



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

S.A.M.E. MEET DES

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Assistant Program Manager

Facility Professional Services Division

JANUARY 2025

SO GLAD TO MEET YOU!



Who We Are

DES Mission

Key Services

FPS Information



What's New?

Statewide Small Works
Roster & Rules

Statewide On-call
Consultant Selections

WA EDGE

Capital Campus
Decarbonization Plan



Upcoming Projects

Currently Funded

Pending Legislative Approval

Important Links

Retirements & Recruiting



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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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What's New?





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Statewide Small Works Roster



SMALL WORKS ROSTER (SWR) 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

**RCW [39.04.151](#) & [.152](#), SB 5268, 2023 Leg. Session*

SWR CONTRACTS < \$350,000

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

SWR CONTRACTS < \$150,000

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

RESOURCES FOR USING SWR

- **SWR Rules (WAC) 200-330**
 - General roster rules, procedures
 - competitive contracting
 - direct contracting
 - contracting templates (see [DES SWR webpage](#))
- **DES SWR webpage**
 - What to do as a contractor
 - What to do as a public agency



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Statewide On-Call Consultant Selections

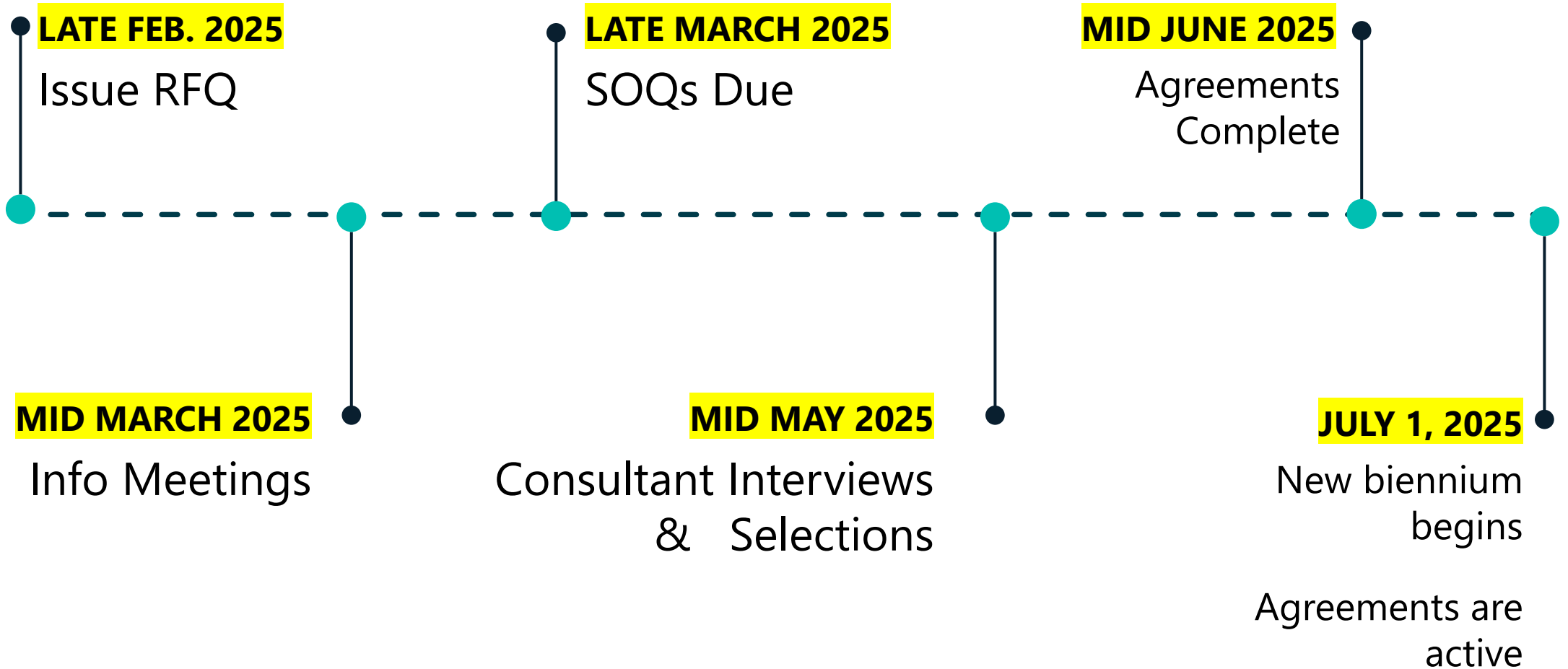
Current On-Call List: <https://des.wa.gov/sites/default/files/2023-08/2023-2025-on-call-roster.pdf>

