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

Dat	e:	5/23/2024		Approved		X
PR	C Member:	Eza Agoes		Denied		
Pul	olic Agency:	South Whidbey School Distr	ict No. 206			
Pro	ject Name:	Facilities Modernization & U				
	•	Subcontractor Selection?	Yes No X			
	contractor/Subcontractor			Approve ASSI	P (v/n)	
	Δ.,					
		_	Evaluation Criteria			
		General Contra	ctor/Construction Manager			
	termine that the Aernative contracti		M on the project meets the requirements for	;	Pass	Fail
A.		itial fiscal benefit or traditional delive			Χ	
B.			Public bodies may utilize the GC/CM procedure	e for		
		ects where at least one of the follow	· · · · · · · · · · · · · · · · · · ·		X	
			cheduling, phasing, or coordination, or		X	
	The project in construction;		facility which must continue to operate during	7	X	
			stage is critical to the success of the project; or		X	
		encompasses a complex or technica			X	
		equires specialized work on a buildi			X	Ç=1
			ure the project as, a heavy civil construction proje			(
			to a heavy civil construction project applies unless	the	V	
0			ct as a heavy civil construction project.	20	X	
C.		necessary experience or team: (mus	st meet all 6 to pass; I fall falls all)	8 8	X	
	SANTON THE SECTION OF THE PROPERTY OF THE	ery knowledge and experience ntract administration personnel with	construction experience	-	X	
		agement plan with clear & logical line	•		X	
		appropriate funding and time to car			X	
	and the second s	project management team with proj			X	
	6 Necessary at	nd appropriate construction budget		,	X	
D.	Public Body has r	resolved any audit findings relative to	previous projects. Note: Per the application, the District has had no		X	
ΑI	tornotivo Ci	ubaantuaatau Calaatia	Note: Per the application, the District has had no	audit findings.		8
		ubcontractor Selection		ha		
			native subcontractor selection by the GC/CM on t ting procedures: (<i>must meet all 6 to pass; 1 fail fa</i>		Pass	Fail
E.	Public Benefit	diferrents for alternative subcontrac	ing procedures. (must meet all o to pass, 1 fall fa	по ап <i>ј</i>		
ь.		ılternative subcontractor selection ve	rsus low hid selection			
			tor selection is in the best interest of the public	, ,		
F.		agement/Knowledge	, , , , , , , , , , , , , , , , , , ,			
		in the alternative subcontractor sele	ection process			
	AND COLUMN TO AND TRANSPORT OF	the GC/CM during the alternative su				
	c. Knowledge o	of Public Body responsibilities				
	d. Knowledge o	of audit requirements				
	ason for Deter	mination Observations/Con	cerns:		in for the	in a sett to

It does not appear that the District, not having the experience in delivering projects using alternative delivery methods, is planning to seek training or education for their staff in using alternative deliveries. Although for staffing this project, they have equipped themselves with consultants who have the experience, PRC panel suggested to the District that they seek such training and one way to do that, they could reach out to other Owners who have the experience, so they can gain some GCCM lessons learned and know how to

oversee their consultants overseeing GCCM work on their project.

Additionally, the District could also attend some GC/CM trainings facilitated by the AGC of Washington.

Also suggested today that the Applicant reach out to the local permitting AHJ to inform them about the "phased" design approach to support the release of early works for construction. So the AHJ understands ahead of time therefore can be ready to permit the design packages timely to support the District's schedule. This type of efforts is to help increase the District's chance to gain the intended benefits from using GCCM delivery method.

Digitally signed by Eza Agoes
Eza Agoes Date:
2024.05.23 20:21:13-07'00"

Project Review Committee (PRC)

GC/CM Project Evaluation Sheet

Date:	5/23/2024				Approved	X
PRC Member:	Timothy Buckley				 Denied	
Public Agency:	SOUTH WHIDBEY SCHOOL DIST	RICT			_	
Project Name:	Facilities Modernization & Upgra	des Bundle Project			_	
Requesting Alternativ	e Subcontractor Selection?	Yes	No	X	_	
Subcontractor/Subco	ntract Package(s): N/A				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.

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:

Inclusion of Highly qualified Consultants (GC/CM Advisory, Architect) help to overcome the lack of experience in GC/CM, notwithstanding 4 written question responses: "This question is irrelevant to the PRC's decision of whether the project qualifies for use of GC/CM delivery and is beyond the authorized criteria to be utilized by the PRC panel to determine qualification." These panel questions were relevant in determining the Public Body experience, and were answered in the applicant presentation.

