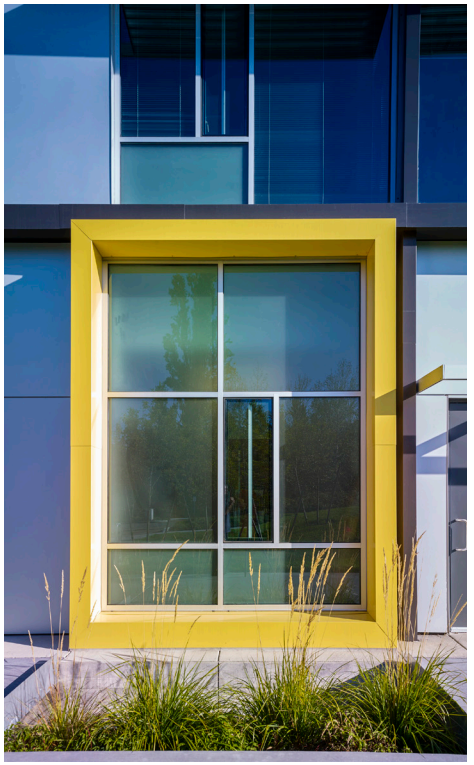
BAKER HALL REPLACEMENT

EVERETT COMMUNITY COLLEGE | PROJECT NO. 2023-293

January 14, 2025






McGRANAHANPBK

2111 Pacific Ave. Suite 100, Tacoma, WA 98402 | 253.383.3084 | www.mcgranahan.com

EVERETT COMMUNITY COLLEGE

McGRANAHANPBK

January 14, 2025

Department of Enterprise Services, Engineering & Architectural Services
1500 Jefferson St. SE
Olympia, WA 98501

Re: Statement of Qualifications – Project No. 2023-293; Baker Hall Replacement and Demolition, Everett Community College

Dear Jason Francois and Selection Committee,

We are thrilled to submit our Statement of Qualifications for the new Baker Hall. This facility will be crucial in supporting student success at EvCC. We are passionate about building on our partnership from the Campus Planning process to achieve your goals. We have the expertise to create an outstanding facility that will advance EvCC's inclusive culture and mission. Please consider the unique benefits we offer:

- Our Principal-led team has extensive experience designing entrepreneurial and community-connected learning environments at all educational levels. We've successfully integrated diverse programs—arts, vocational, and academic—into dynamic environments, aligning with EvCC's goals for Baker Hall.
- Our team has proven success designing numerous major Community & Technical College and University facilities. We provide the right balance of talents and capabilities to collaborate with EvCC in all aspects of creating a remarkable Baker Hall facility – from design through construction and beyond.
- As EvCC Campus Planners, we deeply understand the campus and its stakeholders. We will design Baker Hall to meet the collective goals of the Strategic Plan, Campus Plan, and project, creating a transformative building that connects the college and community. Our interdisciplinary team has direct experience with EvCC's Campus Plan and has successfully collaborated on past projects.
- We have an inclusive design process that fits EvCC's collaborativ-e environment. We take a holistic approach to design - facilitating student, faculty, staff and community involvement to develop solutions that have unified support while maintaining schedule and budget.
- Diversity and inclusion are core to our practice and teams. We have an exceptional, diverse project team and a robust Diverse Business Inclusion Strategy to meet the state's participation goals.
- Sustainable Design is a core value of our firm. We have designed 2 LEED Platinum buildings and 10 LEED Gold/Silver Certified projects, and a quarter of our architectural staff are LEED Accredited Professionals.
- We have performed comprehensive OFM-approved Energy Life Cycle Cost Analysis (ELCCAs) on all of our Major Capital Projects, as well as Life Cycle Cost Analysis (LCCMs) using OFM's Life Cycle Cost Tool (LCCT). These processes have resulted in reducing the total life cycle costs of our buildings.
- We are leaders in collaborative alternative delivery – with 11 GC/CM and 5 Design-Build projects locally and over 45 nationally, and proven expertise in maximizing the characteristics and results of high-performing teams.

We hope to have the opportunity to partner with EvCC and DES on Baker Hall, and we're grateful for your consideration. We hope to get the privilege to share with you in person more of our observations and approach to this exciting project.

Sincerely,

Matt Lane, AIA, DBIA, LEED AP BD+C
Principal in Charge, Project Manager
McGranahanPBK
matt.lane@mcgranahan.com

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting (JOC) Selections

Firm Name: McGranahan Associates, Inc. DBA: McGranahanPBK		
UBI: 600298641	**TIN:**	**License#:**
Point of Contact Name: Matt Lane		
Point of Contact Title: Principal, Project Manager		
Email: matt.lane@mcgranahan.com	**Telephone:** 253.383.3084	
Address: 2111 Pacific Ave. Suite 100		
City: Tacoma	**State:** WA	**Zip:** 98402

With over 55 years of expertise, a commitment to student-centered design, and a focus on community involvement, McGranahanPBK is poised to deliver innovative and sustainable solutions for the new Baker Hall at Everett Community College.

EXECUTIVE SUMMARY

Everett Community College (EvCC) is embarking on an exciting journey with the new Baker Hall project, crucial for meeting the evolving needs of students, programs, and campus development. McGranahanPBK, with over 55 years of experience, is eager to bring its expertise to this significant project. Our team is already on the ground at EvCC, collaborating with college leaders, students, and DES, ensuring a deep understanding of EvCC's goals and standards.

We have formed strong connections with EvCC through our ongoing campus planning efforts, engaging with diverse groups representing the campus. Our familiarity with EvCC's Leadership Team has allowed us to create a shared language and momentum around the College's development goals. Conversations with the Instructional Leadership, Strategic Enrollment, and Student Government groups have provided valuable insights into EvCC's priorities.

It has been a privilege to participate in these conversations and learn about the College's aspirations.

We are passionate about student-centered design, creating spaces that foster interaction and support a diverse student population. Our commitment to inclusion and engagement will ensure the new Baker Hall will be vital community asset with an dynamic entrepreneurial environment for student success that invites the community into the campus.

With extensive experience in higher education projects, we maximize innovative results while maintaining budget and schedule. Our proven track record of successful projects similar to Baker Hall demonstrates our ability to deliver high-quality results.

Our focus on sustainable design enhances the student experience and reduces costs. We employ innovative and effective technologies and methodologies, and our work has been recognized with numerous awards. Our dedicated senior-level team, experienced in educational architecture and alternative delivery projects, is ready to bring this vision to life. We look forward to strengthening our relationships with EvCC and contributing to the success of Baker Hall.

Why McGranahanPBK

- 55+ Years of Experience
- Deep Understanding of EvCC's Goals
- Strong Campus Connections
- Student-Centered, Sustainable Design
- Proven Track Record
- Award-Winning Work
- Dedicated Senior Level Team Members

ESTABLISHED RELATIONSHIPS AND PROJECT UNDERSTANDING

EvCC Campus Values

Our work with EvCC on the Campus Plan helped us develop planning principles that represent the College's Campus Values: Safety & Security, Relationships, Access, Movement, and Efficiency. Centered around Identity, these principles align with Baker Hall's project goals of Student Success, Economic/Employer Demand, Enterprise Opportunity, and Innovation as a Community Asset.

Safety & Security creates a supportive environment for learning, enhancing Student Success and attracting partnerships, driving Enterprise Opportunity.

Relationships foster connections within the campus and the broader community. Collaborative spaces and local partnerships position EvCC as a Community Asset and a hub for Enterprise Opportunity, strengthening ties between students and potential employers.

Access promotes equity and inclusion by removing barriers to resources, supporting Student Success, and expanding Enterprise Opportunity by inviting diverse participation. It also fosters innovation by creating an inviting environment for the community.

Movement ensures seamless navigation with intuitive pathways, encouraging collaboration and innovation. This supports Economic and Employer Demand and advances Innovation as a Community Asset by fostering a functional and inspiring campus environment.

Efficiency optimizes resource use and programming, creating innovative flexible spaces that serve as Community Assets with strong Enterprise Opportunities.

Project Understanding

The new Baker Hall is a significant project aimed at replacing the original 1962 facility. It will house diverse programs such as Cosmetology, Business, Accounting, Economics, Business Technology, Information Technology, and Theatre.

The building will feature state-of-the-art instructional classrooms, Basic Skills labs, collaboration rooms, and informal lounges. Aligned with the College's Strategic Plan and Campus Master Plan, the new Baker Hall underscores EvCC's commitment to its immediate neighbors and the broader Everett Community. Located on the east side of Broadway, Baker Hall will be in close proximity to key community-facing programs and facilities, such as the Cascade LRC, the AMTEC building, and the future Student and Family Resources Center.

The design of the new Baker Hall should resonate with existing EvCC facilities, creating a cohesive campus environment through the use of appropriate materials.

Aligning Baker Hall with Campus Values

Baker Hall will align educational programs with workforce needs, supporting economic growth and adapting to market trends. It will enhance student skills and job readiness, bridging education and employment. By promoting campus values of safety, relationships, access, movement, and efficiency, Baker Hall will create a supportive, inclusive, and innovative learning environment that benefits both students and the community.

We are excited to start this process with you. On the following page, you will find an initial approach to show the potentials we see with the new Baker Hall.

