with esteemed teaming partners, including architects, landscape architects, construction management experts, traffic and transportation engineers, real estate and right-of-way specialists, as well as geotechnical engineers. Since the commencement of this partnership in 2013, Coffman has successfully completed over 100 projects under multiple on-call contracts with STA.

WSDOT REGIONAL HQ OFFICE REMODEL & NEW ADA, PARKING AND SHOPS | Shoreline, WA

Civil engineering for a property conditions assessment and development of a design-build RFP on behalf of the owners including basis of design, design standards, design narratives and conceptual civil plans. This process included meeting with key stakeholders to determine their needs and goals for the project, as well as presenting findings to gather input. The scope of the bid civil package included extensive frontage improvements, a parking count analysis and optimization restriping, a vehicle fleet secured yard, EV charging stations, perimeter security, feasibility for the new shops building, and ADA evaluation and upgrades.

John Eidman

SENIOR PROJECT MANAGER

John is a Project Manager and Architect with over 20 years of experience managing complex teams across various scales and sectors in both the private and public sectors. He is a direct communicator with exceptional organizational skills, and he excels at listening to clients and executing their vision. John thrives on tackling new challenges, ensuring projects are completed on time, within budget, and aligned with the client's goals.

EDUCATION

University of Oregon
Bachelor of Architecture

PROFESSIONAL REGISTRATION

Registered Architect: OR

LOCATION

Portland

A.

Dayton Ave RHQ Building Renovation NWR; 2018-2021; Washington Department of Transportation

Project responsibilities included:

- Management of Ankrom Moisan design team as part of Design Build project delivery method from concept design phase through construction for new single-story pre-engineered metal vehicle storage building, and existing 172,514 SF pre-cast commercial office building tenant improvement, including exterior building enclosure upgrades.
- Quality Assurance and Quality Check (QAQC) support for milestone deliverables.
- Participation in Client (Owner) – OAC Design Build meetings from Concept Design through construction for both in-person and hybrid work environments.
- Tracked client requested design changes through consecutive design and construction phases.
- Authored OPR (Owner Project Requirement) submittal documentation for required USGBC LEED BD+C submission.
- Participation in authoring of State required WSEC Building Envelope compliance submittal documentation.
- Management of site engineering and building permit digital submittal process including authoring of plan review responses for building permit effort.
- Review of Ankrom Moisan and Ankrom Moisan's consultant project billings for payment processing throughout all project phases.

Phase 3 Operations Building; 2021-2024; C-TRAN

Project responsibilities included:

- Management of Ankrom Moisan design team from concept design phase through construction bidding phase to meet client design and deliverable schedule expectations for new single-story mass-timber office building.
- Tracked client requested design changes and assisted client with selection of strategic decisions through consecutive design and project bid phases.
- Quality Assurance and Quality Check (QAQC) support for milestone deliverables.

- Review of third-party design cost estimates to confirm project met client's budget expectations.
- Review of State required ELCCA and SEPA documentation prior to client and jurisdictional submission.
- Participation in authoring of State required WSEC Building Envelope compliance submittal documentation.
- Management of land use, site engineering, and building permit digital submittal process including authoring of plan review responses for building permit effort.
- Management of Client (Owner) - Architect meetings from Concept Design through project bidding for both in-person and hybrid work environments.
- Management of Ankrom Moisan and consultant construction administration teams RFI, Submittal, and Change Order review effort from construction start to project close-out.
- Review of Ankrom Moisan and Ankrom Moisan's consultant project billings for payment processing throughout all project phases.

Phase 4 Maintenance Building; 2021-2024; C-TRAN

Project responsibilities included:

- Management of Ankrom Moisan design team from concept design phase through construction bidding phase to meet client design and deliverable schedule expectations for new single-story concrete pre-cast tilt-up fleet vehicle service building.
- Tracked client requested design changes and assisted client with selection of strategic decisions through consecutive design and project bid phases.
- Quality Assurance and Quality Check (QAQC) support for milestone deliverables.
- Review of third-party design cost estimates to confirm project met client's budget expectations.
- Review of State required ELCCA and SEPA documentation prior to client and jurisdictional submission.
- Participation in authoring of State required WSEC Building Envelope compliance submittal documentation.
- Management of land use, site engineering, and building permit digital submittal process including authoring of plan review responses for building permit effort.
- Management of Client (Owner) -Architect meetings from Concept Design through project bidding for both in-person and hybrid work environments.
- Management of Ankrom Moisan and consultant construction administration teams RFI, Submittal, and Change Order review effort from construction start to project close-out.
- Review of Ankrom Moisan and Ankrom Moisan's consultant project billings for payment processing throughout all project phases.

B. The proposed Project Manager has prior and current experience with the following jurisdictional regulations and procedures based on active projects in the State of Washington.

- International Building Code as amended by Washington State; 2018
- International Existing Building Code as amended by Washington State; 2018
- Washington State Energy Code Commercial (WSEC); 2018
- International Fire Code as amended by Washington State; 2018
- Washington Administrative Code - 173-360A
- Washington State - Governor's Executive Order 16-07
- Washington State - Governor's Executive Order 18-01
- Washington State Environmental Policy Act (SEPA)
- Washington State Department of Enterprise Services - ELCCA
- USGBC – LEED 4.0/4.1 BD+C

C. **Project schedule;**

- The proposed Project Manager's relevant design and construction administration experience will bring insight to each project. Key milestone decision dates and deliverable timelines will be established early in the design process to accommodate maintaining project schedule goals.
- The proposed Project Manager recognizes the importance of establishing and tracking required design decision dates based on prior experience with jurisdictional agency review timeline requirements and construction sequencing and procurement needs that can change from anticipated or planned dates.
- The proposed Project Manager will utilize digital scheduling tools (Smartsheet) for internal schedule management in addition to reviewing client or contractor provided project schedule information.

Scope of work/scope creep;

- The proposed Project Manager will review each project's scoping criteria, the anticipated schedule, and will assign the appropriate Ankrom Moisan staff to required tasks to provide relevant content through each design phase and for required jurisdictional deliverables.
- The proposed Project Manager understands the importance of maintaining the scope of the project based on pre-design capitalization efforts, anticipated project schedule, and project budget expectations. The Project Manager will meet internally with each Ankrom staff member at pre-scheduled dates as appropriate for the scope and scale of the project to confirm and sustain delivery of project documentation that reflects the goals of each project description.
- The proposed Project Manager will notify the client of any requested scope of work that is interpreted as outside of the scope of work of each project. This scope will be tracked on an Owner decision log for cost and schedule purposes, with the expectation that any scope deemed additional to the project will be either integrated or excluded from the contract.

