



STATE OF WASHINGTON
Capital Projects Advisory Review Board
Project Review Committee

September 23, 2022
Dri Ralph, Executive Director
Capital Projects and Operations
Northshore School District
3330 Monte Villa Parkway
Bothell, WA 98021

RE: Project Review Committee Determination
GC/CM Certification - Denial

Dear Executive Director Ralph:

The Project Review Committee has determined that your application to become certified for the use of GC/CM does not meet the criteria established in [RCW 39.10.270](#). Based on its review of your application and subsequent interview on September 23, 2022, the Committee offers the following feedback regarding its decision:

1. GC/CM project history shows the same prime repeatedly (for the last 6 projects) and is not considered inclusive.
2. Use of a single GC/CM for a decade indicates the selection process and/or criteria is biased and creates an adverse impact on WMBE and DBE firms and is contrary to an open and fair process.
3. Applicant did not demonstrate fairness and transparency with the contracting and subcontracting process. Would like them to demonstrate how they ensure oversight and fairness with subcontractor bidding when GC/CM is bidding the package.
4. Need appropriate owner controls for subcontractor bid packages to address conflicts of interest from the General Contractor.
5. Lessons learned from previous projects have not been incorporated into their most recent procedures and they do not have examples of how they made adjustments.
6. The School District has not demonstrated how they have met their goals for inclusion.
7. Applicant could not answer inquiry regarding outreach efforts.
8. Voluntary audits of completed projects would help ease concern that past processes have been corrected for future GC/CM projects.
9. School District should complete refinements of their procurement process to support competition and disadvantaged business utilization.

We thank you for your application and presentation and trust this will not deter you from re-applying in the future. Please contact Talia Baker at 360-790-8322 or via email at PRC@des.wa.gov if you have any questions regarding this process.

Sincerely,

Kyle Twohig, Vice Chair
Project Review Committee

cc: Jeff Jurgensen, PRC Chair
PRC Archives