

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

Date: 5/23/2024  
 PRC Member: Eza Agoes  
 Public Agency: South Whidbey School District No. 206  
 Project Name: Facilities Modernization & Upgrades Bundle  
 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	
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X	
X	
X	
X	
X	
X	
X	

Note: Per the application, the District has had no audit findings.

**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:**

Concerns communicated during the Q&A today:  
 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.

Signature \_\_\_\_\_  
 Digitally signed by Eza Agoes  
 Date: 2024.05.23 20:21:13-07'00'  
 Revised 7/27/2023

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

Date: 5/23/2024  
 PRC Member: Timothy Buckley  
 Public Agency: SOUTH WHIDBEY SCHOOL DISTRICT  
 Project Name: Facilities Modernization & Upgrades Bundle Project  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): N/A

Approved X  
 Denied \_\_\_\_\_  
 Approve ASSP (y/n) \_\_\_\_\_

**Project Evaluation Criteria  
 General Contractor/Construction Manager**

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- D. Public Body has resolved any audit findings relative to previous projects.

Pass	Fail
X	
X	
x	
x	
	x
x	
	x
	x
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	x
X	
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X	

**Alternative Subcontractor Selection Process**

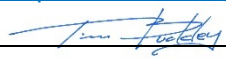
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Pass	Fail

**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.](#)



Signature

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

Date: 5/23/24

PRC Member: Mallorie Davies

Public Agency: South Whidbey School District No. 206

Project Name: South Whidbey School District- Facilities Modernization & Upgrades Bundle

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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- 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	

**Alternative Subcontractor Selection Process**

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  - d. Knowledge of audit requirements

Pass	Fail
X	
X	

**Reason for Determination Observations/Concerns:**

Applicant meets all criteria.

  
 \_\_\_\_\_  
 Signature

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

Date: 05-23-24  
PRC Member: Marvin Doster  
Public Agency: South Wicaway Island S.D. No 206  
Project Name: Facilities Modernization & Upgrades Bundle  
Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
Subcontractor/Subcontract Package(s): \_\_\_\_\_

Approved [Signature]  
Denied \_\_\_\_\_  
Approve ASSP (y/n) NA

**Project Evaluation Criteria**  
**General Contractor/Construction Manager**

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

*NA*

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Pass	Fail

**Reason for Determination Observations/Concerns:**

Meets qualifying criteria; good GC/CM experience through 3rd Parties;  
has funding; good schedule framework/plan

[Signature]  
Signature

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

Date: 5.23.24  
 PRC Member: Tom Golden  
 Public Agency: South Whidbey SD  
 Project Name: Facilities Modernization & Upgrades  
 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
A	X	
B	X	
1	X	
2		
3	X	
4	X	
5		X
6		X
C		X
1	X	
2	X	
3	X	
4	X	
5	X	
6	X	
D	X	

**Alternative Subcontractor Selection Process**

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	Pass	Fail
E		
a		
b		
F		
a		
b		
c		
d		

**Reason for Determination Observations/Concerns:**

Solid CM/AE team advising an Owner who has not used GCCM  
Non-answers to panel questions were addressed.

*Shamar Ezzell*  
 Signature

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

Date: May 23, 2024  
 PRC Member: Catina M Patton  
 Public Agency: South Whidbey School District  
 Project Name: Facilities Modernization & Upgrades Bundle Project  
 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**

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- 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**

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Pass	Fail

**Reason for Determination Observations/Concerns:**

Application meets the requirements, presentation very thorough, and appreciated the lessons learned. Really appreciated the references to the actual RCW 39.10 throughout the presentation.

Catina M Patton  
Signature

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

Date: 5/22/24  
 PRC Member: Mike Perittori  
 Public Agency: S. Whistling School District  
 Project Name: \_\_\_\_\_  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): \_\_\_\_\_

Approved X  
 Denied \_\_\_\_\_  
 Approve ASSP (y/n) \_\_\_\_\_

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Pass	Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Pass	Fail
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

**Reason for Determination Observations/Concerns:**

Good luck with the Project.

Signature 

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

Date: 5/23/24

PRC Member: Linneth Riley-Hall

Public Agency: South Whidbey School District No. 206

Project Name: South Whidbey School District – Facilities Modernization & Upgrades Bundle

Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No x

Subcontractor/Subcontract Package(s): \_\_\_\_\_

Approved x

Denied \_\_\_\_\_

Approve ASSP (y/n) n/a

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Pass	Fail
<b>x</b>	
x	
x	
x	
x	
x	
x	
x	
x	
x	
<b>x</b>	

**Alternative Subcontractor Selection Process**

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  - c. Knowledge of Public Body responsibilities
  - d. Knowledge of audit requirements

Pass	Fail

**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



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's relevant questions, and RCW 39.10 requirements and intent the project meets the requirements for GC/CM.

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Linneth  
*Signature*