

September 04, 2024

RE: WSDOT Capital Facilities General Engineering RFQ:

Greetings WSDOT Team -

Ankrom Moisan is excited about the opportunity to partner with WSDOT. We have worked on several general contracts, countless operational renovations, and on-the-fly consulting similar in both scale and scope. We fully appreciate the challenge of managing projects in fully operational environments and maintaining staff flexibility to responsively manage and deliver projects as they arise. We understand the importance of careful planning, phased execution, and clear communication in minimizing impact on operations and are fully prepared to undertake the potential outlined tasks in the RFQ.

**We Work with You (Our Client).** At Ankrom Moisan, we prioritize client involvement throughout the design process. Our transparent decision-making process involves input from all stakeholders, and truly listening to the needs and preferences of your team. This inclusive approach has proven successful on projects of all scales and complexity with clients such as C-TRAN, SAIF, Daimler Truck North America and Community Transit. We prioritize an ethos of fostering owner engagement and ensuring no surprises arise during the design process.

**We are Committed to Resource Stewardship:** We are dedicated to responsible resource management, maximizing value while minimizing environmental impact. Our emphasis on best-value solutions and sustainable material selection allows us to optimize available funds, resulting in improvements that benefit staff, operations, and the broader community served by WSDOT.

**Employee-Owned Commitment to Excellence:** As an employee-owned company, every member of our team is deeply invested in the success of your project. Our pursuit of the JUST label reflects our commitment to equity, transparency, and social responsibility, values that align with those of WSDOT.

We understand that a general contract requires agile and responsive project management, a diversity of skillsets to resolve whatever issues may arise, and the ability to shift and adjust plans based on emerging circumstances. Our task as your design team is to deliver all this on-time and within budget. We are excited about the opportunity to work with you on this General Facilities contract and are confident that our experience, approach, and values make us the right partner for WSDOT.

Regards,



Mariah Kiersey

**Senior Principal/Architect, AIA, NCARB, NCIDQ, GBCI, LEED AP BD+C**

Ankrom Moisan Associated Architects, Inc.

mariahk@ankrommoisan.com

38 NW Davis Street, Suite 300, Portland, OR 97209 (AM Home Office Proposed Team is based out of)

503.952.1344 (phone); 503.662.7325 (fax)

# **WSDOT - Capital Facilities General Engineering RFQ**

**ARCHITECTURAL & ENGINEERING SERVICES**

September 04, 2024

ANKROM MOISAN ARCHITECTS

Packet B



**Ankrom Moisan**



**CONTRACTOR CERTIFICATION  
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS  
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

*Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportation is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.*

Solicitation Title: 2024 WSDOT Capital Facilities General Engineering Contract

I hereby certify, on behalf of the firm identified below, as follows (check one):

**NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES.** This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

**MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES.** This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: ANKROM MOISAN ARCHITECTS, INC.

Name of Contractor/Bidder – Print full legal entity name of firm

By:   
426F00B7D47C4BB...  
signature of authorized person

Karlek Johnson  
Print Name of person making certifications for firm

Title: Contracts Counsel / Risk Manager  
Title of person signing certificate

Place: Portland, OR  
Print city and state where signed

Date: 30-Aug-2024 | 4:10 PM PDT



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EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS  
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Solicitation Title: 2024 WSDOT Capital Facilities General Engineering Contract

I hereby certify, on behalf of the firm identified below, as follows (check one):

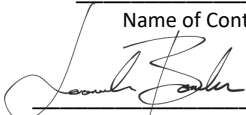
**NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES.** This firm does **NOT** require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Lund Opsahl  
Name of Contractor/Bidder – Print full legal entity name of firm

By:   
Signature of/authorized person

Jeremiah Bowles  
Print Name of person making certifications for firm

Title: Principal  
Title of person signing certificate

Place: Seattle, WA  
Print city and state where signed

Date: 8/29/24



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EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS  
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

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I hereby certify, on behalf of the firm identified below, as follows (check one):

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: The Greenbusch Group, Inc.  
Name of Contractor/Bidder – Print full legal entity name of firm

By:   
Signature of authorized person

Rami Kaur  
Print Name of person making certifications for firm

Title: President  
Title of person signing certificate

Place: Seattle, WA  
Print city and state where signed

Date: 8/30/2024



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EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS  
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Reyes Engineering Inc

Name of Contractor/Bidder – Print full legal entity name of firm

By: Flaviano V. Reyes, Jr.  
Digitally signed by Flaviano V. Reyes, Jr.  
Date: 2024.09.03 09:10:50-07'00'  
Signature of authorized person

Flaviano Reyes Jr. PE  
Print Name of person making certifications for firm

Title: Principal, Senior Electrical Engineer  
Title of person signing certificate

Place: Portland, OR  
Print city and state where signed

Date: September 3rd, 2024



CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

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Solicitation Title: WSDOT Capital Facilities General Engineering Contract

I hereby certify, on behalf of the firm identified below, as follows (check one):

[X] NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

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FIRM NAME: Harper Houf Peterson Righellis Inc.
Name of Contractor/Bidder – Print full legal entity name of firm

By: [Signature]
Signature of authorized person

Bruce Haunreiter, PE
Print Name of person making certifications for firm

Title: Principal
Title of person signing certificate

Place: Vancouver, Washington
Print city and state where signed

Date: 9/4/2024



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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Geotechnical Resources, Inc. (dba. GRI)
Name of Contractor/Bidder – Print full legal entity name of firm

By: [Signature]
Signature of authorized person

Matt Shanahan
Print Name of person making certifications for firm

Title: Principal
Title of person signing certificate

Place: Tigard, Oregon
Print city and state where signed

Date: 08-30-2024





CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Drew Collaborative Works, LLC (dba. DCW Cost Management)

Name of Contractor/Bidder – Print full legal entity name of firm

By: [Signature]
Signature of authorized person

Trish Drew
Print Name of person making certifications for firm

Title: Managing Director
Title of person signing certificate

Place: Seattle, WA
Print city and state where signed

Date: 8/29/2024

CONTRACTOR CERTIFICATION
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WASHINGTON STATE GOODS & SERVICES CONTRACTS

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Coffman Engineers, Inc.
Name of Contractor/Bidder – Print full legal entity name of firm