STATEWIDE ON-CALL CONSULTANTS

- Request for Qualifications (RFQs) are issued every 2 years
- Variety of disciplines
- Fees up to \$300,000 per project
- Statements of Quals (SOQs) are submitted
 - Reviewed by selection panel (each discipline)
 - Panel shortlists firms to be interviewed
 - Panel selects top qualified firms

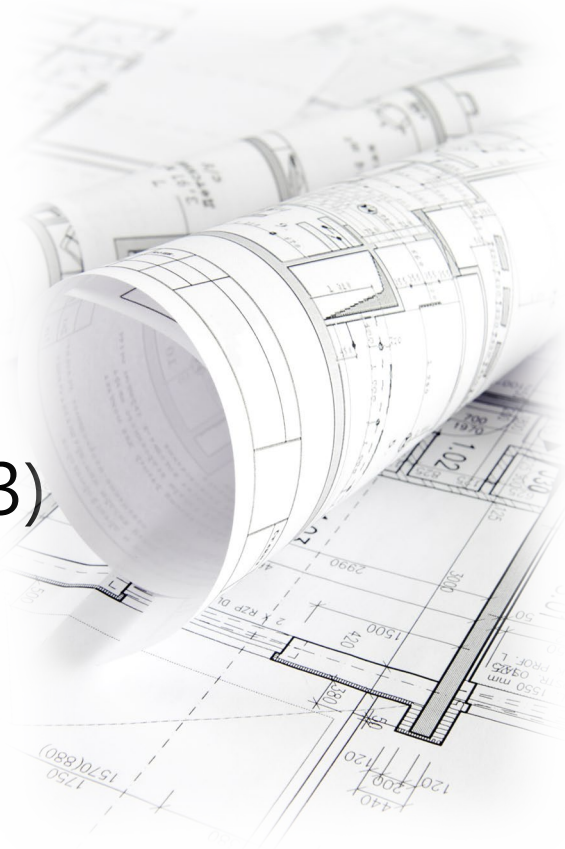


ON-CALL SELECTION TIMELINE



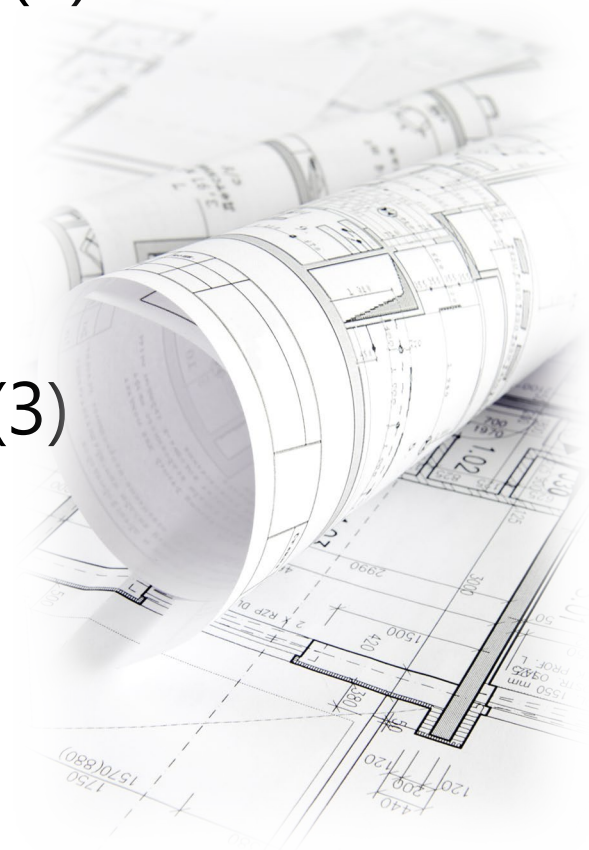
ON-CALL DISCIPLINES

- Architectural
 - Statewide (5)
 - Eastern (3)
- Electrical Engineering* (3)
- Testing Services* (4)
- Value Engineering + Constructability Review* (3)
- Civil Engineering* (3)
- Mechanical Engineering* (3)
- HazMat + Environmental Assessment* (3)



** Required to have at least 1 firm with an office in Eastern Washington
(#) indicates the minimum number of firms selected for the list*

ON-CALL DISCIPLINES (CONT.)

