Project Review Committee (PRC) GC/CM Project Evaluation Sheet Date: 01/23/2025 Approved Y PRC Member: Lisa Corcoran Denied

PRC Member: Lisa Corcoran Denied

Public Agency: Lake Stevens School District

Project Name: Skyline ES/Lake Stevens MS Modernization and Expansion Project

Requesting Alternative Subcontractor Selection? Yes No X

Subcontractor/Subcontract Package(s): N/A

Approve ASSP (y/n) N/A

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

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:

Pass

X

X

Y

Υ

Υ

Y

X

Y

Υ

Υ

Υ Υ

Υ

Χ

Pass

Fail

Fail

Signature Signature

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

De		January 00, 0005					۸ا		V
Dat		January 23, 2025					Approved		X
	C Member:	Gina M. Hortillosa					Denied		
	olic Agency:	Lake Stevens School District							
	ject Name:	Skyline Elementary School and	d LS Middle Schoo		17.0				
		ubcontractor Selection?		Yes	No X				
Sub	contractor/Subcontrac	ct Package(s):	7				Approve ASS	SP (y/n)	
		Proj	ect Evalua	tion Crit	eria				
		General Con	itractor/Co	nstructi	on Man	nager			
	termine that the A ernative contractin	gency's proposed use of G g procedures:	C/CM on the pr	roject meets	the require	ements for		Pass	Fail
A.	Provides substanti	al fiscal benefit or traditional d	elivery method is	s not practical.				Χ	
B.		lifying criteria under RCW 39. cts where at least one of the fo				CM procedure	e for		
		n of the project involves comp				or		X	
		volves construction at an occu	• .	•					
		ent of the GC/CM during the d	esign stage is cri	tical to the su	ccess of the	project; or		X	7.7
	4. The project en	compasses a complex or tech	nnical work enviro	onment; or				X	
		quires specialized work on a b	•	•					
		and the public body elects to provision of this chapter pertail						- X	
		rpressly elects to procure the p					าแเ	_ ^	
C.		ecessary experience or team:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
		y knowledge and experience	- 11	(I II	()			X	
		ract administration personnel						X	
	making to the constraint and more production are indicated.	gement plan with clear & logic		- T				X	
		appropriate funding and time to		•	200			X	
		project management team with d appropriate construction bud		cope expensi	ICE			X	
D.									
		bcontractor Selec	350 35						
		blic Agency's proposed use of			ction by the	GC/CM on t	20		
		irements for alternative subco						Pass	Fail
E.	T 100 1000 1000 1000 1000 1000 1000 100	mornorito for alternative eases	inadang process	aroor (maerm	oot all o to p	-			
		ernative subcontractor selection	on versus low bid	selection)		
	b. Process for de	etermining if alternative subco	ntractor selection	n is in the best	t interest of	the public			
F.		gement/Knowledge					8		
		n the alternative subcontractor					7		
		he GC/CM during the alternati	ve subcontractor	selection pro	cess				
		Public Body responsibilities audit requirements							122
_	· ·	5. 10	0						
ĸe	ason for Detern	nination Observations/	concerns:						
·	ji	¥		%					

Signature

GC/CM Project Evaluation Sheet		
Date: 1-23-25 PRC Member: Bret Miche Public Agency: Lahr Stevens School district Project Name: Styling elementary: Lahr Stevens midble school Requesting Alternative Subcontractor Selection? Yes No	proved nied modernization and prove ASSP (y/n)	1 ex
Project Evaluation Criteria		1, 2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
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 — Tf bowd 5. Continuity of project management team with project type & scope experience		Fail
Necessary and appropriate construction budget		
D. Public Body has resolved any audit findings relative to previous projects.	V	
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 at 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:	all) Pass Fa	vil
Rignature		

Project Review Committee (PRC)

