

SUBMITTAL OF QUALIFICATIONS

**Project Number 2024-828
On-Call Campus Architect(s) for the
Department of Veterans' Affairs campus:
Washington Soldiers Home,
Orting, Washington**

February 20, 2024

**Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121**

rwaa



February 20, 2024

Melanie Miller, Project Manager
Department of Enterprise Services
P.O. Box 41476
Olympia, WA 98504-1476

**Re: Request for Qualifications
2024-828: On-Call Campus Architect(s) for the Department of Veterans'
Affairs campus: Washington Soldiers Home, Orting, Washington**

Dear Melanie,

We are pleased to submit qualifications for the On-Call Architectural Consultants selection process.

Ron Wright & Associates/Architects, P.S. has established an excellent reputation for completing renovation projects for non-profit agencies and public institutions, with an additional focus on projects that serve individuals and families with special needs. Our depth and breadth of knowledge from working on multiple types of projects is uniquely extensive, encompassing over thirty years of project experience.

We are also currently providing services for DES/VA for the Roosevelt Barracks Bathroom Improvements at the Washington Soldiers Home campus in Orting. Our work on this project has provided us with firsthand understanding of the overall campus needs as well as the protocols for efficiently managing project execution for DES and DVA.

A specifically relevant aspect of our firm's thirty-year history is our twenty years' experience providing on-call services for the City of Seattle Parks Department. Completing numerous maintenance and repair projects under this contract demonstrates our ability to work on multiple small projects as needed by the Client.

While the information contained within this response shows we have the experience and background to successfully perform the work, we would greatly enjoy further discussing how our personal commitment to community projects involving services to individuals and families with unique needs can be employed further at the Washington Soldiers Home campus. We look forward to hearing back from you, and the possibility of working with DES/VA on additional projects.

Sincerely,

Ron Wright, AIA LEED™
Principal



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

On-Call Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title	Ron Wright, Principal		
Firm Name	Ron Wright & Associates/Architects. P.S.		
Address	2003 Western Avenue, Suite 610		
City	Seattle	State	WA
		Zip	98121
Telephone	(206) 728-4248	Email	rwright@rwaa.com

Addresses of multiple office locations of firm (if applicable)

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

Diverse Business Certifications (if applicable)

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

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

Certification issued through the Washington State Department of Veteran's Affairs

- ☐ Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- ☒ Small Business Enterprise (SBE)

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1. SOLICITATION NUMBER (If any)

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

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11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	4	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	4	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

The foregoing is a statement of facts.

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FIRM PROFILE

Ron Wright & Associates/Architects, P.S.

Ron Wright & Associates/Architects, P.S. was established in 1994. The firm has focused on a combination of private and public work, including commercial structure renovations, historic preservation, mixed-use developments, housing for special needs populations, and projects for institutions and non-profit organizations. Quality design services and demonstrated technical expertise continue to be the key elements contributing to our company's success. Our Projects are located within Washington and Oregon.



Areas of Specialization

- o Historic preservation and restoration,
- o Complex specialty projects, including elevators, access tunnels, unique structural elements, and industrial facilities,
- o Programming and feasibility studies for both public and private entities, as well as Master Plans for Sites and individual building development,
- o Renovations, including performing arts and community engagement centers,
- o Tenant improvements for both corporate and non-profit social service entities, including restaurants and daycare facilities,
- o Housing, including single family, multi-family, and institutional projects, with an emphasis upon special needs housing,
- o Complex funding / tax credit projects.

We value the functional needs of our clients as the highest priority, while providing unique and innovative designs. Our greatest strength is our ability to bring together the often diverse interests and agendas characteristic of institutional and public sector projects, while maintaining our commitment to the client's mission, ultimately delivering a successful project.

Key Strength

- o Extensive experience in the design of facilities for institutions and community-based organizations,
- o Experience with the permitting process in numerous jurisdictions in the State of Washington / other entities having jurisdiction,
- o Established relationships with design and engineering consultants,
- o Demonstrated ability to provide architectural design services which meet the budget requirements of the project,
- o An extensive background in the public sector bid process, including the typical contractual requirements associated with public funding of construction projects (prevailing wages, affirmative action, etc.),
- o A commitment to the development of sustainable buildings, providing waste reduction and recycling through materials selection, architectural design and construction site operations.

Lastly, **we bring to all of our projects a high degree of enthusiasm for solving both the aesthetic and functional needs of our clients within established budgets.** We are committed to providing the very best service possible, and to establishing our office as a leader in the architectural community for providing creative design solutions that exceed our clients' expectations.

Ron Wright & Associates/Architects, P.S.

