

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 CPARB 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) Address: **Box 352205, Seattle, WA 98195**
- c) Contact Person Name: **Beck Eatch** Title: **Interim Executive Director, Project Delivery Group, UW Facilities**
- d) Phone Number: **360-621-4527** E-mail: **beatch@uw.edu**
- e) Effective Dates of current Certification **4-25-22** GC/CM _____ DB
- f) Type of Certification Being Sought GC/CM _____ DB

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

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

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

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

Please see Attachment 1

2. Project Delivery Knowledge and Experience

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

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

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

Please see Attachment 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/re-certification. Do not include outside consultants.

Please see Attachment 3 and associated Project Delivery Group organizational chart.

4. Resolution of Audit Findings on Previous Public Works Projects

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

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/re-certification 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]*
- Whether or not project data has been entered into the CPARB Data Collection System? *(RCW 39.10.,320 and .350) [Yes or No; if No, why not?]*
- Is the project complete *[Yes or No]*

Please see Attachment 5.

6. GC/CM Self Performance *(complete only if requesting GC/CM re-certification)*

Responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB.

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

Please see Attachment 6.

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 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 this information in a timely manner and understand that failure to do so may delay action on your application.

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 agree to continue to provide data on such projects in accordance with RCW 39.10 data collection criteria covering the complete history of each of these construction projects. You understand that this information is being used in a study by the State to evaluate the effectiveness of the alternative contracting procedure(s). Public Bodies may renew their certification or re-certifications for additional three-year periods provided the current certification has not expired.

Signature: _____

Name: Beck Eatch

Title: Executive Director, Project Delivery Group - Interim

Date: April 20, 2022

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

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 Planning Phase of any project. Project delivery strategy shapes the entire project from conception to transition to occupancy and closeout. UW Facilities Campus Architecture & Planning, Project Delivery Group, and Procurement & Sourcing representatives should use the matrix to select the delivery strategy most aligned with the project characteristics, delivery method requirement, industry capabilities, best practices, and overall goals of the project. Delivery options vary based on the characteristics and budget of each individual project. All delivery strategies and procurements must comply with the applicable Revised Codes of Washington (RCWs). The contracting type selected should be documented in the *Project Work Plan*.

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.

The PM should schedule a meeting with the Client (if applicable) to explain the proposed delivery strategy along with the key steps and milestones of the procurement process. 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.

| 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 style="list-style-type: none"> Competitive Bidding Suited for a wide range of work Ideal with a complete design Can be used with some "performance specifications" Bid documents can be as long or as short as the work and risk require. | <ul style="list-style-type: none"> No GC or trade partner input into design, no constructability review Often longer process: requires linear design, bid, build timeline Require completed construction documents to bid Experienced delivery staff required |
| Job Order Contracting | Job Order Contracting (JOC) can be used when the expected job cost is less than \$500,000 using a pre-determined unit price book such as RS Means. A general contractor is selected based on qualifications and approach to managing subcontractors, along with a coefficient (fee). Work Orders are issued for small projects that are less than the threshold for a maximum of \$4M per year. Design is completed as needed by work order. (RCW 39.10) | <ul style="list-style-type: none"> Small projects do not have to be individually bid Single contract to manage Contractor, subcontractors, and designers work together to stream line design and construction and is often faster | <ul style="list-style-type: none"> Price of work calculated by RS Means often does not reflect internal cost estimates or budgets and hard to reconcile Limited in \$ for each projects 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%) |

