

The University of Washington's Upcoming Capital Program

Society of American Military Engineers
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BE BOUNDLESS

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FACILITIES

UNIVERSITY *of* WASHINGTON

Steve Tatge

Associate Vice President for Asset Management

statge@uw.edu

Cindy Magruder

Assistant Director, Capital Procurement and Contracting, Project Delivery Group

magruder@uw.edu



Agenda

1. Our Capital Budget Process and Approach
2. Building and Energy Renewal Update
3. Upcoming Projects and Delivery Methods
4. Business Diversity and Equity
5. Economic Impact

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Capital Budget

Board of Regents Approves Each June

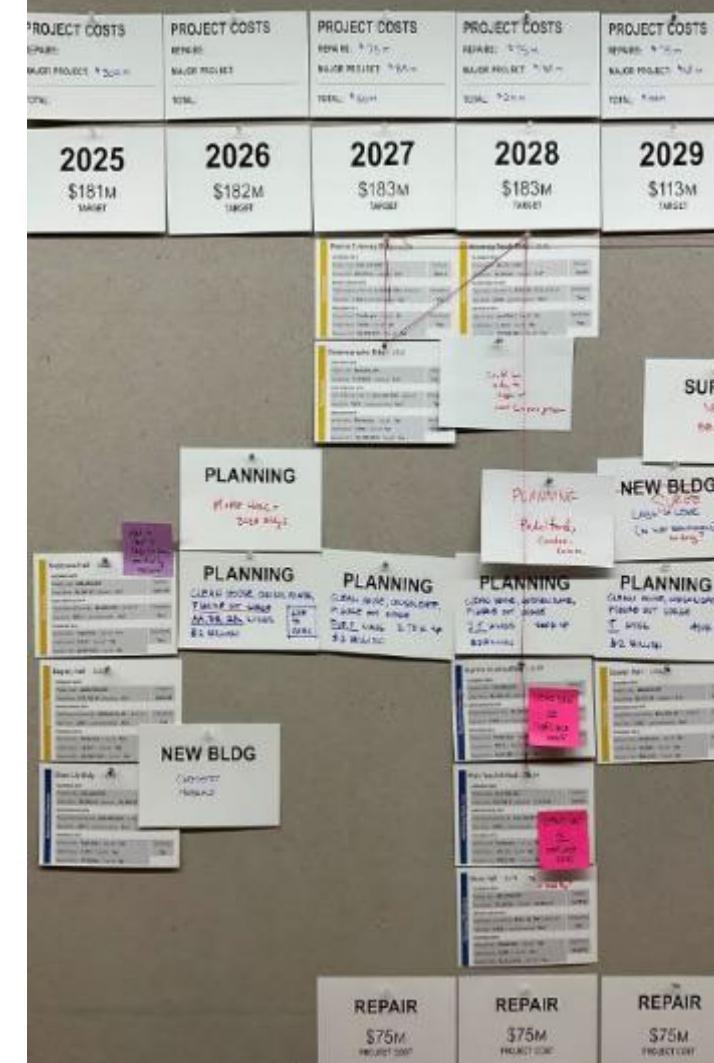
Annual Capital Budget (Fiscal Year 2026) (pdf)

- Continued emphasis on limiting Seattle campus growth (0.5% max), ideally 0%
- Focus on building and energy infrastructure renewal; limited new buildings
- Multiple funding sources commonly required
- Constrained debt capacity; much is devoted to UWMC
- Generally constrained fiscal environment with ongoing risks



