

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting
General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

The PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

Identification of Applicant

- a) Legal name of Public Body (your organization): **University of Washington**
- b) Mailing Address: **4333 Brooklyn Ave. NE. Seattle, WA 98105**
- c) Contact Person Name: **Elena Franks** Title: **Executive Director, Project Delivery Group**
- d) Phone Number: **206-543-7836** E-mail: **elfranks@uw.edu**
- e) Expiration Date of current Certification: **7/26/2025** GC/CM _____ DB
- f) Type of Certification Being Sought: **X** GC/CM _____ DB

1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10

(RCW 39.10.270 (2)(a)) Limit response to two pages or less.

Provide your agency's processes. If there have been any changes to your agency's processes since certification/recertification addressing items (a) and (b) below, please submit the revised process chart or list with the reasoning for the changes.

- (a) The steps your organization takes to determine that use of GC/CM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Please see Attachment No. 1

2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each alternative delivery project *[planned, underway, or completed, projects, start and completion dates, and projected/actual construction cost]*. Describe cost overruns or schedule delay, and any Litigation and Significant Disputes on any Alternative Delivery Project since Previous certification/recertification.
- (b) List lessons learned from your experience.

Please see Attachment No. 2

3. Personnel with Construction Experience Using the Contracting Procedure

(RCW 39.10.270 (3)(b)(ii)) Limit response to two pages or less.

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous certification. Provide a current organizational chart and highlight changes since previous certification/recertification. Do not include outside consultants.

Please see Attachment No. 3 and associated Project Delivery Group organizational chart.

4. Resolution of Audit Findings on Previous Public Works Projects

(RCW 39.10.270 (3)(c)) Limit response to one page or less.

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/recertification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

The UW has not received any audit findings.

5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method [DB, or GC/CM - either actual or as-planned]
- Small-, minority-, women-, and veteran-owned business participation planned goals (%) and actual utilization (\$)
- Alternative Subcontractor Selection Procurement utilization, type and costs (if applicable)
- Is the project complete [Yes or No]

Please see Attachment No. 5

6. GC/CM Self Performance (complete only if requesting GC/CM recertification)

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. This information may include but is not limited to a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

Please see Attachment No. 6

7. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

Please see Attachment No. 7

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit information in a timely manner and understand that failure to do so may delay action on your application.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request for recertification, you also agree to provide additional information if requested. Public Bodies may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

Signature: _____

Name: Elena Franks

Title: Executive Director, Project Delivery Group
UW Facilities

Date: 04/17/2025

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
ATTACHMENT NO. 1

Public Works Contract Type Assessment

The UW Facilities contract type assessment matrix should be consulted when developing the delivery and procurement strategy for *public works* projects during the “Needs Assessment” phase or Planning Phase of any project. Representatives from Capital Architecture and Planning and the Project Delivery Group should use the matrix to select the delivery strategy most aligned with the project characteristics, delivery method requirements and overall goals of the project. The contracting type selected should be documented in the “Project Work Plan”.

1.A Contract Type Assessment:

Delivery Strategy	Overview	Pros	Cons
Design-Bid-Build (most common)	A “traditional” delivery method for construction work. Selection of a contractor is through a lowest responsive and responsible bid. Design/construction documents complete and posted publicly for open competition. (RCW 39.04)	<ul style="list-style-type: none"> Competitive Bidding; Suited for a wide range of work; Ideal with a complete design; Can be used with some “performance specifications”; Bid documents can be as long or as short as the work and risk require; Suitable when scope is clear and straightforward, site logistics are simple. 	<ul style="list-style-type: none"> No GC input into design, no constructability review; Often longer process: requires linear design, bid, build timeline; Require completed construction documents to bid; Experienced delivery staff required.
Job Order Contracting	Job Order Contracting (JOC) can be used when the expected job cost is less than \$500,000 using a pre-determined price book such as RS Means. A general contractor is selected based on qualifications and their approach to managing subcontractors, along with a coefficient (fee). Work Orders are issued for small projects that are less than the threshold for a maximum of \$4M per year. Design is completed as needed by work order. (RCW 39.10)	<ul style="list-style-type: none"> Small projects do not have to be individually bid; Contractor, subcontractors, and designers work together to streamline design and construction and is often faster. 	<ul style="list-style-type: none"> Price of work calculated by RS Means often does not reflect internal cost estimates or budgets and is hard to reconcile; Limitation on percentage of work that can be self-performed by JOC (10%) and how much work does not have to be “pre-priced” (20%).
Small Works Roster	A small projects delivery method for projects less than \$350,000. UW Facilities may use a pre-established roster of firms to bid on small projects. (RCW 39.04.350)	<ul style="list-style-type: none"> Pre-established roster limits bid pool to those firms that are more experienced in certain scopes. 	<ul style="list-style-type: none"> Dollar limitation; Still requires lowest responsive and responsible and competitive process.
<\$110,000	For public works construction work less than an estimated \$110,000 (labor, materials, and equipment), first right of refusal shall be given UW Facilities Maintenance and Construction to be consider for performance by our own forces. Single trade, repetitive, bargained, or operational sensitive work are ideal for this method. (RCW 28B)	<ul style="list-style-type: none"> Direct access to those that operate and maintain our buildings and infrastructure; Does not need to be bid on the open market; Shorter project durations possible. 	<ul style="list-style-type: none"> Limited dollar value and complexity.
Critical Patient Care Roster	Specific to UW Medicine or public works projects in critical patient care facilities. A roster established through a qualifications-based application process. Levels of work and size of contractors are captured on “A” and “B” options for work. (RCW 28B)	<ul style="list-style-type: none"> Pre-established roster limits bid pools to those firms that are more experienced working in the highly sensitive environments and while occupied; Still competitively bid to those on the roster. 	<ul style="list-style-type: none"> Design and construction documents still required; Roster needs to be maintained; Limited to projects <\$5M.
General Contractor/Construction Manager (GC/CM)	A GC/CM partner is selected based on qualifications and proposed approach early in the design phase of a project. Selection includes weighted criteria including a “fee” for general “administration” of the contract. Provisions for “heavy civil” projects and large MEP scopes. (RCW 39.10)	<ul style="list-style-type: none"> GC is part of the design of the project and can provide input on constructability and cost considerations for various engineering solutions; Established Maximum Allowable Construction Costs; Qualifications/partnership and experienced based selection to enhance a team approach. 	<ul style="list-style-type: none"> Statutory required project types and prescriptive processes, which are less flexible for project owners; Extra construction management layer; Added administrative layers on all parties; Smaller pool of qualified and experienced general contractor teams; Limited access to trade partners other than MEP.
Design-Build (Progressive, Integrated)	A designer and builder/contractor team selected based on qualifications and proposed approach. Several modifications to a design-build method,	<ul style="list-style-type: none"> Single contact point for both designer and contractor team; 	<ul style="list-style-type: none"> Requires willingness to be flexible on project scope in exchange for price certainty.