By: [Signature]
Signature of authorized person

Allison Hazen
Print Name of person making certifications for firm

Title: Principal
Title of person signing certificate

Place: Seattle, WA
Print city and state where signed

Date: 8/30/2024

# 7 REFERENCES/PAST PERFORMANCES 1



## Performance Evaluation Consultant Services

Consultant Name Ankrom Moisan		Evaluation Type <input type="checkbox"/> Interim <input checked="" type="checkbox"/> Subconsultant <input type="checkbox"/> Final	
Consultant Address  38 NW Davis St #300, Portland, OR 97209		Project Title Dayton Ave RHQ Building Renovation NWR	
Type of Work <input type="checkbox"/> Study <input checked="" type="checkbox"/> Design <input type="checkbox"/> R/W <input type="checkbox"/> PS&E <input type="checkbox"/> Other (Specify Below):		Agreement Number 009320	
Complexity of Work <input checked="" type="checkbox"/> Difficult <input type="checkbox"/> Routine		Date Agreement Approved 4/2/2019	
Amount of Original Agreement \$ 37,999,999.00		Total Amount Modifications \$ 5,341,784.74	
Completion Date Including Extensions 12/6/2021		Actual Completion Date 12/6/2021	
Type and Extent of Subcontracting  Architectural and Interior design and document services.		Total Amount Agreement \$ 43,341,783.74	
		Actual Total Paid \$ 43,341,783.74	
Type of Agreement <input checked="" type="checkbox"/> Lump Sum <input type="checkbox"/> Hourly Rate <input type="checkbox"/> Cost Plus Fixed Fee <input type="checkbox"/> Other			

Performance Rating Scale (From Average Score Below)

    S      
Superior
    AR      
Above Std.
    MR      
Meets Std.
    BR      
Below Std.
    P      
Poor

Standard Criteria	Comments (Justify Above & Below Ratings)	Rating
1. Negotiations Cooperative and responsive Adhered to WSDOT guidelines on fee. Met negotiation schedule. Open and honest communications. Willingness to negotiate in good faith	Negotiations were efficient, clear, and effective.	MR
2. Cost / Budget Finished within agreed budget, including all supplements Appropriate level of effort (Cost commensurate with work) Reasonable direct, non-salary expenses (Approx. xx% -yy%)	Ankrom Moisan met the project budget, and worked with WSDOT to deliver the maximum scope within the designated project budget.	AR
3. Schedule Complete within agreement schedule including supplements. Achieved schedule (Including all supplements). Prompt response to review comments Adapted to changes by WSDOT Notified WSDOT early regarding schedule issues	Met requirements.	MR
4. Technical Quality Work products meet WSDOT design policy & standards Performed appropriate quality control and assurance Responds to review comments in subsequent submission Pursued innovative design solutions Delivered "compatible" electronic files Implemented principles of practical design	Ankrom Moisan provided innovative design solutions throughout the project.	MR

# 7 REFERENCES/PAST PERFORMANCES 1

<p>5. Communications                  Clear and concise communication (Oral, written, drawings).                  Demonstrates an understanding of oral and written instructions                  Communicated at intervals appropriate for continual progress</p>	<p>Communications were organized, clear, and concise throughout project delivery.</p>	<p>MR</p>
<p>6. Management                  Provided creative cost control measures                  Submitted appropriate, periodic, accurate progress reports                  Accurate and timely invoicing                  Conducted meetings efficiently                  Limited the number of consultant-initiated contract modifications / supplements                  Collaborated effectively with WSDOT                  Responsive                  Managed subconsultants effectively</p>	<p>Meetings were organized and effective. Design solutions were made with overall project budget in mind. Options were presented to WSDOT to make informed decisions.</p>	<p>AR</p>
<p>7. Other Criteria (As agreed)</p>		
<p><b>Overall Rating</b></p>		<p>AR/MR</p>

<p>Rated By (Project Manager Name and Title)                  Chris Linden, Programming and Project Delivery Manager</p>	<p>Project Manager Signature  </p>	<p>Date                  Aug 28, 2024</p>
<p>Rated By (Area Consultant Liaison Name and Title)                  Carrie Follett, Contracts and Agreements Support Engine</p>	<p>Area Consultant Liaison Signature  </p>	<p>Date                  Aug 28, 2024</p>
<p>Executive Review (Name and Title)                  Mark Smith, State Facilities Administrator</p>	<p>Executive Signature  </p>	<p>Date                  Aug 30, 2024</p>

Distribution: Original: Consultant  
 Copies: Project Manager - Area Consultant Liaison - Consultant Services Office


# Perf-Eval-WSDOT-Projects - Ankrom Moison

Final Audit Report

2024-08-30

Created:	2024-08-28
By:	Carrie Follett (carrie.follett@wsdot.wa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3dJcKwhlqrNfTqttg70_amlvgOTPPuE8

## "Perf-Eval-WSDOT-Projects - Ankrom Moison" History

-  Document created by Carrie Follett (carrie.follett@wsdot.wa.gov)  
2024-08-28 - 2:18:19 PM GMT- IP address: 198.238.213.156
-  Document emailed to linden@wsdot.wa.gov for signature  
2024-08-28 - 2:26:12 PM GMT
-  Email viewed by linden@wsdot.wa.gov  
2024-08-28 - 2:34:44 PM GMT- IP address: 104.47.65.254
-  Signer linden@wsdot.wa.gov entered name at signing as chris linden  
2024-08-28 - 2:35:46 PM GMT- IP address: 198.238.213.156
-  Document e-signed by chris linden (linden@wsdot.wa.gov)  
Signature Date: 2024-08-28 - 2:35:48 PM GMT - Time Source: server- IP address: 198.238.213.156
-  Document emailed to Carrie Follett (carrie.follett@wsdot.wa.gov) for signature  
2024-08-28 - 2:35:49 PM GMT
-  Email viewed by Carrie Follett (carrie.follett@wsdot.wa.gov)  
2024-08-28 - 2:37:57 PM GMT- IP address: 104.47.64.254
-  Document e-signed by Carrie Follett (carrie.follett@wsdot.wa.gov)  
Signature Date: 2024-08-28 - 2:39:14 PM GMT - Time Source: server- IP address: 198.238.213.156
-  Document emailed to smith@wsdot.wa.gov for signature  
2024-08-28 - 2:39:16 PM GMT
-  Email viewed by smith@wsdot.wa.gov  
2024-08-30 - 9:00:52 PM GMT- IP address: 198.238.213.152
-  Signer smith@wsdot.wa.gov entered name at signing as Mark Smith  
2024-08-30 - 9:03:05 PM GMT- IP address: 198.238.213.152



# 7 REFERENCES/PAST PERFORMANCES 1



Document e-signed by Mark Smith (smithm@wsdot.wa.gov)

Signature Date: 2024-08-30 - 9:03:07 PM GMT - Time Source: server- IP address: 198.238.213.152



Agreement completed.

