

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

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

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Department of Enterprise Services**
- b) Mailing Address: **PO Box 41476 Olympia WA 98504-1476**
- c) Contact Person Name: **Janet Jansen Title: EAS Program Manager**
- d) Phone Number: **360-628-3447** E-mail: **janet.jansen@des.a.gov**
- e) Expiration Date of current Certification: ☐ **9-21-2025** GC/CM ☐ **9-21-2025** DB
- f) Type of Certification Being Sought: ☐ **X** GC/CM ☒ **X** DB

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

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

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

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

***DES Response:***

*Department of Enterprise Services (DES) has maintained the same internal process for determining the appropriateness of alternative public works contracting methods since our last recertification.*

*DES is the Public Works Authority for the 34 Community & Technical Colleges, along with DES, DOC, DSHS, WSP, the Military Department, Department of Veteran Affairs and other state agencies.*

*The process begins with the discussion with the DES Project Manager and the client agency representatives, who evaluates whether GC/CM or DB is suitable based on project complexity, risk, schedule, client readiness and delivery goals. This evaluation considers RCW 39.10 criteria and agency best practices. This is discussed with the PM's APM and others as needed.*

*The recommendation is then reviewed and endorsed through the following internal approval chain to the client agency:*

- Assistant Vice President, Capital & Operations – Facilities Services*
- Associate Vice President of Facilities and the Vice President for Finance and Administration*
- President*

*This structured review ensures that only projects meeting requirements and agency priorities proceed under GC/CM or DB.*

*While the process is consistent, minor adjustments may be made to accommodate project-specific needs. For example, due to time constraints or availability, executive-level reviews by the AVP and VPFA may occur concurrently without compromising process integrity.*

*No major changes have been made to our formal process since our last certification. Should future adjustments be required, they will be documented and submitted with appropriate justification.*

## 2. Project Delivery Knowledge and Experience

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

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

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

[Please see Attachment No. 2, parts \(a\) and \(b\)](#)

## 3. Personnel with Construction Experience Using the Contracting Procedure

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

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

[Please see Attachment No. 3](#)

## 4. Resolution of Audit Findings on Previous Public Works Projects

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

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

### ***DES Response:***

*There have been no audit findings on any DES DB or GC/CM public works projects since the previous recertification.*

## 5. Project Data Collection

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

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

[Please see Attachment No. 5](#)

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

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

[Please see Attachments No. 6, 6.1, & 6.2](#)

7. **Subcontractor Outreach**

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

[Please see Attachment No. 7](#)

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

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

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

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

Signature: Janet Jansen

Name: *(please print)* Janet Jansen

Title: EAS Program Manager FPS DES

Date: July 25, 2025

ATTACHMENT 2 - Project Delivery Knowledge and Experience (RCW 39.10.270 (3)(b)(i))

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY

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

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

NARRATIVE:

Over the past three years, the Department of Enterprise Services (DES) has continued to deliver complex capital projects through alternative public works methods where appropriate under RCW 39.10. Projects were selected for GC/CM or Design-Build based on statutory criteria such as schedule constraints, construction complexity, and stakeholder involvement. These delivery methods have enabled DES to achieve improved collaboration, risk management, and overall project outcomes, particularly on high-profile or time-sensitive projects.

Our use of Progressive Design-Build (PDB) has shown strong results, though we've learned that early team alignment, clear contract language, and shared understanding of expectations are critical. While our standard is to establish the GMP at 45% design, we have identified the need for flexibility, as not all projects follow the same trajectory or risk profile. Similarly, GC/CM delivery has allowed DES to manage construction sequencing on occupied campuses, incorporate stakeholder feedback in real time, and phase funding effectively.

In both GC/CM and Design-Build delivery, our teams have emphasized early stakeholder engagement, collaborative problem solving, and strong project documentation. We've also made significant process improvements based on past lessons learned—most notably in IT procurement coordination, contingency management, and audit readiness. Moving forward, we are updating our internal project tracking system to better support data collection and evaluation specific to alternative public works.

(a) PROJECT SUMMARY TABLE

Agency	DES Project Number	Project Name	Project Status	Substantial Completion	Planned Budget C-100 Contract	Reason for Budget or Schedule Overrun	Delivery Method
Community Colleges of Spokane	2016-136	Main Building South Wing Renovation	Completed	12/31/2020	\$20M	Temporary shutdown due to COVID	DB
Clover Park Technical College	2016-173	Center for Advanced Manufacturing Technologies	Completed	6/5/2019	\$31M	No significant issues	DB
Department of Enterprise Services	2018-035	Capital Campus Child Care Center	Completed	8/25/2022	\$10.23M	Owner-added scope	DB
Bates Technical College	2018-109	Medical Mile Health Science Center	Completed	4/6/2021	\$36M	No significant issues	DB
Clark College	2018-254	Advanced Manufacturing Center Building	Completed	12/31/2024	\$51.6M	No significant issues	DB
Department of Corrections	2018-350	CRCC - Security Electronics Network Renovation	Completed	Completed	\$7.7M	See Note #1 below	DB
Military Department	2018-586	Tri-Cities Readiness Center	Completed	1/4/2022	\$12M	No significant issues	DB
Center for Deaf and Hard of Hearing Youth	2018-713	Academic and Physical Education Building	Completed	9/1/2025	\$52.8M	Infrastructure upgrade required to meet building load demand	DB
Department of Ecology	2019-537	ERO Vehicle and Storage Building	Completed	10/4/2020	\$2.1M	No significant issues	DB
Pierce College	2020-148	Puyallup Campus STEM Building	Completed	4/8/2024	\$35M	Supply chain delays and post-Covid cost escalation	DB
South Puget Sound Community College	2021-096	Dr. Angela Bowen Center for Health Education	Completed	Completed	\$6M	No significant issues	DB
Pierce College	2021-192	Fort Steilacoom Olympic South Building	Underway	10/24/2024	\$12.5M	Abatement and additional scope	DB
Bates Technical College	2023-166	Fire Services Training Center	Underway	12/18/2026	\$40M	In construction phase	DB
Military Department	2024-785A	Joint Force Headquarters	Underway	9/1/2027	\$47M	Design completion in progress	DB
Pierce College	2025-214	Fort Steilacoom Campus Infrastructure	Planned	TBD	\$3.5M	Planned for next biennium	DB
Columbia Basin College	2018-065	Student Recreation Center	Completed	5/6/2022	\$24M	No significant issues	GC/CM
Shoreline Community College	2018-102	Health Sciences Advanced Manufacturing Classroom Complex	Completed	Final Acceptance TBD	\$40M	No significant issues	GC/CM



Agency	DES Project Number	Project Name	Project Status	Substantial Completion	Planned Budget C-100 Contract	Reason for Budget or Schedule Overrun	Delivery Method
Shoreline Community College	2018-102	Green House & Pond	Underway	3/3/2026	\$1.8M	In design phase	GC/CM
Intercity Transit	2018-230	Pattison South Parcel Expansion	Underway	8/1/2026	\$38.60M	Client agency changes to incorporate hydrogen fueling capabilities; infrastructure required during this remodel project	GC/CM
Department of Labor and Industries	2018-507	WSDA Safety & Health Lab and Training Center	Completed	4/16/2026	\$52.3M	No significant issues	GC/CM
Everett Community College	2019-037	Learning Resource Center	Completed	1/19/2023	\$30M	No significant issues	GC/CM
Department of Social and Health Services*	2020-403	Western State Hospital-New Forensic Hospital	Underway	4/26/2028	\$705M	See Note #2 below	GC/CM
Department of Social and Health Services	2020-472	16 Bed Community RTF-Thurston County	Completed	Final Acceptance TBD	\$14.4M	Original scope completed on time; additional client agency requirements added after construction completion	GC/CM
Department of Social and Health Services	2020-473	48-Bed Community RTF-Clark County	Underway	8/15/2025	\$52.6M	See Note #3 below	GC/CM
Department of Enterprise Services	2021-180	Newhouse Bldg. Replacement (LCM)	Completed	12/31/2024	\$80.9M	No significant issues	GC/CM
Tacoma Community College	2021-260	Center for Innovative Learning and Engagement	Completed	8/1/2025	\$34.2M	No significant issues	GC/CM
Cascadia College	2022-004	Cascadia Gateway CC5 Building	Planned	TBD	\$35.9M	Construction funding delayed to 27-29; escalation for delay not included in current budget	GC/CM
Department of Enterprise Services	2022-554	Pritchard Building Rehabilitation and Expansion (LCM)	Underway	9/30/2026	\$108.4M	In construction phase	GC/CM
Department of Enterprise Services	2022-554	O'Brien Building Renovation (LCM)	Planned	12/31/2026	\$8.25M	In design phase	GC/CM
Department of Enterprise Services	2023-290	Deschutes Estuary Restoration	Underway	TBD	\$321M	In design phase	GC/CM
Everett Community College	2023-293	Baker Hall Replacement and Demolition	Planned	TBD	\$30M	Project originally DB, now GC/CM in preconstruction	GC/CM
Community Colleges of Spokane	2023-514	Spokane Falls CC - Lodge Building Renovation	Pending	9/30/2026	\$12M	GC/CM selected; in preconstruction	GC/CM
Bellingham Technical College	2024-049	Campus Center Structural Repairs (Emergency)	Planned	6/10/2025	\$13.8M	Structural repair in construction phase	GC/CM
Community Colleges of Spokane	2025-087	Main Building East Wing Renovation	Planned	8/1/2027	\$25M	GC/CM selection in Phase 2; schematic design to start September 2025	GC/CM
Whatcom Community College	2025-709	Technology and Engineering Center	Planned	TBD	\$39M	New project for 25-27 biennium \$51M Total Project Cost, MACC TBD	GC/CM
Department of Enterprise Services	2026-006	DES/LCM - John L. O'Brien HVAC controls replacement	Underway	12/31/2026	\$2.5M	In design phase	GC/CM