PROJECT VISION AND POTENTIAL

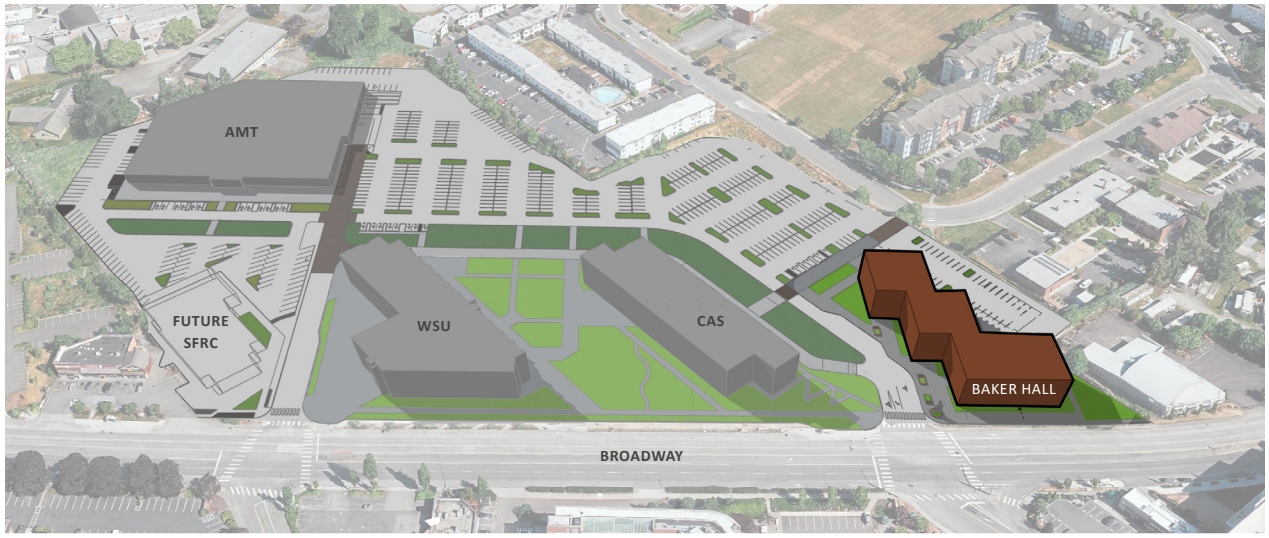
The college has relocated the Baker Hall site to a more prominent location to capitalize on the street presence along Broadway, to enhance EvCC's identity at the south entrance to campus, and to unify the development of the east portion of campus. We understand the design of Baker Hall needs to embody the college's goals to highlight its programs and strengthen student/public connections - to create a facility that reflects EvCC's commitment to inclusion and community engagement in alignment with its mission and values.

Leading the new Campus Plan, the new Baker Hall will enhance the aesthetic appeal of the campus and showcase its entrepreneurial benefits to the community, creating a transparent and inviting atmosphere. The Cosmetology program and Black Box Theater can be strategically positioned along Broadway to maximize visibility and community engagement, making them prominent features of the building.

Baker Hall's educational spaces will be collaborative and flexible, fostering a strong connection between its programs and the community, and encouraging innovative learning throughout the building's identity. Our team will ensure the design of Baker Hall fulfills EvCC's goals and objectives through a comprehensive, collaborative project delivery process.

- **Student Success:** Prioritizing spaces that support student learning and success.
- **Economic/Employer Demand:** Integrating programs that meet local economic and employer needs.
- **Enterprise Opportunity:** Including retail components and other enterprise opportunities.
- **Innovation as Community Asset:** Showcasing innovative educational spaces that serve as community assets.
- **Harmonizing Diversity:** Balancing program needs that have functionality differences.

This conceptual vision of Baker Hall represents project goals of enhancing the identity and accessibility of the campus, creating a welcoming and cohesive environment from outside to inside. The siting along Broadway presents Baker Hall as the arrival-point to the campus – engaging the street with an open, bright, and inclusive frontage for students, staff, and public.



The presence of a new college building along the southern and eastern edges of campus provides a major point of contact between the college and the community. The location of Baker Hall along Broadway inspires the creation of a landmark that will draw the eye and visually cue one's entry into EvCC's campus environment.

We are a firm of lifelong learners who delight in helping the communities in which we work understand their educational needs and realize the goals and aspirations they create for themselves and for their students.

QUALIFICATIONS OF KEY PERSONNEL

We are Education Specialists

Since 1968, McGranahanPBK has been providing educational design services in Western Washington. We provide the full range of architectural services from programming and pre-design, to full service architectural and interior design, construction administration and warranty period support. Client service is in our DNA and it is our goal to be our clients' only architect for all of their facilities needs.

We are passionate about creating spaces where students and educators can thrive. A well-designed school can elevate teaching effectiveness, enhance student success, and foster pride and involvement in the community. Education architecture is our focus, and this passion drives us to continuously refine and advance our practice to meet the ever-changing needs of the educational landscape.

Guiding Principals and Beliefs

At McGranahanPBK, we believe in the power of education to transform lives and thereby society. Thoughtful architecture fosters meaningful learning, and we are committed to creating environments that inspire, engage, and empower students and educators. Genuine collaboration, rewarding relationships, sustainability, and community involvement are at the heart of our process. Our work is rooted in a desire to leave a lasting, positive legacy in the built environment and human experience.

Working with us goes beyond "client" and "architect." We foster bonds and honest exchange because more meaningful team relationships—amongst staff, client, community, and consultants—improve the building process.

Organization Structure

McGranahanPBK, is located in Tacoma, WA. With 34 employees, the office is led by local principals dedicated to serving Pacific Northwest students through innovative design.

As PBK's 27th office, McGranahanPBK joins over 1,000 design professionals and a strong national network of architects, designers and engineers, all dedicated to educational architecture. Together, we uphold a culture that prioritizes local teams, high customer service and community-driven design solutions.

QUALIFICATIONS OF KEY PERSONNEL: ORGANIZATION, UTILIZATION AND CAPACITY

Team Organization

Together, we will create an integrated learning environment that enhances educational delivery, fosters student success, and supports each program's long-term vision. For the EvCC Baker Hall project, the team includes:

- Principal/Project Manager **Matt Lane** will oversee the project, ensuring timelines, budgets, and quality standards are met.
- Community Outreach Planner **Dennis Adjetey** will collaborate with the core team to align the design with community needs and the college's goals.
- Project Designer **Dhiren Babaria** will lead the design process, coordinating with the Interior Designer and Project Architect.
- Interior Designer **Liisa Pangborn** will focus on creating functional and aestheticaiiy pleasing spaces.
- Project Architect **Amanda Russell** will ensure architectural integrity and compliance with codes/regulations.
- Construction Administrator **Robert More** will oversee the construction phase, ensuring that the project is built according to the design specifications, on time, and within budget.

What do we do best?

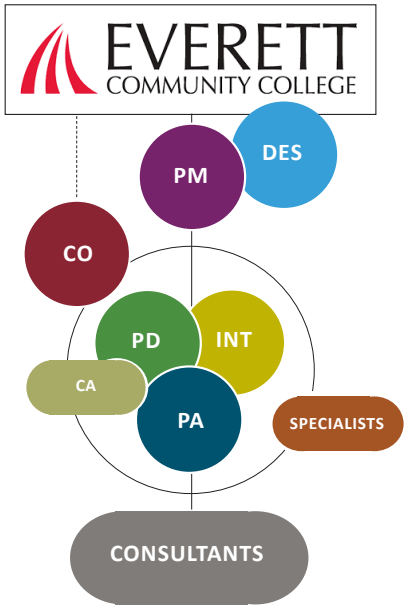
The staff at McGranahanPBK is exceptionally capable in educational design. We pride ourselves on a high level of customer service, creative design solutions, rigorous quality control, and a professional approach to construction administration. But what really sets us apart from many of our competitors is the way we engage with our clients. Listening is the cornerstone of our process. We don't just listen to respond—we listen to truly understand. We consistently hear praise from our clients about how well the input from the various stakeholders was incorporated into the final built product. Effective communication and teamwork are hallmarks of our process.

Through a balance of innovative design, practical management, and proactive engagement, we address the evolving challenges of educational environments. By collaborating closely with clients, communities, and contractors, we consistently provide solutions that improve learning outcomes, promote flexibility, and exceed project goals. Our expertise in educational pedagogy, curriculum trends, and sustainability allows us to craft designs that adapt to future needs while maintaining high levels of efficiency and performance.

Key Personnel Workload and Involvement

KEY PERSONNEL	ROLE	DESIGN	CONSTRUCTION
Matt Lane MAIN POINT OF CONTACT	Principal, Project Manager	40%	10%
Dennis Adjetey	Community Outreach, Planner	25%	5%
Dhiren Babaria	Project Designer	50%	5%
Liisa Pangborn	Interior Designer	30%	5%
Amanda Russell	Senior Project Architect	75%	15%
Robert More	Construction Admin	15%	90%

% EvCC Baker Hall Capacity



MATT LANE, AIA, DBIA, LEED AP BD+C

Principal, Project Manager

With over 25 years leading higher education planning and projects, Matt has a proven legacy of success with state colleges & universities. His comprehensive leadership and management skills and experience make him the ideal PIC/PM for Baker Hall. Matt is a leader in collaborative alternative delivery - he has managed six GC/CM and four Design Build projects, and served on the state Project Review Committee (PRC). He has developed an expertise in maximizing the characteristics of high-performing teams, and will ensure that our team delivers exceptional results for EvCC, DES and the community.