Х
X
X

Pass

Fail

Pass

X

Fail

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

GC	/CIVI Project E	valuation Sneet					
Dat	e:	5/23/24			Approved		Χ
PR	C Member:	Mallorie Davies			Denied		
Puk	olic Agency:	South Whidbey School District No. 2	206				
Pro	ject Name:	South Whidbey School District- Fac	ilities Modernization & Upg	rades Bundle			
Red	uesting Alternative S	Subcontractor Selection?	Yes	No X			
Sub	contractor/Subcontra	ect Package(s):			Approve ASS	SP (y/n)	
		Droinet	Evaluation Cri	itorio			
		General Contra	: Evaluation Cri actor/Construct				
	termine that the Aernative contractir	Agency's proposed use of GC/Cl		•	or	Pass	Fail
A.	Provides substant	tial fiscal benefit or traditional delive	ery method is not practica	al.		Х	
B.	•	alifying criteria under RCW 39.10.34 acts where at least one of the follow	•	•	ure for	Х	
	•	on of the project involves complex s	5.1	·		Х	
	construction;		•			Х	
		ent of the GC/CM during the design	•	success of the project; of	r	X	
		ncompasses a complex or technica		ificance: or		Х	
		equires specialized work on a buildi s, and the public body elects to proc	0	·	niert		
		provision of this chapter pertaining			•		
		xpressly elects to procure the proje			,		
C.		necessary experience or team: (mu				Х	
		ery knowledge and experience				Х	
		stract administration personnel with	•	;		Х	
		gement plan with clear & logical line				X	
	•	appropriate funding and time to car		000		X	
	•	project management team with proj nd appropriate construction budget	ject type & scope expens	ance		X	
D	•	esolved any audit findings relative t	to previous projects			X	
	•	,					
		ubcontractor Selectio		lastian button CO/OM a	41		
		iblic Agency's proposed use of alter uirements for alternative subcontrac		•		Pass	Fail
-	Public Benefit		· .	•	,		
	a. Benefits of al	ternative subcontractor selection ve	ersus low bid selection			Х	
		letermining if alternative subcontrac	ctor selection is in the be	st interest of the public			
F.		agement/Knowledge				Х	
	•	in the alternative subcontractor sele	-				
	•	the GC/CM during the alternative so	ubcontractor selection pi	rocess			
	•	f Public Body responsibilities faudit requirements					
_	•	•			l		
Re	ason for Deter	mination Observations/Cor	ncerns:				

Applicant meets all criteria.

GC/CM Project Evaluation Sheet			
PRC Member: Public Agency: Project Name: Requesting Alternative Subcontractor Selection? Subcontractor/Subcontract Package(s):	Approved Denied Approve ASS	SP (y/n)	
Project Evaluation Criteria			7
General Contractor/Construction Manager			
Determine that the Agency's proposed use of GC/CM on the project meets the requirements f alternative contracting procedures:	or	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 procedublic 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 		X X X	
 The involvement of the GC/CM during the design stage is critical to the success of the project; The project encompasses a complex or technical work environment; or The project requires specialized work on a building that has historic significance; or The project is, and the public body elects to procure the project as, a heavy civil construction p However, no provision of this chapter pertaining to a heavy civil construction project applies un public body expressly elects to procure the project as a heavy civil construction project. 	roject.		
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		X XXXXX	
D. Public Body has resolved any audit findings relative to previous projects. Alternative Subcontractor Selection Process		12	4
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fe		Pass	Fail/
 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:	-1 - 1		*
Meets qualifying criteria; good 60/CM expenses through the funding good schools framework/plan	3d Part	HEZ!	
Signature			

Project Review Committee (PRC)		
GC/CM Project Evaluation Sheet		
Date: 5. 23. 24 Approved		X
PRC Member: Tom Golden Denied		
Public Agency: South Whidkey SD		
Project Name: Facilities Modernization & Upgrades		
Requesting Alternative Subcontractor Selection? Yes No		
Subcontractor/Subcontract Package(s): Approve ASSF	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 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	×	
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; or6. 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)	×	
Project delivery knowledge and experience	×	
2. Sufficient contract administration personnel with construction experience	*	
Written management plan with clear & logical lines of authority Necessary & appropriate funding and time to carry out the project	×	
5. Continuity of project management team with project type & scope experience	×	
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)	Pass	Fail
E. Public Benefit		
a. Benefits of alternative subcontractor selection versus low bid selectionb. 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:		
Non-answers to some avertures were addressed	GC	con

