

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

Date: 1-23-2025

PRC Member: Mallorie Davies

Public Agency: Lake Stevens School District

Project Name: Safety and Program Renovations & Additions Project

Requesting Alternative Subcontractor Selection? Yes _____ No X

Subcontractor/Subcontract Package(s): _____

Approved X

Denied _____

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)*
 - 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.

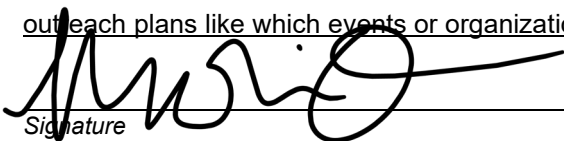
Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Alternative Subcontractor Selection Process

N/A

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.



 Signature

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

Date: 1/23/25
 PRC Member: DAVE JOHNSON
 Public Agency: LAKE STEVENS S.D.
 Project Name: SKIFER + PROGRAM RENOVATIONS + ADDITIONS
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved -
 Denied _____

Approve ASSP (y/n) _____

**Project Evaluation Criteria
 General Contractor/Construction Manager**

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Pass	Fail
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	

Alternative Subcontractor Selection Process

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

Pass	Fail

Reason for Determination Observations/Concerns:

PROJECT HAS MANY COMPLICATIONS + OCCUPIED SCHOOL AND FITS CRITERIA FOR GC/CM. DISTRICT HAS APPROPRIATE EXPERIENCE

[Signature]
 Signature

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

Date: January 23, 2025
 PRC Member: Ron Paananen
 Public Agency: Lake Stevens School District
 Project Name: Safety and Program Renovations and Additions
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

**Project Evaluation Criteria
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Pass	Fail
X	
X	
X	
	X
X	
	X
X	
X	
X	
X	
X	
X	
X	

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Pass	Fail

Reason for Determination Observations/Concerns:

GCCM is an appropriate delivery method given the number of facilities involved and inter-related activities.
Early input from the contractor will facilitate efficient completion of the bundle of projects.


 Signature

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

Date: January 23, 2025
 PRC Member: Catina M Patton
 Public Agency: Lake Stevens School District
 Project Name: Safety & Program Renovations& Additions Project
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n)

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Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

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Pass	Fail
X	
X	
X	
X	
X	
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
 PRC Member: Traci Rogstad
 Public Agency: Lake Stevens
 Project Name: Safety & Program Reno & Additions
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

**Project Evaluation Criteria
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Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

 Signature

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

Date: JAN. 23RD 2025
 PRC Member: MIKE D SHINN
 Public Agency: LAKE STEVENS SCHOOL
 Project Name: SAFETY PROGRAM.
 Requesting Alternative Subcontractor Selection? Yes _____ No _____
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

**Project Evaluation Criteria
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	Pass	Fail
A.	X	
B.	X	
1.	X	
2.	X	
3.	X	
4.	X	
5.	X	
6.	X	
C.	X	
1.	X	
2.	X	
3.	X	
4.	X	
5.	X	
6.	X	
D.	X	

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	Pass	Fail
E.		
a.		
b.		
F.		
a.		
b.		
c.		
d.		

Reason for Determination Observations/Concerns:

BEST JOB MEETS RCW.

Mike D Shinn
 Signature

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

Date: 1/23/24
 PRC Member: Taine Wilton
 Public Agency: Lake Stevens School District
 Project Name: Safety and Program Renovations and Additions
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

Approved X
 Denied _____
 Approve ASSP (y/n) _____

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- D. Public Body has resolved any audit findings relative to previous projects. **(no audit findings)**

Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Alternative Subcontractor Selection Process (N/A)

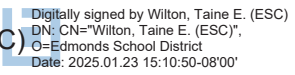
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Pass	Fail

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

Signature