Ron Wright, AIA LEED™

Ron Wright, the founding principal of Ron Wright & Associates / Architects, P.S., brings to the firm over thirty-five years of experience in both public and private sector projects.

Ron excels in collaborating with project teams and stakeholders to provide the best long-term solution, within established budgets, and he has consistently demonstrated a strong commitment to using the principles of sustainable development for all of his projects.

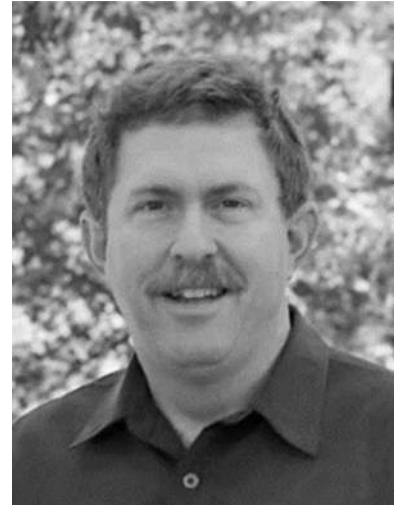
Professional Registrations

Architect, State of Washington and State of Oregon

Education

Master of Architecture, University of Washington, 1987

Bachelor of Science, Architecture, University of Virginia, 1982



Specific Relevant Experience

- ✓ Architectural Design experience with numerous additional public agencies and institutions in Western Washington, including the City of Seattle, the Port of Seattle, and Washington State DES/VA.
- ✓ Project experience with numerous multi-discipline teams, including recent work associated with the Seawall Replacement Project and the Alaskan Way Viaduct Replacement.
- ✓ Numerous successful historic renovation and restoration projects.
- ✓ Significant Tenant Improvement experience for both corporate clients and non-profit agencies.
- ✓ Extensive experience with public sector projects involving public participation.

Selected Renovation and Public Agency Projects

Pike Place Market PDA, PC-1S Elevator and Stair Replacement, Seattle

Washington State DES/VA – Roosevelt Building Renovations, Orting

Thurston-Mason Triage Center Expansion, Tumwater

The Lodge at St Edward State Park, Kenmore

Washington Hall Renovations, Seattle

City of Seattle Department of Parks and Recreation on-call projects, Seattle

Washington Street Boat Landing Pergola Restoration, Seattle

Whatcom County Crisis Stabilization Center, Bellingham

Academic

University of Washington, Visiting Lecturer, 1998 – 2010 (Spring Qtr. ARCH 478)

Selected Public Service

Board of Trustees for **Downtown Emergency Service Center (DESC)**, 1998 – Current.

Founding Member **Seattle-King County Workforce Development Council**, 1999 – 2018.

Board of Trustees for **Full Life Care**, 2009 – 2017.

President, Board of Trustees, **Queen Anne Helpline**, 2013 – Current.

President, Board of Trustees, **Coriolis Dance Collaborative**, 2016- Current

Active involvement with community youth sports programs; current NCAA college lacrosse official.

Ron Wright & Associates/Architects, P.S.

Ron Wright & Associates/Architects, P.S.

Suni Hatcher, Associate

Suni Hatcher brings sixteen years of direct experience completing both renovation and new construction projects. Her project focus with Ron Wright & Associates/Architects has been the design of complex historic preservation projects, as well multi-family housing and mental health triage facilities. She has extensive project management skills with expertise in building renovations, new buildings, and building envelope design.

Education:

Master of Architecture, Univ. of Washington, 2006

Bachelor of Architecture, Univ. of Florida, 2002

Recent Project Experience:

DES/VA Roosevelt Building Renovation, Old Soldiers Home, Orting

Pike Place Market PC-1S Stair and Elevator Replacement, Seattle

Camas Flats Permanent Supportive Housing, Oak Harbor

The Lodge at St. Edward State Park, Kenmore

Thurston County Mental Health Triage Center, Tumwater

Mason County Mental Health Triage Center, Shelton

Harvest Home Residential Treatment Facility, Olympia

Kitsap Mental Health Services Crisis Support Center, Bremerton

Washington Street Boat Landing Pergola Restoration

Claquato Church Historic Property Survey and Master Plan



Smruthi Rajan, Associate

Smruthi Rajan brings five years of experience working for Ron Wright & Associates/Architects, P.S. completing numerous renovation and new construction projects.

She has experience with complex projects of various sizes including renovations, additions, historic landmark buildings, as well as specialized educational projects. She excels in the role of responsibility for the production of design and contract documents and coordinating the work of the various consultants.

