## State of Washington Capital Projects Advisory Review Board (CPARB) PROJECT REVIEW COMMITTEE (PRC)

## **APPLICATION FOR RECERTIFICATION OF PUBLIC BODY**

RCW 39.10 Alternative Public Works Contracting General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

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

## **Identification of Applicant**

- a) Legal name of Public Body (your organization): University of Washington
- b) Mailing Address: University of Washington, University District Building, Box 352205, Seattle, WA 98195
- c) Contact Person Name: Elena Franks Title: Executive Director, Project Delivery Group
- d) Phone Number: 206-465-2791 E-mail: elfranks@uw.edu
- e) Expiration Date of current Certification: GC/CM <u>9/25/2023</u> DB
- f) Type of Certification Being Sought: \_\_\_\_\_ GC/CM XX 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.

There have been no changes to UW's processes since 2020 certification. Please see Attachment No. 1 for contract type assessment and process.

## 2. Project Delivery Knowledge and Experience

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

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

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

Please see Attachment No. 2

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

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

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous

certification. Provide a current organizational chart and highlight changes since previous certification/recertification. Do not include outside consultants.

Please see attachment No. 3.

### 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.

There have been no audit findings.

### 5. Project Data Collection

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

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method [DB, or GC/CM either actual or as-planned]
- Is the project complete [Yes or No]

Please see Attachment No. 4

### 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.

Not Applicable.

### 7. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

Please see Attachment No. 5

## 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 <u>RCW 39.10.330(8)</u> stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises

(OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature: \_\_\_\_\_

Name: (please print) Elena Franks

Title: Executive Director, Project Delivery Group

Date: \_\_\_\_\_June 15, 2023



ATTACHMENT 1 RCW 39.10.270(2)(a)

# Public Works Contract Type Assessment

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

1.A Contract Type I Delivery Strategy	Overview	Pros	Cons
Design-Bid-Build (most common)	A "traditional" delivery method for construction work. Selection of a contractor is through a lowest responsive and responsible bid. Design/construction documents complete and posted publically for open competition. (RCW 39.04)	<ul> <li>Competitive Bidding,</li> <li>Suited for a wide range of work,</li> <li>Ideal with a complete design,</li> <li>Can be used with some "performance specifications,"</li> <li>Bid documents can be as long or as short as the work and risk require.</li> </ul>	<ul> <li>No GC input into design, no constructability review,</li> <li>Often longer process: requires linear design, bid, build timeline,</li> <li>Require completed construction documents to bid,</li> <li>Experienced delivery staff required.</li> </ul>
Job Order Contracting	Job Order Contracting (JOC) can be used when the expected job cost is less than \$500,000 using a pre-determined price book such as RS Means. A general contractor is selected based on qualifications and their approach to managing subcontractors, along with a coefficient (fee). Work Orders are issued for small projects that are less than the threshold for a maximum of \$4M per year. Design is completed as needed by work order. (RCW 39.10)	<ul> <li>Small projects do not have to be individually bid,</li> <li>Contractor, subcontractors, and designers work together to streamline design and construction and is often faster.</li> </ul>	<ul> <li>Price of work calculated by RS Means often does not reflect internal cost estimates or budgets and hard to reconcile,</li> <li>Limitation on percentage of work that can be self-performed by JOC (10%) and how much work does not have to be "pre-priced" (20%).</li> </ul>
Small Works Roster	A small projects delivery method for projects less than \$300,000. UW Facilities may use a pre-established roster of firms to bid on small projects. (RCW 39.04.350)	<ul> <li>Pre-established roster limits bid pool to those firms that are more experienced in certain scopes,</li> <li>Similar benefits of DBB.</li> </ul>	<ul> <li>Dollar limitation,</li> <li>Still requires lowest responsive and responsible and competitive process,</li> <li>Maintenance of a roster,</li> </ul>
<\$110,000	For public works construction work less than an estimated \$110,000 (labor, materials, and equipment), first right of refusal shall be given UW Facilities Maintenance and Construction to be consider for performance by our own forces. Single trade, repetitive, bargained, or operational sensitive work are ideal for this method. (RCW 28B)	<ul> <li>Direct access to those that operate and maintain our buildings and infrastructure,</li> <li>Does not need to be bid on the open market,</li> <li>Shorter project durations possible.</li> </ul>	• Limited dollar value and complexity.
Critical Patient Care Roster	Specific to UW Medicine or public works projects in critical patient care facilities. A roster established through a qualifications- based application process. Levels of work and size of contractors are captured on "A" and "B" options for work. (RCW 28B)	<ul> <li>Pre-established roster limits bid pools to those firms that are more experienced working in the highly sensitive environments and while occupied,</li> </ul>	<ul> <li>Design and construction documents still required,</li> <li>Still competitively bid to those on the roster.</li> <li>Roster needs to be maintained.</li> <li>Limited to projects &lt;\$5M.</li> </ul>
General Contractor/Cons truction Manager (GC/CM)	A GC/CM partner is selected based on qualifications and proposed approach early in the design phase of a project. Selection includes weighted criteria including a "fee" for general "administration" of the contract. Provisions for "heavy civil" projects and large MEP scopes. (RCW 39.10)	<ul> <li>GC is part of the design of the project and can provide input on constructability and cost considerations for various engineering solutions,</li> <li>Established Maximum Allowable Construction Costs,</li> </ul>	<ul> <li>Statutory required project types and prescriptive processes, less flexible for project owners,</li> <li>Extra construction management layer,</li> </ul>