2024-08-30 - 9:03:07 PM GMT



**Adobe Acrobat Sign**

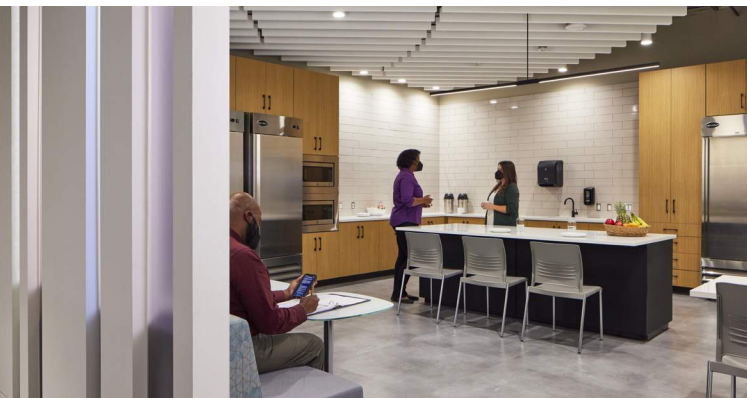
## WSDOT & Department of Ecology NW Regional HQ Building Renovation

### SHORELINE, WA

This 7,000 sq. ft. renovation involved two separate agencies, Washington State Department of Transportation (WSDOT) and Department of Ecology, with 29 departments, 26 sub-departments and over 700 employees. It was paramount that the design process not take a one-size-fits all approach. The design team worked with the two agencies' facility management teams, agency leadership, and the project management team to develop a plan that would allow each department to contribute input to the program of the building, as well as the design, without sacrificing project goals, schedule, or budget. Individual department committee meetings, town hall type events and surveys allowed all employees to participate in the programming and design process. Since the renovation needs to serve the two agencies for the next 40 years, the developed strategic design and planning principles allow for maximum future flexibility.

### PROJECT STATS

<b>SIZE</b>	7,000 sq. ft.
<b>COMPLETION</b>	12/2021
<b>COST</b>	\$35M
<b>TEAM MEMBERS</b>	Mariah Kiersey/PIC Sang Nguyen/Technical Designer
<b>DELIVERY METHOD</b>	Design-Build
<b>CLIENT NAME</b>	Christopher Linden
<b>POSITION/ROLE</b>	Project Manager for WSDOT Washington State Department of Transportation
<b>CONTACT INFO</b>	503.655.8471 LindenCh@wsdot.wa.gov
<b>WORK TIMELINE</b>	4/2019 - 12/2021



**Washington State  
Department of Transportation**

**Performance Evaluation  
Completed by Reference**

Consultant Name: <b>Anrkom Moison</b>
Consultant's Project Manager: <b>John Eidman</b>
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) <b>NE 65th Operations, Maintenance, and Facility Project and NE 18th St Improvement Project</b>

Type of Work:

Roadway Design  
  Plans Specs & Estimates  
  Transportation Study  
  Right-of-Way  
  Other

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/>	Prime	Start Date <b>01/14/19</b>	End Date <b>08/31/25</b>	Dollar Amount of Services <b>5,780,374.79</b>
<input type="checkbox"/>	Sub			

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High
1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	10.00
2. Did the firm complete the project within the total budgeted amount?	7.00
3. Did the firm complete the project within the contract schedule(s)?	7.00
4. Did the firm meet all of your technical standards and quality expectations?	7.00
5. Was the firm's communication, both oral and written, clear and concise?	10.00
6. Was the firm's project management system effective?	10.00
<b>Total Score</b> (Total the score by adding the scores for criterias 1 through 6.)	<b>51.00</b>
<b>Average Score</b> (Average the score by dividing the total score by the total number of criteria that was rated.)	<b>8.50</b>

Evaluator Information:		
Firm/Company Name: <b>C-TRAN</b>		
Evaluator's Name: <b>Nikki Meler</b>	Evaluator's Title: <b>Project Manager</b>	
Firm/Company Address: <b>10600 NE 51st Circle, Vancouver WA 98682</b>		
Phone: <b>(360) 904-7361</b>	Fax:	Date: <b>08/30/24</b>

Distribution:  Original: Return to Consultant being evaluated; and Rev. 2014  
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotcso@wsdot.wa.gov



## C-TRAN CAMPUS

### VANCOUVER, WA

In 2018, our partnership with C-TRAN began with the development of their master plan and the execution of their Administration, Operations, and Maintenance facility.

Concurrently, we designed a comprehensive seven-phase campus plan to ensure seamless operations throughout the construction process. The initial phase of renovations was successfully completed before the onset of the COVID-19 pandemic temporarily halted progress.

In 2021, we reassessed the project with updated requirements, leading to the accelerated implementation of the second phase and the simultaneous advancement of design for all remaining phases. The final phases are nearing completion, with the Operations Building achieving Temporary Certificate of Occupancy (TCO) last month.

The project's primary objectives included the construction of a state-of-the-art Maintenance Building, optimization of operations and site circulation flow, and the establishment of a permanent Operations Building to replace the existing temporary structure on campus. To facilitate these enhancements, administrative staff were temporarily relocated off-campus during Phase 1 renovations. Phase 2A focused on bus driver parking, the demolition of the temporary building, and the concurrent construction of expanded staff parking, the Maintenance Building, and the new Operations Building for operators.

Our team's integrated approach and meticulous planning have ensured the successful realization of the C-TRAN Administration, Operations, and Maintenance Facility. This project underscores our commitment to delivering efficient, sustainable, and functional infrastructure solutions that meet the evolving needs of our community.