- Structural Engineering* (3)
 - Survey* (3)
 - Geotechnical Engineering* (3)
 - Building Envelope + Roofing* (3)
 - Commissioning* (3)
 - Design-Build + GC/CM Audit (2)
- New!**
- Archeological & Cultural Resources
 - Project Scheduling Analysis
 - Historical Architect
- 

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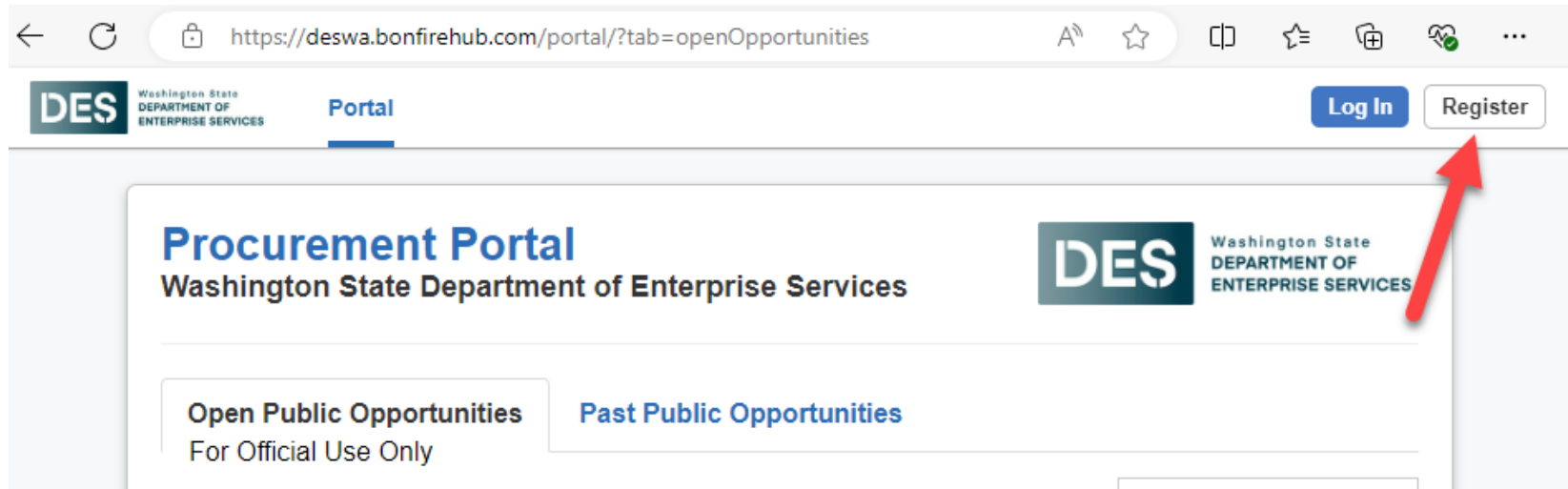
STATEWIDE ON-CALL + BONFIRE

In past selections, one RFQ that contained all disciplines was issued.

This biennium, **one RFQ per discipline** will be issued.

Firms must be registered in Bonfire to review RFQs and submit SOQs.

