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

Date	e;	March 27, 2025				Approved		Χ
PRO	PRC Member: Art McCluskey					Denied		
Pub	lic Agency:	City of Vancouver WA						
Proj	ect Name:	Fire Station No. 8 Renovation and	d Expansion					
Req	uesting Alternative							
Subo	contractor/Subconti	ract Package(s):				Approve AS	SP (y/n)	
		Proie	ct Evaluation C	riteria				
		_	ractor/Construc		anager			
Det alte	ermine that the rnative contract	Agency's proposed use of GC/ing procedures:	CM on the project mee	ets the req	uirements fo	r _.	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.						χ		
B.	public works proj	alifying criteria under RCW 39.10. ects where at least one of the folk	owing is met: (Pass if me	ets 1 of 6)	·	ure for	Х	
	The project i	ion of the project involves comple nvolves construction at an occupion	J. 1		-		X	***************************************
	construction 3. The involver	; or nent of the GC/CM during the des	inn etane is critical to the	success of	the project o	r	X	
	'	encompasses a complex or techni			the broject, of	l	-	Х
	The project r	equires specialized work on a bui	lding that has historic sig	nificance; c				Х
	However, no	s, and the public body elects to pr provision of this chapter pertaining expressly elects to procure the pro	ig to a heavy civil constru	iction proje	ct applies unle	,		Х
C.		necessary experience or team: <i>(n</i>	-	•	•		Х	
	•	ery knowledge and experience	,,		,		X	
		ntract administration personnel wi		e			X	
		agement plan with clear & logical	•				X	
		appropriate funding and time to of project management team with p		rionco			X	
	•	nd appropriate construction budge		HOHOO			$\frac{1}{X}$	
						X		
Δlf	ernative S	ubcontractor Selecti	on Process					
Dete proj	ermine that the Peect meets the req	ublic Agency's proposed use of all uirements for alternative subcontr	ernative subcontractor se				Pass	Fail
E.	Public Benefit a. Benefits of a	lternative subcontractor selection	vareus low hid calaction					
		determining if alternative subcontr		est interest	of the public			
F.		agement/Knowledge						
		in the alternative subcontractor s						
	b. Oversight of the GC/CM during the alternative subcontractor selection process							
	_	of Public Body responsibilities of audit requirements						
	•	rmination Observations/Co	ncorne:					
			·					
App	ication meets R	CW requirements, second GC	UNI project but have n	ot negotia	red a contrac	t yet		· · · · · · · · · · · · · · · · · · ·
Ar	t McClus	eksy	•					

	oject Review Con C/CM Project E	nmittee (PRC) valuation Sheet				
Date: 3/27/25			Approved		Χ	
PRC Member:		Heather Munden		Denied		
Pu	blic Agency:	Port of Seattle				
	Project Name: City of Vancouver – Fire Station 8 Renovation and Expansion		8 Renovation and Expansion			
	•	Subcontractor Selection?	Yes No X			
	contractor/Subcontr			Approve ASS	SP (y/n)	
			ct Evaluation Criteria ractor/Construction Manager			
	termine that the a		/CM on the project meets the requirements for		Pass	Fail
A.	Provides substan	tial fiscal benefit or traditional del	ivery method is not practical.		Х	l .
B.			.340. Public bodies may utilize the GC/CM procedu owing is met: (Pass if meets 1 of 6)	re for		
	•	, ,	x scheduling, phasing, or coordination, or		X	
		•	ed facility which must continue to operate during		X	
	construction; 3. The involven	nent of the GC/CM during the des		X		
		encompasses a complex or techni	· ·		X	
	5. The project r	equires specialized work on a bui	ilding that has historic significance; or			
	However, no	provision of this chapter pertaining	rocure the project as, a heavy civil construction projent to a heavy civil construction project applies unless			
		expressly elects to procure the pronecessary experience or team: (n		X		
0.	•	ery knowledge and experience	nust meet an o to pass, Train and any		<u> </u>	
		ntract administration personnel wi	ith construction experience		X	
	Written management plan with clear & logical lines of authority				X	
	•	appropriate funding and time to	· · · · · · · · · · · · · · · · · · ·		X	
	•	project management team with p			X	
6. Necessary and appropriate construction budgetD. Public Body has resolved any audit findings relative to previous projects.					${x}$	
	•	•				L
De	etermine that the P		ION Process Iternative subcontractor selection by the GC/CM on racting procedures: (must meet all 6 to pass; 1 fail t		Pass	Fail
Ε.	Public Benefit					
		Iternative subcontractor selection	ractor selection is in the best interest of the public			
F.		agement/Knowledge	ración serection is in the pest interest of the public	}		
١.		in the alternative subcontractor s	selection process			
			e subcontractor selection process			
	c. Knowledge	of Public Body responsibilities				
	d. Knowledge	of audit requirements		Į		
Re	ason for Deter	mination Observations/C	oncerns:			
Go	od use of the GC	CM method. Well thought out	presentation.	×		
	eather Munde				•	
	nature					