### ATTACHMENT 1 RCW 39.10.270(2)(a)

	CW 39.10.270(2)(a)	Qualifications/partnership	Added administrative
		and experienced based selection to enhance a team approach.	<ul> <li>layers on all parties,</li> <li>Smaller pool of qualified and experienced general contractor teams</li> <li>Limited access to trade partners other than MEP.</li> </ul>
Design-Build (Progressive, Integrated)	A designer and builder/contractor team selected based on qualifications and proposed approach. Several modifications to a design-build method, similar applications still exist. Select between 2-part, GMP-based contract and "Integrated Design-Build" contract, which features the business terms of an Integrated Project Delivery contract (shared risk/reward, incentives).	<ul> <li>Single contact point for both designer and building/contractor team,</li> <li>Work can be constructed as design completes,</li> <li>Multiple ways of securing subcontractors to partner or bid to the project,</li> <li>More flexible in statutory requirements, gives the University flexibility in deciding which version of DB best fits the project.</li> </ul>	<ul> <li>Requires willingness to be flexible on project scope in exchange for price certainty. Favors "performance-based requirements" over prescriptive requirements,</li> <li>UW pays a modest "honorarium" for all participants that are not successful in recognition of the additional work we require in procurement.</li> </ul>

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

## OVERVIEW

As the project planning work proceeds from Needs Assessment to Options Analysis to Project Formation, the UW Facilities team is responsible for reviewing the Contract Type Assessment Matrix (Matrix) to recommend the most appropriate procurement strategy for the project no later than during Project Formation. In addition to the recommendation of the overall strategy, consideration of any additional strategic ideas should be considered, including the phasing of work, or fast-tracking certain work packages to meet deadlines or capitalize on efficiencies; these should also be documented with the overall strategy. The Contracting Type Assessment documentation should contain clear explanation of why the strategy was selected based upon the Matrix, including pros and cons of the selected strategy.

### STEP 1

The UW Facilities team (includi Manager, Director, and Capital Planning representative) will re needs and recommend a delive including written justification li Matrix. The project should be potential benefits of collaborat prescriptive design approach a commodity-based procurement if the University has specific regiven system, there may be rel opportunity to explore other id desired system should be desi procured in the manner that le pricing. In other cases, assemb performing and integrated tea and trade partners should deli solution within the budget and methods which should be prio

## STEP 2

	STEP Z	
ling Project al Architecture &	The PM should schedule a meeting with the Client (if applicable) to explain the	
review the project very strategy, linked to the reviewed for ative delivery vs. a and more of a ent. For example, equirements for a elatively little ideas and the signed and leads to the best abling a high- am of designers liver an optimum d delivery oritized.	proposed delivery strategy along with the key steps and milestones of the procurement process.	