Budget issues;

- The Project Manager will engage the client with any questions regarding budget expectations prior to the start of each project design phase and identify any budget red flags based on prior project design and construction experience.
- The proposed Project Manager will proactively communicate to the best of their abilities any project budgetary concerns that may arise through course of the project, be they the result of a change of scope or construction related. This communication will be facilitated through the Project Manager's review of available cost estimates, proposed change orders, and internal review of Ankrom and our consultant project billings.
- If at the requested by the client, budget issues surface as the result of sources outside of Ankrom's control, the proposed Project Manager will work with the client to evaluate potential cost value alternates while being mindful of potential changes to the project schedule.

Changes that arise throughout the life of the project.

- The Project Manager will work with the client to identify potential or anticipated scope or schedule changes prior to the start of each project design phase. Potential changes will be tracked via Smartsheet and as part of an Owner decision log.
- The Project Manager also understands that changes can occur after project completion. As such, the Project Manager will engage the client at the start of the design phase to identify any blind spots in the project scope that may facilitate future cost savings. This could include anything from a choice of alternate construction materials to enable longer building life, to future growth or inclusion of infrastructure to accommodate future technologies or anticipated jurisdictional code changes.

D. USGBC – LEED AP; 2002

Mariah Kiersey

PRINCIPAL IN CHARGE COMMUNITY STUDIO LEADER, SENIOR PRINCIPAL

LEED AP BD+C, AIA, NCIDQ, NCARB

Mariah, a Senior Principal at the firm, brings over 20 years of experience across various studios including Community, Retail, and Office projects. She has extensive project management expertise, having handled projects of different types and scales across the U.S., Europe, and the Middle East. Mariah frequently leads the firm's most complex projects, encouraging the team to explore innovative solutions and facilitating consensus among diverse stakeholders and clients. As Studio Leader, she is also well-versed in public processes and community engagement strategies.

EDUCATION

University of Oregon

Bachelor of Architecture

PROFESSIONAL REGISTRATION

Registered Architect: OR, WA, WI, SC

LOCATION

Portland

RELEVANT PROJECTS (AS SENIOR PRINCIPAL)

1. WSDOT Headquarter Remodel and Shed | Shoreline, WA Completed 2021
2. C-TRAN Fishers Landing Masterplan, C-TRAN Facilities Master Plan, C-TRAN Headquarter Renovation (Phase 1), C-TRAN Parking Lots (Phases 2A & 2B), C-TRAN Operators Building (Phase 3), C-TRAN Maintenance Building (Phase 4), C-TRAN Staff Parking Lot (Phase 5A), C-TRAN Park & Ride and Bus Yard Expansion (Phase 5B) | Vancouver, WA 2017-Current
3. Daimler Truck North America HQ and Parking Structure, Daimler TEC, Daimler Corp 20, Daimler Hydrogen Corp 10 | Portland, OR 2016-Current

Roberta Pennington

INTERIOR DESIGN SENIOR PROJECT MANAGER

Roberta loves the challenge of piecing together everything interior design encompasses to produce a successful solution for workplace projects. Her experience providing tenant improvement services to building ownership, leasing agents, and tenants includes BOMA analysis, as-built documentation, schematic planning, finishes, furnishings and equipment specification, and construction and permit document coordination.

EDUCATION

Kent State University
Bachelor of Arts, Interior Design

Bachelor of Fine Arts, Theatre: Set Design

PROFESSIONAL REGISTRATION

National Council for Interior Design

LOCATION

Portland

RELEVANT PROJECTS (AS INTERIOR DESIGN PM)

1. Community Transit Snohomish County | Everett, WA Completed 2022
   Community Transit Merrill Creek| Everett, WA Completed 2024
2. C-TRAN Headquarter Renovation (Phase 1), C-TRAN Operators Building (Phase 3, C-TRAN Maintenance Building (Phase 4) | Vancouver, WA 2017-Current
3. Daimler Truck North America Headquarters, Various Campus Interior Remodels | Portland, OR 2016-Current

Jeremiah Bowles PE, SE, P. Eng. | Principal-in-Charge

Jeremiah's consistently pursues a team approach to the efficient use of conventional building materials in developing unique details that enhance architectural design. His years of management experience will ensure the structural team is fully engaged in providing technical expertise and on-time deliverables.

As PIC, he will oversee project performance, ensuring timely deliveries, detailed responses, efficient design, and adherence to QC standards while guiding decisions and coordinating the project schedule. His experience with a diverse array of public agencies, including WSDOT, gives him strong understanding of public regulations/procedures and coordination.

EDUCATION
BS, Civil Engineering
Seattle University

US Coast Guard Academy

LICENSES
WA, CA, KY, FL, BC

EXPERIENCE
16 years - Industry
5 years - Firm

PROFESSIONAL AFFILIATIONS
ILFI, SEAW

RELEVANT PROJECTS

WSDOT Dayton Ave Building SHORELINE, WA
2019–2021 | 161,000 SF | Principal-in-Charge
Renovation of a concrete building, adds a climate-controlled PEMB, upgrades systems and finishes, replaces the window wall and roof, with flexible workplace design.

Intercity Transit Pattison MOA Expansion and Rehabilitation OLYMPIA, WA
2018–2024 | 75,000 SF | Principal-in-Charge
Facility expansion and upgrade, including a new visitor center, a fuel and wash facility, and renovations & seismic upgrades to the maintenance facility.

King County Metro Transit Interim Base Electrification TUKWILA, WA
2018–Present | Principal-in-Charge
Supporting KCMT's 100% zero-emissions fleet by 2035, this charging infrastructure utilizes a modular steel gantry truss system with elevated platforms for bus charging.

Amy Kuo PE, SE, LEED AP BD+C | Project Manager

Amy's dual background in architecture and structures drives her collaborative approach, ensuring seamless integration of structural and architectural elements. She actively seeks input from all disciplines, providing stability and balance that clients value.