Project Review Committee (PRC) GC/CM Project Evaluation Sheet Date: May 23, 2024 Approved PRC Member: Catina M Patton Denied Public Agency: South Whidbey School District Project Name: Facilities Modernization & Upgrades Bundle Project Requesting Alternative Subcontractor Selection? Yes No 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 Provides substantial fiscal benefit or traditional delivery method is not practical. 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) Implementation of the project involves complex scheduling, phasing, or coordination, or The project involves construction at an occupied facility which must continue to operate during construction; or The involvement of the GC/CM during the design stage is critical to the success of the project; or The project encompasses a complex or technical work environment; or The project requires specialized work on a building that has historic significance; or 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 X public body expressly elects to procure the project as a heavy civil construction project. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) Project delivery knowledge and experience Sufficient contract administration personnel with construction experience Written management plan with clear & logical lines of authority Necessary & appropriate funding and time to carry out the project V Continuity of project management team with project type & scope experience Necessary and appropriate construction budget 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 Fail Pass project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) Public Benefit Benefits of alternative subcontractor selection versus low bid selection Process for determining if alternative subcontractor selection is in the best interest of the public 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:

Aplication meets the requirements, presentation very thorough, and apprecaired the leassons learned. Really appreciated the refrences to the actual RCW 39.10 throughout the presentation.

atina Matter Signature

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: 6/22/24	Approved		X
DDC Mombor	Denied		
Public Agency: Super School Description			
Project Name:	5 0		
Requesting Alternative Subcontractor Selection? Yes No ×	-		
Subcontractor/Subcontract Package(s):	Approve ASS	P (y/n)	
Project Evaluation Criteria	-11 · · · · · · · · · · · · · · · · · ·		
General Contractor/Construction Manager	ŗ		
Determine that the Agency's proposed use of GC/CM on the project meets the requirements alternative contracting procedures:	for	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.		V	
B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procupublic works projects where at least one of the following is met: (Pass if meets 1 of 6)	edure for	V	
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 durin construction; or	g	V	
 The involvement of the GC/CM during the design stage is critical to the success of the project 	t; or	i/	
 The project encompasses a complex or technical work environment; or 		1	
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 However, no provision of this chapter pertaining to a heavy civil construction project applies upublic 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		/	
Sufficient contract administration personnel with construction experience			
 Written management plan with clear & logical lines of authority Necessary & appropriate funding and time to carry out the project 		V	
Continuity of project management team with project type & scope experience		1	
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/CN		Pass	Fail
project meets the requirements for alternative subcontracting procedures: (<i>must meet all 6 to pass; 1</i> E. Public Benefit	tali talis ali)		8 2000
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 pub	olic		
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 responsibilitiesd. Knowledge of audit requirements	-		
Reason for Determination Observations/Concerns:	L		
1 1 1			
Good Luck with the Shegeer.			
Meel Not			
Signature / //			

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

Date:	5/23/24			Approved	X
PRC Member:	Linneth Riley-Hall			 Denied	
Public Agency:	South Whidbey School District No. 206			-	
Project Name:	South Whidbey School District - Facilities	es Modernization & U	ogrades Bundle	-	
Requesting Alternative Su	bcontractor Selection?	Yes	No x	-	
Subcontractor/Subcontrac	t Package(s):			Approve ASSP (y/n)	n/a

Project Evaluation Criteria General Contractor/Construction Manager

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Alternative Subcontractor Selection Process

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- 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:

Extremely disappointing that the school district chose to not respond to questions asked by the panel during the application process stating they were "...irrelevant to the PRC's decision of whether the project qualifies for use of GC/CM..." Was however, pleased to see that the consultant a PRC member listened to the PRC discussion in the morning and was able to answer the questions as part of the PowerPoint presentation. The PRC is not a check the box exercise, the PRC is there to determine if the owner is ready and capable of taking on a GC/CM project, especially since

X	
Х	
^	
Х	
Х	
Х	
Χ	
Χ	
Х	
X X X X X	
Х	
Х	

Pass

Fail

Pass

Fail

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

this is the school districts first GC/CM project. Based on the application, the presentation which addressed the PRC	
relevant questions, and RCW 39.10 requirement s and intent the project meets the requirements for GC/CM.	
<u>Linneth</u> Signature	