STEP 3	STEP 4	STEP 5
With concurrence of the Client (where applicable), the selected delivery strategy should be presented to the Project Executive Committee for approval.	Once a project delivery method has been approved, the selection should be incorporated into the Project Work Plan, and procurement should commence based upon the selected strategy.	Projects in excess of \$5 million, or any alternative approaches proposed (e.g., GC/CM, Traditional DB, Progressive DB), require additional reporting and/or approvals, some including the Board of Regents.



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

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/recertification. List lessons learned from your experience.

### NARRATIVE:

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

No. Project Name	Status	Construction Start	Substantial Completion	Budget	Cost Overruns or Schedule Delays	Delivery Method
1 Seismic Improvements Phase 2	Closeout	Sep-20	Dec-21	\$15.5M	No significant issues	DB
2 Kincaid Hall Renovation	Closeout	Jun-19	Apr-21	\$46M	See Note #1 below	DB
3 Childbirth Center Renovation	Closeout	Dec-19	Nov-21	\$30.6M	See Note #2 below	DB
4 Softball Performance Center	Closeout	Jan-21	Sep-21	\$4M	Siting issues, changed location	DB
5 Libraries Offsite Shelving + iSchool Retrofit	Construction	TBD	May-23	\$8M	No significant issues	DB
6 Behavioral Health Teaching Facility	Construction	Oct-21	Nov-23	\$224.5M	See Note #3 below	DB
7 Founders Hall	Closeout	Jun-20	Dec-21	\$73.1M	See Note #4 below	DB
8 Health Sciences Education Building	Construction	Jul-20	Oct-22	\$100.6M	No significant issues	DB
9 UW Bothell/ Cascadia College Phase 4	Construction	Aug-21	Sep-23	\$80.6M*	See Note #5 below	DB
10 UW Tacoma Milgard Hall	Closeout	Jul-21	Sep-22	\$57.3M*	No significant issues	DB
11 UW Tacoma Learning Commons and	Closeout	Jan-21	Sep-21	\$8.3M*	No significant issues	DB
12 COE Interdisciplinary Engineering Building	Construction	TBD	TBD	\$96.0M	See Note #6 below	DB
13 UW Autism Center Remodel	Closeout	Jan-21	May-21	\$2.6M	No significant issues	DB
14 ICA Basketball Training/Operations Center	Design	Mar-24	Aug-25	\$59.67M	No significant issues	DB
15 Haring Center Renovation	Construction	May-22	Dec-23	\$37.5M	No significant issues	DB

16 Seismic Improvements Phase 3	Closeout	Aug-21	Jan-22	\$10M	No significant issues
17 UWMC Montlake Membrane & La Renovation	ndscape Construction	Oct-22	Aug-25	\$51M	No significant issues
18 UWMC OPMC Rheumatology Clini	c Construction	Apr-22	Jan-23	\$7M	No significant issues
19 7N, 6N New Medical Surgical Unit	Upgrade Construction	Apr-22	Jun-23	\$23.5M	No significant issues
20 Art & Music Renovation PH 1: Art	Closeout	May-22	Mar-23	\$8.7M	No significant issues
21 MHSC T-Wing Renovation	Design	Sep-23	Dec-25	\$64M	No significant issues
22 IMA Locker Rooms & Pool Upgrad	les Construction	Apr-22	Oct-23	\$28.5M	Delay in permit, but no significant issues
23 Power Plant Infrastructure Renew	al Construction	Dec-21	Oct-23	\$27.5M	No significant issues
24 UWMC NW Behavioral Health Ren	ovation Design	TBD	TBD	\$15M	No significant issues
25 UWMC ML 9NE/SE 3NE/SE	Design	TBD	TBD	\$11M	No significant issues
26 UWML ML Surgery Pavilion OR Up	ogrades Design	TBD	TBD	\$11M	No significant issues
27 Anderson Hall Renovation	Project Definition	Jun-24	Dec-25	\$40.8M	No significant issues
28 Haggett Hall Replacement	Project Definition	TBD	TBD	\$22.5M	No significant issues
PROJECT NOTES:					

#1 The budget was increased to include scope initially planned as a future phase because analysis showed that the lowest cost on a long-term cost of ownership basis was to do the work as part of the current phase.