**Project Notes:**

1. DES Project Number: 2018-350 – DOC: CRCC - Security Electronics Network Renovation:  
The project experienced delays due to COVID-related impacts and extended timelines associated with the client agency’s IT staff programming and configuration of the equipment. The client agency requested and received COP funding during the project to support the purchase of additional IT equipment, which contributed to adjustments in the project schedule. DES will no longer include IT equipment procurement within public works contracts. Future projects will provide supporting infrastructure only, with client agencies assuming procurement and installation responsibilities.



## Project Notes:

2. DES Project Number: 2020-472 – DSHS: Western State Hospital-New Forensic Hospital:

This project faced uncertainty in funding across biennia. DES coordinated with the Attorney General's office and the GC/CM to include contractual language allowing for suspension or termination if 23–25 funding was not appropriated. This strategy preserved project continuity while managing financial risk. The project is proceeding on track with phased funding and construction milestones. Subcontractor bid packages were advertised in early 2025 and came in higher than estimated. The team believes this was due to uncertainty in market conditions. The project team is working together with the subcontractors to find additional value engineer solutions.

3. DES Project Number: 2020-473 – DSHS: 48-Bed Community RTF-Clark County

The Conditional Use Permit from Clark County delayed the project for over 1 year. Additionally, Clark County identified additional fire safety requirements during construction, after they approved the permits. The "new" requirements added almost \$800K to the project. Additionally, Clark County 'failed' a section of asphalt pavement based on observations despite compaction test results.

### (b) LESSONS LEARNED:

- Team Formation and Procurement
  - Clearly define insurance requirements and labor/rental rates in the contract.
  - Avoid limiting proposer eligibility by requiring teams to have worked together previously.
  - Prioritize early procurement education for internal and external partners.
- Project Risk and Contingency Management
  - Design-build teams are risk-averse in releasing contingency—consider owner-managed contingency strategies.
  - Evaluate whether GMP development should remain fixed at 45% design or vary by project needs.
- Stakeholder Engagement and Project Scheduling
  - Verify zoning or entitlement issues before setting procurement and construction schedules.
  - Collaborate early with Client Agencies to validate imposed deadlines and responsibilities.
  - Strong stakeholder documentation and decision-tracking processes help avoid re-litigation of prior decisions.
- IT and Technology Integration
  - Establish a single point of contact for complex multi-agency technology coordination.
  - Shift IT procurement outside the public works contract to avoid delays and liability issues.
- Process Improvements
  - Include GC/CM audit consultants in project kickoff meetings to align expectations and clarify billing/markup issues.
  - Ensure all contract documents are fully executed before NTP is issued.
  - Update project tracking systems to capture alternative delivery performance data.

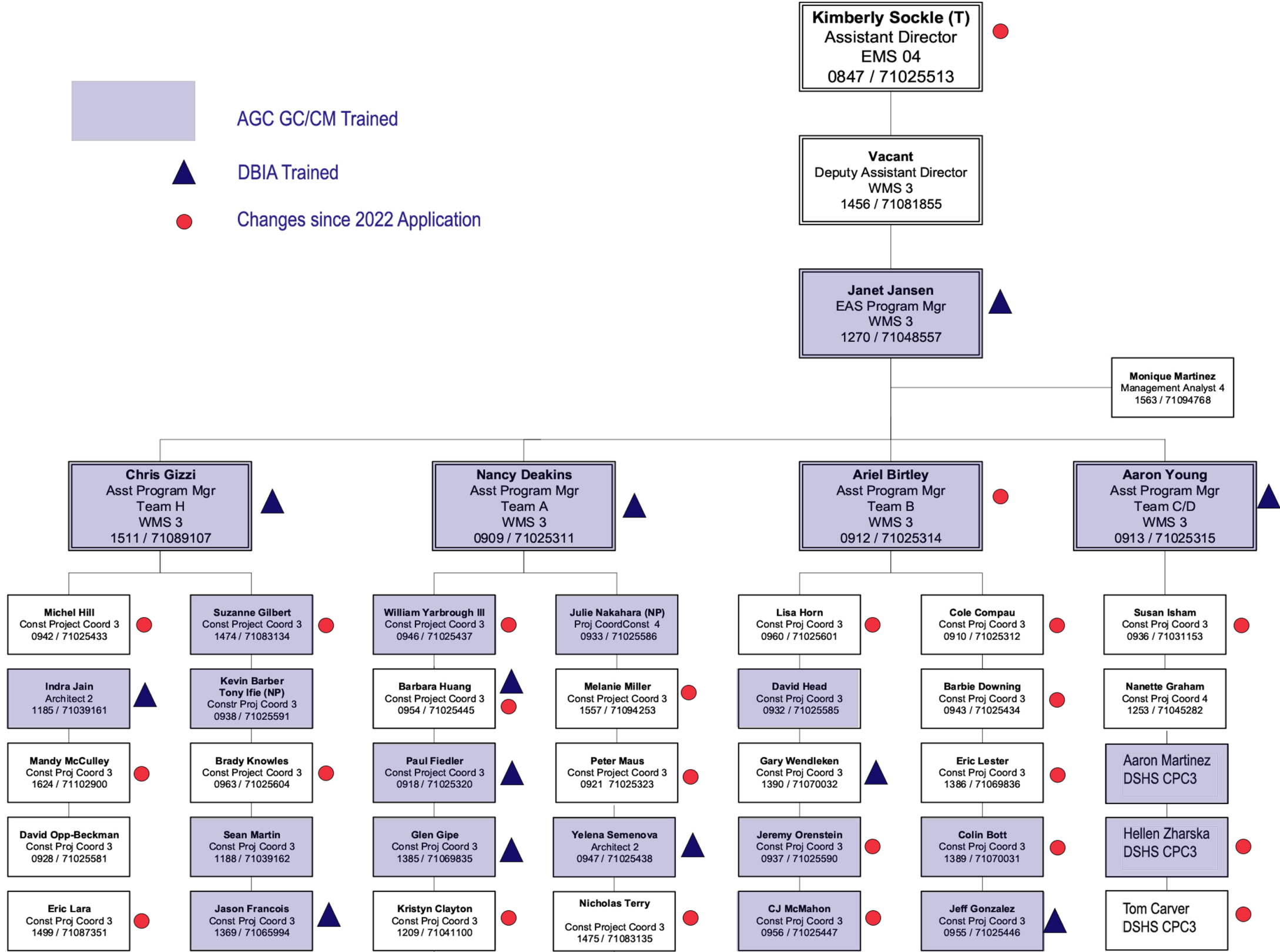
**ATTACHMENT 3 - RCW 39.10.270 (3)(b)(i))**  
 APPLICATION FOR RECERTIFICATION OF PUBLIC BODY  
 RCW 39.10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

