

Strong Foundations: Capital Planning and Partnership with DOC

*“How contractors can partner
with the Washington State
Department of Corrections”*



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WA State Department of Corrections

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WCC Shelton



SCCC Aberdeen

WA State Department of Corrections



WA State Department of Corrections

DOC BY THE NUMBERS

- 8,500 Employees
- 772 Buildings
- 7.7 Million Square Feet
- 14,000 Incarcerated Individuals
- 18,000 Under Community Supervision
- \$3.6B Facility Portfolio



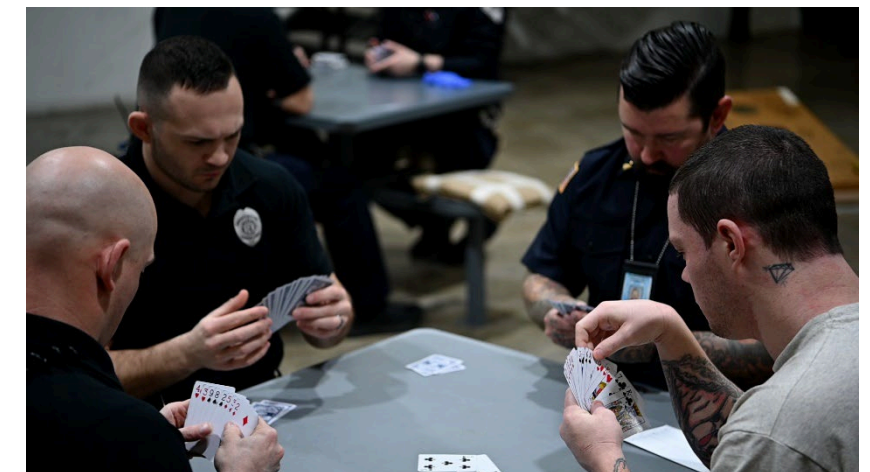
WA State Department of Corrections



Mission: To improve public safety by positively changing lives.

Vision: Working together for safer communities.

- Supporting people's success
- Respectful and inclusive interaction
- People's safety
- Cultivate integrity and trust
- Positivity in words and actions



WA DOC Capital Programs

- DOC Capital Planning has a team of 8 project managers
- We have just over 100 active projects SW with a total value of approx. \$200m
- These projects range in size and type from \$500k to \$85m
- WA DOC carries an estimated **\$800m in deferred maintenance projects**



How DOC Delivers Capital Projects

Washington State DOC manages its capital projects under **delegated authority from the Department of Enterprise Services (DES)**.

Our Capital Planning and Development team is responsible for:

- Planning and Prioritizing capital investments
- Managing design and construction contracts
- Ensuring compliance with Washington public works requirements
- Coordinating closely with facility operations and security staff

All projects follow Washington State requirements for:

- Competitive procurement
- Prevailing wage compliance
- Public works contracting standards



How DOC Delivers Construction Projects

Primary Delivery Method

Design-Bid-Build (DBB)

- Most common delivery method for DOC capital projects
- Traditional design bid, bid, and construction process
- Open competitive bidding for contractors

Additional Contracting Methods

Small Works Roster

- Used for smaller construction projects
- Faster Procurement Process
- Good entry point for contractors

Job Order Contracting (JOC)

- Used for ongoing repair and renovation work
- Task-order based construction contracts

Less Common Methods

GC/CM and Design-Build are used occasionally for specialized or complex projects.



Large DBB project at MCC to remove and replace 120-year-old perimeter wall.

Primary Types of DOC Capital Projects

Line-Item Projects

Typically, over \$2M

- Legislatively funded capital projects
- Major Renovations or new construction
- Full design and construction procurement
- Usually delivered through Design-Bid-Build

Examples of Line-Item Projects

- Housing unit renovations
- Major System replacements
- Infrastructure upgrades

Minor Works Projects

Under \$2M

- Smaller capital improvements
- Renovations, repairs, and equipment replacements
- Frequently bid through traditional public works contracting

Examples of Minor Works Projects

- Boiler Replacements
- Roof Replacements
- Electrical Upgrades
- Plumbing System Replacements

Small Works Projects

Under \$350K

- Quick-turn around construction projects
- Procured through Small Works Roster
- Excellent entry point for ne contractors

Examples of Small Works Projects

- Small Renovations
- Equipment Replacement
- Facility Upgrades

WCC Medium Voltage Generator Project

- MACC (Maximum Allowable Construction Cost): \$12,406,680

Project Timeline:

- Notice to Proceed: 10/14/2021
- Substantial Completion: 04/17/2025

Scope of Work

Phase I: Replace the 50-year-old medium voltage (MV) equipment and cabling.

Phase II: A new generator plant with redundant generators will be installed along with a stand-alone loop of MV cables to provide emergency power to the entire facility.

Design-Bid-Build



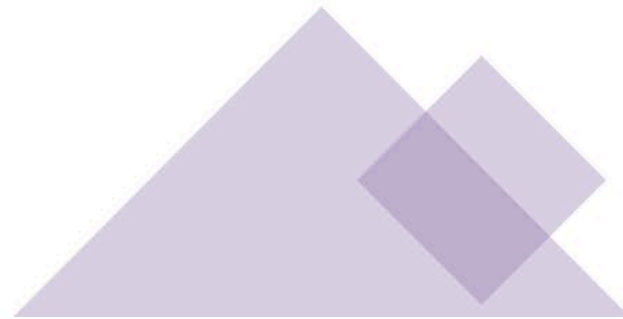
WCC Support Buildings Roof Replacement

- MACC (Maximum Allowable Construction Cost: \$4,600,092)
- **Project Timeline:**
 - Notice to Proceed: 08/28/2023
 - Substantial Completion: 05/06/2024

Scope of Work

Replace Roofing systems on 5 buildings totaling approximately 78,748 square feet, that have failed and need to be replaced to preserve the buildings integrity and protect assets housed in those buildings.