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

| | | | |
|---|--|---|---|
| <p>Small Works Roster</p> | <p>A small projects delivery method for projects less than \$350,000. UW Facilities may use a pre-established roster of firms to bid on small projects. (RCW 39.04.155)</p> | <ul style="list-style-type: none"> • Pre-established roster limits bid pool to those firms that are more experienced in certain scopes. • Similar benefits of DBB | <ul style="list-style-type: none"> • Dollar limitation • Still requires lowest responsive and responsible and competitive process • Maintenance of a roster |
| <p><\$90,000</p> | <p>For public works construction work less than an estimated \$90,000 (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.10.350)</p> | <ul style="list-style-type: none"> • Direct access to those that operate and maintain our buildings and infrastructure • Does not need to be bid on the open market • Shorter project durations possible | <ul style="list-style-type: none"> • Still requires full competitive process with plans, specifications, lowest responsive bid for projects of limited value and complexity |
| <p>Critical Patient Care Roster</p> | <p>Specific to public works projects in medical research or critical patient care facilities. A roster established through a qualifications based application process. Levels of work and experience of contractors are captured on "A" and "B" options for work. (RCW 28B)</p> | <ul style="list-style-type: none"> • Pre-established roster limits bid pools to those firms that are more experience working in the highly sensitive environments and while occupied. | <ul style="list-style-type: none"> • Require completed construction documents to bid • Roster needs to be maintained • Construction cost must be under \$5M. |
| <p>General Contractor/Construction Manager (GC/CM)</p> | <p>A GC/CM partner is selected based on qualifications and proposed approach early in the design phase of a project. Selection criteria include a percent fee and general administration cost of the contract. Provisions for "heavy civil" projects and the ability to procure major subcontractors during the design phase. (RCW 39.10)</p> | <ul style="list-style-type: none"> • GC is part of the design of the project and can provide input on schedule, sequence, constructability and cost considerations for various engineering solutions • Established Maximum Allowable Construction Costs • Qualifications/partnership and experienced based selection to enhance a team approach • Possible to procure subcontracts over \$3M during the preconstruction phase | <ul style="list-style-type: none"> • Statutory required project types and prescriptive processes, less flexible for project owners than Design-Build. • Requires complete design and bid of all scopes of work • Limited ability to procure subcontracts during the preconstruction phase to provide design services other than subcontracts over \$3M. • Requires an independent audit of costs. |
| <p>Design-Build (Progressive, Integrated)</p> | <p>A designer and builder are selected as a team based on qualifications and proposed approach. The designer and builder work together from the beginning, collaborating as a team to achieve the Owner's goals and objectives. Forms of contract include lump sum; 2-part, GMP-based; and "Integrated Design-Build", which features business terms including shared risk/reward and incentives.</p> | <ul style="list-style-type: none"> • Single contract point for both designer and building/contractor team • Work can be permitted and constructed sequentially as design completes • Multiple ways of securing subcontractors to partner or bid to the project • Statute give Owners flexibility in deciding which version of DB best fits the project • Demonstrated ability to improve participation of Business Equity Enterprise firms | <ul style="list-style-type: none"> • Requires willingness to be flexible on project scope in exchange for price certainty. Favors 'performance-based requirements' over prescriptive requirements |

ATTACHMENT 2

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/re-certification

NARRATIVE:

The UW has extensive experience in and has successfully completed many projects under the GC/CM delivery method. While we fully intend to use the GC/CM delivery method on future projects, over the past three years, the University of Washington has transitioned from an emphasis on GC/CM to using 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, though we have adjusted the wording and format of our selection criteria to refer to the statutory language rather than follow it verbatim. Depending on project scope, we generally seek to engage GC and trade partner expertise as early as possible. 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 GC/CM, and the architect. Executive leaders from those same three entities form a Senior Management Team which addresses the performance of the team as a whole, contractual issues, and personnel issues. Project Working Teams, managed by the PMT, advance the detailed design and are multidisciplinary teams with trade partners (when available) and consultants working together. Projects managed with this approach have been highly-successful, with an emphasis on treating the budget as fixed and the scope as variable where necessary. Contingency is managed collaboratively, as are risks, and risk avoidance allows contingency funds to be deployed for scope. We have learned that highly collaborative teams, which work across the traditional boundaries between design and construction, are able to achieve higher-value projects with greater certainty and reduced risk. With the recent statutory changes to the GC/CM procedure that increase our ability to bring select subcontractors on early in the life of the project and the associated collaboration that makes possible, we intend to continue to explore opportunities to use both the GC/CM and DB delivery methods in our capital projects.