### PROJECT STATS

**SIZE** 55,250 sq. ft.

**COMPLETION** Phase 1: 4/2019, Phase 2: 10/2022, Phase 3, 4, 5 (Under Construction): 7/2024; Phase 6 & 7: Late 2025

**COST** Operations Building: \$13M  
Maintenance Building & Site: \$11 M

**TEAM MEMBERS** Mariah Kiersey/PIC  
John Eidman/Project Manager  
Ramin Rezvani/Project Designer  
Roberta Pennington/Interior Designer

**DELIVERY METHOD** Design-Bid-Build

**CLIENT NAME** Nikki Meler

**POSITION/ROLE** Project Manager

**CONTACT INFO** 360.906.7361

Nikki.Meler@c-tran.org

**AGENCY** C-TRAN

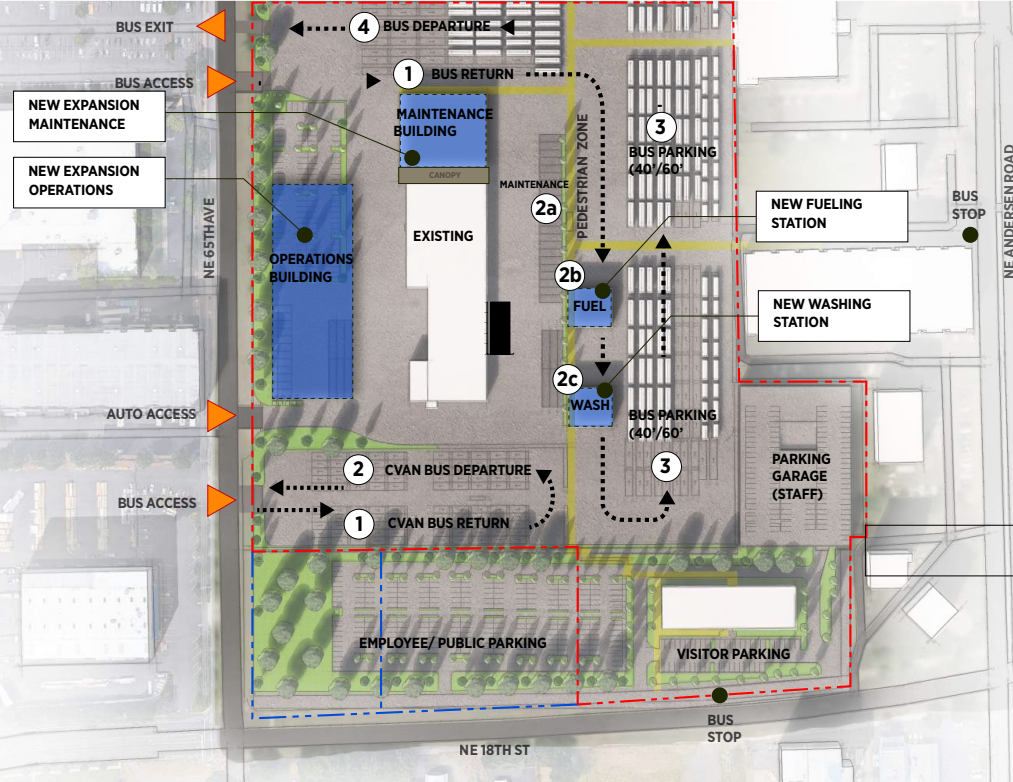
2018-Present

**WORK TIMELINE** Ongoing since 2017



**C-TRAN CAMPUS**

VANCOUVER, WA



**Washington State  
Department of Transportation**

**Performance Evaluation  
Completed by Reference**

Consultant Name: <b>Ankrom Moisan Architecture</b>
Consultant's Project Manager: <b>Bethanne Mikkelsen / Kim Gonzales</b>
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) <b>Daimler Truck North America - day care expansion</b>

Type of Work:

Roadway Design  
  Plans Specs & Estimates  
  Transportation Study  
  Right-of-Way  
  Other

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/>	Prime	Start Date <b>11/01/23</b>	End Date	Dollar Amount of Services <b>213,173.00</b>
<input type="checkbox"/>	Sub			

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High
1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	10.00
2. Did the firm complete the project within the total budgeted amount?	10.00
3. Did the firm complete the project within the contract schedule(s)?	10.00
4. Did the firm meet all of your technical standards and quality expectations?	10.00
5. Was the firm's communication, both oral and written, clear and concise?	10.00
6. Was the firm's project management system effective?	10.00
<b>Total Score</b>	<b>60.00</b>
(Total the score by adding the scores for criterias 1 through 6.)	
<b>Average Score</b>	<b>10.00</b>
(Average the score by dividing the total score by the total number of criteria that was rated.)	

Evaluator Information:		
Firm/Company Name: <b>Daimler Truck North America</b>		
Evaluator's Name: <b>Joseph Strelka</b>	Evaluator's Title: <b>Corporate Architect</b>	
Firm/Company Address: <b>4555 N Channel Ave Portland OR 97217</b>		
Phone: <b>(503) 807-2872</b>	Fax:	Date: <b>08/27/24</b>

Distribution:  Original: Return to Consultant being evaluated; and Rev. 2014  
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotcso@wsdot.wa.gov

