



Washington State  
**DEPARTMENT OF  
ENTERPRISE SERVICES**

## **REQUEST FOR PROPOSAL (RFP): J26-01 & J26-02**

### **SELECTION OF JOB ORDER CONTRACTOR FOR STATEWIDE SERVICES**



*Submitted by*

# **CENTENNIAL**

**A BILFINGER COMPANY**

**Centennial Contractors Enterprises, Inc.**

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February 27, 2026

The Department of Enterprise Services  
Facility Professional Services  
1500 Jefferson Street SE  
Olympia, WA 98504

Subject: **Request for Proposal (RFP): Selection of Job Order Contractor for Statewide Services J26-01 & J26-02**

Dear Evaluation Committee members:

**Centennial Contractors Enterprises, Inc.** (Centennial) is pleased to submit our proposal for the Washington State Department of Enterprise's Selection of Job Order Contractor for Statewide Services.

**Centennial Contractors Enterprises**

505 N. Argonne Road,  
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Spokane WA 99212

Phone 509 228-9405  
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For the purposes of this solicitation, please contact Ms. Laura Roland, Director of Proposal Development. Her contact information is as follows:

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Director of Proposal Development  
11111 Sunset Hills Road, Suite 350  
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Email: [LRoland@cce-inc.com](mailto:LRoland@cce-inc.com)

We are confident in the significant benefits we can offer on this contract; Centennial has the right experience, the comprehensive management systems, and the highly experienced and qualified management and project teams needed to provide high quality JOC services to Washington DES on every project.

Sincerely,



Centennial Contractors Enterprises, Inc.  
Geoff Preisman  
President and CEO



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

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

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UBI: <a href="#">601778685</a>	TIN: <a href="#">54-1580153</a>	License#: <a href="#">55543</a>
Point of Contact Name: <a href="#">Will Barry</a>		
Point of Contact Title: <a href="#">Program Manager, P.E. CJP, LEED GA</a>		
Email: <a href="mailto:wbarry@cce-inc.com">wbarry@cce-inc.com</a>	Telephone: <a href="#">(253) 377-5483 /</a> <a href="#">(253) 912-1950</a>	
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**A. ABILITY AND QUALIFICATIONS OF PROFESSIONAL PERSONNEL**

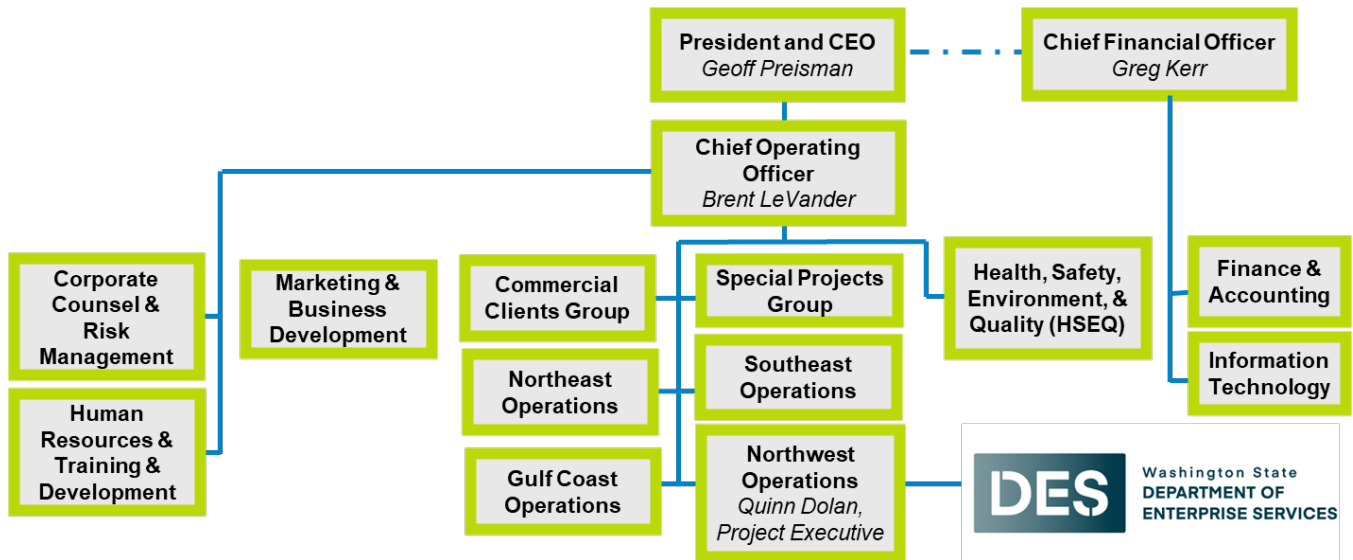
**Customer satisfaction is the measure of our success!** And Centennial’s ability to deliver responsive construction services depends on our people.

To manage this statewide job order contract, we have evaluated the contracting requirements and assembled a Washington-based project team that has worked together on projects of similar size, scope, and complexity while collaborating with owners, architects/engineers, and end-users to make certain we meet all contract needs.

**A.1 CENTENNIAL’S ORGANIZATIONAL STRUCTURE**

Centennial’s company organization is structured to provide oversight and assistance to our local teams through a regional senior management team that is further supported by our corporate management and specialized operations teams. Our corporate structure is shown in the chart below:

*Centennial’s Corporate Structure*

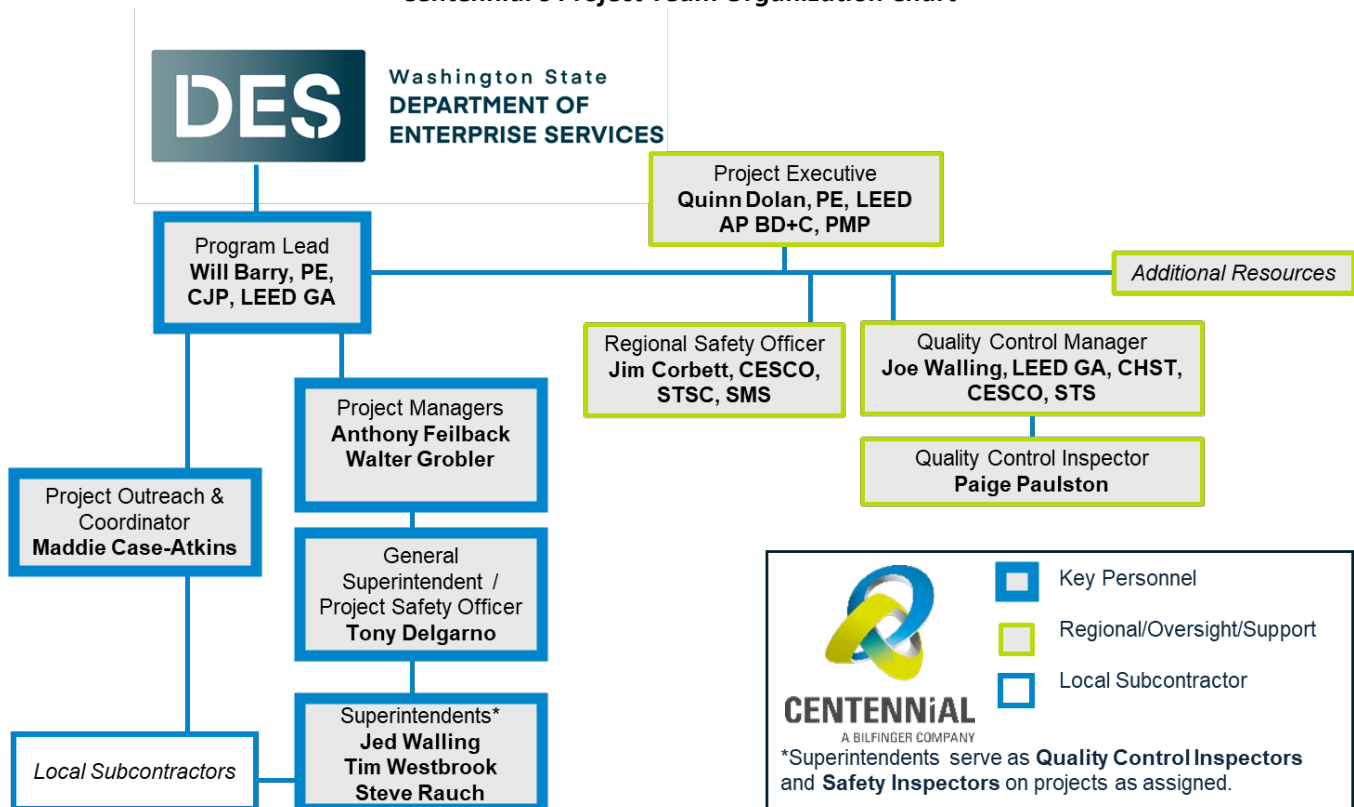


**A.2 PROJECT ORGANIZATION CHART**

**Centennial entrusts each local office with local signature authority,** which positions our team currently operating from our established Washington field offices to accept proposal requests immediately after contract award.

Our plan for project team organization is on the next page and can be adapted as needed for specific project needs. As a national JOC specialist who regularly addresses the volume fluctuations inherent to JOC programs across all of Washington, Centennial is adept at managing staffing levels so that we always manage workloads with adequate support and successfully meet our customers' needs. We will base personnel assignments on project requirements, personnel expertise, project location, and current work volume. This assignment strategy facilitates Centennial’s ability to provide customer satisfaction specific to a project’s needs across a wide region.

**Centennial's Project Team Organization Chart**



**A.3 KEY PERSONNEL**

All team members have JOC experience in Washington and are familiar with DES requirements. Our Program Lead and Project Managers/Estimators have significant experience with RS Means. The team’s collective experience includes project performance in specialized medical and research facilities with ongoing mission-critical operations; public parks and recreational sites; and emergency projects requiring accelerated responses.

Centennial standards ensure all construction personnel are certified in first aid, cardiopulmonary resuscitation, the use of AED equipment, and OSHA 30-Hour safety, at a minimum. To support subcontractor management, personnel are also certified in the U.S. Army Corps of Engineers (USACE) Construction Quality Management for Contractors (CQM-C) program, which includes three-phase inspection training.

Additional certifications are achieved relevant to personnel position and/or each customer contract. For example, a Health Care Construction Certificate (HCC), which is issued by the Washington State Society for Healthcare Engineering [local chapter of the American Society for Healthcare Engineering (ASHE)], supports personnel performance in healthcare environments. And LEED certifications contribute to our team’s leadership in sustainability considerations and safety efforts for JOC projects. These and additional training and certifications held by individual team members are provided throughout our resume section.

**Centennial’s local teams handle all estimate and scheduling responsibilities.** We do not outsource these responsibilities to our corporate offices or third parties and therefore all hands-on experience is active at the local level where **clearly defined position roles drive successful JOC performance.**

### Position Roles and Responsibilities

**Program Lead** acts as DES’s primary point of contact for contract-level communication and is responsible for the management, coordination, and control of the contract, ensuring compliance with all DES specifications, and for monitoring contract operations including the progress of project work. The Program Lead attends partnering meetings with DES and will be available at any time to discuss this contract. The Program Lead reports to the Project Executive and has full authority to bind Centennial on any contract or project issue and make decisions independently from the corporate office.

**Project Manager / Estimator** manages the following assigned project tasks: work order administration, data entry, scope of work development, proposal development, subcontractor buyout and coordination, QC for scheduling, coordination with project architects and engineers, project meetings, project records and documents, and managing customer relations. Acts as Estimator, using approved price book for project planning, pricing, and closeout.

**Superintendent / Scheduler** are responsible for day-to-day supervision, coordination, and quality control of subcontractors. They ensure the safety and well-being of personnel at project sites and compliance with contract requirements during daily activities. As Schedulers, they hold primary responsibility for developing, maintaining, and updating the project schedule and ensuring project deadlines are met. Centennial’s Superintendents are available to support work in any region.

**Project Outreach & Coordinator** supports subcontractors, including small and diverse business outreach programs for contracts in region, and acts as business liaison with the business community. As a Project Coordinator, this individual is responsible for office administration, daily communications, payroll processing, subcontractor payments, record keeping, and other administrative duties.

**Project Executive** monitors all regional operations, provides QC for estimates, and holds ultimate responsibility for quality and customer satisfaction. Assigns additional resources as necessary.