Date: January 23, 2025 Approved		Χ			
PRC Member: Catina M Patton Denied					
Public Agency: Lake Stevens School District					
Skyline Elementary School & Lake Stevens Middle School Modernization & Expansion Project					
Requesting Alternative Subcontractor Selection? Yes No X					
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 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 procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6) 	X				
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 construction; or	Χ				
3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	X				
 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 	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 the public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (<i>must meet all 6 to pass</i> ; 1 fail fails all)					
Project delivery knowledge and experience 1. Project delivery knowledge and experience	X				
Sufficient contract administration personnel with construction experience	X				
Written management plan with clear & logical lines of authority	X				
4. Necessary & appropriate funding and time to carry out the project	Χ				
5. Continuity of project management team with project type & scope experience	Χ				
Necessary and appropriate construction budget	Χ				
D. Public Body has resolved any audit findings relative to previous projects.	Χ				
Alternative Subcontractor Selection Process					
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the	Pass	Fail			
a. Benefits of alternative subcontractor selection versus low bid selection	Х				
b. Process for determining if alternative subcontractor selection is in the best interest of the public	X				
F. Public Body Engagement/Knowledge					
a. Participation in the alternative subcontractor selection process	Χ				
b. Oversight of the GC/CM during the alternative subcontractor selection process	Х				
c. Knowledge of Public Body responsibilities	Χ				
d. Knowledge of audit requirements	Χ				
Reason for Determination Observations/Concerns:					
Well-presented presentation that meets the requirements for the GC/CM.					
Catina Patton					
Signature					

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: 01/23/2025 Approved PRC Member: Traci Rogstad Denied Lake Stevens Public Agency: Skyline/Lake Stevens Project Name: 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

GC/CM Project Evaluation Sheet			.1
Date: 23 JAN 2025	Approved		<u> </u>
PRC Member: Yanth Santh Santh	Denied	,	
Public Agency: LAVE STEVENS SCHOOL DIKTRUT			
Project Name: SKYLZNE ELEMENTARY + HOURE EXPANY STAN	· 8		
Requesting Alternative Subcontractor Selection? Yes No		D (.(-)	
Subcontractor/Subcontract Package(s):	Approve ASS	P (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	Fall
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 proc public works projects where at least one of the following is met: (Pass if meets 1 of 6) 	edure for	x	
1 Implementation of the project involves complex scheduling, phasing, or coordination, or		V	
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	i; or	5	
 The project encompasses a complex or technical work environment; or 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 u	nless the	K	
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)		X	
Public Body has necessary experience or team: (must meet an 6 to pass, 1 lan lans an) Project delivery knowledge and experience			
Sufficient contract administration personnel with construction experience		4	
Written management plan with clear & logical lines of authority		8	
 Necessary & appropriate funding and time to carry out the project Continuity of project management team with project type & scope experience 		1	
5. Continuity of project management team with project type & scope experience6. Necessary and appropriate construction budget		X	
D. Public Body has resolved any audit findings relative to previous projects.		8	
Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM	l on the	Pass	Fail
project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 in E. Public Benefit	an rano anj	T	
a. Benefits of alternative subcontractor selection versus low bid selection	i.		
 Process for determining if alternative subcontractor selection is in the best interest of the pub 	lic		
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:	444		
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1 NAME DAWSE EASH NMBA, MY	DETAY OF	742	<u>.</u>
Group is my which county, De	5440	Mep.	F
Signature 4CTFout- VS. DESPRE FOREMET			
Revised 7/27/2023 Criteria extra	acted from RCW 39	9.10.340	

Revised 7/27/2023

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: 1/23/25 Approved PRC Member: Denied Kyle Twohig Public Agency: Lake Steven School District #4