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

<b>3.A Updated chart with changes in personnel with Construction Experience Using the Alternative Contracting Procedure(s) since previous certification [RCW 39.10.270 (3)(b)(ii)] Provide current org chart and highlight changes since previous recertification.</b>
<b>DES Staff Experience - New personnel with alternative contracting procedure experience since previous certification</b>
<b>Ariel Birtley</b> , Assistant Program Manager (EAS Team B). 20+ years of Design and Construction Project Management experience, including alternate delivery methods. Bachelor of Architecture. Masters Construction Management and Business Administration. Associate AIA.
<b>Tom Carver</b> , Project Manager, (EAS Team D). 30 years of architectural, construction administration, and state service experience. Licensed architect in State of Washington for 24 years.
<b>Suzanne Gilbert</b> , RA, Project Manager (EAS Team H). 4 years working GCCM with DES. Completed GC/CM training and certification.
<b>Michele Hill</b> , RA, Project Manager (EAS Team H). Over 16 years of design, planning, and construction experience, including alternative public works projects. 1.5 years at DES. Licensed architect and DBIA professional.
<b>Barbara Huang</b> , RA, Project Manager (EAS Team A). 1-year progressive design build experience. Licensed architect.
<b>Wesley Kirkman</b> , Project Director (LCM). 22 years of design and construction experience, including 3 years on GC/CM projects, 5 on Job Order Contracting, and 5 on U.S. Federal Indefinite Quantity/Indefinite Quality (IDIQ).
<b>Sean Martin</b> , Project Manager (EAS Team H). 12 years of experience in public works, industrial, and institutional facilities. 5+ years of experience delivering complex emergency and alternative delivery projects. 2.5 years of experience working with Bellingham Technical College. Completed AGC GC/CM training.
<b>Jeremy Orenstein</b> , Project Manager (EAS Team B). Over 18 years of project management experience including 2+ years managing GC/CM projects. Managed several GC/CM and design-build projects for public and private sector clients. Completed AGC GC/CM training.
<b>Brian Pickering</b> , Construction Project Coordinator (Deschutes Team). 23 years of experience in construction, project management, and contract administration, including 2 years of GC/CM contracting.
<b>Hellen Zharska</b> , Project Manager (EAS Team D). 1.5 years as a Project Manager at DSHS with 6 years of combined experience in construction management and field supervision. Brings a strong background in construction execution and project delivery.
<b>DES Staff Experience - Current personnel with alternative contracting procedure experience</b>
<b>Nancy Deakins</b> , PE, Assistant Program Manager (EAS Team A). 34 years of experience in WA state public works, including managing one of the state's first GC/CM projects at the Department of Corrections and 11 years overseeing design-build projects at DES. She has also supported Capital Projects Advisory Review Board (CPARB) for 25 years, contributing to legislation and best practices for design build and GC/CM. Licensed Professional Engineer.
<b>Paul Fiedler</b> , PE, Project Manager (EAS Team A). 40 years of experience in public works and electric utility infrastructure. Experienced in progressive design-build and GC/CM in public works construction. Professional Engineer and DBIA Associate.
<b>Jason Francois</b> , Project Manager (EAS Team H). 16 years in the CTC system as Maintenance Supervisor, Facilities and Operations Director, and Capital Projects Manager. 5 years at DES. Took over first GC/CM project in April of 2021 during preconstruction. Completed AGC GC/CM training in May 2021.
<b>Glen Gipe</b> , Project Manager (EAS Team A). Over 21 years of design and construction experience, including 16 years at Oregon Health & Sciences University (OHSU) working on design-build, multiple GC/CM, and Integrated Project Delivery (IPD). 6 years at DES, 3 years in design-build delivery. Holds a Construction Management Degree and is a DBIA Associate.
<b>Chris Gizzi</b> , RA, Assistant Program Manager (EAS Team H). 25 years of experience, including GCCM delivery. Developed design-build selection documents and served on selection teams before becoming APM overseeing a team managing multiple clients and projects. Licensed Architect with DBIA and GC/CM training.
<b>Jeff Gonzalez</b> , PE, Project Manager (EAS Team B). 30 years of construction experience, including 20 years as an Owner’s Project Manager and 10 years at DES. Has managed several alternative public works projects at DES and has served on the Project Review Committee (PRC) since 2020.
<b>Sidney Hunt RA</b> , Project Manager (LCM). 33 years of experience, including 11 years at DES, managing GC/CM projects. Prior experience includes serving as Director of Design & Construction in Canada and nearly two decades in private practice delivering GC/CM and design-build urban mixed-use projects. Licensed Architect.
<b>Aarón Martinez</b> , Project Manager (EAS Team D). 28 years of design and construction experience, including 13 years with DSHS and 4 years in alternative contracting using GC/CM procurement.
<b>Yelena Semenova</b> , RA, Project Manager (EAS Team A). 20 years of experience in Washington State public works. Managed 8 design-build projects. AIA, NCARB, DBIA Associate.
<b>Oliver Wu</b> , Program Manager (PPD). Program Manager with over 23 years of experience in design and construction, focusing on commissioning, energy efficiency, general design & construction management, progressive design/build, and GCCM. Over 6 years in Public Works, with 17 years in private consulting.
<b>Aaron Young</b> , PE, Assistant Program Manager (EAS Teams C&D). Over 30 years of experience overseeing public works projects, including Design Build and GC/CM. Licensed Civil Engineer and DBIA Associate.

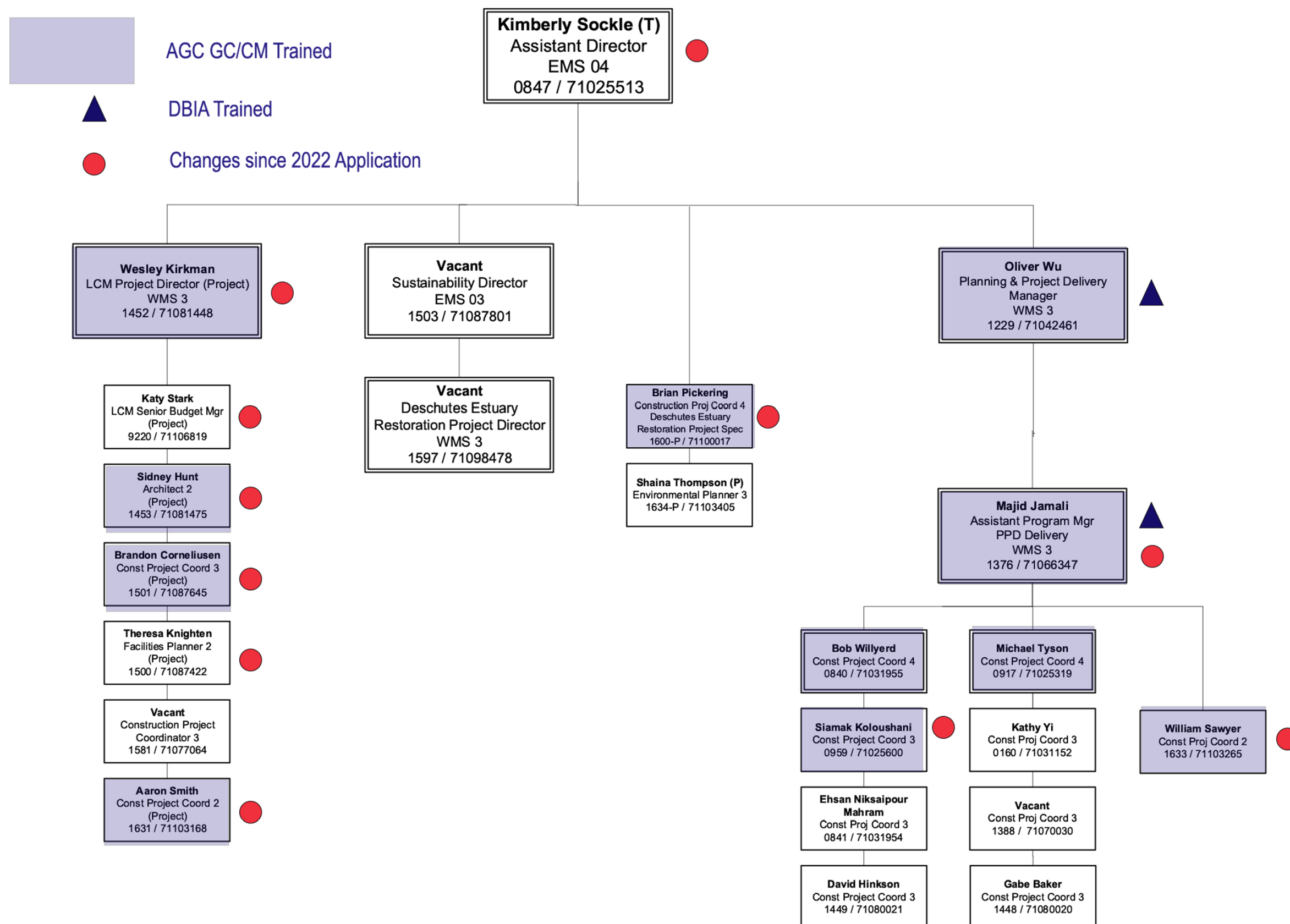


3.B Current Organizational Chart with changes highlighted from previous recertification





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



ATTACHMENT 5 - Project Data Collection

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY

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

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

**NARRATIVE:**

This table summarizes public works projects over \$5 million using GC/CM or Design-Build, awarded in the last three years or planned for FY23-27. It includes project value, delivery method, and participation goals vs. actual M/W/V/SBE utilization. These figures reflect statewide aspirational goals and demonstrate each agency's ongoing efforts to support inclusive contracting.