| No. | Project Name | Status | Construction Start | Substantial Completion | Budget | Cost Overruns or Schedule Delays | Delivery Method |
|-----|--|--------------|--------------------|------------------------|----------|----------------------------------|-----------------|
| 1 | New Burke Museum | Completed | Jun-16 | Oct-19 | \$82.8M | See Note #1 below | GCCM |
| 2 | Life Sciences Building | Completed | Jul-16 | Jul-18 | \$171.9M | No significant issues | GCCM |
| 3 | North Campus Student Housing Ph. IV (a) | Completed | Feb-16 | Aug-18 | \$253M | See Note #2 below | GCCM |
| 4 | UWMC Emergency Dept. East Extension | Completed | Jul-17 | Dec-18 | \$14.9M | See Note #3 below | GCCM |
| 5 | Bill and Melinda Gates Center for Computer Science & Engineering | Completed | Jun-16 | Dec-18 | \$105.5M | No significant issues | GCCM |
| 6 | North Campus Student Housing Ph. IV (b) | Closeout | May-19 | Aug-20 | \$65.5M | No significant issues | DB |
| 7 | Stevens Court Rehabilitation Phase 2 | Completed | Mar-20 | Sep-20 | \$13.2M | No significant issues | GCCM |
| 8 | UW Bothell Corporation Yard | Completed | Oct-19 | Jun-20 | \$5.4M | No significant issues | DB |
| 9 | Hans Rosling Center for Population Health | Closeout | May-17 | Jul-20 | \$230M | No significant issues | DB |
| 10 | Parrington Hall Renovation | Completed | Nov-18 | Aug-20 | \$24.1M | See Note #4 below | DB |
| 11 | Seismic Improvements Phase 1 | Completed | Jan-19 | Oct-19 | \$17.6M | No significant issues | DB |
| 12 | Seismic Improvements Phase 2 | Construction | Sep-20 | Dec-21 | \$15.5M | No significant issues | DB |
| 13 | Kincaid Hall Renovation | Completed | Jun-19 | Apr-21 | \$46M | See Note #5 below | DB |
| 14 | UW Medical Center Northwest Campus Childbirth Center Renovation | Construction | Dec-19 | Nov-21 | \$30.6M | See Note #6 below | DB |
| 15 | Softball Performance Center | Construction | Jan-21 | Sep-21 | \$4M | Siting issues, changed location | DB |
| 16 | Libraries Offsite Shelving + iSchool Retrofit | Construction | Mar-22 | May-23 | \$8M | No significant issues | DB |
| 17 | Behavioral Health Teaching Facility | Construction | Oct-21 | Jan-24 | \$249.5M | See Note #7 below | DB |
| 18 | Founders Hall | Construction | Jun-20 | Aug-22 | \$73.1M | See Note #8 below | DB |
| 19 | Health Sciences Education Building | Construction | Jul-20 | Oct-22 | \$100.6M | No significant issues | DB |
| 20 | UW Bothell/ Cascadia College Phase 4 | Construction | Aug-21 | Sep-23 | \$79.5M | See Note #7 below | DB |
| 21 | UW Tacoma Milgard Hall | Construction | Jul-21 | Sep-22 | \$53.5M | No significant issues | DB |
| 22 | UW Tacoma Learning Commons and Engineering Renovation | Closeout | Jan-21 | Sep-21 | \$6.6M | No significant issues | DB |
| 23 | College of Engineering Interdisciplinary Engineering Building | Preliminary | Jun-22 | TBD | \$75.0M | See Note #7 below | DB |
| 24 | Health Sciences Potable Mainline Replacement | Construction | TBD | TBD | \$2M | No significant issues | DB |
| 25 | UW Autism Center Remodel | Construction | Jan-21 | May-21 | \$2.6M | No significant issues | DB |
| 26 | ICA Basketball Training/Operations Facility and Health and High Performance Center | Preliminary | Mar-23 | Dec-24 | \$53.75M | No significant issues | DB |
| 27 | IMA Locker Rooms and Pool Upgrades | Preliminary | TBD | Aug-23 | \$28M | No significant issues | DB |
| 28 | Power Plant PH1 Infrastructure Upgrades | Construction | Dec-21 | Oct-23 | \$21M | No significant issues | DB |
| 29 | Haring Center Renovation | Preliminary | TBD | TBD | \$37.2M | No significant issues | DB |
| 30 | Seismic Improvements Phase 3 | Construction | Aug-21 | Jan-22 | \$4.3M | No significant issues | DB |
| 31 | UWMC Montlake Membrane & Landscape Replacement | Preliminary | TBD | TBD | \$51M | No significant issues | DB |
| 32 | UWMC OPMC Pneumatology Clinic | Preliminary | TBD | TBD | \$7M | No significant issues | DB |
| 33 | 7N New Medical Surgical Unit Upgrade | Preliminary | TBD | TBD | \$21M | No significant issues | DB |
| 34 | Art & Music Building Phase 1 | Preliminary | TBD | TBD | \$7.3M | No significant issues | DB |
| 35 | MHSC T-Wng Renovation Phase II | Pending | TBD | TBD | \$64M | No significant issues | DB |
| 36 | UWMC NW Behavioral Health Renovatoin | Pending | TBD | TBD | \$15M | No significant issues | DB |

PROJECT NOTES:

- #1 Interruption in state funding due to State Legislature's failure to pass a capital budget required a construction schedule to suit cash flow and led to a small increase in costs
- #2 Market conditions required a budget increase when options for reducing scope to maintain budget were not acceptable. The project finished under the revised budget and on schedule.
- #3 Scope was added by the client and discovery of hazardous materials requiring abatement required a budget increase and schedule extension. The project finished under the revised budget and on schedule
- #4 The budget was increased modestly to address additional upgrades required by the City of Seattle's determination that the project should be classified as a Substantial Alteration.
- #5 The budget was increased to include scope initially planned as a future phase because analysis showed that the lowestcost on a long-term cost of ownership basis was to do the work as part of the current phase.
- #6 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.
- #7 King County concrete drivers strike and extreme construction cost escalation issues have impacted project budget and schedule

3. Personnel with Construction Experience Using the Alternative Contracting Procedure(s) [RCW 39.10.270 (3)(b)(ii)]
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 PREVIOUS certification. Provide a current organizational chart and highlight changes since PREVIOUS certification. *[Individuals no longer with the organization are shaded in gray in Attachment 3a. See Attachment 3b for our current organization charts.]*

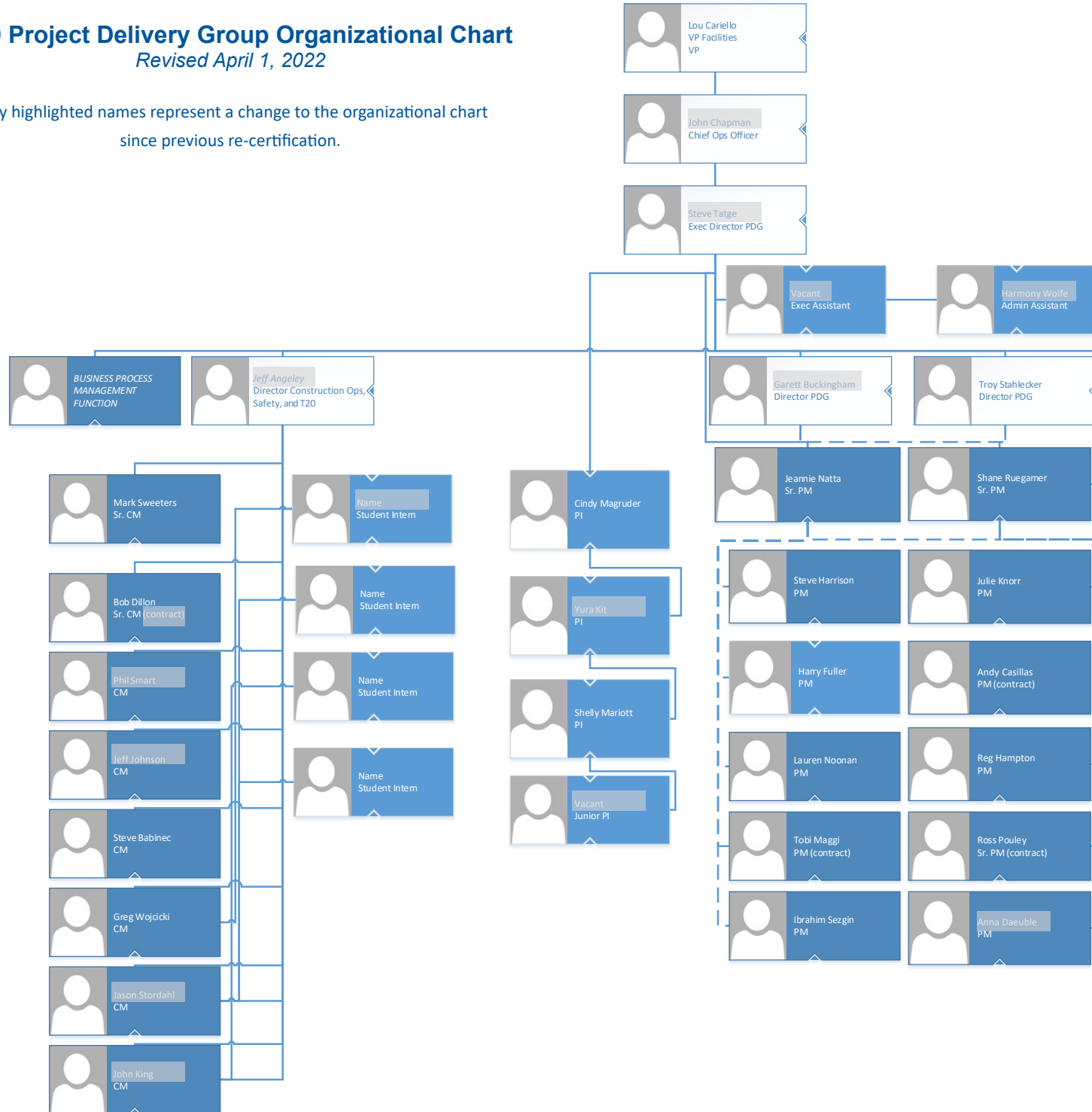
| Attachment 3 - UW Personnel with alternative contracting experience since PREVIOUS certification | | | | | | | | |
|--|---|--|--------------|--------------|---------------------------|--------|--------------|----------------|
| Name | Summary of Experience | Project | Project Size | Project Type | Role during Project Phase | | | Project Status |