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY

RCW 39.10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

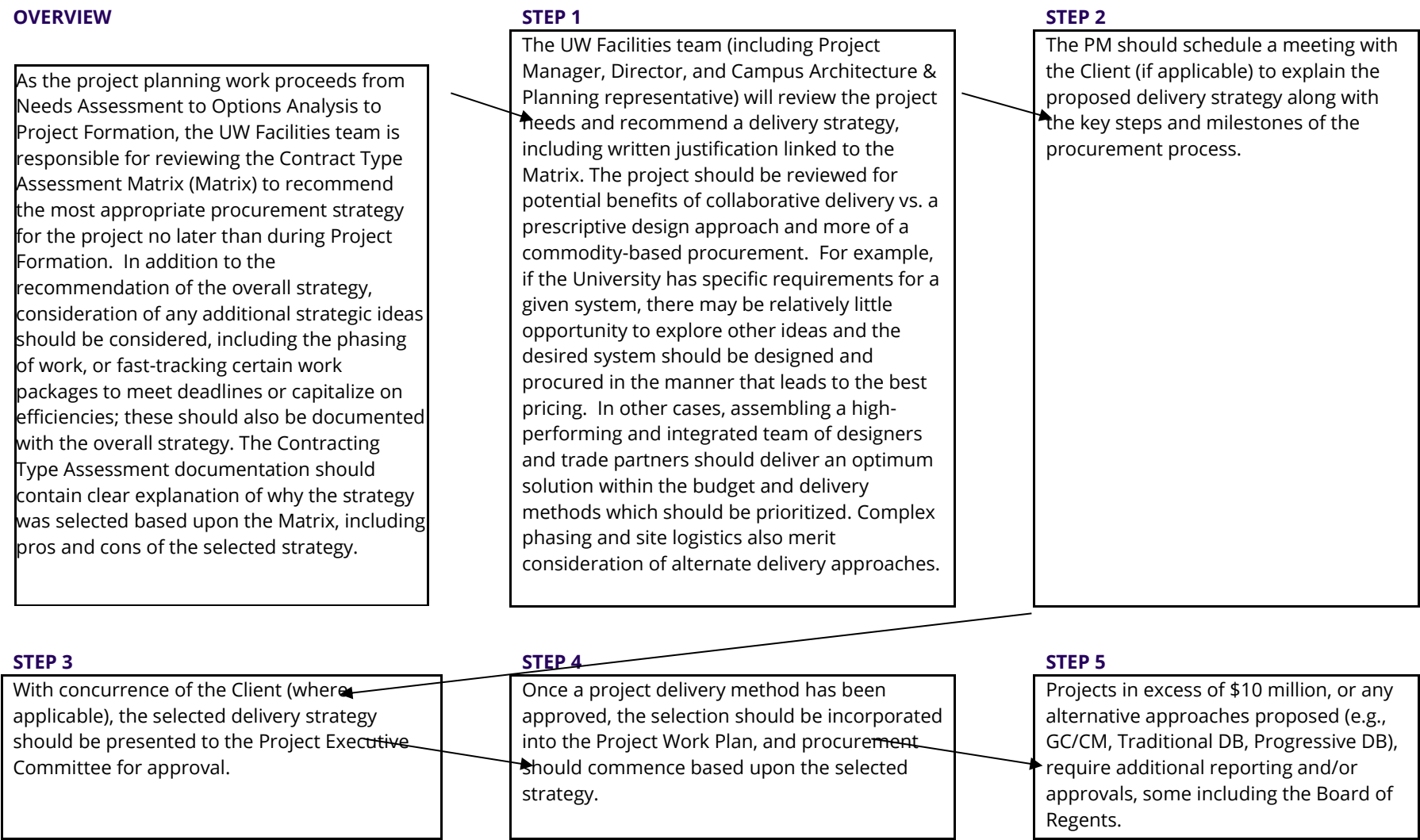
ATTACHMENT NO. 1

- similar applications still exist. Select between 2-part, GMP-based contract and “Integrated Design-Build” contract, which features the business terms of an Integrated Project Delivery contract (shared risk/reward, incentives).