Education:

Master of Architecture, Washington State University, 2017

Bachelor of Architecture, Vadodara Design Academy, India, 2014

Recent Project Experience:

DES/VA Roosevelt Building Renovation, Old Soldiers Home, Orting

The Lodge at St Edward State Park

HopeSource III Envelope and ADA Apartment Renovations

Camas Flats Permanent Supportive Housing, Oak Harbor

Reliable Enterprises Phase 2 Housing, Centralia

Thurston-Mason County Mental Health Triage Facility



PROJECT APPROACH AND PAST PERFORMANCE

Ron Wright & Associates/Architects, P.S. brings thirty years of project experience in the public, non-profit, and private sectors.

We have extensive experience with scoping/programming, budgeting, design, construction cost estimates, bidding, construction administration, closeout, and warranty support, specifically for publicly funded projects.

Our specific on-call services experience includes:

On-Call Architectural Services for the Port of Seattle Maritime Division, 1998-2002.

Completed work included miscellaneous maritime related industrial projects, as well tenant improvements, project management, cost estimating, and feasibility studies.

On-Call Architectural Services for City of Seattle Parks Department, 2001-2021.

Miscellaneous consulting / architectural services, including the restoration of the Maple Leaf Comfort Station, miscellaneous tenant improvements for the Westbridge Maintenance Operations Facility, and ADA improvements for facilities at Green Lake Park. Services provided generally included consulting services for maintenance issues, damaged assets, feasibility studies, construction cost estimates, permitting, and additional specialized services as requested.

We are fully experienced with managing multiple renovations and remodel projects throughout. Further, we have direct experience that matches all the elements identified as potential projects.

We further have direct experience with the Washington Soldiers Home campus

PROJECT GOALS

Our project methodology aligns with established goals for successful completion of DES managed projects.

Alignment of the scope of work with the project budget,

Effective communication with all stakeholders,

Minimization of disruptions to operating programs, balanced with the project budget,

Maximization of efficiencies in project development and management for all parties,

Application of Sustainable Design principles for all project decisions.

Our methodology matches these goals.

ALIGNMENT OF PROJECT SCOPE WITH PROJECT BUDGET

It is obviously critical for the identified individual projects to align with the project budget. We have an excellent track record of working with clients to establish projects with a scope of work that matches the project budget.

*A direct example is the current **Roosevelt Barracks Building Project**, which was originally established to occur in five separate phases. We identified key issues associated with the proposed phasing that would in fact lead to project expenses exceeding the project budget. As an alternative, our office proposed the current plan to use Chilson Hall to allow for the temporary relocation of residents to allow for a single-phase project, significantly reducing both the overall cost of the project, and the timeframe the program would be affected by the construction operations.*

Our estimate for the cost of the work matched the bids received for the work. A total of (7) bids were received, with two bids below our estimate. The overall spread of the bid amounts was \$281,000, which is 10% of the total estimate of \$2,589,520. The close numbers validate the completeness of the contract bid documents, particularly in a volatile bid environment.

COMMUNICATIONS

At the beginning of our projects, we establish a clear communication protocol to ensure all participants (and stakeholders where appropriate) are informed regarding the specifics of the project schedule, the timing for project decisions, and the status of work completed. We use Microsoft Teams for weekly meetings or bi-weekly meetings to ensure we track and maintain the project schedule and effectively plan for the decision-making process.

For Owner decisions, our role is to provide you with the research and documentation required to make informed decisions. This includes all relevant information associated with capital costs, life-cycle costs, availability, durability, etc. Conducting regular meetings provides a methodology for assuring all relevant information is provided.

SCHEDULE MANAGEMENT

A key component of communications is effective tracking, and critical path decision making. The management of the project schedule is a key component for a project meeting scope, schedule, and budget goals. The success of a schedule is determined long before construction begins.

For on-call services, integrating each individual project into a master schedule showing timelines for all projects to be performed allows stakeholders to see the “big picture” of how project milestones are aligning with each other.

Using Microsoft Project, we will create an overall schedule to assist in the communication process for managing multiple projects.

For the current renovations at the Roosevelt Barracks Building, we used multiple schedule versions to communicate the implications of project phasing. The use of the schedule scenarios was a critical component in the decision-making process for the establishment of the final project scope.

CONSTRUCTION DOCUMENTATION AND CONSTRUCTION

We have an established record of completion of over 600 projects in the past 30 years, over 80% of these projects have been renovations to existing buildings. More than 50% of our project experience has involved publicly bid projects. We fully understand the requirements associated with producing clear and concise drawings and specifications suitable for obtaining accurate bids for the proposed work.

For project specifications, we use SpecLink software. This system provides a constantly updated master database for Construction Specification Institute (CSI) specifications. We have maintained our usage of this system since 1994. This software allows for our project specification database to be continually updated to reflect current industry standards and product availability.

