



T H O M A S  
architecture studios

RFQ No. 2022-1000

Statement of Qualifications for

**PORT OF OLYMPIA**

On Call Professional Services Pool

**THOMAS ARCHITECTURE STUDIOS**

525 Columbia Street SW  
Olympia, WA 98501

360.915.8775  
[www.tasolympia.com](http://www.tasolympia.com)

**Ron Thomas, AIA, President**

March 4, 2022





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Christopher Martinez  
Contract & Grant Administrator  
Port of Olympia  
606 Columbia Street NW, Suite 300  
Olympia, WA 98501

Mr. Martinez and Selection Committee:

RE: Statement of Qualifications for the Port of Olympia  
On-Call Professional Services Pool/ RFQ NO. 2022-1000

Thomas Architecture Studios (TAS) is pleased to present our Statement of Qualifications to the Port of Olympia for the On-Call Professional Services Pool. Our firm's interest in on-call services is directly tied to our desire to improve our community's facilities, while continuing to be a leader in the ongoing renaissance of our region. It has been our pleasure to work alongside Port of Olympia staff over the past several years in our role as the architect for various projects such as the new Port of Olympia Administration Building, the Port of Olympia Destination Waterfront Development Vision, and Westman Mill - a mixed-use development on leased Port property.

TAS is a design-oriented architecture firm built on over 45 years of consistently successful new construction, adaptive re-use, and on-call projects focused on functional, sustainable, and safe facilities that improve and contribute to the vibrancy of our community. Our team-oriented process includes active participation and open communication among all project stakeholders. Our approach focuses on project understanding, communication, cohesive design, and delivery. Our knowledge and design creativity are well-suited for determining the best approach for a variety of on-call project types. Additionally, we excel at community outreach by providing a transparent and fully engaging approach, whether in-person or remotely. TAS currently has a staff of 19 architects, planners, project managers, and project facilitators that are highly efficient at providing our clients with personal, highly creative, on-time service.

In addition to serving as the on-call architect for the City of Olympia for the past nine years and Thurston County for the past seven years, TAS has extensive, recent relevant experience working with municipal clients on the type of architectural services you seek throughout Thurston, Pierce, Kitsap, and Lewis Counties. At times, these services have been provided through on-call contracts and others on sole-source contracts.

On-call projects are vital to our community's commitment to "maintain what we have" and ensure that management of facilities and stewardship of resources provide the foundation upon which the high quality of public service and community assets can continue to be provided. TAS is focused and positioned for exactly the type and scope of projects you anticipate, and we will strive to exceed your design and project management expectations. We look forward to continuing to work with you on Port of Olympia projects, including anything that arises from this On Call Professional Service Pool contract.

TAS has the ability to manage multiple consultants as an overall project coordinator. This ensures seamless project flow, teamwork amongst consultants, and adherence to project schedules. We position ourselves to be readily available as an invaluable resource—a team of professionals the Port can confidently turn to on an as-needed basis to meet any of your architectural or community planning and economic development needs.

Respectfully Submitted,

Ron S. Thomas, AIA, President  
Thomas Architecture Studios

Amos Callender, AIA, Project Manager  
Thomas Architecture Studios





# ARCHITECTURAL SERVICES EXPERIENCE

TAS has been serving as on-call architects in our community for various organizations and municipalities. We offer innovative approaches and techniques to everyday design challenges. Our ability to quickly understand initial ideas from our clients and escort them through the design process is one of the many reasons why our clients continue to call on TAS.

## RELEVANT PROJECT EXAMPLES

With over 30 active projects in Olympia, TAS is actively engaged in helping our community realize some of the social environmental and economic sustainability goals that have been identified over the past four decades:

- Thurston County Courthouse
- Kitsap County Courthouse
- City of Olympia On-Call
- Lewis County PUD
- Thurston County On-Call
- Life Center Christian Academy On-Call

**Basic Architectural Services including:** Initial concepts and evaluations; scoping; cost estimates; Schematic Design; Design Development; Construction Documents; Permitting Assistance; and Construction Administration/Construction Management.

**Other Services:** Programming, grant scoping and application support, public outreach, bid support, and high-quality renderings.

## DEVELOPMENT OPPORTUNITIES:

We are driven by the desire to see the potential in a project, turning an opportunity into an asset. We have worked with municipalities and developers to bring to life vacant or under-utilized land, renovated industrial warehouses, and infilled mixed-use developments with office and retail space. Our Campus Lofts project is a great example of an adaptive reuse of an abandoned Class B office building to an AIA award-winning, multifamily development and reflects how TAS is *improving lives by design* within our community.



Similar to the work performed by TAS for the Port's Destination Waterfront Development Vision, TAS can provide initial assessments for potential development, ensure compliance with local jurisdictions and regulations, and provide options for the Port to consider. These initial quick studies in conceptual alternatives and development analysis leads to project scoping and cost estimates. We work with highly skilled cost estimators and provide as much detailed information as possible, resulting in a more accurate cost estimate to help inform key personnel and commissioners in their planning and decision-making process.