<https://deswa.bonfirehub.com/portal/?tab=openOpportunities>





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Washington EDGE

Encourage Diversity, Growth, and Equity



EDGE PILOT PROGRAM

Prime contracting for select public works projects under \$1 million



HANDS-ON TRAINING

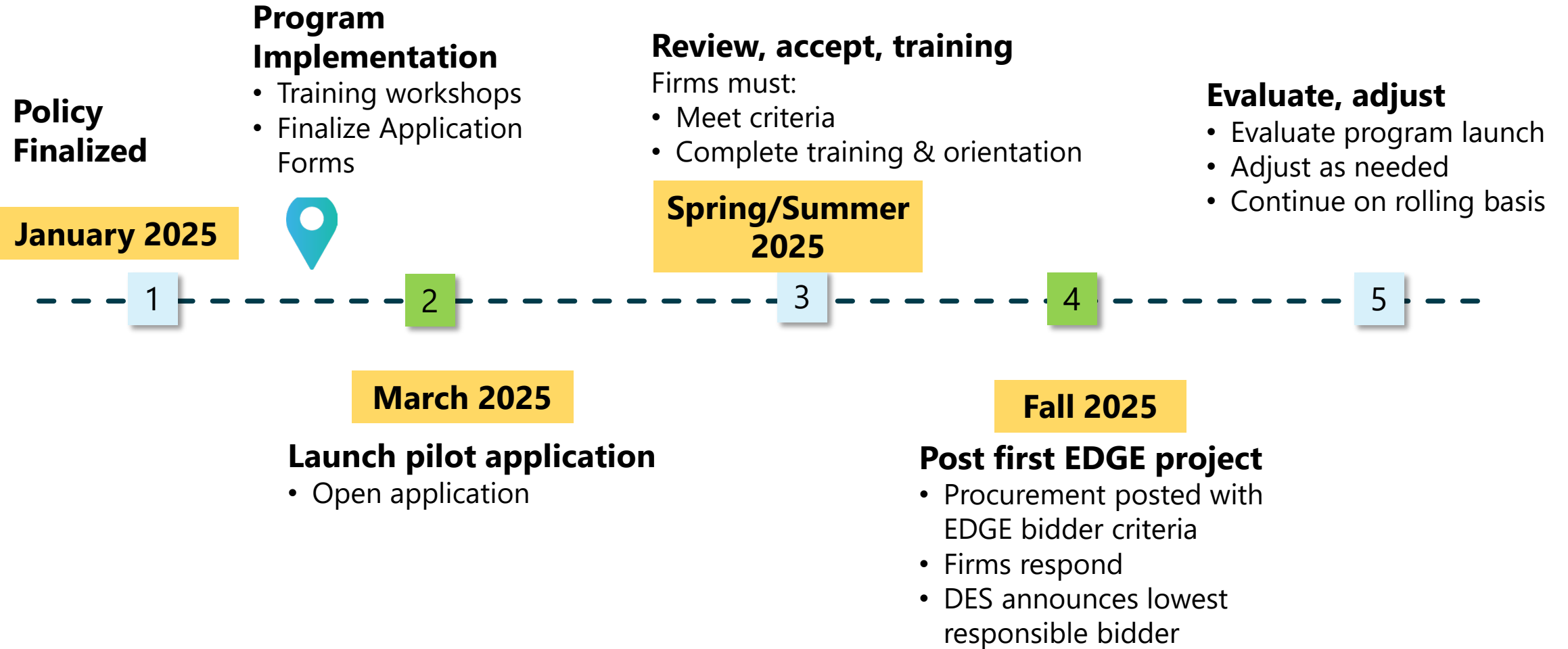


NETWORKING



EQUITABLE "EDGE"

PROGRAM TIMELINE



ELIGIBILITY CRITERIA

- Average annual gross revenue <\$5 million over 3 years
- No debarments/suspensions in last 2 years
- Possess all necessary licenses and permits
- Principal business owner(s) :
 - Has at least 3 years experience in construction industry
 - If own(s) multiple businesses, combined, cannot exceed average gross revenue <\$5 million over last 3 years

