



Proposed Final Report

# Alternative Public Works Contracting Procedures Sunset Review

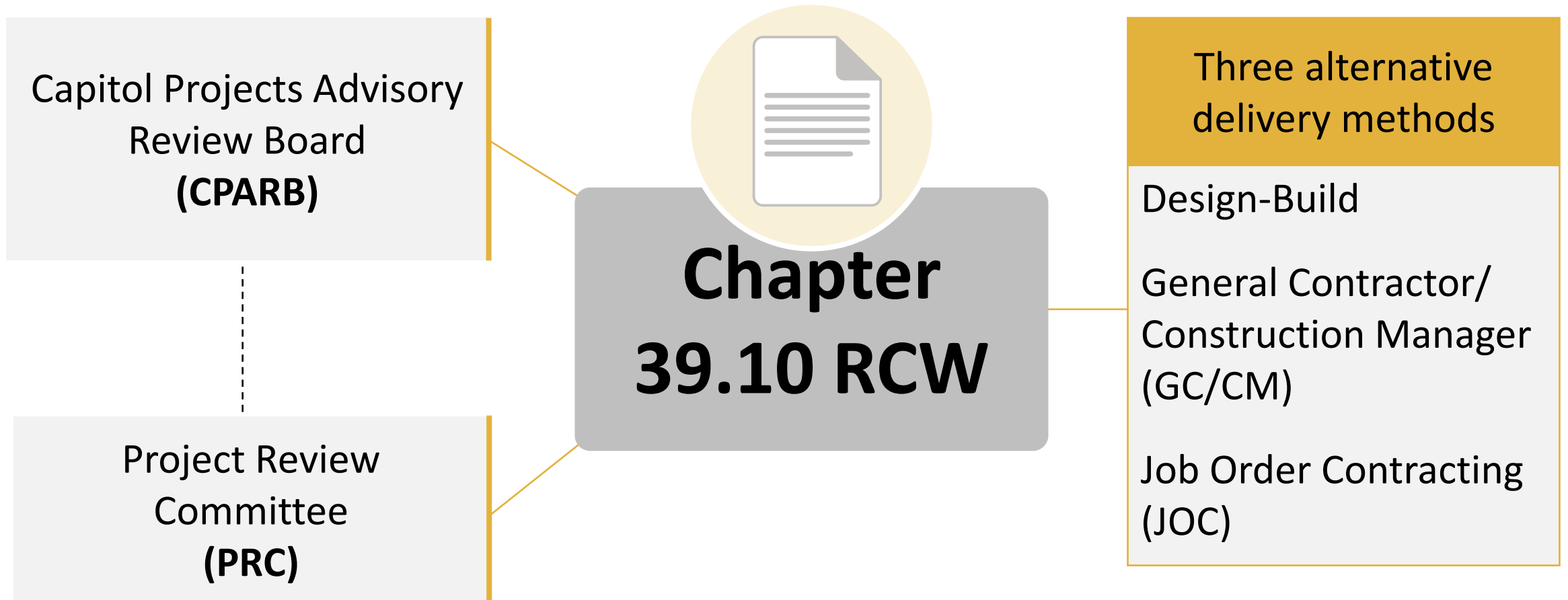
**Legislative Auditor Conclusion:** The Legislature should continue the alternative public works contracting statute. Alternative delivery methods are widely used, and CPARB has created a forum for stakeholders to continually improve project delivery.

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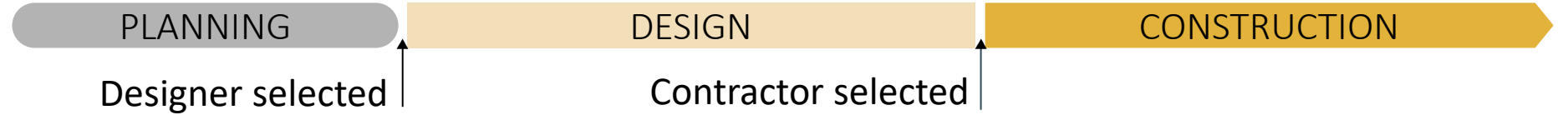
December 2020