Understanding the bid process has also been a critical component to our success. We regularly communicate with contractors in the region to understand the current market trends and to ensure we provide documentation that allows for fair and accurate costs to be submitted.

As an example, we recently completed the preparation of bid documents for the expansion of the Thurston-Mason Triage Center Expansion in Tumwater. This is a facility owned by Thurston County. The project scope of work required renovations to occur in phases with full operation of the existing facility to be maintained during the construction phase of the project.

Our estimate for the probable construction costs was \$945,000, which was in conformance with the project budget. The project was publicly bid in December of 2021. This was a volatile period for construction costs. Other projects being bid were not getting more than one or two bids, effectively inflating the cost of the work. We actively marketed the project to potential bidders to ensure full coverage.

A total of (9) bids were ultimately received, with the low bid being \$928,000 – successfully meeting the project budget. An even more important measure of the quality of our documentation was the range of the project bids. The bids received ranged from \$928,000 to \$1,200,00, with (5) of the bids being within \$30,000 of the low bid submitted.

During the construction phase of projects, we work with the contractor to maintain an accurate set of construction documents that reflect changes in the work. In fact, we incorporate a requirement stipulating the methodology for the contractor to maintain accurate as-built documentation as part of the contract bid documents.

We have a full Construction Administration management protocol with templates for each of the normal project communications methods (RFIs, Submittals, Log and tracking files, etc.).

QUALITY CONTROL

We have a rigorous quality control process that ensures the project is completely coordinated during both the design and construction stages. Our approach during design is to review projects closely with an eye as to how they will be built. It's not good enough to simply put all the consultant designs (structural, mechanical, electrical, etc.) into a package. We carefully review all aspects of the design to ensure that all trades are fully coordinated. The direct result of these efforts is our history of very low change order percentages. (Our office has never been involved in litigation relating to our services.)

We make use of the latest technology in CAD software to ensure that all potential issues or conflicts are identified during the design process. This includes Building Information Modeling Systems (BIM) software, when appropriate.

During construction, we establish a partnership with the contractor to ensure that all aspects of the project are fully coordinated. We view our role as not just observing the progress of the work but participating in coordination efforts to ensure a smooth and cost-effective construction process.

We specifically have a thorough methodology for providing Construction Administration services. We use the shop drawing and submittal process, together with written Requests for Information, to fully document compliance with the contract documents. We have an established reputation for advocating on the Owner's behalf to ensure the work is completed correctly without additional costs.

As a further example, Whatcom County requested additional scope of work for installation of underground conduit for the Whatcom County Crisis Stabilization Center. The pricing received from the contractor was determined by our office to be excessive for the work required. Through research we became aware of the pricing methodology used by the subcontractor which relied upon industry generated pricing rather than specific pricing for the actual scope of work at the project site. We challenged the contractor to provide pricing to match the true labor and materials expense to achieve a price reduction for the Owner that was 50% less than the original submitted price.

After 30 years of experience working for public entities and non-profit organizations with limited budgets, we consider every dollar of our projects to be as if it's our own. This is a core value for our services to all our clients.

SUSTAINABLE DESIGN

Ron Wright & Associates/Architects, P.S. is committed to principles of sustainable design. Sustainable design is part of our core foundation, influencing all project decisions.

Our experience with clients in the public and non-profit sectors is capital funding for facilities is characterized as a unique occurrence with the expectation that additional funding resources for maintenance and upgrades to the facility will likely be rare and difficult to obtain. Every decision has to be made with a focus of reducing the overall life-cycle cost of the facility, while ensuring we meet project budget requirements. We bring 30 years of success completing projects that have the ideal balance between capital costs and long-term operating costs.

We continuously stay informed of the latest available research, and we use the research to constantly improve our design process. Further, we monitor and track the performance of our buildings to validate our design decisions.

Specific Sustainable Design Goals and Priorities

- Life Cycle Analysis, with an appropriate balance between capital cost and long-term maintenance and operation costs,

- Constant goals to improve Daylight opportunities,

- Indoor Air Quality, including thermal comfort, fresh air and CO2 levels, particulates, and airborne chemicals,

- Material Safety, including limitations on VOC content,

- Water resources and low-impact storm drainage where feasible,

- Adaptability and Resiliency as filter for all decisions.

Sustainable Design Plan

For each of our projects we develop a Sustainable Design Plan. The plan becomes a working document for communication and evaluation for the entire design team. If we are using a rating system, we monitor and track all targets. If a rating system is not a component of the project, we use the same methodology and design process.

Sustainable design is a core element of our office culture.