#2 Two discoveries during construction required a budget increase to address, as did a decision to include a portion of the scope of an adjacent electrical project to eliminate future disruption. Construction discoveries included that the existing slab on grade had substantial void space below, and that materials which previously had tested non-detect for hazardous materials did in fact contain unsuitable levels.

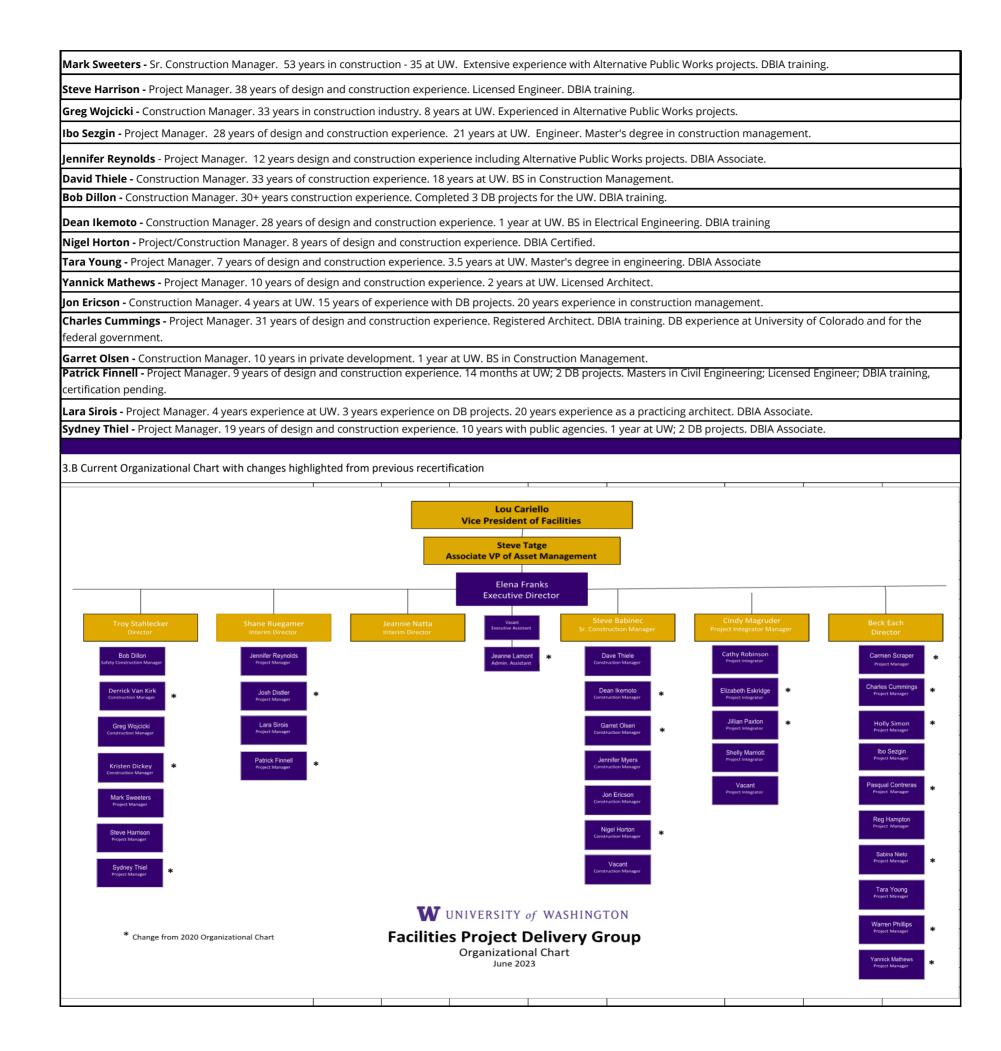
#3 Extreme and unprecedented construction cost escalation overran the team's ability to reduce scope and the project budget was increased to meet minimum program and operational requirements. Seattle concrete delivery drivers strike also impacted the project schedule and budget, as did supply chain issues, particularly for electrical switchgear.