- Work can be constructed as design completes;
 - Multiple ways of securing subcontractors to partner or bid to the project;
 - More flexible in statutory requirements, gives the University flexibility in deciding which version of DB best fits the project;
 - Allows scope, budget, quality and schedule parameters to be confirmed or modified prior to starting design.

Favors “performance-based requirements” over prescriptive requirements;
 - UW pays a modest “honorarium” for all participants that are not successful in recognition of the additional work we require in procurement.

1.B UW process in selecting and approving alternative public works:



Note: Before design-build became available as an alternative delivery method, we used GC/CM for most large projects. Today, we consider both alternative delivery methods first ensuring compliance with the Statutes defined in the Revised Code of Washington. We value the flexibility inherent in the design-build delivery that supports increased and broader collaboration with varied consultants and trade partners for projects that benefit from greater innovation or efficiencies. We value GC/CM delivery for projects that are more definable and require less innovation in design solutions, but benefit from early contractor involvement. For example, we selected GC/CM delivery on our Seismic Phase 5 project because the project involved complex scheduling, phasing, and technical work in occupied buildings, some of which have historical significance. In the evaluation we noted that there was limited innovation for the design solution, requiring less collaboration across broad disciplines of trade and consultant partners. Although each of the projects are unique at the UW, we see the value in maintaining the use of GC/CM delivery, especially for upcoming deferred maintenance projects.

To ensure that our staff is trained in the GC/CM delivery method we have engaged John Palewicz to provide a three-part training session in this alternative public works delivery method which is scheduled to take place in May 2025.

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
ATTACHMENT 2 - Project Delivery Knowledge and Experience (RCW 39.10.270 (3)(b)(i))

Limit 2 pages

Please describe your organization's experience in delivery projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10. a) Include the status of each alternative delivery project [planned, underway, or completed, projects, start and completion dates and projected/actual construction cost]. Describe cost overruns or schedule delay and any Litigation or Significant Disputes on any Alternative Delivery Project since Previous certification/re-certification. b) List lessons learned from your experience.

NARRATIVE:

Over the past seven years, the University of Washington has embraced the value of qualifications-based, or "progressive," design-build for most of our projects where the statute allows this Alternative Public Works delivery method. Our selection method carefully follows 39.10.330. On renovation and/or smaller projects, we typically select the builder and architect, rather than the full team and subsequently select the rest of the team collaboratively with the builder and architect. For new buildings or other projects with architectural significance, we select the builder first and then collaborate on selection of the architect and the rest of the consultants and trade partners. We have used several forms of contract, including lump sum, guaranteed maximum price and a contract we call "integrated design-build" which features business terms around shared risk, reward and incentives. Each contract starts with an extensive "Project Definition" phase, setting the project parameters and ensuring they are aligned to budget and project goals, and then we issue amendments to further execute the design and construction work. Projects are governed by an Executive Committee charged with ensuring all project parameters are met, and the projects are executed by a Project Management Team (PMT) headed by the project managers from the UW, the design-builder and the architect. Executive leaders from those same three entities form a Senior Management Team which addresses the performance of the DB team as a whole, contractual issues and personnel issues. Project Working Teams, managed by the PMT, advance the detailed design and are multidisciplinary teams with trade partners and consultants working together. Projects managed with this approach have been highly-successful, with an emphasis on treating the budget as fixed and the scope as variable where necessary. Contingency is managed collaboratively, as are risks, and risk avoidance allows contingency funds to be deployed for scope. We have learned that highly collaborative teams, which work across the traditional boundaries between design and construction, are able to achieve higher-value projects with greater certainty and reduced risk. We believe in the value of this collaborative delivery method, and we will continue to be leaders in driving change, innovation and collaboration in the design-build industry. As noted on Attachment 1, the UW believes in the value of GC/CM delivery and will select this method on projects that benefit from this delivery method. Training has been arranged for the entire team in the GC/CM delivery method in May 2025.

No.	Project Name	Status	Construction Start	Substantial Completion	Budget	Cost Overruns or Schedule Delays	Delivery Method
1	Libraries Offsite Shelving + iSchool Retrofit	Completed	TBD	May-23	\$8M	No significant issues	DB
2	Behavioral Health Teaching Facility	Closeout	Oct-21	Nov-23	\$244M*	See Note #1 below	DB
3	UW Bothell/ Cascadia College Phase 4	Closeout	Aug-21	Sep-23	\$80.6M*	See Note #3 below	DB
4	COE Interdisciplinary Engineering Building	Closeout	Jul-22	Mar-25	\$105M*	See Note #4 below	DB
5	ICA Basketball Training/Operations Center	Construction	Mar-24	Aug-25	\$59.67M	No significant issues	DB
6	Haring Center Renovation	Closeout	May-22	Dec-23	\$37.5M	No significant issues	DB
7	UWMC Montlake Membrane & Landscape Renovation	Construction	Oct-22	Aug-25	\$56M*	See Note #2 below	DB
8	UWMC OPMC Rheumatology Clinic	Completed	Apr-22	Jan-23	\$7M	No significant issues	DB
9	7N, 6N New Medical Surgical Unit Upgrade	Completed	Apr-22	Jun-23	\$23.5M	No significant issues	DB
10	Art & Music Renovation PH 1: Art	Completed	May-22	Mar-23	\$8.7M	No significant issues	DB
11	MHSC T-Wing Renovation	Construction	Sep-23	Dec-25	\$64M	No significant issues	DB