Building Renewal

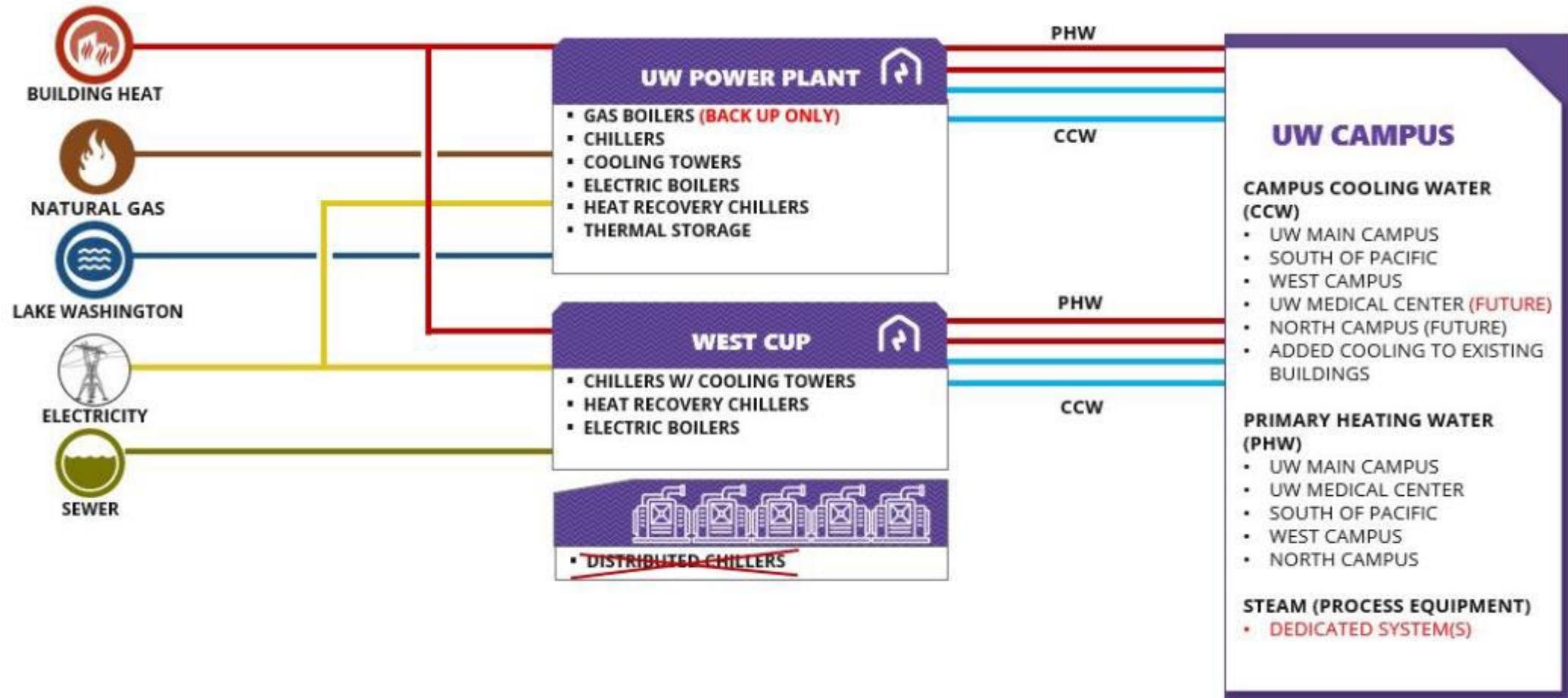
- We have asset data, a plan and a planning tool, but continue to underinvest in renewal
- Bothell, Tacoma, and UWMC campuses all have same asset information format as UW Seattle campus for integrated planning
- Initial focus likely on UW Seattle South Campus



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Seattle Campus Energy Infrastructure Renewal and Decarbonization

- Implementation Planning is complete
- CCA funding has not materialized, *and may not...* evaluating other options