*Goals are set across the entire State of Washington. They are not set by region. Goals are reflective of the Governor's office aspirational goals for the State of Washington. They are as follows: 10% MBE, 6% WBE, 5% VA and 5% SBE. Spend for active projects is as of 7/22/2025. A detailed breakdown for all projects can be found on Attachment 7 Diverse Spend.							
Agency	Project Title/Description	DES Project Number	Project Value	Delivery Method	M/W/V/S Participation Goals *	M/W/V/S Actual Utilization \$	Project Complete [Yes or No]
Community Colleges of Spokane	Main Building South Wing Renovation - The project is on the Spokane Community College campus. The renovation is approximately 50,849 sq. ft., located in the South Wing of Building. The addition of classrooms and offices is approximately 6,969 sq. ft. and will be located at the west end of the south wing. The project was originally identified to be design-bid-build but changed as it went through the legislative process.	2016-136	\$22.8M	DB	10/6/5/5	32.64%	Yes
Clover Park Technical College	Center for Advanced Manufacturing Technologies - This project is a new 62,500 sq. ft. Center for Advanced Manufacturing Technologies Building in Lakewood, Washington. Project was completed as designed. Due to Contractor and risk release and Contractor savings; we were able to add back in some items that had to be valued engineered out early in the project. No cost or schedule issues, even though there were several hundred yards of unforeseen contaminated soils to manage.	2016-173	\$33M	DB	10/6/5/5	20.16%	Yes
Department of Enterprise Services	Capital Campus Child Care Center - Progressive Design-Build of a new 10,000 sq. ft. childcare facility on the State of Washington, Capitol Campus in Olympia. Project achieved LEED Gold and Net-Zero via rooftop photovoltaic system.	2018-035	\$10.9M	DB	10/6/5/5	7.47%	Yes
Bates Technical College	Medical Mile Health Science Center - Design and construction of a 70,000 sq. ft. Allied Health and STEM building housing classroom and lab space. The replaced West Annex included current and some new Allied Health career training programs, creating a cohesive healthcare, science and technology facility that will include Practical Nursing (with sim labs), Nursing Assistant Certified, Occupational Therapy Assistant, Hearing Instruments Technology, Dental Laboratory Technician, Denturist, Dental Assisting, Biomedical Engineering Tech, Biotechnology Lab Tech, and Science, Technology and Mathematics.	2018-109	\$37.3M	DB	10/6/5/5	12.42%	Yes
Clark College	Advanced Manufacturing Center Building - 50,000 sq. ft. 2-story educational building and 10-acre Boschma Farms. Initial campus development constructed in 2023 and 2024 using progressive design-build procurement. In addition to general education classrooms, the AMC contains machining, welding, laser and water jet cutting, 3-D printing, and other manufacturing equipment to prepare students for a wide range of manufacturing industry opportunities.	2018-254	\$48M	DB	10/6/5/5	21.75%	Yes
Department of Corrections	CRCC - The scope was to replace the failing Security Electronics Network (SEN), by replacing cameras, workstations, servers, switches, cabling and UPS's (uninterrupted power supplies) throughout the entire facility. The SEN was also programmed using the state approved Genetec system for DOC. The door controls and sally port microwaves were replaced and programmed into Genetec during the project as well.	2018-350	\$8.1M	DB	10/6/5/5	50.11%	Yes



\*Goals are set across the entire State of Washington. They are not set by region. Goals are reflective of the Governor's office aspirational goals for the State of Washington. They are as follows: 10% MBE, 6% WBE, 5% VA and 5% SBE. Spend for active projects is as of 7/22/2025. A detailed breakdown for all projects can be found on Attachment 7 Diverse Spend.

Agency	Project Title/Description	DES Project Number	Project Value	Delivery Method	M/W/V/S Participation Goals *	M/W/V/S Actual Utilization \$	Project Complete [Yes or No]
Military Department	Tri-Cities Readiness Center - Project is set in west Richland on 40 acres. The new building occupies less than 10 acers of the site. The building is approximately 40,000 sq. ft. with a construction budget of about.	2018-586	\$12.8M	DB	10/6/5/5	11.32%	Yes
Center for Deaf and Hard of Hearing Youth	Academic and Physical Education Building - Scope included three phases of work, Phase I Demolition of 4 vacant buildings, Phase II design and construct 53,000 sq. ft. school to include an Academic & Gym Building to serve K-12 Deaf community. Phase III included demolition of remaining 2 buildings and final site improvements including buildout of a 12U Soccer Field and STEM Classroom.	2018-713	\$53M	DB	10/6/5/5	9.27%	Yes
Department of Ecology	ERO Vehicle and Storage Building - Design and construction of an approximately 5,600 sq. ft. building utilizing the Department of Ecology's Site Master Plan Report.	2019-537	\$2.1M	DB	10/6/5/5	3.44%	Yes
Pierce College	Puyallup Campus STEM Building - New 54,000 sq. ft. building focused on Science, Technology, Engineering and Math (STEM) program including classrooms, labs, and a maker space (fabrication lab). The building was designed with the intent to be "radically welcoming" to inspire interest and encourage students to see themselves as scientists and innovators. The design process for this building was an excellent example of the collaborative approach possible with Design Build, and included engagement with faculty, staff and students.	2020-148	\$42.4M	DB	10/6/5/5	14.75%	Yes
South Puget Sound Community College	Dr. Angela Bowen Center for Health Education - Design and construction/renovation of an 18,829 sq. ft. existing lower 3 floors of the 4-story allied health building. The allied health programs to be relocated from the main SPSCC campus to the new facility include Nursing and Medical Assistant programs. The new facility features administrative offices, classrooms, laboratories and storage, computer room, common rooms, mechanical, electrical, plumbing, fire command rooms, secure data rooms, security, and spaces for the building's operation and maintenance.	2021-096	\$6M	DB	10/6/5/5	11.02%	Yes
Pierce College	Fort Steilacoom Olympic South Building - The Olympic South Restoration renovated a building previously contaminated with asbestos dust and had to be remediated under an emergency project that left the building as an empty shell. The original structure was built in sections and only had elevator service to the second floor. This design-build project built out new interior spaces and finishes and added a new 3-story elevator. The project created open inviting spaces that are a significant improvement over the narrow dark spaces in the original building.	2021-192	\$17M	DB	10/6/5/5	17.87%	No
Bates Technical College	Fire Services Training Center - New 34,600-square-foot academic and fire training support facility and an 18,900 sq. ft., 5-story live fire training tower.	2023-166	\$34.5M	DB	10/6/5/5	0.89%	No
Military Department	Joint Force Headquarters - Design and construction of new two-story office building.	2024-785A	\$47M	DB	10/6/5/5	n/a	No
Pierce College	Fort Steilacoom Campus Infrastructure - Selective replacement of underground utilities, including potable water, fire service, sewer, and stormwater lines, on a congested college campus.	2025-214	\$10M	DB	10/6/5/5	n/a	No
Columbia Basin College	Student Recreation Center - Project consists of classrooms conference rooms shop space for auto shop, welding shop, fabrication shop, and farm mechanics.	2018-065	\$26.6M	GC/CM	10/6/5/5	29.89%	Yes
Shoreline Community College	Health Sciences Advanced Manufacturing Classroom Complex - A new three-story, 50,700 sq. ft. HSAMCC building, replaces five existing buildings, for Chemistry, Biology, Medical Lab Technology, Engineering, Advanced Manufacturing, & Biomanufacturing.	2018-102	\$33.6M	GC/CM	10/6/5/5	8.36%	Yes



\*Goals are set across the entire State of Washington. They are not set by region. Goals are reflective of the Governor's office aspirational goals for the State of Washington. They are as follows: 10% MBE, 6% WBE, 5% VA and 5% SBE. Spend for active projects is as of 7/22/2025. A detailed breakdown for all projects can be found on Attachment 7 Diverse Spend.