12	IMA Locker Rooms & Pool Upgrades	Completed	Apr-22	Oct-23	\$28.5M	Delay in permit, but no significant issues	DB
13	Power Plant Infrastructure Renewal	Completed	Dec-21	Oct-23	\$27.5M	No significant issues	DB
14	UWMC NW Behavioral Health Renovation	Construction	Dec-23	Jan-25	\$15M	No significant issues	DB
15	UWMC ML 9NE/SE 3NE/SE	Construction	Jul-23	Aug-24	\$11M	No significant issues	DB
16	UWML ML Surgery Pavilion OR Upgrades	Construction	Oct-23	Oct-24	\$11M	No significant issues	DB
17	Anderson Hall Renovation	Construction	Jun-24	Dec-25	\$40.8M	No significant issues	DB
18	Haggett Hall Replacement	Construction	Oct-24	Apr-27	\$196M	No significant issues	DB
19	ASUW Shellhouse	Design	TBD	TBD	\$15.5M		DB
20	Chemical Sciences Building	Project Definition	TBD	TBD	\$191M		DB
21	HMC NJB Ors Sleep Clinic Relocation	Construction	Jun-24	Oct-25	\$21.5M		DB
22	West Campus Utility Plant Chiller 4	Construction	Sep-24	May-25	\$6.6M		DB
23	Seismic Phase 5	Preconstruction	TBD	TBD	\$21.5M		GCCM
24	UWMC NW MOB Gamma Knife	Construction	Dec-24	May-25	\$6M		DB

PROJECT NOTES:

- #1 Extreme and unprecedented construction cost escalation overran the team's ability to reduce scope and the project budget was increased to meet minimum program and operational requirements. Seattle concrete delivery drivers strike also impacted the project schedule and budget, as did supply chain issues, particularly for electrical switchgear.
- #2 Multiple discovered conditions and unacceptable impacts to hospital operations required changes in construction scope and scheduling which drove costs up by approximately 10%.
- #3 Extreme and unprecedented construction cost escalation overran the team's ability to reduce scope and the project budget was increased slightly to meet minimum program and operational requirements. Seattle concrete delivery drivers strike also impacted the project schedule and budget, as did supply chain issues. The high-performing team was able to mitigate the great majority of the cost and schedule impacts.
- #4 Extreme and unprecedented construction cost escalation overran the team's ability to reduce scope and the project budget was increased and a portion of the building area was at risk of being shelled to meet minimum program and operational requirements. Additional donor funding allowed for build-out of all space that was at risk of being shelled.

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ATTACHMENT 3 *RCW 39.10.270 (3)(b)(ii) Limit 2 pages*

3.A Updated chart with changes in personnel with Construction Experience Using the Alternative Contracting Procedure(s) since previous certification [RCW 39.10.270 (3)(b)(ii)] Provide current org chart and highlight changes since previous recertification. Limit 2 pages.

PDG Staff Experience - New personnel with alternative contracting procedure experience since previous certification

Carmen Scraper. Project Manger, Major Capital Project. 13 years of design and construction experience. 2 years at UW. Licensed Architect.

Cathy Robinson. Contracts Specialist. 30 years experience as a Contracts Specialist in public works including alternative public works projects. Extension experience in contract administration.

Greg Dufel. - Director of Construction, 15 years of design and construction experience including alternative public works project. >1 year at UW.

PDG Staff Experience - Current personnel with alternative contracting procedure experience

Steve Tatge. AVP of Asset Management. 37 years of design and construction experience. 20 years at UW. Extensive background with public works facilities and Alternative Public Works. Licensed architect. DBIA Western Washington Chapter President 2017-2020.

Elena Franks - Executive Director, Project Delivery Group. 25 years of design and construction experience. Licensed architect (Italy/EU), PMP, MBA. Expert in project, program, and operations management. Extensive owner's rep experience, public sector work, and alternative delivery methods.

Monica Acevedo-Soto - Director, Facilities Procurement & Business Diversity. 5 years at UW. 20+ years experience in facilities & construction contracting support. Lead contact for UW-wide small, veteran, diverse business utilization and outreach.

Beck Eatch - Director. 21 years of design and construction experience, including Alternative Public Works projects.

Jeannie Natta - Director. 15 years of experience as an Owner Representative in construction project management. PM or Director on 21 DB project. Master's degree in construction management. Licensed commercial electrician. DBIA Professional PRC High-ed representative and Vice Chair Western Washington chapter

Shane Ruegamer - Director. 28 years of design and construction experience. 10 years at UW. Licensed architect. DBIA Associate.

Cindy Magruder - Asst. Director of Contracting & Procurement. 37 years experience as a Contract Specialist in Public Works Projects, including Alternative Public Works. Extensive experience in GCCM and D-B project procurement and contract administration. DBIA training.

Shelly Marriott - Contracts Specialist. 34 years experience as a Contract Specialist in Public Works Projects, including Alternative Public Works. Extensive experience managing consultant contracts. Experienced in D-B and JOC project and contract administration. DBIA training.

Jill Paxton - Contracts Specialist. 5 years experience in Pubic Works Projects, including Alternative Public Works procurement and contract administration.

Steve Babinec - Senior Construction Manager. 28+ years with UW as Electrician, Electrician Lead, Maintenance Zone Coordinator and Maintenance Supervisor. 11 years with PDG as a Construction Manager for Alternative Public Works projects.

Steve Harrison - Project Manager. 40 years of design and construction experience. Licensed Engineer. DBIA training.

Greg Wojcicki - Construction Manager. 35 years in construction industry. 8 years at UW. Experienced in Alternative Public Works projects.

