

**studio
other** + **western**
OFFICE

studioother.com + westernoffice.com



Prepared for

Pacific Program Management
April 12, 2021

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PRODUCT CONCEPTS

BID PRICING

RFP Q&A

Team Background

RFP – History

A brief description of the history and organization of the bidder’s firm, and of any proposed subcontractors, including major furniture manufacturer, partner dealers and installation providers.

Your Furniture Team

STUDIO OTHER + WESTERN OFFICE + PBI

STUDIO OTHER

Who We Are

We are creators with a deep understanding of what we do. Our team members are makers and artists with a genuine passion for the craft. We offer a deep and thorough understanding of the business in hopes that together, we can build spaces that make sense and inspire people. Everything we do is quality: built to last and function well. We pride ourselves on taking things to the next level—and doing it all in-house.

“They’re artists that are creating something as a gift to their clients.” – Stakeholder

Who We Work With

Businesses looking for custom-tailored workspace solutions. We work with creative architects, designers and brands that embrace being different. Our clients are emotionally engaged in the process and willing to take risks. They’re looking for partners that deeply understand their vision and can make it a reality.

“Studio Other is for people who want to push boundaries and create something unique.”

Why We Do It

Because we believe in the importance of a space that fits you. We understand the value of identity expression in the workspace. With the right touch, an office can become an experience. We empower our customers to maximize their creative potential and envision spaces that tangibly represent the best of who they are.

“The Studio Other deliverable is off the menu.” – Stakeholder

What We Do

Studio Other is a Los Angeles-based studio that designs furniture systems unique to every client. We bring your vision to life and meet your distinct needs and aesthetics. We create one-of-a-kind scalable solutions that are personalized to every client’s needs. Everything we build is unique—tailored to the specific needs, budget and aesthetic of any given client. We encourage our clients and partners to be active participants in the creative process so that we can make their vision happen, doing it free of ego or agenda. Our goal is to bring your brand to life in your space. Our team of top-tier talent knows how to build places that people want to be in—and we make building them a pleasure.

“We sell people the process, that we’re going to be the guide through this design experience, to understand what they’re looking for. We create something for them that they envision.”

What Sets Us Apart

We make sense for businesses and projects of all sizes. We have the ability to accomplish mass customization and execute at scale thanks to our approach using reconfigurable systemized parts. Because of this established infrastructure and proven way of working, we have a significant track record of large projects nationwide.

We are your partners throughout the entire process. We prioritize our working relationships with our clients and A&D partners. We’re not just building solutions, we’re selling the experience of working with us. We pride ourselves on being flexible and adaptive in order to do whatever it takes to make it happen—saying ‘yes’ is the hallmark of our brand. Our role is to complement and execute your vision, and to deliver the entire scope of a project, from early discussions to final installation.

Who Is Studio Other?



**we are a team of
industrial designers
& engineers who
believe in furniture
inspired by you.**

20 yrs

Industry Experience

25+

Full-Time Employees

1,000,000+ sqft.

Supply Chain Facilities

100%

Fun Time Guaranteed

Why Studio Other?



**because everybody
should be an
industrial designer.**

**your dream. your
vision. we just make
it a reality.**

250

Design Partners

5,000+

Custom Solutions

Limitless

Possibilities

Team Background

About Us / Experience and Resources Continued:

WESTERN OFFICE INTERIORS

For over a century Western has been curating the interior design, procurement and installation of award winning workspaces that inspire people to do great work in a variety of businesses; our longevity coupled with financial stability has earned Western a reputation for excellence and on-time productivity.

With offices in Los Angeles, Seattle and Las Vegas - we service clients in 38 states, and are proud that over 75% of our clients return with additional projects because of their trust and satisfaction

Full-Service Studio Other and Knoll Dealer

We provide a portfolio of furniture services that can be customized for every project to fit each of our clients' unique objectives. Western Office is dedicated to providing office workplace furniture solutions that promote innovation and workplace culture. Our commitment to modern design, understanding of the workplace and dedication to sustainability is the foundation of our 35 year relationship as a Knoll dealer and the Seattle dealer for Studio Other. Through these partnerships, the range of product solutions are broader than other dealers in our market.

Our Promise to You

We see furniture as your strategic asset; we're here to help manage this investment for maximum value and performance. We'll work with you to achieve your goals, help drive costs down and provide you with the best service possible.

Our Installation and Storage Partner

PBI

Started as an hourly partner to some dealers, we have grown into one of, if not the largest Independent installation firms in the state. We have 3 Seattle area warehouse facilities, as well as fully staffed facilities serving the Vancouver/Portland , and Spokane areas.

Currently, we have well over 100 field personnel. These are trained Installers, not just movers with tools. We are set up to service clients of all ranges and complexity.

We have worked with Western Office on hundreds of successful installations and have created smart technology tools together to share with our clients such as Smartsheet tracking logs, virtual walk-throughs, proprietary scheduling, updates and work order flow software, and Plangrid construction management software.

We have structured ourselves to operate as if we are a dealer installation crew. Although two different companies, we have always felt that in a true partnership you represent not only yourself, but your clients as well.

Who Is Western Office Interiors?



**we are a full service
dealership servicing
clients throughout
the lifecycle of their
space.**

100 yrs

Years in Business

85

Employees

4

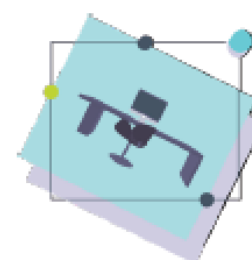
Locations

Western Office Services



PROJECT MANAGEMENT

Right from our very first conversation, we begin planning for every stage of our four-part process, by selecting the Project Manager who can best achieve all of your goals for your project.



SPACE PLANNING

We believe it's crucial to develop a solid plan for the successful interaction of your people and the products needed to make your dream space a reality.



PRODUCT SELECTION

At Western we proudly represent an extensive array of manufacturers to address virtually any office or workspace need.



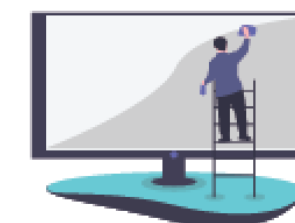
DELIVERY + INSTALLATION

Whether your product is delivered directly to your site or to our bonded warehouses, a master plan is developed as we move toward installation.



RECONFIGURATION

Workspaces, teams, operations, and demands will continually shift. With every organizational development, we'll be right there with you to help rethink what's needed to succeed and to reconfigure your furniture assets.



AFTERCARE

One of the main benefits of choosing first-class office furnishings and work-space designs is that you can be sure they will hold their value and maintain optimum performance year after year.

Experience + Process

RFP - Experience and Resources:

- Describe your firm and its capabilities. In particular, outline your capacity to provide the items for the spaces described above and related services. Please confirm if your company is capable of providing this option, and if so, describe the financing process
- Identify specific members of the project team that will be providing services to Bungie.
- Please provide an organizational chart of the proposed project team. Please indicate in-house or contracted project team for design, procurement, delivery, installation and service.

Capabilities and Process

We are a seasoned group of furniture experts. We are available and ready to start ideating alongside you.

The following pages illustrate our combined process and ability to deliver the desired spaces described in the Bungie HQ TI RFP.

Where Do I Fit In?

01/ Discover

We want to learn and deeply understand your business, organizational structure, brand identity, office culture, and overall vision for your day-to-day needs.

02/ Define

Our team takes the data from the discovery phase and defines a clear design direction.

03/ Ideate

Our creative design team will develop concepts based on what we've learned.