# Alternative Public Works Contracting Statute



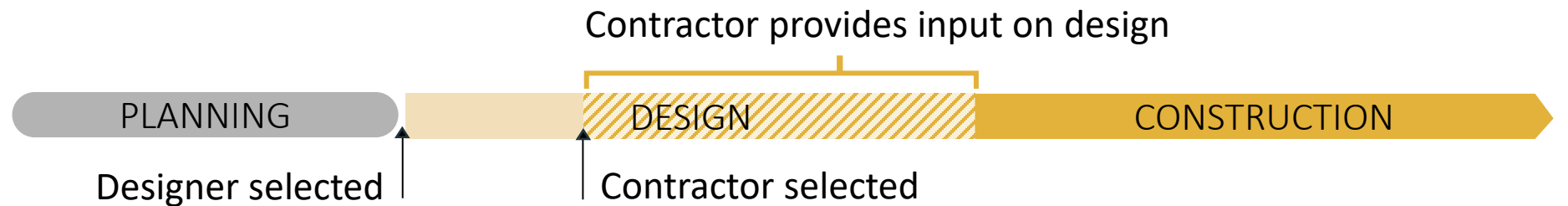
# Phases of construction are distinct in traditional method

## Design-Bid-Build



# Design and construction are integrated in GC/CM and design-build

## GC/CM

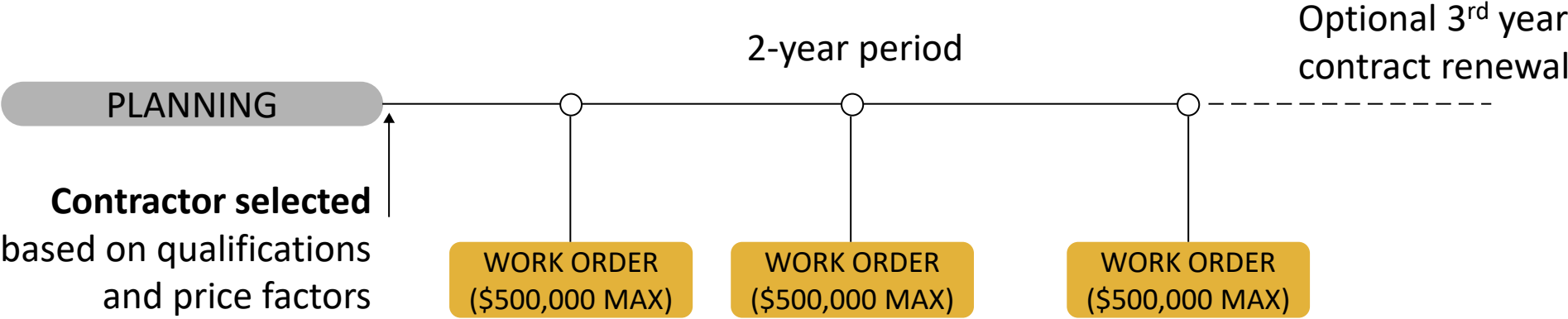


## Design-Build



# Job Order Contracting

allows one contract for multiple projects

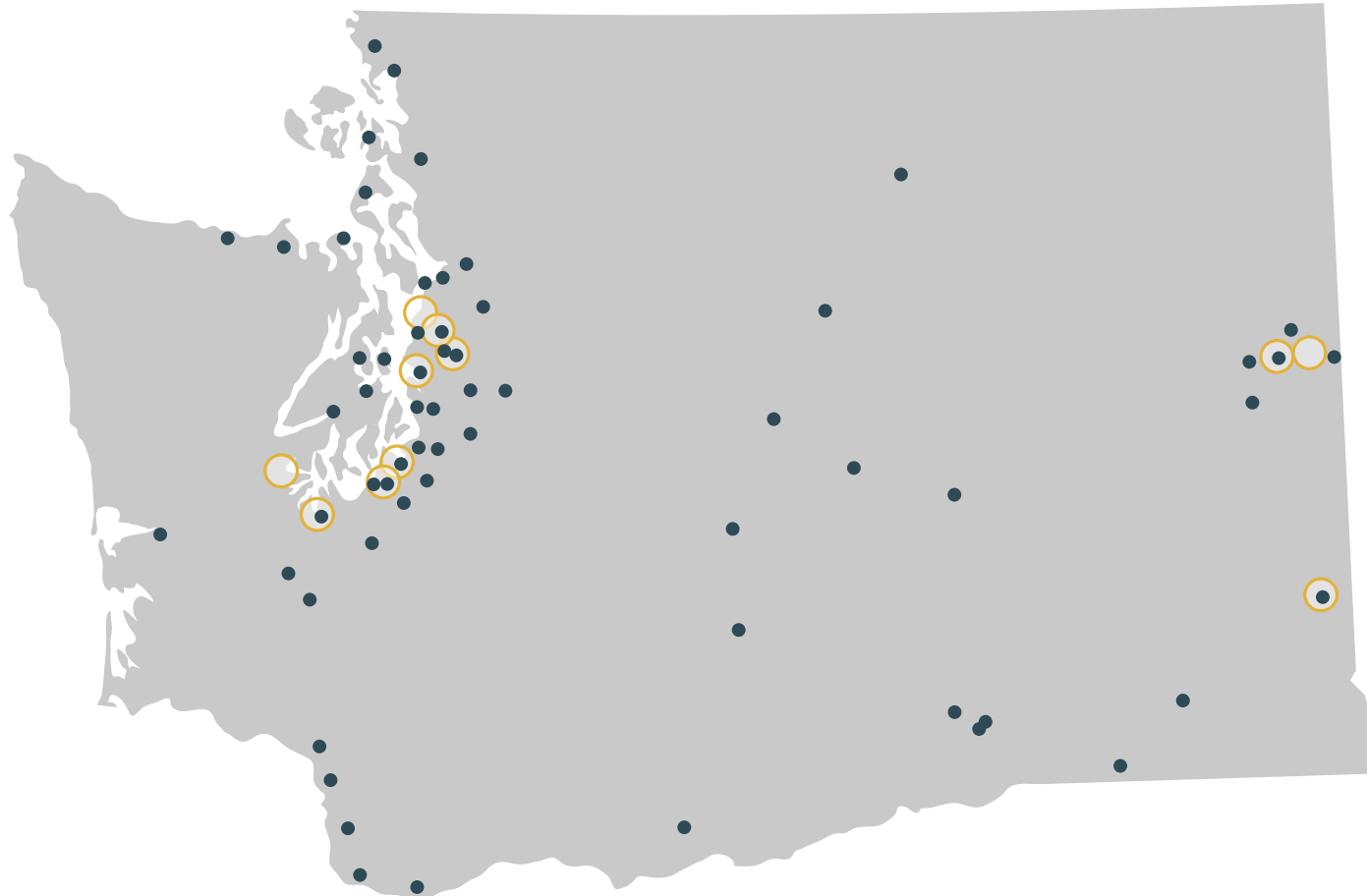


**\$4 million per year max**  
(\$6 million for Department of Enterprise Services and large cities and counties)