## DESTINATION WATERFRONT DEVELOPMENT VISION 2020-2201

### Project Highlights:

- Establish 13 parcels along Port waterfront property and identify potential uses for development
- Collaborate with Port Staff, Commissioners, Advisory Committee, and the public
- Community outreach to solicit feedback on project direction through remote meetings & online polls
- Continuation of work previously established in the Port's Vision 2050 Action Plan
- Work with local Port regulations and local jurisdiction to identify and record limitations or restrictions for each site
- Identify and establish connections to downtown core through gateways and connectors to spur economic development
- Manage multiple disciplines/ team members in a highly collaborative and innovative process

Our consistent track record of delivering projects on time and within budget provides our clients reassurance that TAS has their best interests in mind from inception to final inspection.





# LIST OF SUB-CONSULTANTS

TAS will serve as your architect and day-to-day project manager, delivering thoughtful design solutions and bringing in technical expertise of our specialized consultants to help you achieve your project goals. We have carefully selected the following subconsultants for your on-call projects based on their strong working relationship with TAS for nearly two decades, in addition to their familiarity with working on Port of Olympia projects. If the Port has a list of preferred subconsultants, please let us know, and we will be happy to work with them.



## CIVIL ENGINEERING TRAFFIC ENGINEERING

Jared VerHey, Project Manager  
SCJ Alliance  
8730 Tallon Lane NE, Suite 200  
Lacey, WA 98516  
360.352.1465  
jared.verhey@scjalliance.com  
www.scjalliance.com



## STRUCTURAL ENGINEERING

Jeff Klein, Principal  
PCS Structural Solutions  
1250 Pacific Avenue, Suite 701  
Tacoma, WA 98402  
253.383.2797  
jklein@pcs-structural.com  
www.pcs-structural.com



## LANDSCAPE ARCHITECTURE

John Payne, ASLA, RLA, ISA, Principal  
SiteWorks  
3720 Reading Street SE  
Olympia, WA 98501  
718.483.0034  
jpayne@siteworkscm.com  
www.siteworkscm.com



## MECHANICAL/ ELECTRICAL ENGINEERING AND PLUMBING

Rick Hultz, PE, Principal  
Hultz BHU Engineers, Inc.  
1111 Fawcett Avenue  
Tacoma, WA 98402  
253.383.3257  
rickh@hultzbhu.com  
www.hultzbhu.com



## LAND SURVEY

Ken Frazier, PLS, President  
Foresight Surveying, Inc.  
1583 N National Avenue, Suite 2210  
Chehalis, WA 98532  
360.748.4000  
foresight@localaccess.com



## LAND SURVEY

Blair Prigge, PLS, EIT  
MTN2COAST, LLC  
2320 Mottman Road SW, Suite 106  
Tumwater, WA 98512  
360.239.1497  
blair@mntn2coast.com  
www.mtn2coast.com



## GEOTECHNICAL ENGINEERING

Luke McCann, Principal Engineering Geologist  
Quality GEO NW, PLLC  
4631 Whitman Lane SE, Suite D  
Lacey, WA 98513  
360.878.9705  
luke@qualitygeonw.com  
www.qualitygeonw.com



## COST ESTIMATING

Bill Acker, Owner  
Bill Acker Consulting Services  
13494 Eastbrook Drive SW  
Port Orchard, WA 98367  
360.895.1756  
bill@fargwatt@harbornet.com  
www.billackerconsulting.com



# PROFESSIONAL REFERENCES

## PORT OF OLYMPIA

**Sam Gibboney, Executive Director**

360.528.8001 | samg@portolympia.com

[www.portolympia.com](http://www.portolympia.com)

606 Columbia St. NW, Suite 300  
Olympia, WA 98501

*Destination Waterfront Development Vision: Master planning for under utilized property on Port Peninsula in downtown Olympia. Large scale public outreach, and coordination with advisory panel & Port commissioners.*

*Admin Building: Schematic Design planning for new Port headquarters including main operations, support space, meeting & training spaces.*

**Scope of Services: concept design, master planning, schematic design, program confirmation, construction costs & total project cost estimates, public opinion surveys, commissioner presentations, public outreach**

## KITSAP COUNTY

**Karen Goon, Administrator**

360.337.4403 | kgoon@co.kitsap.wa.us

[www.kitsapgov.com](http://www.kitsapgov.com)

614 Division Street, MS-4  
Port Orchard, WA 98366

*New Courthouse Master Plan & Design, Space Needs & Feasibility Assessment, Courtroom & Energy Improvements*

**Scope of Services: concept design, master planning, schematic design, program confirmation, technical committee coordination, construction costs & total project cost estimates, commissioner presentations, public outreach**

## THURSTON COUNTY

**Rick Thomas, Project Manager**

360.791.8449 | thomasr@co.thurston.wa.us

[www.thurstoncountywa.gov](http://www.thurstoncountywa.gov)

2000 Lakeridge Drive SW  
Olympia, WA 98502

*New Courthouse & Civic Center : Comprehensive Comparative Feasibility Study & Informed Public Outreach, Courthouse Renovations vs. Replacement, Comparative Feasibility Study, Thurston County Space Needs Assessment*

**Scope of Services: concept design, comparative analysis, master planning, schematic design, program confirmation, construction costs & total project cost estimates, advisory panel coordination, commissioner presentations, public outreach presentations**





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