	ject Review Com :/ CM Project E v	mittee (PRC) valuation Sheet					
Dat	e:	March 27, 2024			Approved		Х
PR	C Member:	Catina Patton			Denied		
Pul	olic Agency:	City of Vancouver					***************************************
Pro	ject Name:	Fire Station 8 Renova	ation and Expansion Proj	ect			
Red	uesting Alternative S	ubcontractor Selection?	Yes	No X			
Sub	contractor/Subcontra	ct Package(s):			Approve ASS	SP (y/n)	
			oject Evaluation C				
		General Co	ontractor/Construc	tion Manager			
	termine that the A ernative contractir		GC/CM on the project mee	ts the requirements for	or	Pass	Fail
A. B.	Project meets qua public works proje	lifying criteria under RCW 39 cts where at least one of the	l delivery method is not practions. 9.10.340. Public bodies may use following is met: (Pass if me	tilize the GC/CM proced ets 1 of 6)	dure for	X	
			mplex scheduling, phasing, or ccupied facility which must con			X	
	construction; 6		e design stage is critical to the	augages of the project:	or	X	
			echnical work environment; or	success of the project,	JI	$\hat{\mathbf{x}}$	
			a building that has historic sigr	nificance; or		X X	
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.					X		
C.							
	•	ry knowledge and experienc	•	•		X	
	Sufficient contract administration personnel with construction experience						
		gement plan with clear & log				X	
	•	appropriate funding and time	e to carry out the project vith project type & scope exper	ience		X	
	, ,	nd appropriate construction b		ionoo		X	
D.		esolved any audit findings re				X	
		ıbcontractor Sele					
pro	ject meets the requ		of alternative subcontractor se contracting procedures: (<i>must</i>			Pass	Fail
⊏.	Public Benefit a. Benefits of all	ternative subcontractor selec	ction versus low bid selection				
			contractor selection is in the b	est interest of the public	;		
F.		ngement/Knowledge					
	•	in the alternative subcontrac	•				
	-	-	ative subcontractor selection p	process			
	~	f Public Body responsibilities f audit requirements	S				
Re	ason for Deterr	mination Observation	s/Concerns:				
Re	ally appreciate	that the team has know	/lege on project manager	ment outside of the	OAC Project	Manag	<u>jem</u> en
Те	am						
Ca	atina Patton						