Ibo Sezgin - Project Manager. 30 years of design and construction experience. 23 years at UW. Engineer. Master's degree in construction management.

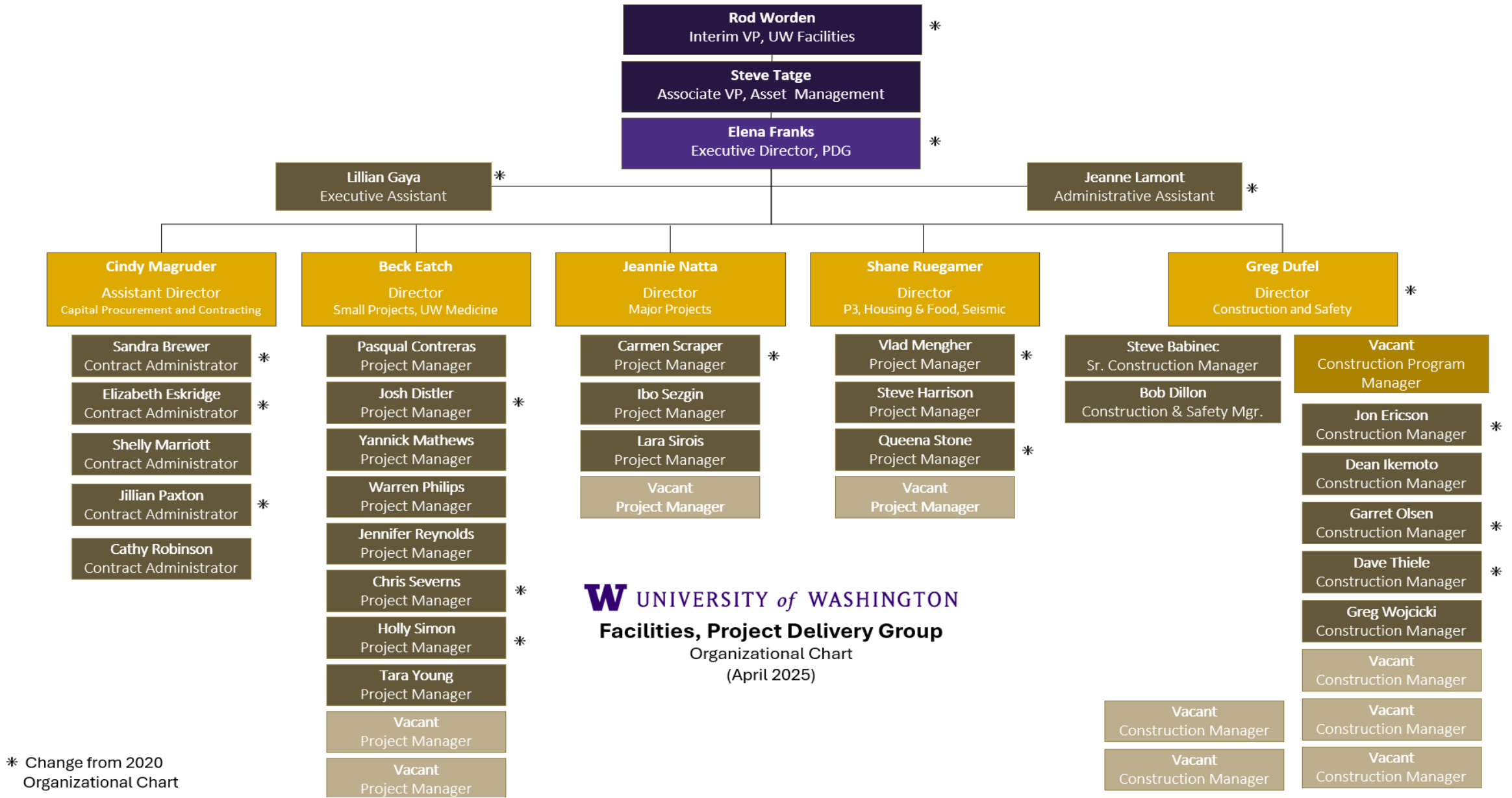
Jennifer Reynolds - Project Manager. 14 years design and construction experience including Alternative Public Works projects. DBIA Associate.

Bob Dillon - Construction Manager. 30+ years construction experience. Completed 6 DB projects for the UW. DBIA training.

Dean Ikemoto - Construction Manager. 30 years of design and construction experience. 3 year at UW. BS in Electrical Engineering. DBIA training

Tara Young - Project Manager. 9 years of design and construction experience. 5 years at UW. Master's degree in engineering. DBIA Associate
Yannick Mathews - Project Manager. 12 years of design and construction experience. 4 years at UW. Licensed Architect.
Jon Ericson - Construction Manager. 6 years at UW. 17 years of experience with DB projects. 22 years experience in construction management.
Garret Olsen - Construction Manager. 12 years in private development. 3 year at UW. BS in Construction Management.
Lara Sirois - Project Manager. 6 years experience at UW. 5 years experience on DB projects. 20 years experience as a practicing architect. DBIA Associate.

3.B Current Organizational Chart with changes highlighted from previous recertification



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ATTACHMENT 5 Project Data Collection

Please provide a matrix of all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's FY 23-27 Capital Plan projected to start within the next three years.

