

Item No. 6

RCW 39.10.380 - General contractor/construction manager procedure - Subcontract bidding procedure

(1) All subcontract work and equipment and material purchases shall be competitively bid with public bid openings requiring the public solicitation of the bid documents. The general contractor/construction manager shall publish at least once in a legal newspaper of general circulation published in, or as near as possible to, that part of the county in which the subcontract work will be performed, a notice of its request for bid, and the availability and location of the bid documents.

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RCW 39.10.360 - General contractor/construction manager procedure - Contract award process

(4) A public body shall establish a committee to evaluate the proposals. After the committee has selected the most qualified finalists, at the time specified by the public body, these finalists shall submit final proposals which must include sealed bids for the percent fee on the owner-estimated maximum allowable construction cost, and which may include other price-related factors identified in the request for proposal. In no event shall a price-related factor include a request for overall project budget, estimate or bid. The public body shall establish a time and place for the opening of sealed bids for the percent fee on the estimated maximum allowable construction cost and the fixed amount for the general conditions work specified in the request for proposal. At the time and place named, these bids must be publicly opened and read and the public body shall make all previous scoring available to the public. The public body shall select the firm submitting the highest scored final proposal using the evaluation factors and the relative weight of factors published in the public solicitation of proposals. A public body shall not evaluate or disqualify a proposal based on the terms of a collective bargaining agreement.

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Item No. 6

RCW 39.10.360 - General contractor/construction manager procedure—Contract award process

(1) Public bodies should select general contractor/construction managers at a time in the project when the GCCM's participation provides value.

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(2) Contracts for the services of a general contractor/ construction manager under this section shall be awarded through a competitive process requiring the public solicitation of proposals for general contractor/construction manager services. The public body shall publish at least once in a legal newspaper of general circulation published in, or as near as possible to, that part of the county in which the public work will be performed, a notice of its request for qualifications from proposers for general contractor/construction manager services, and the availability and location of the request for proposal documents. The public solicitation of proposals shall include:

Item No. 4a

RCW 39.10.350 - General contractor/construction manager procedure—Project management and contracting requirements.

(5) For a project procured as a heavy civil construction project, an independent audit, paid for by the public body, must be conducted to confirm the proper accrual of costs as outlined in the contract. The public body shall define the scope of the audit in the contract.

Item No. 3

RCW 39.10.350 - General contractor/construction manager procedure—Project management and contracting requirements.

(1)(g) Contract documents that: (i) Obligate the public owner to in writing accept, dispute, or reject a request for equitable adjustment, change order request, or claim within a specified time period but no later than thirty calendar days after the receipt by the public body of related documentation; (ii) if disputed or rejected, the public owner shall state in writing why part or all of the request is disputed or rejected; and (iii) provided the public owner does not respond in writing to a request for equitable adjustment, change order request, or claim within the specified time period, the contractor shall not be deemed to have waived any right to the claims process.

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