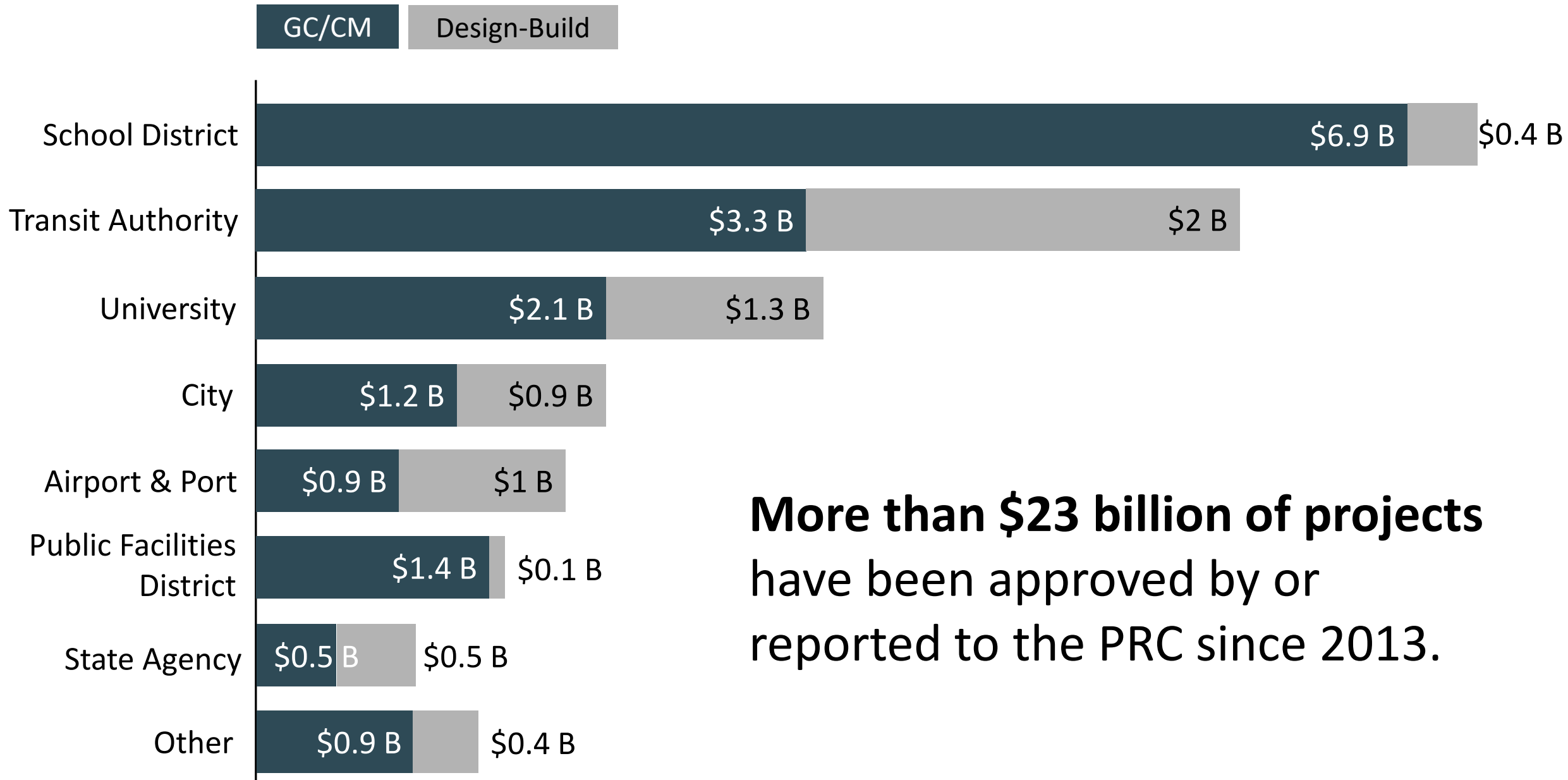
# Today's Presentation Will Cover:

- 1 Use of alternative methods
- 2 CPARB
- 3 Job order contracting data collection
- 4 Sunset review answers four key questions

Since 2013, the PRC has approved **179 projects** and **38 certifications or recertifications**



- Certified Public Bodies
- Project Locations  
*(There may be multiple projects per data point)*



**More than \$23 billion of projects** have been approved by or reported to the PRC since 2013.

1

Use of alternative methods

2

**CPARB**

3

Job order contracting data collection

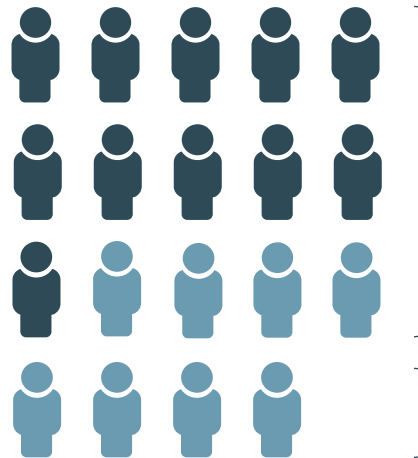
4

Sunset review answers four key questions



# CPARB created to evaluate public works and advise Legislature

CPARB members are from **public** and **private** sectors



Appointed by **Governor**

Appointed by **other bodies**

Appointed by **each major caucus**  
(nonvoting)