Our Major Projects

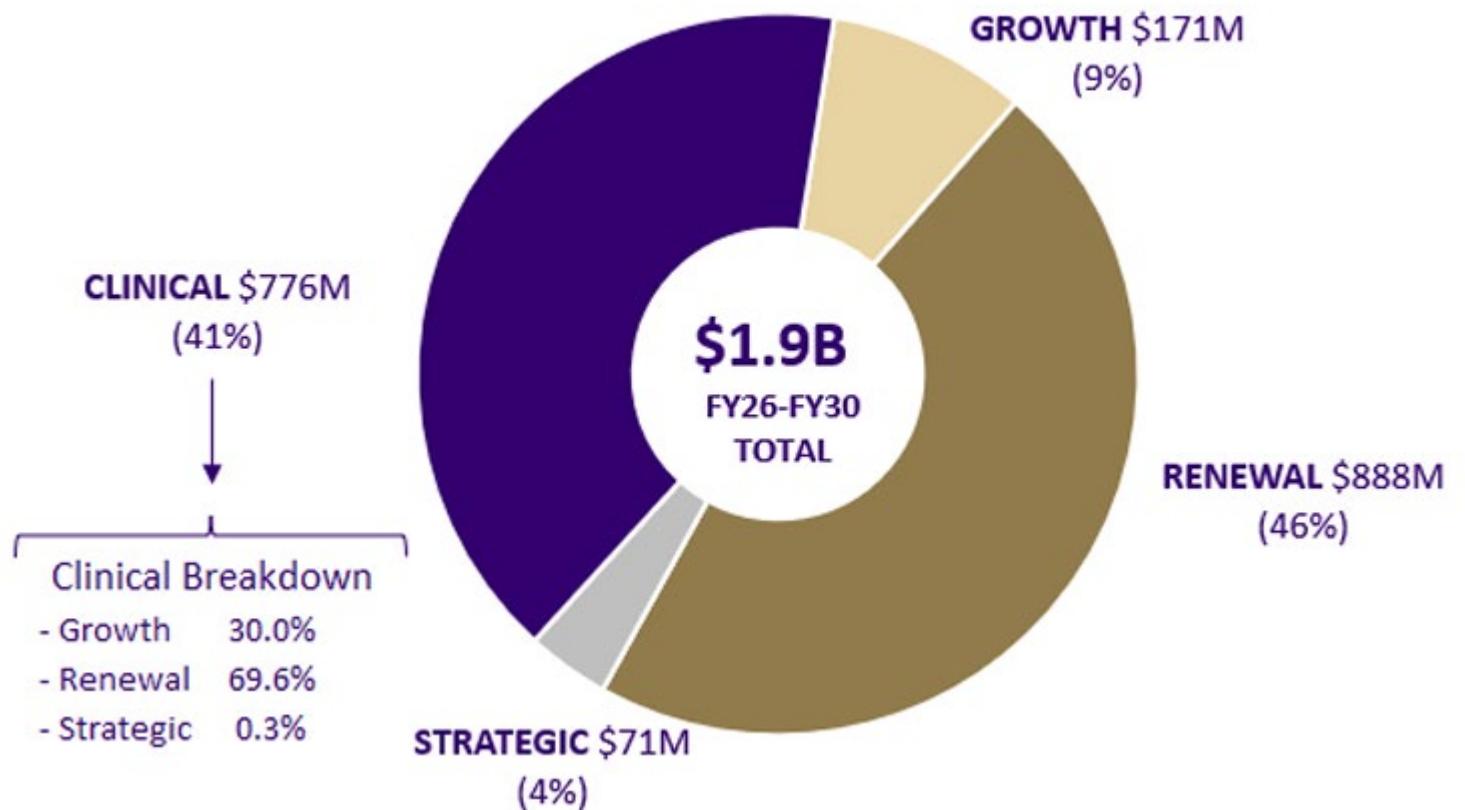
General Facts

- > Capital Budget: **\$1.9BN** in new projects
- > Major Projects are **above \$25M**, though increasing number of \$10-25M
- > New buildings or major renovations

Procurement

- > Mostly Progressive Design-Build, some GC/CM, Selective use of Developer-led (aka P3)

FY26-FY30 Proposed Funding Distribution **\$1.9B**



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Selected Potential Major Projects