Relevant Experience

- Campus Plan, Everett Community College
- Triton Learning Commons Addition, Edmonds Community College
- Glacier Dental & Veterinary Tech Building, Pierce College
- Olympic South Arts/Early Learning/CWU Renovation, Pierce College (PDB)
- YMCA/Student Center, UW Tacoma (DB)
- Norman Rockwell Elementary School, Lake Washington School District (PDB)
- Advanced Technology Center, Bates Technical College
- Learning Commons/Center for E&I/Engineering Renovation, UW Tacoma (PDB)
- Health and Life Sciences Center, Highline College
- Health Sciences Building, Clover Park Technical College
- Lake Washington High School, Lake Washington School District (GC/CM)

Education | Training | Certifications

University of Washington, Bachelor of Arts in Architecture
University of Washington, Master of Architecture
Architect: Washington
LEED Accredited Professional | DBIA Certified | SCUP Member and Presenter

DENNIS ADJETEY, ASSOC AIA

Urban Planner, Programming, Community Engagement

Dennis has been a pivotal team member in the Campus/Master Planning for EvCC. He will leverage his existing relationships and deep understanding of campus needs for the new Baker Hall design and construction project. As a trained Urban Planner, Dennis excels in facilitating stakeholder engagement, bringing creativity and authenticity to every conversation with students, staff, and the community.

In his role, Dennis will coordinate information across programs, stakeholders, and departments through an inclusive process that ensures all voices are heard and valued. His approach fosters a collaborative environment, leading to innovative and effective solutions. Dennis's dedication to inclusivity and collaboration makes him an invaluable asset in realizing the college's vision for Baker Hall.

Relevant Experience

- Campus Plan, Everett Community College
- Triton Learning Commons, Edmonds Community College
- C Building Student Union Renovation, Bellevue College
- Learning Commons/Center for E&I/Engineering Renovation, UW Tacoma (PDB)
- City of Tukwila Teen and Senior Center
- On-Call Architect, University of Washington
- Campus Master Plan, Tacoma Community College
- Campus Master Plan, Highline Community College
- Campus Master Plan, South Puget Sound Community College

Education | Training | Certifications

University of Washington Tacoma, Bachelor of Science, Urban Design
AIA WA Council Board Associate

DHIREN BABARIA, AIA

Project Designer

Dhiren has designed a diverse variety of project types over his 20 years in architecture, including higher ed, K-12, community facilities, and corporate enterprises. His unique range of experience is a perfect fit for designing Baker Hall with functions that serve the college and community in ways that are both distinct and compatible. Dhiren will foster a collaborative design process with EvCC's staff and students that reflects the inclusive culture of EvCC. He brings passion and responsiveness to design, ensuring the college's goals will be fulfilled through the architecture, and implemented through his technical expertise of documentation and detailing.

Relevant Experience

- Triton Learning Commons Addition, Edmonds Community College
- Lakewood High School, Lakewood School District
- Highland Middle School, Bellevue School District
- Health Sciences Renovation, Seattle Pacific University
- Memorial Field, Federal Way Public Schools (PDB)
- DaVita Corporate Headquarters, Federal Way, WA
- School of Nursing, Pacific Lutheran University
- School of Nursing Renovation, Seattle Pacific University
- New Admin Building, Lakewood School District
- District-wide Security Entry Vestibule Improvements, Olympia School District
- New Welcome Center Programming & Feasibility Study, Highline College

Education | Training | Certifications

Texas A&M University, Master of Architecture
Sir JJ School of Architecture, Bachelor of Architecture
Architect: Washington

LIISA PANGBORN, NCIDQ, LEED AP, WELL AP

Interior Designer

Liisa will collaborate with lead designer Dhiren on Baker Hall, leveraging her experience in education facilities, healthcare, and corporate office projects. She will focus on the design and technical execution, ensuring that spaces are both functional and aesthetically pleasing. Liisa will integrate program needs and foster community connections, creating environments that are practical, engaging, welcoming, and flexible. She will enhance user experience by selecting materials, furniture, fixtures, and equipment that promote comfort and flexibility. Liisa will incorporate WELL AP standards to improve air, water, lighting, and overall comfort.

Relevant Experience

- Ashton Hall Lobbies Refresh, Seattle Pacific University
- On-Call Architect, Tacoma Community College
- District-wide Security Entry Vestibule Improvements, Olympia School District
- Roy Elementary Biophilic Classroom Renovation, Bethel School District
- Farm 12 Early Learning Center
- Terry Thomas Expansion, Northeastern University, Seattle, WA *
- Seminar Room Updates, Northeastern University Seattle, WA *
- Health Insurance Client Campus HQ Hub, Montlake Terrace, WA *
- Swedish First Hill Medical Center North Tower, Seattle, WA*

Education | Training | Certifications

Washington State University, Interdisciplinary Design, Master of Arts in Interior Design
NCIDQ Interior Design Certification
LEED Accredited Professional | WELL Accredited Professional

*projects completed with previous employer

AMANDA RUSSELL, AIA, LEED AP, CDT

Senior Project Architect, BIM Manager

With over 20 years of experience, Amanda is a dedicated Project Architect known for her continuous learning and attentive listening. She excels in guiding consultants and teams through complex projects from concept to completion. Her BIM expertise enhances project documentation and communication. Amanda's strong team management is showcased in her diverse portfolio, including educational, business and community use facilities. Her proficiency in advanced technologies will ensure meticulous planning and execution for Baker Hall.

Relevant Experience

- Norman Rockwell Elementary School, Lake Washington School District (PDB)
- Triton Learning Commons Addition, Edmonds Community College
- Olympic View K-8 School, Federal Way Public Schools (GC/CM)
- Star Lake Elementary and Evergreen Middle School, FWPS (GC/CM)
- DaVita Corporate Headquarters, Federal Way, WA
- Olympic South Arts/Early Learning/CWU Renovation, Pierce College (PDB)
- On Call Campus Architect, Pierce College
- Cascade Gender Neutral Restrooms Renovation, Pierce College Fort Steilacoom

Education | Training | Certifications

Ball State University, Bachelor of Architecture
Ball State University Bachelor of Science, Environmental Design
LEED Accredited Professional
CDT: Construction Specification Institute
Architect: Washington

ROBERT MORE, AIA, LEED AP BD+C, CSI

Senior Project Architect, Construction Administration

Rob's expertise lies in both the design and documentation of construction projects, with extensive experience in overseeing all phases from programming through to construction completion. He has spent the majority of his career managing the construction of various facilities, ensuring that projects are delivered on time and within budget. Rob is a strong technical architect and construction administrator who collaborates closely with the project team and construction consultants to ensure the highest quality of design and construction documents. He is dedicated to achieving the best possible outcomes in terms of technical resolution and construction excellence.

Relevant Experience

- Norman Rockwell Elementary School, Lake Washington School District (PDB)
- Fife High School STEAM Center of Innovation, Fife Public Schools
- Stanwood High School, Stanwood-Camano School District
- Star Lake Elementary and Evergreen Middle School, FWPS (GC/CM)
- Olympic View K-8 School, Federal Way Public Schools (GC/CM)
- Highland Middle School, Bellevue School District
- West Woodland Elementary School Addition, Seattle Public Schools
- Orting Middle School, Orting School District*
- Eatonville High School, Eatonville School District *

Education | Training | Certifications

Montana State University, Bachelor of Arts in Environmental Design
Montana State University, Master of Architecture
Construction Specifications Institute (CSI), Past President
LEED AP Building Design & Construction
OSPI Building Condition Assessments (BCA) Certification
Architect: Washington

IN-HOUSE SPECIALISTS AND SUB CONSULTANTS

Additional Staff Specialists

Specialists bring deep knowledge in their respective fields, whether it's design, sustainability, systems, or construction. This ensures that all aspects of the plan are well-informed and thoroughly considered. Specialists often stay updated with the latest trends and best practices in their fields. Their insights can introduce innovative solutions and strategies that might not be apparent to the core team.

Andrea Stalker, Architect, West Region Higher Education Lead
With nearly two decades of experience, Andrea will collaborate with the local team to integrate regional and national best practices in higher education design. She is passionate about creating innovative and inspiring spaces for learning and student success. Andrea is also dedicated to mentoring the next generation of designers and has been recognized as an Outstanding Mentor by the national ACE organization.

Bryan Stryeski, Graphic Designer
Bryan will enhance the user experience through engaging environmental graphics, ensuring brand consistency, and collaborating with teams to create visually compelling designs that enrich the college environment.

Shona Bose, National Director of Sustainability
Shona will collaborate with the project team to create sustainable, efficient, and healthy learning environments. Her expertise drives innovative strategies for energy efficiency, resource conservation, and enhanced indoor environmental quality, ensuring a positive impact on both the environment and well-being.

Proposed Consultant Team

McGranahanPBK is pleased to present a list of subconsultants for a comprehensive design team that has successfully collaborated with EvCC. Our team members bring extensive experience in major capital projects and are fully prepared to commence work immediately. Several of our partnering firms are certified as WBE and SBE. We are committed to fostering a mentor-protégé relationship, where larger firms allocate a portion of the work to disadvantaged businesses, ensuring inclusive and equitable opportunities for all.