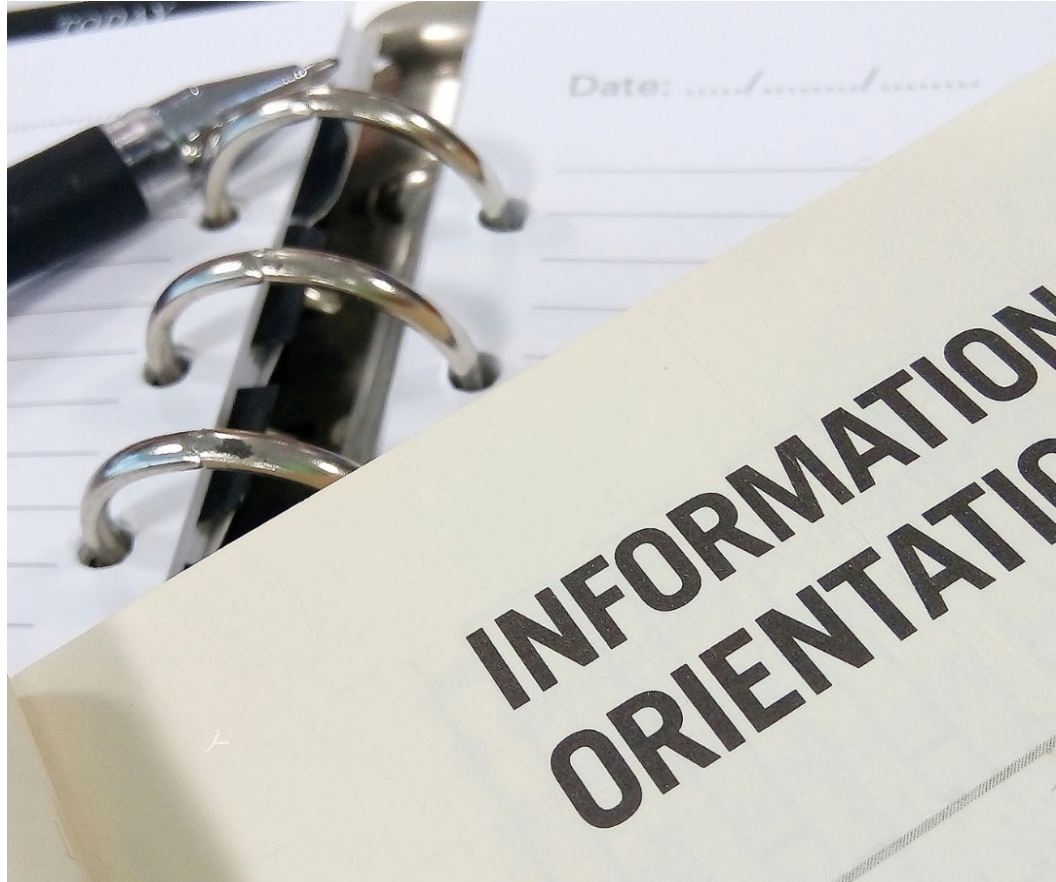


APPLICATION PROCESS



- Applications accepted year-round
- Applications reviewed twice per year
- Must include signed affidavit

EDGE BIDDER REQUIREMENTS



- ✓ Complete the orientation and training program
- ✓ Maintain average income <\$5M
- ✓ Maintain no debarments or suspensions
- ✓ Agree to Subcontract < 40%

EDGE TRAINING PROGRAM

- Goal not to exceed 20 hours
- Includes orientation and training components
- Conducted mostly or entirely in-person
- Held at least once a year



EDGE PROGRAM CONTACT DAREN KUMAR



daren.kumar@des.wa.gov



360-706-4567



<https://des.wa.gov/services/facilities-and-leasing-management/public-works-design-construction/edge-program>



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Capital Campus Decarbonization Plan



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 energy used in commercial buildings 20,000 square feet and larger across the state.

34

Proposed projects

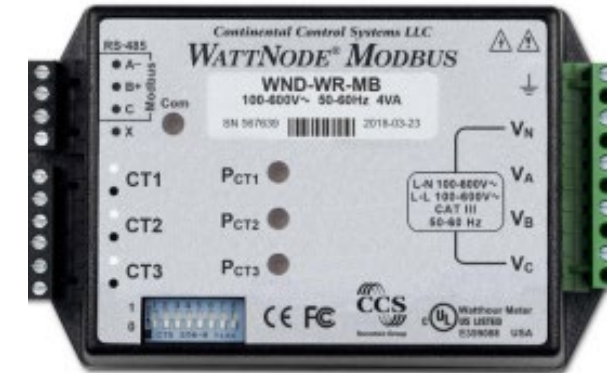
23-33 Ten-Year Plan will support this standard

| 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 focus from building level compliance to campus compliance measure