## Daimler Truck North America Corp 20

PORTLAND, OR

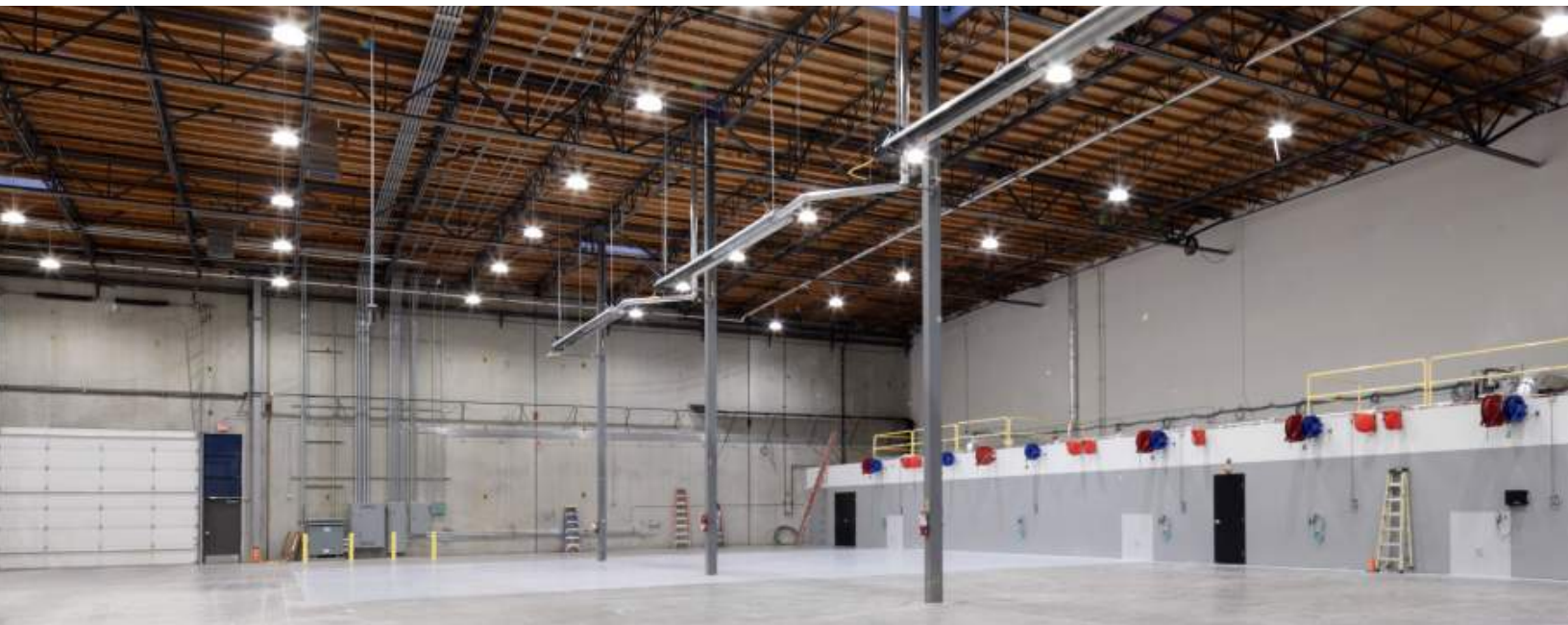
This project was a full build-out of over 36,000 sq. ft. into a new state-of-the-art research and testing facility for Daimler’s latest electric truck designs and programming. Features include an office space, battery testing space, a mobile crane, structural upgrades, and 26,000 sf of fabrication and assembly.

Work in the new office area included renovations and additions to additional restrooms, four new conference rooms, LED lighting, HVAC upgrades, ceilings, and a new entry storefront. Exterior upgrades with a new storefront entry and an increased overhead doors to accommodate large trucks allowed for the added office space to get light as well as allowing a wider variety of vehicles to be maintained.



### PROJECT STATS

- SIZE** 36,000 sq. ft.
- COMPLETION** 11/2019
- COST** \$6M
- TEAM MEMBERS/ROLES** Mariah Kiersey/PIC  
Roberta Pennington/Interior Designer  
Sang Nguyen/Technical Designer
- DELIVERY METHOD** CM/GC
- CLIENT NAME** Joseph Strelka, AIA, NCARB
- POSITION/ROLE** Corporate Architect
- CONTACT INFO** 503.749.2569  
joseph.strelka@daimler.com
- AGENCY** Daimler Truck North America
- WORK TIMELINE** 10/2018 - 11/2019



## Community Transit Snohomish County

EVERETT, WA

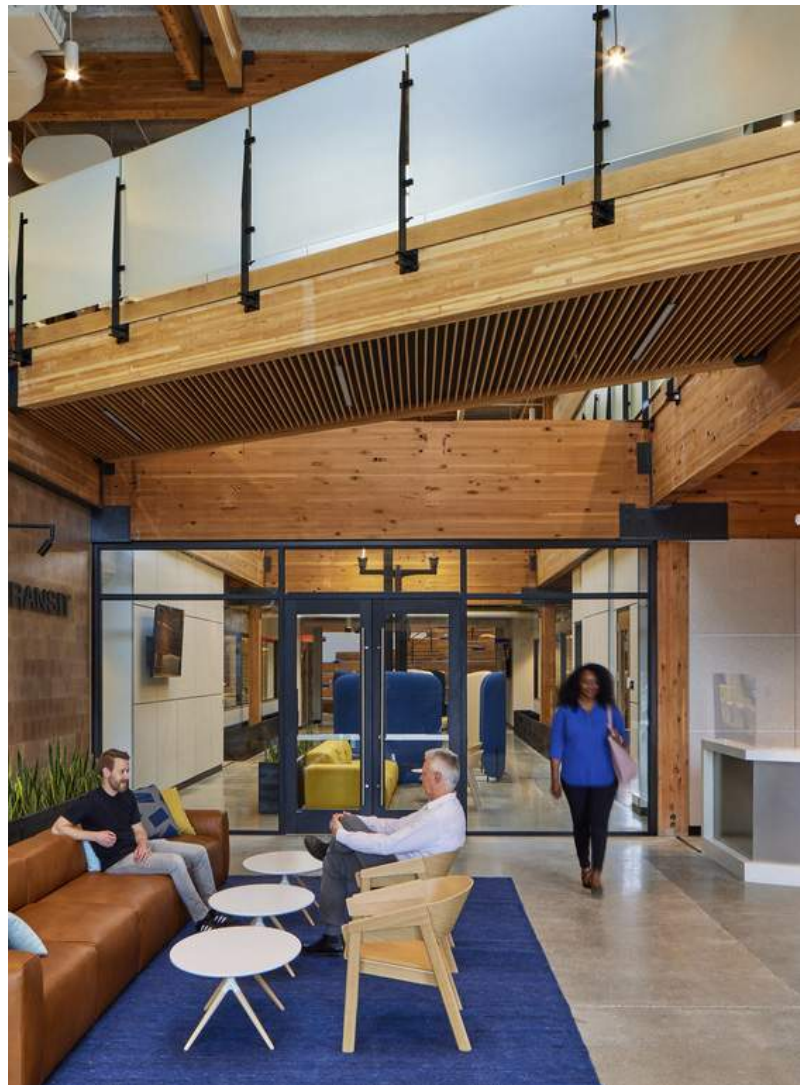
Due to expansion of transit services, Community Transit of Snohomish County was in need of a larger, more robust headquarters. With an eye toward sustainability, leadership chose to re-purpose existing, underutilized Real Estate holdings. The property that rose to the top of the list was a 1970s, two-story concrete tilt-up warehouse, which had been abandoned for years. In partnership with another architecture firm, Ankrom Moisan Interiors designed the 70,000 sq.ft. space which includes conferencing, collaboration zones, open work plan, a fitness & wellness center, and stadium seating for all-team gatherings.