Ref.	Project Title/Description	Project Number	Project Value	Delivery Method	S/M/W/V participati on goals *	S/M/W/V Actual utilization \$	Project Complete [Yes or No]
1	UWMC Montlake Membrane & Landscape Replacement- Replacement of failed membrane	207507	\$51M	DB	20/15	TBD	No
2	UWMC OPMC Rheumatology Clinic- Renovate ambulatory clinic to bring it into compliance with a licensed acute care hospital.	207529	\$7M	DB	20/15	TBD	No
3	6N 7N New Medical Surgical Unit Upgrade- Full renovation of 1959 Psych unit to a new Medical/Surgical Center.	206710	\$23.5M	DB	20/15	TBD	No
4	Haring Center- Remove regulated materials, replace building mechanical and electrical systems, replace exterior envelope.	206962	\$37.2M	DB	20/15	TBD	No
5	UWMC NW Behavioral Health Renovation- Renovation of existing geriatric psychiatric beds.	207653	\$15M	DB	20/15	TBD	No
6	UWMC ML 9NE/SE/Chill/Atrium/3NE/SE- Roof replacement, Chiller replacement, repair leaking curtain wall, correct weather barriers, fall protection.	208120	\$11M	DB	20/15	TBD	No
7	UWMC ML Surgery Pavilion OR Upgrades- Demo current space to accommodate 2 new additional OR's, and renovate 3 OR's and support space.	208003	\$11M	DB	20/15	TBD	No
8	Haggett Hall Replacement- Demolition of existing Haggett Hall and replacement with a new facility.	207313	\$200M	DB	20/15	TBD	No
9	College of Engineering Interdisciplinary Engineering Building- provide a student-focused, interdisciplinary center to promote project-based learning and research, collaboration, and innovation for faculty and students.	205852	\$96M	DB	20/15	TBD	No
10	Magnuson Health Sciences Building Renovation Phase 2- Partial Renovation of the T Wing portion of the Health Sciences Complex.	205611	\$64M	DB	20/15	TBD	No
11	Anderson Hall Renovation- Renovation of the home for the School of Environmental and Forest Sciences.	203203	\$40.8M	DB	20/15	TBD	No
12	IMA Locker Rooms and Pool Upgrades - Renovate and expand the existing pool and create a gender neutral locker room for student, faculty, and staff.	205781	\$28.6M	DB	20/15	TBD	No
13	ASUW Shell House Improvement - Restoration effort to convert the existing shellhouse into a conference and meeting space.	206756	\$15.5M	DB	20/15	TBD	No
14	UWMC Montlake Campus plaza café remodel- Planned remodel and expansion of existing primary food service facility at UWMC Montlake.	206017	\$40.0M	DB	20/15	TBD	On-hold
15	Art and Music Buildings Renovation - Mechanical, electrical, structural, and seismic upgrades.	207276	\$8-12M	DB	20/15	TBD	No
16	HMC NJB Ors & Sleep Clinic Relocate - Relocate the current sleep clinic from NJB to Pat Steel Bldg.	208176	\$21M	DB	20/15	TBD	No
17	UWMC NW B Wing Roof Replacement - Replace B & E Wing roof with MEP systems.	207956	\$10.4M	DB	20/15	TBD	No
18	Seismic Improvement Phase 5 - Seismic improvements to unreinforced masonry and unstable parapets and façade elements.	208573	\$21.5M	GCCM	20/15	TBD	No
19	UWMC NW MOB Gamma Knife - Install new gamma knife in a functioning clinic.	208606	\$6M	DB	20/15	TBD	No
20	UWMC ML Kitchen Cafeteria Exp Renovation - Renovation and expansion of UWMC kitchen, dining, and conference space.	207979	\$95M	DB	20/15	TBD	No
21	Chemical Sciences Building - Construct a new research facility	206874	\$191M	DB	20/15	TBD	No
22	Big Ten Broadcast Control Center - Develop on-campus television broadcast studio	208557	\$11.7M	DB	20/15	TBD	No
23	UWMC NW OPMC D.H. Procedure & Clinic - Create a new Digestive Health Clinic & Endoscopic Procedure Clinic.	207986	\$14.5M	DB	20/15	TBD	No
24	W27 - Center for Advanced Materials and Clean Energy Technologies	TBD	\$292.1M	Developer			FY 23-27 Capital Plan
25	UW School of Medicine - Spokane	TBD	\$30M	TBD			Yes
26	Intellectual House PH 2	TBD	\$11.5M	TBD			FY 23-27 Capital Plan
27	Early Childhood Learning Center	TBD	\$63M	TBD			FY 23-27 Capital Plan
28	Welcome Center	208772	\$61M	DB			FY 23-27 Capital Plan
29	Laboratory Medicine	TBD	\$50.9M	TBD			FY 23-27 Capital Plan
30	UW Medicine Primary and Specialty Care Expansion	TBD	\$38.5M	TBD			FY 23-27 Capital Plan
31	UWMC NW Procedural Space	TBD	\$13.7M	TBD			FY 23-27 Capital Plan
32	UWMC Core Capital Construction	TBD	\$201.7M	TBD			FY 23-27 Capital Plan
33	UWMC Strategic Service Line Expansion	TBD	\$13.7M	TBD			FY 23-27 Capital Plan
34	UWMC Campus Reconfiguration/Backfill at NW	TBD	\$84.1M	TBD			FY 23-27 Capital Plan
35	UWMC NW 1st Floor Renovation	207980	\$12M	TBD			FY 25
36	Softball Stadium Renovation	208605	\$15M	GCCM			FY 23-27 Capital Plan

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ATTACHMENT NO. 6

GC/CM Self-Performance

The University of Washington (UW) GC/CM contract limits self-performance to no more than thirty percent of the maximum allowable construction cost (MACC) as allowed by Statute. Bid packages are developed by the GC/CM in collaboration with the Owner. The GC/CM provides a Bid Package Plan that identifies work that they intend to self-perform if they are the low responsive and responsible bidder. For any bid package that the GC/CM intends to bid on as self-performed work, we verify that the work is customarily performed by the GC/CM. We also require that the public bid advertisement for that bid package states that the GC/CM will be bidding on the package. When the GC/CM is a bidder, the receipt of the bids and the bid opening is managed by the UW. Awarded bid packages are incorporated into the contract by a Modification to the GC/CM Contract. This Modification also documents and tracks the self-performed work.

