

Construction Cost Escalation (for SWR) Committee

Meeting Agenda

September 10, 2025

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Location: via Zoom

Meeting ID: 851 2540 4806 **Passcode:** 933045

Committee Members:

(11 Members, 6 = Quorum)

Olivia Yang, Owner Higher Education <i>Chair</i>	Karen Mooseker, Owner Sch. Districts/ Shelly Henderson (<i>proxy</i>)
Theresa Bauccio-Teschlog, Owner Cities	Angela Peterson, Owner Ports
Robert Blain, Owner Counties	Michael Transue, MCA
Garett Buckingham, Owner Public Hospitals	Justin Vena, General Contractors (SWR #1)
Ron Endlich, Owner Transit	
Erin Frasier, Labor	<i>Vacant, Small Works Roster Representative #2</i>
Bruce Hayashi, Architects	<i>Vacant, Association of small/diverse businesses</i>

Agenda

3:00 pm	Welcome & Introductions	Information	Olivia Yang
	Approve Agenda	Action	
	Approve Minutes from 8/27/2025	Action	
3:05 pm	Discussion of Price Indexes	Discussion	
3:35 pm	- Report Backs from contractors and labor, and prof. services: - SWR threshold increase - Other impacts to consider? - Pilot program with SWR Increased Thresholds. - Pilot Program guardrails/parameters	Information\Discussion	
4:10 pm	Next Steps	Discussion	Olivia
	- Continue discussion		
4:20 pm	Set next meeting Agenda: 9/24	Action	
	- Public Owner report continued discussion regarding pilot program		
	- Contractors and labor, and prof. services continued discussion		
4:30 pm	Adjourn		

Purpose/Mission:

Per RCW [39.04.154](#) review construction cost escalation data and make recommendations to CPARB to make recommendations to the appropriate legislative committees on adjustments to the contracting thresholds for small works rosters per RCW [39.04.152](#).

Action items from last meeting:

- Michael Transue will double-check the SWR Threshold calculations he put together using CPI inflation values.
- Jon Rose will produce a side-by-side table comparing the cost increase of \$350,000 in 2019 using OFM, CPI, Mortenson, and any other helpful data, and to use this data to project what a cost threshold in 2030 may be.
- Committee members review the proposed guardrails for the pilot program that was sent out by CPARB before this meeting.
- Committee members will caucus with their members on the SWR threshold value, pilot program threshold, pilot program guardrails, and timing for a check-in on the SWR threshold and pilot program.

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Other attendees:

	Talia Baker, CPARB Staff (DES)		Brent Ludeman
	Nancy Deakins, CPARB Staff (DES)		Brianna Morin, AWC
	Steven Ellis, AWC		Colleen Newell, MFA (scribe)
	Melanie Harding, MRSC		Jon Rose, MRSC
	Chris Harman, WPPA		Brian Ross - WWU
	Sam Humphreys, MFA (Scribe)		Axel Swanson, WA Assoc. of Counties
	Lisa Lagerstrom, MRSC		Theresa Gonzalez

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Resources:

1. RCW [39.04.154](#)
2. RCW [39.04.152](#)
3. [2SSB 5268](#): 30 NEW SECTION. Sec. 16. Beginning in 2025 and every five years 31 thereafter, the capital projects advisory review board must review 32 construction cost escalation data for Washington state, readily 33 available in industry publications, roster utilization, and other 34 appropriate data and metrics, and make recommendations to the 35 appropriate committees of the legislature on adjustments to the 36 contracting thresholds described in section 15 of this act.
4. Committee Homepage: <https://des.wa.gov/about/committees-groups/capital-projects-advisory-review-board-cparb/construction-cost-escalation-committee>
5. US & WA Construction Trends and Outlook by Ken Simonson: <https://des.wa.gov/sites/default/files/2025-05/2025-05-08-5-CPARB-US-WA-ConstructionTrendsOutlookKenSimonson.pdf>
6. DES Small Works Roster Templates and Instructions: <https://www.des.wa.gov/services/facilities-and-leasing-management/public-works-design-construction/changes-small-works-roster>