

## CITY OF SEATTLE

### - DESIGN-BUILD & GC/CM RECERTIFICATION

1. The City of Seattle demonstrates a process that evaluates the use of alternative delivery that is in compliance with the RCW. Some of the criteria for GC/CM and DB are similar. Because you are requesting a joint certification, please share the factors and criteria considered when weighing a decision between GC/CM and DB.

#### RESPONSE:

Projects are not allowed to apply for a “general” alternative delivery approval. Per best practices, the applicant City department is required to conduct a detailed evaluation of project-specific issues to determine the desired delivery method prior to initiating the application process with the Contracting Type Assessment (CTA). The CTA (application Exhibit A) then requires the applicant to specifically identify whether they are applying for DB or GC/CM delivery.

After the Contracting Type Assessment is approved, and the applicant project is referred to the Internal Review Committee (IRC), the project team is required to prepare and submit a separate written application for either DB or GC/CM delivery to demonstrate competency to successfully deliver the project within the desired delivery method. This application prompts the applicant to provide a more detailed explanation of why the project is a good candidate for alternative delivery per the specific criteria of RCW 39.10.300 (for DB applications) or RCW 39.10.340 (for GC/CM applications). It also requires the applicant to provide, for either DB or GC/CM applications: projected total project cost, anticipated design and construction schedule, anticipated public benefits, department qualifications (including specific qualifications of key personnel), consideration of project risks, and conceptual documentation depicting the project. The IRC considers all of these factors in weighing whether to issue approval. The applicant is also required to make a 15–20-minute presentation to the IRC about their project and application prior to committee Q&A and deliberation, similar to the mechanics of PRC alternative delivery project approval.