As a recent example, our office recently completed the historic renovation of the **Lodge at St Edward State Park** incorporating building and life safety systems upgrades to conform to current code requires, while also conforming the US Department of Interior Guidelines for the Renovation of Historic Structures. Sustainable design principles were established from the outset of the design, including upgrades to the envelope insulation, air-to-air heat pump systems, dedicated outside air systems, low flow plumbing fixtures, electric car charging stations, and numerous other energy conscious design methodologies. All were introduced without impacting the national historic monument status and character of the property. **The project voluntarily exceeded energy code requirements resulting in a calculated 45% reduction in total carbon below target benchmarks.**

As a demonstration of our experience with rating systems, we have completed the following projects using established rating systems:

LEED Certified Projects

- Cascade Evaluation and Treatment Center, Centralia*

- Whatcom County Crisis Stabilization Center, Bellingham*

- Thurston Mason Triage Center, Tumwater*

Ron Wright & Associates/Architects, P.S.

Evergreen Sustainable Development Standards (ESDS) Projects (for projects funded by the Washington State Department of Commerce)

USDA/RD Hopsource III Multi-Family Apartment Envelope and ADA improvements, Sunnyside, Grandview, and Moses Lake

Recovery House, Opportunity Council, Bellingham

Reliable Homes Phase 2, Reliable Enterprises, Centralia

Auburn Homestead, Mental Health Housing Foundation, Auburn

Reliable Homes Phase 1, Reliable Enterprises, Centralia

Reliable Place, Reliable Enterprises, Centralia

Lower Elwha Housing, Lower Elwha Housing Authority, Port Angeles

Maloney Heights, Serenity House of Clallam County, Port Angeles

Keller House, Kitsap Mental Health Services, Bremerton

Note that most of the above LEED and ESDS projects are publicly funded projects that incorporated a public bid process for the contractor selection. We are very well versed in the creation of bid documentation that successfully creates a partnership between the design team and contractor that focuses on achieving the sustainable goals of our projects.

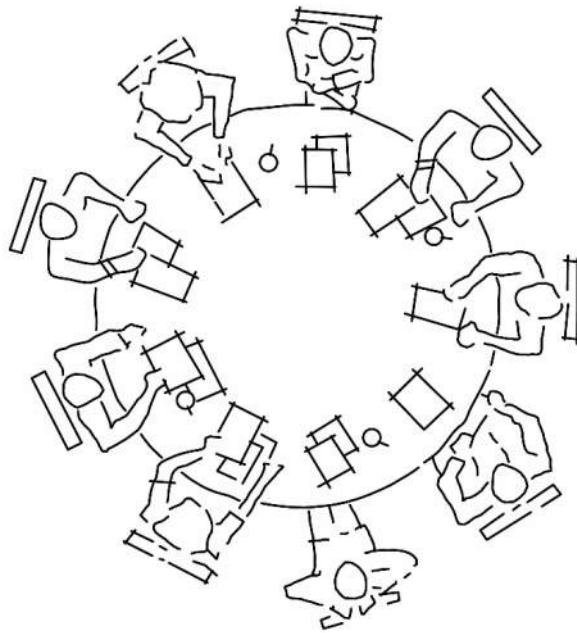
The sustainable health of our communities, neighborhoods, and buildings is critical to maintaining a healthy environment. We are committed to ensuring our designs contribute to the overall enhancement of the living conditions of our community.

OVERALL PROJECT MANAGEMENT

As a small firm, we have the capability for direct Principal involvement in all aspects of the project. You will directly benefit from the 30+ years of experience Ron Wright brings to the project. We employ the most current methodology for project management, ensuring the effective participation of all stakeholders associated with the project.

As noted previously, we use Microsoft Project for our project scheduling. Once a base schedule has been established, we constantly update the schedule to reflect the anticipated progress of the project. Consultants are regularly notified regarding upcoming deadlines and are participatory in the development of the schedule to ensure everyone can achieve the project requirements. Of course, we also involve the Owner in all schedule discussions to ensure we are meeting the project goals.

Regular project meetings are an extremely important aspect of our management process. This includes regular updates with our consultants regarding the status of the project. We view our projects as collaborative efforts where all participants, including the Owner, work together to achieve the project goals.



RELEVANT PROJECT EXPERIENCE

Ron Wright & Associates / Architects, P.S. brings thirty years of project experience to the project, with a unique and extensive mixture of both private and public sector projects. Included is a diverse and comprehensive selection of projects demonstrating our depth of experience with various types of projects.

These projects demonstrate our ability to provide expertise for the potential projects identified for the DVA WSH Orting Campus.

Pike Place Market, Elevator and Stair Replacement 2023

Replacement of the existing elevator and stair structure at the southwest corner of the Market Heritage Building and Garage. The new elevator and stairs serve as a primary means of access to the Pike Place Market from the Seattle Waterfront. Our services included a comprehensive feasibility study with cost estimates for various options to assist the PDA in determining the best solution.