- Civil: Mark Davis, **Reid Middleton***
- Landscape: Jim Keller & Madison Hutchings, **Site Workshop***
- Mechanical: Brian Cawley, **Hargis Engineers***
- Electrical: Erik Stearns & Amanda Waszgis, **Hargis Engineers***
- Structural: Jack Pinkard, **PCS Structural Solutions***
- Parking/Traffic: Amy Wasserman, **Transportation Engineering Northwest** (TenW)*
- LEED: Michelle Bombeck, **O'Brien360** (Certified)
- Theater: Paul Luntsford, **PLA Designs**
- Acoustical: Erik Miller-Klein **Tenor** (Certified)
- Cost Estimating: Andy Cluness, **RC Cost Group**

* also working on EvCC Campus Plan

Having team members who are already familiar with the campus offers significant benefits. Their familiarity with the campus layout and facilities enhances efficiency, while their established relationships with campus staff facilitate smoother communication and collaboration. This continuity ensures that the new Baker Hall aligns seamlessly with existing structures and aesthetics, ultimately contributing to the success of the project.





We specialize in higher education planning and design, creating cohesive facilities that interconnect campuses and communities, and support diverse educational programs.

RELEVANT EXPERIENCE

Our Expertise in Higher Education

While we work across all educational levels, we have a dedicated focus on higher education planning and design. Our diverse portfolio includes major capital projects that combine distinct educational programs (e.g., arts & technology) into cohesive facilities that interconnect campuses and communities, similar to the goals of Baker Hall. We understand the unique needs of community and technical colleges and are committed to creating environments where students and educators excel.

We offer extensive experience with community and technical colleges, the Department of Enterprise Services (DES), and exceptional design and management capabilities. Our talented roster of experts is dedicated to delivering designs that meet the evolving needs of higher education institutions.

Program Specific

Cosmetology: Our designs for cosmetology programs provide functional layouts that emulate working environments while adhering to strict hygiene protocols. We ensure that our designs support both practical training and theoretical learning, creating a professional and hygienic environment for students.

Black Box Theater: Our designs for theaters prioritize adaptability, allowing for versatile staging and audience arrangements that create an intimate atmosphere. Technical flexibility is achieved through features like lighting grids and customizable seating.

CIS and Business Programs: Our CIS and Business program designs feature modern, technology-rich environments with state-of-the-art labs, flexible classrooms, and versatile lecture halls, fostering collaborative and individual learning to meet evolving workforce demands.

Higher Education Needs: National trends in higher education focus on diversity, mental health, online and hybrid learning, workforce alignment, and advanced technologies. Facility needs emphasize modern, flexible environments, sustainability, maintenance, health, safety, and efficient space use. We specialize in integrating multiple programs into cohesive facilities, enhancing interconnectivity and collaboration. Our project profiles highlight these capabilities.

Collaboration with EvCC

We are eager to collaborate with EvCC to develop unique programs tailored to the needs of Baker Hall. Our past experience aligns well with the project requirements, as we have designed state-of-the-art facilities that support various disciplines and foster thriving environments. By leveraging our expertise, we will ensure EvCC achieves their educational goals and community objectives.

Integrates Student & Public Space | Community Asset | WA State Funded

TRITON LEARNING COMMONS

Edmonds College

The “TLC” is a community and student-focused addition & renovation project, designed to improve student achievement and increase access into campus from the public. Design solutions focus on improving Learning Support and Student Services programs and Collaboration Spaces- providing greater opportunities for student success in academic excellence, innovation, and community engagement. New public-facing spaces include a Welcome Center, Art Gallery, and Triton Café.

Key goals include creating a sustainable facility that supports student health and well-being, and fostering an interactive learning environment that enhances educational outcomes. The TLC will serve as a hub for creativity, innovation, and personal growth, aligning with the college’s mission to support both students and the broader community. Construction is scheduled to begin July 2025, and will be phased to allow existing Lynnwood Hall to remain partially operational.

Design-Bid-Build | Design Completed: 2024 |44,500 SF
Construction Budget: $31,049,000; Completed Construction Cost: Pending
Project Contact: Szarek, Interim Exec. Dir. of Facilities & Capital Projects, Edmonds College; P: 425.954.9421 E: chris.szarek@edmonds.edu

Improved Street Presence | Diverse Program Needs | WA State Funded

INTEGRATED EDUCATION CENTER

South Seattle College

The Integrated Education Center (IEC) at South Seattle College is designed to support diverse learning needs by integrating Health Sciences and Basic Skills/ESL programs. The project’s main goal was to create a versatile and inclusive space that supports different learning needs and helps build a strong, interactive community. Responding to this need the IEC features immersive clinical simulation labs, traditional classrooms, and various social and informal learning settings. Wide hallways equipped with technology, writing surfaces, and soft furniture provide interactive social learning spaces for students and faculty.

This project aligns with the campus master plan by enhancing development along a main campus street and promotes community building through shared accommodations and program overlaps. The facility fosters a supportive, interactive learning environment that enhances educational outcomes for all students.

Design-Bid-Build | Completed: Spring 2018 |59,000 SF
Construction Budget: $22,527,000; Completed Construction Cost: $21,485,000
Project Contact: Craig Grosinger, Director of Facilities, South Seattle College
P: 206.934.6427, E: craig.grosinger@seattlecolleges.edu

Public Use Clinics | Inclusive Design Features | WA State Funded

GLACIER BUILDING

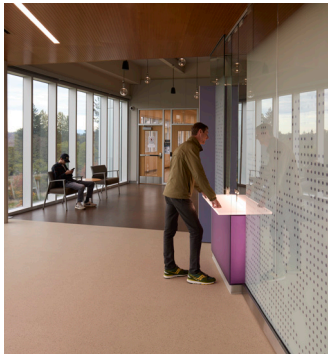
Pierce College Fort Steilacoom

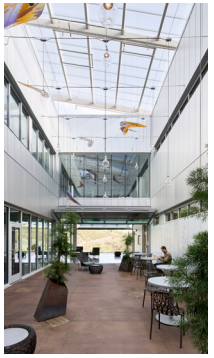
This two-story, 36,000 square foot LEED Silver certified facility is a testament to Pierce College's dedication to providing state-of-the-art learning environments that serve both the community and its students. The Vet Tech and Dental Hygiene programs housed in the Glacier Building are open to the public, offering essential services that support the education process. These programs provide students with hands-on experience, ensuring they are well-prepared for their future careers.

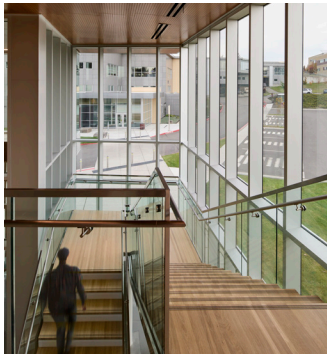
The design prioritizes healthy indoor air quality by utilizing 100% outdoor air, creating a safe and comfortable environment. The building also features efficient systems for water and energy use, reducing potable water consumption by over 35% and achieving significant energy savings. Inclusive restrooms enhance accessibility and privacy for all users.

Design-Bid-Build | Completed: Fall 2022 |36,712 SF
Construction Budget: 24,252,000; Completed Construction Cost $24,141,000
Project Contact: Charlene Wilson, Project Manager, CWC (Owner's Rep)
P: 206.255.9113 E: charlene@cwcpm.com

Project Detail: Public Use Clinics at the Cascade Building







The **Glacier Building at Pierce College** includes fully functional clinics for the Vet Tech and Dental Hygiene programs, both open to the public. The vet clinic offers affordable veterinary care, providing students with hands-on learning opportunities while serving the community. Similarly, the dental clinic provides low-cost dental services, where students perform cleanings, exams, and other procedures under licensed professionals' guidance. Both clinics are designed to deliver high-quality care in a safe and supportive environment, equipped with modern facilities and adhering to strict health and safety standards. Additionally, the building includes community use areas and waiting spaces for these services, reflecting Pierce College's commitment to excellence in education and community service.

Project Detail: Visibility and Connection

Cebula Hall Engineering Building, Saint Martin's University: McGranahanPBK designed labs and classrooms to be positioned directly across from a transparent faculty office suite that is outfitted with a glass writing surface to support both planned and impromptu study and research opportunities as well as visibility between spaces. The building contains wet and dry laboratories for mechanical and civil engineering programs, active learning spaces, interactive building systems and faculty offices.

Career and Technical Education | Diverse Program Needs

CAREER AND TECHNICAL CENTER

Angleton ISD, Texas

At Angleton ISD's CTE Center, programs combine rigorous academics with hands-on training. Shared labs and workshops foster collaboration, while industry partnerships offer internships and real-world projects. Students choose from various career pathways, tailoring their education to career goals. Programs are regularly updated to meet industry standards, ensuring workforce readiness. This interdisciplinary approach prepares students for success in post-secondary education and future careers.

