

The logo for the Department of Enterprise Services (DES) consists of the letters 'DES' in a bold, white, sans-serif font, set against a dark teal square background.

Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**



GC/CM PROJECT DELIVERY

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GC/CM DELIVERY

(GENERAL CONTRACTOR / CONSTRUCTION MANAGER)

- RCW / Legislation
- Overview of general contractor/construction manager (GC/CM) project delivery
- GC/CM delivery vs. design-bid-build
- Client readiness

ALTERNATIVE PUBLIC WORKS CONTRACTING

Governing Legislation: RCW Chapter 39.10

- Procedures authorized as early as 1991

Chapter 39.10 describes:

- Design-build procedures
- GC/CM procedures and heavy civil option
- Job order contracting (JOC) procedure

GC/CM PROJECT REQUIREMENTS

- Complex Scheduling, Phasing, or Coordination.
- Construction in occupied Facility with continuous operation.
- Early involvement with GC is critical to success of project.
- Project encompasses a complex or technical work environment.
- Project require specialized work on building of historical significance.
- Heavy civil projects.

OVERSIGHT

Capital Projects Advisory Review Board (CPARB): Governor-appointed industry professionals. Review, guidance, and policy enhancement.

Project Review Committee (PRC): Governor Appointed industry professionals. Reviews public agency use of GC/CM on a case-by-case basis, and/or certifies public agencies on a three-year basis for use of GC/CM and/or design-build.

➤ **DES must be recertified by the PRC every three years.**

OVERVIEW OF GC/CM PROJECT DELIVERY

Collaborative project management involving **early engagement** of the contractor to **collaboratively** work with the public owner/agency and design team in a **trusting** relationship to plan and execute a project to meet desired cost, quality, and schedule.

Most of work procured through public bids.

General contractor may bid on and self-perform up to:

- 30% of the scope for vertical construction projects.
- 50% of for heavy civil projects.

RCW allows alternative selection for subcontracts greater than \$3 Million.
(with DES Assistant Program Manager approval).

DELIVERY METHODS COMPARED



TRADITIONAL DESIGN-BID-BUILD

- Direct relationship with design team
- Low-bid contractor



GC/CM

- Direct relationship with design team
- Continuous collaborative team relationship
- Early input from contractor during design



DESIGN BUILD

- Indirect relationship with design team
- Collaborative team relationship with contractor
- Early input from contractor during design

DELIVERY METHODS COMPARED

Design-bid-build: Public body holds one contract with architect and contractor.

GC/CM: Public body holds a separate contract with architect and contractor. Architect and contractor interact.

Design-build: Public body holds a single contract. Architect and contractor are combined into one team.

DELIVERY METHODS COMPARED

Design-bid-build schedule

- Architect / Engineer selection: Two months
- Design: 10 months
- Bidding phase: Two months
- Construction phase: 18 months

Total amount of time: 32 months

Integrated project delivery schedule

- Architect / Engineer selection: Two months
- GM/CG selection: Two months
- Design development: Six months
- GMP: Two weeks
- Construction documents: Four months
- Construction phase: 18 months

Total amount of time: 29 months

DELIVERY METHODS COMPARED

Order of operation

Design-bid-build



GC/CM



- Opportunities:
- Accelerate schedule
 - Insight into cost
 - Collaboration
 - Construction input

CLIENT READINESS

Important owner attributes:

- Project experience
- Trusting working relationship with the contractor and designer
- Not "business as usual"

RESOURCES

GC/CM Best Practices Manual

<https://des.wa.gov/sites/default/files/2025-04/2025-04-10-GCCM-best-practices-manual.pdf>

RCW 39.10.350

<https://app.leg.wa.gov/rcw/default.aspx?cite=39.10.340>

THANK YOU



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