

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

Date: 1/23/2025
 PRC Member: Alexis Blue
 Public Agency: Valley School District
 Project Name: Earling Learning 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:

Meets criteria

Alexis Blue
 Sigr. _____

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

Date: 1/23/2025
 PRC Member: Jeff Gonzalez
 Public Agency: Valley School District
 Project Name: New Early Learning Center 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	
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Pass	Fail

Reason for Determination Observations/Concerns:

Applicant met the requirements. Great presentation and team.


 Signature

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

Date: 1/23/25
 PRC Member: DAVE JOHNSON
 Public Agency: VALLEY SCHOOL DISTRICT
 Project Name: EARLY LEARNING CENTER
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

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 General Contractor/Construction Manager**

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Pass	Fail
✓	
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Pass	Fail

Reason for Determination Observations/Concerns:

PROJECT MEETS CRITERIA FOR GC/CM. TEAM INCLUDING THE CM TEAM HAS APPROPRIATE EXPERIENCE.

[Signature]
 Signature

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

Date: 1/23/2025
 PRC Member: Jeff Jurgensen
 Public Agency: Valley S.D.
 Project Name: Early Learning Center
 Requesting Alternative Subcontractor Selection? Yes No
 Subcontractor/Subcontract Package(s): _____

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

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 General Contractor/Construction Manager**

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Pass	Fail
	X
X	
X	
	X
X	
	X
	X
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X	
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X	

Alternative Subcontractor Selection Process

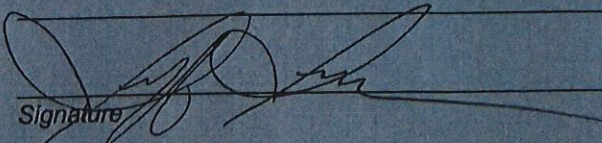
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Pass	Fail

Reason for Determination Observations/Concerns:

No concerns other than consultants generic cavalier responses to outre


 Signature

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

Date: 1/23/25
 PRC Member: Heather Munden
 Public Agency: Valley School District
 Project Name: New Early Learning Center
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): N/A

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

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Pass	Fail
X	
X	
X	
X	
	X
	X
X	
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X	

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Pass	Fail
N/A	
N/A	
N/A	
N/A	
N/A	
N/A	

Reason for Determination Observations/Concerns:

Very thoughtful answers in the application, as well as the follow up questions. The presentation was very thorough. The response to presentation questions showed good knowledge.

Heather Munden
 Signature

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

Date: January 23, 2025
 PRC Member: Lance Thomas
 Public Agency: Valley School District
 Project Name: New Early Learning Center Project
 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	
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X	
X	
X	

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Pass	Fail

Reason for Determination Observations/Concerns:



Signature

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

Date: 1/23/24
 PRC Member: Taine Wilton
 Public Agency: Valley School District
 Project Name: New Early Learning Center
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

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 General Contractor/Construction Manager**

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Pass	Fail
X	
X	
X	
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X	
X	

Alternative Subcontractor Selection Process

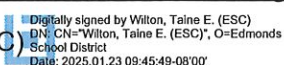
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Pass	Fail

Reason for Determination Observations/Concerns:

Rural SD occupied campus, safety and phasing plan, bringing in GC/CM to work with design team as early as possible technical site with steep slope, works with local tribes and involves students in project. The District has no audit findings and is not using the alternative subcontracting selection process due to size of project.

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 09:45:49-08'00'

Signature