

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**  
**FOR PRC APPROVAL**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

**Please submit one Supplement B form for each desired subcontractor/subcontract package.**

These should be submitted together and will be evaluated at the same review date and time.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Northshore School District No. 417**
- b) Address: **3330 Monte Villa Parkway, Bothell, WA 98021**
- c) Contact Person Name: **Todd Hall** Title: **Director of Capital Projects**
- d) Phone Number: **425.408.7867** E-mail: **thall3@nsd.org**
- e) Name of Project: **Leota Middle School Phase 1 Replacement**
- f) Original date PRC approved project for GC/CM: **January 27, 2023**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical Contractor/Construction Manager**
- h) Subcontract Value: **\$4,200,000**

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The Leota Middle School project is a phased replacement on an occupied site. The project scope includes addressing immediate end of life building system replacement needs. Building systems will be required to remain operational until replacements systems are constructed and brought online. There may be a need to modify existing buildings infrastructure to keep building systems operable depending on replacement system decisions. Constructability input from the contractor during design will be invaluable to ensure that learning environments continue to operate undisturbed during construction.

We are seeking the approval to use EC/CM alternative selection in order to move quickly with the design process. We are currently in the process of completing our GC/CM selection process. If NSD and the GC/CM determine EC/CM will be beneficial, we will be able to proceed with approval in hand. If the selected GC/CM is not in favor of using the EC/CM process, then we will either withdraw the application or if already approved we will not utilize the process.

- Assessment of current school electrical systems during the critical design development phase
- Value engineering opportunities for selected electrical system components
- Reduction of change order due to unclear or undefined scope of work
- Work with the selected GC/CM and the Design Team for phasing strategy to help with student relocation etc.
- Early recommendation of specific materials and equipment selections to assist with ongoing supply chain issues.
- Selection of the electrical subcontractor will be based on qualifications and past experiences rather than solely on low bid. Fee and Specified GC's will be scored just as they were for the GC/CM.

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

NSD will work with the Leota Middle School project team members including the design team (Integrus Architecture) and the GC/CM contractor to evaluate the complexity of the electrical scope of work, associated phasing needs, and procurement timelines.

**2. Public Body Engagement/Knowledge**

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

The selection will be a 3-step process where potential EC/CM firms will submit Statements of Qualifications and will be shortlisted and interviewed. All firms interviewed will be scored and the top two or three firms will be asked to submit a fee comprised of profit and specified GC's to determine the final scoring.

NSD will assist the GC/CM in the selection process and participate where needed but will also observe the process to make sure it follows the RCW.

NSD will review and coordinate the solicitation process with the GC/CM prior to advertisement. NSD will participate in the public hearing and address all comments received. The NSD project manager, construction manager, and the project architect will participate in the selection process including selection of shortlisted firms, interviews, and fee proposals.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

The Public Body, Northshore School District, is responsible for the following per RCW 39.10.385:

- With the GC/CM, evaluate and determine that alternative selection process is in the best interest of the public.
- If public benefit is determined, publish a notice of intent to use alternative subcontractor selection.
- Conduct a public hearing for interested parties. With the GC/CM, consider all written and verbal comments received and determine if the alternative subcontractor selection is in the best interest of the public.
- Issue written final determination to all interested parties.
- Conduct a competitive selection process per RCW 39.10.385 section 2.
- Participate on the selection evaluation committee.
- Allow for a protest period following the announcement of the most qualified firms. If a protest is submitted, the process will not advance until two business day after NSD issues a final protest decision.
- Following the tabulation of scores at the public fee opening and determination of the most qualified firm, NSD will again evaluate any protests that are received. NSD will not allow the GC/CM to execute a contract until two business days after the final protest decision is issued.
- NSD provides approval for the GC/CM to contract with the selected firm for pre-construction services.