The Ankrom Moisan design team facilitated visioning workshops with key stakeholders, as well as observed how the existing space was being used by staff, in order to develop an interior concept that would truly align with the culture and mission of this purpose driven organization.

As part of the design process, Ankrom Moisan conducted a wellness review of the interiors to determine how the space complied with the State of Washington's Workplace Wellness Recommendations. This analysis influenced furniture configurations, restroom fixture spacing, kitchen layout and conference room configurations, all appropriate solutions during the COVID-19 pandemic, as well as moving forward.

### PROJECT STATS

<b>SIZE</b>	70,000 sq. ft.
<b>COMPLETION</b>	2022
<b>COST</b>	\$336,120
<b>TEAM MEMBERS</b>	Roberta Pennington/Interior Designer
<b>DELIVERY METHOD</b>	Design-Bid-Build
<b>CLIENT NAME</b>	Matt Neish, AIA
<b>POSITION/ROLE</b>	Sr. Project Architect
<b>CONTACT INFO</b>	503.415.2393
<b>AGENCY</b>	OTAK
<b>WORK TIMELINE</b>	6/2021 - 10/2023



## Community Transit Merrill Creek

EVERETT, WA

Community Transit once again reached out to Ankrom Moisan to transform their Merrill Creek Operations Base Building. The collaboration with Community Transit focused on creating functional and welcoming spaces, including workstations, offices, and meeting areas, to accommodate the anticipated growth in transit service within Snohomish County. Two buildings at the Merrill Creek base were renovated, one each for maintenance and operations. The maintenance building expanded by adding six large bus bays that are capable of servicing articulated and double-deck buses. In addition, two current bays will be upgraded for larger buses, and new hoists will be added at all 20 bays. Without this expansion, the agency would not have the capacity to maintain the new buses.

With careful attention to ergonomic design and environmental factors, the Design Team ensured that the upgraded facilities meet the needs of employees and visitors and align seamlessly with the impending rollout of the Swift Orange Line. The partnership between Community Transit and designers will shape their future of transit infrastructure with innovation, efficiency, and exceptional design.

### PROJECT STATS

- SIZE** 19,200 sq. ft.
- COMPLETION** 5/2024
- COST** \$11.2M
- TEAM MEMBERS** Roberta Pennington/PM
- DELIVERY METHOD** Design-Bid-Build
  
- CLIENT NAME** Matt Neish, AIA
- POSITION/ROLE** Sr. Project Architect
- CONTACT INFO** 503.415.2393
- AGENCY** OTAK
- WORK TIMELINE** 12/2022 - 5/2024



## *Consultant Information Form*

Firm Name: <b>Ankrom Moisan Associated Architects, Inc.</b>		FYE Date: <b>Dec 31st, 2024</b>	Number of Employees: <b>152</b>
Address: <b>38 NW Davis St #300</b>			
City: <b>Portland</b>	State: <b>OR</b>	Zip Code: <b>97209</b>	County: <b>Multnomah</b>
Phone: <b>(503) 245-7100</b>	Fax:	Company Web Site: <b>www.ankrommoisan.com</b>	
Remit to Address: <b>Po Box 84976</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>97209</b>	County: <b>King</b>
Phone: <b>(503) 245-7100</b>		Fax:	
Statewide Vendor Number (SWV) for Remit to Address:		Federal Tax ID Number or Social Security Number: <b>93-1014387</b>	
Unified Business Identifier Number (UBI): <b>602581381</b>		Date Universal Numbering System (DUNS) Number: <b>180481400</b>	
Year Firm Established: <b>1983</b>	UDBE/SBE/MSVWBE Certification Number::	NAICS Code & Code Name: <b>541310 Architectural Services</b>	
Proposed Project Manager: <b>John Eidman</b>		Email: <b>johne@ankrommoisan.com</b>	
Financial Contact: <b>Terence Chandler</b>		Email: <b>terencec@ankrommoisan.com</b>	

Firm Type:

- Sole Proprietor  
  Partnership  
  C – Corp.  
  Limited Partnership  
  Subchapter S Corp.  
  Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million  
  \$1 Million to \$5 Million  
  \$5 Million to \$10 Million  
  \$10 Million to \$15 Million  
  Over \$15 Million



## *Consultant Information Form*

Firm Name: <b>Lund Opsahl LLC</b>		FYE Date: <b>12/31</b>	Number of Employees: <b>35</b>
Address: <b>1215 Fourth Avenue, Suite 1200</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98161</b>	County: <b>King</b>
Phone: <b>206.402.5156</b>	Fax: <b>206.402.5156</b>	Company Web Site: <b>lundopsahl.com</b>	
Remit to Address: <b>1215 Fourth Avenue, Suite 1200</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98161</b>	County: <b>King</b>
Phone: <b>206.402.5156</b>		Fax: <b>206.402.5156</b>	
Statewide Vendor Number (SWV) for Remit to Address: <b>SWV0189826-01</b>		Federal Tax ID Number or Social Security Number: <b>45-4463441</b>	
Unified Business Identifier Number (UBI): <b>603 165 392</b>		Date Universal Numbering System (DUNS) Number: <b>078435236</b>	
Year Firm Established: <b>2012</b>	UDBE/SBE/MSVWBE Certification Number:. <b>D2F0023366</b>	NAICS Code & Code Name: <b>541330 - Engineering Services</b>	
Proposed Project Manager: <b>Amy Kuo</b>		Email: <b>akuo@lundopsahl.com</b>	
Financial Contact: <b>Owen Bower</b>		Email: <b>obower@lundopashl.com</b>	

Firm Type:

- Sole Proprietor  
  Partnership  
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  Limited Partnership  
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  Limited Liability Company

Annual Gross Receipt:

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  \$5 Million to \$10 Million  
  \$10 Million to \$15 Million  
  Over \$15 Million



## *Consultant Information Form*

Firm Name: <b>The Greenbusch Group, Inc.</b>		FYE Date: <b>12/31/2024</b>	Number of Employees: <b>24</b>
Address: <b>1448 Elliott Ave W</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98119</b>	County: <b>King</b>
Phone: <b>(206) 378-0569</b>	Fax:	Company Web Site: <b>greenbusch.com</b>	
Remit to Address: <b>1448 Elliott Ave W</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98119</b>	County: <b>King</b>
Phone: <b>(206) 378-0569</b>		Fax:	
Statewide Vendor Number (SWV) for Remit to Address: <b>SWV 0089554-00</b>		Federal Tax ID Number or Social Security Number: <b>91-1460992</b>	
Unified Business Identifier Number (UBI): <b>601 208 544</b>		Date Universal Numbering System (DUNS) Number: <b>609094511</b>	
Year Firm Established: <b>1989</b>	UDBE/SBE/MSVWBE Certification Number:. <b>#M4F0007923</b>	NAICS Code & Code Name: <b>541330, 541380, 541690</b>	
Proposed Project Manager: <b>Adam Jenkins</b>		Email: <b>adamj@greenbusch.com</b>	
Financial Contact: <b>Rami Kaur</b>		Email: <b>ramik@greenbusch.com</b>	

Firm Type:

- Sole Proprietor  
  Partnership  
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  Limited Partnership  
 Subchapter S Corp.  
 Limited Liability Company

Annual Gross Receipt:

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 \$1 Million to \$5 Million  
 \$5 Million to \$10 Million  
 \$10 Million to \$15 Million  
 Over \$15 Million



## *Consultant Information Form*

Firm Name: <b>Reyes Engineering Inc.</b>		FYE Date: <b>12/31/24</b>	Number of Employees: <b>13</b>
Address: <b>1420 5th Avenue, Suite 2200</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98101</b>	County: <b>King County</b>
Phone: <b>503.771.1986 Ext. 213</b>	Fax: <b>n/a</b>	Company Web Site: <b>reyeseng.com</b>	
Remit to Address: <b>329 NE Couch St.</b>			
City: <b>Portland</b>	State: <b>OR</b>	Zip Code: <b>97232</b>	County: <b>Multnomah County</b>
Phone: <b>503.771.1986 Ext. 213</b>	Fax: <b>n/a</b>		
Statewide Vendor Number (SWV) for Remit to Address: <b>N/A</b>		Federal Tax ID Number or Social Security Number: <b>93-1304218</b>	
Unified Business Identifier Number (UBI): <b>603 477 430</b>		Date Universal Numbering System (DUNS) Number: <b>18307236</b>	
Year Firm Established: <b>1999</b>	UDBE/SBE/MSVWBE Certification Number:. <b>M4M0023709/D4M0023709</b>	NAICS Code & Code Name: <b>NAICS 541330 - Electrical engineering services</b>	
Proposed Project Manager: <b>W.Bruce Davis</b>		Email: <b>wbdavis@reyeseng.com</b>	
Financial Contact: <b>Jacquie Harrison</b>		Email: <b>jharrison@reyeseng.com</b>	

Firm Type:

- Sole Proprietor  
  Partnership  
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 Subchapter S Corp.  
 Limited Liability Company

Annual Gross Receipt:

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 \$10 Million to \$15 Million  
 Over \$15 Million



## *Consultant Information Form*

Firm Name: <b>Harper Houf Peterson Righellis Inc.</b>		FYE Date: <b>12/31/2024</b>	Number of Employees: <b>114</b>
Address: <b>1220 Main Street, Suite 150</b>			
City: <b>Vancouver</b>	State: <b>WA</b>	Zip Code: <b>98660</b>	County: <b>Clark</b>
Phone: <b>360-750-1131</b>	Fax: <b>360-750-1141</b>	Company Web Site: <b>hhpr.com</b>	
Remit to Address: <b>205 SE Spokane Street, Suite 200</b>			
City: <b>Portland</b>	State: <b>OR</b>	Zip Code: <b>97202</b>	County: <b>Multnomah</b>
Phone: <b>503-221-1131</b>		Fax: <b>503-221-1171</b>	
Statewide Vendor Number (SWV) for Remit to Address: <b>SWV0311844</b>		Federal Tax ID Number or Social Security Number: <b>93-1045332</b>	
Unified Business Identifier Number (UBI): <b>601330764</b>		Date Universal Numbering System (DUNS) Number: <b>3607501131</b>	
Year Firm Established: <b>1990</b>	UDBE/SBE/MSVWBE Certification Number:. <b>N/A</b>	NAICS Code & Code Name: <b>541330</b>	
Proposed Project Manager: <b>Jeff Creel, RLA</b>		Email: <b>jeffc@hhpr.com</b>	
Financial Contact: <b>Ken Baldwin</b>		Email: <b>kenb@hhpr.com</b>	

Firm Type:

- Sole Proprietor  
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 Subchapter S Corp.  
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Annual Gross Receipt:

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  \$10 Million to \$15 Million  
 Over \$15 Million



## *Consultant Information Form*

Firm Name: <b>Geotechnical Resources, Inc.</b>		FYE Date: December 31 2024	Number of Employees: <b>61</b>
Address: <b>16520 SW Upper Boones Ferry Road, Suite 100</b>			
City: <b>Tigard</b>	State: <b>OR</b>	Zip Code: <b>97224</b>	County: <b>Washington</b>
Phone: <b>503-641-3478</b>	Fax: <b>N/A</b>	Company Web Site: <b>www.gri.com</b>	
Remit to Address: <b>1111 Main Street, Suite 515</b>			
City: <b>Vancouver</b>	State: <b>WA</b>	Zip Code: <b>98660</b>	County: <b>Clark</b>
Phone: <b>360-213-1690</b>		Fax: <b>N/A</b>	
Statewide Vendor Number (SWV) for Remit to Address: <b>SWV0041507</b>		Federal Tax ID Number or Social Security Number: <b>93-0864800</b>	
Unified Business Identifier Number (UBI): <b>601 601 587</b>		Date Universal Numbering System (DUNS) Number: <b>120393756</b>	
Year Firm Established: <b>1984</b>	UDBE/SBE/MSVWBE Certification Number:. <b>--</b>	NAICS Code & Code Name: <b>514330 Engineering Services</b>	
Proposed Project Manager: <b>Matt Shanahan, PE</b>		Email: <b>mshanahan@gri.com</b>	
Financial Contact: <b>Adam Hope</b>		Email: <b>ahope@gri.com</b>	