The campus must create a decarbonization plan

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

DECARBONIZATION PLAN FOR DISTRICT ENERGY SYSTEMS

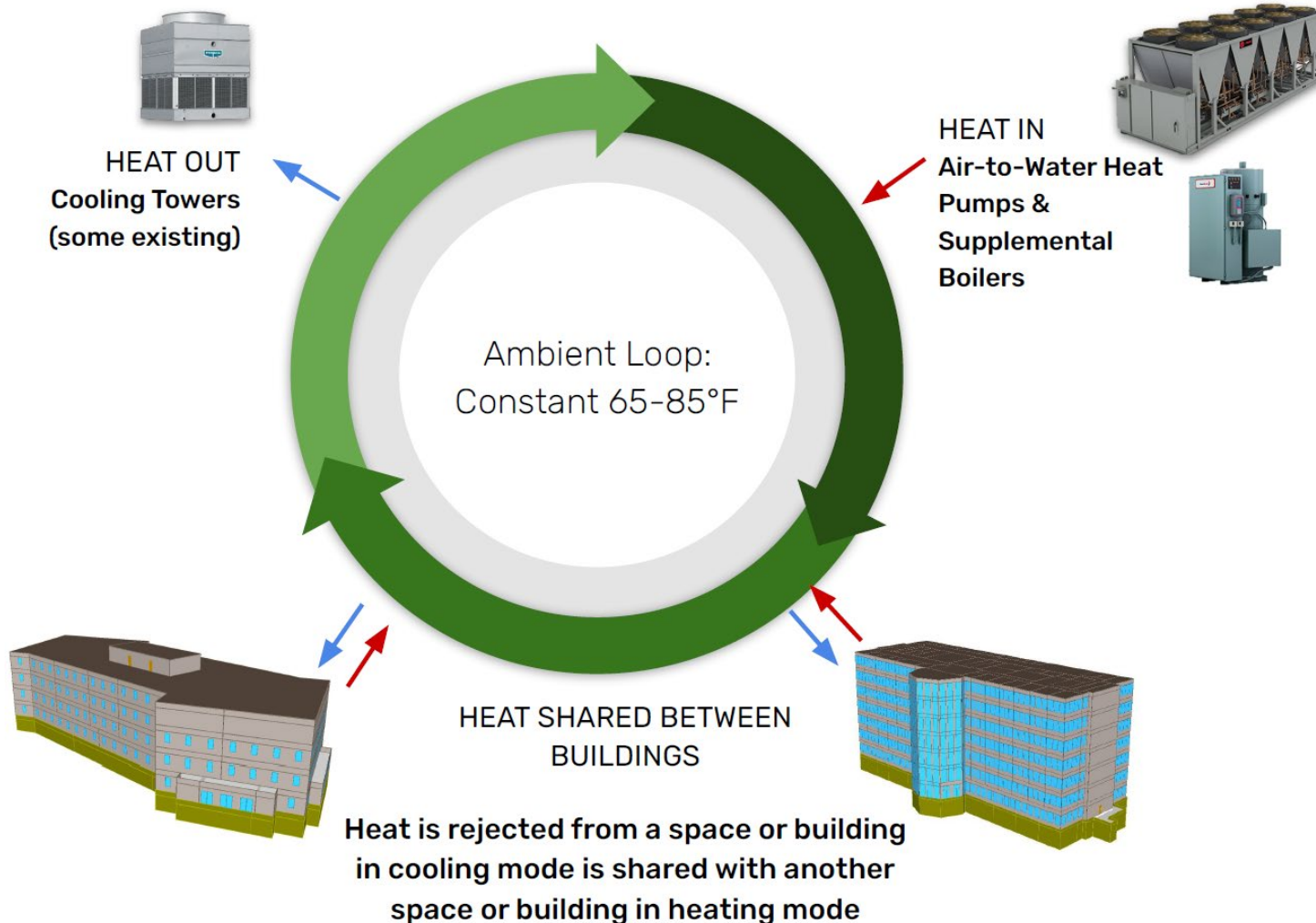
2023-25 Decarbonization plan funded

2025-27 Design & Engineering (requested)

2027-29-31 Construction (to be requested)



DISTRICT ENERGY SYSTEM



Ambient Temperature Loop with Distributed Heat Pumps is the recommended option

- Powerhouse will be replaced with new ATL piping & hydronic heat pumps in most buildings
- Option chosen for
 - Cost effectiveness,
 - Phasing flexibility
 - Aligns with long term energy goals



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Upcoming Projects



Legislative Campus Modernization

The Legislature directed Department of Enterprise Services (DES) to manage work for Legislative Campus Modernization (LCM) over the next several years on a portion of the historic West Capitol Campus. A series of projects will address serious life-safety issues with the buildings, overcrowding, and access for legislative agencies and the public while upgrading existing building systems and making Newhouse and Pritchard high performance, net-zero-ready facilities in keeping with State of Washington Executive Order 18-01.