As project manager, Amy will coordinate structural elements, ensure compliance with codes and project documents, and manage budgets and schedules. She will be the primary contact throughout the design and construction phases, leveraging her extensive experience with public agencies to navigate regulations efficiently.

EDUCATION
MS, Civil Engineering, Structural Emphasis

MArch, Structures & Design

BS, Architectural Studies, University of Illinois, Urbana-Champaign

LICENSES
WA, CA

EXPERIENCE
10 years - Industry
1 year - Firm

PROFESSIONAL AFFILIATIONS
SEAW

RELEVANT PROJECTS

King County Metro Transit South Annex Base TUKWILA, WA
2020–Present | Project Manager
Design of site structures, including overhead supports for battery electric bus (BEB) charging stations and expansive maintenance building for KCMT's electric fleet.

TriMet Powell Garage PORTLAND, WA
2023–Present | Project Manager
Design for the first BEB charging infrastructure at Powell Base, including support for the power, charging, charge management, equipment infrastructure.

Vashon Island Fire & Rescue Station 55 Improvements VASHON, WA
2023–Present | 950 SF | Project Manager
Second-floor expansion adds living space, new bathrooms, exam rooms, and a decontamination room, with uninterrupted station operations during construction.

EXPERIENCE

- Washington State Department of Transportation (WSDOT), Colman Dock – Seattle, WA
- Washington State Department of Transportation (WSDOT), Colman Change Order COR 372 – Seattle, WA
- Washington State Department of Transportation (WSDOT), Colman Dock Marine Package – Seattle, WA
- Washington State Department of Transportation (WSDOT), I-90 HOV Risk Study, Sound Transit – Seattle, WA, Bellevue, WA
- City of Seattle, Seattle Department of Transportation (SDOT), City of Seattle Finance & Administrative Services (FAS), Efficiency Upgrade & Preliminary Engineering for Decarbonization – Seattle, WA
- City of Seattle, Seattle Department of Transportation (SDOT), Elliot Bay Connections – Seattle, WA

TRISH DREW, CPE, LEED AP

COST ESTIMATOR

Trish Drew, CPE, LEED AP brings 30+ years of construction industry experience to our team, with over 20 years in construction management. She has been an active member of the design team achieving maximum design to budget results. Beginning at the programmatic level, Trish works with the team to provide "live" budgetary feedback on design concepts, thus significantly reducing redesign. She has a thorough working knowledge of labor efficiencies, market fluctuations, project budgeting, competitive estimating, and contract negotiation.

EDUCATION

Marketing and International Business Studies, University of Washington, 1982

CERTIFICATIONS

Certified Professional Estimator (CPE)
Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
Women Business Enterprise Washington (WBE)
Women Business Enterprise Oregon (WBE)
King County Small Contractors and Suppliers (SCS)
Women Owned Small Business (WOSB)

AFFILIATIONS

American Association of Cost Engineering (AACE)
American Society of Professional Estimators (ASPE)
American Institute of Architects (AIA)

AREAS OF EXPERTISE

Cost estimating
Value analysis
Claims resolution
Cost control
Budgeting
Construction management
Project controls

EXPERIENCE

- Washington State Department of Transportation (WSDOT), Colman Dock – Seattle, WA
- City of Seattle, Seattle Department of Transportation (SDOT), Operations Facilities Test Fit Studies – Seattle, WA
- City of Seattle, Seattle Department of Transportation (SDOT), City of Seattle Finance & Administrative Services (FAS), Efficiency Upgrade & Preliminary Engineering for Decarbonization – Seattle, WA
- City of Seattle, Seattle Department of Transportation (SDOT), Elliot Bay Connections – Seattle, WA
- City of Albany Oregon, Albany Transit Operations Facility (ATOF) – Albany, OR

BRYAN BALDWIN, AEP, CSM

COST ESTIMATOR – GOLF & CIVIL SPECIALIST – PMIT

Bryan Baldwin, Senior Project Manager at DCW, enriches our team with a focus on structural systems and tool development. He has a wide range of skills providing technical support, cost research and report development to ensure that we achieve our mark on deliverables. Bryan's enthusiasm for processes, combined with his proficiency in cost tool construction, enhance the precision and efficiency of our cost planning work.

CERTIFICATIONS

Associate Estimating Professional (AEP)
Certified EXIN Agile Scrum Master

AFFILIATIONS

American Association of Cost Engineering (AACE)
American Society of Professional Estimators (ASPE)
American Institute of Architects (AIA)

FLAVIANO REYES JR., PE

PRINCIPAL, SENIOR ELECTRICAL ENGINEER

Education

B.S. Electrical Engineering, Oregon State University, OR
Certificate of Professional Development in Project Management, PSU, OR

Certifications
Registered Electrical Engineer:
OR (#18602PE) – 1996
WA (#36699) – 1996

Memberships
CSI | BICSI | ASHE | CECO | USGBC

Awards
2008 IESNA International Lighting Award of Merit, LTD Springfield Station
2014 IESNA Regional Lighting Award- Sandy Public Library
2015 IESNA Regional Lighting Award- Wilsonville SMART Operations Facility
2016 IES Exterior Lighting Award- Tilikum Crossing

PROJECT EXPERIENCE

King County Metro Transit Assessments, King County, WA
Sound Transit – Federal Way Link Extension, Federal Way, WA
L&I/WSDA Safety & Health Laboratory & Training Center, Tumwater, WA

HARPREET GURM, IES

ASSOCIATE SENIOR LIGHTING DESIGNER

Education

Architecture Coursework, University of Washington, WA
Associate degree, Computer Aided Drafting & Technology, ITT Technical Institute,
Associate degree, Liberal Arts & Sciences, North Seattle College, WA

Certifications: IES
Memberships: Associate IALD
Awards:
2018 IES Merit Award, Lincoln Square Expansion Skybridge & Pathway Bridge
2018 IES Illumination Award – International Section, W Bellevue Hotel
2019 IES Illumination Award, Stantec Edmonton Headquarters

PROJECT EXPERIENCE

King County Metro Transit Assessments, King County, WA
Sound Transit – Federal Way Link Extension, Federal Way, WA
L&I/WSDA Safety & Health Laboratory & Training Center, Tumwater, WA

Richard Frederick

role: mechanical designer, vertical transportation project manager

Rick combines a life-long fascination/passion of mechanical systems with professional experience providing design, testing, and troubleshooting of mechanical systems as well as equipment surveys, traffic analysis studies, cost analysis, inventorying, and design for Vertical Transportation (VT) projects. He is experienced with all forms of alternative project delivery methods: Design/Build, GC/CM, JOC, traditional design-bid-build.

