Project Review Committee (PRC) GC/CM Project Evaluation Sheet

Subcontractor/Subcontract Package(s):

Date:	1-23-2025				Approved	Χ
PRC Member:	Mallorie Davies				 Denied	
Public Agency:	Lake Stevens School District					
Project Name:	Safety and Program Renovations & A	Additions Project			_	
Requesting Alternative S	Subcontractor Selection?	Yes	No	Χ	_	

Project Evaluation Criteria General Contractor/Construction Manager

Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:

- A. Provides substantial fiscal benefit or traditional delivery method is not practical.
- B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6)
 - 1. Implementation of the project involves complex scheduling, phasing, or coordination, or
 - 2. The project involves construction at an occupied facility which must continue to operate during construction; or
 - 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or
 - 4. The project encompasses a complex or technical work environment; or
 - 5. The project requires specialized work on a building that has historic significance; or
 - 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the public body expressly elects to procure the project as a heavy civil construction project.
- C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)
 - 1. Project delivery knowledge and experience
 - 2. Sufficient contract administration personnel with construction experience
 - 3. Written management plan with clear & logical lines of authority
 - 4. Necessary & appropriate funding and time to carry out the project
 - 5. Continuity of project management team with project type & scope experience
 - 6. Necessary and appropriate construction budget
- D. Public Body has resolved any audit findings relative to previous projects.

Alternative Subcontractor Selection Process

Reason for Determination Observations/Concerns:

Overall, the project(s) and team are well prepared. Concerns with their plan around compliance with Snohomish County apprenticeship utilization requirement of 15%- there wasn't a clear plan outside of including the requirement in bid documents and attending some job fairs to find local subcontractors. I would have liked to hear some detail to the

out each plans like which events or organizations they plan to engage with.

X X Χ Χ Χ Χ Χ Χ Χ Χ Χ Χ Χ Χ Χ X

N/A

Approve ASSP (y/n)

Pass

Fail

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: 1/23/25	Approved -		
PRC Member: DANE JOHNSON	Denied		
Public Agency: LAKE STEVENS S. D.			
Project Name: SAFER + PROGRAM RENOVATIONS + ADD MONS			
Requesting Alternative Subcontractor Selection? Yes No			
Subcontractor/Subcontract Package(s):	Approve AS	SSP (y/n)	
Project Evaluation Criteria			
General Contractor/Construction Manager			
Determine that the Agency's proposed use of GC/CM on the project meets the requirements alternative contracting procedures:	for	Pass	Fail
 A. Provides substantial fiscal benefit or traditional delivery method is not practical. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM proce public works projects where at least one of the following is met: (Pass if meets 1 of 6) 	dure for		
Implementation of the project involves complex scheduling, phasing, or coordination, or		~	
The project involves construction at an occupied facility which must continue to operate during construction; or		V	
 The involvement of the GC/CM during the design stage is critical to the success of the project; 	or	1	
 The project encompasses a complex or technical work environment; or 			
 The project requires specialized work on a building that has historic significance; or The project is, and the public body elects to procure the project as, a heavy civil construction or 			
The project is, and the public body elects to procure the project as, a heavy civil construction property.However, no provision of this chapter pertaining to a heavy civil construction project applies un	roject. less the		
public body expressly elects to procure the project as a heavy civil construction project.	1000 1110		
C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)			
 Project delivery knowledge and experience Sufficient contract administration personnel with construction experience 		~	
Written management plan with clear & logical lines of authority		2	
Necessary & appropriate funding and time to carry out the project		1/	7
Continuity of project management team with project type & scope experience		V	
Necessary and appropriate construction budget Description Pedy has received any sudit findings relative to provide a provide any sudit findings.		0	- 2000
D. Public Body has resolved any audit findings relative to previous projects.			
Alternative Subcontractor Selection Process			
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM or project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fair	n the I fails all)	Pass	Fail,
Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection			
 b. Process for determining if alternative subcontractor selection is in the best interest of the public 	J		
F. Public Body Engagement/Knowledge		X	
a. Participation in the alternative subcontractor selection process	= 1		
 b. Oversight of the GC/CM during the alternative subcontractor selection process c. Knowledge of Public Body responsibilities 			
d. Knowledge of audit requirements			
Reason for Determination Observations/Concerns:	ie L		
PROJECT HAS MANY COMPLICATIONS + OCCUPIED SCHOOL AND	EITC LA	- LA	
FOR GC/cm. DISTRICT HAS APPROPRIATE EXPERIE		I mind (PC	ilinen lä
12/1			-
Signature	*		