Agency	Project Title/Description	DES Project Number	Project Value	Delivery Method	M/W/V/S Participation Goals *	M/W/V/S Actual Utilization \$	Project Complete [Yes or No]
Shoreline Community College	Green House & Pond - This project replaces an existing facility that was removed during the previous HSAMCC project. The new greenhouse and pond facilities will act as a living laboratory used by STEM programs on campus. Multiple courses in biology, biochemistry, botany, environmental science, and continuing education programs will utilize the greenhouse and pond.	2018-102	\$1.6M	GC/CM	10/6/5/5	n/a	No
Intercity Transit	Pattison South Parcel Expansion - Construction of pre-engineered metal structure to temporarily house maintenance operations and rehabilitation of maintenance facility, including upgrades to prepare for planned transition to hydrogen powered vehicles.	2018-230	\$38.6M	GC/CM	10/6/5/5	30.14%	No
Department of Labor and Industries	WSDA Safety & Health Lab and Training Center - Design and construction of a new 53,000 sq. ft. laboratory and training center for the Department of Labor & Industries, Division of Occupational Safety & Health. The facility was also designed for a co-tenant, the Department of Agriculture. Project achieved LEED Gold and is Net-Zero Capable.	2018-507	\$51.8M	GC/CM	10/6/5/5	2.30%	Yes
Everett Community College	Learning Resource Center - New construction for Everett Community College, on the east side of North Broadway which will also expand the campus footprint and visibility. Demolition of Monte Cristo Hall, with only landscape to replace the building. The LRC houses the Library, Art Gallery, Production Studio, and Event Space.	2019-037	\$38.6M	GC/CM	10/6/5/5	8.71%	Yes
Department of Social and Health Services	Western State Hospital-New 250-350 Bed Forensic Hospital - New 350-Bed Forensic Hospital – We are building a brand new psychiatric forensic hospital. We are expecting to finish construction and be ready for patients' occupancy on 8/2028. Currently we are pouring foundation for the buildings and soon will start erecting columns.	2020-403	\$715M	GC/CM	10/6/5/5	8.80%	No
Department of Social and Health Services	16 Bed Community RTF-Thurston County – The 16-bed residential treatment facility was a new construction project built at Maple Lane Campus using the GCCM method. The purpose of this project was to build more capacity for civil patients.	2020-472	\$15.4M	GC/CM	10/6/5/5	9.56%	Yes
Department of Social and Health Services	48-Bed Community RTF-Clark County - Construction of new 48-bed facility to treat behavioral health patients 3 to 6 months at a time. The facility intends to keep patients closer to their community.	2020-473	\$61.7M	GC/CM	10/6/5/5	6.13%	No
Department of Enterprise Services	Newhouse Bldg. Replacement (LCM) - The 2017 State Capitol Development Study indicated that the Newhouse Building had significant health and life safety hazards and should be replaced. A new building space was required for the existing Senate offices and support spaces so the building that was designated for replacement. The original Newhouse building was demolished and new building put up in its place. It is a part of the overall Legislative Campus Modernization project.	2021-180	\$94.6M	GC/CM	10/6/5/5	3.08%	Yes
Tacoma Community College	Center for Innovative Learning and Engagement - Demolition of (1) classroom building, (1) faculty office building, and a pre-engineered structure containing EMS training ambulance. Construction of new 3-story, LEED Gold accredited, classroom and office building, as well the addition of EMS Lab to adjacent existing structure, with ambulance parking and instructional space.	2021-260	\$32.1M	GC/CM	10/6/5/5	4.59%	No
Cascadia College	Cascadia Gateway CC5 Building - New construction, consolidating student services and classrooms. 36,000 sq. ft. that complements the existing campus classic brick architecture and creates and houses the focal point for services and classrooms which service the Cascadia students.	2022-004	\$35.9M	GC/CM	10/6/5/5	n/a	No





\*Goals are set across the entire State of Washington. They are not set by region. Goals are reflective of the Governor's office aspirational goals for the State of Washington. They are as follows: 10% MBE, 6% WBE, 5% VA and 5% SBE. Spend for active projects is as of 7/22/2025. A detailed breakdown for all projects can be found on Attachment 7 Diverse Spend.

Agency	Project Title/Description	DES Project Number	Project Value	Delivery Method	M/W/V/S Participation Goals *	M/W/V/S Actual Utilization \$	Project Complete [Yes or No]
Department of Enterprise Services	Pritchard Building Rehabilitation and Expansion (LCM) - currently under construction with substantial completion in late 2026. Approximately 77,000 sq. ft. with High Performance LEED sustainable design/construction goals, currently at Gold & pursuing Platinum path with PVs once funded. Primary stakeholders are the House and Senate Representative members, Office of the Code Revisor, and Leg Tech.	2022-554	\$106.5M	GC/CM	10/6/5/5	1.92%	No
Department of Enterprise Services	O'Brien Building Renovation (LCM) - Tenant improvement of Levels 3 and 4 to reconfigure spaces for House member offices and related functions. This renovation will bring the historic building up to current health and safety standards, thus mitigating risk of system failure and making systems operate efficiently. The project will not only extend the life of the facility but will bring it to its highest and best use. It is a part of the overall Legislative Campus Modernization project.	2022-554	\$8.06M	GC/CM	10/6/5/5	n/a	No
Department of Enterprise Services	Deschutes Estuary Restoration - Restoration of a 260 acres estuary includes, dredging, dam removal, bridge removal and replacement along with associated road improvements, sea level rise berm and possible recreational elements. DES is working in partnership with the Department of Ecology.	2023-290	\$321M	GC/CM	10/6/5/5	n/a	No
Everett Community College	Baker Hall Replacement and Demolition - New construction for Everett Community College on the east side of North Broadway, as a neighboring building to the Cascade Learning Resource Center. Main Programs include Cosmetology and Theater. Demolition of existing Baker Hall, with landscape only to replace the building.	2023-293	\$30M	GC/CM	10/6/5/5	n/a	No
Community Colleges of Spokane	Spokane Falls CC - Lodge Building Renovation - utilizing GCCM for preconstruction services, hazardous materials abatement, selective demolition, and construction of a 19,000 sq. ft. log and timber structure originally constructed in 1933. A new entrance, elevator and complete interior renovation will provide accessible offices and meeting spaces for Spokane Colleges' executive leadership, human resources, marketing, and other departments. The building will also house the college Foundation. Moving these departments from leased space near downtown Spokane to the SFCC campus will improve interaction and reduce operating costs.	2023-514	\$12M	GC/CM	10/6/5/5	n/a	No
Bellingham Technical College	Campus Center Structural Repairs (Emergency) - Structural repairs throughout building including foundation, column, beam, gusset and seismic. Replacement of associated finishes and building envelope to accommodate structural repairs.	2024-049	\$13.8M	GC/CM	10/6/5/5	4.85%	No
Community Colleges of Spokane	Main Building East Wing Renovation - Utilizing GCCM for preconstruction services, hazardous materials abatement, selective demolition, and construction to reconfigure the east wing of the existing Main classroom building to create an integrated, intuitive student services experience. Existing departments currently dispersed across the campus will be relocated to the east wing, adjacent to the existing counseling center. A new 2-story east building entrance will redefine the campus 'front door' in reaction to freeway construction obscuring and blocking the west side of the SCC campus.	2025-087	\$25M	GC/CM	10/6/5/5	n/a	No
Whatcom Community College	New Technology and Engineering Center (TEC) - Computer science, computer information systems, IT networking, cybersecurity, engineering, and tech-equipped instructional spaces to support community learning and basic education offerings. These will include program specific labs, technology rich classrooms, and general-purpose classrooms.	2025-709	\$39M	GC/CM	10/6/5/5	n/a	No
Department of Enterprise Services	DES/LCM - John L. O'Brien HVAC controls replacement -The project is set to begin April 2026, and complete in December 2026. The scope of work is to replace, repair, and modernize the building's entire heating and cooling system to include the controls systems. These updates will benefit all current occupants of the space. House members and staff occupy a large majority of the building and programming space.	2026-006	\$2.5M	GC/CM	10/6/5/5	n/a	No



ATTACHMENT 6 – GC/CM Self-Performance

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY

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

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

**NARRATIVE:**

The attached table provides a summary of GC/CM project data related to subcontract awards and self-performed work for projects delivered under the General Contractor/Construction Manager method. This documentation demonstrates compliance with RCW 39.10.390, which limits self-performed work to no more than 30% of the negotiated MACC, unless otherwise authorized. Projects marked “TBD” are still in progress and will be updated as information becomes available.

- Attachments:**
- 6.1 GCCM Bid Package Plan – this example is for a completed GC/CM project.**
- 6.2 Construction Cost Summary (Bid Savings Calculator). This is used to amend the GC/CM Contract to incorporate awarded bid packages into the Contract and track the GC/CM Self-Performed Work.**

DES Project Number	Project Name	MACC Estimate	Self-Performed \$ Estimate	Self-Performed % Estimate	MACC Bid Amount \$	Self-Performed Amount \$ (Bid)	Project Completion Status	Self-Performed (Bid)
2018-065	Columbia Basin College - Student Recreation Center	\$23.4M	\$4M	17.20%	\$25.2M	\$4.1M	100%	16.40%
2018-102	Shoreline Community College - Health Sciences Advanced Manufacturing Classroom Complex + Greenhouse & Pond	\$31.5M	\$5.8 M	18.46%	\$31.8M	\$6.6M	95%	20.62%
2018-230	Intercity Transit - Pattison South Parcel Expansion	\$28.3M	\$5.9M	20.76%	\$28.3M	\$6.8M	63%	23.95%
2018-507	Department of Labor and Industries - WSDA Safety & Health Lab and Training Center	\$38M	\$6.2M	16.40%	\$36.2M	\$6.4M	100%	17.60%
2019-037	Everett Community College - Learning Resources Center	\$31.9M	\$3.2M	11.80%	\$30M	\$5M	100%	16.74%
2026-006	Department of Enterprise Services - DES/LCM - John L. O'Brien HVAC controls replacement	\$2.5M	TBD	TBD	TBD	TBD	TBD	TBD
2020-403	Department of Social and Health Services - Western State Hospital - New Forensic Hospital	\$773.8M	NA	NA	\$783.8M	NA	5%%	NA
2020-472	Department of Social and Health Services - 16 Bed Community RTF-Thurston County	\$14.4M	NA	NA	\$15.5M	NA	100%	NA
2020-473	Department of Social and Health Services - 48-Bed Community RTF-Clark County	\$52.6M	NA	NA	\$61.7M	NA	99%	NA
2021-180	Department of Enterprise Services- Newhouse Bldg. Replacement (LCM)	\$84.5M	NA	NA	\$88M	\$7.7M	98%	8.60%
2021-260	Tacoma Community College - Center for Innovative Learning and Engagement	\$28.5M	\$7.5M	26.25%	\$27M	\$7.8M	99%	28.66%
2022-004	Cascadia College - Cascadia Gateway CC5 Building	\$35.9M	TBD	TBD	TBD	TBD	TBD	TBD
2022-554	Department of Enterprise Services - O'Brien Building Renovation and Expansion (LCM)	\$8.1M	NA	10 to 30%	\$8.1M	\$2.28M	0%	28.29%
2022-554	Department of Enterprise Services - Joel Pritchard Building Renovation and Expansion (LCM)	\$106M	NA	10 to 30%	\$106.5M	\$29M	60%	27.23%
2023-290	Department of Enterprise Services – Deschutes Estuary Restoration	TBD	TBD	TBD	TBD	TBD	TBD	TBD
2023-293	Everett Community College – Baker Hall Replacement and Demolition	\$30M	TBD	TBD	TBD	TBD	TBD	TBD
2023-514	Community Colleges of Spokane - Spokane Falls CC - Lodge Building Renovation	\$7.5M	TBD	TBD	TBD	TBD	TBD	TBD
2024-049	Bellingham Technical College- Campus Center Structural Repairs (Emergency)	\$8.5M	\$2.3M	27.00%	\$13.2M	\$3.4M	62%	25.74%
2025-087	Community Colleges of Spokane - Main Building East Wing Renovation	\$15M	TBD	TBD	TBD	TBD	TBD	TBD
2025-709	Whatcom Community College - Technology and Engineering Center	\$39M	TBD	TBD	TBD	TBD	TBD	TBD