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**

- The final agreement on the maximum allowable subcontractor cost is subject to approval of NSD.
- Once the work of the subcontractor is complete an independent audit must be conducted to confirm proper accrual cost per the subcontractor's contract. The district must pay for the audit.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: \_\_\_\_\_  \_\_\_\_\_

Name (*please print*): \_\_\_\_\_ Todd Hall \_\_\_\_\_ (*public body personnel*)

Title: Northshore School District Director, Capital Projects

Date: April 20, 2023

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**  
**FOR PRC APPROVAL**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

**Please submit one Supplement B form for each desired subcontractor/subcontract package.**  
These should be submitted together and will be evaluated at the same review date and time.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Northshore School District No. 417**
- b) Address: **3330 Monte Villa Parkway, Bothell, WA 98021**
- c) Contact Person Name: **Todd Hall** Title: **Director of Capital Projects**
- d) Phone Number: **425.408.7867** E-mail: **thall3@nsd.org**
- e) Name of Project: **Leota Middle School Phase 1 Replacement**
- f) Original date PRC approved project for GC/CM: **January 27, 2023**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical Contractor/Construction Manager**
- h) Subcontract Value: **\$7,200,000**

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The Leota Middle School project is a phased replacement on an occupied site. Building systems will be required to remain operational until replacements systems are constructed and brought online. There may be a need to modify existing buildings infrastructure to keep building systems operable depending on replacement system decisions. Constructability input from the contractor during design will be invaluable to ensure that learning environments continue to operate undisturbed during construction.

We are seeking the approval to use MC/CM alternative selection in order to move quickly with the design process. We are currently in the process of selecting our GC/CM team member and if they determine this process will be beneficial, we will be able to proceed. If the selected GC/CM is not in favor of using the MC/CM process, then we will either withdraw the application or if already approved we will not utilize the process.

- Assessment of current school mechanical systems during the critical design development phase
- Value engineering opportunities for selected mechanical system components
- Reduction of change order due to unclear or undefined scope of work
- Work with the selected GC/CM and the Design Team for phasing strategy to help with student relocation etc.
- Early recommendation of specific materials and equipment selections to assist with ongoing supply chain issues.
- Selection of the mechanical subcontractor will be based on qualifications and past experiences rather than solely on low bid. Fee and Specified GC's will be scored just as they were for the GC/CM.

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

NSD will work with the Leota Middle School project team members including the design team (Integrus) and the GC/CM contractor to evaluate the complexity of the mechanical scope of work, associated phasing needs, and procurement timelines.

**2. Public Body Engagement/Knowledge**

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

The selection will be a 3-step process where potential MC/CM firms will submit Statements of Qualifications and will be shortlisted and interviewed. All firms interviewed will be scored and the top two or three firms will be asked to submit a fee comprised of profit and specified GC's to determine the final scoring.

NSD will assist the GC/CM in the selection process and participate where needed but will also observe the process to make sure it follows the RCW.

NSD will review and coordinate the solicitation process with the GC/CM prior to advertisement. NSD will participate in the public hearing and address all comments received. The NSD project manager, construction manager, and the project architect will participate in the selection process including selection of shortlisted firms, interviews, and fee proposals.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

The Public Body, Northshore School District, is responsible for the following per RCW 39.10.385:

- With the GC/CM, evaluate and determine that alternative selection process is in the best interest of the public.
- If public benefit is determined, publish a notice of intent to use alternative subcontractor selection.
- Conduct a public hearing for interested parties. With the GC/CM, consider all written and verbal comments received and determine if the alternative subcontractor selection is in the best interest of the public.
- Issue written final determination to all interested parties.
- Conduct a competitive selection process per RCW 39.10.385 section 2.
- Participate on the selection evaluation committee.
- Allow for a protest period following the announcement of the most qualified firms. If a protest is submitted, the process will not advance until two business day after NSD issues a final protest decision.
- Following the tabulation of scores at the public fee opening and determination of the most qualified firm, NSD will again evaluate any protests that are received. NSD will not allow the GC/CM to execute a contract until two business days after the final protest decision is issued.
- NSD provides approval for the GC/CM to contract with the selected firm for pre-construction services.
- The final agreement on the maximum allowable subcontractor cost is subject to approval of NSD.

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT B**

- Once the work of the subcontractor is complete an independent audit must be conducted to confirm proper accrual cost per the subcontractor's contract. The district must pay for the audit.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  \_\_\_\_\_

Name (*please print*): Todd Hall (*public body personnel*)

Title: Northshore School District Director, Capital Projects

Date: April 20, 2023