| | | | | | Planning | Design | Construction | |
| Shane Ruegamer | Interim Director/Sr. Project Manager. 23 years in the construction industry; 6 years with UW PDG. Licensed architect. | N. Campus Housing Phase 4A | 253M | GCCM | PM | PM | PM | Completed |
| | | Parrington Hall | 20M | DB | PM | PM | PM | Closeout |
| | | N. Campus Housing Phase 4b | 65.5M | DB | PM | PM | PM | Closeout |
| Jennifer Myers | Construction Manager with 19 years of experience | UW Tacoma Milgard Hall | 53.7M | DB | CM | CM | CM | Current |
| | | UWT Learning Commons & Engineering Reno. | 8.1M | DB | CM | CM | CM | Current |
| | | Boeing Readiness Center | 17M | DB | CM | CM | CM | Completed |
| Harry Fuller | Project Manager with 20 years of construction industry experience. | Bothell PH 4 STEM Building | 79.4M | DB | PM | PM | PM | Current |
| | | ICA Basketball Facility & Performance Center | 53.7M | DB | PM | PM | PM | Current |
| Julie Knorr | Project Manager with 3.5 years with PDG. 12 years of industry experience. Licensed architect. | Health Sciences Education Building | 100M | DB | PM | PM | PM | Current |
| Reginald Hampton | Project Manager with 20 years of project management experience. | Libraries Offsite Shelving iSchool Retrofit | 9.6M | DB | PM | PM | PM | Current |
| | | UW Bothell Corp Yard | 5.7M | DB | PM | PM | PM | Completed |
| Jon Ericson | 15 years experience in construction management. 3 years with PDG as a Construction Manager. | Northwest Hospital Childbirth Center | 25M | DB | PM | PM | PM | Current |
| Lara Sirois | Project Manager with 3 years of experience. | Autism Center | 2.6M | DB | PM | PM | PM | Closeout |
| | | Haring Center Renovation | 37.2M | DB | PM | PM | PM | Current |
| | | Art & Music Renovation Phase I | 7.3M | DB | PM | PM | PM | Current |
| Tara Young | Project Manager with 1 year of experience. Construction Manager with 3 years of experience. | Seismic Improvements PH 3 | 8M | DB | CM | CM | | Current |

