



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

S.A.M.E. MEET DES

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Facility Professional Services Division

JANUARY 2024

SO GLAD TO MEET YOU!



Who We Are

DES Mission

Key Services

FPS Info



Changes Coming

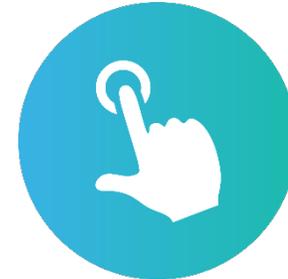
Online bidding

Clean Buildings

Decarbonization & District
Energy Systems

Small Works Roster & Rules

Retirements & Recruiting



Upcoming Projects

Currently Funded

Pending Legislative Approval



Washington State
DEPARTMENT OF
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Who We Are



We Strengthen the Business of Government

With centralized support services:

- Public Works Proj. Mgmt
- Energy Efficiency Projects
- Capital Campus
- Human Resources
- Real Estate Services

- State Motor Pool
- Master Contracts
- Printing & Mail Services
- Risk Management
- Training & Development

So that:

Our customers can focus on their core mission.

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FACILITY PROFESSIONAL SERVICES



60 Project Managers –Public Works & Energy Performance



170+ Clients: state agencies, schools & colleges, municipalities, and more



Nearly 200 active Energy Audits

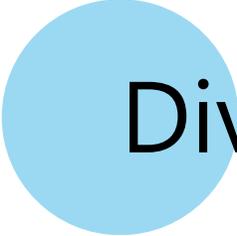
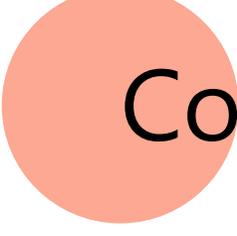


Over \$3B design & construction projects funded~3 bien.



~750 active design & construction projects across WA

FPS VALUES

-  Diversity, Equity, & Inclusion
-  Sustainability
-  Stewardship
-  Collaboration



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Changes Coming



ONLINE BID SYSTEM

2023

Construction Bids

2024

Professional Services Selections

&

Small Works Bids



CAPITAL CAMPUS: CLEAN BUILDING & INFRASTRUCTURE STRATEGIC RESPONSE PLAN

The Washington **Clean Buildings Performance Standard** (CBPS) focuses on reducing greenhouse gas emissions from the existing building industry by putting a cap on the energy used in commercial buildings 20,000 square feet and larger across the state.

34

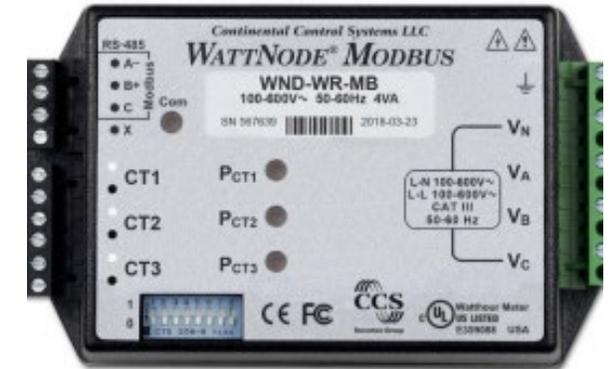
Proposed projects 23-33 Ten-Year Plan will support this standard

Compliance Dates*	
June 1, 2026	220,001+ square feet
June 1, 2027	90,001- 220,000 square feet
June 1, 2028	50,000- 90,000 square feet

*DES is actively developing a campus-wide implementation plan in collaboration with a multi-disciplinary workgroup

CLEAN BUILDINGS PERFORMANCE STANDARD

- ✔ DES is using the Energy Savings Performance Contracting Program
- ✔ Evaluating the performance of our buildings through submetering





DECARBONIZATION PLAN FOR DISTRICT ENERGY SYSTEMS

SSHB 1390 (2023) Amended RCW 19.27A

- Changes the focus from a building level compliance measure to a campus compliance measure