- > UW Tacoma Student Housing and Food Service: ~\$120M, P3 in progress
- > Miller Hall Renovation: \$92M
- > UW Bothell Husky Hall Replacement: \$93M
- > Burke Gilman Trail Corridor Renovation Phase 2 : \$16M



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Bagley Hall Renovation

- > Companion project to \$190M Chemical Sciences Building just starting design
- > \$100M renovation, UW-funded
- > MEP systems emphasis
- > Working with SDCI on Substantial Alterations code relief
- > Likely Progressive DB with team selection early/mid 2027



MODERN LABORATORIES

BAGLEY HALL, UNIVERSITY OF WASHINGTON

W. L. BEUSCHLEIN, University of Washington, Seattle, Wash.

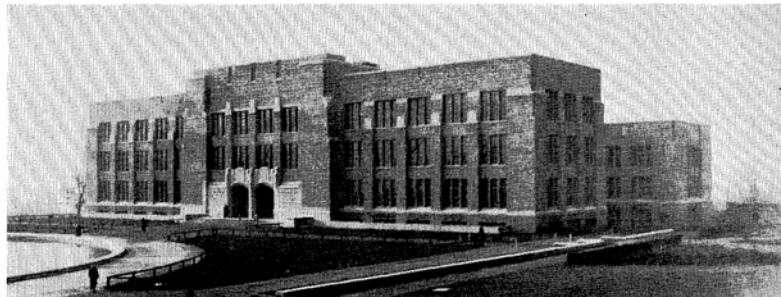
DANIEL Bagley Hall at the University of Washington houses the Department of Chemistry and Chemical Engineering and the College of Pharmacy. Funds for the construction, amounting to \$1,250,000, were supplied by state and federal grants. The structure has three and one-half floors with four wings, the over-all dimensions being 260 x 380 feet. Approximately one acre of ground area is covered, the total volume being 2,400,000 cubic feet. The cost has been estimated at 52 cents per cubic foot.

A study of the requirements of a new building under the supervision of S. G. Powell and the author had provided fundamental designs of general laboratory space when funds were allocated for construction. All designs, plans, and acceptances of bids were completed within the ninety days specified under terms of the federal grant. The information presented in the publication of the National Research Council, "Construction and Equipment of Chemical Laboratories", was of great value, as was also a joint report by Carl F. Gould and H. K. Benson on the inspection of eleven recently constructed laboratories in the United States. Special assistance was rendered by Professor Hoover of Wesleyan University and Dr. Coleman of Mellon Institute. The plans and specifications were prepared by F. A. Naramore and Granger and Thomas, associate architects.

THE building is of reinforced concrete construction and surfaced outside with brick. Partitions are of hollow tile, and those forming laboratory walls are to remain unpainted.

All laboratories have access to natural lighting, the inner volume of the structure being utilized for corridors, lecture rooms, and storage. A subbasement contains the mechanical equipment, such as air washers and conditioners, ventilating fans, heaters, steam distributors, and reducing valves. The space above the third floor is used for fume ducts, fans, and water-distillation equipment.

The areas enclosed by the inner corridors have been given over to stock storage, dispensing, and lecture rooms. A volume of 150,000 cubic feet has been provided for general storage and dispensing rooms. The service division has small reconditioning rooms equipped with the usual facilities including paint gun, buffing wheel, and soaking tanks. The division also has charge of the refrigeration plant, distilled water, hydrogen sulfide, and variable voltage supply. The refrigeration plant supplies ice for the boxes on the various floors, sharp and normal refrigeration to the biochemical laboratory, and cooling coils for the unit operations laboratory. Hydrogen sulfide is delivered from the cylinders manifolds at reduced pressures into iron pipes for use in general chemistry. Electrical energy is brought to the laboratory at 2300 volts alternating current and is transformed to 120 and 208 volts for lighting and the usual motors and heaters. Variable-voltage transformers for alternating current and generators and batteries for direct current located in the electrical supply room are under the supervision of the service division. The Barnstead still delivers 10 gallons per hour of distilled water to a 270-gallon aluminum storage