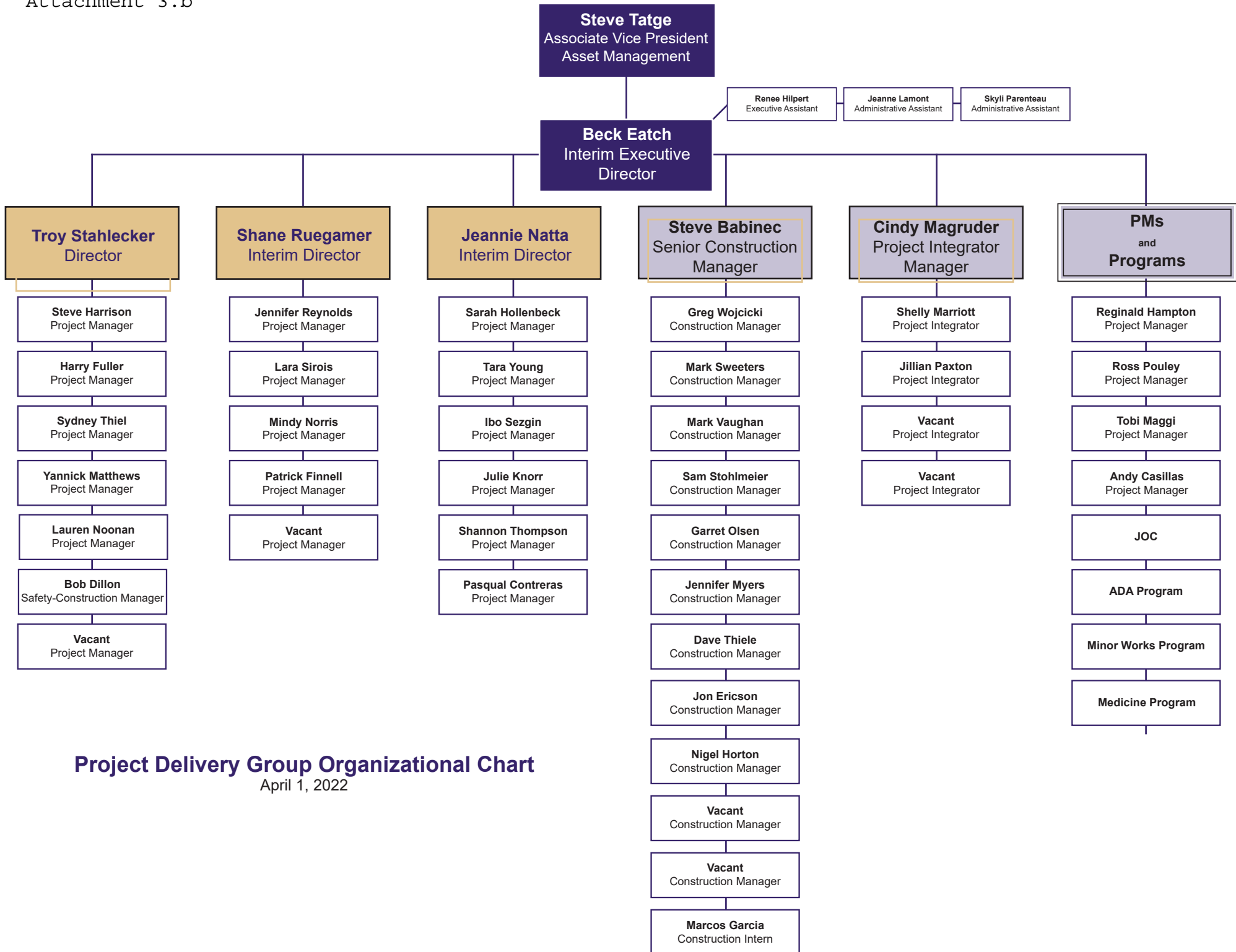
| | | | | | | | | |
|--------------------------|---|--|------------|------|-----------|-----------|-----------|-----------|
| Jennifer Reynolds | Project Manager with 9 years of experience. | CoE-Interdisciplinary Engineering Building | 75M | DB | PM | PM | PM | Current |
| | | MHSC Potable Water Mainline Replacement | 2M | DB | PM | PM | PM | Current |
| | | WSU Tri-Cities Academic Building | 30M | DB | PM | PM | PM | Completed |
| Ibo Sezgin | Project Manager with over 25 years of experience | UWMC ML Membrane & Landscape Replacement | 51M | DB | PM | PM | PM | Current |
| | | HMC Bi-Plane OR | 5M | DB | PM | PM | PM | Completed |
| | | HMC 2MB Cart Washers and Sterilizers | 3.2M | DB | PM | PM | PM | Completed |
| Sarah Hollenbeck | 25 years construction experience. PDG Project Manager for 1 year. PDG Construction Manager for 1 year. | UWMC ML Membrane & Landscape Replacement | 51M | DB | CM | CM | CM | Current |
| | | OHSU Old Library Renovation | 5M | GCCM | N/A | PM | PM | Completed |
| | | OHSU/PSU School of Public Health | 100M | DB | N/A | PM | PM | Completed |
| | | UW Autism Center | 2.6M | DB | CM | CM | CM | Closeout |
| Jill Paxton | Project Integrator with 2 years of construction administration experience. | UWMC ML Membrane & Landscape Replacement | 51M | DB | PI | PI | PI | Current |
| | | UWMC OPMC Rheumatology Clinic | 7M | DB | PI | PI | PI | Current |
| David Thiele | Construction Manager with 30 years construction experience. Construction Manager with PDG for 18 years. | 7N New Medical Surgical Unit Upgrade | 23.5M | DB | | | CM | Current |
| | | HMC Bi-Plane OR | 5M | DB | CM | CM | CM | Completed |
| | | HMC 2MB Cart Washers and Sterilizers | 3.2M | DB | CM | CM | CM | Completed |
| Sydney Thiel | Project Manager with 9 years of experience. | Community Rowing Boarding | 30,000 sf | GCCM | Architect | Architect | Architect | Completed |
| | | Boston Public Library, Central Library Reno. | 156,000 sf | GCCM | PM | PM | PM | Completed |
| | | Central Kitsap High School & Middle School | 130,000 sf | GCCM | PM | PM | PM | Completed |
| | | IMA Locker Room and Pool Upgrades | 28M | DB | | | PM | Current |
| Beck Eatch | Executive Director - Interim. 26 years experience in project management. | Central Kitsap High School & Middle School | 130,000 sf | GCCM | | | | Completed |