04/ Prototype

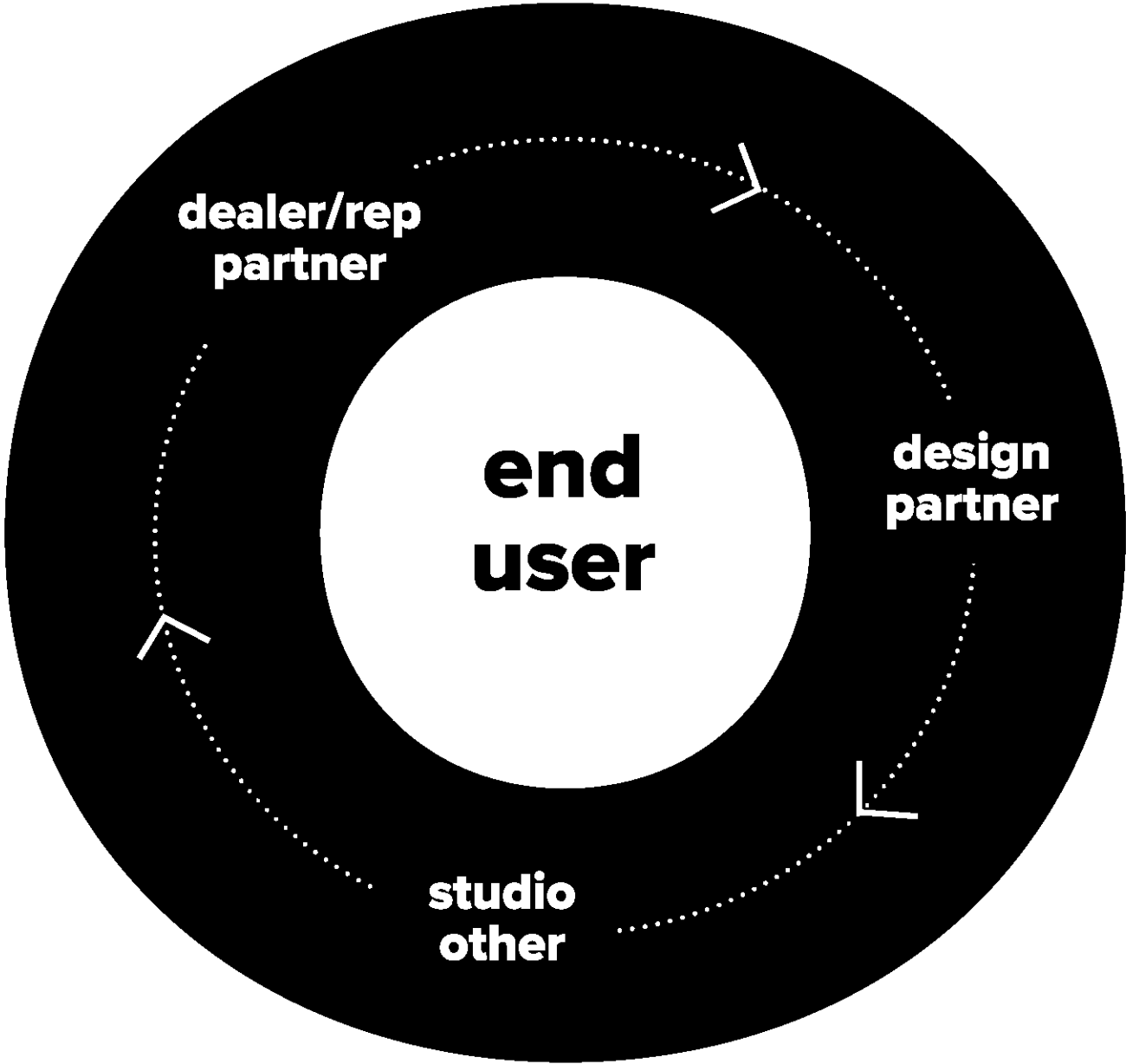
We build rapid prototypes of the concepts for the purpose of user testing and proof of concept.

05/ Test

Test prototypes and provide feedback for refinement, making any necessary changes until you are completely satisfied with the solution.

06/ Implement

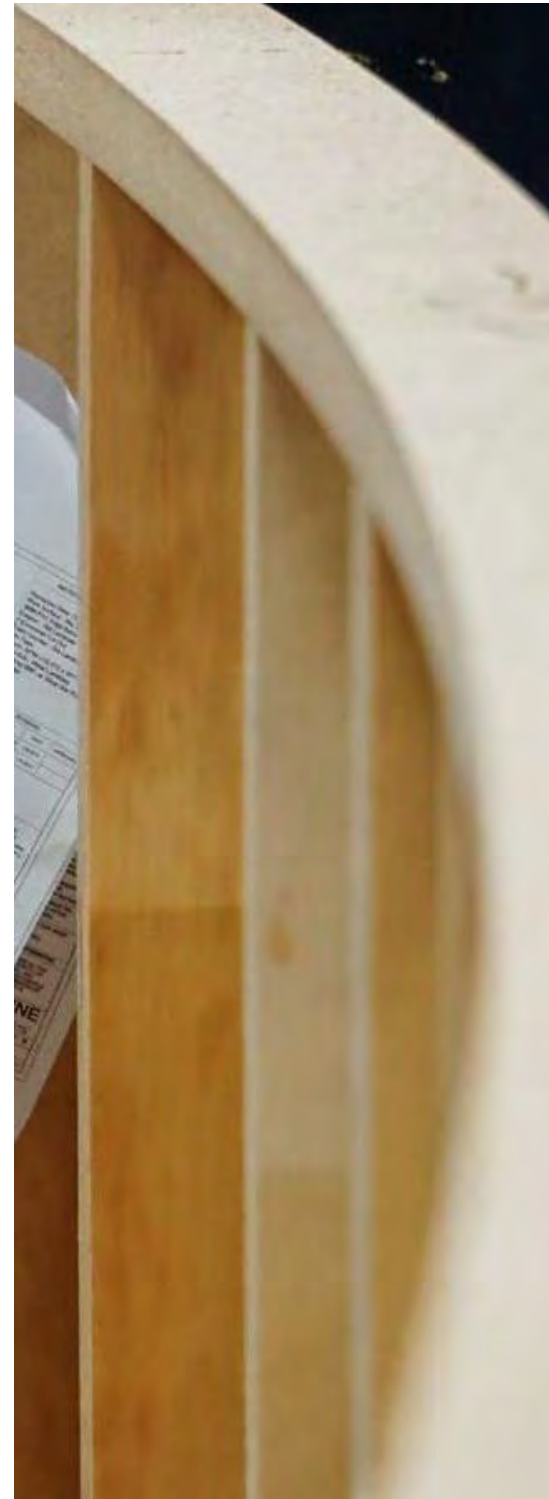
With the approved design concept in hand, our engineers and vendor partners bring your ideas to life.



co-design

co·de·sign | kō·dī·zīn verb

How Do We Build Our Solutions?



8-8,000 Units

Our products are scalable.

Local Supply Chain

We manufacture in southern California so that we can quality check all our products before shipment. This also allows us to prototype new ideas quickly and efficiently.

Repeatable

Most of our goods are fabricated via automated programs. If it has been produced once, then it can be produced again at the click of a button. Once a product is fabricated it becomes a catalogue part.

Streamlined Designs

Our bill of materials becomes a kit of parts. When engineering a product we keep future re-orders, re-configures & ease of installation in mind.

How Do We Compare?



12 Year Warranty

Varying Per Material

Add On Orders

All Parts Are Catalog After Production

Move & Changes

Catalog Parts Are Easily Reconfigured

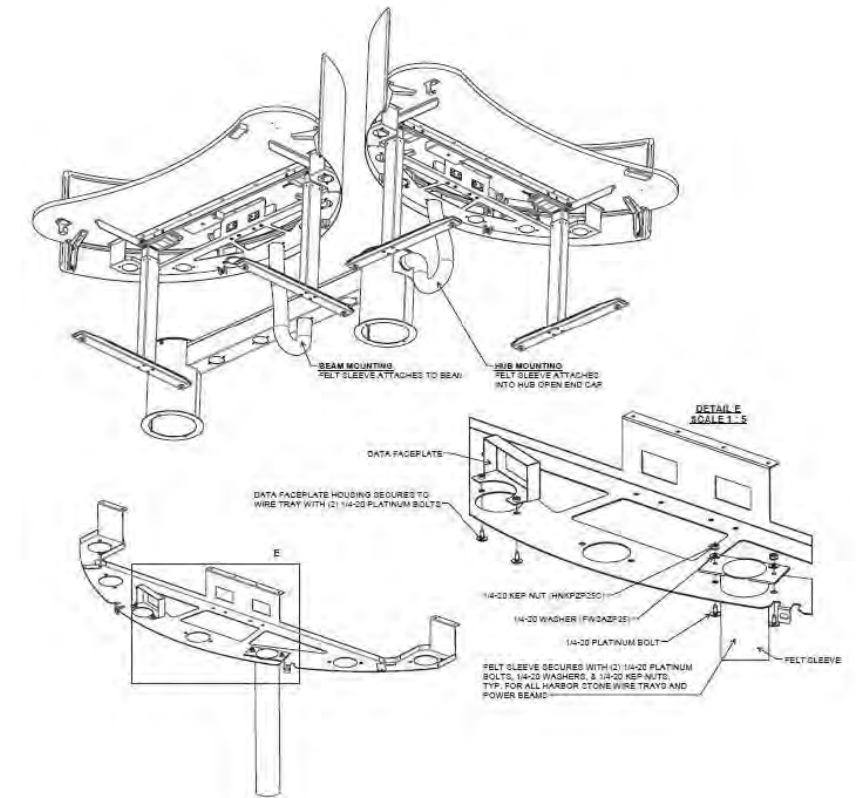
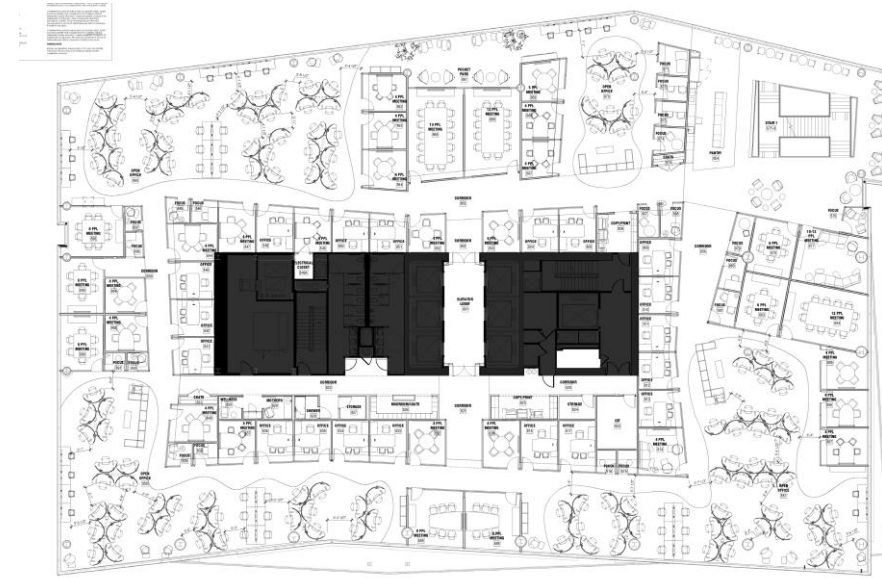
Tailor Any Budget