**Regional Support Personnel** oversee safety and quality control, relevant to job titles. For example, the Quality Control Inspector assists with the review of subcontractors and site personnel to ensure quality control and full compliance with all contract requirements. As QC, they are responsible for reviewing QA/QC Plan development specific to the project and coordinating with stakeholders and leadership to ensure implementation of this plan

**Additional Resources** within the region include over 20 in-state personnel available to serve in support of project management, estimating, superintendence, safety, quality control, administration, and sustainability.

### RESUMES OF KEY PERSONNEL

**Team members have all successfully managed concurrent JOC and IDIQ projects** between \$1,000 and \$4.5 million are therefore accustomed to managing complex projects for similar owners in occupied public facilities.

**Will Barry, PE, CJP, LEED GA** PROGRAM MANAGER

- ✓ Managed **RCW 39.10** regulated JOCs
- ✓ Over 12 years of JOC/IDIQ experience with Centennial
- ✓ Over 300 job orders under **DES**, WSDOT, University of Washington, Spokane Schools, and other contracts
- ✓ Skilled contract and project lead who regularly supports Centennial project teams that feature multiple subcontractors on concurrent projects and contracts across Washington
- ✓ Regularly develops critical path schedules, RSMMeans estimates, and plans for timely material acquisition
- ✓ **Primary contact for this DES contract**

**Previous Employment:** *Project Manager, Centennial Contractors Enterprises, Inc., WA, 2013-Present*

**Highlighted Certifications and Education:** B.S. Civil Engineering, University of Nevada, Reno, NV. LEED Green Associate; JOC 2.1 Estimating Process; COMPASS 101 and 201 (Project Management Software); Risk Management; Project Scheduling (Critical Path Approach); RSMMeans Facilities Construction Estimating; Engineer in Training Certification, National Council of Examiners for Engineering and Surveying (NCEES); Health Care Construction Certificate (HCC); OSHA 30-Hour Safety Course Certification; CQM (USACE Three-Phase Inspection); First Aid and CPR Certification; HAZMAT – Mold, Lead, Asbestos, Silica – Awareness Training.

**Anthony Feilback** PROJECT MANAGER / ESTIMATOR

- ✓ Managed **RCW 39.10** regulated JOCs
- ✓ Over 20 years of project management experience
- ✓ Over 8 years of JOC/IDIQ experience in Washington
- ✓ Specializes in communication with stakeholders to fully understand project scope and owner goals
- ✓ Experience with RS Means Estimating, critical path schedules, and planning for material acquisition
- ✓ Proven performance under **DES**, Sound Transit, and Joint Base Lewis-McChord JOC/IDIQ contracts

**Previous Employment (past ten years):** *Project Manager / Estimator Centennial Contractors Enterprises, Inc., WA, 2025-Present; Project Manager, Elandan Gardens, 2021-2025; Project Manager, Core General Contractors, 2018-2021; Project Manager, AF Consulting, 2016-2024*

**Highlighted Certifications and Education:** B.S. in Architecture, Construction Quality Management for Contractors (USACE Three-Phase Inspection), RS Means Estimating, First Aid, AED, and CPR Certification, Excavations Safety - Competent Person, Confined Spaces in Construction, Fall Protection - Competent Person, Rigging & Signaling for Cranes - Competent Person

**Walter Grobler** PROJECT MANAGER / ESTIMATOR

- ✓ Managed **RCW 39.10** regulated JOCs
- ✓ Over 20 years construction industry experience
- ✓ Over 8 years of JOC/IDIQ experience with Centennial
- ✓ Specializes in communication with stakeholders to fully understand project scope and owner goals
- ✓ Experience with RS Means Estimating, critical path schedules, and planning for material acquisition

**Previous Employment (past ten years):** *Project Manager / Estimator, Centennial Contractors Enterprises, Inc., WA, 2017-Present; Lead Painter, All Pro Painting, WA, 2015-2016*

**Highlighted Certifications and Education:** B.S. in Construction, Business, and Safety, Central Washington University; OSHA 30-Hour Safety Course Certification; First Aid Certification; Cardiopulmonary Resuscitation (CPR) Certification; Construction Quality Management for Contractors (USACE Three-Phase Inspection), U.S. Army Corps of Engineers Certification, Healthcare Construction Certificate (HCC)

**Tony Dalgarno, LEED GA** GENERAL SUPERINTENDENT / PROJECT SAFETY OFFICER

- ✓ Supervised **RCW 39.10** regulated JOCs
- ✓ Over 30 years of construction industry experience
- ✓ 18 years JOC superintendent expertise with Centennial
- ✓ Proven performance under **DES**, University of Washington, Sound Transit, King County, and Joint Base Lewis-McChord JOC/IDIQ contracts
- ✓ Minimization of disruption to end users in fully operational facilities
- ✓ Expert in supervising multiple subcontractors on multiple job sites simultaneously

**Previous Employment (past ten years):** *Superintendent, Centennial Contractors Enterprises, Inc., WA, 2007-Present*

**Highlighted Certifications and Education:** A.S., Drafting, Green River Community College, Auburn, WA; WoodWOP CNC (Workshop-oriented programming system software); Cabinetworks software; CAD/AutoCAD; JOC 2.1 Estimating Process; Project Scheduling /(Critical Path Approach); COMPASS 101 (Project Management Software); Risk Management; NCCER Training in Sustainability and Green Construction; LEED Green Associate; OSHA 30-Hour Safety Course Certification; First Aid/CPR Certification; Construction Quality Management for Contractors (CQM), USACE Three-Phase Inspection

**Jed Walling** SUPERINTENDENT / SCHEDULER

- ✓ Experience on **RCW 39.10** regulated JOCs
- ✓ 2 years of JOC/IDIQ supervisory experience with Centennial
- ✓ Proven performance under Pierce Transit and Joint Base Lewis-McChord JOC/IDIQ contracts
- ✓ Understanding of quality control and safety measures for occupied and sensitive facilities
- ✓ Consistent control of project schedules, ensuring deadlines are met
- ✓ Detail oriented and reliable

**Previous Employment (past ten years):** *Superintendent, Centennial Contractors Enterprises, Inc., WA, 2024-Present; Rickabaugh Pentecost Development, 2023–2024; Landscaping, Independent Contracts, 2019-2023*

**Highlighted Certifications and Education:** OSHA 30-Hour Course Certification, 2015; U.S. Army Corps of Engineers Construction Quality Management Certification; First Aid, CPR and AED Certifications; Fall Protection Competent Person Training; Excavation and Trenching Competent Person Training; Scaffold User Competent Person Training; PAI Training (Hot work Permits)

**Tim Westbrook** SUPERINTENDENT / SCHEDULER

- ✓ Supervised **RCW 39.10** regulated JOCs
- ✓ 25 years of construction industry experience in Washington
- ✓ 9 years JOC supervisory expertise with Centennial and other Washington contractors
- ✓ Proven performance under **DES**, City of Seattle, University of Washington, Sound Transit Authority, and Joint Base Lewis-McChord JOC/IDIQ contracts
- ✓ Understanding of quality control and safety measures for occupied and sensitive facilities
- ✓ Consistent control of project schedules, ensuring deadlines are met
- ✓ Unique insights that provide the adaptability to greatly benefit any project

**Previous Employment (past ten years):** *Superintendent, Centennial Contractors Enterprises, Inc., WA, 2025-Present; FORMA Construction Company, 2017-2024*

**Highlighted Certifications and Education:** OSHA 30-Hour Course Certification, 2015, Refresher; Construction

Quality Management for Contractors (USACE Three-Phase Inspection), USACE; OPSEC Awareness for Military Member, DOD Employees, and Contractors; Level I Antiterrorism Awareness Training; First Aid, CPR and AED Certifications; Cyber Security-Internet and Malicious Software Training; Excavation Safety for Competent Person; High-Risk Plan Training: Excavation and Trenching; HSEQ Awareness Training; HILTI Firestop Systems; HILTI Powder Actuated Tools

**Steve Rauch**

**SUPERINTENDENT / SCHEDULER**

- ✓ Extensive experience on **RCW 39.10** regulated JOCs
- ✓ Over 25 years construction industry experience
- ✓ Over 20 years of JOC/IDIQ supervisory experience with Centennial
- ✓ Proven performance under **DES** and Joint Base Lewis-McChord JOC/IDIQ contracts
- ✓ Understanding of quality control and safety measures for occupied and sensitive facilities
- ✓ Consistent control of project schedules, ensuring deadlines are met

**Previous Employment (past ten years):** *Superintendent, Centennial Contractors Enterprises, Inc., WA, 2005-Present*

**Highlighted Certifications and Education:** U.S. Army Corps of Engineers Quality Control System (QCS) and Resident Management System (RM); Safety Review; Risk Management; JOC 2.1 Estimating Process; COMPASS 201 (Project Management Software); RSMMeans Facilities Construction Estimating; Project Scheduling (Critical Path Approach); NCCER Training in Sustainability and Awareness of Green Construction; First Aid/CPR Certification; Construction Quality Management for Contractors (USACE Three-Phase Inspection), U.S. Army Corps of Engineers Certification; OSHA 30-Hour Safety Course Certification.

**Maddie Case-Atkins**

**PROJECT & OUTREACH COORDINATOR**

- ✓ As a U.S. Army Staff Sergeant, worked as a Career Counselor at Joint Base Lewis-McChord in Washington and prior to that Forts Bliss and Hood in Texas (from June 2014 to June 2023)
- ✓ Communication, organizational, and intrapersonal skills that benefit outreach and coordination of qualified subcontractor pools
- ✓ Administrative efforts have supported JOC partnerships with Pierce Transit, WSDOT, and other clients
- ✓ **Business community liaison**

**BIOGRAPHIES OF SUPPORT PERSONNEL**

**Jim Corbett, CESCO, STSC, SMS**

**SAFETY OFFICER**

- ✓ 30 years of construction supervisory and safety oversight experience
- ✓ 20 years with Centennial
- ✓ Provides safety insight on numerous projects in occupied and sensitive facilities that require special focus on minimizing disruptions and ensuring public safety
- ✓ Extensive work history and knowledge gives him unique understanding regarding the importance of safety throughout all anticipated job sites and scopes of work

**Joe Walling, LEED GA, CHST, CESCO, STS**

**REGIONAL QUALITY CONTROL MANAGER**

- ✓ Over 16 years of experience conducting regular site inspections as a Quality Control Manager on JOCs
- ✓ Experience managing numerous teams and projects at multiple job sites simultaneously
- ✓ Has supported projects similar in scope of work, size, and complexity within occupied and sensitive facilities requiring a specialized focus on minimizing disruption and ensuring public safety

**Paige Paulston**
**QUALITY CONTROL INSPECTOR**

- ✓ Over 3 years construction management experience and
- ✓ Over 7 years managerial/administrative experience
- ✓ Site walks conducted **with DES personnel** and at Joint Base Lewis-McChord
- ✓ Go-to for conducting field inspections in support of Centennial’s Quality Control program in Washington

**Quinn Dolan, P.E., LEED AP BD+C, PMP**
**PROJECT EXECUTIVE**

- ✓ 27 years construction management and JOC experience with Centennial
- ✓ Experience as the Vice Chair of the JOC Evaluation Committee for legislative involvement
- ✓ Extensive experience in working throughout Washington as a Project Executive
- ✓ Holds ultimate responsibility for timeliness and quality of all work
- ✓ Efficient at assigning or hiring additional staff to respond to fluctuations in volume
- ✓ Actively participates in the CPARB’s mission to review alternative public works contracting procedures and provide guidance to state policymakers on ways to further enhance accountability measures.