Construction Contract Value: \$2,375,000.

Elevator Installation, Starbucks Center, Seattle 2022.

Installation of 4 new elevators within the existing former Sears Building portion of the historic building.

Construction Contract Value: \$4,175,000.

Claquato Church and Cemetery 2024

Historic Structure Survey for historic church together with a Master Plan for the cemetery for the development of vacant property. Built in 1858, the Claquato Church is the oldest standing church building in Washington.

Historic Structure Report and Master Plan

Camas Flats, Oak Harbor 2024

82-unit housing project comprised of ten buildings with an associated common building with activity spaces, a central laundry facility, and offices for social service providers. The project is designed for mixed-income community members and includes eight units that are specifically Permanent Supportive Housing for those experiencing homelessness, as well as two units designated for Veterans.

Client: Shelter Resources

Thurston-Mason Triage Facility Expansion, Tumwater 2023

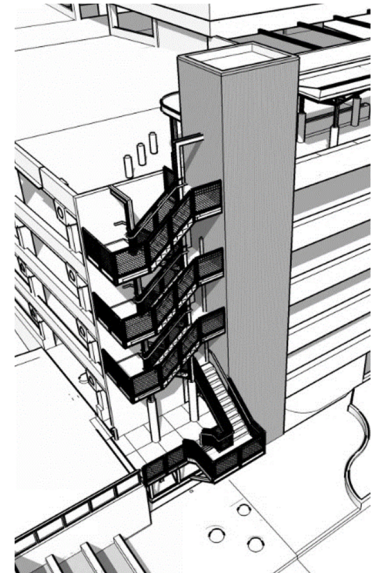
Renovations to existing 10-Bed involuntary crisis triage facility to add six additional beds, together with an expanded judicial proceedings area directly adjacent to the enlarged facility.

Client: Thurston County

Reliable Homes Phase 2, Centralia 2023

23-unit housing project comprised of two buildings with associated activity spaces for formerly homeless families. The project was funded by the Department of Commerce and was completed in conformance with the Evergreen Sustainable Development Standards.

Client: Reliable Enterprises



Ron Wright & Associates/Architects, P.S.

Recovery House, Bellingham

2022

Renovations to combine two existing houses to create a Residential Treatment Facility for up to 16 men receiving treatment for substance abuse related issues. The facility provides an alternative to incarceration, while providing substance abuse treatment services.

Client: Opportunity Council / Lifeline Connections

**HopeSource III, Sunnyside, Grandview, and Moses Lake**

2022

Renovations for seven separate existing low-income apartment building projects, totaling 109 units of housing, funded through a Rural Development Grant through the US Department of Agriculture.

Client: Shelter Resources

**The Lodge at St Edward, Kenmore**

2021

Renovation of the existing vacant seminary building located with St Edward State Park in Kenmore. Project includes 84 hotel units with associated conference and restaurant spaces, completed in compliance with the US Department of Interior Secretary's Standards for Rehabilitation. Project awarded tax credits through the Federal Historic Tax Credit Program.

Construction Contract Value: \$42,000,000.

2021 Washington State Historic Preservation Officer's Valerie Sivinski Award for Outstanding Historic Rehabilitation

Historic Seattle 2021 Beth Chave Award for Best Preservation Project

NAIOP Washington Chapter 2021 Hospitality Development of the Year.

**Whatcom County Crisis Stabilization Facility, Bellingham**

2021

New 24,450 square foot facility providing 16-Beds for Mental Health Services and 16-Beds for Substance Abuse services, together with a commercial kitchen facility. The design incorporates single bedrooms for both units and is designed to serve a combination of voluntary and involuntarily placed individuals. LEED Silver certification.

Client: Whatcom County

**Dickman Mill Headsaw and Carriage Restoration, Tacoma**

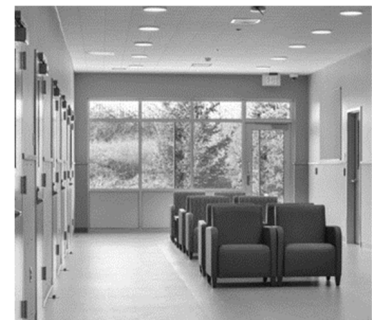
2021

Restoration and installation of designated historic sawmill headsaw and carriage on the Tacoma Waterfront.

Construction Contract Value: \$400,000.

Washington State Chapter of the American Society of Landscape Architects 2022 Award of Honor

Tacoma Landmarks Preservation Commission 2022 Historic Preservation Award for Outstanding Achievement in Partnerships in Preservation.