#4 Increased fundraising and a desire to utilize a cross-laminated timber structure in lieu of the planned concrete structure led to a decision to increase the budget. Bankruptcy of the CLT supplier and installer impacted the project schedule and budget.

#5 Extreme and unprecedented construction cost escalation overran the team's ability to reduce scope and the project budget was increased slightly to meet minimum

DB
DB

Statr reassignments indicated with an *TypeManagerManagerIntegratorFounders Hall\$73.1MDBTatgePouleyWojcicki*Magruder*Feb-18ABothell Phase 4 STEM Building\$79.5MDBTatgeThompsonSweeters*Magruder*Feb-18JHealth Sciences Education Building\$100.6MDBEatch*Natta*Babinec*Magruder*Feb-18DInterdisciplinary Engineering Building\$75MDBTatgeReynoldsBabinec*Magruder*Magruder*Mayruder*ABehavioral Health Teaching Facility\$224.5MDBTatgeNattaErricson*Magruder*MayruderMayruderProject StatrDB projects since previous re-certificationProject SizeProjectProjectManagerConstructionProject StatrProject StatrUWMC Montlake Membrane & Landscape\$51.MDBNattaSezginIkemotoPaxtonOct-22ASeismic Improvements Phase 3\$14.3MDBRuegamerFinnellWojcickiMarriottJun-23AUWMC OPMC Rheumatology Clinic\$7MDBEatchPouleyHortonPaxtonApr-22JuAn & Susin Construction\$64MDBStahleckerSiroisDillonMarriottMay-22MMHS Convers & Pool Upgrades\$28.5MDBStahleckerThielDillonMarriottApr-22JuMHC Construction Renovation\$64M </th <th>3.A Personnel with Construction Experience Usi</th> <th>ng the Alterna</th> <th>tive Contra</th> <th>cting Procedure</th> <th>e(s) [RCW 39.10.2</th> <th>270 (3)(b)(ii)]</th> <th></th> <th></th> <th></th>	3.A Personnel with Construction Experience Usi	ng the Alterna	tive Contra	cting Procedure	e(s) [RCW 39.10.2	270 (3)(b)(ii)]			
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Interdisciplinary Engineering Building     \$75M     DB     Tatge     Reynolds     Babinec*     Magruder*     Jan-19     A       Behavioral Health Teaching Facility     \$224.5M     DB     Tatge     Natta     Encion*     Magruder*     May-19     Jr       DB projects since previous re-certification     Project Trype     Project     Project     Project     Project     Project Since     Project Tripe     Project Since     Project Since <td>Bothell Phase 4 STEM Building</td> <td>\$79.5M</td> <td>DB</td> <td>Tatge</td> <td>Thompson</td> <td>Sweeters*</td> <td>Magruder</td> <td>Dec-18</td> <td>Jan-24</td>	Bothell Phase 4 STEM Building	\$79.5M	DB	Tatge	Thompson	Sweeters*	Magruder	Dec-18	Jan-24
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PDG Staff Experience	nderson Hall Renovation	\$40.8M	DB	Stahlecker	Sirois	Olsen	Marriott	TBD	TBD
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		-		-		Project Manager in Publ	ic Works Project	s, including Alteri	native Public
			-				Alternative Publi	ic Works. Extensi	ve experience
Il Paxton - Project Integrator. 3 years experience in Pubic Works Projects, including Alternative Public Works procurement and contract administration.									
teve Babinec - Senior Construction Manager. 26+ years with UW as Electrician, Electrician Lead, Maintenance Zone Coordinator and Maintenance Supervisor. 9 years with F ionstruction Manager for Alternative Public Works projects.	_	-	V as Electricia	an, Electrician Le	ad, Maintenance	Zone Coordinator and	Maintenance Su	ipervisor. 9 years	with PDG as