**JOC EXPERIENCE OF PERSONNEL ASSIGNED TO THIS CONTRACT**

Below is a snapshot of our team’s collective experience with JOC and IDIQ services in Washington:










*Our proposed team’s collective experience while at Centennial and other firms\**

	Program Lead	Project Managers	Superintendents	Listed Support Personnel
<b>DES JOC Experience</b>	10 years (\$26.2+ million in cumulative value)	2 years (Over \$830,000 in cumulative value)	Over 15 years (\$20.6+ million in cumulative value)	45 years
<b>All Washington JOC/IDIQ Experience</b>	Over 12 years (\$50+ million in cumulative value)	Over 15 years (\$12+ million in cumulative value)	Over 45 years (\$124+ million in cumulative value)	Over 65 years
<b>Largest Value Project</b>	\$1.8+ million at Joint Base Lewis-McChord	\$4.2+ million for Amtrak	\$4.7+ million at Joint Base Lewis-McChord	\$4.7+ million at Joint Base Lewis-McChord
<b>Average Value JOC/IDIQ Project</b>	\$143,681	\$242,600	\$235,595	\$229,940
<b>Concurrent projects with multiple subcontractors</b>	☑	☑	☑	☑

*\*While years account for personnel experience at other firms, cumulative value data is for Centennial projects only. Moreover, all projects detailed in the following criteria were led and supported by proposed key personnel.*

## B. PAST PERFORMANCE ON SIMILAR CONTRACTS

Centennial has held more than 25 multi-year JOCs in Washington, performing over 3,500 public works projects statewide. Below is a snapshot of Centennial’s recent JOC performance in Washington:

								
600+	185+	100+	30+	75+	100+	125+	300+	230+
projects	projects	projects	projects	projects	projects	projects	projects	projects
under 6	under 3	under 5	under	under 3	under 2	under 2	under 5	under 4
JOCs	JOCs	JOCs	one JOC	JOCs	JOCs	JOCs	JOCs	JOCs

Proposed personnel and support staff successfully established and performed under Job Order Contracts with these Washington owners.

On every JOC, Centennial acts as the prime contractor providing preconstruction and construction services, coordinating among multiple stakeholders, and providing all project accounting and reporting to owners as needed. As appropriate to project requirements, Centennial performs the following:

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Scope development and design support</li> <li>• Cost estimates &amp; budget management</li> <li>• Schedule development &amp; management</li> <li>• Document review &amp; constructability analysis</li> <li>• Value engineering</li> </ul> | <ul style="list-style-type: none"> <li>• Work package development</li> <li>• Qualified subcontractor identification (including small and diverse businesses)</li> <li>• Development &amp; implementation of project-specific safety &amp; quality control plans</li> <li>• Site supervision &amp; subcontractor management</li> </ul> | <ul style="list-style-type: none"> <li>• Coordination of utility shutdowns, system tie-ins, access requirements</li> <li>• Obtain regulatory approvals/required permits</li> <li>• Postconstruction activities (assembly of manuals, closeout documents, trainings, owner’s final acceptance)</li> </ul> |
|---|---|--|

### B.1 SIMILAR PUBLIC WORKS PROJECTS

This sampling of Centennial’s recent public works projects demonstrates our readiness to perform anticipated tasks under this contract, and our willingness to collaborate will support our ability to exceed owner expectations on anticipated job orders and scopes of work.

#### Project #1

#### ELMA REST AREA WELL SYSTEM IMPROVEMENTS, WSDOT, Elma

**Value:** \$156,747

**Schedule:** November 4, 2024 – February 7, 2025

**Partners/End users:** Complex owner management team (WSDOT JOC)

**Description:** Within a rest area for WSDOT, Centennial cleaned and installed a new well casing, sanitized the system, and installed a new well-headed pump and electrical circuit from the panel to the well. The most sensitive aspects of the work were coordinating rest area closures during



construction and adhering to all environmental guidelines. The team completed the project on time and achieved cost savings with a deduction in design costs from the initial budget.

**Owner Reference:** Samuel Leiren, Project Manager; (360) 705-7353

**Project #2**
**WENATCHEE VALLEY COLLEGE (WVC) DOOR HARDWARE INSTALL, DES, WENATCHEE**

**Value:** \$210,408      **Schedule:** May 1, 2023 – February 9, 2024

**Partners/End users:** Complex owner management team (DES JOC)

**Description:** Centennial provided design efforts to troubleshoot and diagnose door hardware (access control) issues and to tie the new system into existing ones. Our team coordinated with all stakeholders, including campus security and fire department teams, when integrating newly installed wiring and door hardware with existing security and fire alarm systems. This project was based on the needs of the WVC’s occupants while simultaneously ensuring functionality for the college system.

**Owner Reference:** Eric Lester; (360) 480-3281

**Project #3**
**PACIFIC AVENUE BUS SR7 TSP GPS ENHANCEMENT, PIERCE TRANSIT, TACOMA**

**Value:** \$157,982      **Schedule:** August 5, 2024 – August 13, 2024      **100% DBE and SBE (utilization)**

**Partners/End users:** Complex owner management team (Pierce Transit JOC)

**Description:** Centennial installed a GPS monitoring system along Pacific Avenue, the main road through Tacoma, for bus tracking. The team coordinate with the City to ensure the new system would not interfere with Tacoma’s emergency services. Our team then verified with the manufacturer that the cable length did not exceed the maximum size to prevent signal loss. To minimize traffic disruptions, we worked exclusively at night, using existing pathways between an intersection control box and pole, proofing each location prior to installation to save time.

**Owner Reference:** Brian Matthews, Sr. Project Manager; (253) 606-1102

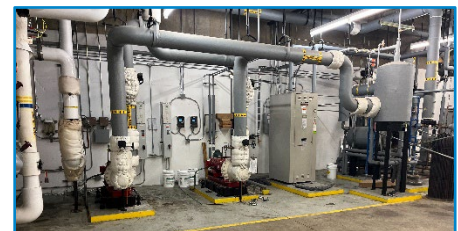

**Project #4**
**OB2 SEWER EJECTORS REPLACEMENT, DES, OLYMPIA**

**Value:** \$112,209      **Schedule:** May 22, 2023 - July 6, 2023

**Partners/End users:** Complex owner management team (DES JOC)

**Description:** The owner wanted to replace sewer ejector pumps, controls, and associated piping and electrical systems. Through research, the realized requested pumps were prone to failure, so we contacted the owner’s team and recommended a more effective and less costly system alternative. Working incorporating new controls, our team discovered the Direct Digital Control (DDC) system was not fully identified or mapped. Our controls subcontractor then detected all necessary systems equipment as a resolution. To complete work as scheduled, the team also overcame the difficulties involving the basement layout.

**Owner Reference:** Bob Willyerd; (360) 810-0500


**Project #5**
**AMF BUILDING 3 ABATEMENT, WSDOT, VANCOUVER**

**Value:** \$205,228      **Schedule:** June 1, 2023 – June 30, 2023

**Partners/End users:** Complex owner management team (WSDOT JOC)

**Description:** Centennial prepared AMF Building 3 for occupation through abatement, cleaning, encapsulation and air clearances. Centennial performed asbestos containing material (ACM) abatement on the building, which included



complete window and frame removals. We also performed dust removal throughout the interior. Of note, this project was tacked onto a larger three-building project within the complex and faced a tight timeline related to the biennium funding schedule.

**Owner Reference:** Eric Yates; (360) 485-6776

**Project #6****PARKING LOT LIGHTING IMPROVEMENTS, WSDOT, SHORELINE**

**Value:** \$243,454      **Schedule:** May 22, 2023 – June 30, 2023

**Partners/End users:** Complex owner management team (WSDOT JOC)

**Description:** Centennial illuminated several parking lots with new light poles. Through discussions with the owner management team, we provided a new design that reworked what WSDOT had originally provided. This design produced cost savings that allowed the scope to expand and include an additional parking area. All work performed met OSHA, WISHA, and EM-385 safety regulations, and ground penetrating radar systems (GPRS) located storm drainage systems in a safe and thorough manner before any excavation occurred.



**Owner Reference:** Christopher Linden; (360) 259-7022

**Project #7****TACOMA DOME STATION HANDRAIL REPAIRS, WSDOT, TACOMA**

**Value:** \$24,680      **Schedule:** August 2, 2022, to September 30, 2022

**Partners/End users:** Complex owner management team (WSDOT)

**Description:** Centennial furnished and installed alternative accessible route signage throughout the Sounder train landing. Centennial placed pedestrian barricades where appropriate. Then installed filler pieces to eliminate “pinch points” where existing railing needed securing to existing supports. Work included metal top cap on glass panels, installing a spacer at wall to allow for 1.5” separation between railing and wall, modifying existing railings to provide 12” of extension into the landing, and installing newly furnished posts to support extended handrail. New posts were anchored directly to station floor. Team welded handrails to existing supports, eliminating screws coming loose in the future. Prefabrication for new railing sections happened onsite, which limited the field welding required, and prefabrication for repaired rail sections took place offsite, limiting possible station disruptions.



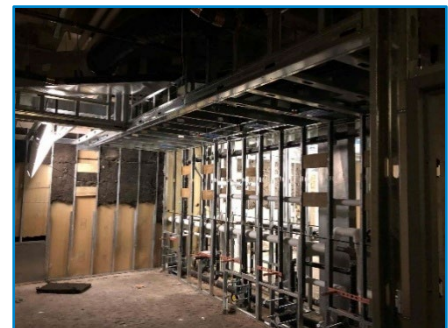
**Owner Reference:** Lora Sonnen, Rail Operations Coordinator; (360) 790-1829

**Project #8****GENDER NEUTRAL RESTROOM REMODEL, FORT STEILACOOM, LAKEWOOD**

**Value:** \$385,516      **Schedule:** December 14, 2020 to June 30, 2021

**Partners/End users:** Complex owner management team (DES JOC and Pierce College)

**Description:** Centennial converted the men’s and women’s restrooms into one gender-neutral restroom at Pierce College. The new layout featured floor to ceiling restroom partitions, which required the installation of a dedicated fire alarm, fire suppression, lighting, and exhaust for each stall. Due to tile being on backorder, our team suggested a more affordable alternative in reducing the amount of tile with an epoxy-based paint. The decision to go with the affordable alternative was reached through a series









conferences involving the complex owner management team.

**Owner Reference:** Charlene Wilson, Project Manager; (206) 255-9113

## B.2 RELEVANT HOSPITAL WORK PROJECTS

Centennial provides excellent service to the state hospital districts under DES's JOC program due to our extensive experience working in occupied hospitals, health clinics, and other medical facilities. Our notable experience for healthcare customers has involved:

 <b>Minimizing disruption and ensuring patient safety</b>	 <b>Compliance with PCRA, ICRA, and ILSM</b>	 <b>Coordination with owner departments and personnel</b>	 <b>Compliance with local and state regulations</b>	 <b>Experience with all Activity Types and Patient Risk Groups</b>	 <b>Experience with 26 out of 27 risk group categories</b>
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Centennial's healthcare JOC performance in Washington includes over 120 projects for the UW Medical Center, the Harborview Medical Center, and associated facilities. We have also completed work at health facilities for the Washington Department of Social and Health Services (DSHS).

### HEALTHCARE PROJECT EXAMPLES INCLUDE:

#### Project #9 – SURGERY PAVILION PARKING GARAGE REPAIR, UW MEDICAL CENTER, SEATTLE

**Value:** \$459,055      **Schedule:** June 1, 2022 to January 12, 2023      **16.7% DBE, MBE, PWSBE (utilization)**

**Partners/End users:** Completed under a JOC, work included structural repairs to the failing concrete and rebar on two parking garage levels, as well as containment, electrical, new fiber-reinforced paneling, GPR scanning, and fire suppression. Early in the design phase with UW and the engineer, our team helped establish the scope by suggesting a Fiber-Reinforced Polymer solution, reducing the project's cost, duration, and impact on hospital activities. Daytime and nighttime work maintained the project schedule, and daily calls supported the transition between day and night subcontractor shifts.

**Owner Reference:** Jeannie Natta, Project Manager; (206) 724-5304

#### Project #10 – RADIOLOGY EQUIPMENT REPLACEMENT, UW MEDICAL CENTER NW, SEATTLE

**Value:** \$474,351      **Schedule:** June 1, 2021 to July 15, 2022

**Partners/End users:** Under a JOC, Centennial replaced internal radiology equipment at UWMC Northwest. Additional work included casework, flooring, plumbing, and painting in the IR wing, as well as in the growth chamber lab as a second phase. The team discovered asbestos in preconstruction, which required additional abatement to both rooms before construction could begin. To develop the electrical scope, our team coordinated onsite inspections while reviewing drawings during night shifts when the clinic was closed. Project required significant collaboration and coordination with UW, hospital staff, and Siemens for locations, quantities, and sizing of electrical components. Work was completed under Class III ICRA requirements in an occupied hospital.

**Owner Reference:** Jon Ericson, Project Manager; (206) 999-0367

#### Project #11 – PERATING ROOM STERILIZER REPLACEMENTS, UW MEDICAL CENTER, SEATTLE

**Value:** \$479,794      **Schedule:** August 9, 2021 to May 23, 2022      **12.5% DBE, MBE, PWSBE (utilization)**

**Partners/End users:** UW and hospital representatives

**Description:** To rework the layout, this 2000 SF renovation included demolition and abatement of existing finishes and framing; new electrical and plumbing services; and new carpentry and finish work, including new walls, GWB finishing, doors, painting, and flooring. Because scope involved the removal of and installation of new sterilizers within sub-sterile prep rooms in an active hospital, the project phasing served to maintain active medical operations. Shutdowns were planned to occur during night shifts to support patient care. Infectious control procedures were followed precisely to protect vulnerable patients in adjacent operating rooms.