Able to Source From Multiple Vendors

No Design Costs

No Charge For Design or Engineering Time

Project Workflow



1 Week Concepts & Budgeting

- Design Proposal
- Budget Proposal
- Project Timeline
- Finish Samples

8-14 Weeks Production Time

- Formal Quote
- Customer Set-up Forms
- Production Timeline
- Shop Drawings For Each Item

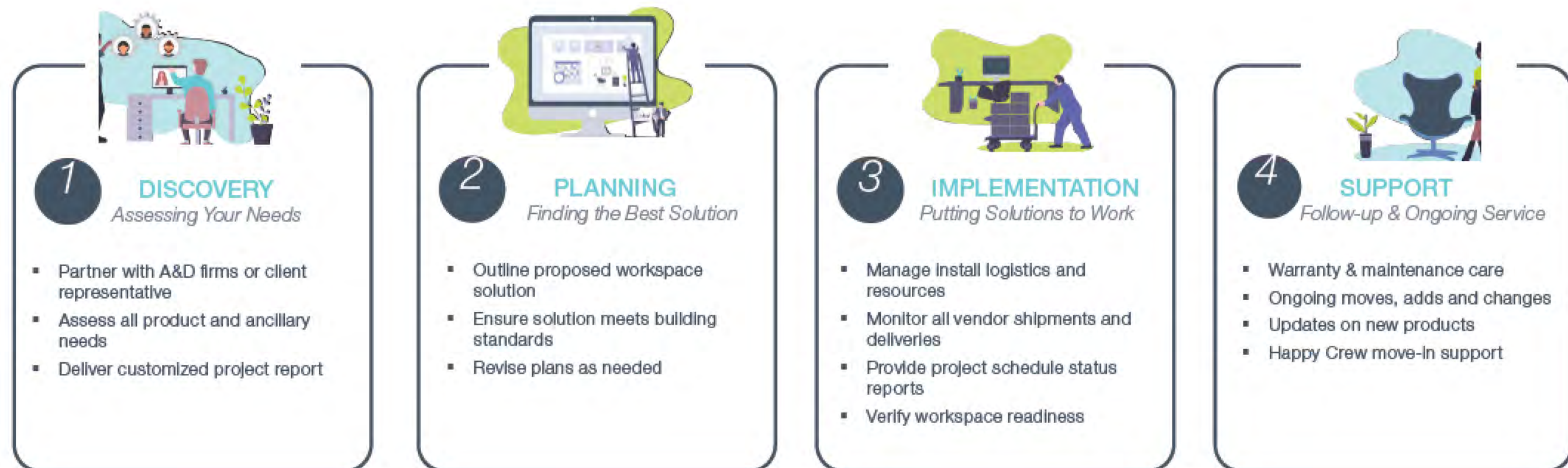
Standard Install Times

- Deliver & Install Final Product

How Western Works

We Listen, We Learn, We Solve

Our 4-Phase project approach begins by listening, asking questions and listening even more to discover all aspects of your project needs. Our team of trusted professionals, with decades of knowledge at work, sets Western and Studio Other apart, and enables us to deliver comprehensive solutions, procurement, implementation and after care support to you.



Sustainability



We aim to create our products using sustainable practices, with the overarching goal to meet the needs of today's clients without compromising our ability to meet the needs of future clients. We have the ability to help our clients meet their organization's green initiatives in reducing their carbon footprint, sourcing sustainable materials, creating products that optimize materials yields to reduce waste, and designing assemblies that can be easily broken down and recycled. Additionally, we keep up with current local and national environmental reporting standards and can provide documentation necessary to help our clients meet their green goals.

Our material selection is testament to our innovative design process and our dedication to sustainable manufacturing.

Whenever possible, we use locally-sourced and rapidly-renewable materials, such as bamboo, Forbo bulletin board and Marmoleum. Additionally, we use FSC-certified wood that is cut sustain-ably and selectively using forestry conservation method, and our metal fabricators use an electrolytic closed-loop system in their powder coating process which recaptures 98.5% of all paint powder. Ultimately, all of our products are chosen for their minimal VOC emissions and recyclability. Intentionally choosing sustainable materials allows our team to create innovative designs for our clients while simultaneously acting as responsible stewards of our environment.

Meet the Team

MAIN POINTS OF CONTACT



Mary Moen
Project Manager
Project Lead



Laurie Hodges
VP, Creative Spaces
Project Lead



Cassie Stepanek
Design Director



Tyson Lambert
Account Manager



Charlotte Wiederholt
President



Jonna Janet
Project Manager



Jeremy Knapp
Director of Engineering



John Tomlin
Design Director



Stephanie Bonilla
Operations Manager



Kelly Thompson
Ancillary Specialist



Victor Wilkins
Industrial Designer



Michael Bennett
Project Coordinator

Financing

RFP - Financing:

Bungie may be interested in financing their furniture. Please confirm if your company is capable of providing this option, and if so, describe the financing process

Financing Options

We have a long history working with Kristi Gorrell, a third party independent financial lender with Quail Financial Solutions, who specializes in commercial furniture lending. The advantages to a third party lender is the ability to offer clients a range of competitive rates, from multiple lending institutions, so they can fit each client with the best financing solutions for their individual needs instead of working to get clients to fit within their credit box. This can even include custom and deferred payment options, if desired.

The differentiator for a client using an independent financial lender is the lending packages are furniture brand agnostic. Quail does not require a majority percentage of one furniture manufacturer brand to be purchased to qualify for their financing. We give the client the greatest flexibility to buy exactly what they want.

Quail Financial Solutions Offers:

- Furniture brand agnostic lending, so you can select the brands that you prefer
- Multiple lending sources allow them to server nearly ever customer
- Lending packets based on a range of credit scores
- Custom payment programs
- Deferred payments
- Competitive rates

Kristi Gorrell | Account Executive
T: 818-391-1903
2310 W Victory Blvd, Burbank, CA 91506
kristig@quailcap.com

GETTING QUAIL INVOLVED IS EASY



Obtain A Preliminary Quote

First, we'll work with you to identify your specific needs. Consider factors such as how long the equipment will be used for and what will be done with the equipment at the end of the agreement. Then, we can provide you with a finance quote.



Submit A Simple Application

Depending on the dollar amount required, we may be able to obtain an approval based on just the completed and signed application. Other times, we will ask you to submit two years of financial statements including a balance sheet and income statement.



Credit Review

Our credit department will conduct a credit review once we've received your completed application. Most approval decisions are obtained within 24-48 hours. Larger or more complicated requests may require 2-3 days to process and we'll keep you in the loop the entire way through.



Documentation

Upon securing an approval, we will promptly send you the financing documentation to be signed and returned.



Funding

Once the documents are signed and returned, we can either issue a Purchase Order to your vendor(s) or prefund the deposit on your behalf. We will then final fund your vendor(s) once you have received the equipment and signed off on it.

That's it!

Storage

RFP - Storage:

Storage of existing furniture to be reused. Bungie is interested in a firm that can provide long term storage for a few key pieces of furniture, monitors and Bungie historical artifacts. These items would need to be removed prior to construction, held through the duration of the project, and reinstalled upon project completion. Please anticipate providing storage of 14 months.

Storage

For the Bungie HQ TI project bid request for storage, our installation partner PBI will provide the labor and storage in a climate and humidity controlled facility, for the items described in the “Attachment C – Furniture for Storage” document. A walk-through of the facility, and the items to be stored, will provide a more detailed pricing package.

Storage Cost Estimate: \$102,444

Schedule

RFP - Schedule:

Please speak to your firm’s capacity to support this project scope and timeline. Provide a description of the chronology for completing the work, including a timeline and deadlines for each task, if proposal will deviate from the Tentative Schedule in the General Project Information section.

Schedule

Our team is available and has capacity to meet the proposed Bungie project schedule. We feel there is adequate time to meet our process milestones and will not deviate from the tentative schedule in the “General Project Information” section.