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

Ref.	Project Title/Description	Project Number	Project Value	Delivery Method	Data entered into the CPARB Data Collection System [Yes or No; if No, why not?]	Project Complete [Yes or No]
1	<b>Seismic Improvements Phase 3</b> - seismic upgrades to Mary Gates, Johnson Hall, and Portage Bay.	206992	\$8M	DB	No, no database available	No
2	UWMC Montlake Membrane & Landscape Replacement-	207507	\$51M	DB	No, no database available	No
	Replacement of failed membrane <b>UWMC OPMC Rheumatology Clinic</b> - Renovate ambulatory clinic					
3	to bring it into compliance with a licensed acute care hospital.	207529	\$7M	DB	No, no database available	No
	<b>Power Plant PH 1 Infrastructure Upgrades</b> - Shore up existing	205868	\$27.5M	DB	No, no database available	No
	plant by addressing cold start capabilities, steam simplification, and power generation.	205868	\$27.5W	DB	NO, NO UALADASE AVAIIADIE	INO
5	<b>6N 7N New Medical Surgical Unit Upgrade</b> - Full renovation of 1959 Psych unit to a new Medical/Surgical Center.	206710	\$23.5M	DB	No, no database available	No
	Haring Center- Remove regulated materials, replace building	206962	\$37.2M	DB	No, no database available	No
7	mechanical and electrical systems, replace exterior envelope. <b>UWMC NW Behavioral Health Renovation</b> - Renovation of	207653	\$15M	DB	No, no database available	No
,	existing geriatric psychiatric beds. UWMC ML 9NE/SE/Chill/Atrium/3NE/SE- Roof replacement,	207033	<b></b>			
	Chiller replacement, repair leaking curtain wall, correct weather	208120	\$11M	DB	No, no database available	No
	barriers, fall protection. UWMC ML Surgery Pavilion OR Upgrades- Demo current space					
	to accommodate 2 new additional OR's, and renovate 3 OR's and support space.	208003	\$11M	DB	No, no database available	No
10	Haggett Hall Replacement- Demolition of existing Haggett Hall	207313	\$200M	DB	No, no database available	No
	and replacement with a new facility. College of Engineering Interdisciplinary Engineering Building-					
	provide a student-focused, interdisciplinary center to promote project-based learning and research, collaboration, and	205852	\$96M	DB	No, no database available	No
	innovation for faculty and students.					
	Magnuson Health Sciences Building Renovation Phase 2- Partial Renovation of the T Wing portion of the Health Sciences	205611	\$64M	DB	No, no database available	No
	Complex. Anderson Hall Renovation- Renovation of the home for the					
13	School of Environmental and Forest Sciences.	203203	\$40.8M	DB	No, no database available	No
	Libraries Offsite Shelving + iSchool Retrofit - Relocate stacks	206472		DD		No
	to Sandpoint, repurpose Allen South 1st Floor to increase space in the iSchool and student collaboration spaces.	206472	\$9.7M	DB	No, no database available	No
	IMA Locker Rooms and Pool Upgrades - Renovate and expand	205781	¢28.6M	DB	No, no database available	No
	the existing pool and create a gender neutral locker room for student_faculty_and staff	205781	\$28.6M	DB	NO, NO Udlabase available	No
16	<b>ASUW Shell House Improvement -</b> Restoration effort to convert the existing shellhouse into a conference and meeting space.	206756	\$15.5M	DB	No, no database available	FY 23-27 Capital Plai
	UWMC Montlake Campus plaza cate remodel- Planned					
	remodel and expansion of existing primary food service facility at LIWMC Montlake Art and Music Buildings Renovation - Mechanical, electrical,	206017	\$40.0M	DB	No, no database available	On-hold
	Art and Music Buildings Renovation - Mechanical, electrical, structural, and seismic upgrades. W27 - Center for Advanced Materials and Clean Energy	207276	\$8-12M	DB	No, no database available	No
191	W27 - Center for Advanced Materials and Clean Energy Technologies	TBD	\$292.1M	Developer	No, no database available	FY 23-27 Capital Pla
20	University District Station Building	TBD	\$225.6M	Developer	No, no database available	FY 23-27 Capital Pla
	UW School of Medicine - Spokane	TBD	\$30M	TBD	No, no database available	Yes FY 23-27
	Intellectual House PH 2	TBD	\$11.5M	TBD	No, no database available	Capital Plan FY 23-27
	Chemical Sciences Building	206874	\$240M	TBD	No, no database available	Capital Pla FY 23-27
	Early Childhood Learning Center	TBD	\$63M	TBD	No, no database available	Capital Pla FY 23-27
	Welcome Center	TBD	\$71M	TBD	No, no database available	Capital Pla FY 23-27
	Laboratory Medicine	TBD	\$50.9M	TBD	No, no database available	Capital Pla FY 23-27
	UW Medicine Primary and Specialty Care Expansion	TBD	\$38.5M	TBD	No, no database available	Capital Plan FY 23-27
	UWMC NW Procedural Space	TBD	\$13.7M	TBD	No, no database available	Capital Plai FY 23-27
29	UWMC Core Capital Construction	TBD	\$201.7M	TBD	No, no database available	Capital Plai FY 23-27
30	UWMC Strategic Service Line Expansion	TBD	\$13.7M	TBD	No, no database available	Capital Plai FY 23-27
	UWMC Campus Reconfiguration/Backfill at NW	TBD	\$84.1M	TBD	No, no database available	Capital Pla
32	UWMC NW 1st Floor Renovation	207980	\$12M	TBD	No, no database available	FY 25