**Owner Reference:** Tara Young, Project Manager; (206) 543-1961

**Project # 12 – CHILD STUDY AND TREATMENT CENTER (CSTC) CALMING ROOM, DSHS, LAKEWOOD**

**Value:** \$143,478      **Schedule:** October 27, 2020 to November 19, 2021

**Partners/End users:** Centennial collaborated with DES, DSHS, and CSTC on this buildout project.

**Description:** Centennial’s team expanded the building exterior and altered the main entry doors to create a standalone “calming room.” Scope involved carpentry, flooring, HVAC, fire suppression, security, and electrical work. Meeting stringent anti-ligature standards was critical to the project’s success and patient safety. With an understanding of the facility’s critical mission, Centennial’s team collaborated with Center representatives to ensure that facility rules and regulations were incorporated throughout the safety plan.

**Owner Reference:** Dean Heglund, Project Manager; (360) 480-6069

**C. ABILITY TO MEET TIME AND BUDGET REQUIREMENTS**

**C.1 EXPERIENCE AND ABILITY TO MEET PROJECT TIMELINES AND BUDGET**

Centennial is fully prepared to manage and coordinate staff, budgets, schedules, and subcontractors—including small and disadvantaged businesses—for all phases of projects incorporating every design and construction discipline at the highest level of quality to meet or exceed DES and owner requirements as well as those of the [RCW 39.10](#) and other authorities with jurisdiction.

Centennial’s ability to complete projects in a timely, cost effective manner is due both to our knowledgeable personnel and our company procedures that have been refined throughout our JOC experience.

We recognize that JOC requirements are ever-changing – doubly so in the current subcontractor and materials market – and therefore it is necessary that personnel adapt and align procedures, as appropriate, to meet DES’s needs as challenges arise and circumstances change.

Our autonomous project teams make important contract decisions and respond rapidly to changing project requirements so that schedules and budgets are maintained. A key component in achieving these goals is our focus on minimizing requests for unanticipated contractor-initiated change orders. JOC methods, strategies, and tools applied by our team are summarized on the next page:

Centennial JOC Relevancy Highlights	
Over 600 job orders for DES customers	<ul style="list-style-type: none"> <li>Statewide contract</li> <li>Logistical planning</li> <li>Complex projects</li> </ul>
Over 185 job orders for Sound Transit	<ul style="list-style-type: none"> <li>Value engineering</li> <li>All disciplines</li> <li>Complex projects</li> </ul>
Over 300 job orders for University of Washington	<ul style="list-style-type: none"> <li>Healthcare focus</li> <li>Occupied facilities</li> <li>Stakeholder groups</li> </ul>
Over 90 job orders for Cities of Bellevue & Shoreline	<ul style="list-style-type: none"> <li>Occupied facilities</li> <li>Public stakeholders</li> <li>Emergency projects</li> </ul>
Over 20 job orders for Pierce Transit	<ul style="list-style-type: none"> <li>Public spaces</li> <li>Complex projects</li> <li>Value Engineering</li> </ul>
Over 30 job orders for WSDOT	<ul style="list-style-type: none"> <li>Statewide contract</li> <li>QC &amp; Safety</li> <li>Onsite presence</li> <li>Occupied facilities</li> <li>Public spaces</li> </ul>



### **Accurate, Efficient Schedules and Estimate Development**

Centennial works closely with project owners and stakeholders to understand all project requirements, analyze challenges and options, and develop approaches that offer the most efficient solutions. Our in-house estimating for each contract incorporates all elements involved in the performance of a project into the schedule and estimate.



### **Value Engineering**

Centennial maximizes value engineering opportunities on projects, ensuring each project has customized solutions to meet cost or time requirements. This focus begins in project development and continues throughout the life of work to meet the individual needs of every customer.



### **Effective Logistical Planning**

We consider site logistics, access and egress, safety and security, material acquisition timing (including long-lead items), subcontractor availability, coordination of construction activities, consideration for owner activities and scheduling needs, and available budgets.



### **Information Management Systems**

Centennial has created a specialized information management and reporting system (called COMPASS) to streamline processes, minimize proposal preparation time, accelerate project workflows, manage multiple simultaneous projects at multiple job sites, and expedite project closeout, resulting in projects that are completed on or ahead of schedule and within budget.



### **Quality and Safety Management**

Our close supervision and management of quality and safety, including regular jobsite inspections, ensure that work is performed properly the first time. These programs are implemented before work starts so that all subcontractors are thoroughly trained in general and project-specific quality and safety requirements.



### **Daily Reviews**

Daily work progress reviews ensure compliance with project requirements. Any issues that arise within a day's work are identified and recorded with steps to mitigate impact to the schedule and budget.



### Communication with the DES

Maintaining open lines of communication is vital to a project's success. This is especially true in JOC work when multiple projects at multiple locations often occur simultaneously. Our personnel will take the necessary steps to work with DES and end users to understand the needs, priorities, and expectations from start to finish, discussing work progress and necessary adjustments due to changing project conditions.



### Communication with Subcontractors

Centennial solicits input from subcontractors regarding task durations, staffing requirements, sequencing of trades, appropriate materials, utility outages, and any other issues with critical construction schedule or cost impacts. We then evaluate the advantages and disadvantages of various approaches to accomplish the project requirements. This helps mitigate unforeseen problems that could increase costs or cause delays.



### Schedule Development

Centennial will develop a detailed CPM schedule for every project using Microsoft Project software. Before any work begins, we will confer with DES and the project owner to agree on work sequence, activity during nonnormal working hours, access to premises, storage and staging, delivery of materials, use of approaches, and other considerations associated with efficient progress. We also update this schedule on a daily or weekly basis.



### Supplemental Schedules

In addition to the individual schedules developed for projects, Centennial uses accompanying work schedules to ensure that the appropriate level of resources are available to complete work on time. The Master Project Schedule, for example, tracks all open projects, including milestones, and is an excellent indicator of exactly what resources are necessary at multiple locations concurrently.



### Job Order Status Meetings

Effective schedule development and maintenance involves conducting weekly job order status meetings with our personnel, subcontractors, and the project owner and/or other stakeholders. The purpose of these meetings is to discuss the progress of the schedule, review activities from the previous week, and plan for new actions for the upcoming week. If any items are behind schedule, the project team will take the appropriate measures to expedite those items. The schedule may be revised to reflect current status, and any applicable logs or reports will also be reviewed and updated, if necessary.



### On-Site Supervision and Subcontractor Management

Superintendents evaluate the project's progress, monitor operations for compliance with contract requirements, and ensure that safety procedures are followed. Our hands-on management approach promotes an up-front understanding for what is always expected, and all project requirements are written and incorporated into each subcontract.

## C.2 CURRENT REFERENCES

In addition to C.2, our **B.1 and B.2 responses** in the **B. Past Performance on Similar Contract** include **Point of Contact information**, as does the following section: **D. References Showing Prior Experience**.

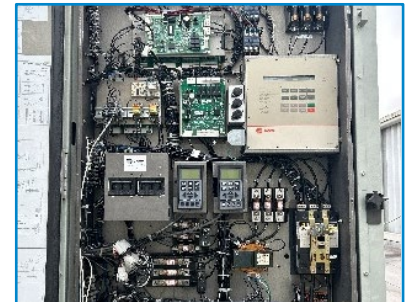
Tony Lindgren, KMB Architects, (360) 706-6017	Dan Timmons, Bates College, (253) 706-6017
Josh Pease, Pierce Transit, (253) 355-0869	Monica Adams, Pierce Transit, (253) 581-8130

## D. REFERENCES SHOWING PRIOR EXPERIENCE

### D.1 REFERENCES ACCOMPANIED BY PROJECTS THAT REQUIRED CONTINUOUS OCCUPANCY

**REFERENCE #1 – Steve Jeffries, Pierce Transit Facilities Assistant Manager; (253) 255-8590; SJeffries@piercetransit.org**

**The Building 4 Server Room HVAC Repair** was an iterative repair project for an occupied Pierce Transit Authority building. Centennial performed in-depth diagnostics before mechanical work began. Testing revealed an air handling unit's RTU-01 was short cycling and that the Trane Intellipack units were no longer functional. These findings led to a three-phase plan for mechanical work. First, we installed and furnished two module boards. Then we performed operations checks on the units. Lastly, we replaced a failed smoke dampener and tested the system for functionality. Basing the phasing on the diagnostic results saved costs for the owner. We also minimized disturbances to office staff, maintenance personnel, and server room IT workers.



**Scope of Centennial's Work:** Centennial operated as the Prime JOC Contractor and general contractor. Subcontractors included Mechanical (HVAC) and Controls.

**Location:** Lakewood, WA

**Schedule:** May 16, 2025 – September 19, 2025

**Final Construction Cost:** \$21,510

**Cost of Change Orders:** 3 owner directed change orders totaling \$9,608

**Number and Cost of Claims:** 0/\$0

**REFERENCE #2 – Andy Blomberg, NWR Facilities Manager, WSDOT; (206) 510-8420; Andy.Blomberg@wsdot.wa.gov**

**Project Description: The Everett Pre-Wash Building Replacement** involved creation of a new shelter for an industrial pressure washer, modification of the existing utilities, and bringing power/water to the new building. Centennial relocated the pressure washer, cut penetration for the relocated vent stack, and installed new piping for a propane connection. Additionally, we led the effort to relocate remaining equipment and streamlined the original plans to do so. After discussions with the owners and stakeholders, this streamlined plan provided a less expensive, faster, and higher quality resolution by eliminating the need for full design and additional permits.

**Scope of Centennial's Work:** Centennial operated as the Prime JOC Contractor and general contractor. Subcontractors included Carpentry, Mechanical, Sheet Metal, Electrical, Earthwork.

**Location:** Shoreline, WA

**Schedule:** May 22, 2023 – June 30, 2023

**Final Construction Cost:** \$112,622

**Cost of Change Orders:** One

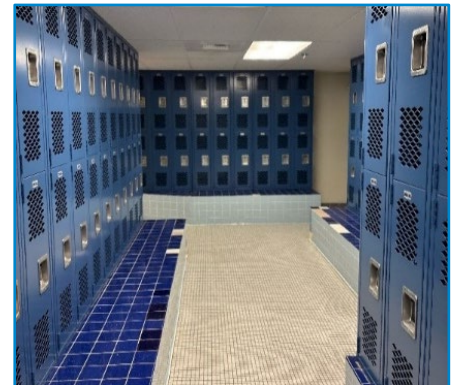
owner directed change order for \$15,496

**Number and Cost of Claims:** 0/\$0



**REFERENCE #3 – David Rhodes, NAF-NWR Engineering Specialist, Department of Defense; (520) 851-9939; David.S.Rhodes10.naf@army.mil**

**Project Description:** The **McVeigh Gym Locker Install** was a bid-build upgrade and renovation project for Joint Base Lewis-McChord. Centennial first removed 513 existing lockers from inside three locker rooms. We then relocated fire suppression heads to account for the new locker heights, reinforced the pedestals used to mount the lockers, and installed lockers owner-purchased lockers. However, the owner-purchased locker dimensions did not match the dimensions of the original lockers. To save the Government the expense of reordering, Centennial collaborated with our carpenters to modify the layout to use the purchased lockers. This accomplishment also occurred before the end of the federal fiscal year. Although the locker room was closed, the rest of the gym and other locker rooms were open and active.



**Scope of Centennial's Work:** Centennial was the Prime Contractor and general contractor. Subcontractors included Carpentry, Demolition, and Fire Suppression.