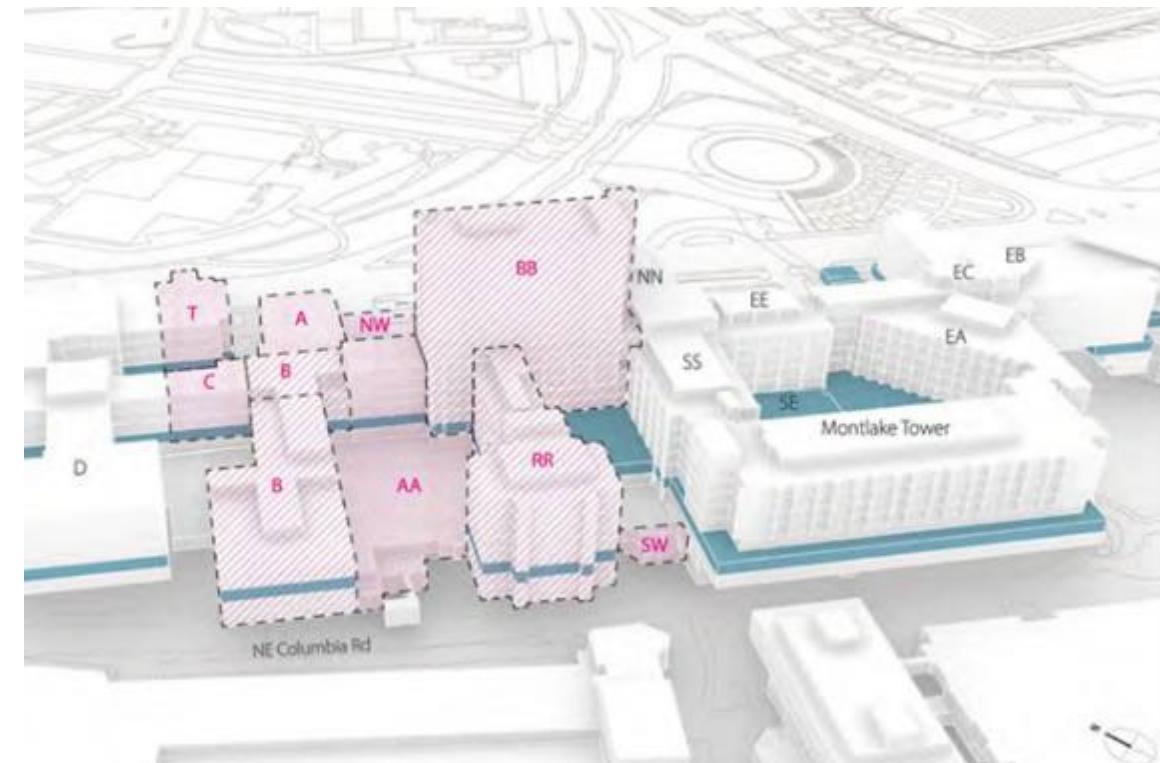
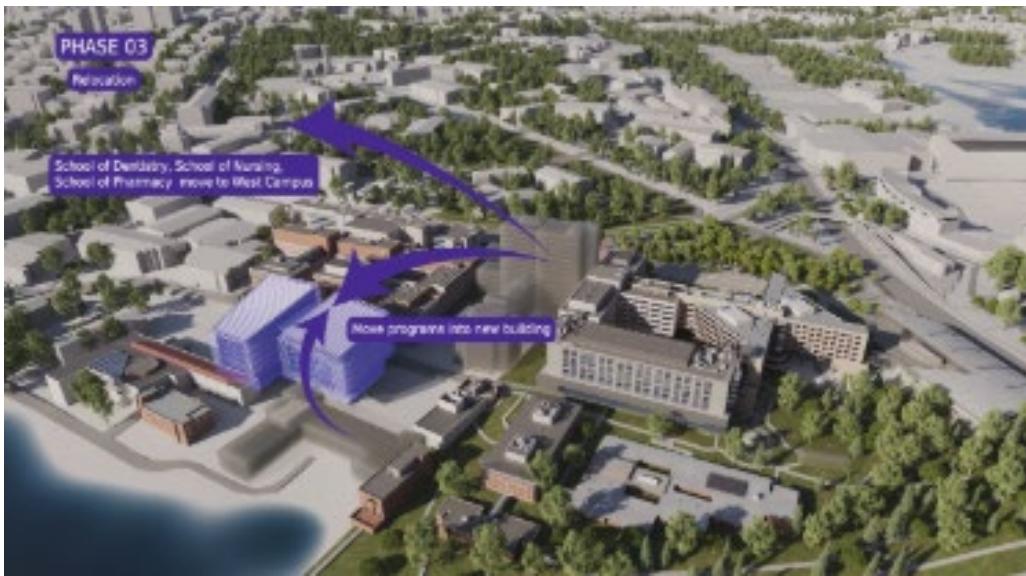