RFP Response Information - Schedule

Task Name	Start	Finish	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
RFP PROCESS	03/22/21	04/26/21	RFP PROCESS																										
RFP Issued	03/22/21	03/22/21																											
Intent to respond and questions due to RFP by 3:00 pm PDT	03/26/21	03/26/21																											
Question responses returned	04/02/21	04/02/21																											
Responses due by 11:00 am PDT	04/12/21	04/12/21																											
Interviews – week of 4/19/2021	04/19/21	04/23/21																											
Award contract	04/26/21	04/26/21																											
DESIGN DEVELOPMENT	05/03/21	09/09/22	DESIGN DEVELOPMENT																										
Kick Off Meeting	05/03/21	05/03/21																											
Design Collaboration Meetings	05/03/21	10/01/21																											
Furnishing Selections	05/03/21	08/27/21																											
Finish Selections	05/03/21	07/02/21																											
Maintain active ROM budget	08/30/21	09/09/22																											
ORDER PREPARATION AND PLACEMENT	09/23/21	10/06/21	ORDER PREPARATION AND PLACEMENT																										
New Customer Setup Forms and All Client Requirements Complete	09/23/21	09/29/21																											
Final Quote Issued	09/30/21	09/30/21																											
Client Quote Review	10/01/21	10/05/21																											
BUNGIE Purchase Order & 50% Deposit Received By WOI	10/05/21	10/05/21																											
WOI Purchase Order & 50% Deposit Sent to Studio Other	10/06/21	10/06/21																											
ENGINEERING	10/07/21	11/02/21	ENGINEERING																										
Action Items During Engineering	10/18/21	10/28/21	Action Items During Engineering																										
Shop Drawing Set Submittal to Client	10/18/21	10/18/21																											
Teams Meeting with Client to Review Shop Drawings	10/19/21	10/21/21																											
Client Returns Signed Shop Drawings	10/20/21	10/20/21																											
WOI to Verify Site Conditions and Critical Dimensions	10/21/21	10/28/21																											
WOI to Develop and Submit Final Floorplans for MEP Coring	10/21/21	10/28/21																											
WOI to Provide GC with Electrical Specifications for Furniture	10/21/21	10/28/21																											
PHASE-1 MANUFACTURING L1 & L2	11/01/21	01/17/22	PHASE-1 MANUFACTURING L1 & L2																										
PHASE-2 MANUFACTURING L3 & L3.5	05/10/22	07/15/22	PHASE-2 MANUFACTURING L3 & L3.5																										
PHASE 1- LOGISTICS	01/18/22	01/31/22	PHASE 1- LOGISTICS																										
Transit L1 & L2	01/18/22	01/24/22																											
Warehouse Receiving, Inspecting & Staging	01/25/22	01/31/22																											
PHASE 2- LOGISTICS	07/18/22	07/29/22	PHASE 2- LOGISTICS																										
Transit L3 & L3.5	07/18/22	07/22/22																											
Warehouse Receiving, Inspecting & Staging	07/25/22	07/29/22																											
PHASE 1- INSTALLATION	02/01/22	04/01/22	PHASE 1- INSTALLATION																										
Furniture Delivery and Installation	02/01/22	03/31/22																											
Punch Walk Through	04/01/22	04/01/22																											
PHASE 2- INSTALLATION	08/01/22	10/03/22	PHASE 2- INSTALLATION																										
Furniture Delivery and Installation	08/01/22	09/30/22																											
Punch Walk Through	10/03/22	10/03/22																											

Product Concepts

The Why Behind the What

We are artists and makers!

It's a unique process to visualize what could be without the parameters of set parts or the constraints of a catalog. Working with a true industrial designer like Studio Other offers that co-design experience for your team. Building what you want with your budget in mind.

We work stronger together. Our team's core beliefs align with these important steps:

1. DISCOVER
2. DEFINE
3. IDEATE
4. PROTOTYPE
5. TEST
6. IMPLEMENT
7. **MAKE IT FUN!!**

One of a Kind Solutions Designed for Bungie!

As we stated earlier, we dreamed these concepts to life without the voices of a key member of our team, that's the Bungie project team and your users.

The following pages are visualizations of what we heard was important:

- User friendly first!
- Mobile
- Reconfigurable
- Adaptable
- Unique
- Kit of Parts
- Range to support all workstyles
- Range of budgets

We also designed for things we felt were critical:

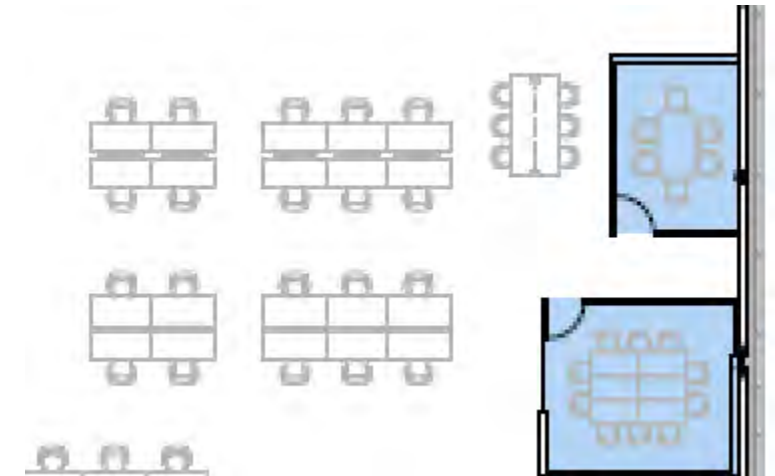
- Ease for users, IT and the Facilities team
- Easy access to the CPU front/back for the user
- Ease of access to the CPU front/back for facilities
- Space for technology components / Dev Kits
- Housing for a lot of cords
- Structures that are durable and can support the required weights
- Build a furniture environment that really inspires people.
- And something aesthetically unique just for Bungie!

The following options are also a hybrid in some cases. Meaning some are completely custom designed and some are standard product that we can customize to the Bungie project.

We hope you find them interesting, exciting and inspiring!!



Overview



We have represented our product ideas within this neighborhood on Floor 3.5 in the project drawings

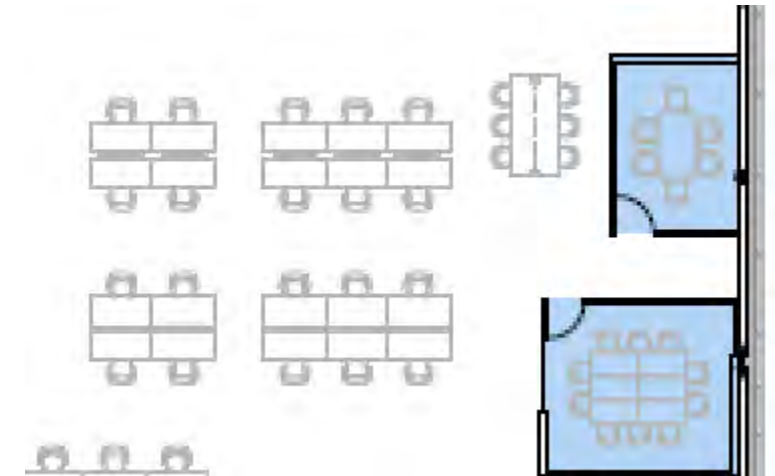


DESIGN OPTION 1



DESIGN OPTION 2

Overview



We have represented our product ideas within this neighborhood on Floor 3.5 in the project drawings



DESIGN OPTION 3



DESIGN OPTION 4

Neighborhood - Design Option 1



Neighborhood - Design Option 2



Neighborhood - Design Option 3



Neighborhood - Design Option 4



Workstations - Design Option 1

ALL WORKSTATIONS INCLUDE
Cord basket/tray for wire management
6 power outlets beneath desk
1 curly cord soft plug

DESIGN OPTION 1
This desk is included in the Option 1 price
Tech wall and wing panel are not included



**KIT OF PARTS
PRIVACY ADD ON**
Dry erase powder coated steel wing panel
Moves up and down with surface
Tackable PET panel slides in or out for
extended privacy

HEIGHT ADJ SURFACE
Woodgrain laminate
PVC edges
Scalloped in back for cord management

HEIGHT ADJ PANEL
Moves up and down with desk
PET Felt surround with perf pattern

HEIGHT ADJ BASE
Powder coated steel
(4) Locking casters



CPU Cart (included in Option 1 pricing)

Mobile Divider - Design Option 1

ALL WORKSTATIONS INCLUDE
Cord basket/tray for wire management
6 power outlets beneath desk
1 curly cord soft plug

DESIGN OPTION 1
This whiteboard divider is included in the Option 1 price
One per neighborhood

ALL WORKSTATIONS INCLUDE
Cord basket/tray for wire management
6 power outlets beneath desk
1 curly cord soft plug

DESIGN OPTION 1
This desk is included in the Option 1 price
Tech wall and wing panel are not included



**KIT OF PARTS
PRIVACY ADD ON**
Dry erase powder coated steel wing panel
Moves up and down with surface
Tackable PET panel slides in or out for
extended privacy



CPU Cart (included in Option 1 pricing)

HEIGHT ADJ SURFACE
Woodgrain laminate
PVC edges
Scalloped in back for cord management

HEIGHT ADJ PANEL
Moves up and down with desk
PET Felt surround with perf pattern

HEIGHT ADJ BASE
Powder coated steel
(4) Locking casters

+



Knoll Rockwell Backdrop Mobile Markerboard
104"W 35"D 85"H
On casters
Dry erase surface
Fold to create a storage cabinet
Unfold to create a whiteboard wall
Delineate space
These units can be ganged together to create a room within a room

Workstations - Design Option 2

ALL WORKSTATIONS INCLUDE
Cord basket/tray for wire management
6 power outlets beneath desk
1 curly cord soft plug

DESIGN OPTION 2

This desk is included in the Option 2 price

HEIGHT ADJ SURFACE
Woodgrain laminate
Exposed multi-ply edges
Scallop in back for cord management
Eased ergo edge on user side

HEIGHT ADJ PANEL
Rigid PET with perf pattern
Moves up and down with desk
2" Above surface to deter roll off