- Culinary Arts
- Horticulture
- Vet Tech
- Ag Fabrication
- Engineering/Robotics
- Information Technology
- Construction Sciences
- Digital Design/AV Production
- Health Sciences
- Welding
- Entrepreneurship
- Education
- Law Enforcement

Award: TASA-TASB School Architecture Stars of Distinction (2023) Community Transformation

GC/CM | Completed: June 2022|167,715 SF
Construction Budget: $90,000,000; Completed Construction Cost: $85,000,000
Project Contact: Phil Edwards, Superintendent
P: 979.864.8000, E: pedwards@angletonisd.net

Project Experience: Cosmetology Programs

The **Cosmetology program at Angleton ISD CTE Center** offers hands-on training in a real salon, preparing students for state licensing exams. The curriculum covers hair cutting, coloring, styling, and skincare, emphasizing both technical and business skills. Students gain real-world experience and confidence through community engagement.

The **Kern High School ROC Cosmetology** program, offers students professional training in hair, nail, and skin care. The state-of-the-art facility provides hands-on experience in a real-world salon environment, ensuring students gain practical skills. The curriculum aligns with State Board requirements, preparing students for the licensing exam and careers in the beauty industry. Additional training in customer service, employment readiness, and financial literacy equips students for success in the workforce.

Improved Street Presence | Diverse Program Needs | WA State Funded

ADVANCED TECHNOLOGY CENTER

Bates Technical College

The Advanced Technology Center (ATC) offers hands-on programs in engineering, IT, networking, software development, and digital media. It features flexible learning spaces, including an auditorium, meeting rooms, and specialized labs, enhancing the educational experience for students.

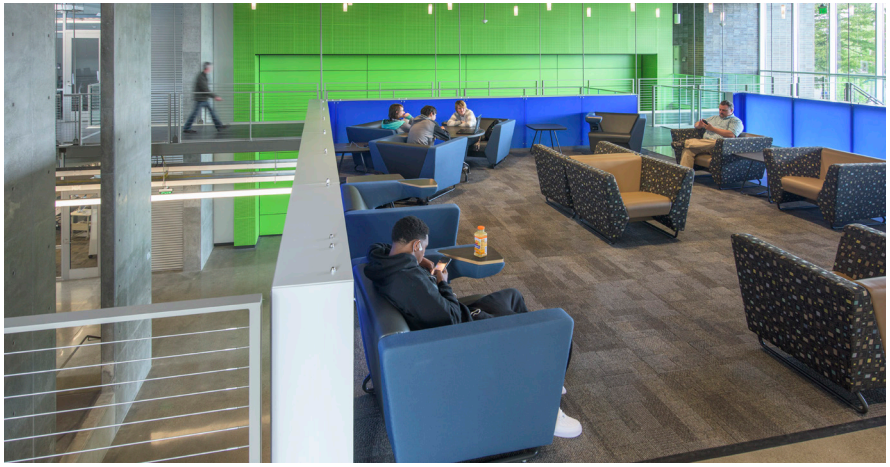
The design features transparent and accessible spaces with integrated technology including adaptable classrooms, labs, and meeting rooms that can be configured for different teaching and learning styles. These elements support workforce training and prepare students for future careers.

The ATC building is ideally located at the edge of the campus, making it highly accessible and inviting for both students and the community. The transparent design of the facility allows passersby to see the innovative work being done, which helps build community trust and interest in STEM education.

Design-Bid-Build | Completed: Fall 2016 |59,000 SF
Construction Budget: $19,500,000; Completed Construction Cost: $19,495,000
Project Contact: Daniel Timmons, Director of Facilities & Operations, Bates Technical College, P: 253.680.7389 E: daniel.timmons@batestech.edu

Project Detail: Flexibility and Multi-use Spaces

The **Advanced Technology Center** at Bates Technical College features a versatile presentation area. The green wall in the background includes a roll-up door that opens the presentation area, allowing the space to be easily reconfigured for various uses, such as lectures, workshops, and community events. This flexible design enhances the functionality of the space, making it suitable for a wide range of educational and community activities.



Campus Connections | Diverse Program Needs | WA State Funded

OLYMPIC ARTS/ECE/CWU RENOVATION

Pierce College

The Pierce College Olympic South Renovation project adeptly balances logistics and student benefits by integrating diverse programs, fostering inclusive teaming, and engaging students. The building, housing Early Childhood Education, Fine Arts, and Central Washington University programs, underwent extensive renovation to enhance accessibility and create a welcoming environment. The project included a new elevator, improved utilities, and an ECE outdoor play area.

A comprehensive BIM execution plan facilitated constant communication and collaboration, saving time in data sharing and ensuring a stronger project finish. Regular coordination meetings minimized conflicts between building systems. The project was completed within budget and schedule, with only 25 RFIs during construction. College leadership praised the outcome, noting that all design goals were fulfilled. The restoration successfully reestablished the building as a central hub for students and faculty, ensuring both logistical efficiency and significant student benefits.

Design-Build | Completed: January 2025| 37,312 SF
Budget: $17,017,000 Completed Construction Cost: $17,017,000
Project Contact: Charlene Wilson, Project Manager, CWC (Owner's Rep)
P: 206.255.9113 E: charlene@cwcpm.com

Project Experience: Black Box Theaters

The **Forsyth County Arts and Learning (FoCAL) Center** is a two-story performing arts venue used by various theatre groups, choirs, orchestras, and bands. In addition to the main auditorium, it features a versatile 250-seat black box theater for intimate performances and flexible staging. The facility includes essential support spaces like dressing rooms, a green room, rehearsal spaces, a technical booth, storage areas, a lobby and box office, and restrooms, ensuring a comprehensive and functional environment for performances. This project was named an Outstanding Design in Learning by Learning By Design magazine's Fall 2022 Awards of Excellence.

The **H-E-B Black Box Theater at St. Philip's College** will be a 20,000-square-foot facility with a 200-seat capacity, serving over 1,000 students. It will be a hub for artistic learning and innovation, enhancing educational experiences in acting, dance, music, and set design. The theater will also provide the community with a platform to engage with the arts, fostering cultural diversity and appreciation. This state-of-the-art facility represents a significant step in breaking down educational and artistic barriers. (under construction)

Our project success stems from effectively managing scope, schedule, and budget through meticulous planning and innovative solutions. By utilizing proven tools and methods for design and construction, we deliver adaptable, inclusive spaces that meet diverse needs.

PAST PERFORMANCE

Depth of Experience

For over 50 years, we have supported educational institutions in Washington State, completing projects for 13 Community and Technical Colleges and several Universities, including the University of Washington, Seattle Pacific University, Pacific Lutheran University, and Saint Martin's University. Our projects consistently meet diverse needs while staying within budget and on schedule.

Our extensive experience underscores our holistic approach to design and management, ensuring functional, sustainable, and community-focused projects. We prioritize maintainable educational designs through community involvement, inclusivity, adaptive learning, sustainability, safety, maintenance efficiency, and cost-effectiveness.

Key Elements of our Management and Design Approach

- **Leadership and Communication:** We provide clear leadership, set expectations, and offer regular updates. Quick timelines require detailed management and effective communication.
- **Integrated Team Approach**: Highly successful teams are built through clear communication, mutual trust, and a shared vision. We collaborate with staff, students, facilities personnel, and consultants to create designs that meet your needs. Our experience ensures we ask the right questions and conduct necessary site investigations.
- **Resilient Design**: Our design approach focuses on resilience by integrating sustainability, safety, maintenance efficiency, and cost-effectiveness. We prioritize ecological, social, and economic considerations to ensure enduring benefits and reduced costs. By meticulously planning layouts, we minimize risks and create secure environments. Our designs are easily maintainable, optimizing long-term upkeep costs.
- **Proactive Scheduling:** We develop effective construction sequencing strategies, communicate plans and critical dates, and manage the project to maximize return on investment and minimize operational impacts.
- **Student-Focused**: Every choice the team makes is in alignment with the needs and aspirations of the community, students, and staff. By engaging stakeholders, we gather valuable insights that guide our design process. Prioritizing inclusivity and adaptive learning ensures that our decisions create flexible, safe, and welcoming spaces. This holistic approach guarantees that our designs remain relevant and effective, fostering collaborative learning and accommodating diverse requirements for years to come.

Achieving LEED Platinum Certification on a Budget

The **Cebula Hall Engineering Building** at Saint Martin's University exemplifies budget-friendly sustainable design, achieving LEED Platinum certification. This STEM facility features innovative classroom, office, and laboratory spaces designed for enhanced cross-discipline, collaborative learning.

McGranahanPBK and the full design-build team employed eco-charrettes, target estimating, site analysis, and pre-planning to achieve LEED Platinum certification. Our collaborative approach ensured energy efficiency, resource savings, and budget adherence. By scrutinizing every aspect of the project and capitalizing on energy-efficient and resource-saving opportunities, we delivered a sustainable, award-winning facility that meets the University's objectives and supports academic excellence.

Schedule Success at UWT

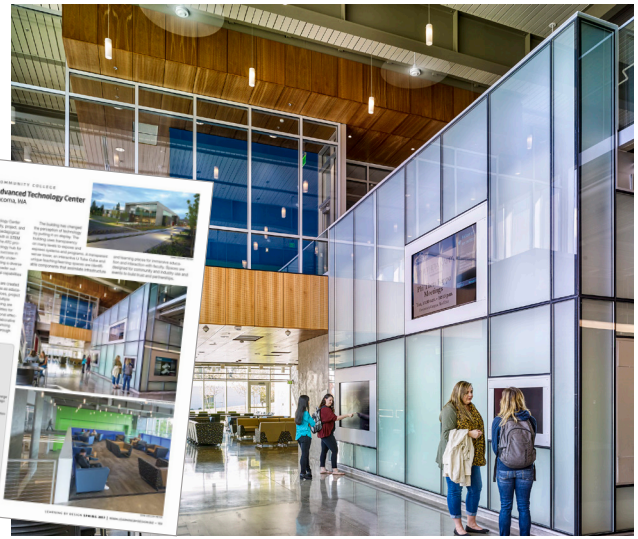
For the **University of Washington Tacoma** and the YMCA Student Center, we explored various solutions early on to maximize programmatic aspirations, design opportunities, and meet the University's budget. As a Design-Build project, our team strategized to reduce the design and construction schedule, cutting the project timeline by 5 months. We implemented aggressive phased design and permitting, detailed construction sequencing, and utilized pre-fabrication.