Project Review Committee (PRC) GC/CM Project Evaluation Sheet					
Date: 27 MAR 2025	Approved		X		
PRC Member: Yours Sands Denied					
Public Agency: CTY OF VANCONER					
Project Name: FLOX STATTING & RENOVATION AND GYPANSIAN PROJECT					
Requesting Alternative Subcontractor Selection? Yes No					
Subcontractor/Subcontract Package(s):	Approve ASS	SP (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.		_X			
B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedur public works projects where at least one of the following is met: (Pass if meets 1 of 6)	e ior	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		V			
 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 	ect.		-		
 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 	s the	V			
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)		$ \rightarrow$ $ -$			
 Project delivery knowledge and experience Sufficient contract administration personnel with construction experience 	ļ	/			
 Sufficient contract administration personnel with construction experience Written management plan with clear & logical lines of authority 		V			
4. Necessary & appropriate funding and time to carry out the project		V			
5. Continuity of project management team with project type & scope experience		Y			
6. Necessary and appropriate construction budget D. Public Body has resolved any audit findings relative to previous projects.					
	1	<u> </u>			
Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the selection by the selection by the GC/CM on the selection by the	he	Pass	Fail		
project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fa	ıils alf) F	7			
Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection		-			
 a. Benefits of alternative subcontractor selection by Brocess for determining if alternative subcontractor selection is in the best interest of the public 					
F. Public Body Engagement/Knowledge	Ì				
a Participation in the alternative subcontractor selection process					
c. Knowledge of Public Body responsibilities	,				
d. Knowledge of audit requirements	L				
Reason for Determination Observations/Concerns:					
WSDOT'S COLUMBIA CROSSIAND PROJECT HAS I	OBE/MBI	E DAT	<u>A</u>		
AMO INFORMATION I BELIEVE WHIL HELD YOU	R CHA	MOFOR	J ON		
THE TRITIZAL GOUND WORK.		,			
Signature					

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** 3/27/2025 Date: Approved PRC Member: **Kevin Thomas** Denied Public Agency: City of Vancouver Project Name: Fire Station 8 Requesting Alternative Subcontractor Selection? Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail 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 Х 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 χ 2. The project involves construction at an occupied facility which must continue to operate during χ construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or Χ The project encompasses a complex or technical work environment; or Х 5. The project requires specialized work on a building that has historic significance; or Χ 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. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) Project delivery knowledge and experience χ 2. Sufficient contract administration personnel with construction experience Х 3. Written management plan with clear & logical lines of authority χ 4. Necessary & appropriate funding and time to carry out the project Χ 5. Continuity of project management team with project type & scope experience Х 6. Necessary and appropriate construction budget Χ D. Public Body has resolved any audit findings relative to previous projects. χ 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) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection 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: Unforeseen challenges will arise on a project when the building was built in 1971 and there are limited original construction drawings. For this reason GC/CM is an appropriate delivery method K.M Thomas Signature

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: March 27, 2025 Approved PRC Member: Lance Thomas Denied Public Agency: City of Vancouver Project Name: Fire Station 8 Renovation and Expansion Requesting Alternative Subcontractor Selection? Yes No X Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for Fail Pass alternative contracting procedures: Χ 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 Χ 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 χ The project involves construction at an occupied facility which must continue to operate during Χ 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 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) Х Χ 1. Project delivery knowledge and experience Χ Sufficient contract administration personnel with construction experience Χ 3. Written management plan with clear & logical lines of authority Χ 4. Necessary & appropriate funding and time to carry out the project 5. Continuity of project management team with project type & scope experience Χ Χ Necessary and appropriate construction budget X 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 Fail Pass project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) E. 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 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: Great example of an "occupied facility"

