

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

Date: 1/23/2025  
 PRC Member: Eza Agoes  
 Public Agency: Stevens County  
 Project Name: Stevens County Justice Center  
 Requesting Alternative Subcontractor Selection? Yes X No \_\_\_\_\_  
 Subcontractor/Subcontract Package(s): N/A

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.  
 (Note: Per the application, applicant has received no audit findings)

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

**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
X	
X	
X	
X	
X	
X	

**Reason for Determination Observations/Concerns:**

Digitally signed by Eza Agoes Date: 2025.01.23 13:29:25-08'00'

Signature

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

Date: 1/23/2025  
 PRC Member: Alexis Blue  
 Public Agency: Stevens County  
 Project Name: Justic Center  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): X

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	

**Alternative Subcontractor Selection Process**

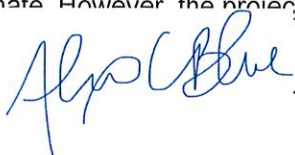
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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:**

A more diverse project team would have been very welcomed, having such little diversity on the project team is unfortunate. However, the project meets criteria

Signature: 



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

Date: 01/22/2025  
 PRC Member: Timothy Buckley (Representing the Private Sector)  
 Public Agency: Stevens County  
 Project Name: Stevens County Justice Center  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): N/A

Approved x  
 Denied \_\_\_\_\_  
 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.

Pass	Fail
x	
x	
x	
	x
x	
x	
	x
x	
x	
x	
x	
x	
x	
x	
x	

**Alternative Subcontractor Selection Process**

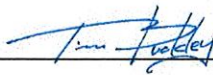
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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:**

While not constructing on an occupied site, there will be substantial benefits including a GC/CM in pre-coordination and ordering long lead items (CLT and Pre-fab Cells). Also allowing early demo and site prep by the GC/CM will be very beneficial

Signature 



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

Date: 1-23-25  
 PRC Member: JIM DUGAN  
 Public Agency: STEVENS COUNTY  
 Project Name: NEW JUSTICE CENTER  
 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
XX	
XX	
	X
	X
X	
XX	
XX	
XX	
XX	
XX	
XX	
XX	

**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:**

SATISFIES RCW 39.10 CRITERIA

Signature JR Dugan





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

Date: January 23, 2025  
 PRC Member: Ron Paananen  
 Public Agency: Stevens County  
 Project Name: Stevens County Justice Center  
 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	

**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:**

Well prepared and staffed implementation plan. The specialized nature of the facility is best completed utilizing GCCM delivery.

  
 Signature







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

Date: 1-23-25  
 PRC Member: KEVIN THOMAS  
 Public Agency: STEVENS COUNTY  
 Project Name: STEVENS COUNTY JUSTICE CENTER  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): \_\_\_\_\_

Approved \_\_\_\_\_  
 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	

**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:**

SOIL CONTENT, CURRENT BUILDING OVERPOPULATED EXPEDITIOUS NEED  
LOCAL MANUFACTURING CAPABILITIES

Kevin Thomas  
 Signature