The campus must create a decarbonization plan

- Mechanisms to replace fossil fuels in the heating plants, including a schedule for replacement
- An evaluation, prioritization, and scheduled plan of reducing energy use through conservation efforts both at the central plant and in the buildings connected to district energy systems that results in meeting the campus energy use intensity target

DECARBONIZATION PLAN FOR DISTRICT ENERGY SYSTEMS



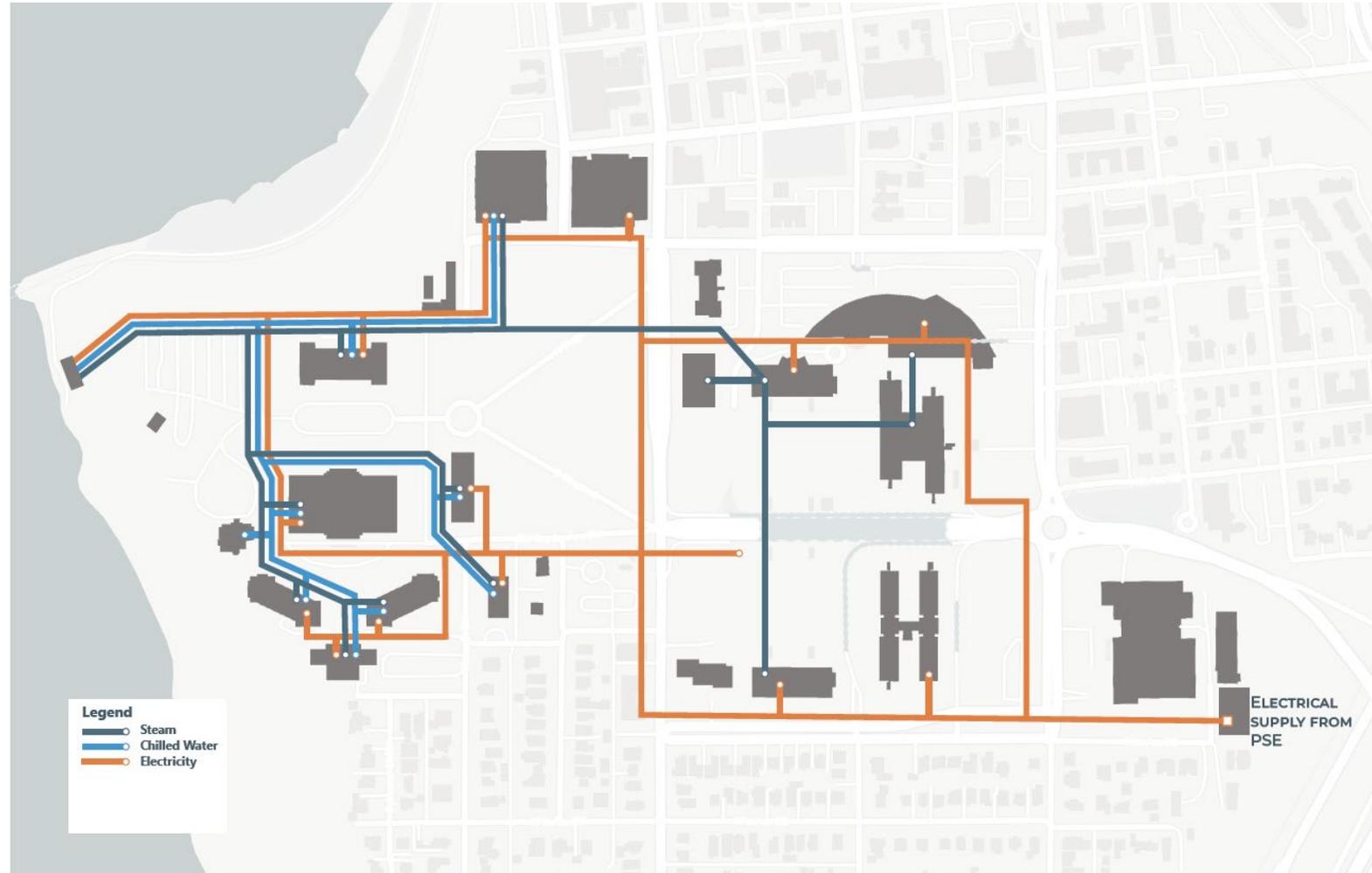
Funding for a decarbonization plan was included in the signed budget for 2023-2025.

