

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

Date: 01/22/2025
 PRC Member: Timothy Buckley (Representing the Private Sector)
 Public Agency: Lake Stevens School District
 Project Name: School #8 & Glenwood
 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	

Alternative Subcontractor Selection Process

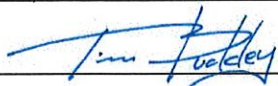
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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:

Noting that funding is dependent on passing a Feb 2025 Bond Measure and SCAP grant funds, this combined project will have significant benefits using GC/CM with early site and long-lead logistics benefiting the critical path scheduling, complex occupied and environmentally constrained sites.


 Signature

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

Date: 01/23/2025
 PRC Member: Lisa Corcoran
 Public Agency: Lake Stevens School District
 Project Name: Elementary School #8 & Glenwood Elementary School Project
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): N/A

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

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 General Contractor/Construction Manager**

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

Pass Fail

X	
X	
Y	
Y	
Y	
X	
Y	
Y	
Y	
Y	
Y	
X	

Alternative Subcontractor Selection Process

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 - d. Knowledge of audit requirements

Pass Fail

Reason for Determination Observations/Concerns:



 Signature

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

Date: 1-23-2025

PRC Member: Mallorie Davies

Public Agency: Lake Stevens School District

Project Name: Safety and Program Renovations & Additions 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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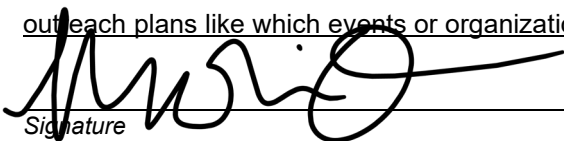
Pass	Fail
X	
X	
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X	
X	
X	

Alternative Subcontractor Selection Process

N/A

Reason for Determination Observations/Concerns:

Overall, the project(s) and team are well prepared. Concerns with their plan around compliance with Snohomish County apprenticeship utilization requirement of 15%- there wasn't a clear plan outside of including the requirement in bid documents and attending some job fairs to find local subcontractors. I would have liked to hear some detail to the out each plans like which events or organizations they plan to engage with.



 Signature

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

Date: 1/23/25
 PRC Member: Heather Munden
 Public Agency: Lake Stevens School District
 Project Name: ES8 and Glenwood Elementary School
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

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

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	Pass	Fail
A.	X	
B.		
1.	X	
2.	X	
3.	X	
4.	X	
5.		X
6.		X
C.		
1.	X	
2.	X	
3.	X	
4.	X	
5.	X	
6.	X	
D.		

Alternative Subcontractor Selection Process

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 - d. Knowledge of audit requirements

	Pass	Fail
E.	N/	
a.	N/A	
b.	N/A	
F.	N/A	
a.	N/A	
b.	N/A	
c.	N/A	
d.	N/A	

Reason for Determination Observations/Concerns:

Definitely seems like a complicated project in terms of phasing and civil work that fits within GCCM. Appreciated the detailed responses in the application. The presentation was well done and showed as did the application that district has done a great job preparing for this GCCM project.

Heather Munden
 Signature

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

Date: January 23, 2025 Approved X
 PRC Member: Jeannie Natta Denied _____
 Public Agency: LAKE STEVENS SCHOOL DISTRICT
 Project Name: Elementary School #8 Glenwood Elementary School
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____ Approve ASSP (y/n) _____

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

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Pass	Fail

Reason for Determination Observations/Concerns:

Demonstrated the need for construction coordination with early contractor involvement.

Jeannie Natta Digitally signed by Jeannie Natta
 DN: C=US, E=jnatta@sw.edu, O=UW Facilities, OU=Project Delivery Group, CN=Jeannie Natta
 Date: 2025.01.23 14:10:11-0800

Signature

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

Date: January 23, 2025
 PRC Member: T. Thomas
 Public Agency: Lake Stevens School District #4
 Project Name: Elementary School Eight (ES8) and Glenwood Elementary School
 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
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Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Alternative Subcontractor Selection Process

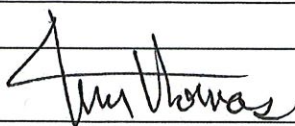
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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

Very challenging scheduling, logistics and site conditions that warrant the use of GC/CM


 Signature

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

Date: 01/23/2025
 PRC Member: ANTHONY C. UDEAGBALA, AIA
 Public Agency: LAKE STEVENS SCHOOL DISTRICT
 Project Name: ELEMENTARY SCHOOL #8 GLENWOOD ELEMENTARY SCHOOL PROJECT
 Requesting Alternative Subcontractor Selection? Yes _____ No **X**
 Subcontractor/Subcontract Package(s): _____

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

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Pass	Fail
X	
X	
X	
X	

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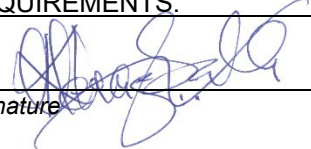
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Pass	Fail
X	
X	

Reason for Determination Observations/Concerns:

GREAT PRESENTATION, WELL ORGANIZED, KNOWLEDGE OF THE PROCESS AND MEETS REQUIREMENTS.


 Signature