Irving R. Newhouse

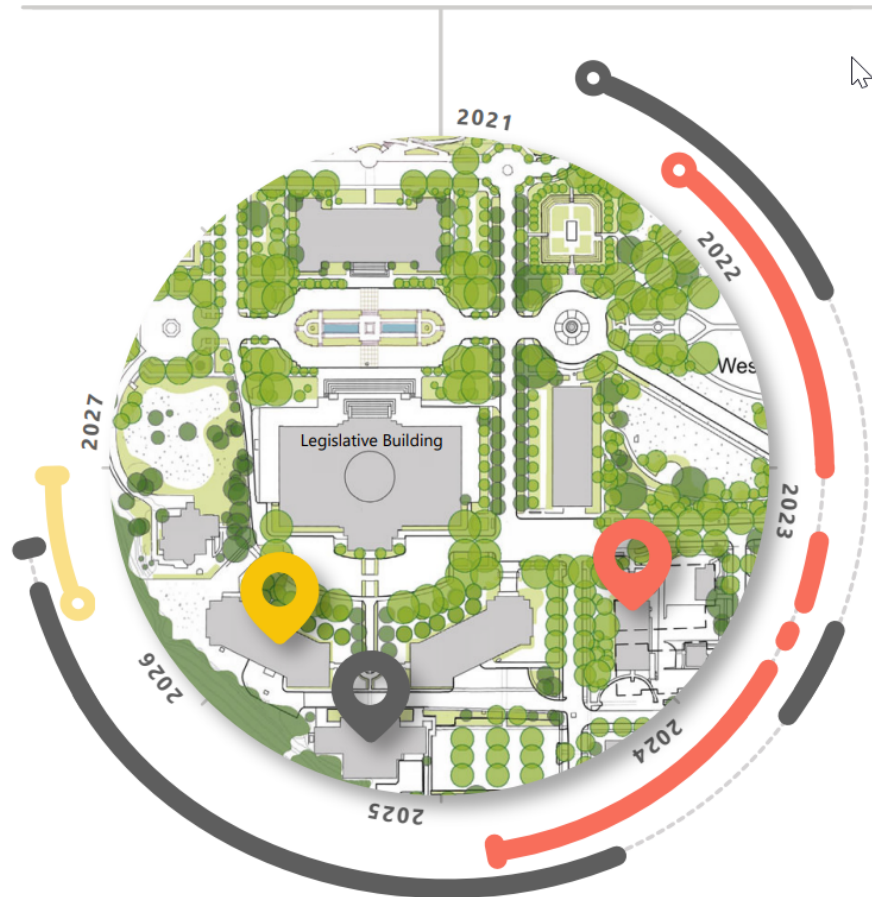
Built in 1934, the building is beyond its life, and the interior is very crowded during legislative sessions.

Joel M. Pritchard

Built in 1958 and on the National Registry of Historic Places, the building has significant health and life safety hazards and currently cannot support efficient legislative functions.

John L. O'Brien

Planned renovation on top two floors will relieve interior crowding.



Replace
Newhouse
Bldg
\$78.2 M
GC/CM
**Completed
Nov. 2024!**

Pritchard
Expansion &
Renovation
\$107.5 M
GC/CM
Construction
through
July 26

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



DEPARTMENT OF VETERANS AFFAIRS

- **Skilled Nursing Facility Replacement, Spokane**
- **\$153M, Design Bid Build**
- **Design start Fall 2025, Construction July 2027**
- **Pending Legislative approval & Federal Funds**



MILITARY DEPARTMENT

- **Joint Forces Headquarters (JFHQ)**
- \$60M
- Traditional Design Build
- RFQ Spring 2025
- Complete 2028
- Camp Murray

MILITARY DEPARTMENT

Awaiting Federal Construction \$

- Camp Murray RC TI \$6M
- Tumwater Vehicle Maintenance Shop \$3M
- JBLM UTES Vehicle Storage Bldg \$2M
- CST Ready Building



DEPARTMENT OF SOCIAL & HEALTH SERVICES

Western State Hospital

- Location: Lakewood
- New Forensic Hospital
- MACC \$700M
- Delivery Method: GC/CM
- Sub Bids
- Dec 2024



WASHINGTON STATE PATROL



Crime Lab South

- \$124M
- Location: Federal Way
- Delivery Method: DBB
- Design Team Selection: March 2025
- Funding Approval: July 2025
- Bidding May/June 2027
- Construction 2027
- Occupancy: 2029



SOUTH LABORATORY ADDITION

WASHINGTON DEPARTMENT OF HEALTH

South Lab Addition

- Location: Shoreline, WA
- MACC: \$61.8M
- Delivery Method: DBB
- Ad/Bid: April/May 2025

East Wing Molecular Lab Addition

- Location: Shoreline, WA
- Total Project Cost: \$39M
- Delivery Method: DBB
- Design: 2025-2027
- Funding Anticipated: 2027-2029



WASHINGTON CENTER FOR DEAF & HARD OF HEARING YOUTH (CDHY) NORTHROP BLDG. MODERNIZATION

- Location: Vancouver, WA
- MACC: \$11M
- Delivery Method: DBB
- Bids: July 2025
- Construction: September 2025

COMMUNITY & TECHNICAL COLLEGES CONSTRUCTION BIDS 2025



- **Bellevue College
W Building**
- \$33 M
- DBB
- Architect - Mithun
- Bids due extended to
11 Feb. 2025
- See Bonfire!