EMPLOYMENT HISTORY
The Greenbusch Group, Inc.,
2014 - present

Years Experience: 10

EDUCATION
BS, Mechanical Engineering Mechatronics, University of Washington, 2014

BS, Psychology, Western Washington University, 1999

RELEVANT EXPERIENCE

Vertical Transportation

- WSDOT, Colman Dock Ferry Terminal Renovation; Seattle, WA
- WSF, Mukilteo Ferry Terminal Elevator; Mukilteo, WA
- Port of Seattle, Seattle-Tacoma International Airport (SEA), C-1 Building Renovation VT Conveyances (Elevator/Escalator); SeaTac, WA
- Port of Portland, Portland International Airport (PDX), PACR Facility Elevators; Portland, OR
- King Street Station Access Improvements; Seattle, WA
- Village at Overlake Station Elevator Renovation; Redmond, WA
- Multnomah County Justice Center Elevator Refurbishment; Portland, OR
- Benton County Courthouse; Corvallis, OR
- City of Portland, Portland Building VT Assessment; Portland, OR
- On-Call Vertical Transportation, Metro Portland; Portland, OR

Justin B. Morgan INCE | lead noise & vibration consultant

role: lead noise & vibration consultant / project manager

Justin's background is in applied mathematics, studying ecological and biological systems and population dynamics using mathematical models. This skill is invaluable in developing statistical trends of data sets and for creating the models used to assess environmental noise. This includes the reality grounded 3-D computer models used to evaluate complex acoustical environments. He has collaborated on projects including: WSDOT - Acoustical On-Call contract and SR 99 Deep Bore Tunnel.

EMPLOYMENT HISTORY
The Greenbusch Group, Inc.
2011 – present

Years Experience: 13

EDUCATION
BS, Applied Computational & Mathematical Sciences, University of Washington

Minors: Mathematics; Applied Mathematics, focused on Life Sciences

PROFESSIONAL REGISTRATION
INCE Member #14937

ASSOCIATIONS
Institute of Noise Control Engineers (INCE)

Northwest Association of Environmental Professionals (NWAEP)

RELEVANT EXPERIENCE

Environmental Noise & Vibration

- WSDOT SR 509 Corridor Completion Project; South King County, WA
- WSDOT I-5/Marine View Drive to SR 528 NB Peak Use Shoulder and New Interchange; Marysville, WA
- WSDOT, Noise & Air Quality On-Call Contract (#Y-10724); State-wide, WA
- WSDOT, SR 99 Deep Bore Tunnel; Seattle, WA
- WSDOT, SR 99 Viaduct Removal; Seattle, WA
- Bellevue Way SE HOV Lane Segment: 112th Ave SE "Y" to I-90; Bellevue, WA
- Sound Transit Environmental Services On-Call Contract; King County, WA
- Sound Transit West Seattle & Ballard Link Extensions (WSBLE); Seattle, WA
- Sound Transit N180 Trackwork Floating Slab Testing; Seattle, WA
- Sound Transit L230 Noise and Vibration Monitoring; Lynnwood, WA
- Mercer Corridor, East and West Mercer Corridor Improvements (SDOT); Seattle, WA
- Center City Connector Environmental Streetcar NEPA (SDOT) (Operational Noise: Streetcar Noise/Vibration Modeling, Construction Noise/ Vibration Modeling, Noise & Vibration Technical Report); Seattle, WA
- Center City Connector Environmental Streetcar NEPA Re-evaluation (SDOT) (Operational Noise: Streetcar: Re-evaluation of Noise Resources, Vibration, Updated Report); Seattle, WA
- Rapid Ride BRT Expansion (Roosevelt), SDOT (Operational Noise: Traffic Noise, Construction Noise/Vibration,

Dylan Turner PE, CCP, LEED AP BD+C | Vice President – Mechanical

role: principal-in-charge (Mechanical, Commissioning & Vertical Transportation)

Dylan Turner leads the firm's Mechanical Services inclusive of Mechanical Engineering, Commissioning and Vertical Transportation (VT) practices. He has participated in and led a wide variety of projects including comprehensive mechanical systems design (HVAC, Plumbing, Fire Protection) for new and renovated spaces and buildings and for tenant improvements; 100's of vertical transportation system refurbishments and design of new installations (elevator, escalator, materials lifts, ada lifts); and commissioning of industrial, higher educational, and civic buildings and spaces.

EMPLOYMENT HISTORY
The Greenbusch Group, Inc.
2011 – present

Years Experience: 16

EDUCATION
BS, Mechanical Engineering, University of Washington, 2011

PROFESSIONAL REGISTRATION
Professional Engineer:
WA (2015, #53373)
OR (2020, #96093PE)

LEED Accredited Professional
(#107 81759-AP-BD+C)

RELEVANT EXPERIENCE

Mechanical

- WSDOT, Colman Dock Ferry Terminal Renovation; Seattle, WA
- Seattle-Tacoma International Airport (SEA), Automated People Mover Train Control and Design; SeaTac, WA
- Seattle Public Utilities, Autoclave Installation; Seattle, WA
- Seattle Public Utilities, North Transfer Station (LEED Gold); Seattle, WA
- Seattle Public Utilities, Drainage and Wastewater (SPU DWW) Division South Operations Complex (Adaptive

Commissioning

- Sound Transit Auburn Station Parking Garage; Auburn, WA
- King County Metro Transit, South Interim Base Expansion; Tukwila, WA
- City of Seattle, Greenlake Small Craft Center Redevelopment; Seattle, WA
- City of Seattle, Haller Lake Vehicle Maintenance Facility HVAC & Electrical Improvements; Seattle, WA
- City of Seattle, Seattle Animal Shelter Renovation (multi-phase) & HVAC Investigation; Seattle, WA

Commissioning

- King County Metro Transit, South Interim Base Expansion; Tukwila, WA
- King Street Station Access Improvements; Seattle, WA
- Village at Overlake Station Elevator Renovation; Redmond, WA
- Grand Ave Park Pedestrian Bridge; Everett, WA
- Port of Kalama, Pedestrian Crossing Replacement; Kalama, WA

Adam C. Jenkins PE, INCE Bd. Cert., CTS-D | Vice President – Acoustical

role: principal-in-charge (Acoustical Design, Environmental Noise & Vibration, and Audio/Video Engineering)

Adam Jenkins leads the firm's Acoustical department at Greenbusch, including the Acoustical Design, Audio/Video (A/V) Engineering, and Environmental Noise & Vibration practice groups. He is extensively experienced as an acoustical designer for building projects, noise & vibration consulting for environmental projects, and equally proficient as an A/V engineer. Adam is also a licensed professional engineer in multiple states, allowing for sealing of drawings and specifications, a unique feature of our A/V practice.