**Auburn Homestead, Auburn**

2020

11-unit housing project within two separate buildings. Units are designed to accommodate two unrelated formerly homeless individuals sharing each of 10 units, with an additional caretaker unit. The project was completed in conformance with the Evergreen Sustainable Development Standards.

Client: Mental Health Housing Foundation



Ron Wright & Associates/Architects, P.S.

Shelton Long Term Treatment Facility, Shelton 2020

16-Bed Mental Health Residential Treatment Facility constructed on the second floor of an existing 1960 retail building. The design incorporates a mixture of single and double bedrooms designed to serve the program for involuntarily placed individuals.

Client: Thurston-Mason Behavioral Health Organization

City of Seattle Parks Department, Seattle 2002-2020

On-Call Services contract for multiple types of projects, including facilities damaged by fire, maintenance facilities, historic building renovations, seismic improvements, and Master Planning.

Construction Contract Value: \$4,500,000.

Shelton Evaluation and Treatment Facility, Shelton 2019

16-Bed Mental Health Residential Treatment Facility constructed on the first floor of an existing 1960 retail building. The design incorporates a mixture of single and double bedrooms designed to serve the program for involuntarily placed individuals.

Client: Thurston-Mason Behavioral Health Organization

Cascade Evaluation and Treatment Center, Centralia 2018

16-Bed Residential Treatment Facility for adults experiencing a mental health crisis and/or recovering from severe a mental health condition. The new building includes a separate 6-Bed voluntary crisis stabilization unit, as well as administrative offices for the agency. The facility accommodates both voluntary and involuntarily placed individuals.

Client: Cascade Community Healthcare

KMHS Crisis Support Center, Bremerton 2018

Renovations to an existing building to create a combined Residential Treatment Facility with 16-Beds for Mental Health services, and 16-Beds for Substance Abuse services. The facility serves voluntarily placed individuals.

Client: Kitsap Mental Health Services

Harvest Home, Olympia 2018

Renovations to an existing retail building to provide a 16-bed residential facility for a program that seeks to support pregnant and parenting women struggling with behavioral health issues and substance use disorders. This unique facility provides a safe and stable home away from home for women and their children up to three years old, as well as those who do not have (custody of their) children.

Client: Behavioral Health Resources

Washington Street Boat Landing Pergola, Seattle 2019

Restoration of historic landmark structure located on the Seattle Waterfront. Project included the temporary removal, restoration, and reinstallation of the historic steel and wood pergola structure located at the end of the Washington Street right-of-way in Pioneer Square.

Construction Contract Value: \$2,000,000.

Historic Seattle 2019 Preserving Neighborhood Character Award.



The Sanctuary (First United Methodist Church), Seattle 2018

Renovation of the former First United Methodist Church for use as a conference and event center. Project required the complete removal and reinstallation of all interior improvements to facilitate required structural seismic improvements. Project completed in compliance with the US Department of Interior Secretary's Standards for Rehabilitation. Project awarded tax credits through the Federal Historic Tax Credit Program.

Construction Contract Value: \$40,000,000.

NAIOP Washington Chapter Best New Hospitality Venue for 2018.

Historic Seattle 2017 Exemplary Stewardship Award.



HMH Center For Excellence Feasibility Report 2017

Preparation of a comprehensive facility review to evaluate the programmatic and physical feasibility for relocating existing Habilitative Mental Health programs for persons with intellectual disabilities who have been committed at Eastern and Western State Hospitals to facility located in Yakima.

Client: Washington State DSHS



Washington Hall Renovations, Seattle 2016

Renovations to existing historic theater/community hall building, including the installation of a new elevator to provide barrier-free access to the entire building.

Construction Contract Value: \$2,850,000.

2017 National Trust for Historic Preservation Award.

Historic Seattle 2016 Preserving Community Award.



Langston Hughes Performing Arts Center, Seattle 2012

Exterior and interior restoration of existing community performance arts center, including full seismic renovations for historic theater space. Project completed for Seattle Parks Department.

Construction Contract Value: \$1,600,000.



Reliable Place, Centralia 2010

19,300 square foot housing project with 24 units for developmentally disabled and formerly homeless individuals. The unit mix included 9 two-bedroom units and 15 single bedroom units. The project also includes a community room, activity rooms, and a sustainably landscaped site. The project was completed in conformance with the Evergreen Sustainable Development Standards.

Client: Reliable Enterprises



Starbucks World Headquarters Building, Seattle 2010

Extensive renovations for existing historic building after damage from the Nisqually Earthquake. The completed work required over 20 separate building permits for a total amount of work that exceeded \$72 million in construction costs. Work included the complete replacement of exterior masonry of the building while maintaining full occupancy of the building.