HEIGHT ADJ BASE
Powder coated steel
(4) Lockable casters

USER HARDWARE
CPU and dev kits
Travel with desk
Raised off of floor

TECH SHROUD
Powder coated steel
Integrated perf pattern for heat to escape

Mobile Divider - Design Option 2

MOBILE DIVIDER
58"H x 42"W
Powder coated steel frame
(4) Locking casters
One side dry erase
One side tackable



DESIGN OPTION 2
This divider is included in the Option 2 price
One per neighborhood

Workstations - Design Option 2 (kit of parts)



Workstations - Design Option 3

ALL WORKSTATIONS INCLUDE

Cord basket/tray for wire management
6 power outlets beneath desk
1 curly cord soft plug

DESIGN OPTION 3

This desk is included in the Option 3 price

HEIGHT ADJ SURFACE

Woodgrain laminate
PVC edges
Scalloped in back for cord management

HEIGHT ADJ PANEL

Moves up and down with desk
Powder coated steel surround
User can pull PET felt out on sides for extended privacy when needed



BAG HOOK

Powder coated steel
Moves up and down with desk
Keeps personal items off floor

HEIGHT ADJ BASE

Powder coated steel
(4) Casters, No locks



CPU Cart (included in Option 3 pricing)

Mobile Divider - Design Option 3

MOBILE DIVIDER

68"H x 48"W

Powder coated steel frame

(4) Locking concealed casters

One side dry erase, one side tackable

These units can be ganged together to create a room within a room



DESIGN OPTION 3

This divider is included in the Option 3 price

One per neighborhood

Workstations - Design Option 4



Mobile Divider - Design Option 4



DESIGN OPTION 4
This divider is included in the Option 4 price
One per neighborhood



Kit of Parts - CPU Cart

DESIGN OPTION 3
This desk is included in Option 3 price
One per user

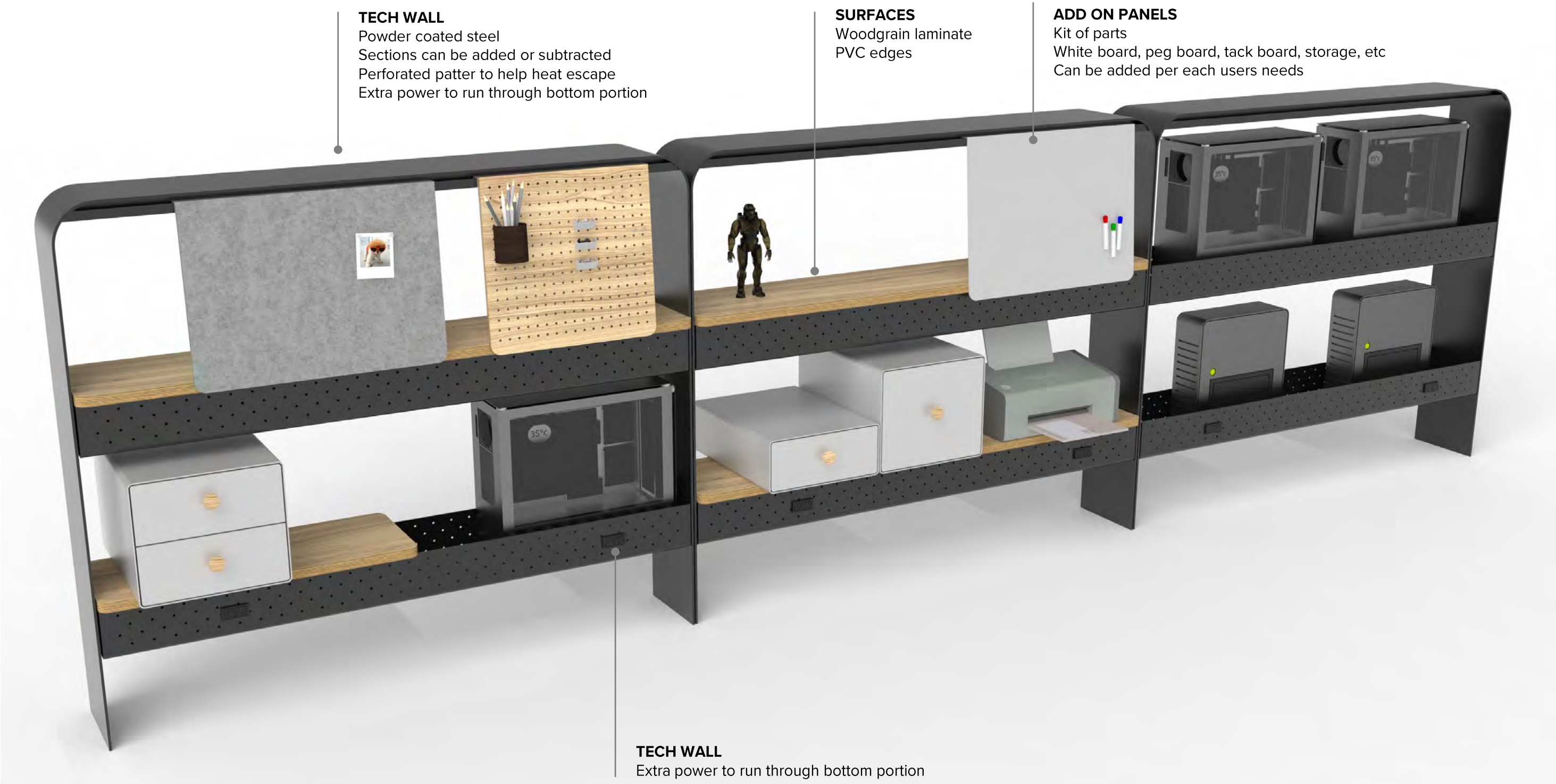
DESIGN OPTION 1
This desk is included in the Option 2 price
One per user



MOBILE CPU/DEV KIT CART
Powder coated steel
Integrated perf pattern for heat to escape
Wood dowel as handle
(4) Locking casters
Can clip into height adj base to move with desk seamlessly

MOBILE CPU/DEV KIT CART
Powder coated steel
Integrated perf pattern for heat to escape
Integrated lasercut handle
(4) Locking casters
Can clip into height adj base to move with desk seamlessly

Kit of Parts - Tech Divider Wall



Kit of Parts - Tech Divider Wall

HEIGHT ADJ SURFACE
Woodgrain laminate
PVC edges
Scalloped in back for cord management



HEIGHT ADJ PANEL
Rigid PET with perf pattern
Moves up and down with desk
2" Above surface to deter roll off

HEIGHT ADJ BASE
Powder coated steel
(4) Lockable casters

Kit of Parts - Tech Divider Wall



Kit of Parts - Screens

PRIVACY STACKERS

Rigid PET, Tackable

Panels can be added or subtracted into height adjustable panel

Per each users preference



Kit of Parts - Screens



Design Option 1 - Small Conf Room



EASY TABLE
Reconfigurable
On casters
Handhold for ease of mobility
Fits through a standard door
Moves outside the room

KNOLL ROCKWELL MARKERBOARD WALL
104"W 35"D 85"H
Locking casters
Dry erase surface
Fold to create a storage cabinet
Unfold to create a whiteboard wall
Delineate space
Units gang together / create a room within a room

OLLO LIGHT TASK CHAIR
On casters

Design Option 1 - Small Conf Room (reconfigured)