Bid Phase	Sub BP No	Bid Package Title/Description	Spec Section(s) Covered Under Bid Package	Korsmo Estimate	Actual Bid Package	Under/Over Estimate	Date Bid Package Published	Date Bids Due	Bid Time	Duration (Cal.Days)	Location	GCCM Self perform (Y/N)	Early Bid Pckg (Y/N)	Submit Bid Recommendation	Bid Package Approval	Notes/Comments
Mini-MACC #01 4/17/23 Documents	BP-01	Abatement and Demo - Building 10	Division 00 Division 01 - General Requirements Division 02 - Existing Conditions 99 90 02 - Regulated Materials Survey, 11/23/2022	\$ 535,000.00	\$ 522,880.00	\$ (12,120.00)	Monday, April 17, 2023	Friday, May 12, 2023	9:00AM	20	Korsmo Office	N	Y	Tuesday, May 16, 2023	Tuesday, May 16, 2023	Mini-MACC #01 - Building 10 Only, F1 under separate Bid Package
Mini-MACC #02 06/06/23 Documents	BP-02	Earthwork and Utilities	Division 00 Division 01 - General Requirements 06 10 70 - Exterior Timber Elements Division 31 - Earthwork 32 12 16- Asphalt Paving (Includes Pavement Markings & Signage) Division 33 - Utilities 99 90 01 - Geotechnical Engineering Services Draft Report, 12/22/22 99 90 04 - Arborist Report	\$ 1,924,345.00	\$ 2,710,000.00	\$ 785,655.00	Tuesday, June 6, 2023	Thursday, July 13, 2023	9:00AM	37	Korsmo Office	N	Y	Friday, July 14, 2023	Tuesday, July 18, 2023	Mini-MACC #02 - Early bid package requires funding approval to proceed with the flow control vault starting mid-July.
Mini-MACC #02 06/06/23 Documents	BP-03	Structural	Division 00 Division 01 - General Requirements Division 03 05 12 00 - Structural Steel Framing 05 12 19 - Buckling Restrained Brace Frames 05 31 00 - Steel Decking 05 50 00 - Metal Fabrications 05 51 00 - Metal Stairs 05 52 13 - Pipe and Tube Railings 05 71 00 - Decorative Metal Stairs 05 73 00 - Decorative Metal Railings 07 11 13 Bituminous Dampproofing 07 14 13 Hot Fluid Applied Waterproofing 07 17 13 Bentonite Waterproofing 11 81 29 - Facility Fall Protection 14 24 00 - Hydraulic Elevators	\$ 6,028,683.00	\$ 5,824,092.00	\$ (204,591.00)	Tuesday, June 6, 2023	Thursday, June 29, 2023	2:00PM	20	DES Jefferson Building	Y	Y	Monday, July 3, 2023	Monday, July 10, 2023	Mini-MACC#02 - Early bid package to proceed with submittals and the work, pending funding. <u>Note</u> - Concrete and rebar needed for the flow control vault by NLT August 1, 2023.  Does not include EMS LAB
100% CD 8/09/23 Documents	BP-04	Plumbing & HVAC	Division 00 Division 01 - General Requirements 07 84 00 - Firestopping (Scope Specific) 08 31 00 - Access Doors and Frames (Scope Specific) 08 91 00 - Louvers 20 00 00 - General Mechanical Requirements Division 22 - Plumbing Division 23 - Heating, Ventilating and Air Conditioning	\$ 2,874,102.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	9:00AM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-05	Electric and Low Voltage	Division 00 Division 01 - General Requirements 07 84 00 - Firestopping (Scope Specific) 11 52 15 - Audio-Visual Equipment Division 26 - Electrical Division 27 - Communications Division 28 - Electronic Safety and Security	\$ 3,951,813.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	9:00AM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-06	Fire Suppression	Division 00 Division 01 - General Requirements 07 84 00 - Firestopping (Scope Specific) Division 21 - Fire Suppression	\$ 382,704.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	10:00AM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-07	Masonry	Division 00 Division 01 - General Requirements Division 04 - Masonry 07 21 00 - Thermal Insulation (Scope Specific) 07 92 00 - Sealants (Scope Specific)	\$ 722,609.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	11:00AM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-08	Framing and Finishes	Division 00 Division 01 - General Requirements 05 40 00 - Cold Formed Metal Framing 07 21 00 - Thermal Insulation (Scope Specific) 07 84 00 - Firestopping (Scope Specific) 09 21 16 - Gypsum Board Assemblies 09 22 19 - Non-Structural Metal Framing	\$ 1,757,018.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	1:00PM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-09	Casework & Trim	Division 00 Division 01 - General Requirements 06 20 00 - Finish Carpentry 06 41 00 - Architectural Wood Casework 07 92 00 - Sealants (Scope Specific) 12 35 53 - High-Density Laboratory Casework Storage 12 36 23 - Plastic Laminate-Clad Casework 12 36 53 - Laboratory Countertops 12 36 61 - Simulated Stone Countertops	\$ 214,181.00			Tuesday, August 22, 2023	Tuesday, September 19, 2023	2:00PM	28	Korsmo Office	N	N	Thursday, September 21, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-10	Architectural Sheet Metal	Division 00 Division 01 - General Requirements 07 21 00 - Thermal Insulation (Scope Specific) 07 27 00 - Sheet Air Barriers 07 41 13 - Metal Roof Panels 07 42 13 - Formed Metal Wall Panels 07 62 00 - Sheet Metal Flashings and Trim 07 92 00 - Sealants (Scope Specific)	\$ 831,671.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	9:00AM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-11	Roofing	Division 00 Division 01 - General Requirements 07 54 00 - Thermoplastic Polyofelin Membrane Roofing	\$ 587,659.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	10:00AM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-12	Aluminum Openings	Division 00 Division 01 - General Requirements 07 92 00 - Sealants (Scope Specific)  08 43 13 - Aluminum Framed Entrances and Storefronts 08 44 13 - Glazed Aluminum Curtain Walls 08 63 00 - Aluminum Framed Skylights 08 80 00 - Glass Glazing 08 83 00 - Mirrors 08 87 00 - Glazing Surface Films 08 88 13 - Fire-Resistant Glazing	\$ 1,799,282.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	11:00AM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	