2019 Project Delivery Group Organizational Chart

Revised April 1, 2022

Grey highlighted names represent a change to the organizational chart since previous re-certification.





Project Delivery Group Organizational Chart
April 1, 2022

List of all projects greater than \$5 million including DB agreements awarded within the last 3 years

| Project No | Project Title | Description of Project | Delivery Method | Project Value | Year Awarded | CPARB Data Entry* | Project Complete |
|------------|--|--|-----------------|-----------------|--------------|-------------------|------------------|
| 205037 | Foster School Expansion | Demo of Mackenzie Hall and construct new building for the Foster School of Business | DB | \$75,100,000 | 2019 | | No |
| 205294 | Bothell Ph 4 STEM Building | Construct a new 115,000 sf academic STEM building | DB | \$79,438,000 | 2019 | | No |
| 205296 | Health Science Education Building | Construct a new 110,000 sf active learning facility | DB | \$100,623,000 | 2019 | | No |
| 205714 | Softball Performance Center | Construct a new metal pre-engineered softball performance center | DB | \$5,600,000 | 2019 | | Yes |
| 205852 | CoE - Interdisciplinary Engineering Building | Construct a new building the College of Engineering and renovation of the existing Mechanical Engineering Building | DB | \$75,070,000 | 2020 | | No |
| 205854 | UW Tacoma Milgard Hall | Construct a new academic building for the Tacoma Campus | DB | \$53,700,000 | 2020 | | No |
| 205781 | IMA Locker Rooms and Pool Upgrades | Expansion of the IMA pool and upgrades to the men's and women's locker rooms | DB | \$28,040,000 | 2021 | | No |
| 205868 | Power Plant PH 1 Infrastructure Renew | Improve reliability of the power plant by addressing cold start capabilities, steam simplification, and power generation. | DB | \$27,500,000.00 | 2021 | | No |
| 206472 | Libraries Offsite Shelving iSchool Retro | Install shelving at Sand Point Bldg 5, and repurpose Allen Library for offices & research | DB | \$9,650,000 | 2021 | | No |
| 206686 | Stevens Court Exterior Enclosure | Strip stucco siding and reclad, replace windows. | GCCM | \$13,224,000 | 2019 | | Yes |
| 206734 | UWT Learning Commons & Eng. Reno. | Renovation of interior spaces in central campus buildings to align programming, services, and lab spaces for the new mechanical and civil engineering programs | DB | \$8,180,000 | 2020 | | Yes |
| 206829 | ICA Basketball Training/Operations Cer | Replace Pavilion Pool building with a new wellness/performance and basketball practice facility | DB | \$53,750,000 | 2021 | | No |
| 206834 | UW Autism Center | Renovation of Portage Bay Building Rm 205 to create spaces for occupational therapy to patients | DB | \$2,600,000 | 2020 | | No |
| 206927 | Behavioral Health Teaching Facility | Construct a new teaching hospital to support behavioral health programs | DB | \$234,000,000 | 2020 | | No |
| 206962 | Haring Center Renovation | Renovation including removal of regulated materials, and replacement of building mechanical and electrical systems | DB | \$34,000,000 | 2021 | | No |
| 206991 | Seismic Improvements Phase 2 | Phase 2 of the program to stabilize buildings vulnerable to collapse during an earthquake | DB | \$15,000,000 | 2019 | | Yes |
| 206992 | Seismic Improvements Phase 3 | Phase 3 of the program to stabilize buildings vulnerable to collapse during an earthquake | DB | \$8,000,000 | 2021 | | No |
| 207507 | UWMC Montlake Membrane & Landsc | Repair of the UWMC membrane, and replacement of the courtyards, terraces, and Frontage Road | DB | \$51,000,000 | 2021 | | No |
| 207529 | UWMC OPMC Rheumatology Clinic | Renovate a community based ambulatory clinic to meet the physical requirement to be part of an licensed acute care hospital | DB | \$7,000,000 | 2021 | | No |
| 207610 | 7N New Medical Surgical Unit Upgrade | Full renovation of a 1959 psych unit to a new medical/surgical unit | DB | \$21,000,000 | 2021 | | No |
| 207276 | Art & Music Renovation Phase 1: Art B | Renovation of existing spaces including new finishes, MEP, improved function of spaces | DB | \$7,300,000 | 2021 | | No |

| | | | | | | |
|--------|-----------------------------------|--|----|--------------|------|----|
| 205611 | MHSC T-Wing Renovation | Phase 2 of the renovation or replacement of the existing T-wing of the Magnuson Health Sciences Center | DB | \$64,000,000 | 2022 | No |
| 207653 | UWMC NW Behavioral Health Renovat | Renovation of existing geriatric psychiatric beds within the UWMC NW campus | DB | \$15,000,000 | 2022 | No |