Photos of the controls, current boiler, and repairs. The Powerhouse burns natural gas to produce steam and chilled water.

DECARBONIZATION PLAN FOR DISTRICT ENERGY SYSTEMS

The decarbonization plan must identify the goals, measures and a transition plan.

- The 2020 Next Century Capitol Campus (NC3) plan does not meet the required criteria
- ESPC consulting is also developing a preliminary feasibility study of our existing system and options



SMALL WORKS ROSTER KEY CHANGES* – JULY 2024



Creates Small Business Certification (OMWBE)



Establishes statewide small works roster (MRSC)



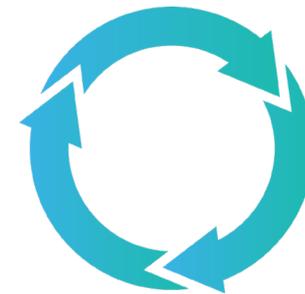
Clarifies language



Standardizes cost thresholds and adds direct contracting under \$150k



Requires small business utilization plan



Builds in future market updates

* SB 5268, 2023 Legislative Session



SMALL WORKS CONTRACTS

Under \$350,000*

- ✓ Agency estimate, does not include sales tax
- ✓ Agencies invite all contractors from the appropriate roster to bid
- ✓ Informal process
- ✓ Award to lowest responsive and responsible bidder



SMALL WORKS CONTRACTS

Under \$150,000*

- ✓ Agencies may direct contract through negotiation with a contractor from the appropriate roster
- ✓ Agencies must notify all contractors on the roster
- ✓ Agencies must rotate and not select the same firm repeatedly
- ✓ Small business preference



DIRECT CONTRACTING

Under \$150,000*
Six or More Rule

Certified Small Business   Not Certified

No small business
Contract with any



6 or more small
Contract with small



5 or less small
Contract with any





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Retirements on the Horizon

Next 5
Years

5+ LEADERSHIP

7+ PROJECT MANAGERS

Some recruiting soon!

[governmentjobs.com](https://www.governmentjobs.com)

DES is a Great Place to Work!



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Upcoming Projects





DEPARTMENT OF VETERANS AFFAIRS

- Campus On-call Architect(s)
- WA Soldiers Home, Orting
- SOQs due Feb 20, 2024
- Many small projects desperately needed

[See RFQ 2024-828](#)

DEPARTMENT OF SOCIAL & HEALTH SERVICES

- Western State Hospital
 - Steilacoom
 - New Forensic Hospital
 - \$700 M MACC
 - GC/CM
 - Sub Bids
 - Mid/Late 2024
- 48-Bed Residential Treatment Facility
 - In Clark County
 - \$50M MACC
 - GC/CM
 - Started Spring 2023