COLUMBIA BASIN COLLEGE

Student Housing

- MACC: \$18M
- Delivery Method: DBB
- Bidding: April 2025

Performing Arts Building Replacement

- Total Project Cost: \$54M
- Delivery Method: TBD
- Predesign AE Selection: Spring 2025



CENTRALIA COLLEGE TEACHERS EDUCATION & FAMILY CENTER

- Location: Centralia, WA
- Project Cost: \$16M
- Delivery Method: DBB
- Bidding: May/June 2025
(Funding Pending)
- Construction: July 2025-June 2026



EDMONDS COMMUNITY COLLEGE

Triton Learning Commons

- Location: Lynnwood
- Project Cost: \$47M
- Delivery Method: DBB
- Bid: May 2025
- *Construction funding pending leg. approval
(\$3.2 Design funded 2023-25)*



LOWER COLUMBIA COLLEGE

CENTER FOR VOCATIONAL & TRANSITIONAL STUDIES

- Location: Longview, WA
- Cost: \$44 M
- Delivery Method: DBB
- Bidding: Summer 2025*
- Construction: Fall 2025

**Funding pending leg. approval*



CASCADIA COLLEGE

Cascadia Gateway

- Location: Bothell, WA
- Project Cost: \$31M
- Delivery Method: GC/CM
- Bidding: July 2025
- *Funding pending Leg. approval*

SPOKANE COLLEGES

- **Spokane Falls Community College**

- Lodge Building Renovation
- \$7M MACC
- GC/CM: Baker Construction
- Sub Bids late Spring 2025

- **Spokane Community College**

- Main Building East Wing Renovation
- Student Services Consolidation
- Approximately \$10M MACC
- GC/CM selection posted June 25
- Sub Bids Summer 2026



OLYMPIC COLLEGE

Innovation & Technology Learning Ctr

- Location: Bremerton
- MACC: \$23.3M / Total: \$31M
- Delivery Method: DBB
- Bidding: August 2026
- Completion: Spring 2028



Skagit Valley College

Library & Culinary Arts Commons

- Location: Mt. Vernon, WA
- MACC: \$30M / Total: \$42M
- Delivery Method: DBB
- Construction Anticipated 27-29
(Funding Pending)



Skagit Valley College

Whatcom Community College

Technology & Engineering Build.

- Location: Bellingham, WA
- MACC: \$34M / Total: \$50M
- Delivery Method: DBB
- Construction Anticipated 27-29
(Funding Pending)



COMMUNITY & TECHNICAL COLLEGES MINOR WORKS 2025-27

<\$2M per project

Statewide Total: \$187M (@ 34 colleges)

Facility Repairs \$47.5M

Infrastructure \$43.4M

Preservation \$33M

Program Imprv \$45.7M

Roof Repairs \$12M

Site Repairs \$ 4.7M



BATES TECHNICAL COLLEGE FIRE SERVICES TRAINING CENTER

- Location: Tacoma WA
- Total Project Cost: \$ 43.9M
- Delivery Method: Progressive Design-Build
- Design Builder: BNB Builders/Miller Hull & MW Studios
- Starting Construction: Spring 2025
- Completion Date: Winter 2026





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Important Links Get You There Quick





Washington State
State Department of
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LINKS TO PUBLIC WORKS

- [Advertised A/E Consultant Projects -Bonfire](#)
- [Advertised DB Projects](#)
- [Advertised GC/CM Projects](#)
- [Job Order Contracting](#)
- [Plan Centers](#)
- [B2Gnow Access](#)
- [Advertised Construction Projects - BonFire](#)
- [Bid Results & Awards \(Construction\) - BonFire](#)
- [WA EDGE Pilot Program](#)
- [Statewide Small Works Roster \(MRSC\)](#)



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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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Thank You



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