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UWMC Montlake Expansion

- > In the UW 10-year Capital Plan outlook
- > Substantial Enabling Projects required- including new electrical substation
- > Initial focus is on solving the displacement of select Health Sciences units



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“Small” Projects

- > The great majority of our projects by count, at all campuses and hospitals
- > Mix of sizes, ~75% below \$10M
- > About 50% of projects are < \$2M
- > UWMC projects at Montlake & Northwest campuses, plus Harborview and clinics
- > \$75M/year, with infrastructure and clinical improvements aimed at additional capacity/services and deferred renewal



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Small Project Procurement

Contracting Tools

- > Job Order Contracting (JOC) up to \$500K per work order
- > Design-Bid-Build and GC/CM (CM at Risk) \$500K-\$2M
- > Progressive Design-Build with GMP often used for projects above \$2M
- > Small Works and Critical Patient Care Rosters
- > Energy conservation contracting: Energy Services Company (ESCO) roster
- > Building Engineered Systems
- > Master Term Agreements and individual A/E selections



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Consulting & Professional Services

- > Master Service Agreements: 4-year duration, with 1 year renewal; many annual solicitations
- > Opportunity for diverse firms to work on UW projects
- > Advertised: Daily Journal of Commerce, UW Facilities Bidding Opportunities:
<https://facilities.uw.edu/projects/business-opportunities/solicitations>



The Pipeline (Upcoming Projects)

- > Launched in Q2 of 2025, updated quarterly
- > All upcoming solicitations –with reasonable certainty, with timing subject to change
- > Showcases the variety and scope of upcoming projects
- > Accessible to the public and to prospective bidders

