



CMAA

Pacific Northwest Chapter
2017 Spring Seminar

GC/CM PROJECT DELIVERY

GC/CM PANEL



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General Contractor/ Construction Manager

GC/CM Overview

AGENDA / OVERVIEW



Overview of GC/CM Contracting

Legal Framework

RFP Process and Selection

Lessons Learned



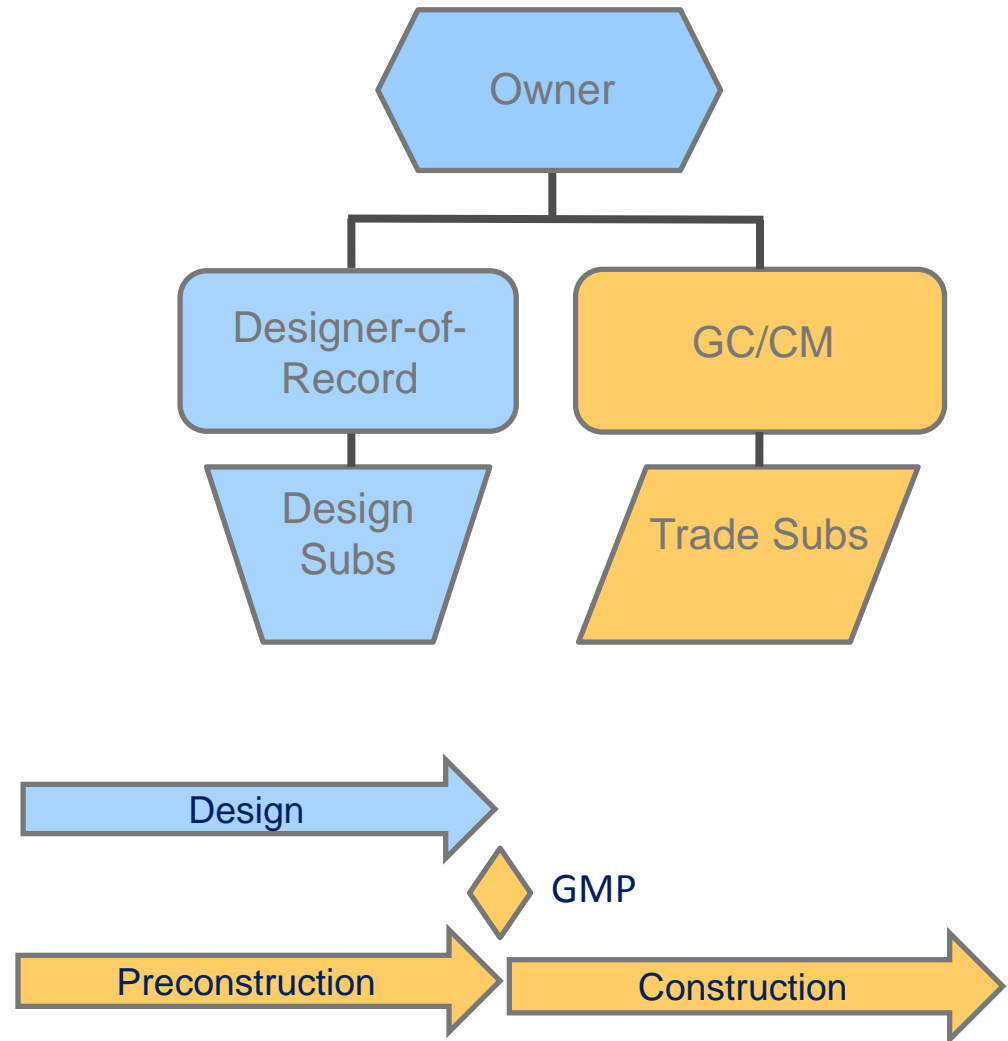
GC/CM OVERVIEW

GC/CM HIGHLIGHTS

- Contractor selection at 30% design
- Partnership: owner, designer and contractor
- Selection based on: proposal, interview, price
- Cost is negotiated
- Preconstruction services included
- Competitive low bid subcontracts

What is GC/CM?

- GC/CM = General Contractor/Construction Manager
 - aka CM/GC, CMAR
- Selected primarily on qualifications
- Preconstruction services
- Contractor provides guarantee late in design
- Most trade work is publicly bid



GC/CM USE BY SCHOOL DISTRICTS

- Over 30 school districts
- Southwest Washington: Evergreen, Washougal, Ridgefield
- Other: Seattle, Lake Washington, Issaquah, Edmonds, Central Kitsap, Bainbridge, Auburn, Clover Park, Mount Vernon, Lake Stevens, Arlington, Spokane, Tacoma



LEGAL FRAMEWORK

WASHINGTON'S CURRENT GC/CM AUTHORITY

- Initially passed in early 1990's
- GC/CM vs CM/GC
- Alternative Public Works Statute (RCW 39.10)
 - Capital Projects Advisory Review Board
 - Project Review Committee
 - Authorities include DB, GC/CM, JOC
 - Subject to periodic reauthorization; latest extension was 2013 for ~8 years