Adam and A/V Engineering staff provide audio/video and paging systems master planning, design, and project management services for: sound reinforcement systems; A/V presentation and control systems; teleconferencing systems; and multi-media displays. Adam and Acoustical Design staff will be involved collaboratively with the design team in understanding, evaluating, assessing, and ensuring integration of acoustical performance with the aesthetic design of the architecture. This often includes: 1) Developing specifications for materials; 2) Input into the physical layout; and 3) Defining acoustical tolerance and mitigation for mechanical system noise and vibration internal and external to the building.

EMPLOYMENT HISTORY
The Greenbusch Group, Inc.
2006 – present

Years Experience: 18

EDUCATION
MEng, Acoustics, Pennsylvania State University, 2016

BS, Electrical Engineering & Physics, Seattle Pacific University, 2004

PROFESSIONAL REGISTRATION
Professional Engineer:
Acoustics & Electrical:
OR (84419PE); ID (P-19478)
Electrical: WA (56062); AK (164000)

INCE Board Certified Member #11556

AVIXA CTS-D Certification

RELEVANT EXPERIENCE

Acoustical

- WSDOT, I-90 Two-Way Transit and HOV Operations; Seattle, WA
- Sound Transit West Seattle & Ballard Link Extensions (WSBLE); Seattle, WA
- Sound Transit N180 Trackwork Floating Slab Testing; Seattle, WA

Audio/Video

- WSDOT IBR GEC (Interstate Bridge Replacement); Vancouver, WA through Portland, OR
- Seattle-Tacoma International Airport (SEA), Employee Service Center; SeaTac, WA

PROFESSIONAL CERTIFICATIONS:
Registered Landscape Architect,
WA #1356; OR #747

YEARS OF EXPERIENCE:
22 years

RELEVANT EDUCATION:
Master, Landscape Architecture, California State Polytechnic University

Jeff Creel, RLA | Landscape Architect (HHPR)

Jeff brings 22 years of creative problem solving and Pacific Northwest design to HHPR's landscape architecture group. His work is throughout Washington and Oregon includes a gamut of project types from stormwater facilities, site irrigation plans, street tree selection, to playgrounds, trails, and community parks. Jeff 's work encompasses all phases of design including master planning, graphic design, schematic design, construction drawings, custom detailing, and construction administration.

Relevant Projects

- WSDOT, Gee Creek SRA RV Dump Station, 2018. Landscape architect for a WSDOT rest stop that included planting, irrigation, mitigation, stormwater treatment.
- City of Ridgefield, 50th Avenue Roundabout and Pioneer Widening, 2024. Landscape architect for a major roadway that included planting and irrigation.
- Vancouver Public Schools, Harney Elementary School Parking Lot Expansion, 2021. Landscape architect for a school project that included planting and irrigation.

Understanding of WSDOT and Public work

Most of the work HHPR has completed in the region has been designed around the WSDOT/APWA standards and codes. Jeff and the HHPR team are well versed in the relevant City, State, and WSDOT manuals, standards and codes such as the WSDOT (Highway) Design Manual, Highway Runoff Manual, WSDOT Standard Plans and WSDOT/APWA Standard Specifications.

Years of Experience: 23

Education

BS Civil/Environmental Engineering, Michigan State University

Professional Licenses

WA, Civil Engineer, #45458

USACE CQM: #NWS072103797

Professional Organizations

Member, Design Build Institute of America

Co-Chair, Seattle Lean-In AEC Chapter

Co-Chair, American Council of Engineering Companies - Land Development Coalition Executive Board

ALLISON HAZEN, PE

Western Washington Civil Engineering Principal

PROFESSIONAL EXPERIENCE

Allison's project background is focused on land development and utilities design, including sewer mains, septic/sewage tanks, water services, site grading, stormwater management, utilidors, duct banks, electric and fiber optics routing, and erosion control. She has worked on public utilities, parking lots, industrial sites, government compounds, and public buildings. Allison has worked hands-on with numerous local city jurisdictions throughout the northwest, western Washington counties, as well as state and federal agencies.

PROJECT EXPERIENCE

Moran State Park Summit Visitor Center | Olga, Orcas Island, WA

Senior project manager for the design of the Phase 1 work for Summit Visitor's Center positioned at the top of Moran State Park. The scope included a building expansion to house the new restroom facilities, parking area upgrades, exterior ADA upgrades, storm conveyance and infiltration pit drain, new water and sanitary sewer services, and RV concessions services considerations.

Goldendale Observatory State Park Visitors Center | Goldendale, WA

Civil engineering lead civil engineer for the Goldendale Observatory State Park Visitors Center renovation and expansion of the 46-year-old facility. Coffman provided pre-design and schematic design of several concepts. For the full design, the civil scope included site layout for the building and parking lot expansion.

WSDOT Regional HQ Office Remodel & New ADA, Parking and Shops | Shoreline, WA

Lead civil engineer responsible for a property conditions assessment and development of a design-build RFP on behalf of the owners including basis of design, design standards, design narratives and conceptual civil plans. This process included meeting with key stakeholders to determine their needs and goals for the project, as well as presenting findings to gather input.

UNDERSTANDING OF WSDOT/PUBLIC AGENCY PROCEDURES

Allison has a significant understanding of public agency procedures. She has completed significant projects for public agencies, such as for the Department of Homeland Security, Jamestown S'Klallam Tribe, and City of Newcastle on projects such as septic systems, pedestrian improvements, master planning, and drain fields.