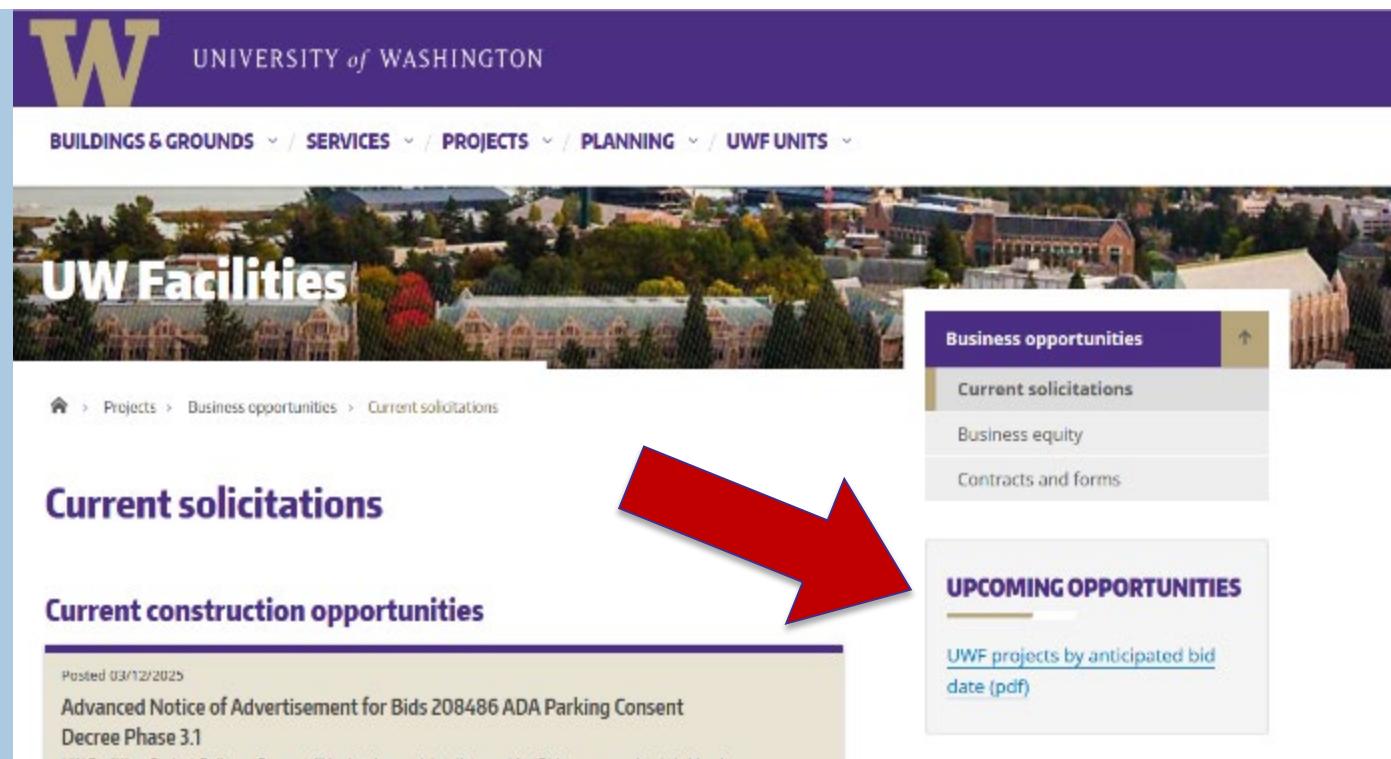


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The Pipeline (Upcoming Projects)

- > On the UWF Solicitations page

<https://facilities.uw.edu/projects/business-opportunities/solicitations>



The screenshot shows the University of Washington Facilities Business Opportunities page. The top navigation bar includes links for BUILDINGS & GROUNDS, SERVICES, PROJECTS, PLANNING, and UWF UNITS. The main content area features a banner with the text "UW Facilities" over a photo of the university campus. Below the banner, a breadcrumb trail shows the user is at the "Current solicitations" page under "Business opportunities". The main content is titled "Current solicitations" and includes a section for "Current construction opportunities". A red arrow points to the "UPCOMING OPPORTUNITIES" sidebar on the right, which contains a link to "UWF projects by anticipated bid date (pdf)".

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The Pipeline (Upcoming Projects) published January 2026