Bid Phase	Sub BP No	Bid Package Title/Description	Spec Section(s) Covered Under Bid Package	Korsmo Estimate	Actual Bid Package	Under/Over Estimate	Date Bid Package Published	Date Bids Due	Bid Time	Duration (Cal.Days)	Location	GCCM Self perform (Y/N)	Early Bid Pckg (Y/N)	Submit Bid Recommendation	Bid Package Approval	Notes/Comments
100% CD 8/09/23 Documents	BP-13	Painting	Division 00 Division 01 - General Requirements 07 19 00 - Water Repellents 07 81 23 - Intumescent Fire-Resistive Material Coating Painting 09 91 00 -	\$246,798.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	1:00PM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-14	Acoustic Assemblies	Division 00 Division 01 - General Requirements 09 51 13 - Acoustical Panel Ceilings 09 54 26 - Suspended wood Ceilings 09 84 36 - Sound Absorbing Ceiling Units	\$439,217.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	2:00PM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-15	Flooring	Division 00 Division 01 - General Requirements 09 05 61 - Moisture Vapor Emission Control For Flooring 30 13 - Ceramic Tiling 09 65 13 - Resilient Base and Accessories 09 65 16 - Resilient Sheet Flooring 09 66 13 - Tile Carpeting	\$427,591.00			Tuesday, August 22, 2023	Wednesday, September 20, 2023	3:00PM	29	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-16	Site Concrete	Division 00 Division 01 - General Requirements 32 13 13 - Concrete Paving Curbs and Walks 13 16 - Decorative Concrete Paving	\$196,035.00			Tuesday, August 22, 2023	Thursday, September 21, 2023	9:00AM	30	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-17	Landscaping and Irrigation	Division 00 Division 01 - General Requirements 15 40 - Aggregate Surfacing 32 80 00 - Planting Irrigation 32 91 15 - Soil Preparation 32 92 00 - Turf and Grasses 32 92 13 - Hydromulch Seeding 32 93 00 - Plants	\$367,467.00			Tuesday, August 22, 2023	Thursday, September 21, 2023	10:00AM	30	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-18	Architectural Miscellaneous	Division 00 Division 01 - General Requirements 06 10 00 - Rough Carpentry 07 80 53 - Identification of Smoke and Fire Assemblies 07 81 00 - Applied Fireproofing 08 11 13 - Hollow Metal Doors and Frames 08 14 00 - Wood Doors 08 71 00 - Door Hardware Division 10 - Specialties 12 24 13 - Roller Window Shades 12 93 00 - Site Furnishings	\$1,440,293.00			Tuesday, August 22, 2023	Thursday, September 21, 2023	TBD	30	DES Jefferson Building	Y	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-19	Abatement and Demo - Building F1	Division 00 Division 01 - General Requirements 02 41 16 - Structure Demolition 02 41 19 - Selective Demolition 99 90 03 - Regulated Materials Survey, 12/02/22	\$561,476.00			Tuesday, August 22, 2023	Thursday, September 21, 2023	1:00PM	30	Korsmo Office	N	N	Friday, September 22, 2023	Friday, September 29, 2023	
100% CD 8/09/23 Documents	BP-20	EMS LAB Structural	Division 00 Division 01 - General Requirements	\$-			Tuesday, August 22, 2023	Thursday, September 21, 2023	TBD	30	DES Jefferson Building	N	N	Friday, September 22, 2023	Friday, September 29, 2023	



	Base	Alt. 2	Alt. 5	Alt. 6	Bid Cost of MACC Scope	Contracted MACC Budget	Variance from MACC	MM1 Billing	MM2 Billing
SGCs					\$ 2,518,587.00	\$ 2,518,587.00	\$ -	\$25,383.88	\$60,661.38
NSS					\$ 1,109,961.00	\$ 1,109,961.00	\$ -	\$42,250.00	\$53,064.55
BP1	\$ 522,880.00				\$ 522,880.00	\$ 522,946.00	\$ (66.00)	\$500,380.00	
BP2	\$ 2,710,000.00	\$ 185,000.00		\$ 126,803.95	\$ 3,021,803.95	\$ 3,021,313.00	\$ 490.95		
BP3	\$ 5,824,092.00				\$ 5,824,092.00	\$ 5,824,814.00	\$ (722.00)		
BP4	\$ 2,758,000.00	\$ 225,200.00	\$ 380,170.00		\$ 3,363,370.00	\$ 3,356,791.00	\$ 6,579.00		
BP5	\$ 3,675,000.00	\$ 108,000.00			\$ 3,783,000.00	\$ 4,087,103.00	\$ (304,103.00)		
BP6	\$ 287,356.00	\$ 10,500.00			\$ 297,856.00	\$ 403,394.00	\$ (105,538.00)		
BP7	\$ 590,000.00	\$ 6,000.00			\$ 596,000.00	\$ 727,990.00	\$ (131,990.00)		
BP8	\$ 1,477,328.00	\$ 29,603.00			\$ 1,506,931.00	\$ 1,804,589.00	\$ (297,658.00)		
BP9	\$ 296,191.00	\$ 11,347.00			\$ 307,538.00	\$ 230,163.00	\$ 77,375.00		
BP10	\$ 712,130.00	\$ 53,540.00			\$ 765,670.00	\$ 905,478.00	\$ (139,808.00)		
BP11	\$ 548,870.00	\$ 26,000.00			\$ 574,870.00	\$ 628,591.00	\$ (53,721.00)		
BP12	\$ 1,289,356.00	\$ 130,723.00			\$ 1,420,079.00	\$ 1,995,886.00	\$ (575,807.00)		
BP13	\$ 399,000.00	\$ 12,500.00			\$ 411,500.00	\$ 265,193.00	\$ 146,307.00		
BP14	\$ 497,504.00	\$ 3,176.00			\$ 500,680.00	\$ 448,365.00	\$ 52,315.00		
BP15	\$ 398,400.00	\$ 1,800.00			\$ 400,200.00	\$ 431,345.00	\$ (31,145.00)		
BP16	\$ 269,000.00	\$ 47,000.00			\$ 316,000.00	\$ 233,203.00	\$ 82,797.00		
BP17	\$ 225,420.00	\$ 8,375.00			\$ 233,795.00	\$ 382,841.00	\$ (149,046.00)		
BP18	\$ 1,450,343.00	\$ 215,140.00			\$ 1,665,483.00	\$ 1,591,165.00	\$ 74,318.00		
BP19	\$ 387,304.00				\$ 387,304.00	\$ 561,476.00	\$ (174,172.00)		
BP20		\$ 252,819.00			\$ 252,819.00	\$ 215,816.00	\$ 37,003.00		
Risk Contingency					\$ 862,452.71	\$ 862,452.71	\$ -		
Fee					\$ 695,855.60	\$ 695,855.60	\$ -	\$12,747.46	\$2,505.79
July/August Billing Vaules					\$ (696,993.06)	\$ (696,993.06)	\$ -		

Totals	\$ 24,318,174.00	\$ 1,326,723.00	\$ 380,170.00	\$ 126,803.95	\$ 30,641,734.20	\$ 32,128,325.25	\$ (1,486,591.05)
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Total Bid Savings	\$ (1,486,591.05)
Alt.3 AV	\$ 1,441,058.00
Alt. 7A	\$ 26,000.00
Alt. 7B	\$ 10,500.00
Dif. In BP 2 is Alt 6 vs. COR 5	\$ (24,675.22)
Bid Savings w/Accepted Alts.	\$ (33,708.27)

GCCM Self Performed	
Bid Total	\$ 7,742,394.00
Value as % of MACC	27.53%

ATTACHMENT 7 – Subcontractor Outreach

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY

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

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

NARRATIVE:

DES is committed to fostering a culture of inclusion in public contacting so that small, minority, women, and veteran-owned businesses have equitable opportunities to compete on public works projects. Our approach is guided by state policy and best practices, with a focus on outreach, capacity building, and accountability.

DES maintains a dedicated Business Diversity team consisting of three full-time employees who focus exclusively on strategies that increase competition, strengthen the contracting community, and deliver best value for Washington residents. The team’s objectives are to:

- Remove barriers that prevent small and diverse businesses from competing effectively.
- Drive competition and innovation in public contracting.
- Build a strong pipeline of ready, willing, and able contractors.
- Support economic growth through inclusive contracting practices.

To achieve these objectives, DES:

- Implements and sustains Executive Order 22-01: Equity in Public Contracting, the Tools for Equity in Public Spending, and recommendations from the 2019 Disparity Study.
- Operates the Washington EDGE program, which creates opportunities for small businesses by designating certain contracts as small-business–only competitions.
- Requires Inclusion Plans for all public works projects over \$1 million, reviews those plans, and tracks progress against voluntary inclusion goals.
- Reports inclusion metrics through B2Gnow, providing transparency on utilization.
- Actively participates in community outreach by attending meetings hosted by community-based organizations to share opportunities, listen to small business needs, and exchange best practices.
- Updates contract language to encourage participation by small, diverse, and veteran-owned firms.
- Uses broad advertising channels, including OMWBE, WEBS, Euna Procurement, and direct outreach to the small and diverse business community.
- Hosts open houses and training sessions on how to do business with DES.
- Promotes OMWBE and DVA certification to increase the pool of eligible contractors.
- Utilizes the statewide Small Works Roster whenever possible to expand participation opportunities.
- Participates in the Governor’s Subcabinet on Business Diversity and serves on the CPARB Business Equity/Disadvantaged Business Enterprise Committee.

In recent projects, DES has consistently met or exceeded voluntary inclusion goals. Detailed past performance data (inclusion goals and actual utilization) are provided in the attached tables.