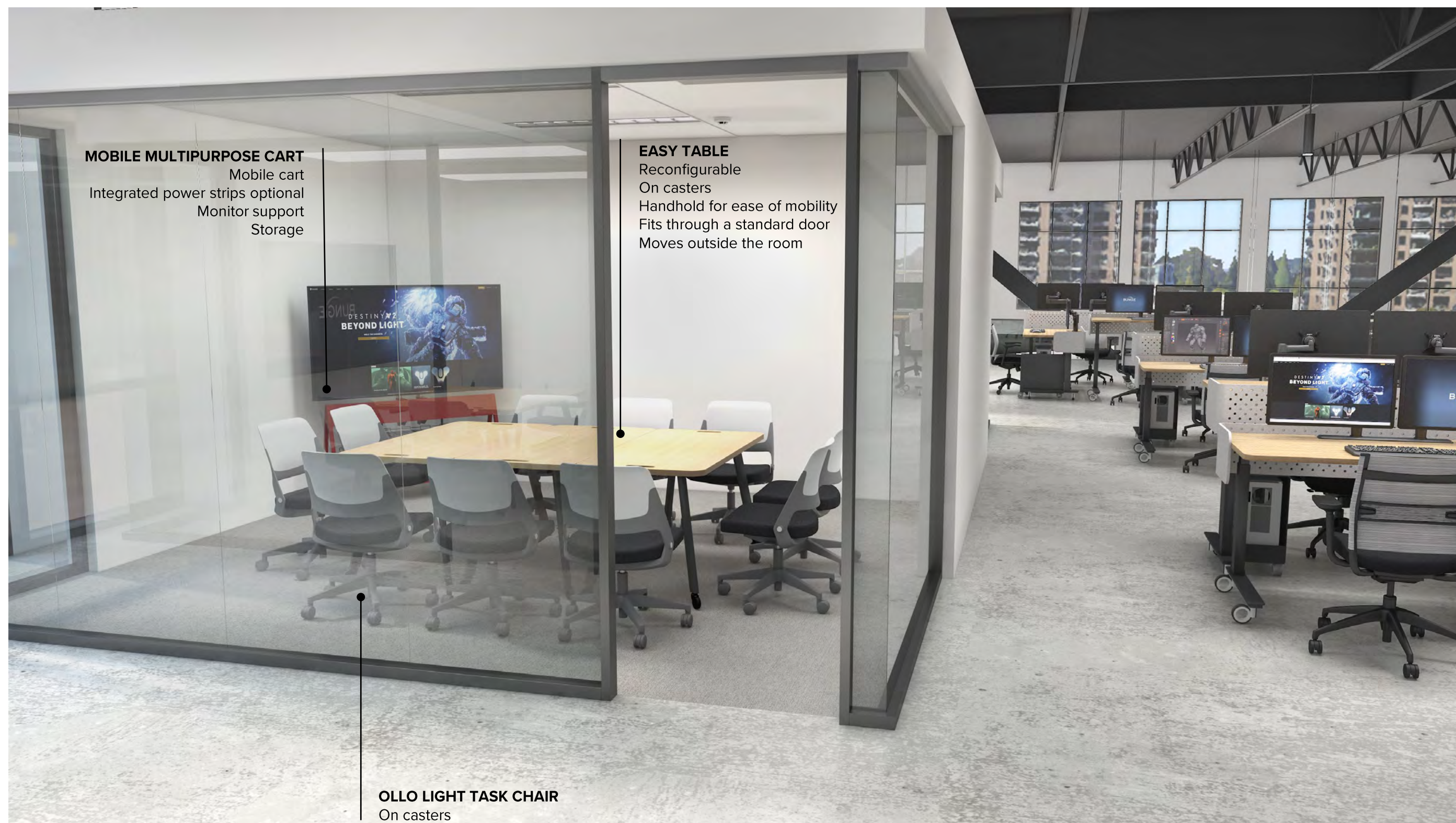
EASY TABLE

Reconfigurable
On casters
Handhold for ease of mobility
Fits through a standard door
Moves outside the room

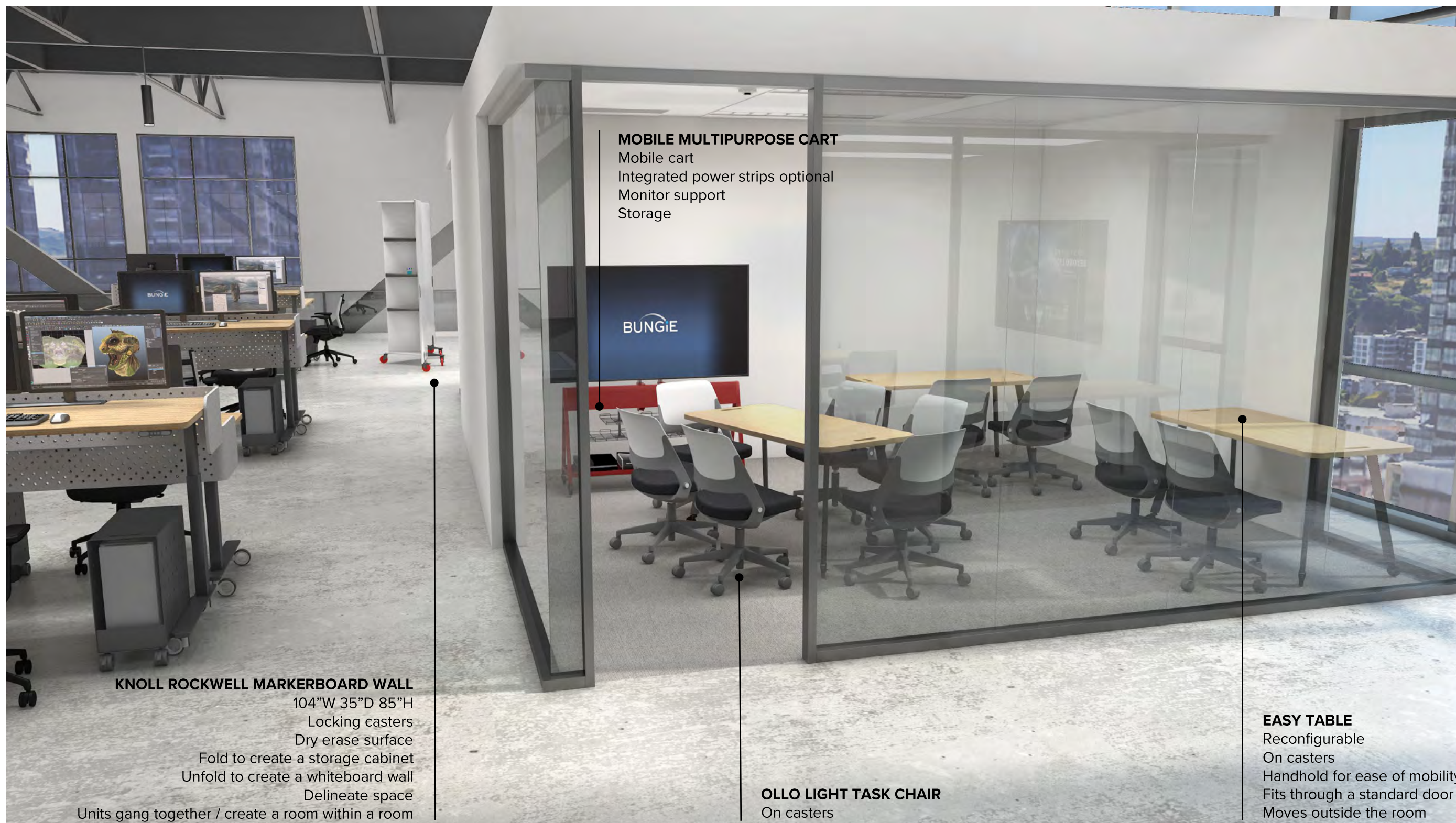
OLLO LIGHT TASK CHAIR

On casters

Design Option 1 - Medium Conf Room



Design Option 1 - Medium Conf Room (reconfigured)



Design Option 2 - Small Conf Room



Design Option 2 - Small Conf Room (reconfigured)



Design Option 2 - Medium Conf Room



Design Option 2 - Medium Conf Room Table

SECONDARY POWER
Power located on back side as well (not shown)

POWER & ACCESSORIES
Powder coated support doubles as a pegboard and power location
Dry erase markers, post its, etc can be housed off of the table surface

SURFACES
Seated & bar height surfaces
Woodgrain laminate
PVC edges

WIRE MANAGEMENT
Magnetic powder coated steel shroud routes power from floor cores to under surface power

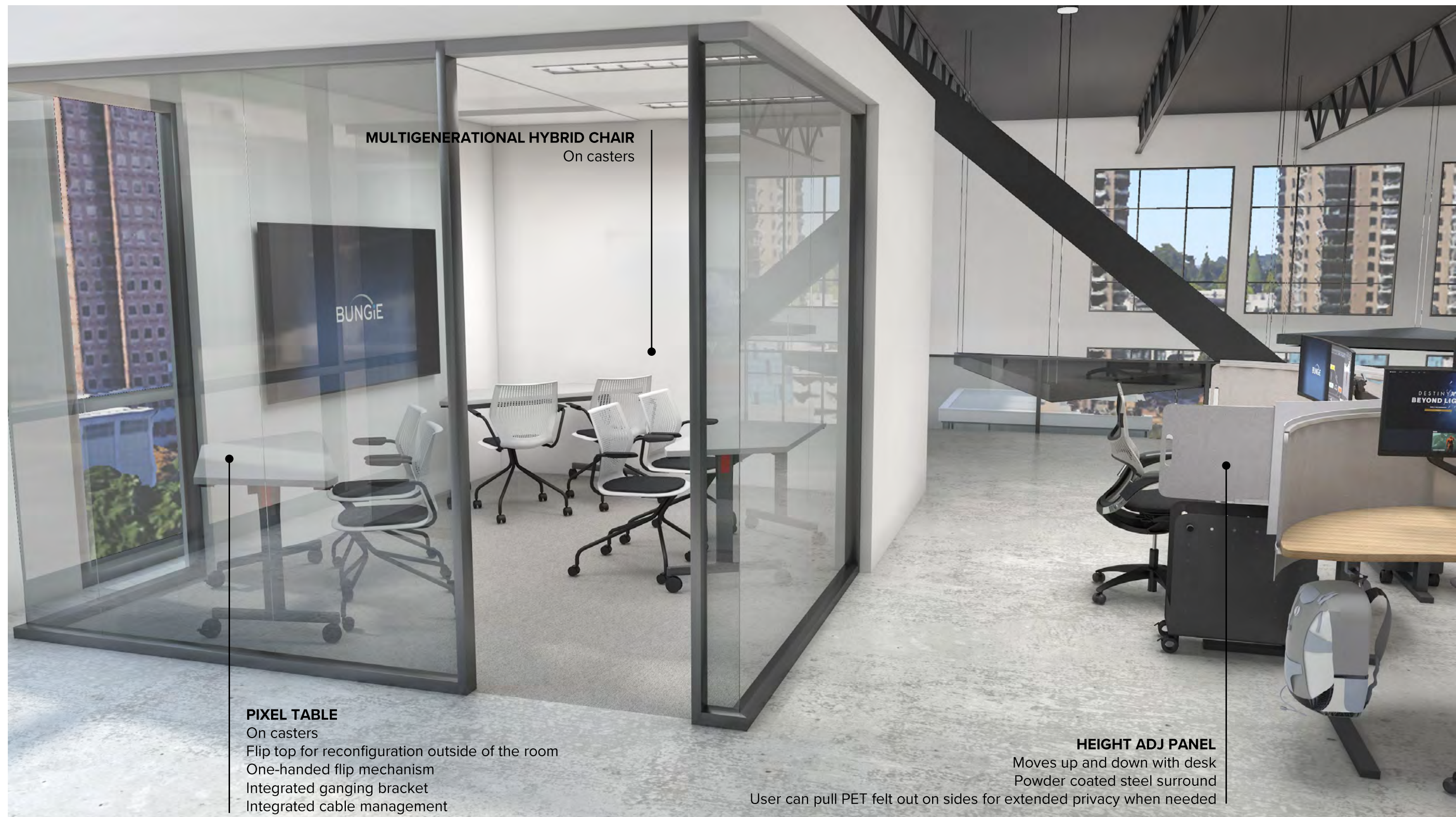
SUPPORT
Powder coated steel



Design Option 3 - Small Conf Room



Design Option 3 - Small Conf Room (reconfigured)