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: January 23, 2025 PRC Member: Ron Paananen Public Agency: Lake Stevens School District	Approved Denied		X
Project Name: Safety and Program Renovations and Additions Requesting Alternative Subcontractor Selection? Yes No X Subcontractor/Subcontract Package(s):	Approve AS	SP (y/n)	
Project Evaluation Criteria			
General Contractor/Construction Manager			
Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:		Pass	Fail
 A. Provides substantial fiscal benefit or traditional delivery method is not practical. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedu public works projects where at least one of the following is met: (Pass if meets 1 of 6) 	ire for	×	
 Implementation of the project involves complex scheduling, phasing, or coordination, or The project involves construction at an occupied facility which must continue to operate during 	: : :	X	
construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	į.	X	×
 The project encompasses a complex or technical work environment; or The project requires specialized work on a building that has historic significance; or 		X	×
 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass: 1 fail fails all) 	ect. ss the		
 C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience 		X	
2. Sufficient contract administration personnel with construction experience		X	
Written management plan with clear & logical lines of authority Necessary & appropriate funding and time to carry out the project		X	
4. Necessary & appropriate funding and time to carry out the project5. Continuity of project management team with project type & scope experience		X	
Necessary and appropriate construction budget		X	
D. Public Body has resolved any audit findings relative to previous projects.		X	
Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail f E. Public Benefit	the ails all)	Pass	Fail
a. Benefits of alternative subcontractor selection versus low bid selection			
b. Process for determining if alternative subcontractor selection is in the best interest of the public			
F. Public Body Engagement/Knowledge			
a. Participation in the alternative subcontractor selection processb. Oversight of the GC/CM during the alternative subcontractor selection process			
c. Knowledge of Public Body responsibilities			
d. Knowledge of audit requirements			
Reason for Determination Observations/Concerns:			
GCCM is an appropriate delivery method given the number of facilities involved and inte		activities	S
Early input from the contractor will facilitate efficient completion of the bundle of projects	3.	2	X
All Allergine Signature			

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: January 23, 2025 Approved PRC Member: Catina M Patton Denied Public Agency: Lake Stevens School District Project Name: Safety & Program Renovations & Additions Project Requesting Alternative Subcontractor Selection? Yes No Subcontractor/Subcontract Package(s): Approve ASSP (y/n) **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for Fail alternative contracting procedures: **Pass** A. Provides substantial fiscal benefit or traditional delivery method is not practical. X B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6) 1. Implementation of the project involves complex scheduling, phasing, or coordination, or Χ The project involves construction at an occupied facility which must continue to operate during X construction; or The involvement of the GC/CM during the design stage is critical to the success of the project; or X The project encompasses a complex or technical work environment; or Χ The project requires specialized work on a building that has historic significance; or X The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the X public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience Χ 2. Sufficient contract administration personnel with construction experience X 3. Written management plan with clear & logical lines of authority Χ 4. Necessary & appropriate funding and time to carry out the project X 5. Continuity of project management team with project type & scope experience X 6. Necessary and appropriate construction budget Χ D. Public Body has resolved any audit findings relative to previous projects. X Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the **Pass** Fail project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection X b. Process for determining if alternative subcontractor selection is in the best interest of the public X Public Body Engagement/Knowledge a. Participation in the alternative subcontractor selection process X b. Oversight of the GC/CM during the alternative subcontractor selection process Χ c. Knowledge of Public Body responsibilities X Knowledge of audit requirements X Reason for Determination Observations/Concerns: Outreach to Subcontractor was impressive with getting community involvement. Catina Patton

Signature

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: 01/23/2025 Approved PRC Member: Traci Rogstad Denied Public Agency: Lake Stevens Project Name: Safety & Program Reno & Additions Requesting Alternative Subcontractor Selection? Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail alternative contracting procedures: A. Provides substantial fiscal benefit or traditional delivery method is not practical. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6) 1. Implementation of the project involves complex scheduling, phasing, or coordination, or Χ 2. The project involves construction at an occupied facility which must continue to operate during Χ construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or Χ 4. The project encompasses a complex or technical work environment; or 5. The project requires specialized work on a building that has historic significance; or 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience Χ 2. Sufficient contract administration personnel with construction experience Χ 3. Written management plan with clear & logical lines of authority Χ 4. Necessary & appropriate funding and time to carry out the project Χ Χ 5. Continuity of project management team with project type & scope experience 6. Necessary and appropriate construction budget Χ D. Public Body has resolved any audit findings relative to previous projects. Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the **Pass** Fail project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection b. Process for determining if alternative subcontractor selection is in the best interest of the public F. Public Body Engagement/Knowledge a. Participation in the alternative subcontractor selection process b. Oversight of the GC/CM during the alternative subcontractor selection process c. Knowledge of Public Body responsibilities d. Knowledge of audit requirements Reason for Determination Observations/Concerns:

Traci Rogstad

Signature

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: JAW. 23eD 7025	Approved		X
PRC Member: MIGE D SHINN	Denied		
Public Agency: LAKE STEVENS S. HOUL	- .		
Project Name: SAFETY J NOGRAM.	_	ŧ	
Requesting Alternative Subcontractor Selection? Yes No	-		
Subcontractor/Subcontract Package(s):	_ Approve AS -	SP (y/n)	
Project Evaluation Criteria General Contractor/Construction Manage	r		
Determine that the Agency's proposed use of GC/CM on the project meets the requirements alternative contracting procedures:	for	Pass	Fail
 A. Provides substantial fiscal benefit or traditional delivery method is not practical. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM proc public works projects where at least one of the following is met: (<i>Pass if meets 1 of 6</i>) 	edure for	X X	
 Implementation of the project involves complex scheduling, phasing, or coordination, or The project involves construction at an occupied facility which must continue to operate durin construction; or 	g	X	
3. The involvement of the GC/CM during the design stage is critical to the success of the project	t; or	X	
 The project encompasses a complex or technical work environment; or The project requires specialized work on a building that has historic significance; or 		X V	
6. The project is, and the public body elects to procure the project as, a heavy civil construction	project.	X	
However, no provision of this chapter pertaining to a heavy civil construction project applies upublic body expressly elects to procure the project as a heavy civil construction project.	inless the	X	
 C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience 		\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Sufficient contract administration personnel with construction experience		Ý	
3. Written management plan with clear & logical lines of authority	•	Ŷ	
4. Necessary & appropriate funding and time to carry out the project		X_	
 Continuity of project management team with project type & scope experience Necessary and appropriate construction budget 		X—	
D. Public Body has resolved any audit findings relative to previous projects.		X	
Alternative Subcontractor Selection Process			
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CN project meets the requirements for alternative subcontracting procedures: (<i>must meet all 6 to pass; 1</i>		Pass	Fail
Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection			
b. Process for determining if alternative subcontractor selection is in the best interest of the pub	olic		•
F. Public Body Engagement/Knowledge			
a. Participation in the alternative subcontractor selection process	•		
b. Oversight of the GC/CM during the alternative subcontractor selection processc. Knowledge of Public Body responsibilities			
d. Knowledge of audit requirements			
Reason for Determination Observations/Concerns:		<u> </u>	
EAST JUB MERS RCW.			
- FAN OUN RIVERS ASIA.		0.0	
Signature Signature			

Project Review Committee (PRC) GC/CM Project Evaluation Sheet

Date:	1/23/24				Approved	Χ
PRC Member:	Taine Wilton				Denied	
Public Agency:	Lake Stevens School District					
Project Name:	Safety and Program Renovations and Additions					
Requesting Alternative Su	bcontractor Selection?	Yes	No	X		
Subcontractor/Subcontrac	t Package(s):		-		Approve ASSP (y/n)	

Project Evaluation Criteria General Contractor/Construction Manager

Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:

- A. Provides substantial fiscal benefit or traditional delivery method is not practical.
- B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6)
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 - 2. The project involves construction at an occupied facility which must continue to operate during construction; or
 - 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or
 - 4. The project encompasses a complex or technical work environment; or
 - 5. The project requires specialized work on a building that has historic significance; or
 - 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the public body expressly elects to procure the project as a heavy civil construction project.
- C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)
 - 1. Project delivery knowledge and experience
 - 2. Sufficient contract administration personnel with construction experience
 - 3. Written management plan with clear & logical lines of authority
 - 4. Necessary & appropriate funding and time to carry out the project
 - 5. Continuity of project management team with project type & scope experience
 - 6. Necessary and appropriate construction budget
- D. Public Body has resolved any audit findings relative to previous projects. (no audit findings)

Alternative Subcontractor Selection Process (N/A)

Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all)

- E. Public Benefit
 - a. Benefits of alternative subcontractor selection versus low bid selection
 - b. Process for determining if alternative subcontractor selection is in the best interest of the public
- F. Public Body Engagement/Knowledge
 - a. Participation in the alternative subcontractor selection process
 - b. Oversight of the GC/CM during the alternative subcontractor selection process
 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

Reason for Determination Observations/Concerns:

Each Child is seen and heard. LSSD has a diverse team, and district, with focus on safety and security on occupied sites. 5 of 6 SPED and Admin relocations. Sequencing and phasing, in logical order, document existing conditions, with logistics planned by GC/CM. While the presenters didn't highlight complex and technical work, it appears that structural, MEP, accessibility tie-ins complicate the projects. Experience with GC/CM. Constant improvement to DEI outreach.

Wilton, Taine E.	Digitally signed by Wilton, Taine E. (ESC) DN: CN="Wilton, Taine E. (ESC)", 0=Edmonds School District Date: 2025.01.23 15:10:50-08'00'

Revised 7/27/2023

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Criteria	extracted	from	RCW 39	.10.340

Pass	Fail
X	
X	
X	
X X X	
Х	
X	
X	
X	
Х	
X X X X X	
Х	
X	
X	

Pass

Fail