## **ATTACHMENT NO. 5**

### Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

The University's equity program guiding all procurement is called UW Business Diversity & Equity. The UW Business Diversity & Equity (BD&E) team has a Community Engagement target. The BD&E team members across the University work to identify local, diverse, small, women, and minority-owned businesses to participate in University work. Our outreach generally leads to match-making exercises between large first-tier companies and second tier and specialty firms. Under UW Facilities, our public works program focuses on Business Equity Inclusion in our procurements through bidding and proposal submission responses. Under the Business Equity Inclusion portion of the BDE program, each bidder or proposer team outlines their approach to including Business Equity Enterprises (BEE). Acceptable Inclusion Plans are those that state an attainable inclusion goal, list specific scopes-of-work available on a project, discuss those opportunities that match available BEEs, discuss a bidding and packaging strategy that reflects BEE availability, and demonstrates the use of helpful business strategies that welcome and support subcontractors.

For Design-Build projects, the Design-Build team works closely with the UW to establish an overall project goal for inclusion and to develop a detailed plan for how to achieve it through inclusion of diverse consultants and trade partners. This project-specific goal often exceeds the University's institutional goal for all projects. The plan specifically focuses on inclusion of small, women, and minority-owned businesses, with additional disadvantaged business categories considered but not explicitly tracked. Plans have included project teams being incentivized for bringing S/M/WBE firms to work at the University for the first time, and the design-builder provides mentorship to ready these firms for their next projects at the University or with other public owners. As the team is filled out, the business equity status and overall performance is tracked against the plan and, if necessary, adjustments are made to targets for scopes of work that have yet to be procured. In this way, we manage equity and inclusion as a metric, just as we manage budget and schedule. The plan status is reviewed regularly at the project management level, and monthly at both the Project Executive Committee level and with the Director of Procurement and UW Business Diversity & Equity. Further, the inclusion status on major projects (above \$15M) is reported monthly to the University's Board of Regents. This approach has been very successful and has substantially improved the level of inclusion on the University's capital projects.

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