Attachments:

- 6.1 GCCM Bid Package Plan – this example is for a current GC/CM project in the preconstruction phase.
- 6.2 Construction Cost Summary. This is used to amend the GC/CM Contract to incorporate awarded bid packages into the Contract and track the GC/CM Self-Performed Work.

ATTACHMENT 2 – FORM OF CONSTRUCTION COST ESTIMATE
Date

Bid Pkg #	Group	Bid Package Description	Bid Date	Self-Perform	100% DD MACC Estimate	Bid/Award Value	Forecast	Variance	Notes
2.1	No.1	Abatement & Demolition	4/15/25	No	\$ 720,013			\$ (720,013)	
3.1	No.2	Cast-in-Place Concrete	4/17/25	Yes	\$ 102,442			\$ (102,442)	
3.2	No.1	Concrete Restoration & FRP Wrap	4/15/25	No	\$ 449,907			\$ (449,907)	
4.1	No.1	Masonry Restoration	4/15/25	No	\$ 2,724,981			\$ (2,724,981)	
4.2	No.1	Masonry Anchorage	4/15/25	No	\$ 1,237,642			\$ (1,237,642)	
5.1	No.1	Structural Steel Framing	4/15/25	No	\$ 1,561,402			\$ (1,561,402)	
6.1	No.2	Rough & Finish Carpentry	4/17/25	Yes	\$ 3,108			\$ (3,108)	
7.1	No.1	Slate Shingles	4/15/25	No	\$ 66,263			\$ (66,263)	
7.2	No.1	Sheet Metal Flashing & Trim	4/15/25	No	\$ 168,661			\$ (168,661)	
7.3	No.1	Low Slope Roofing Systems	4/15/25	No	\$ 841,378			\$ (841,378)	
8.1	No.1	Window Restoration & Glazing Repair	4/15/25	No	\$ 39,155			\$ (39,155)	
9.1	No.3	Interior Finishes: Framing & GWB	7/27/25	No	\$ 214,253			\$ (214,253)	
9.2	No.3	Interior Finishes: Plaster	7/27/25	No	includes values of Bid Package 9.2 & 9.3			\$ -	
9.3	No.3	Interior Finishes: Paint	7/27/25	No				\$ -	
10.1	No.1	Bird Control	4/15/25	No				\$ -	
11.1	No.1	Fall Protection	4/15/25	No				\$ -	
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		Subtotal for Direct Subcontract Work			\$ 8,129,205	\$ -	\$ -	\$ (8,129,205)	
					MACC ESTIMATE	BID/AWARD	FORECAST	VARIANCE	
		Negotiated Support Services						\$ -	
Percent:		Risk Contingency (Subcontract Total x % at Left)			\$ -	\$ -	\$ -	\$ -	
		Maximum Allowable Construction Cost (MACC)			\$ 8,129,205	\$ -	\$ -	\$ (8,129,205)	
Percent:		GCCM Fee (MACC x % Shown at Left)			\$ -	\$ -	\$ -	\$ -	
		Fixed Amount for Specified General Conditions						\$ -	
		Total Contract Cost (TCC)			\$ 8,129,205	\$ -	\$ -	\$ (8,129,205)	
		Preconstruction Services						\$ -	
		TCC plus Preconstruction Services			\$ 8,129,205	\$ -	\$ -	\$ (8,129,205)	

UW BUDGET FOR TCC PLUS PRECONSTRUCTION

VARIANCE: OVER (UNDER) BUDGET

\$ 8,129,205

\$ -

UW Project Name: Stevens Court Exterior Enclosure Rehabilitation Phase 2
 UW Project No.: 206686