	\$ Spend	% Spend per Project
Design Build		
2016-136 - Main Building South Wing Renovation	\$24,794,031	
Community Colleges of Spokane		
Prime	\$8,776,166	35.40%
Not Certified		
Subcontractor	\$16,017,865	64.60%
VA	\$279	0.001%
SBE	\$8,092,330	32.64%
Not Certified	\$7,925,256	31.96%
2016-136 - Center for Advanced Manufacturing Technologies	\$36,386,442	
Clover Park Technical College		
Prime	\$13,378,471	36.77%
Not Certified		
Subcontractor	\$23,007,971	63.23%
MBE	\$79,006	0.22%
WBE	\$350,855	0.96%
SBE	\$6,752,714	18.56%
MWBE	\$153,356	0.42%
Not Certified	\$15,672,040	43.07%
	\$10,256,429	
2018-035 - Capital Campus Child Care Center		
Department of Enterprise Services		
Prime	\$4,647,342	45.31%
Not Certified		
Subcontractor	\$5,609,087	54.69%
MBE	\$155,699	1.52%





	\$ Spend	% Spend per Project
WBE	\$9,761	0.10%
SBE	\$600,616	5.86%
Not Certified	\$4,843,012	47.22%
2018-254 - Advanced Manufacturing Center Building	\$51,258,151	
Clark College		
Prime	\$16,123,205	31.45%
Not Certified		
Subcontractor	\$35,134,945	68.55%
MBE	\$4,547,142	8.87%
WBE	\$3,599,915	7.02%
SBE	\$3,002,419	5.86%
Not Certified	\$23,985,469	46.79%
2018-109 - Medical Mile Health Science Center	\$41,145,933	
Bates Technical College		
Prime	\$17,656,018	42.91%
Not Certified		
Subcontractor	\$23,489,915	57.09%
MBE	\$781,058	1.90%
WBE	\$1,236,706	3.01%
SBE	\$2,913,296	7.08%
MWBE	\$178,624	0.43%
Not Certified	\$18,380,230	44.67%
2018-350 - CRCC - Security Electronics Network Renovation	\$8,459,930	
Department of Corrections		
Prime	\$2,996,318	35.42%
SBE		
Subcontractor	\$5,463,612	64.58%
VA	\$3,307,798	39.10%
SBE	\$931,383	11.01%
Not Certified	\$1,224,431	14.47%
2018-586 - Tri-Cities Readiness Center	\$13,922,055	
Military Department		
Prime	\$6,713,773	48.22%
Not Certified		
Subcontractor	\$7,208,283	51.78%
VA	\$22,169	0.16%
SBE	\$1,553,158	11.16%
Not Certified	\$5,632,955	40.46%
2018-713 - Academic and Physical Education Building	\$48,376,547	
Center for Deaf and Hard of Hearing Youth		
Prime	\$9,509,897	19.66%
Not Certified		
Subcontractor	\$38,866,650	80.34%
MBE	\$948,642	1.96%
WBE	\$1,731,360	3.58%
SBE	\$1,802,783	3.73%
Not Certified	\$34,383,864	71.08%
2019-537 - ERO Vehicle and Storage Building	\$2,353,810	
Department of Ecology		
Prime	\$1,561,574	66.34%
MBE		
Subcontractor	\$792,236	33.66%
VA	\$6,300	0.27%
SBE	\$74,745	3.18%
Not Certified	\$711,190	30.21%
2020-148 - Puyallup Campus STEM Building	\$44,891,874	
Pierce College		
Prime	\$14,175,817	31.58%
Not Certified		
Subcontractor	\$30,716,056	68.42%
MBE	\$460,261	1.03%
WBE	\$1,287,662	2.87%
SBE	\$4,867,345	10.84%
Not Certified	\$24,100,788	53.69%
2021-096 - Dr. Angela Bowen Center for Health Education	\$6,385,074	
South Puget Sound Community College		
Prime	\$2,006,044	31.42%
Not Certified		
Subcontractor	\$4,379,030	68.58%
WBE	\$213,362	3.34%



	\$ Spend	% Spend per Project
SBE	\$490,022	7.67%
Not Certified	\$3,675,646	57.57%
2021-192 - Fort Steilacoom Olympic South Building	\$17,135,583	
Pierce College		
Prime	\$5,944,912	34.69%
Not Certified		
Subcontractor	\$11,190,671	65.31%
MBE	\$128,080	0.75%
WBE	\$569,720	3.32%
VA	\$352,365	2.06%
SBE	\$2,011,482	11.74%
Not Certified	\$8,129,024	47.44%
2023-166 - Fire Services Training Center	\$5,689,297	
Bates Technical College		
Prime	\$3,432,547	60.33%
Not Certified		
Subcontractor	\$2,256,749	39.67%
MBE	\$50,878	0.89%
Not Certified	\$2,205,871	38.77%
GC/CM		
2018-065 - Student Recreation Center	\$28,960,733	
Columbia Basin College		
Prime	\$9,462,862	32.67%
Not Certified		
Subcontractor	\$19,497,871	67.33%
SBE	\$8,656,979	29.89%
Not Certified	\$10,840,892	37.43%
2018-230 - Pattison South Parcel Expansion	\$19,117,931	
Intercity Transit		
Prime	\$10,345,386	54.11%
Not Certified		
Subcontractor	\$8,772,546	45.89%
MBE	\$5,890	0.03%
WBE	\$32,433	0.17%
VA	\$837,800	4.38%
SBE	\$4,886,233	25.56%
Not Certified	\$3,010,191	15.75%
2018-507 - WSDA Safety & Health Lab and Training Center	\$43,863,546	
Department of Labor and Industries		
Prime	\$14,295,110	32.59%
Not Certified		
Subcontractor	\$29,568,436	67.41%
WBE	\$93,624	0.21%
SBE	\$915,318	2.09%
Not Certified	\$28,559,493	65.11%
2019-037 - Learning Resource Center	\$38,816,020	
Everett Community College		
Prime	\$11,251,397	28.99%
Not Certified		
Subcontractor	\$27,564,622	71.01%
MBE	\$206,992	0.53%
VA	\$961,053	2.48%
SBE	\$2,212,037	5.70%
Not Certified	\$24,184,540	62.31%
2020-403 - Western State Hospital-New Forensic Hospital	\$95,730,393	
Department of Social and Health Services		
Prime	\$45,903,535	47.95%
Not Certified		
Subcontractor	\$49,826,859	52.05%
MBE	\$840,608	0.88%
WBE	\$7,436,761	7.77%
SBE	\$143,339	0.15%
Not Certified	\$41,406,151	43.25%
2020-472 - 16 Bed Community RTF-Thurston County	\$16,266,285	
Department of Social and Health Services		
Prime	\$6,355,661	39.07%
Not Certified		
Subcontractor	\$9,910,624	60.93%
MBE	\$3,287	0.02%
WBE	\$454,250	2.79%



	\$ Spend	% Spend per Project
SBE	\$1,098,313	6.75%
Not Certified	\$8,354,774	51.36%
2020-473 - 48-Bed Community RTF-Clark County	\$60,777,317	
Department of Social and Health Services		
Prime	\$18,380,656	30.24%
Not Certified		
Subcontractor	\$42,396,661	69.76%
MBE	\$544,817	0.90%
WBE	\$2,709	0.004%
SBE	\$3,179,234	5.23%
Not Certified	\$38,669,901	63.63%
2021-180 - Newhouse Bldg. Replacement (LCM)	\$88,461,059	
Department of Enterprise Services		
Prime	\$12,218,155	13.81%
Not Certified		
Subcontractor	\$76,242,904	86.19%
MBE	\$419,679	0.47%
WBE	\$727,275	0.82%
SBE	\$1,573,673	1.78%
Not Certified	\$73,522,277	83.11%
2021-260 - Center for Innovative Learning and Engagement	\$28,665,350	
Tacoma Community College		
Prime	\$11,290,649	39.39%
Not Certified		
Subcontractor	\$17,374,701	60.61%
MBE	\$306,700	1.07%
WBE	\$6,185	0.02%
SBE	\$1,002,498	3.50%
Not Certified	\$16,059,318	56.02%
2023-514 - Spokane Falls CC - Lodge Building Renovation	\$73,485	
Community Colleges of Spokane		
Prime	\$73,485	100.00%
Not Certified		
2022-554 - Pritchard Building Rehabilitation and Expansion (LCM)	\$43,145,007	
Department of Enterprise Services		
Prime	\$26,544,606	61.52%
Not Certified		
Subcontractor	\$16,600,401	38.48%
MBE	\$677,370	1.57%
WBE	\$132,674	0.31%
SBE	\$16,914	0.04%
Not Certified	\$15,773,443	36.56%
2022-554 - O'Brien Building Renovation (LCM)	\$54,740	
Department of Enterprise Services		
Prime	\$54,740	100.00%
Not Certified		
2024-049 - Campus Center Structural Repairs (Emergency)	\$9,307,646	
Bellingham Technical College		
Prime	\$6,876,244	73.88%
Not Certified		
Subcontractor	\$2,431,403	26.12%
MBE	\$374,927	4.03%
VA	\$11,353	0.12%
SBE	\$65,455	0.70%
Not Certified	\$1,979,668	21.27%
2018-102 - Health Sciences Advanced Manufacturing Classroom Complex + Greenhouse & Pond	\$38,381,664	
Shoreline Community College		
Prime	\$13,150,604	34.26%
Not Certified		
Subcontractor	\$25,231,059	65.74%
MBE	\$718,666	1.87%
VA	\$206,096	0.54%
SBE	\$2,285,253	5.95%
Not Certified	\$22,021,044	57.37%
Grand Total	\$822,676,333	