Legislative Campus Modernization

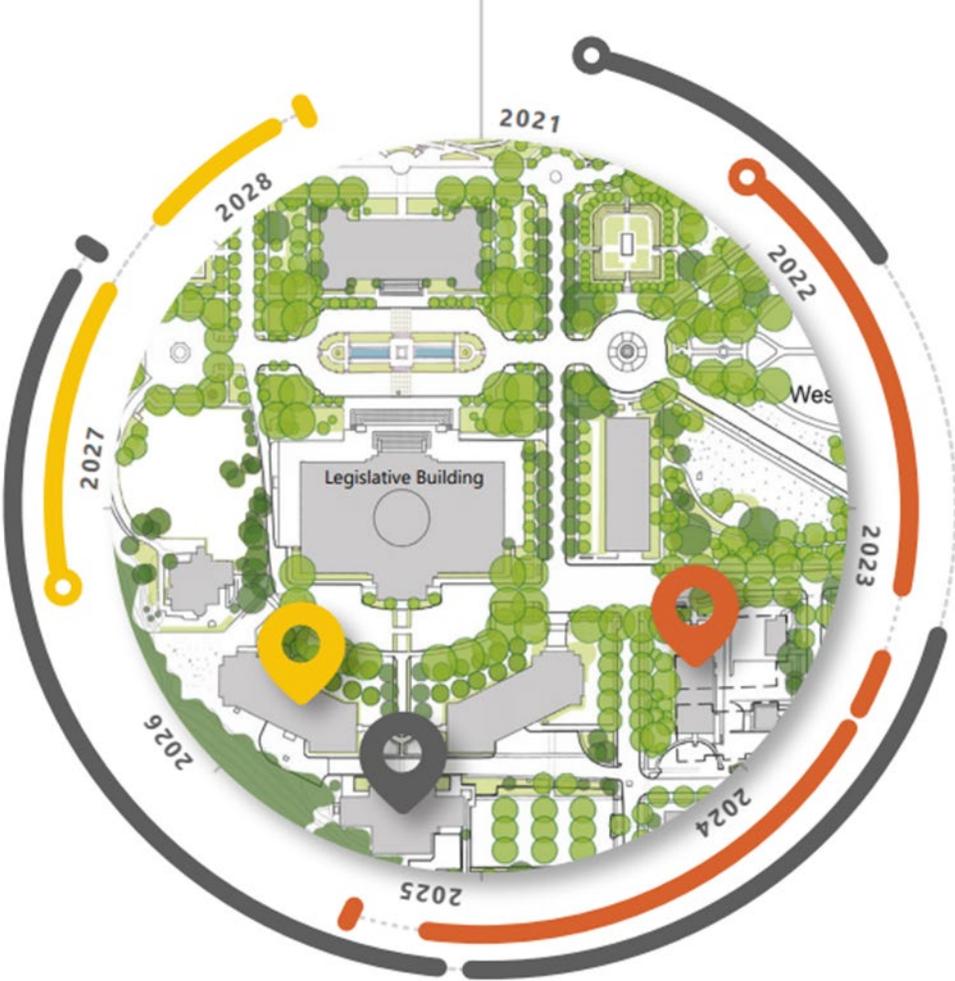
The Legislature directed Department of Enterprise Services to manage work for Legislative Campus Modernization over the next seven years on the historic Capitol Campus. A series of projects will address overcrowding and access for legislative agencies while upgrading existing building systems and making Newhouse a high performance and net-zero-ready facility in keeping with State of Washington Executive Order 18-01.

 **Irving R. Newhouse**  **Joel M. Pritchard**  **John L. O'Brien**

Built in 1934, building and its systems are beyond useful life, and the interior is very crowded during legislative sessions.

Built in 1958 and on the National Register of Historic Places, the building currently cannot support efficient legislative functions.

Planned renovation on top two floors will relieve interior crowding, improve accessibility, and offer more privacy throughout.



Replace
Newhouse
Bldg
\$78.2 M
GC/CM
All subs bid

Pritchard
Expansion &
Renovation
\$107.5 M
Spring '24
(GC/CM subs)

O'Brien
Renovation
\$8.2 M
Spring '26
(GC/CM subs)



SECRETARY OF STATE LIBRARY-ARCHIVES BUILDING

- \$126M
- Bids July 2025
- Construction NTP Oct. 2025
- Tumwater

A photograph of Washington State Patrol officers in uniform standing in a line on a street. The officers are wearing blue uniforms and hats. In the background, the Washington State Capitol building is visible, along with trees with autumn foliage. The sky is clear and blue.