Award Winning Design Focused on Student Success and Community Connections

The **Advanced Technology Center** (ATC) at Bates Technical College serves as a community hub, promoting economic development, social engagement, cultural vitality, and technological advancement. It features unique learning arrangements and social learning spaces to support different learning styles and build community.

The ATC was recognized by the AIA Committee on Architecture for Education and Learnign By Design for its integration of student, faculty, and instructional areas, fostering interdisciplinary overlap, attracting a diverse student body, and fostering community connections of educational capabilities, and its success in fostering community connections.

Transformative Education: The ATC combines collaborative and instructional spaces to encourage project-oriented work and interaction. It also includes social learning areas that support different learning styles and foster a sense of community, making the environment both accessible and engaging for students. See one student's journey in this video: https://vimeo.com/229514057



TRANSFORMATIONAL ENGAGEMENT

Engagement Approach

Inclusivity is paramount in our outreach approach, ensuring that diverse voices shape decisions to enhance school culture and student experiences at EvCC. We engage flexibly, participating in events and offering virtual meetings and surveys for broader involvement.

By establishing a common language through interactive tours and presentations, we foster understanding and spark innovative ideas. Promptly addressing expectations and documenting decisions ensures transparency, empowering stakeholders and delivering tailored designs that truly reflect their needs and aspirations.

As you have experienced in the Campus Planning process, the project engagement for Baker Hall will build on those foundations, ensuring continuity and leveraging past insights to further refine our approach.

Levels of Engagement

Our team has curated a toolkit of engagement methodologies, ranging from informative outreach to empowering participation, adaptable to various project stages and stakeholder groups.

Each engagement level outlines the role of the public, commitments from EvCC, suggested activities, opportunities for diversity and inclusion, and the expected time commitment as a percentage of the overall planning process. Identifying the appropriate stakeholders to engage, timing their involvement, and selecting suitable methodologies ensure that feedback is relevant and represents a diverse cross-section of the EvCC community.

Levels of Engagement

	inform	consult	involve	collaborate	empower
PUBLIC ROLE	Listeners	Feedback Groups	Contributors	Stakeholders	Co-Creators
CLIENT PROMISE	We will provide information to assist in understanding the problem, alternatives, opportunities and solutions	We will keep you informed, listen to and acknowledge concerns and aspirations	We will work with you to ensure that your concerns and aspirations are reflected in the decisions we make	We will look to you for advice in formulating solutions to your concerns and we will incorporate them to the maximum extent possible	We will partner in each aspect of the design process including the development of options and place final decision making in your hands
ACTIVITIES	Open House	Surveys, Comment Cards	Consistent Meetings	Workshops	Deliberation
DIVERSITY + INCLUSION OPPORTUNITIES	digital + printed media, multi-lingual info, varied times of day + locations	informational interviews, interpretors, online or door to door surveys	engage specific non-profits and community groups	partner with established groups, advocates and community influencers	each group brings their strengths to co-create together

Campus Outreach

Campus outreach is key to our engagement approach, providing opportunities for participation and input. During Bellevue College's Welcome Week, we collaborated with student leaders and campus leadership to inform and gather feedback from hundreds of students, faculty, and staff about the C-building renovation project. This allowed us to connect with many who were unfamiliar with the project, ensuring broad awareness and valuable input.

Extensive Community Process

McGranahanPBK's collaboration with the City of Tukwila on the Intergenerational Teen and Senior Center serves as a testament to inclusive outreach practices. Through over 70 diverse engagement activities, including virtual and in-person sessions, the project team identified community champions to unpack complex ideas. Establishing safe environments through Community Agreements fostered collective ownership, resulting in shared value across Tukwila's diverse community.

INTERRELATIONSHIP OF SCOPE, SCHEDULE, AND BUDGET MANAGEMENT

Baker Hall Strategic Approach

Starting Quickly: Given the late start in the budget cycle and the 2-1/2 year old Predesign, it's crucial to update the program, scope, cost, and schedule during Schematic Design. Quick team formation and continuity will ensure a smooth start, benefiting the overall design schedule. Immediate engagement with EvCC stakeholders is essential to complete Schematic Design by the end of Spring quarter. Our existing engagement with the campus community will facilitate this.

Aligning with EvCC Schedule: Coordinating with the college's academic calendar is critical. We align the design process with the availability of students and staff and coordinate with the GC/CM to avoid impacting other buildings and programs. We also plan the timing for move-in and occupancy, aiming to open Baker Hall by Fall quarter 2027.

Partnering Early with GC/CM: Early collaboration with the GC/CM offers several schedule benefits:

Early Soils Testing: We will conduct early soils testing on the Baker Hall site to determine if mitigation is needed, based on findings from the adjacent LRC site.

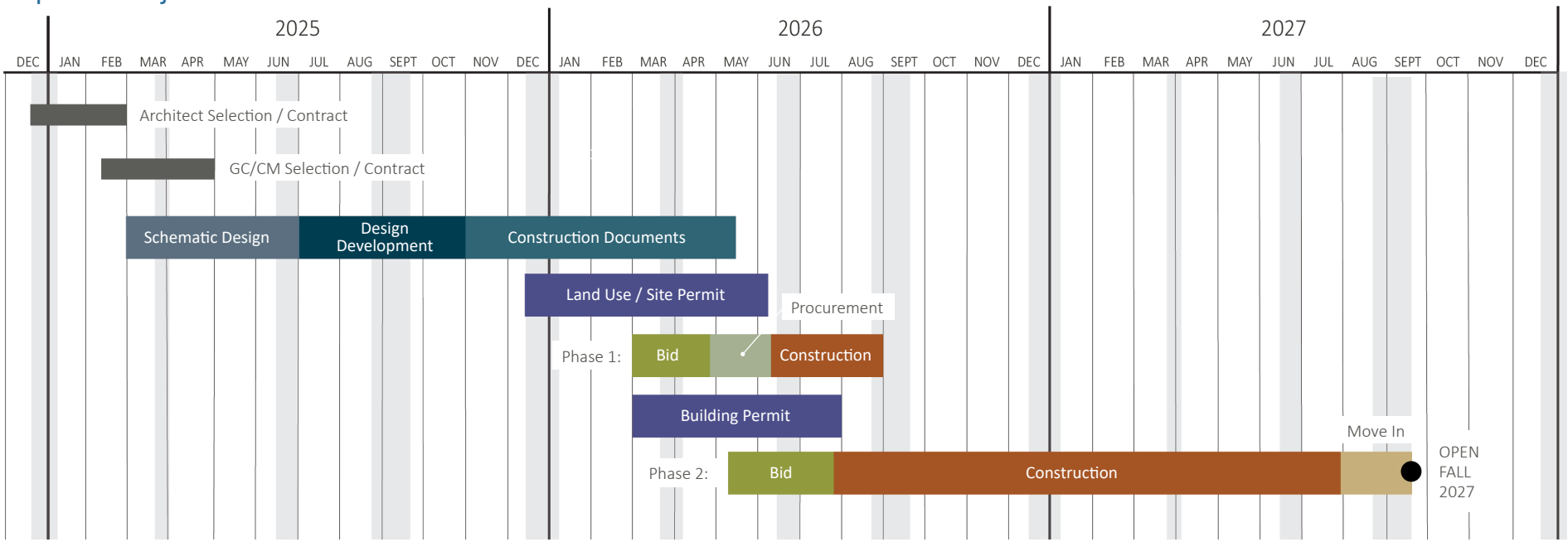
Early & Real-Time Cost Estimating: Leveraging early cost estimates from the GC/CM and prime subcontractors will inform the design process, saving time that would otherwise be spent on value engineering.

SBCTC budget info indicates the enacted allotment for the Baker Hall project is $37,904,000. This translates to a construction budget of approximately $24,500,000 (2/3 of total budget). The Predesign included 49,000 gross square feet, which is equivalent to $500/SF. Early target-value cost and scope alignment will ensure our team maximizes the project's results for EvCC within the state's funding investment.

Phasing: Utilizing the GC/CM's ability to split bid packages into site and building phases can lead to significant schedule and cost savings.

Using our experience with successful scheduling strategies on similar projects, we have formulated a proposed schedule for Baker Hall that incorporates these key observations.