**Location:** Joint Base Lewis-McChord

**Schedule:** September 2, 2025 – October 3, 2025

**Final Construction Cost:** \$114,755

**Cost of Change Orders:** One owner directed change order for \$16,686

**Number and Cost of Claims:** 0/\$0

**REFERENCE #4 – Samuel Leiren, WSDOT Project Manager; (360) 705-7353; Samuel.Leiren@wsdot.wa.gov**

**Sample Project:** The **Scatter Creek Well Repairs** project for WSDOT involved extensive research, obtaining environmental permits, and abiding by strict regulations and input from the Department of Ecology. After initial preplanning, WSDOT changed the desired scope elements significantly after input from numerous stakeholders. Working with WSDOT, we identified what project goals would be feasible within a limited budget. As stated, the specialized scope required engineers to research and confirm Department of Ecology permitting requirements. Additionally, we discovered a limited number of subcontractors could perform the specialized well work and therefore putting together a subcontracting team required a great deal of outreach. Final scope included the following milestones: new wiring installation from the well heads to the control room; new control panel and VFD integration to the existing system; cleaning, extending, and lining, the existing well casings. In the end stage, we realized a pump that we installed did not function properly, but we quickly replaced it under warranty to finish the project on time. Because Centennial tracked the engineering costs as T&M and provided a deduction for engineering costs, this project also ended up under the initial contract value.



**Scope of Centennial's Work:** Centennial operated as the Prime JOC Contractor and general contractor. Subcontractors included Engineering, Electrical, Mechanical, and Sitework.

**Location:** Shoreline, WA

**Schedule:** February 10, 2025 – May 30, 2025

**Final Construction Cost:** \$241,311

**Cost of Change Orders:** Two change orders for \$429

**Number and Cost of Claims:** 0/\$0

**REFERENCE #5 – Greg Wojcicki, Construction Manager for University of Washington, Facilities Administration, Project Delivery Group; (206) 235-2915; GregWoj@uw.edu**

**Sample Project: Temporary Child Center Remodel** project for University of Washington involved the following key trades: demolition, plumbing, carpentry, minor HVAC, electrical, casework, paint, furnishings, playground installation, sitework, and fencing. Project began with demolition of one modular building on the University's campus. Within the other five modular buildings, Centennial removed designated walls according to architect's design. Then Centennial upgraded casework and finishes, amended electrical systems to operate within the new layouts, installed bathroom fixtures to accommodate small children and adults, and upgraded kitchen appliances as well as plumbing waste and supply lines for all modular buildings. Playground construction included excavation, backfilling the space with engineered wood fiber (EWF), and digging holes for steel pylons, plus playground assembly.

**Scope of Centennial's Work:** As the prime contractor, Centennial provided both preconstruction and construction services. Centennial assisted in design and constructability reviews, problem/issue resolution, and phasing plan development; developed and maintained the project schedule; selected and managed subcontractors; monitored progress, cost, safety, and quality throughout performance; controlled site operations; coordinated with all stakeholders; and oversaw all construction workflow.

**Location:** Seattle, WA

**Schedule:** March 17, 2025 to August 22, 2025

**Final Construction Cost:** \$961,565

**Cost of Change Orders:** Multiple owner-initiated change orders (upsizing water lines to meet new code requirements, additional flooring requested, furniture addition at end of remodel services, adjustments to toilet heights because facilities needed restrooms facilities to accommodate multiple age groups)

**Number and Cost of Claims:** 0/\$0

## D.2 CRAFT LABOR RELATIONS

Centennial awards all trades work subject to the terms and conditions of the PLA to local subcontractors. Our written subcontracts require that these firms sign the PLAs and comply with the applicable craft labor union rules as appropriate for individual projects.

Centennial ensures that, for projects with PLAs, subcontractors attend the unions' PLA training as needed and pay wage rates as per union requirements. For each PLA project, we meet with a County's PLA specialist to discuss subcontractor outreach and potential bidders, and we meet again with the PLA specialist after subcontracts are awarded to review potential participants. Our team coordinates with union representatives directly to review the status of subcontractor compliance, to overcome any challenges encountered, and to ensure our subcontractors ultimately meet their PLA obligations. In addition, nearly all our contracts involve payment according to prevailing wage rates, and many involve certified payrolls. The same procedures Centennial has developed and implements to ensure compliance with these requirements also ensure compliance with PLA requirements.

Centennial treats all our subcontractors equally and fairly, ensuring on-site performance meets all contract requirements. On site daily, our Superintendents coordinate with subcontractors as the first step in mitigating any labor relations issues

**E. CONSTRUCTION, ESTIMATING, AND SCHEDULING EXPERIENCE**

**E.1 CENTENNIAL’S CORPORATE EXPERIENCE IN WASHINGTON**

As a JOC specialist, Centennial has extensive experience developing detailed estimates and schedules that are accurate and dependable for customers. **We perform all estimating and scheduling work with our own in-house staff for each of our job contracts.**

Empowering local personnel fosters stronger communication with Owners that best utilizes on-site experience and knowledge, minimizes proposal preparation time, and leads to improved understanding and flexibility from our project teams. Details specific to our successes managing budgets and schedules for successful work completion can be found in Section C.

Centennial takes pride in our dependable operations and performs all work, including ethical estimates and schedule development. We have achieved an honorable reputation through our cooperative and partnering behavior in the JOC industry and will not incorporate unnecessary swell or waste factors into our estimates, nor will we develop unrealistic schedules that increase risks to the project. Although we are accustomed to managing modifications to ongoing work to accommodate owner-initiated changes, **Centennial will not request changes to the price or schedule to adjust for errors made during our preconstruction evaluations.** That distinction is key to our dependability because the nature of job order contracting often leads to change orders that result from the owner changing the scope once the job has begun.

**E.2 KEY PERSONNEL’S EXPERIENCE**

A critical component of our ability to estimate and schedule a job is our in-depth knowledge of construction. Our proposed Key Personnel have experience with all aspects of construction, including: structural, architectural,

mechanical, electrical, and civil, and they have performed customers with specialized facilities and requirements. They have acquired the skills to develop precise estimates and schedules to meet or exceed customer requirements and expectations.

While many of our competitors outsource their estimating and scheduling tasks to individuals within the corporate office, Centennial retains those responsibilities within the project team, enabling our Estimators and Schedulers to provide more detailed work packages and phasing; be more responsive with faster and more comprehensive answers to Owner or end-user questions; understand contracts and requirements, the labor situation, and the local market; and sustain relationships with Owners and end-users for financial, schedule, and phasing decisions.

Our Project Managers are properly trained in the use of RS Means unit price book and are consistent in their approaches to planning and developing reliable and accurate estimates to meet the unique requirements of JOC for the Washington Department of Enterprise Services. As seen in the table below, our proposed team members are more than capable of delivering successful projects that began as **RS Means** estimates. However, we also provide ongoing estimate training to our project management personnel, ensuring they maintain the necessary skill and awareness of new tools in the industry to provide project services.

PROGRAM LEAD	PROJECT MANAGERS (acting as estimators)	SUPERINTENDENTS (acting as schedulers)	ADDITIONAL SUPPORT STAFF
Responsible for the approval and preparation of <b>over 250 job order estimates with RS Means</b>	Responsible for the preparation of <b>over 40 job order estimates with RS Means</b>	Responsible for delivering <b>over 250 job orders that began with an RS Means estimate</b>	Supported <b>over 1,500 job orders that began with an RS Means estimate</b>
Responsible for the approval and preparation of multiple job order estimates that utilized Gordian CTC	Responsible for the preparation of several job order estimates (under multiple contracts) that utilized Gordian CTC	Responsible for delivering several job orders (under multiple contracts) that began with an estimate utilizing Gordian CTC	Supported multiple job orders over the years that began with an estimate utilizing Gordian CTC
<b>Over 12 years of experience providing job order contract services</b>	<b>Over 10 years of combined experience delivering job order contract services</b>	<b>Over 40 years of combined experience delivering job order contract services</b>	<b>Over 65 years of combined experience delivering job order contract services</b>

In the rare event that a work order requires highly specialized expertise for a specific trade, Centennial will leverage our relationships with qualified subcontractors. **Key subcontractors** join us on job walks and contribute their knowledge of the trade and scope of work to assist in the development of both the schedule and estimate. We have a strong foundation of subcontractors already prequalified to perform with us, and we will draw upon their expertise, as appropriate, to contribute to the estimating and scheduling of a project.

Centennial’s extensive **regional and national resources** that include skilled personnel with experience in all construction disciplines and the management of projects of varying sizes, scopes of work, and complexities.

**E.3 EXAMPLES DEVELOPED AND UTILIZED ON PRIOR JOBS**

**Please see Attachment 1: Example Schedule and Estimate**, which can be found behind the narrative proposal response, for sample documents used on a Parking Lot Lighting Installation in the Northwest Region for WSDOT under a statewide job order contract. With many of our multi-phase scope projects, both documents would be more robust; however, due to page limitations, they have been selected to exemplify the type and style of document that the DES can expect to receive from Centennial’s team.

**E.4 APPROACH TO WORKING WITH OWNERS AND STAKEHOLDERS**

On our contracts and projects, we successfully work with multiple stakeholders, from the owner and end users to subcontractors and architects/engineers to regulatory agencies, permitting officials, and other affected entities. For instance, we understand that in some facilities within DES there are schedule and approval processes that need to be completed prior to Centennial providing a proposal. This typically happens when coordinating efforts with a facility that has Union shops. We know we must remain flexible and adaptable to the changing needs of stakeholders while ensuring projects are completed on schedule and within budget.



**Flexibility and adaptation**

Flexibility and adaptation are the keys to meeting the changing needs of many stakeholders while completing job orders on schedule and within budget.

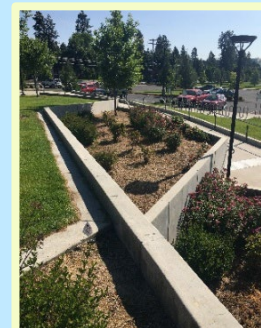
- Before developing the estimate and schedule, we will ensure project requirements are fully understood by all involved parties.
- Upon notification of work, Centennial's Program Manager will identify the Project Manager and Superintendent who will be involved with the project, enhancing our ability to coordinate and communicate effectively with stakeholders during all stages of work.
- Once determined, these individuals will schedule a site visit with the owner and any other appropriate representatives during which important elements of the project, including site logistics, access and egress, safety and security, material acquisition timing including long-lead items, coordination of construction activities, consideration for owner activities, and available budgets, will be discussed.
- During this time, existing systems and structures are checked to identify any potential challenges. Depending on the project's scope and level of complexity, the Program Lead, quality control and safety personnel, assigned design consultants, and/or key subcontractors may attend the site visit to offer additional insight.



**Site Visit Discussions**

The goal of the **site visit discussions** is to have everyone agree on work sequence, storage and staging, and material delivery.

**Centennial seeks to understand our customers' needs and proactively develop solutions to varied budget and schedule constraints.**



*Pictured – Ferris HS Grounds Improvements, Spokane*

**All projects described in B. Past Performance on Similar Contracts and D. References Showing Prior Experience** exemplify the methods our teams utilize to remain flexible in adapting to the unique and changing needs of each job order.

- **Site visit discussions** arrive at an understanding of a project’s scope of work and any special items to consider when developing estimates and schedules.
- We will also review with the appropriate stakeholders the final cost and completion-time requirements to ensure all parties are aware of what work needs to be completed, at what price, and within what timeframe.
- This mutual understanding helps mitigate unforeseen problems during construction that could increase costs or cause delays. Doing so strengthens the partnership between the contractor and stakeholders in the early phases of project development.



*Pictured – HVAC Upgrade Tacoma Community College*

**All projects** described in **B. Past Performance on Similar Contracts and D. References Showing Prior Experience** benefitted from **thorough site visit discussions**.

**Multiple proposed team members led and supported all projects in this proposal**, including any efforts where value engineering helped to improve schedules and budgets.