Section 00 50 00
 Amendment No. 2

ATTACHMENT 3 - CONSTRUCTION COST SUMMARY

December 16, 2019

Bid Pkg #	Description of Bid Package (or CSI modified Unifomat)	Initial Contract Value	Value of All Previous Amendments	Value of Current Amendment	Contract Value To Date
No. 1	Demolition Package	\$ 291,224			\$ 291,224
No. 2	Carpentry + WRB + Siding + Flashings	\$ 1,999,827			\$ 1,999,827
No. 4	Openings*	\$ 336,598			\$ 336,598
No. 3	PMMA and Roofing		\$ 42,981		\$ 42,981
No. 5	Horizontal Louver Blinds*		\$ 66,275		\$ 66,275
No. 6	Fire Hatches and FEC*		\$ 33,953		\$ 33,953
No. 7	Painting and Coating		\$ 109,505		\$ 109,505
No. 8	Electrical		\$ 18,450		\$ 18,450
No. 9	Demolition (Building K & M)			\$ 393,191	\$ 393,191
No. 10	Carpentry + WRB + Siding + Flashings (Building K&M)			\$ 3,950,000	\$ 3,950,000
No. 11	PMMA and Roofing (Building K & M)			\$ 43,999	\$ 43,999
No. 12	Openings (Building K&M)*			\$ 658,629	\$ 658,629
No. 13	Horizontal Louver Blinds (Building K&M)*			\$ 126,459	\$ 126,459
No. 14	Fire Hatches and FEC Building K&M)*			\$ 46,478	\$ 46,478
No. 15	Painting and Coating (Building K&M)			\$ 219,458	\$ 219,458
No. 16	Electrical (Building K&M)			\$ 44,500	\$ 44,500
No. 17	Fire Sprinkler (Building K&M)			\$ 11,156	\$ 11,156
					\$ -
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Line #	Subtotal for Direct Subcontract Work	\$ 2,627,649	\$ 271,164	\$ 5,493,870	\$ 8,392,683
2	Estimating/Design Contingency	n/a	n/a	n/a	n/a
3	Escalation	n/a	n/a	n/a	n/a
4	Subcontractor Bonds (included in bid packages)	Included	Included	Included	Included
5	Subtotal for Other Contract Costs (Add Lines 2, 3, and 4)	\$ -	\$ -	\$ -	\$ -
6	Total Subcontract Costs (Add Lines 1 and 5)	\$ 2,627,649	\$ 271,164	\$ 5,493,870	\$ 8,392,683
7	Negotiated Support Services	\$ 403,430		\$ 743,097	\$ 1,146,527
8	Risk Contingency (Subcontract Total x % Shown Below)	\$ 32,846	\$ 3,390	\$ 68,673	\$ 104,909
9	Maximum Allowable Construction Cost (MACC) (Add Lines 6, 7, and 8)	\$ 3,063,925	\$ 274,554	\$ 6,305,640	\$ 9,644,119
10	GC/CM Fee (MACC x % Shown Below)	\$ 145,536	\$ 13,041	\$ 299,518	\$ 458,096
11	Fixed Amount for Specified General Conditions	\$ 197,347		\$ 197,346	\$ 394,693
12	Total Contract Cost (TCC) (Add Lines 9, 10, and 11)	\$ 3,406,808	\$ 287,595	\$ 6,802,504	\$ 10,496,907
13	Preconstruction Services	\$ 175,118			\$ 175,118
14	TCC plus Preconstruction Services (Add Lines 12 and 13)	\$ 3,581,926	\$ 287,595	\$ 6,802,504	\$ 10,672,025

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract	
Line 8	GC/CM Risk Contingency Percentage	1.25%
Line 10	GC/CM Fee Percentage	4.75%

NOTE:

Sales tax applies to the contract value at rate applicable when work is performed.

*	GCCM Self-Performed Work	\$ 1,268,392
	Percentage of GCCM Self-Performed Work	12%
	GCCM Self-Performed Work allowed by RCW 39.10	30%

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
ATTACHMENT NO. 7

Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

The UW Business Diversity & Equity (BDE) program is a University-wide program dedicated to diversity, equity, and inclusion in our procurement and contracting practices. The BDE team members across the University work to identify and encourage local, diverse, small, women, and minority-owned businesses to participate in UW business opportunities to the extent permitted by law. The UW's Foster School of Business launched the Ascend program in 2016, a network of business schools, non-profit leaders and suppliers focused on accelerating growth of businesses owned by people of color, women, and military veterans. Over the past five years, the program has helped more than 200 businesses raise \$23.7M in capital, generate \$360M in revenue and create 2,615 jobs. UW Facilities encourages sponsorship in the program including supporting the use of Ascend businesses. Under UW Facilities, our public works program focuses on Business Equity Inclusion in our procurements through bidding and proposal submission responses. Under the Business Equity Inclusion portion, each bidder submits their past performance on inclusion on similar projects and voluntary inclusion plan commitments as part of the selection process. Business Equity is an important component of scoring and selection. Acceptable Inclusion Plans are those that state an attainable inclusion goal, list out specific scopes of work that are available on a project, discuss a bidding and packaging strategy that reflects Business Equity Enterprises (BEE) availability, discuss specific outreach strategies for removing barriers and maximizing utilization of BEE subcontractors. A strategy on our design-build projects which has been successful in increasing diverse business participation has been for major trade partners to identify portions of their scope of work which could be performed by a diverse business. The diverse business trade partner not only gets work which fits its capacity and abilities but can also receive mentoring around working in the public sector. For GC/CM projects, where all subcontract work, equipment, and material are competitively bid, we ensure that the GC posts advertisements beyond the legal newspaper. We also review the procurement plan to ensure bid packages do not bundle trades not normally combined into a bid package. The expectation is that bid packages are prepared with trades separated to give maximum opportunity for participation.

Prime contractors meet with BDE and Project Management staff throughout the course of the project to monitor participation, discuss opportunities and specific trade partners during the course of the project, and connect prime contractors with small, women, and minority-owned subcontractors.

INCLUSION GOALS AND ACTUAL UTILIZATION:

In support of the state's economic goals and to support a diverse supplier pool, the University of Washington aspires to achieve at least 20% utilization of small, veteran-owned, and historically disadvantaged businesses through subcontracting opportunities on our capital projects.

Capital Construction Spend
Spend with Woman and Minority-Owned Firms

		FY22	FY23	FY24
1	Available Construction Spend	\$261M	\$382M	\$281M
2	Direct Spend W/M	\$4M	\$2M	\$4M
3	Indirect Spend W/M	\$36M	\$41M	\$30M
4	Total W/M Spend (lines 2+3)	\$40M	\$43M	\$34M¹
5	% of Construction Spend	15%	11%	12%
6	Number of W/M firms paid	97	120	123

¹Indirect Spend across all diverse classifications for construction, including certified small and veteran-owned businesses, was \$43M.

UNIVERSITY of WASHINGTON