Proposed Project Schedule for Baker Hall



OPTIMIZING GC/CM PROJECT DELIVERY

McGranahanPBK leverages over 40 years of experience in alternative project delivery methods, including GC/CM, to optimize the delivery process and ensure project success. Key benefits include strong team dynamics, effective risk management, and diverse expertise to navigate project complexities. For Baker Hall, this means we will bring:

- **Enhanced Collaboration:** Foster strong team relationships and proactive issue resolution to streamline communication and decision-making.
- **Strategic Partner Selection:** Assist EvCC and DES in selecting and integrating the best GC/CM partner to ensure alignment with project goals.
- **Community Engagement:** Actively involve local sub-contractors, workers, and suppliers to enhance community support and resource utilization.
- **Cost and Design Balance:** Optimize first costs, operational costs, and key design elements to achieve a balanced and efficient project delivery.
- **Proven Methodologies:** Apply lessons learned from extensive experience in GC/CM, progressive design-build, and private sector negotiated contracts.
- **Proactive Risk Management:** Establish and implement procedures to identify, assess, and manage risks and issues effectively, reducing potential disruptions.
- **Diverse Expertise Integration:** Leverage a team with diverse expertise to navigate project complexities and enhance problem-solving capabilities.
- **Continuous Improvement:** Implement strategies for continuous improvement, ensuring that project risks, challenges, and unknowns are understood and managed, reducing contingencies throughout the process.

Proven GC/CM Schedule Success

Through successful partnering with GC/CMs and permitting jurisdictions, we've done previous projects of comparative scales on similar schedules. For example, we completed a 45,000 SF two-story academic classroom building at **Lake Washington High School** in Kirkland from Schematic Design to Substantial Completion in 26 months to open for Fall 2020. The proposed schedule for Baker Hall allows 29 months for approx. 49,000 SF three-story building (3 additional months.)

Recent Integrated Project Delivery Experience

GC/CM Delivery

Fife High School (in design) (Cornerstone)
Redmond MS Addition, Lake Washington School District (BNBuilders)
Olympic View K-8, Federal Way Public Schools (FORMA)
Star Lake ES and Evergreen MS, Federal Way Public Schools (BNBuilders)
Lake Washington HS Classroom and Gym Additions, Lake Washington SD (Lydig)
Birney ES, Tacoma Public Schools (Turner)
Grant Center for Expressive Arts, Tacoma Public Schools (Korsmo)
Timberline MS, Lake Washington School District (Lydig)
Olympic Hills ES, Seattle Public Schools (Cornerstone)
Lake Washington HS, Lake Washington School District (Lydig)
Garfield ES, Olympia School District (FORMA)

Progressive Design-Build Delivery

Norman Rockwell Elementary School, Lake Washington SD (Lydig)
Pierce College Olympic Arts/ECE/CWU Renovation (under construction) (FORMA)
Memorial Field, Federal Way Public Schools (BNBuilders)
Learning Commons and Engineering Renovation, UW Tacoma (Sellen)
Student Center YMCA, UW Tacoma (Mortenson)

PERMITTING AND PAST PERFORMANCE

Teaming with City of Everett

Forming a successful phasing strategy is dependent on permitting. Our key on past projects has been to on-board City planners and reviewers to the team early, and to develop a sequenced permitting strategy together with mutual commitments. We've built positive relationships with City of Everett planners through our regular meetings with them over the past several months on the Campus Plan. This partnership will be a benefit as we team on Baker Hall.

Our team also includes engineers who have positive relationships with the City, expertise with their permitting processes, and lessons learned. Since the Baker Hall site is within the Broadway Mixed Use Zone and the Institutional Zone overlay of the campus, a Conditional Use Permit will not be required, which could simplify the consideration of sequenced site permit and building permit reviews.

"In all of our work together, McGranahanPBK has listened to us and served as a valued advisor. Their leadership brought consensus to a variety of differing thoughts and opinions and enhanced the overall design process. They brought experience to the table facilitating a three-way alliance between the owner, A/E and contractor through project management during the construction period as well."

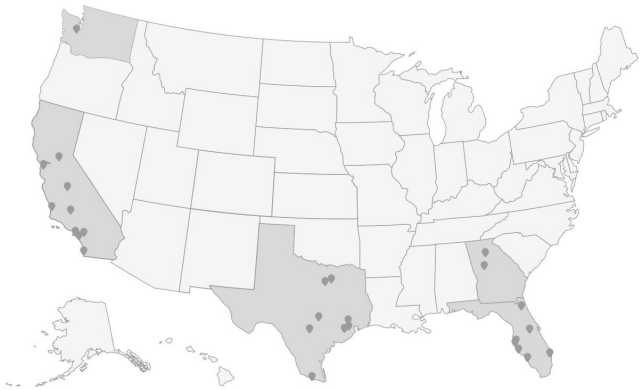
Marty Mattes, Former Director of Facilities & Operations, Bates Technical College

"Throughout the design process McGranahan Architects brings to the table a willingness to think outside the box, to measure creative opportunities with budget constraints, and to weigh the benefits of an idea against the construction methodology as well as aesthetic intent. As the Owner's Project Manager (for the UW), I appreciate the clear communication style and the team spirit mentality"

Catherine Vogt, Former Project Manager, University of Washington Tacoma

Nation Wide Higher Education Experience with On-Call and Major Projects

Our national experience with universities and colleges brings diverse expertise, resources and innovative trends to our design projects. This ensures high-quality, compliant, and cutting-edge outcomes. Despite being a national company, each office operates locally, understanding your community, standards, and expectations. Some of the campuses we have worked on include:



Washington
University of Washington
Bellevue College
Cascadia College
Highline College
Lake Washington Technical College
Lower Columbia College
Pierce College, Fort Steilacoom
Pierce College, Puyallup
Seattle Central College
North Seattle College
South Seattle College
Tacoma Community College

California
California Polytechnic State University
California State University, Fresno
Foothill-De Anza
Community College District
Kern Community College District
Los Angeles CC District
North Orange County CC District
Pasadena Area CC District
Peralta Community College District
Rancho Santiago CC District
San Bernardino CC District

Florida
Florida Atlantic University
University of Central Florida
University of South Florida
Sarasota-Manatee
University of South Florida Tampa
Florida Southwestern State College

Texas
Angelo State University
Sam Houston State University
St. Mary's University
Southern Methodist University
Sul Ross State University
Texas A&M University
Texas Southern University
Texas State University
Texas Woman's University
The University of Texas
UT Southwestern Medical Center
University of Houston
University of Houston Clear Lake
University of North Texas
UT Health Science Center
Alamo Colleges
Blinn College
Central Texas College
College of the Mainland
Collin College
Dallas College
Lamar Institute of Technology
Lamar State College
Lee College
Lone Star College
North Central Texas College
San Jacinto Community College
South Texas College
Tarrant County College
Texas State Technical College
Tyler Junior College

The McGranahanPBK team excels in LCCA, leveraging extensive experience deliver cost-effective, sustainable, and high-quality projects. Our approach, including early contractor integration, ensures accurate cost estimates, value engineering, and proactive risk management, minimizing total life cycle costs and maximizing long-term value for clients.

LIFE CYCLE COST ANALYSIS EXPERIENCE

Life Cycle Cost Analysis

Our team has extensive experience utilizing the Office of Financial Management's (OFM) Life Cycle Cost Tool (LCCT) for project analysis and decision-making during the predesign effort and as design progresses. The LCCT is required for projects over 5,000 SF and includes preliminary energy analysis and other material components that influence maintenance and operations costs. It is the only state-authorized tool for predesign, providing a standard methodology and set of assumptions for all capital projects.

The LCCT compares various lease, purchase, or construct options to determine the most cost-effective solution. We use this tool to help the project team choose and confirm building systems and components, minimizing total life cycle costs and ensuring compliance with state requirements.

Energy Life Cycle Cost Analysis - Design

The Energy Life Cycle Cost Analysis (ELCCA) evaluates energy-using systems such as heating, cooling, lighting, building envelope, and domestic hot water. It helps us select and demonstrate the most optimal long-term investments in energy-efficient and low-maintenance building systems.

In collaboration with mechanical and electrical engineers, we perform a preliminary ELCCA during the Design phase and finalize it early in the CD phase. This process confirms that the mechanical and electrical systems selected are the best options for the project. In accordance with state requirements, we submit an ELCCA "workplan" to DES for comments before submitting the final report for approval.

Maximizing Value Beyond ELCCA

In addition to the ELCCA, we utilize other methods during Design to analyze the "total cost of ownership" for operating and maintaining long-lasting facilities. Flexibility, durability, and maintainability are critical to the long-term success of the project. We include the following cost analysis considerations:

- Total Cost of Ownership
- Contractor Outreach/Input
- Proactive Cost Control- Target Value Design

Minimizing Total Cost of Ownership

The total cost of ownership is affected by the balance of a wide variety of issues that interrelate, but do not always align. Our design approach is to balance the primary consideration of an effective learning environment with a financially sustainable model for operating the facilities; resulting in a constructible, functional, and maintainable facility.

During early design and budgeting, the team has the greatest ability to achieve the most beneficial balance of design performance considerations such as:

- First cost versus life cycle costs of systems and materials—longevity, durability and maintainability as well as performance of systems and materials
- Site orientation, building form and efficiency of space utilization for energy utilization, maintainability and program diversity
- Collaboration with faculty and building operations staff for building systems, materials, and product for ease of use and campus consistency
- Enhanced commissioning to ensure design optimization of building systems and successful building operations hand off.