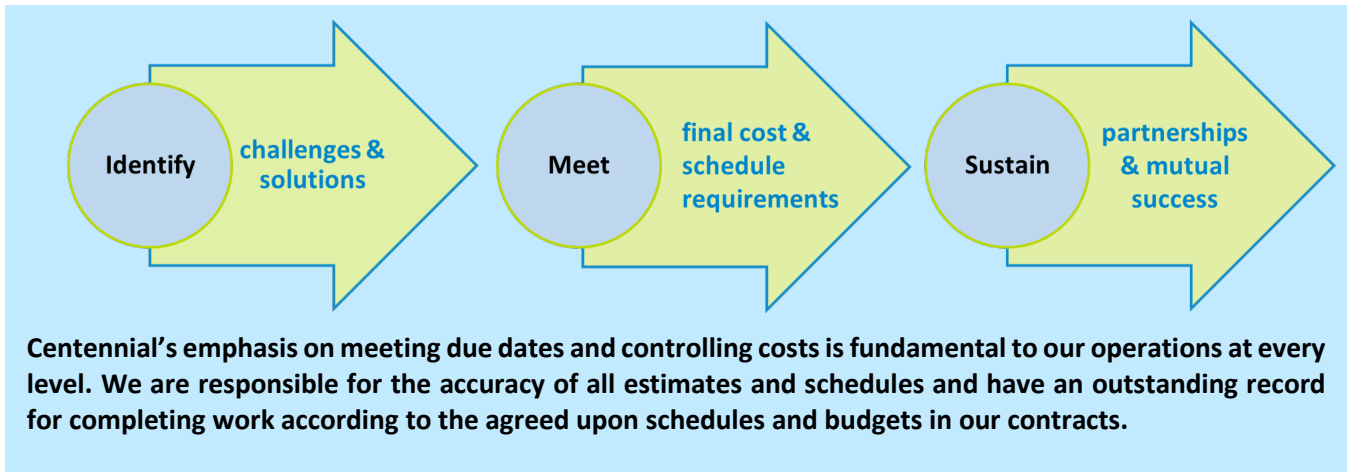


### Value Engineering

To ensure realism in project scopes and goals, Centennial focuses on each project’s unique characteristics and setting to initiate value engineering in a job order’s early phases and throughout a job order’s duration to provide best value in a timely manner.

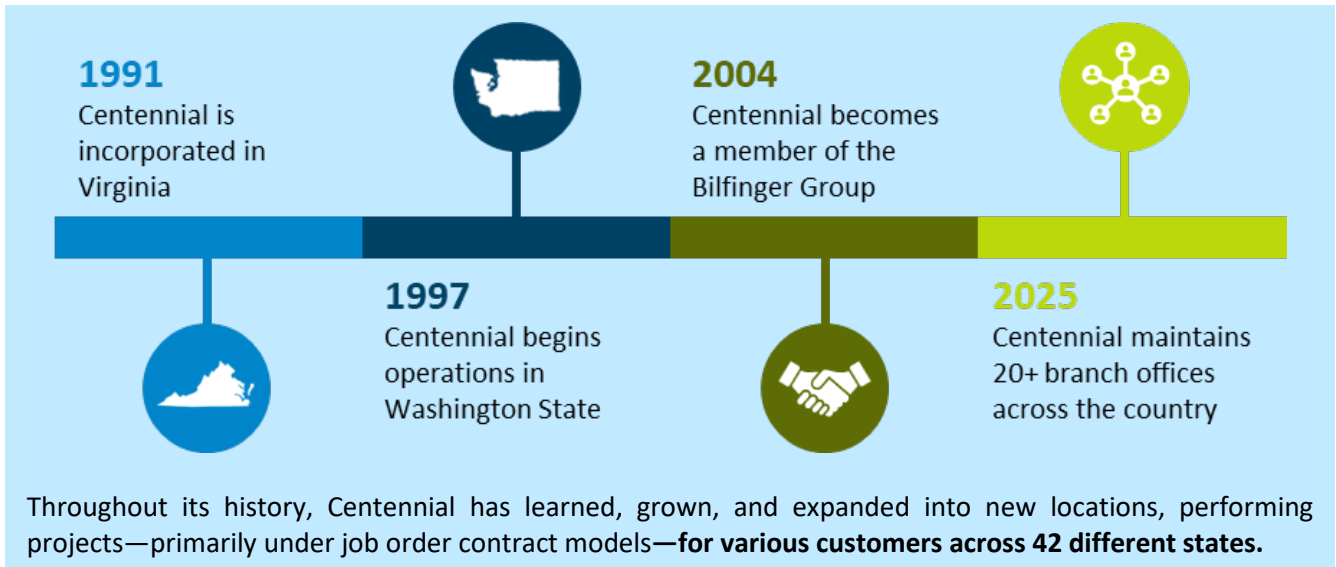
- Identifying what usable equipment/materials could be reinstalled instead of replaced allows for funds to be reallocated toward enhanced features or cost savings. Reinstallation can also eliminate long-lead items.
- Researching and suggesting substitute equipment/materials that still meet/exceed project requirements can bring about reduced costs or scheduling benefits.
- Presenting scope items as a “shopping list” (item by item) so that the customer can select items that are most desired can help the owner stay within budget and satisfy any time restrictions.
- Working with local manufacturers to expedite fast-track orders can save time and money for rush projects.
- Phasing the project so that work can be completed as time and funds become available allows for more flexible and timely planning.

**Projects #1, #4, #6, #8, #9, plus Reference Projects #2, 3, and 4, relied on value engineering** to be Successful in terms of project schedules, budgets, quality, and objectives. These job orders are detailed in **B. Past Performance on Similar Contracts and D. References Showing Prior Experience** of this proposal and were performed by key members of our proposed personnel for this contract. However, other projects in those sections also featured dedicated phasing and work schedules that might also be considered as successful value engineering strategies.



**F. RECENT, CURRENT, AND PROJECTED WORKLOAD OF FIRM**

**F.1 CENTENNIAL’S HISTORY, SIZE, LOCATION, AND CAPABILITIES**



Centennial's corporate office in Reston, VA, is home to the senior executive leadership, corporate accounting, corporate safety, human resources and training, legal, proposal management, and information technology departments. Centennial and our affiliated joint ventures have approximately 20 branch offices across the country from which our regional executives and project teams operate. While our operations and resources are national in scope, we function as a local contractor with strong ties to the community and in-depth knowledge of the local market. Centennial is a trusted local contractor, with three offices in Washington – in Seattle, Joint Base Lewis-McChord (Pierce County) and Spokane. **The following practices and support structures will assist our Washington personnel in the successful performance of this contract:**

- Our local project teams have signature authority as needed to manage their contracts effectively.
- Our regional and corporate management structure is available for support, but the project teams can respond immediately to any customer requirement without outside assistance.
- The proposed team for this contract comprises full-time Centennial personnel with experience working together for integrated and cohesive operations.

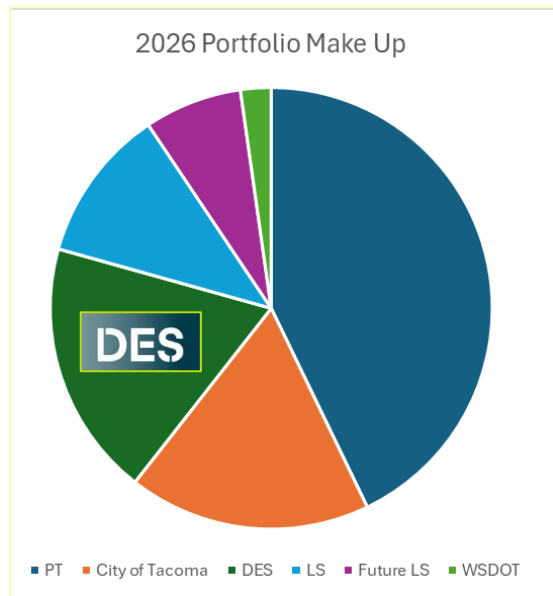
- These personnel will be led by our local senior management team that oversees all of Centennial’s contracts in the area and can synchronize activities and resources for consistently high levels of services for all the users of the DES contract.

Centennial has ample capacity and resources to provide any level of service requested by DES under this contract. Centennial currently has more than 30 employees operating from our Washington offices and more than 200 employees companywide. **Our proposed project teams are available to begin work on this contract immediately.**

**F.2 CENTENNIAL’S VOLUME, FINANCIAL POSITION, AND BONDING**

**Our Washington personnel understand the importance of improving regional and local infrastructure across the state and are ready and able to meet the demands of this Washington DES contract.**

Centennial's annual revenue in Washington for the past three years (2023–2025) is \$23.8 million, \$20.4 million, and \$20.4 million, which averages to approximately \$1.7+ million per month. Centennial's statewide workload includes approximately 100 active projects per year of various sizes and scopes awarded through job order contracts and other contracting vehicles, including consolidated joint venture revenue. Our local offices project 10% growth within the state over the next three years. **This plan prioritizes the DES as a valued customer and partner (see pie chart to the right).**



The chart represents the potential 2026 portfolio for Centennial’s primary office in Washington to service the DES. Should volume demand, other Washington offices are also prepared to support the contract. When needed, this sharing of resources from office to office has been effective on our local Pierce Transit (PT) JOC and our statewide WSDOT JOC.

<b>Centennial’s average annual revenue in Washington (past 3 years, all offices)</b>	<b>Centennial’s average annual revenue companywide (past 3 years)</b>	<b>Centennial anticipates 10% growth both in Washington and nationwide over the next 3 years. This DES contract is factored into those projections.</b>
\$21.5+ million per year \$1.7+ million per month	\$220+ million per year \$18.3 million per month	

Centennial is financially strong and has never been in financial difficulty or failed to complete a project for financial (or any other) reasons. Centennial's available bonding capacity is approximately \$500,000,000 in excess of currently executed bonds (evidenced in the Letter of Bonding Capacity, which we have uploaded as its own document within the Bonfire portal).

**F.3 CENTENNIAL STRATEGIES TO DEAL WITH OWNER FISCAL DEADLINES**

Centennial’s personnel assigned to this DES contract have the necessary experience, tools, and strategies to meet fiscal deadlines. Our team is aware of and experienced in volume patterns unique to the area, including Fiscal, Biennium, and Federal expenditures, etc. We know these dates are catalysts for project requests, and we prepare for them through staffing and scheduling leading into the summer and fall seasons.

In addition to **proactive communication with owners**, which allows us to plan for staffing efficiencies, workload capacity, and early mobilization for long-lead items, we also use **trend analysis** and look-ahead scheduling to constantly manage our Master Schedule. We are **adept at managing staffing levels** across the region and nation as needed to guarantee that we always have the support in place to estimate and submit proposals as well as manage active construction to successfully meet our customers' evolving needs.

We also have a well-developed and loyal **base of preapproved Washington subcontractors in every discipline**, which allows us to complete multiple-simultaneous projects with overlapping scope in various locations across the state. A base of preapproved subcontractors also makes preparing and receiving bid packages streamlines the process for accurate proposals when a surge in job order opportunities occurs under a contract such as this statewide Job Order Contract for the Department of Enterprise Services.

**To deal with Owner fiscal deadlines and sudden surges in proposal requests, we rely on a series of tested tools and proven strategies:**

- ✓ **Integrated Master Schedule** that anticipates and forecasts potential bottlenecks
- ✓ **Three-week look-ahead** schedules
- ✓ **Weekly progress updates** to the schedule
- ✓ We monitor progress **daily**
- ✓ **Communication plans** that coordinate among subcontracts, stakeholders, and owners
- ✓ We **notify owner personnel** when issues arise and **take immediate steps** toward resolution.

## G. CONCEPT OF PROPOSAL

Centennial emphasizes the importance of **communication** and focuses on establishing a sense of **partnership** and **open dialogue** that fosters creative solutions and prevents misunderstandings. Centennial's methodology is defined by our proficient leadership and qualified project staff who execute procedures in a way that is consistent with Centennial's core values, flexible to the client's needs, and cost effective.

### G.1 INTEGRATION OF ALL ELEMENTS INTO THE PROJECT

Centennial offers a full range of JOC services that encompass all aspects of project management throughout all project tasks and phases. To better integrate preconstruction, construction, and post-construction activities for complete, effective project management, our team will first perform detailed analyses of all project requirements. This initial act helps us adjust to as needed to individual work order requirements.

**Attachment 2: Work Order Process Flow Chart** provides a summary of Centennial's processes and procedures for executing all elements of a typical work order, from initial notice through closeout and warranty.

To ensure proper planning and successful execution, we provide **preconstruction services for all projects**, regardless of size. On nearly all our contracts we work with owners to develop complete scopes of works from incomplete plans and specifications, and our project team has the skills and experience needed to provide design suggestions as part of our standard scope development and project management. We also often partner with architectural and engineering (A/E) firms to provide professional A/E services under design-build or design-assist scenarios, and we regularly collaborate with the owner's design team with excellent results.

Upon contract startup, our personnel will **work closely with DES to refine workflows and standardize processes** in a way that aligns with DES's operations. Throughout the contract term, we will identify areas subject to improvement and work with DES to execute new efficiencies to DES's benefit.

## G.2 APPROACH TO COLLABORATING WITH OWNER AND PROJECT STAKEHOLDERS

To incorporate the needs and concerns of multiple stakeholders, Centennial facilitates early collaboration on projects with all involved parties. Efforts at early collaboration then persist throughout all phases of the project as we execute activities in an agreed upon sequence to minimize disruptions and delays for involved stakeholders.