Firm Type:

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  \$10 Million to \$15 Million  
  Over \$15 Million

## WHO WE ARE

WOMEN OWNED | INDUSTRY PROVEN | AACE CERTIFIED

DCW Cost Management is an independent third-party cost consultancy with offices in Seattle, WA and Portland, OR. We provide managed solutions through cost advice for our clients who are investing in infrastructure, property maintenance and construction development. Because we are embedded in the regional construction community, we deliver costs that are reflective of the market and are detailed using a clear, efficient construction development perspective. We help clients with procurement strategies and engage with the supply chain. We have a proven track record of providing accurate cost planning and cost control services. Typically, our cost estimates fall within 5% of the low bid amounts on projects and often within 3% of the bid. Our services are provided to clients worldwide.

Our experience in the Washington construction market allows us to approach this project with confidence. We track technology and sustainability advances from a cost perspective. We work to offer our team early cost advice for informed decision making and continue through design development to provide an accurate, holistic perspective on cost.

DCW has extensive experience in cost planning for land bridges and overpasses, street and roadway renovation, pedestrian improvements, urban streetscape, civic parks, and community enhancements. We are familiar with SDOT and WSDOT specifications and standards and regularly access the WSDOT manuals, including the Construction and Planning and Engineering and Standards. Specifically, DCW uses the cost estimating manual for WSDOT projects published December 14th, 2020. DCW has 33 transit projects, including Colman Dock in our portfolio.

## PROJECT APPROACH

Our approach to preparing cost planning begins with understanding the stakeholder's project goals. Through that understanding we develop cost plans that represent a complete perspective. We then build upon that information to provide replacement values, alternates and ultimately complete project costs from a constructability standpoint. At each milestone we provide a comparative document with the previous estimate including an associated narrative identifying reasons for increases or decreases in cost, seeking to reduce or quantify risk to the greatest extent at each milestone. Our practice is to go into the market and confirm material availabilities and lead times, labor skill sets and contractor availability based solely on the attributes of the project. Based on this information we provide risk observations and recommend contingencies specific to each risk item. Our risk register and related contingencies recommendations become a living document for the owner.

## CERTIFICATIONS

Women Business Enterprise (WBE) – State of Washington # WF0023327

Women Business Enterprise (WBE) – State of Oregon #9269

Small Contractor and Supplier (SCS) – King County #1633

Women Owned Small Business (WOSB) – Federal – DUNS 078775069

## AFFILIATIONS

American Association of Cost Engineering (AACE)

American Society of Professional Estimators (ASPE)

American Institute of Architects (AIA)

## PROJECT STRENGTHS

Understanding of local and regional contracting firms and their capacities

Understanding of local and regional materials suppliers

Comprehensive project delivery planning experience for risk mitigation

## *Consultant Information Form*

Firm Name: Drew Collaborative Works, LLC (dba. DCW Cost Management)		FYE Date: December 31st	Number of Employees: 11
Address: 415 1st Ave N, #9671			
City: Seattle	State: WA	Zip Code: 98107-4503	County: USA
Phone: (206) 259-2990	Fax:	Company Web Site: dcwcost.com	
Remit to Address:			
City:	State:	Zip Code:	County:
Phone:	Fax:		
Statewide Vendor Number (SWV) for Remit to Address:		Federal Tax ID Number or Social Security Number: 46-3802033	
Unified Business Identifier Number (UBI): 603238062		Date Universal Numbering System (DUNS) Number: 078775069	
Year Firm Established: 2012	UDBE/SBE/MSVWBE Certification Number: W2F0023327	NAICS Code & Code Name: 541611	
Proposed Project Manager: Trish Drew		Email: trish@dcwcost.com	
Financial Contact: Rachel Quimby		Email: rachel@dcwcost.com	

Firm Type:

- Sole Proprietor  
  Partnership  
  C – Corp.  
  Limited Partnership  
  Subchapter S Corp.  
 Limited Liability Company

Annual Gross Receipt:

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 \$1 Million to \$5 Million  
 \$5 Million to \$10 Million  
 \$10 Million to \$15 Million  
 Over \$15 Million

## *Consultant Information Form*

Firm Name: <b>Coffman Engineers, Inc.</b>		FYE Date: <b>12/31</b>	Number of Employees: <b>894</b>
Address: <b>1101 2nd Ave #400</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98101</b>	County: <b>King County</b>
Phone: <b>(206) 623-0717</b>	Fax: <b>N/A</b>	Company Web Site: <b>https://www.coffman.com/</b>	
Remit to Address: <b>1101 2nd Ave #400</b>			
City: <b>Seattle</b>	State: <b>WA</b>	Zip Code: <b>98101</b>	County: <b>King County</b>
Phone: <b>(206) 623-0717</b>		Fax: <b>N/A</b>	
Statewide Vendor Number (SWV) for Remit to Address: <b>SWV0016770</b>		Federal Tax ID Number or Social Security Number: <b>91-1053429</b>	
Unified Business Identifier Number (UBI): <b>600 310 893</b>		Date Universal Numbering System (DUNS) Number: <b>098553175</b>	
Year Firm Established: <b>1979</b>	UDBE/SBE/MSVWBE Certification Number:. <b>N/A</b>	NAICS Code & Code Name: <b>541330</b>	
Proposed Project Manager: <b>Allison Hazen</b>		Email: <b>allison.hazen@coffman.com</b>	
Financial Contact: <b>Jenny Deonigi</b>		Email: <b>jenny.deonigi@coffman.com</b>	

**Firm Type:**

Sole Proprietor  
  Partnership  
  C – Corp.  
  Limited Partnership  
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 Limited Liability Company

**Annual Gross Receipt:**

\$0 to \$1 Million  
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  \$10 Million to \$15 Million  
 Over \$15 Million

Architecture Interiors Planning Brand

[ankrommoisan.com](http://ankrommoisan.com)

Thank you!