Target Bid Date	Project Name	Status	Target Budget	Delivery Method
Jan-26	208250 S1 Short Term/Intermed. Maint. Improveme	Phase-02 Design	5,000,000	Design-Bid-Build
Jan-26	208837 UWMC NW MOB Fire Alarm Code Required Upgrades	Phase-01 Planning	1,250,000	Design-Bid-Build
Jan-26	208787 UWMC SW249 Chest Xray Replacement	Phase-02 Design	100,000	Job Order Contract
Jan-26	208773 CREST/CAMP - New 3D Printing Suite	Phase-02 Design	1,694,741	Design-Bid-Build
Feb-26	209038 UWMC NW BWing Re-Roof	Phase-02 Design	10,700,000	Design-Bid-Build
Feb-26	208661 CBPS Infra Struc Ren-Energy VFD Suzzallo	Phase-02 Design	1,660,000	ESCO
Feb-26	208839 UWMC ML NORA Therapeutic 1 & 2 Booms	Phase-02 Design	1,300,000	Design-Bid-Build
Feb-26	208683 ADA Parking Consent Decree Phase 3.3	Phase-02 Design	1,625,000	Design-Bid-Build
Feb-26	208857 FA Panel Upgrades Phase 2	Phase-01 Planning	3,700,000	Public Works
Feb-26	208584 Visitor Locker Room - Hec Ed	Phase-02 Design	1,375,000	Design-Bid-Build
Feb-26	208436 Sieg Improvements	Phase-02 Design	1,104,000	Design-Bid-Build
Feb-26	208795 UWB LB2 Reuse-Core Campus Student Services	Phase-02 Design	2,500,000	Design-Bid-Build
Mar-26	208687 UWMC ML TRU Pathology Lab / 7S Soiled	Phase-02 Design	750,000	Critical Care Facilities Roster B
Mar-26	208475 NanoES G061A Microscope Room Modification	Phase-01 Planning	1,519,000	Design-Bid-Build
Mar-26	208786 Fleet Carwash - Oil Water Separator	Phase-02 Design	700,000	Design-Bid-Build
Mar-26	208570 Kane Hall CAAMS Installation Project	Phase-02 Design	2,600,000	Design-Bid-Build
Mar-26	208609 UWMC ML PCCT Upgrade SA2305	Phase-02 Design	1,450,000	Design-Bid-Build
Apr-26	208792 UWMC ML Ophthalmology Build Back	Phase-02 Design	1,472,260	Critical Care Facilities Roster B
May-26	208045 WAC & Husky Harbor Dock Improvements	Phase-02 Design	3,900,000	Design-Bid-Build
Jul-26	208453 UW Tower Elevator Modernization	Phase-02 Design	11,000,000	Design-Bid-Build
Jun-26	209095 UWMC NW MOB Pulmonary Clinic	Phase-01 Planning	4,300,000	Design-Bid-Build



208453 UW Tower Elevator Modernization

- > The project scope is to modernize the 9 main elevators at the UW Tower Building.
- > Anticipated Bid Date: July 2026
- > Delivery Method: Design Bid Build
- > Project Value: \$11M



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208795 UW Bothell LB2 Reuse Core Campus Student Services

- > The project scope is to renovate approx. 9300sf to a change in use from an empty bookstore to spaces for student support and services. New egress and restrooms, commuter lounge, gallery, student media publications.
- > Anticipated Bid Date: February 2026
- > Delivery Method: Design Bid Build
- > Project Value: \$2.5M



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209038 UWMC NW B-Wing Re-Roof

- > The project scope is to replace the roof of the UWMC NW B-Wing Building with associated drainage and insulation.
- > Anticipated Bid Date: February 2026
- > Delivery Method: Design Bid Build
- > Project Value: \$10.7M



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Where we advertise

- > **Daily Journal of Commerce**
- > **UW Website** - <https://facilities.uw.edu/projects/business-opportunities/solicitations>
- > **Workday Strategic Sourcing** - <https://university-of-washington.public-portal.us.workdayspend.com/>
- > **OMWBE**
- > **AWMB**
- > **Tabor100**

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Economic Impact



UW Participation Snapshot - FY25 Small, diverse, veteran-owned, or disadvantaged businesses

- **22%** of all UW Spend went to small businesses
- **23%** of UW Spend associated with capital projects. That represents \$56M, both direct and indirect- *a substantial increase over FY24*
- For UW Facilities, **40%** of our operational spend on maintenance, supplies, and other services

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Thank You!

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