## CPARB has engaged stakeholders

**11 committees** with representatives from:

29 private businesses

19 public bodies or public owner associations

4 labor associations

3 private organizations

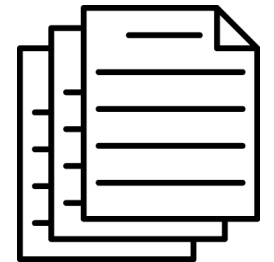
# CPARB has worked to improve public works contracting



**CPARB has developed and recommended policy changes to the Legislature.**

*Example: Heavy Civil GC/CM  
(authorized by HB 2208)*

**CPARB has studied and shared public works information with the Legislature and stakeholders.**



*Example: Local government public works  
(requested by ESSB 5418)*

1

Use of alternative methods

2

CPARB

3

Job order contracting data collection

4

Sunset review answers four key questions

Statute requires public bodies to report job order contracting information each year

There are gaps in JOC data collection and record keeping.

CPARB does not use much of the data collected.

**JOC's statutory reporting requirements may not align with CPARB's primary duties or interests.**

1

Use of alternative methods

2

CPARB

3

Job order contracting data collection

4

**Sunset review answers four key questions**

# Sunset review answers four key questions

1. Has the use of RCW 39.10 complied with legislative intent?

**Yes**

2. Does the alternative process provide for efficient and economical public works construction, with adequate cost controls in place?

**Yes**

3. Has CPARB achieved expected performance measures?

**Yes**

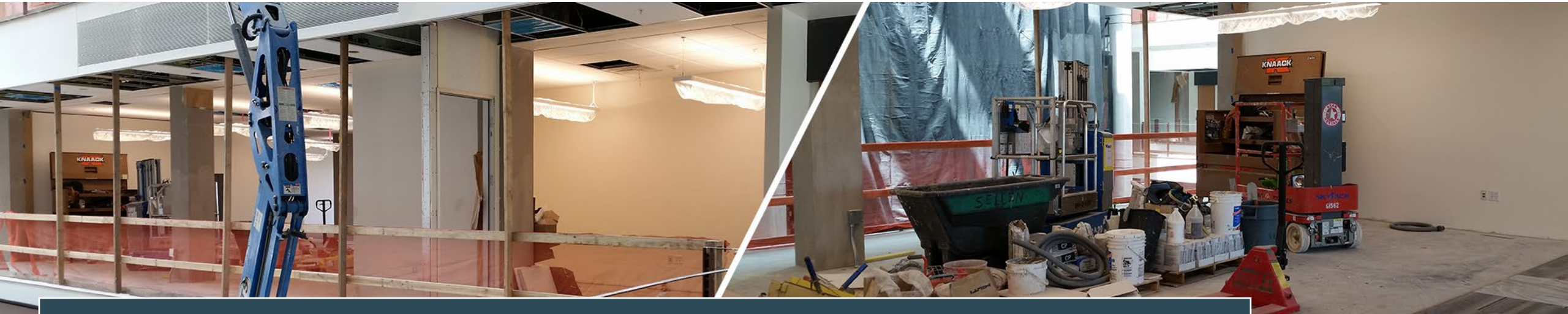
# Sunset review answers four key questions

4. What would be the effect of termination?

**Termination of  
CPARB and PRC.**

**In general, public bodies  
could not use design-build,  
GC/CM, or JOC.**

**Stakeholders oppose  
termination.**



# Legislative Auditor's Recommendations

- 1** The Legislature should continue the alternative contracting methods in RCW 39.10.
- 2** CPARB should evaluate which JOC data it needs to perform its functions and propose appropriate modifications to the Legislature.

**DES and CPARB concur with both recommendations**



# Contact Us

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