WASHINGTON STATE PATROL

- **Crime Lab**
- \$82M
- Location: I-5
Corridor TBD
- Site Acquisition
2024-25
- Design &
Construction 2025-27



MILITARY DEPARTMENT

- **Joint Forces Headquarters (JFHQ)**
- \$60-100M
- Traditional Design Build
- RFQ Summer 2024
- Complete 2027
- JBLM

MILITARY DEPARTMENT

- **Snohomish Readiness Center \$6M
Bids 2024**
- **Camp Murray Barracks \$2M
Bids Mar '24**
- Sedro Wooley FMS Addn \$2M (construction)

Awaiting Federal Construction \$

- Camp Murray RC TI \$8M
- Moses Lake RC TI \$3M
- JBLM UTES Vehicle Storage Bldg \$2M
- Yakima MATES Vehicle Stg Bldg \$2M



WASHINGTON DEPARTMENT OF HEALTH

- **Public Health Lab**
 - **So. Lab Addition**
 - \$75 M
 - Bids April – May 2024
- **PHL Remodel E-Wing**
 - to Molecular Laboratory**
 - \$21 M
 - RFQ for Design 2025*



OLYMPIA INTERCITY TRANSIT

- **South Parcel Expansion**
- \$31M
- GC/CM
- Site work underway

- \$8M Renovation of Maintenance Building
- Includes Hydrogen Fueling infrastructure
- Sub bids Mid '24



COMMUNITY & TECHNICAL COLLEGES DESIGN-BUILD

- **Everett Community College
– Baker Hall Replacement**
- \$38 M
- Progressive Design-Build
- RFQ/RFP 2024





PROJECTS UNDERWAY IN 2024

School for the Deaf – New School and Gym (*Vancouver*)
\$50M PDB Mass Timber Conf Tour Will be ready for school Sept 2024

Clark College – Advanced Manufacturing Center (*New Ridgefield Campus*)
\$50M PDB Completion Oct. 2024

PROJECTS UNDERWAY IN 2024

Grays Harbor College – Student Services & Instructional Bldg. (Aberdeen)
\$46M DBB Completion Winter 2024

Tacoma Community College – Ctr Innovation, Learning & Engagement
\$41M GC/CM Completion June 2025

Bates Technical College – Fire Services Training Center (Tacoma)
\$30M PDB Completion Aug 2025



Grays Harbor College

COMMUNITY & TECHNICAL COLLEGES CONSTRUCTION BIDS 2024

- **Lake Washington Inst. Tech**
– **Center for Design**
 - \$31 M Just Bid Jan. 23, 2024
- **Shoreline College**
– **STE(A)M Education Center**
 - \$31 M Feb. 27, 2024 – ***See BonFire!***
- **Wenatchee Valley College**
– **Ctr Tech Ed & Innovation**
 - \$26 M Late Spring-Summer '24?



COMMUNITY & TECHNICAL COLLEGES CONSTRUCTION BIDS 2025

- **Lower Columbia C.**
 - **Ctr Voc. & Transitional Studies**
 - \$27 M - June '25
- **Olympic College**
 - **Ctr for Innov., & Tech. Learning**
 - \$20 M - June '25
- **Spokane CC – Apprenticeship Center**
 - \$29 M - Summer '25
- **Edmonds College – Triton Learning Center**
 - \$31 M - May-June '25, Complete Feb '27





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Selections & Bids





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LINKS TO PUBLIC WORKS

- [Advertised A/E Consultant Projects](#)
- [Advertised DB Projects](#)
- [Advertised GC/CM Projects](#)
- [Job Order Contracting](#)
- [Plan Centers](#)
- [B2Gnow Access](#)
- [Advertised Construction Projects - BonFire](#)
- [Bid Results \(Construction\) - BonFire](#)
- [Awards for Bids \(Construction\) - BonFire](#)
- [Small Works Roster \(current\)](#)



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Thank You



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