CARSTON MORTENSON, PE, DBIA

Eastern Washington Civil Engineering Principal

Years of Experience: 24

Education

BS Civil Engineering, North Dakota State University

Professional Licenses

WA, Civil Engineer, #42312 (also licensed in ID, MT, ND, and OR)

Designated Design-Build Professional, Design Build Institute of America (DBIA)

Professional Organizations

American Society of Civil Engineers

West Plains Chamber of Commerce

PROFESSIONAL EXPERIENCE

Carston is a design and construction engineer with a background in transit and public roadway improvements, industrial developments, and commercial sites. Carston is an experienced project manager and works on projects from conceptual design through construction administration and close-out. His experience includes a variety of projects, including roadway and stormwater improvements, sidewalk and accessibility, signing and striping, new and remodel facilities, and parking lots.

PROJECT EXPERIENCE

Spokane Transit Authority (STA) Five Year On-Call (Three Terms - 2012, 2017, 2022) | Spokane County, WA

Project manager and lead civil engineer for three consecutive five-year on-call consultant services contracts with STA. As the primary on-call consultant, scope has included managing architectural, civil, structural, mechanical, and electrical engineering, as well as land surveying, and right-of-way/property acquistion for over 100 projects. These have included transportation initiatives, right-of-way improvements, facility renovations and upgrades, analytical studies, and more.

STA - Wall Street Reconstruction | Spokane, WA

Project manager for reconstruction of Wall Street which included, consideration of existing building basement and utility vaults, alignment and street elevation impacts, field analysis and waterproofing recommendation, sidewalk surface treatment on top of basements that extend into the right-of-way, stormwater design, landscaping, traffic signal upgrade/replacement, lighting replacements, and utility relocation.

West Geiger Boulevard Improvements | Spokane County, WA

Civil engineering for design of the Geiger Boulevard replacement associated with the Amazon Fulfillment Center. The Geiger street design included working closely with Spokane County to propose a section that would correspond with the ultimate three lane arterial. The section consisted of a 44-foot wide road with curb and gutter on the developed side, a 5 foot wide paved shoulder on the side adjacent to I-90 that will not be developed, and a 10 foot wide paved shared use path separated from the curb.

UNDERSTANDING OF WSDOT/PUBLIC AGENCY PROCEDURES

Carston frequently coordinates with local, state, and federal agencies regarding regulations, ordinances, environmental, and other regulatory policies that affect the permitting, design, and construction on both public and private projects. He will work closely with governing agencies throughout the design process so each project complies with the necesssary codes and requirements.

Matt Shanahan, PE

Role: Principal-in-Charge

Matt Shanahan is a principal with GRI and manages our Vancouver office. He has 31 years of geotechnical experience in the Pacific Northwest. Matt has managed over 300 projects and provided key geotechnical expertise on over 600 projects across Washington and Oregon. His experience includes shallow and deep foundations for buildings; utilities; landslide investigation and slope stabilization; temporary earth support systems; retaining walls; and pavement design. Matt has developed relationships with many local agencies throughout Washington State as a direct result of successfully managing budget and schedule and delivering quality work on his projects.

REPRESENTATIVE EXPERIENCE

Bonneville Power Administration (BPA), Ross Complex, Vancouver, WA. Our project team provided the design team with geotechnical recommendations using available geotechnical information, and information from our own geotechnical investigations. Once complete, the Technology Services Building (TSB) Facility will consist of a three-story, at-grade facility with a ground-floor footprint of approximately 60,000 square feet.

State of Washington, School for the Deaf, Vancouver, WA. A new vocational education and support building was recently constructed at the Washington School for the Deaf. GRI completed a supplemental geotechnical investigation for the proposed building to update a geotechnical report completed by others and confirm design recommendations contained in the report. The supplemental investigation included subsurface explorations, laboratory testing, engineering analyses, and development of recommendations for design and construction of the addition. GRI personnel provided field observation services and consultation during construction.

Washington Department of Fish and Wildlife, Lakewood Biosecurity Facility, Lakewood, WA. GRI completed a geotechnical investigation for the WDFW. This investigation included investigations for a new building with offices, laboratories, and a shop, and that square footage will be determined based on use and occupancy numbers: a 1,200-square-foot laboratory with a walk-in fridge and freezer; a 10,000-square-foot pole barn; a 5,000-square-foot gravel-surfaced lot; covered boat storage; and associated paved parking lots and drive aisles.

Washington State University – Vancouver, Life Sciences Building, Vancouver, WA. The new building is a three-story building that will provide lab and classroom space for biology, chemistry, medicine, and other science, technology, engineering, and math (STEM) degrees. A separate growing facility building will be constructed to the east of the Life Sciences Building. GRI characterized subsurface conditions at the site and developed recommendations for design and construction of the buildings.

REGISTRATION IN WA

Professional Engineer: Washington (#44077)

EDUCATION

BS Civil Engineering, Portland State University
M Engr Geotechnical Engineering, University of Idaho

ADDITIONAL EXPERIENCE

- City of Vancouver, Grant Street Pier, Vancouver, WA
- City of Vancouver, Well House 4b Structural Evaluation, Vancouver, WA
- Cowlitz Tribal Gaming Authority, Ilani Casino Event Center Expansion, Ridgefield, WA
- Veterans Affairs Outpatient Building, Vancouver, WA
- Port of Vancouver, USA, Building 2025 Modifications, Vancouver, WA
- Columbia River Carbonates, New Roller Mill Building, Woodland, WA
- BPA, Ross Complex – Maintenance Headquarters Building, Vancouver, WA
- Clark College Culinary Arts Program Facility Renovation, Vancouver, WA
- Camas School District Discovery High School, Camas, WA

Nick Hatch, PE

Role: Eastern Washington Geotechnical Lead

Nick Hatch is an associate geotechnical engineer with GRI and has 13 years of experience as a geotechnical engineer in Washington, Oregon, and Idaho. He has completed a wide range of geotechnical studies and been project manager for buildings, utilities and access improvements to support developments, and commercial/industrial projects. His experience includes corridor and site-specific seismic evaluations, shallow/deep foundation design, slope and landslide stabilization, shoring and retaining wall design, ground improvement, His representative experience at GRI includes the following:

REPRESENTATIVE EXPERIENCE

Bonneville Power Administration (BPA), Ross Complex, Vancouver, WA. Our project team provided the design team with geotechnical recommendations using available geotechnical information, and information from our own geotechnical investigations. Once complete, the TSB Facility will consist of a three-story, at-grade facility with a ground-floor footprint of approximately 60,000 square feet.