### Initial Kick-off Meeting

- Centennial's team, DES, end users, and subcontractors all participate
- Discuss design/construction services, cost, value engineering, and schedule
- Review personnel, schedule, safety, inspection, and closeout requirements
- Our project team will stay in close communication with DES and individual project owners throughout the execution of each project

### Communication Plan

- Created for each project
- Scheduled meetings, such as weekly/bi-weekly/monthly project status reviews
- Daily project activity reports on record and available to owners
- Regular informal interaction through phone calls, emails, and site visits
- Reports customized according to a customer's preference, such as project status, contract status, small business utilization, and monthly safety reports

At a minimum, each project Superintendent will be at the site and available daily to discuss the project with facility occupants. If requested, and when working in occupied spaces, we will conduct a general information meeting for all facility users to inform them of the possible construction impacts on their work, including potential conflicts with scheduled activities, egress issues, and safety risks. We will post appropriate signage and other markers or barriers to direct public traffic safety around active construction sites and indicate alternate access avenues as appropriate.

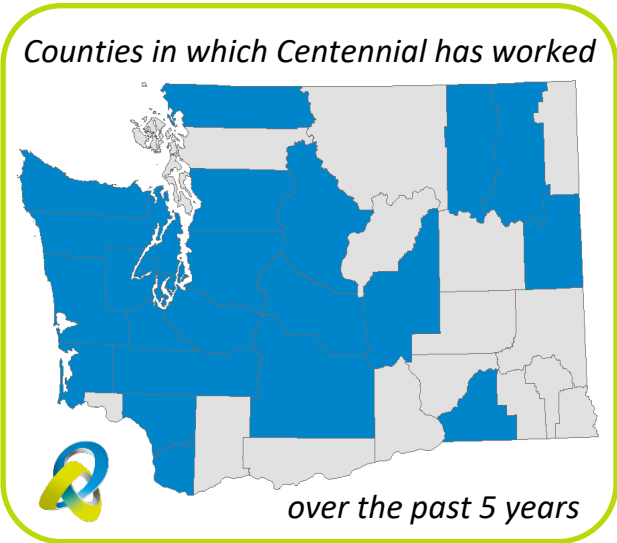
## G.3 PLAN TO PROVIDE SERVICES THROUGHOUT THE STATE

For over 25 years, Centennial has delivered job order contracting services across the state with proven success. Our experienced JOC team is prepared to serve both western and eastern regions and will mobilize anywhere in Washington as needed. Backed by Centennial's extensive network of local and regional resources, we have the capacity, expertise, and processes to complete multiple-simultaneous and geographically diverse projects efficiently and within budget.

Due to the regulated nature of JOC work in Washington, all projects remain under \$500,000, and this presents a unique challenge to contractors seeking to successfully provide effective supervision at multiple-simultaneous sites that are also dispersed over a wide geography. But Centennial can do so while keeping general cost conditions under control—and efficiently.

On such a statewide contract, Centennial’s clearly defined roles and responsibilities for key personnel streamline processes for effective project management from start to finish, and the following strategy steps will help key personnel carry out their responsibilities across Washington:

- ★ **Traveling Management Personnel:** Centennial utilizes **traveling Superintendents** (supported by traveling Project Managers and Safety Inspectors) to manage work.
  - ✓ Centennial personnel will be **onsite** for all critical inspections, high risk activities, and transitions at key milestone points.
  - ✓ All Centennial Superintendents and Project Managers hold current **US Army Corps of Engineers Contractor Quality Management** training certificates, making them QC and inspection experts.
  - ✓ All Centennial Superintendents and Project Managers hold current **OSHA 30-Hour Safety Course certifications and take refresher courses every two years**, making every member of our team a professionally qualified safety inspector.
- ★ **Frequent Communication:** Centennial communicates through email, text, online, over the phone, and in person to regularly engage with all stakeholders.
  - ✓ Through **Procore™ Project Management Software** we share submittals, drawings, plans, comments, reports, and specifications in real time.
  - ✓ We utilize video calls and virtual meetings to bring geographically dispersed stakeholders together.
  - ✓ We use live and recorded video and photographs to conduct virtual inspections, answer questions, and conduct planning discussions.
- ★ **Proven Policies, Procedures, and Manuals:** Centennial reduces risk through proven procedures and policies to ensure **predictable, reliable, and well-documented performance** at multiple-simultaneous geographically diverse sites.
- ★ **Detailed, Accurate Scopes of Work:** We produce detailed and accurate scopes of work and parcel them into clear work packages for our subcontractors to improve performance and minimize rework.
- ★ **Quality Subcontractors:** We partner with trusted **subcontractors who have proven records of success** with our teams from our previous statewide experience. We also insist that our subcontractors have a competent person on site at all times work is being conducted and write this into our subcontracts. For remote work, we endeavor to utilize subcontractors with whom we have previously worked and who have demonstrated a willingness to comply with Centennial’s safety, schedule, and quality expectations.
- ★ **Documentation and Reports:** **Properly completed documentation and reporting is a key element of properly conducted construction.** When documentation starts to fall off, performance often follows, so – especially at remote locations – our management teams insist upon thorough, timely, and accurate reporting, which is utilized to identify and solve potential issues before they become problems.



Please see **Attachment 2: Work Order Process Flow Chart** for a visual of suggested sequences for Work Order processes and procedures on a given work order, and we have uploaded **H. Demonstrated Bonding Capacity** and **I. Accident and Prevention Plan** separately as instructed.

# **Attachment 1: Example Schedule and Estimate**

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ID	Task Name	Duration	Start	Finish	WIP%	Cost	Qtr 1, 2026					Qtr 2, 2026
							Dec	Jan	Feb	Mar	Apr	May
1	#75500-0030 TDS Elevator Roof Repairs	91 days	Thu 1/8/26	Wed 4/8/26	90.64	\$46,058.83	rator Roof Repairs					4/8
2	NTP	0 days	Thu 1/8/26	Thu 1/8/26	0	\$0.01	NTP					1/8
3	Construction	65 days	Thu 1/8/26	Wed 4/8/26	90.64	\$46,058.82	Construction					4/8
4	Weather Delay Due To Rain	10 days	Thu 1/8/26	Wed 1/21/26	100	\$0.01	Delay Due To Rain					
5	Pressure Washed the Roof	1 day	Thu 1/22/26	Thu 1/22/26	100	\$8,000.00	Pressure Washed the Roof					
6	Prep and Seal the Gutters	1 day	Fri 1/23/26	Fri 1/23/26	100	\$12,000.00	Prep and Seal the Gutters					
7	Weather Delay Due To Rain	6 days	Mon 1/26/26	Mon 2/2/26	100	\$0.01	Weather Delay Due To Rain					
8	Prep and Seal the Roof	5 days	Tue 2/3/26	Mon 2/9/26	100	\$21,746.27	Prep and Seal the Roof					
9	Weather Dealy Due to No Rain	7 days	Tue 2/10/26	Wed 2/18/26	30	\$0.01	Weather Dealy Due to No Rain					
10	Third Party Inspection	1 day	Thu 2/19/26	Thu 2/19/26	0	\$4,312.50	Third Party Inspection					
11	BOD	1 day	Fri 2/20/26	Fri 2/20/26	0	\$0.01	BOD					
12	LCD	0 days	Wed 4/8/26	Wed 4/8/26	0	\$0.01	LCD					4/8

Item Code	Item Description	Takeoff Qty	Unit	Total Unit Price	Labor Total	Mat Total	Equip Total	Grand Total	Gross Total Costs	Note
<b>TDS Skylight Roof Temp Repair</b>				<b>\$0.00</b>	<b>\$17,228.40</b>	<b>\$12,828.90</b>	<b>\$3,856.70</b>	<b>\$33,914.00</b>	<b>\$40,224.72</b>	
<b>Roofing</b>				<b>\$0.00</b>	<b>\$17,228.40</b>	<b>\$12,828.90</b>	<b>\$3,856.70</b>	<b>\$33,914.00</b>	<b>\$40,224.72</b>	
<b>Cleaning</b>				<b>\$0.00</b>	<b>\$2,509.60</b>	<b>\$0.00</b>	<b>\$803.60</b>	<b>\$3,313.20</b>	<b>\$3,929.72</b>	
01543650	1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	2.0	EA	\$401.10	\$537.60	\$0.00	\$264.60	\$802.20	\$951.47	Mob/Demob cleaning crew
04012052	0440 Cleaning masonry, high pressure wash, heavy soil, biological and mineral staining, paint, water only, excludes scaffolding	1,100.0	SF	\$2.10	\$1,771.00	\$0.00	\$539.00	\$2,310.00	\$2,739.84	Pressure wash/prep existing surfaces
07050510	9000 Selective demolition, thermal and moisture protection, minimum labor/equipment charge	1.0	Job	\$201.00	\$201.00	\$0.00	\$0.00	\$201.00	\$238.40	Add Labor to Prep Gutters
<b>Installation</b>				<b>\$0.00</b>	<b>\$13,526.10</b>	<b>\$10,595.00</b>	<b>\$2,943.60</b>	<b>\$27,064.70</b>	<b>\$32,100.90</b>	
01543650	1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	2.0	EA	\$401.10	\$537.60	\$0.00	\$264.60	\$802.20	\$951.47	Mob roofing crew & misc. equipment. (De-Mob costs)
02411919	3040 Selective demolition, rubbish handling, 50' haul, loading & trucking, hand loading truck, cost to be added to demolition cost	5.0	CY	\$56.50	\$177.50	\$0.00	\$105.00	\$282.50	\$335.07	Hand loading materials to/from working area on the roof
07561010	0075 Elastomeric roofing, primer, on smooth metal, 2 coats, if required	1,100.0	SF	\$2.55	\$330.00	\$2,475.00	\$0.00	\$2,805.00	\$3,326.95	Primer for proper adhesion
07561010	0700 Elastomeric roofing, 5 coat neoprene deck, 60 mils thick, under 10,000 SF	1,100.0	SF	\$14.89	\$9,845.00	\$3,960.00	\$2,574.00	\$16,379.00	\$19,426.80	Apply sealant to roof, gutter and adjoining surfaces
07561010	9000 Elastomeric roofing, minimum labor/equipment charge	1.0	Job	\$222.00	\$222.00	\$0.00	\$0.00	\$222.00	\$263.31	Min. labor and equipment for fluid applied roof coating
07651010	0060 Sheet metal flashing, aluminum, flexible, mill finish, .019" thick, including up to 4 bends	400.0	SF	\$10.26	\$1,224.00	\$2,880.00	\$0.00	\$4,104.00	\$4,867.67	Flashing metals
07921320	0500 Joint sealants, caulking and sealants, acrylic latex, cartridges, 1/4" x 1/2", in place	300.0	LF	\$2.13	\$510.00	\$129.00	\$0.00	\$639.00	\$757.91	Apply joint sealant
07921320	3900 Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	200.0	LF	\$3.89	\$392.00	\$386.00	\$0.00	\$778.00	\$922.77	Bonding all materials and flashing
07951350	2300 Expansion joint assemblies, roof to wall, flat roof, low profile, 1" space	30.0	LF	\$35.10	\$288.00	\$765.00	\$0.00	\$1,053.00	\$1,248.94	To be used at roof transitions
<b>Safety</b>				<b>\$0.00</b>	<b>\$1,192.70</b>	<b>\$2,233.90</b>	<b>\$109.50</b>	<b>\$3,536.10</b>	<b>\$4,194.10</b>	
01540960	0220 Safety nets, stock size combined mesh, 3-1/2" and 1/4" mesh, excl. supports	250.0	SF	\$3.52	\$0.00	\$880.00	\$0.00	\$880.00	\$1,043.75	Protect active site while working
01542380	4000 Staging aid/fall protection equipment, nylon full body harness, lanyard & rope grab, buy	3.0	EA	\$183.00	\$0.00	\$549.00	\$0.00	\$549.00	\$651.16	Harnesses for temporary fall protection
01542380	4100 Staging aid/fall protection equipment, rope for safety line, nylon, buy, 5/8" x 100'	3.0	EA	\$57.50	\$0.00	\$172.50	\$0.00	\$172.50	\$204.60	Safety lifeline equipment/material costs.
01542380	5410 Staging aid/fall protection equipment, installation (setup and removal) of rope for safety line	3.0	EA	\$12.50	\$37.50	\$0.00	\$0.00	\$37.50	\$44.48	Set up temporary beam straps for fall protection
01562310	0410 Barricades, PVC pipe barricade, break-a-way, buy, 3" diam. PVC, with 3 each 1' x 4' reflectorized panels	2.0	EA	\$253.00	\$0.00	\$506.00	\$0.00	\$506.00	\$600.16	Used to barricade area around aerial lift and forklift
01562650	0620 Temporary fencing, plastic safety fence, 4' high, heavy duty	80.0	LF	\$4.02	\$195.20	\$126.40	\$0.00	\$321.60	\$381.44	Used to barricade area around aerial lift and forklift
01712313	1200 Boundary & survey markers, crew for building layout, 3 person crew	3.0	days	\$356.50	\$960.00	\$0.00	\$109.50	\$1,069.50	\$1,268.51	Layout/set up/daily inspection of temporary fall protection system. Line reduced to 2hrs/day for the duration of the project.
<b>Grand Total</b>				<b>\$0.00</b>	<b>\$17,228.40</b>	<b>\$12,828.90</b>	<b>\$3,856.70</b>	<b>\$33,914.00</b>	<b>\$40,224.72</b>	
									<b>CCI-Tacoma, Q4- 2025</b>	<b>\$2,000.93</b>
									<b>Subtotal</b>	<b>\$35,914.93</b>
									<b>Standard Coefficient</b>	<b>\$4,309.79</b>
									<b>Total Estimate</b>	<b>\$40,224.72</b>