Design-Bid-Build



JOC Projects:

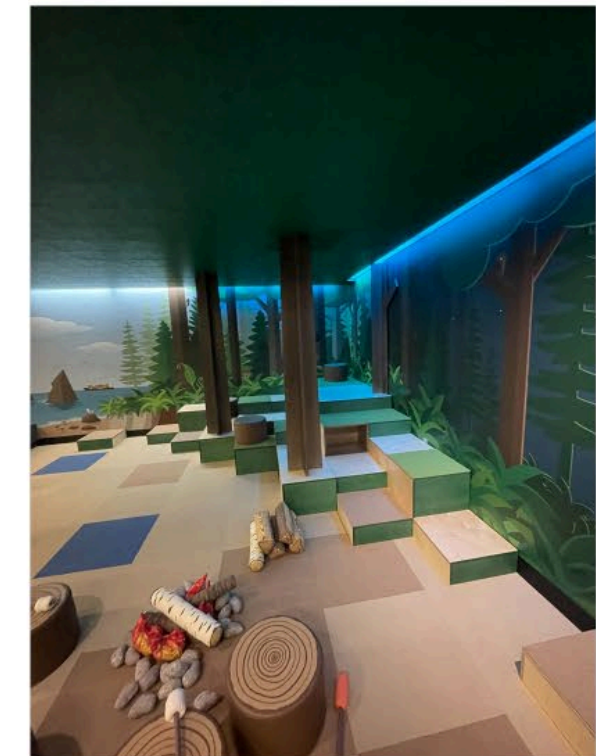
WCCW D Building Condensation & Cooler Repair

- MACC (Maximum Allowable Construction Cost: \$ 175,341.07)
- **Project Timeline:**
 - Notice to Proceed: 01/06/2025
 - Substantial Completion: 06/24/2025



WCCW Hands on Children Museum Visit Room

- MACC (Maximum Allowable Construction Cost: \$ 50,097.24)
- **Project Timeline:**
 - Notice to Proceed: 01/06/2025
 - Substantial Completion: 06/24/2025



Upcoming DOC Capital Projects

- Fire Alarm upgrade/replacement multiple facilities, **\$6m**
- Security Electronic system restoration upgrades multiple facilities **\$4.8m**
- Restroom Restoration WCCW minimum units, will go to bid in early 2026, **\$4m MACC**
- Roofs WCCW, in design right now, will go to bid next spring, **\$4.5m MACC**
- Ongoing Minor Works Projects (<\$2m), Current budget for 25-27 biennium **\$8.2m**, Projects include, roofs, air handlers, electrical repair, facility site work
- DOC will be taking advantage of the Small Works Roster this biennium. We have many urgent projects <\$350k that could be an easy introduction to our agency.

Challenges Working With DOC

- Contractors assume a 70% productivity rate vs. non-secure job sites
- Laydown area is outside perimeter and away from worksite
- Multiple policy requirements: Tool control, chemical control for example require daily inventory and checks
- Security escorts are required for all work crews inside the secure perimeter.
- Project delays due to facility emergencies. This is not common, but contractors are sometimes asked to leave the facility during emergencies.
- Access in certain areas present significant logistical issues. Prisons operate 24/7 with all areas in use during normal business hours. This often requires contractors to work outside of normal schedules.
- Background checks are required on all contractors entering a DOC facility
- All utilities need to be secured in chases/utilidors/conduit or other anti-access construction methods.
- Specialized equipment and materials need to be impact resistant, extremely durable, and anti-ligature. Examples include windows, doors, walls, plumbing fixtures, light fixtures, toilets, etc.



Why Work With DOC (or any state agency)

- Predictable, consistent projects with a variety of work types & sizes
- Direct access to decision-makers, our project managers travel regularly to all worksites and are available during all stages of the project
- We integrated eBuilder, a cloud-based construction program management solution into our agency to more easily meet the needs of the 21st century construction industry
- Stable, state backed funding
- Consistent payments received within 30 days of invoice submittal
- Safe and secure working environment
- Fair and inclusive opportunities



Getting Started

- **Register in Bonfire:** All construction contractors and small works firms must use the DES Public Procurement Portal (Bonfire) to submit bids, proposals, and Statements of Qualifications (SOQs).
- **Register in WEBS:** You are still required to register in Washington's Electronic Business Solution (WEBS) to do business with the state and receive official bidding notifications.
- **Small Works Roster (If Applicable):** For Small Works Projects, you must also be currently registered on the MRSC Small Works Roster.
- **L&I Registration:** You must have a valid certificate of registration as a contractor with the Washington State Department of Labor & Industries (L&I) at the time of bid submittal.
- **Unified Business Identifier (UBI):** You must have a current state UBI number.
- **Industrial Insurance:** You must have active industrial insurance (workers' compensation) for your employees.
- **Diversity Tracking:** Successful bidders are required to create an account in the DES Diversity Compliance program (B2Gnow) for project tracking.



Questions?

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DES Public Works Site

