Construction Procurement Methods

MOST COMMON METHOD

Design-Bid-Build
Is a project delivery method in which the agency or owner contracts with separate entities for the design and construction of a project. Design-bid-build is the traditional method for project delivery. (Wikipedia) There are three main sequential phases to the design-bid-build delivery method:

- The design phase
- The bidding phase
- The construction phase

ALTERNATIVE PUBLIC WORKS METHOD

GC/CM – General Contractor /Construction Manager
A firm with which a public body has selected to provide services during the design phase and negotiated a maximum allowable construction cost to act as construction manager and general contractor during the construction phase. (RCW 39.10.210) Terms common to this method include:

- **GMP – Guaranteed Maximum Price, also known as NTE, Not-to-Exceed**: The fixed ceiling contract cost that the GC/CM can be compensated for. The contractor is responsible for cost overruns unless a formal change order has been approved. Any cost savings are returned to the district. (Wikipedia)

- **MACC – Maximum Allowable Construction Cost**: The maximum cost of the work to construct the project including a percentage for risk contingency, negotiated support services, and approved change orders. (RCW 39.10.210)

- **Total Project Cost**: The cost of the project less financing and land acquisition costs. (RCW 39.10.210)

** There are other alternative public works methods, but GC/CM is used in SCAP.