* CPARB Project Data. UW intends to provide all required data entered into the Data Collection System immediately upon notification that the system is functional. This exhibit serves to provide the collective project data for the past three years to fulfill the reporting requirements.

University of Washington Capital Plan for projects projected to start within the next three years.

| | | | | |
|--|---|---|--|------------------------------|
| | Anderson Hall Renovation | Alteration to address code deficiencies, replacement MEP systems, building envelope | | \$30,000,000 |
| | ASUW Shell House Restoration | Restoration of a historic building. Modernize infrastructure, accessibility and life safety code compliant, upgrade program functions | | \$15,000,000 |
| | UWMC Montlake Plaza Café Remodel | Renovation of dining and kitchen areas. Improvements to MEP, interior, lighting, and furnishings | | \$40,000,000 |
| | Magnuson Health Sciences Bldg. Renovation/Renovation PH 3 | PH 3 of the modernization of the health sciences teaching facility | | \$95,000,000 |
| | Haggett Hall | Project in formation. Possible demo only or demo and build-back | | \$22,000,000 - \$140,000,000 |
| | Classroom Modernization Funds | Projects are in formation | | \$49,000,000 |
| | Asset Preservation Funds | Projects are in formation | | \$136,000,000 |
| | UWMed Capital Construction Funds | Projects are in formation | | \$133,000,000 |
| | UWMed Capital Strategic Refresh Fund | Projects are in formation | | \$152,000,000 |
| | UWMed (Harborview) Capital Construction Funds | Projects are in formation | | \$140,000,000 |

The University of Washington has language in our GC/CM contract that limits self-performance to no more than thirty percent of the maximum allowable construction cost (MACC) as allowed by Statute. Bid packages are developed by the GC/CM in collaboration with the Owner. For any bid package that the GC/CM intends to bid on as self-performed work, we verify that the work is customarily performed by the GC/CM. We also require that the public bid advertisement for that bid package states that the GC/CM will be bidding on the package. When the GC/CM is a bidder, the receipt of the bids and the bid opening is managed by the UW. Bid packages are incorporated into the contract by a Modification to the GC/CM Contract. Attachment 3 to the Modification is a Construction Cost Summary that identifies self-performed work and tracks the percentage.

We had one GC/CM project in the last three years- the Stevens Court Exterior Enclosure Rehabilitation Phase 2. The project has been completed and the final GC/CM self-performed work was 12 percent of the MACC. The Construction Cost Summary for the project is attached.

ATTACHMENT 3 - CONSTRUCTION COST SUMMARY

December 16, 2019

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

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

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

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

ATTACHMENT NO. 7

Subcontractor Outreach

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

The UW Business Diversity & Equity (BDE) program is a University-wide program dedicated to diversity, equity, and inclusion in our procurement and contracting practices. The BDE team members across the University work to identify and encourage local, diverse, small, women, and minority-owned businesses to participate in UW business opportunities. Under UW Facilities, our public works program focuses on Business Equity Inclusion in our procurements through bidding and proposal submission responses. Under the Business Equity Inclusion portion, each bidder submits their past performance on inclusion on similar projects and voluntary inclusion plan commitments as part of the selection process. Business Equity is an important component of scoring and selection. Acceptable Inclusion Plans are those that state an attainable inclusion goal, list out specific scopes of work that are available on a project, discuss a bidding and packaging strategy that reflects BEE availability, discuss specific outreach strategies for removing barriers and maximizing utilization of BEEs subcontractors. Prime contractors meet with BDE and Project Management staff throughout the course of the project to monitor participation, discuss opportunities and specific trade partners during the course of the project, and connect prime contractors with small, women, and minority-owned subcontractors. A strategy on our design-build projects which has been successful in increasing diverse business participation has been for major trade partners to identify portions of their scope of work which could be performed by a diverse business. The diverse business trade partner not only gets work which fits its capacity and abilities, but can also receive mentoring around working in the public sector. We intend to pursue this strategy with firms selected under 39.10.385.