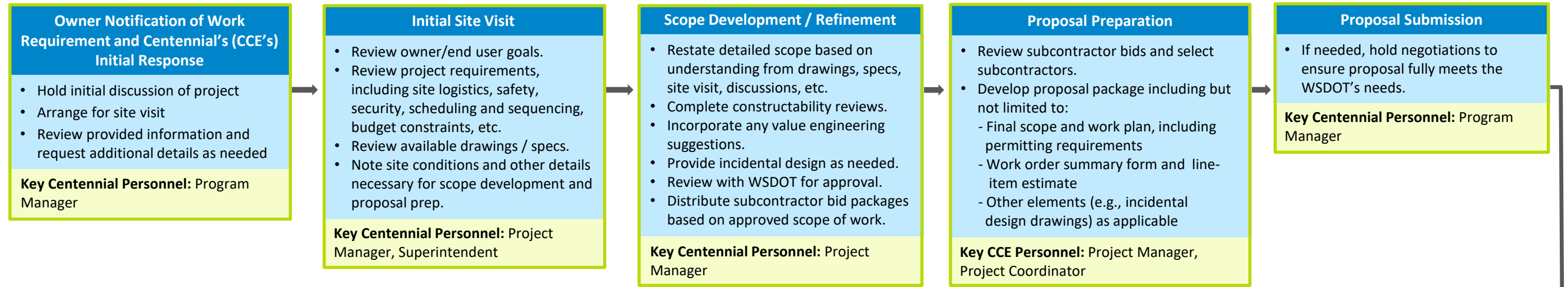


# **Attachment 2: Work Order Process Flow Chart**

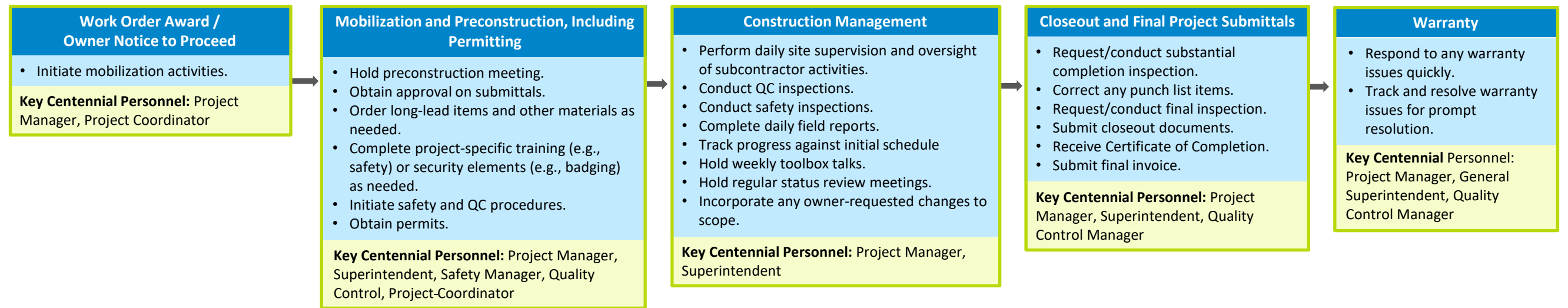
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## Flow Chart for Work Order Process

### SCOPING AND PROPOSAL DEVELOPMENT



### EXECUTION AND CLOSEOUT



### ONGOING *Activities performed at various points throughout work order process*

**Subcontractor Assistance and Prompt Payment**

- Provide mentoring and support, including:
  - Assistance with understanding project / providing complete bid
  - Administrative assistance (e.g., JOC paperwork, payroll reporting)
  - Assistance with meeting bonding and insurance requirements
  - Safety and other training
  - Feedback after unsuccessful bids
- Payment within 30 days, often less, of completion of subcontractor's work.

**Key Centennial Personnel:** Project Manager, Outreach Coordinator, Safety Manager, Project Coordinator

**DBE Outreach and Utilization Tracking and Reporting**

- Outreach to DBEs through publications, events, direct communication, etc.
- Attend or host relevant meetings and workshops.
- Track utilization against work order inclusion plan and contract goals.
- Initiate/implement improvement plan if performance is falling below goals.

**Key Centennial Personnel:** Outreach Coordinator, Primary Project Manager

**Communication and Coordination**

- Maintain daily communication with team members, subcontractors, owner, and other stakeholders as appropriate.
- Develop, submit, and record results of Requests for Information as needed.
- Hold weekly review meetings (internal).
- Hold regular status meeting with owner.
- Provide regular or special reports per owner preference/requirements.
- Coordinate with owner's design team as needed.
- Notify affected public and private entities and authorities having jurisdiction.

**Key Centennial Personnel:** All

**Notes**

**"Key CCE Personnel":** Project team personnel listed have primary responsibility for various task described. Level of participation may vary per project, and other team members may be involved as needed. The Program Manager oversees all activities.

**Additional Personnel:** Other Centennial regional personnel will provide support as needed to ensure successful performance during all project phases.

Key subcontractors, DES representatives, facility representatives, designers, agencies having jurisdiction, and other stakeholders will be involved throughout the work order process as appropriate.



# **Attachment 3: Signed Policy Commitment to Economic Development and Fair Opportunity**

**WE CREATE. WE CARE. WE CAN.  
WE MAKE IT WORK.**

February 27, 2026

The Department of Enterprise Services  
Facility Professional Services  
1500 Jefferson Street SE  
Olympia, WA 98504

**Subject: RFP J26-01 & J26-02: Policy Commitment to Economic Development and Fair Opportunity**

Centennial recognizes that construction plays a pivotal role in strengthening communities by generating local economic opportunities. As a general contractor that does not self-perform, we rely on a network of expert subcontractors whose specialized capabilities drive project success.

We actively support economic development by expanding contracting opportunities for small businesses — including those owned by veterans, women, and other historically underrepresented groups. Our approach to fair opportunity is rooted in ensuring that all qualified firms have equitable access to compete for the projects we pursue. We believe that broadening participation in public works enhances competitiveness, elevates innovation, and contributes to a more resilient construction industry.

Our outreach strategy emphasizes open, transparent procurement practices that eliminate unnecessary barriers to entry. We strengthen subcontractor relationships through mentorship, technical support, training programs, and educational opportunities that reinforce safety and quality on every project site.

Centennial also recognizes that many small, minority-, women-, and veteran-owned businesses face structural challenges when entering public procurement systems. These procurements can be complex, highly regulated, and resource-intensive. To address this, we provide individualized technical assistance that includes interpreting procurement documents, reviewing scopes, preparing bids, and understanding administrative requirements. We also offer mentorship throughout both onboarding and project execution to strengthen each firm's capacity for future public-sector work. This intentional support model directly aligns with Washington's statewide economic-development goals and helps expand meaningful opportunities for underrepresented contractors.

Centennial leadership sustains this commitment through continuous internal and external training, proactive engagement, and participation in community-based initiatives. In Washington, our teams partner with organizations such as OMWBE, TABOR 100, APEX Accelerator, and NWMBA. After identifying firms with the skills and

**Centennial Contractors Enterprises**

505 N. Argonne Road,  
Bldg. A Suite 101  
Spokane WA 99212

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[www.cce-inc.com](http://www.cce-inc.com)

Page 2 of 2

interest to support a given project, we provide onboarding and individualized training that promotes alignment between local subcontractors and our project management teams.

We continually prioritize expanding our qualified subcontractor network through routine communication, participation in monthly industry events, timely outreach, pre-proposal site visits, detailed scope reviews, comprehensive bid evaluations, and constructive debriefings. We view subcontractors as experts in their trades and are committed to assembling the strongest possible team for each project.

This commitment reflects Centennial's ongoing, company-wide dedication to supporting the communities we serve.

Sincerely,



Centennial Contractors Enterprises, Inc.  
Geoff Preisman, President and CEO



**Attachment 4:  
Snapshot of  
Subcontractors Used  
Within Washington  
the Past 3 Years**

**WE CREATE. WE CARE. WE CAN.  
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**SNAPSHOT OF SUBCONTRACTORS USED WITHIN WASHINGTON (Past 3 Years) -- CENTENNIAL CONTRACTORS ENTERPRISES, INC.**

<b>CSI Division</b>	<b>MBE/WBE/VOB/WEBS/PWSBE/DBE Status</b>	<b>B</b>	<b>Business Address</b>	<b>Phone Number</b>	<b>Contact</b>	<b>Certification Status</b>
DIV 09	DBE	Armadillo Painting, LLC (\$54,169)	610 Industry Dr., Tukwila, WA 98188	(425) 641-5465	Samantha Kunkel	Subcontractor/Contractor
DIV 26	DBE	Kolkay Electric, Inc. (\$1.9 million)	P.O. Box 459, Ravensdale, WA 98051	(360) 886-1743	Laura Richardson	Subcontractor/Contractor
DIV 23	VOB/WEBS	NCS Corporation (\$1.3 million)	11110 25th Ave. East, Suite A, Tacoma, WA 98445	(253) 927-4600	Tom Willemin	Subcontractor/Contractor
DIV 26	WBE/WEBS	Thompson Electrical (\$1.7 million)	150 100th St. South, Tacoma, WA 98444	(253) 281-0389	Colton Reeves	Subcontractor/Contractor
DIV 26	VOB	Cascade Power (\$950,000)	Multiple Locations	(360) 402-0249	Dan Gwartney	Subcontractor/Contractor
DIV 21	WBE	Emerald Fire (\$500,000)	11021 Cramer Rd. NW, Gig Harbor, WA 98329	(206) 412-0775	Kris Hillstrom	Subcontractor/Contractor
DIV 26	WMBE/WEBS	Koivu Electric (\$290,000)	19352 Viking Ave. NW, Poulsbo, WA 98370	(360) 440-6733	Hailey Robinson	Subcontractor/Contractor
DIV 22	VOB/DBE	Compass Plumbing (\$183,000)	13819 Meridian East, Suite C, Puyallup, WA 98373	(253) 200-4377	Dillon Eugenio	Subcontractor/Contractor
DIV 07	MBE/PWSBE/WEBS	Mastercraft (\$250,000)	20612 196th Pl. SE, Maple Valley, WA 98038	(425) 919-8405	Jaime Hernandez	Subcontractor/Contractor
DIV 02&31	SBE/WEBS	Woodland Industries (\$183,500)	10715 66th Ave. East, Puyallup, WA 98373	(253) 770-9663	Lee Rogers	Subcontractor/Contractor

A.2 in our response to A. Ability and Qualifications of Professional Personnel contains our Project Organization Chart. This chart demonstrates how Maddie Case-Atkins, our Business Community Liaison (referred to in the Chart as our Project Outreach & Coordinator), communicates with subcontractors from the local business community and with Will Barry, our Program Manager. The Project Organization Chart in A.2 also includes how Superintendents provide oversight of and communicate with local subcontractors at project locations during active work orders. What the chart does not necessarily share in full detail are the extensive steps Maddie walks through with local subcontractors in her active outreach efforts to continually grow and expand Centennial's subcontractor base.