Legacy Health, Salmon Creek Emergency Dept. Expansion, Vancouver, WA. GRI completed a geotechnical investigation and site-specific seismic hazard evaluation for the expansion of the Hospital. The purpose of the investigation was to evaluate subsurface conditions at the site and develop geotechnical recommendations for use in the design and construction of the proposed improvements. Improvements included design considerations for on-site stormwater facilities, such as swales and/or drywells. As part of our investigation, GRI completed three infiltration tests at depths of 5 feet and 20 feet to determine infiltration rates of the fine-grained soils that mantle the site, and the sandy soils present at depth. Perched groundwater was encountered in the infiltration test completed at a depth of 20 feet, which precluded the use of drywells to accommodate stormwater from the building. GRI's design recommendations specific to the stormwater system included using shallow stormwater facilities to accommodate parking lot stormwater and installing a foundation drain at the base of the embedded basement walls to collect perched groundwater.

Oregon State Legislature, Oregon State Capitol Renovations, Salem, OR. GRI is providing geotechnical, seismic design, and construction support for renovation and seismic upgrade of the Oregon state capitol. The complex consists of a four-story building constructed in 1938 and two four-story additions built in 1977. The project involves significant excavation below the water table and temporary support of the marble-façade structure. GRI addressed excavation and shoring, temporary and permanent groundwater control, shallow and deep foundation support, floor support, lateral earth pressures, embedded structures, utilities, pavements, and earthwork.

REGISTRATION IN WA

Professional Engineer: Washington (#20105023)

EDUCATION

BS Civil Engineering, University of Idaho
M. Engr Civil Engineering (Geotechnical Specialty), University of Idaho

CERTIFICATIONS

40-hr OSHA Hazmat Certification

ADDITIONAL EXPERIENCE

- Clatsop Community College, MERTS Geotechnical and Seismic Evaluation, Astoria, OR
- Cowlitz Indian Tribe, Reservation Development, Ridgefield, WA
- City of Vancouver, Grant Street Pier, Vancouver, WA
- Portland Public Schools, Lincoln High School, Portland, OR
- Providence, Willamette Falls Parking Garage, Oregon City, OR
- Portland State University, Science Building 1 Renovation, Portland, OR
- ODOT Blocks Concert Venue, Portland, OR
- City of Cannon Beach, New City Hall, Cannon Beach, OR

QUALITY CONTROL PROCEDURES

QUALITY CONTROL & QUALITY ASSURANCE

Ankrom Moisan's procedures, policies, and practices ensure quality control from concept design through post-occupancy. Quality Control (QC) starts with Quality Assurance (QA). QA starts with assuring that all team members understand the established goals and expectations of the project, and continues through communicating goals, solutions, and expectations clearly and concisely on a daily basis.

QA/QC + THE TECHNICAL ADVOCATE

A Technical Advocate (TA) is assigned to every project in our office. The role of our TA is to act as a technical resource for project staff when guidance or a second opinion is needed. In addition, our TAs check in on projects at regular intervals to make sure appropriate detail is being produced for the current phase of the project. Part of our QC process is to hold on stamping a drawing set until the minimum qualities on our QC form are satisfied. We plan for this in our project schedules and provide the staff needed to complete the reviews.

Alan Taylor serves as our head specification writer, responsible for meticulously crafting technical information and conducting comprehensive QA/QC checks across all disciplines to develop the Project Manual. His role extends beyond internal collaboration, as he adeptly coordinates with external consultants to ensure adherence to CSI standards throughout the specification process.

DECISION TRACKING (BUDGET & SCOPE)

Our team maintains a Project Tracking/Decision log, capturing when decisions are needed and the next steps required. We review the this log regularly with our clients and contractor partners. We strive to understand the *why* (goals) before the *what* and *where* (typologies, materials, and locations). Decision-making management is the most important factor in setting our projects up for clear, concise, consistent documents. We use on-line Smartsheets the entire team can view and edit at the same time; information is not lost passing files back and forth.

SCHEDULE MANAGEMENT

The Project Tracking/Decision Log, is combined with a Design Process Schedule that we share with the entire team. The DSP Schedule aligns with the project schedule and gives a graphic representation of the interconnection between decisions and tasks for the team. It links automatically with task assignments in Tonic, Bluebeam, Jira and Smartsheet. We use all of these to some extent on every project in the office so it would be hard to name just 3. However, in terms of projects of assumed similar size, multi-phaseed and scope the following would be good examples.

- C-Tran Campus
- Community Transit Merrill Creek
- Daimler Truck NA (various projects)

AM & COST CONTROL

As projects progress and decisions are made that affect costs, we will include WSDOT in the discussion to understand the cost impact and the relative value gained. This information will help you best decide how to proceed. We identify possible risks and strategies to be employed to define and control the issue. We appreciate our responsibility as designers to help you create projects that provide good value and valuable resources for the community. With a cost estimator on the team we can reconcile pricing in real time to ensure that what the Design Team is drawing aligns to your budget.