MULTIGENERATIONAL HYBRID CHAIR
On casters

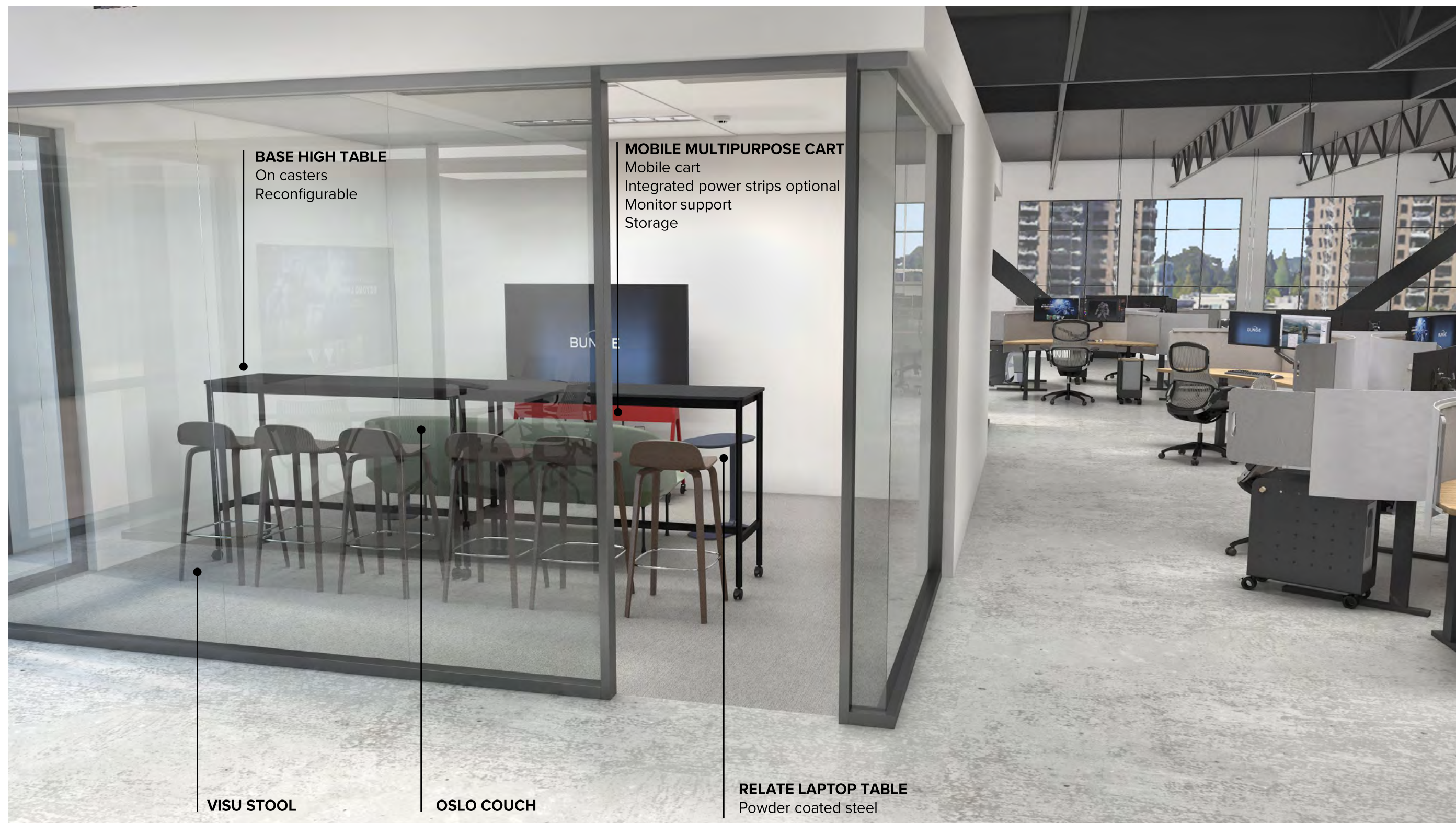
PIXEL TABLE
On casters
Flip top for reconfiguration outside of the room
One-handed flip mechanism
Integrated ganging bracket
Integrated cable management

HEIGHT ADJ PANEL

Moves up and down with desk
Powder coated steel surround

User can pull PET felt out on sides for extended privacy when needed

Design Option 3 - Medium Conf Room



Design Option 3 - Medium Conf Room (reconfigured)



Conference Room Concepts (not included in pricing)

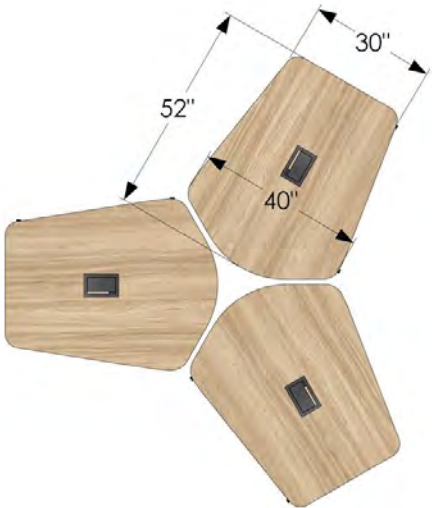
ACCESSORY PANELS
Rails can be installed along walls so users can physically bring collaboration board in from the open office and vice versa

MOBILE HEIGHT ADJ DESKS
Users can bring their desks into the room while collaborating

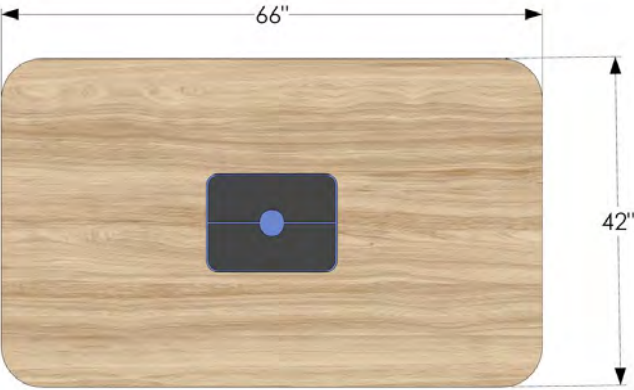
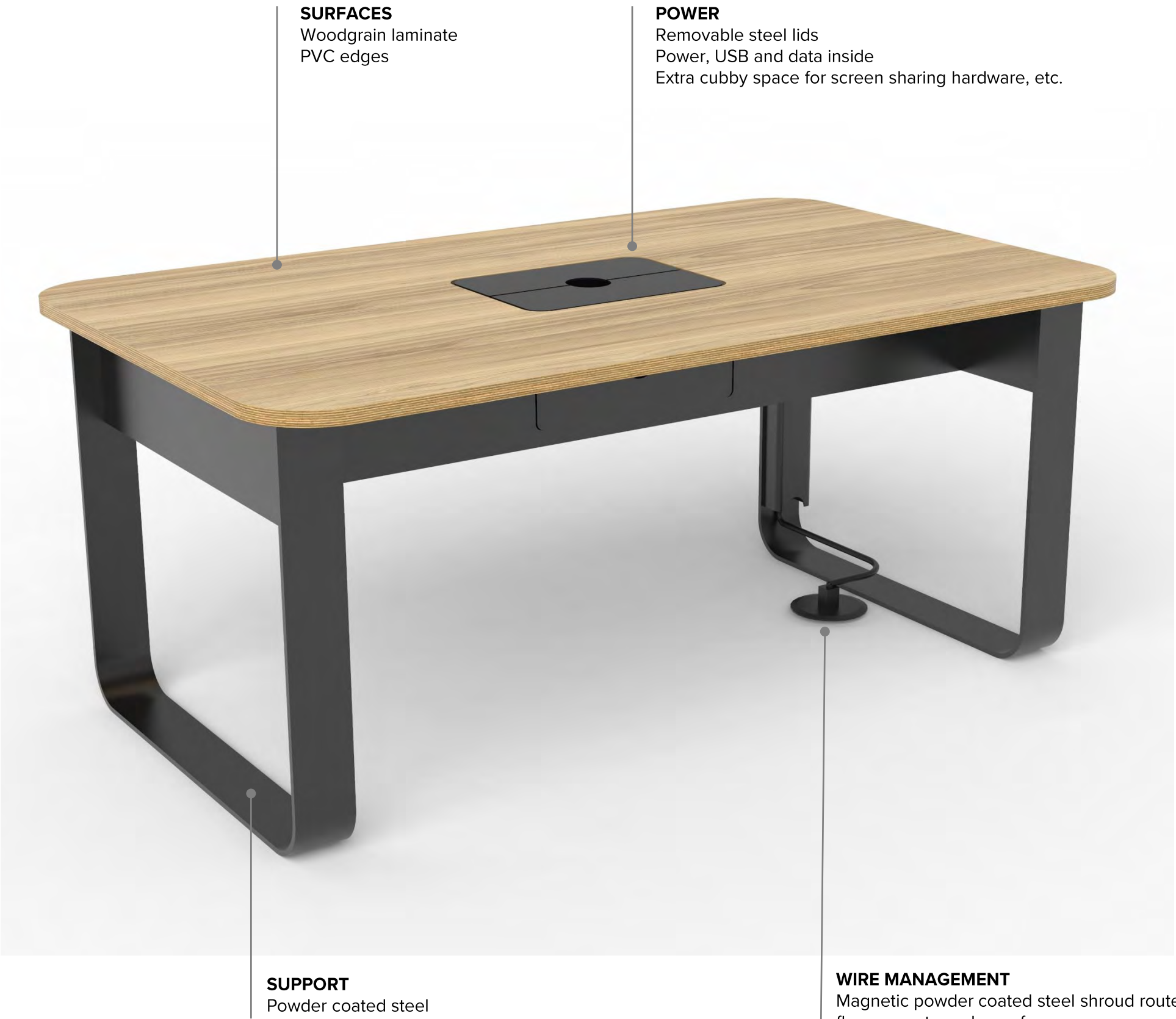