~1994
GC/CM
Authorized;
self-perform
max = 0%

Reauthorizations every 3-5 years
Self-perform authorized if competitive low bid, increased to 10%, then 20%, later 30%
Subcontracting provisions added

2007
GC/CM
reauthorized; PRC
established

2014
Heavy Civil GC/CM
authorized

PROJECT REVIEW COMMITTEE



- Created in 2007
- Review and approves:
 - projects and project teams proposing to use GC/CM and Design Building contracting methods on projects
 - Certifies public bodies for three years to use these procedures for projects with a total project costs of \geq \$10 million
- 30 Members from public and private entities with significant expertise and experience – senior practitioners
 - Eight selected for each project panel, supermajority (usually six) must vote to approve

PROJECT APPROVAL PROCESS



- Project Application
 - Project eligibility and demonstrated management expertise/resources
 - 6 meetings/yr – apply 4 weeks prior to meeting
 - Application is public document
- PRC review
 - Written and oral questions
 - Public comment at meeting
 - Voting at conclusion of session
 - Must be approved by supermajority (e.g., 6 of 8)
 - Can resubmit after corrections and/or appeal to CPARB

PROJECT APPROVAL CRITERIA



- Project eligibility
- Demonstrate management expertise and resources
- Public benefit

RCW 39.10 - PROJECT CRITERIA



Project must meet at least **one** of five criteria:

1. Complex scheduling, phasing or coordination
2. Construction of an occupied facility
3. Involvement of GC/CM during design is critical to the success of project
4. Complex or technical work environment; or
5. Specialized work with historic significance

GC/CM SELECTION



- Select early in the project (generally no later than 30% or end of Schematic design)
- Competitive process
 - Proposal/SOQ
 - Interview (optional)
 - Price – fee and general conditions
- Public solicitation of proposals

GC/CM PHILOSOPHY



Partnership

- Cooperative venture
- Chemistry is important

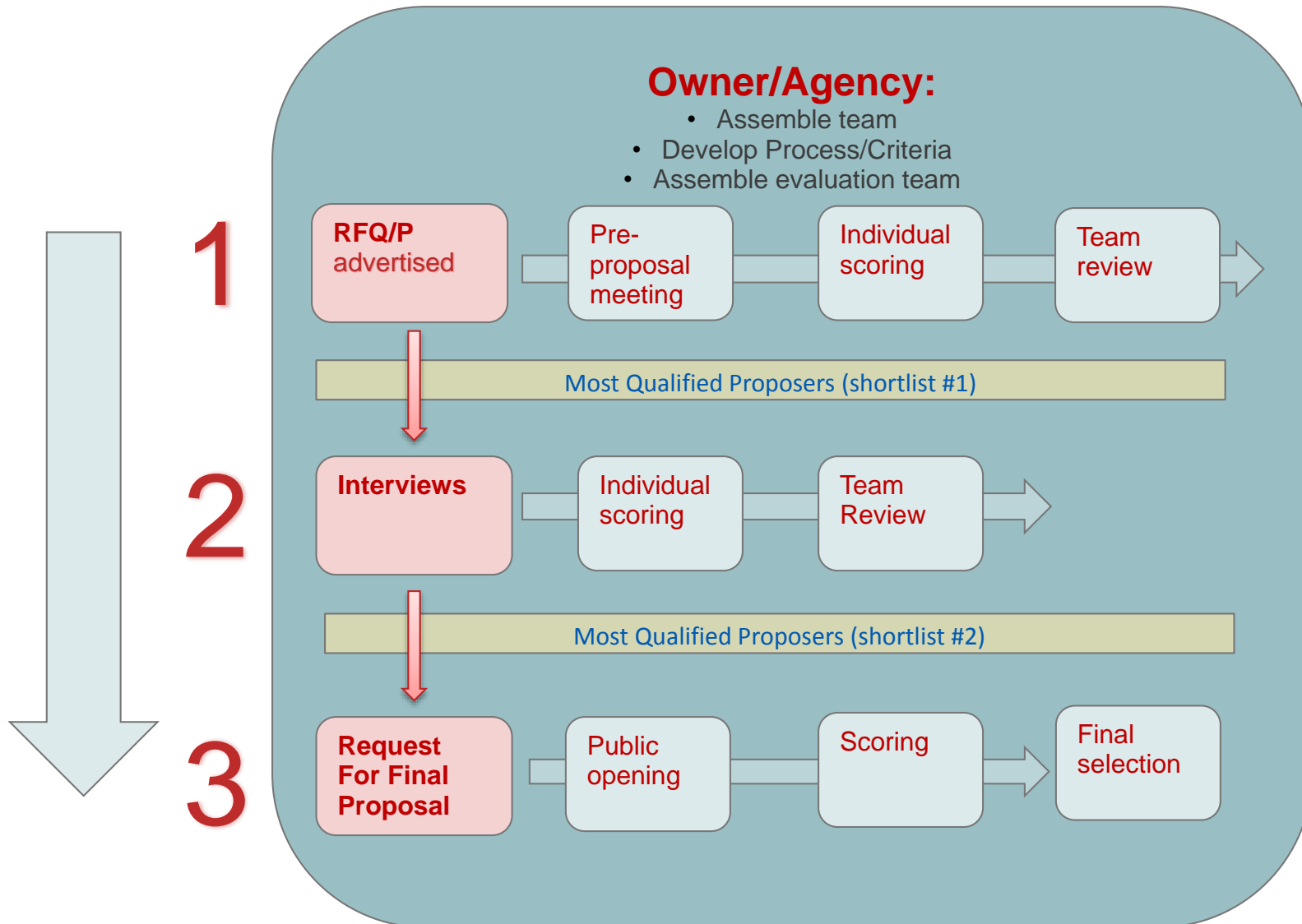
Mindset

- Negotiation skills needed
- Partnership while protecting the public
- Owner must still manage the project