Contractor Integration

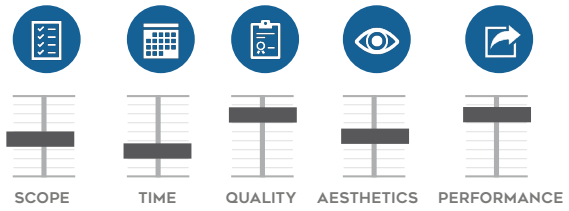
The GC/CM project delivery method enhances LCCA's by integrating the contractor early in the process. This early involvement allows for accurate cost estimates, value engineering, and proactive risk mitigation. The collaborative approach ensures that cost-effective, high-quality, and timely project delivery aligns with LCCA's goal of minimizing total life cycle costs. By addressing potential issues early and optimizing design and construction decisions, the GC/CM method supports the creation of sustainable, efficient, and cost-effective buildings.

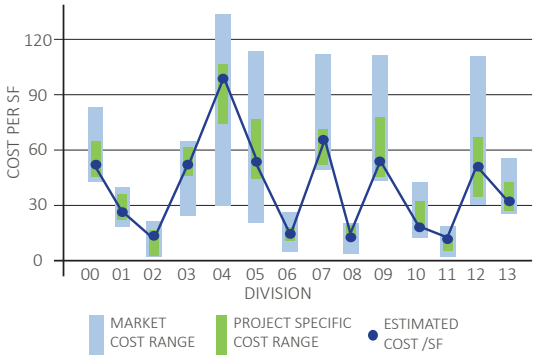
Clear Documentation for Cost Control

Our clear, detailed documentation is crucial for proactive cost control. By minimizing misunderstandings and ambiguities, we reduce costly changes and consistently keep document-related change orders under 1% of the construction costs. This ensures the project stays on budget and schedule. Clear documentation allows all stakeholders to share a common understanding of the project scope, reducing unexpected expenses and facilitating smoother project execution.

Proactive Cost Control

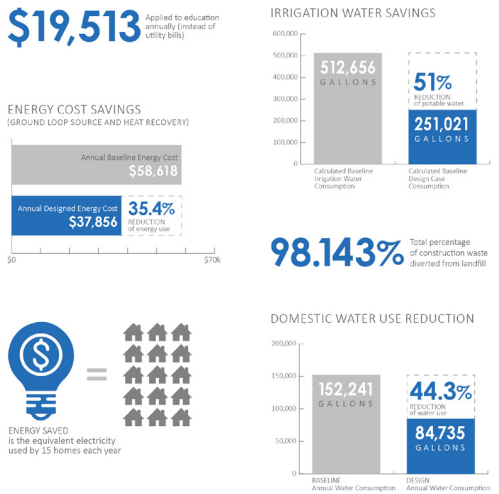
We design projects to your budget, balancing scope and quality. As we prepare for Baker Hall, our integrated team will explore opportunities, set goals, and align with the College's expectations. Using Target Value Delivery, we ensure a common understanding early on, refining options within the budget for site, envelope, systems, equipment, finishes, and more.





Reducing Lifecycle Costs at Bates

Our design for the Bates Advanced Technology Center included high-performance components to minimize energy consumption, resulting in an operational a savings of nearly $20,000/yr.



LCCA Success: Highline College

When we designed Highline's Health & Life Sciences building, performing the LCCA using OFM's LCCT tool helped us to select the best mechanical system. We cost-modeled three separate mechanical systems. Highline College was initially considering a Chilled Beam System. However, upon completion of the ELCCA, it was determined that a Variable Refrigerant Flow system (VRF) provided a net life-cycle savings of ($500,000) over the other alternatives and had a lower initial cost than the chilled beam system.

At McGranahanPBK, fostering diversity and inclusion is not just a commitment; it's a core value ingrained in our project teams. We endeavor to create innovative solutions that address the multifaceted needs of our communities, ultimately shaping a more equitable and sustainable future for all.

DIVERSE BUSINESS INCLUSION STRATEGIES

Championing Diversity and Equity

McGranahanPBK is dedicated to supporting Diverse Business Enterprises (DBEs). We actively promote outreach and collaboration with certified businesses, frequently participating in equity programs and implementing diverse partnerships on numerous projects. Our approach focuses on building strong relationships with certified businesses, striving to surpass client expectations, not just meet quotas.

Fostering Diversity in Design

We seek to build more diverse teams and bring more diversity to the firm's leadership. This brings benefits to the culture of our practice, drawing talent to the firm and clients to our work. Additionally McGranahanPBK's firm leadership is vested in giving opportunities to disadvantaged businesses, emerging professionals and mentorship.

The objective of our plan is to set our team members and sub-consultants up for success from the outset, because overall success of the project depends on the individual success of each member of the team.

We are committed to fostering diversity within our architectural teams and office atmosphere by actively seeking and nurturing talent from diverse backgrounds, perspectives, and experiences.

Our inclusive recruitment practices, ongoing support, and open dialogue promote diversity across our entire design team. Our commitment reaches beyond the scope of one project; diversity and inclusion is a key focus of the firm. In our Tacoma office our professional/ technical staff is currently 41% minority/women.

To further strengthen our focus on diversity and inclusion, we:

- We use tools designed to eliminate bias in the hiring process, ensuring equal opportunities for all candidates.
- We offer mentorship programs to support the career development of employees from underrepresented groups.
- We encourage open discussions and feedback to continuously improve our diversity and inclusion practices.
- We establish and regularly review diversity, equity, and inclusion (DEI) goals to hold ourselves accountable and drive meaningful change.

Outreach and Training

We participate in networking seminars and outreach events by various agencies and professional organizations. At these events, we seek out diverse firms without existing relationships, inviting them to present their credentials for potential inclusion on future design teams.

Project Targeted Outreach Events

McGranahanPBK, with our contractor partner, held a networking event at Bates Technical College for DBE subcontractors. Local school districts and Pierce County set up informational tables for attendees to network and learn about future projects. With 83 participants, including local DBE vendors for catering and photography, we connected with Tacoma-area DBEs for a local educational design-build project.

Monitoring and Methods

To ensure the effectiveness of our outreach efforts, we implement several monitoring and evaluation methods:

- Post-Event Surveys: Gather feedback to assess impact and improve.
- Performance Debriefs: Assist Diverse Business firms in project outcomes.
- Regular Reviews: Our Diversity and Inclusion Group and HR department updates policies and ensures continuous improvement.
- Tracking Engagement: Monitor interactions and full project participation of diverse firms.

These methods refine our outreach, strengthen relationships with diverse firms, and achieve participation goals. Our commitment to diversity and inclusion is evident through proactive efforts and continuous monitoring. Together, we can drive meaningful change.

Project Success

Highline College Building 26

Design Contract Value: $2,388,191 ($409,706 predesign)

The scale of this major remodel and expansion to Highline's Building 26 allowed our designers to team with four diverse business partners, including electrical engineering, LEED consulting, cost estimating, and signage/wayfinding. Our SBE team members provided their unique viewpoints and capabilities, greatly enhancing the overall success of the project.

Champion of Diversity Award

McGranahan teamed with CG/CM Korsmo Construction for Grant Center for the Expressive Arts in Tacoma. The team focused on providing opportunities for local and disadvantaged sub-contractors, including recruitment efforts, getting qualifying businesses certified, breaking up scopes, and mentoring. This project won the 2020 AGC of Washington Champion of Diversity Award- MBE: 25%, WBE: 2%, SBE: 9%, Local 98%

Architecture/Engineering Mentorship Opportunities

We offer internship opportunities for high school and university students through mentorship programs like ACE Mentorship and NextMove Tacoma, engaging young emerging design voices and supporting the next generation of diverse professionals. It is also a way to make an impact on diversity within architecture as we work to reach students who otherwise might have little exposure to the field.

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: Project No. 2023-293

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME	McGRANAHANPBK (McGranahan Associates, Inc.)
2b. STREET	2111 Pacific Avenue, Suite 100
2c. CITY	Tacoma
2d. STATE	WA
2e. ZIP CODE	98402
3. YEAR ESTABLISHED	2023
4. DUNS NUMBER	087594388
5. OWNERSHIP a. TYPE	Professional Services Corporation
b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE	Matt Lane, Principal
6b. TELEPHONE NUMBER	253.383.3084
6c. E-MAIL ADDRESS	matt.lane@mcgranahan.com
7. NAME OF FIRM *(If block 2a is a branch office)*	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER
McGranahan Partnership	1968	087594388
McGranahan Architects	2000	087594388

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
06	Architect	20	
48	Project Manager	5*	
37	Interior Designer	2	
56	Specifications Writer	1*	
02	Administrative	7	
	Architectural Staff	5	
	* Project Managers and Specification Writers may also be counted as Architects		
	Other Employees		
	Total	34	

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

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
E02	Educational Facilities; Classrooms	7
I05	Interior Design; Space Planning	5
C11	Community Facilities	5
C05	Child Care/Development Facilities	4
A11	Auditoriums & Theaters	5
F02	Field Houses; Gyms; Stadiums	4
R06	Rehabilitation (Bldgs, Structures, Fac.)	5
P06	Planning (Site, Installation & Project)	4

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

(Insert revenue index number shown at right)

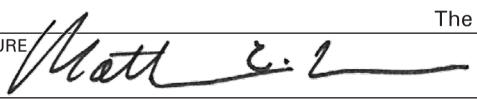
a. Federal Work	
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: January 14, 2025

c. NAME AND TITLE: Matt Lane, Principal