Projec	t Name:	Skyline ES/Lake Stevens MS Mo	dernization and Expansion	14			
Reques	sting Alternative S	Subcontractor Selection?	Yes	No x			
Subcontractor/Subcontract Package(s): Approve ASS						SP (y/n)	
		Project	ct Evaluation Cri	itoria			
			ractor/Construct		r		
		Agency's proposed use of GC/ ng procedures:	CM on the project meets	s the requirements	for	Pass	Fail
		tial fiscal benefit or traditional deli				X	
		alifying criteria under RCW 39.10. ects where at least one of the follo			edure for	Х	
1.	Implementati	on of the project involves comple	x scheduling, phasing, or c	oordination, or		X	
2.	The project in construction;	nvolves construction at an occupion	ed facility which must conti	nue to operate during	g	X	
3.	The involvem	nent of the GC/CM during the des	ign stage is critical to the s	uccess of the project	t; or	Х	
4.		encompasses a complex or techni		,		X	
5.		equires specialized work on a bui					
6.	However, no	s, and the public body elects to pr provision of this chapter pertainir expressly elects to procure the pro	ig to a heavy civil construct	tion project applies u			
C. Pı		necessary experience or team: (n	-			X	3:
1.		ery knowledge and experience	ade mode un o to paoo, 1	ran rano any		X	
2.		ntract administration personnel wi	th construction experience			X	
3.		agement plan with clear & logical l				X	
4.	Necessary &	appropriate funding and time to o	arry out the project			Х	
5.		project management team with p		ence		X	
6.		nd appropriate construction budge				X	
D. Pu	ıblic Body has r	resolved any audit findings relative	e to previous projects.			Х	
Deterr projec	mine that the Pu t meets the req	ubcontractor Selecti ublic Agency's proposed use of all uirements for alternative subcontr	ternative subcontractor sele			Pass	Fail
E. P	ublic Benefit						
a.		Iternative subcontractor selection		· C · C · · · · · C · C · C · · · · · ·	r.		
b.		determining if alternative subcontr	actor selection is in the bes	st interest of the pub	lic		
	•	agement/Knowledge	alaction process				
a. b.		in the alternative subcontractor s the GC/CM during the alternative		22910			
D. C.	•	of Public Body responsibilities	Supportuation Selection pro	00033			
d.		of audit requirements					
D		mination Observations/C					

Reason for Determination Observations/Concerns:

at the second of	
Challenging sequencing on an occupied campus will benefit from use of Gc/Cm.	Team has experience and augmentation
to successfully deliver project.	



Project Review Committee (PRC)

GC/CM Project Evaluation	on Sheet						
Date: 01/23/	2025				Approved		X
PRC Member: ANTH	ONY C. UDEAGBALA, AIA				Denied		
Public Agency: LAKE	Public Agency: LAKE STEVENS SCHOOL DISTRICT						
	NE ELEMENTARY SCHOOL & LAK RNIZATION & EXPANSION PROJE		LE SCHOO	DL			
Requesting Alternative Subcontra	ctor Selection?	Yes	No	Χ			
Subcontractor/Subcontract Packa	ge(s):				Approve AS	SP (y/n)	N
	Project Eva	aluation Cr	ritoria				
	General Contractor			anager			
Determine that the Agency's alternative contracting process	s proposed use of GC/CM on edures:	the project mee	ts the req	uirements fo	or	Pass	Fail
A. Provides substantial fiscal	benefit or traditional delivery met	thod is not practic	cal.			X	
public works projects when	riteria under RCW 39.10.340. Pul re at least one of the following is i	met: <i>(Pass if mee</i>	ets 1 of 6)	•	ure for	X	
2. The project involves of	e project involves complex schedu construction at an occupied facility	0,1		•			
construction; or 3. The involvement of th	e GC/CM during the design stage	a is critical to the	SUCCESS OF	f the project: o	ar.		
	sses a complex or technical work		Success of	i tile project, c	Л		
The project requires s	specialized work on a building tha	t has historic sign					
	e public body elects to procure the		•		•		
•	n of this chapter pertaining to a he elects to procure the project as a	•			ess the		
	y experience or team: (must mee	<u>-</u>	•	-		X	
Project delivery knowl	•	-		,			
	ministration personnel with constr		е				
	plan with clear & logical lines of a iate funding and time to carry out	•					
	nanagement team with project typ	• •	ience				
, , ,	priate construction budget	oc a scope expen	101100				
, , , , ,	any audit findings relative to prev	rious projects.				X	
Alternative Subcor	ntractor Selection Pi	rocess					
Determine that the Public Age	ncy's proposed use of alternative s for alternative subcontracting properties.	subcontractor se				Pass	Fail
E. Public Benefit	•	,		•	,	X	
	e subcontractor selection versus l						
	ng if alternative subcontractor se	lection is in the be	est interes	t of the public			
F. Public Body Engagement	<u> </u>					X	
	ternative subcontractor selection CM during the alternative subcont	-	rocass				
c. Knowledge of Public	-	iracior selection p	100033				
d. Knowledge of audit re	• •						
-	on Observations/Concern	ıs:				<u> </u>	
GREAT PRESENTATION, V	<u>WELL ORGANIZED, KNOWLI</u>	EDGE OF THE	PROCES	SS AND MEE	TS REQUIR	EMENT	<u>S.</u>
			_				

Revised 7/27/2023