RFP PROCESS AND SELECTION

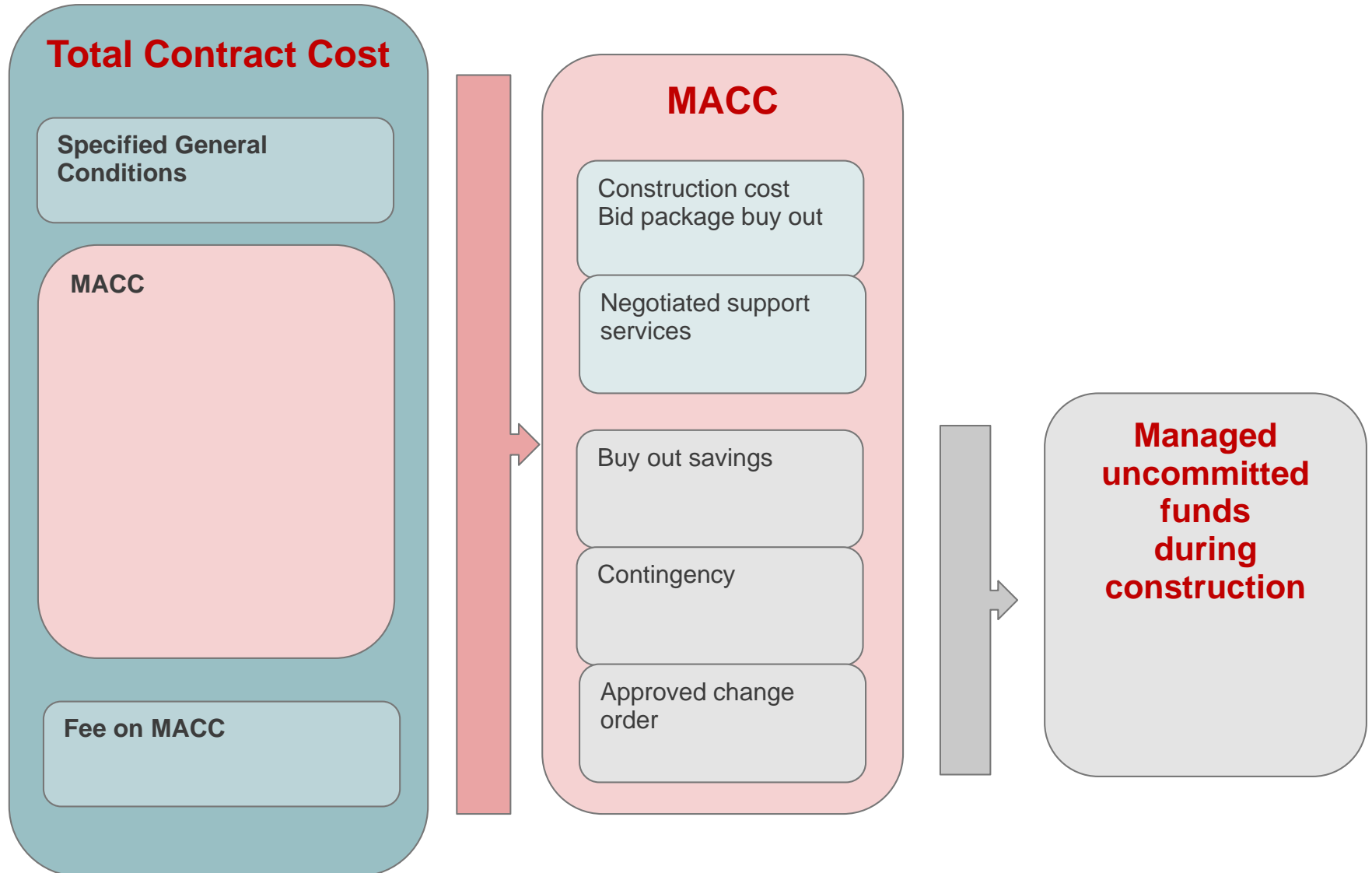
GC/CM - 3 STEP SELECTION PROCESS



COMMON GC/CM TERMS

- **MACC** - Maximum Allowable Construction Cost
- **SGC** - Specified General Conditions
- **NSS** - Negotiated Support Services
- **Fee** – On total cost, also on self-performed work
- **TCC** - Total Cost of Construction

BUCKETS OF FUNDS





LESSONS LEARNED SO FAR

Q & A



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