MEETING TABLE
Open work table for teams to collaborate

Conference Room Concepts (not included in pricing)



Conference Room Concepts (not included in pricing)



Conference Room Concepts (not included in pricing)

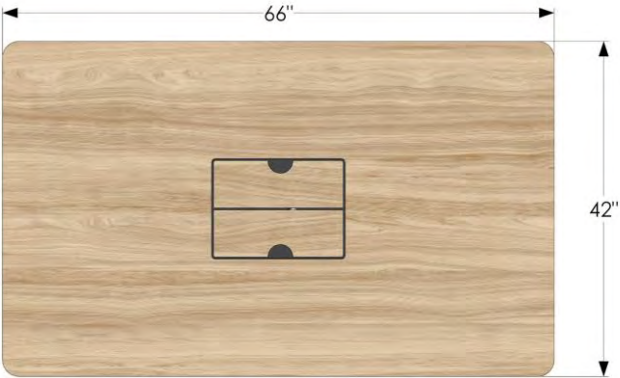


SURFACES
Woodgrain laminate
PVC edges

POWER
Removable laminate lids
Power, USB and data inside
Extra cubby space for screen sharing hardware, etc.

SUPPORT
Powder coated steel

WIRE MANAGEMENT
One curly cord output into floor core



Task Seating (included in pricing)



DESIGN OPTION 1
Sit On It – Wit



DESIGN OPTION 2
Knoll – ReGeneration



DESIGN OPTION 3
Knoll – Generation

Dual Monitor Arms (included in pricing)



DESIGN OPTION 1
In Office Furniture – "IN" Reach Dual Arm IN-R2



DESIGN OPTION 2
Knoll – Sapper Dual Arm



DESIGN OPTION 3
SpaceCo Multiflex

Neighborhood Rolling White Boards (included in pricing)



DESIGN OPTION 1
Knoll – Rockwell Backdrop Mobile Markerboard Wall
104”W x 35”D x 85”H





DESIGN OPTION 2
Studio Other
58”H x 42”W

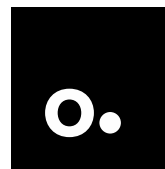


DESIGN OPTION 3
Studio Other
68”H x 48”W

Bid Pricing

		BUNGIE - BELLEVUE									
FF&E DESIGN, PROCUREMENT, AND INSTALLATION – REQUEST FOR PROPOSAL (RFP)											
Date: April 12, 2021											
Vendor/Manufacturer Name: Western Office / Studio Other											
Design Option 1			Design Option 2			Design Option 3			Standard Product Option 4		
Estimate (Inclusive of all costs, fees and taxes) \$ 2,580,816			\$ 3,901,281			\$ 4,897,627			\$ 1,852,906		
% of Estimate		Amount	Comments	% of Estimate		Amount	Comments	% of Estimate		Amount	Comments
Project Costs											
Design and Specification (for Full Project)											
xxx	0.46%	\$ 12,000		0.46%	\$ 12,000		0.46%	\$ 12,000		0.46%	\$ 12,000
Product (per neighborhood)											
xxx	1.78%	\$ 45,900		2.82%	\$ 72,893		3.61%	\$ 93,156		1.27%	\$ 32,747
Inclusions		20/each custom workstations, 20/each custom mobile CPU holders, 1/each mobile divider, 20/each dual monitor arms, 20/each task chairs, 5/each mobile conference tables with handles, 1/each mobile technology cart, 16/each light task chairs			20/each custom workstations, 1/each custom mobile divider, 20/each dual monitor arms, 20/each task chairs, 2/each mobile conference tables, 6 side chairs, 1/each high/low custom conference room table, 6/each stools, 4/each poufs			20/each custom workstations, 1/each custom mobile divider, 20/each dual monitor arms, 20/each task chairs, 3/each mobile tables with 6/each chairs on casters. Also, 2/each counter height tables, 6/each countertop stools, 1/each sofa, 2/each laptop tables, 1/each mobile technology cart.			20/each standard workstations, 20/each standard CPU holders, 1/each mobile divider, 20/each dual monitor arms, 20/each task chairs, 5/each mobile conference tables with handles, 1/each mobile technology cart, 16/each light task chairs
Shipping (for Full Project)											
xxx	3.70%	\$ 95,556		4.58%	\$ 118,154		5.26%	\$ 135,736		0.00%	\$ -
Delivery (for Full Project)											
xxx	6.21%	\$ 160,365		6.84%	\$ 176,401		7.46%	\$ 192,437		6.21%	\$ 160,365
Other Associated Costs (for Full Project)											
xxx	0.00%	\$ -		0.00%	\$ -		0.00%	\$ -		0.00%	\$ -
Storage of Existing Furniture											
xxx	3.97%	\$ 102,444		3.97%	\$ 102,444		3.97%	\$ 102,444		3.97%	\$ 102,444
Full Project Subtotal		\$ 2,344,065		\$ 3,543,398		\$ 4,448,344		\$ 1,682,930			
Tax (for Full Project)											
WSST @ 10.1%	9.17%	\$ 236,750.57		13.87%	\$ 357,883.21		17.41%	\$ 449,282.78		6.59%	\$ 169,975.89
Project Total											
	100.00%	\$ 2,580,816		100.00%	\$ 3,901,281		100.00%	\$ 4,897,627		71.80%	\$ 1,852,906

		<div>BUNGIE - BELLEVUE</div> <div>FF&E DESIGN, PROCUREMENT, AND INSTALLATION – REQUEST FOR PROPOSAL (RFP)</div>																																																
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<div>Clarifications</div> <div>Design and Specification costs includes dedicated Project Management as well and pertains only to the neighborhoods priced on this bid form.</div> <div>Product pricing per neighborhood includes only the items as listed in "Inclusions."</div> <div>Product pricing based on a quantity of 43 neighborhoods with 860 desks per the Questions and Answers dated 04.02.2021</div> <div>Storage of Existing Furniture detailed in RFP response. This an estimate for labor and storage described in the Attachment C - Furniture For Storage.</div> <div>Task chair and monitor arm selections are preliminary and will likely be part of a larger evaluation process with the client.</div> <div>Installation pricing provided based on the site being free and clear of obstructions upon delivery and with adequate staging locations.</div> <div>Labor for installation quoted as straight time delivery and installation. Please add \$400 per neighborhood for overtime delivery and straight time installation.</div> <div>Conference tables are priced without power unless noted otherwise.</div> <div>All finishes, textiles, and paints are priced base grade.</div> <div>All pricing is based on a full award of bid scope.</div> <div>All lead times are based on manufacturer's published lead times for April, 2021.</div> <div>All conference tables have square edges unless noted otherwise.</div> <div>We have factored in typical manufacturer price increases that have been currently published.</div> <div>All freight costs are based on current shipping rates.</div> <div>All electrical labor excluded. Coordination of electrical locations with GC included.</div> <div>Delivery includes delivery, installation labor, assembly, and placement of products included in the per neighborhood scope.</div> <div>Tax for full project calculated based on 43 neighborhoods.</div> <div>Live Smartsheet schedule can be found here. Please request access prior to clicking the link.</div> <div>Live Smartsheet including product lead times, spec sheets, and warranty information can be found here. Please request access prior to clicking this link.</div>																																																		



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OFFICE

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