Construction Contract Value: \$72,000,000.



DIVERSE BUSINESS INCLUSION PLAN

Ron Wright & Associates/Architects, P.S.

Project No. 2024-828

**On-Call Campus Architect(s) for the Washington Department of Veterans' Affairs
campus: Washington Soldiers Home, Orting, Washington.**

Since our inception in 1994, Ron Wright & Associates/Architects, P.S. has been committed to fostering business practices that promote a diverse and inclusive community, workforce, and professional culture. The Plan Administrator is Ron Wright, Principal, Ron Wright & Associates/Architects, P.S.. His role as the Plan Administrator is to lead and monitor the implementation and the documentation of the Outreach Plan efforts.

Our own workforce is currently 75% women, with 25% of our staff representing minority populations. In our entire firm history, 69% of our staff have been women, and 22% have been minority individuals.

Ron Wright & Associates/Architects, P.S. is a self-designated small micro business.

We are committed to meeting or exceeding the following project goals:

Anticipated Certified Diverse Business Participation (Goals)

State Certification Category	Washington State/DES Goals	Anticipated Percent of Contract Amount (Goals)
Minority-owned business	10%	10%
Women-owned business	6%	6%
Veteran-owned business	5%	5%
Small/mini/micro business	5%	50%

Our outreach efforts towards fostering diverse inclusion will include the following:

Identify the anticipated scope of work and specific experience needed.

Contact S/D/MWBE firms with whom we've successfully worked in the past to discuss the opportunity.

Utilize the current OMBWE Directory of Certified Firms and Washington State's Department of Veteran Affairs' Business Directory to identify additional firms that are potentially available to provide the services identified. We will contact firms that match our needs to discuss capabilities, experience, and availability.

As we evaluate each potential opportunity, we will employ our best good faith effort to ensure we as much diverse participation as possible. This will extend to the preparation of bid documents and project selections to ensure maximum potential participation for contractors, sub-contractors, and material suppliers.

Additional strategies to engage and encourage diverse business participation will include:

Training and mentoring for new business entities, specifically oriented towards the administrative process required for work in the public sector,

Development of professional relationships for future projects,

Ron Wright & Associates/Architects, P.S.

Contract payment provisions whereby sub-consultants are paid within 5 days of receipt of payment from the Owner,

Division of scope of work elements, where possible, to allow for small, focused contracts (for example, access control, security systems, door hardware, etc.).

As a demonstration of past efforts and our commitment to establishing long-term relationships, the following is a select list of recent diverse business participation for recent publicly funded projects:

Project	Company
Whatcom County Crisis Triage Center, Bellingham	Rushing
Reliable Homes, Centralia	RB Engineering
Auburn Homestead, Auburn	RB Engineering
Cascade Evaluation and Treatment Center, Centralia	Rushing
Reliable Homes Phase 2, Centralia	RB Engineering

Further, the contracted IT management consultant for our office is EXP Technical, a certified Women Business Enterprise.

While we are ourselves a designated small micro business, this has not limited our awareness and commitment to reduce the disparity of participation by minority and women-owned businesses. Examples of our efforts include the following:

Ron Wright was a Founding Board Member of the **Seattle – King County Workforce Development Council**. He served on the Board of Directors for eighteen years - most of the time in leadership roles. His focus during his Board tenure was the enhancement of employment related programs for youth, adults, and employers in Seattle and King County. He also worked to establish an emphasis on assistance towards achieving Self-Sufficiency for individuals in the workforce and using Self-Sufficiency as a means for objectively evaluating the success of agency programs.

Ron Wright & Associates/Architects, P.S. was selected in 2013 as a **Finalist** for the **King County Executive Workforce Development Small Business of the Year Award**. This award recognizes small businesses with outstanding practices in hiring, retaining, and developing the skills of its workers. Practices include on-the-job training or support for ongoing skill development; partnerships with other businesses, education institutions, community organizations or government agencies; internships, mentorships or other practices that allow young people to learn about and gain skills in the business/industry; or other practices that demonstrate effective and innovative hiring, retention, and training.

Our office has also been a long-standing mentor participant and corporate sponsor for the **ACE Mentor Program of Washington**. In the past twenty years, ACE has helped approximately 3,500 students learn all about the architecture, engineering, and construction professions, and has provided scholarships to students who pursue these fields at the university level. ACE specifically prioritizes engaging students and communities traditionally underrepresented in these industries.

Ron Wright & Associates/Architects, P.S. is committed to enhancing the participation of minority, women, and veteran-owned businesses. We will work to include diverse business participation in this project to the full extent possible.