OUR PROCESS - INTERACTING WITH WSDOT

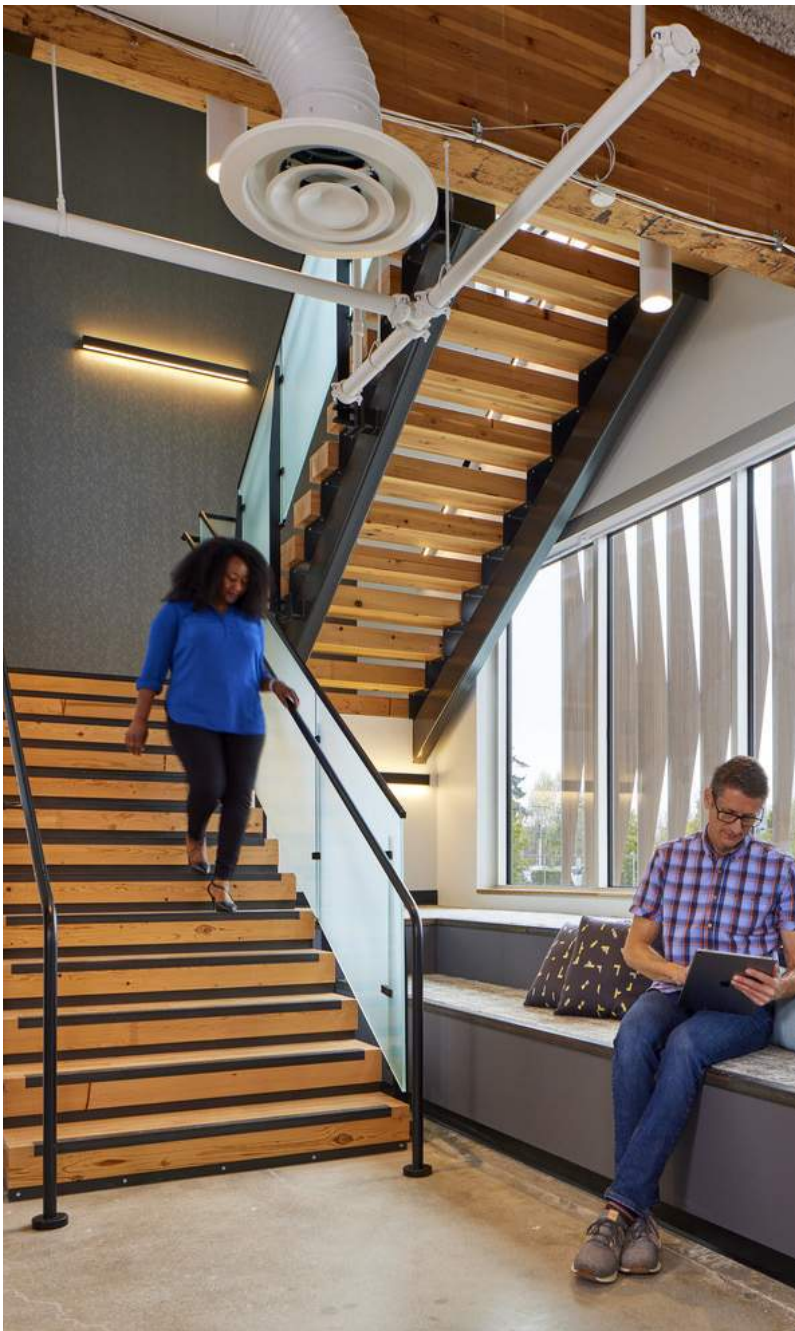
Our approach to renovation projects is to utilize a compact team experienced in managing smaller-scale projects and working closely with a select group of clients. This approach has proven highly effective with similar clients and avoids excessive staffing and management complexities. Despite being a large firm with ample resources, we opt to present a team characterized by a distinct temperament, relevant experience, and a shared passion for community-oriented projects. Our aim is to deliver cost-effective, timely, thoughtful, and functional solutions tailored to the unique needs of your projects.

A collaborative process is at the core of Ankrom Moisan's design practices. We will actively engage the consortium of WSDOT staff through weekly meetings and progress reporting around key milestones. We will focus on the user and operational needs of projects through group interviews, input, and feedback sessions when appropriate.

In the case of the WSDOT project diversity, we will work with your team to scale the project team appropriately and use our resources judicially. This ensures effective implementation of the Project Management Plan and a flexible cost effective approach. We will present viable planning scenarios and concept plans, and employ technical expertise to ensure a constructible design which will lead to timely construction by incorporating best practices for the projects based upon WSDOT standards.

Our firm's design and management philosophy is shaped by the goals of stakeholders, the resources of team members, and the effective management of the schedule. Managing WSDOT's projects will begin with defining project goals, researching and defining constraints, and engaging WSDOT stakeholders from the start. Ankrom Moisan and the consultant team will build consensus through frequent team meetings with WSDOT. Listening is a virtue of success; the more we communicate and understand your expectations, the better we can achieve your goals for the project(s).

Our Project Manager, John Eidman, is accustomed to complex, multi-scale projects. He understands project goals, collaborates well with stakeholders and the design team, and has a great ability to follow through on tasks to deliver the project on time and on budget. He is an effective communicator, both externally and internally, and can clearly convey information as it relates to reporting, billing, quality assurance, project design and timeline updates, coordination of disciplines, and quality control for the delivery of all phases of the projects



WORK PLAN

A. DEVELOPING A WORK PLAN FOR WSDOT

To develop a work plan for your potential projects, our team would first need to understand the requested scope of services for the Capital Facility projects. We would break down each task required per phase, validating them with WSDOT, and draft a work plan that outlines our approach. This plan would highlight our collaboration with stakeholders, the design team, and regulatory agencies to minimize costs, ensure timely delivery, and meet WSDOT's quality standards. Once the plan is approved, we would schedule team check-ins and OAC meetings by phase, with the flexibility to add more as needed.

Shortly after the Notice to Proceed, a kick-off meeting will be held with the WSDOT team and design team to review the work plan, scope, proposed schedule, and coordination of roles for the project. Ankrom Moisan's Project Manager, John Eidman, will outline the management approach, design schedule, and cost control strategies, including a review of long lead items and potential early procurement. The meeting will also cover quality assurance, in collaboration with other agency leaders if needed.

To establish a decision-making process, the WSDOT Project Manager and the AM Project Manager will create an overall project framework and use agreed-upon tools like Jira, Design Process Schedules, and Smartsheets to facilitate it. This initial framework will be shared with other project consultants and stakeholders for additional input and to coordinate logistics. At the conclusion of the assignment or project phase, the AM team and the larger project team will meet with WSDOT staff to gather feedback on the process and deliverables, aiming to make improvements for future projects.

B. RESOLVING ISSUES WITHIN TEAM

We prioritize open and ongoing communication with all partners, clients, consultants, contractors, and subcontractors. This transparency, along with the camaraderie it fosters, helps resolve issues before they escalate into problems that could jeopardize the project's success. John Eidman, a skilled negotiator, will have decision-making authority on the project, ensuring smooth progress without the need for oversight from the hierarchy you witness in a larger firm's structure.

C. WORK BREAKDOWN

The work plan breakdown between WSDOT and the various consultants including AM will depend largely on the assignment or project proposed. Each of the listed preliminary projects in the RFQ would require a tailored approach and a resulting work plan to maintain efficiency of all involved. We are happy to provide a detailed example of a particular assignment if needed.

D. KEY ISSUES

We are happy to provide a detailed example of a particular assignment if needed.


Architecture Interiors Planning Brand
ankrommoisan.com
Thank you!
© Ankrom Moisan Architects, Inc