

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: Skyline ES/Lake Stevens MS Modernization and Expansion Project  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): N/A

Approved Y  
 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	
Y	
Y	
Y	
Y	
X	
Y	
Y	
Y	
Y	
Y	
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:**

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 \_\_\_\_\_  
 Signature

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

Date: January 23, 2025  
 PRC Member: Gina M. Hortillosa  
 Public Agency: Lake Stevens School District  
 Project Name: Skyline Elementary School and LS Middle School Modernization and Expansion  
 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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- 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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  - d. Knowledge of audit requirements

Pass	Fail

**Reason for Determination Observations/Concerns:**

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*Gina M. Hortillosa*  
 Signature



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

Date: 1-23-25 Approved X  
 PRC Member: Bret Miche Denied \_\_\_\_\_  
 Public Agency: Lake Stevens School district  
 Project Name: Skylark elementary; Lake Stevens middle school modernization and expansion  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): \_\_\_\_\_ Approve ASSP (y/n) \_\_\_\_\_

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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 - *If bond passes*
  - 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
✓	
✓	
✓	
✓	
✓	
	✓
	✓
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✓	
✓	

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  - 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
NA	
↓	
↓	
↓	
↓	

**Reason for Determination Observations/Concerns:**

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 Signature

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

Date: January 23, 2025  
 PRC Member: Catina M Patton  
 Public Agency: Lake Stevens School District  
 Project Name: Skyline Elementary School & Lake Stevens Middle School Modernization & Expansion 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
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	X	

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	Pass	Fail
E	X	
a	X	
b		
F		
a	X	
b	x	
c	X	
d	X	

**Reason for Determination Observations/Concerns:**

Well-presented presentation that meets the requirements for the GC/CM.

Catina Patton  
 Signature

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

Date: 01/23/2025  
 PRC Member: Traci Rogstad  
 Public Agency: Lake Stevens  
 Project Name: Skyline/Lake Stevens  
 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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  - 6. Necessary and appropriate construction budget
- D. Public Body has resolved any audit findings relative to previous projects.

Pass	Fail
<b>X</b>	
X	
X	
X	
X	
X	
X	
X	
X	
<b>X</b>	

**Alternative Subcontractor Selection Process**

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  - d. Knowledge of audit requirements

Pass	Fail

**Reason for Determination Observations/Concerns:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
 Traci Rogstad  
 Signature



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

Date: 23 JAN 2025  
 PRC Member: YAMB SANG SANG  
 Public Agency: LAKE STEVENS SCHOOL DISTRICT  
 Project Name: SKYLARK ELEMENTARY + HOODS EXPANDED SCHOOL  
 Requesting Alternative Subcontractor Selection? Yes        No X  
 Subcontractor/Subcontract Package(s):       

Approved   A    
 Denied         
 Approve ASSP (y/n)       

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

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

**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:**

RECOMMEND DOING A DEEP DIVE INTO TABRICO NAME, NAME, OWNER, EAST, NUBA, MAJORITY OF THE GROUP IS IN WAUSA COUNTY. DESPITE HIGHER ACTIVITY VS. DESPITE FORECAST RESOURCES

Signature 



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

Date: 1/23/25  
 PRC Member: Kyle Twohig  
 Public Agency: Lake Steven School District #4  
 Project Name: Skyline ES/Lake Stevens MS Modernization and Expansion  
 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	
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:**

Challenging sequencing on an occupied campus will benefit from use of Gc/Cm. Team has experience and augmentation to successfully deliver project.

 Digitally signed by Twohig, Kyle  
 Date: 2025.01.23 15:51:06-08'00'  
 \_\_\_\_\_  
 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  
SKYLINE ELEMENTARY SCHOOL & LAKE STEVENS MIDDLE SCHOOL  
 Project Name: MODERNIZATION & EXPANSION PROJECT  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No **X**  
 Subcontractor/Subcontract Package(s): \_\_\_\_\_

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

**Project Evaluation Criteria  
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Pass	Fail
<b>X</b>	
<b>X</b>	
<b>X</b>	
<b>X</b>	

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  - d. Knowledge of audit requirements

Pass	Fail
<b>X</b>	
<b>X</b>	

**Reason for Determination Observations/Concerns:**

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

\_\_\_\_\_  
 Signature 