Criteria extracted from RCW 39.10.340

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

	· · · · · · · · · · · · · · · · · · ·									
Date):	March 27, 202	5	~				Approved		X
PRC	Member:	T. Thomas						Denied		
Publ	Public Agency: City of Vancouver									
Project Name: Fire Station 8 Renovation & Expansion										
Requesting Alternative Subcontractor Selection? Yes No X										
Subo	Subcontractor/Subcontract Package(s): N/A Approve ASSP (y/n) N							N/A		
			Pro	iect Evalu	ation Cri	iteria				
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 F							Fail			
A.	Provides substantia	al fiscal benefit	or traditional	delivery method	is not practica	al.			Х	
B.	Project meets quali public works projec	ts where at lea	ast one of the	following is met:	(Pass if mee	ts 1 of 6)		lure for		
	 Implementation 	n of the project	involves com	plex scheduling	, phasing, or c	coordination,	or	59	X	
	construction; o	r		upied facility wh					X	
				design stage is		uccess of th	e project; o	or	X	
	4. The project en	compasses a c	complex or tec	chnical work env	rironment; or e bietorio ciani	ficance: 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 n	rovision of this	chapter perta	ining to a heavy	civil construc	tion project a	applies unl	ess the		
	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.										
	 Project delivery 								X	
				I with construction					X	
	Written manag	ement plan wit	h clear & logi	cal lines of autho	ority				X	
	1. Necessary & a	ppropriate fund	ding and time	to carry out the	project	2000			X	
				h project type &	scope expend	SIICE			$\frac{\lambda}{X}$	
	Necessary and Public Body has res				nroiects				X	
		(4)	150							
Alte	ernative Sul	bcontrac	tor Selec	ction Proc	ess		00/014			
Dete	rmine that the Pub	lic Agency's pr	oposed use o	f alternative sub	contractor sel	ection by the	e GC/CIVI o	n the Lfoile all	Pass	Fail
	ect meets the require	rements for all	emalive subc	ontracting proce	dules. (musi n	neet an o to	μαδό, Γιαί	Talls all)		
	Public Benefit	rnativo cubco	atractor select	ion versus low h	nid selection					
	 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 									
	a. Participation in	the alternative	subcontracto	or selection proc	ess			Į		
				tive subcontract		ocess		1		
	c. Knowledge of	Public Body re	sponsibilities]		
	d. Knowledge of	audit requirem	ents					L		
Rea	Reason for Determination Observations/Concerns:									

GC/CM is appropriate for this project especially since it will be occupied during construction and must maintain its critical function of/providing fire services to the surrounding community.

Project Review Committee (PRC)

GC	C/CM Project Ev	valuation Sheet					
Dat	te:	3/27/25			Approved		х
PR	PRC Member: Kyle Twohig Denied				Denied		
Pul	olic Agency:	City of Vancouver				3	
Pro	ject Name:	Fire Station 8 Renovation and Ex	kpansion				
Red	uesting Alternative S	Subcontractor Selection?	Yes	No x			
Sub	contractor/Subcontra	act Package(s): N/A		_	Approve ASS	SP (y/n)	
		Droio	ot Evaluation Cri	itoria			-
			ct Evaluation Cri ractor/Construct				
	termine that the A ernative contractir	Agency's proposed use of GC ng procedures:	/CM on the project meet	s the requirements fo	r	Pass	Fail
Α.	Provides substant	tial fiscal benefit or traditional de	livery method is not practica	al.		Х	
B.		alifying criteria under RCW 39.10 acts where at least one of the foll			ure for	Х	is .
		on of the project involves comple				X	
		nvolves construction at an occup	ied facility which must conti	nue to operate during		X	
	construction; 3. The involvement		sion stage is critical to the s	success of the project: o	r	X	
	The involvement of the GC/CM during the design stage is critical to the success of the project; orThe 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.						71	*
		provision of this chapter pertaini			ss the		
^		xpressly elects to procure the pr				X	
C.		necessary experience or team: (<i>r</i> ery knowledge and experience	nust meet an o to pass, T	Tali Talis alij		X	
		itract administration personnel w	ith construction experience			X	
		gement plan with clear & logical				X	
		appropriate funding and time to	1.5			Х	
		project management team with p		ence		X	
	6. Necessary an	nd appropriate construction budg	et			X	
D.	Public Body has re	esolved any audit findings relativ	ve to previous projects.			Х	
ΑI	ternative Su	ubcontractor Select	ion Process				
		iblic Agency's proposed use of a		ection by the GC/CM or	n the	Dees	Fail
pro	ject meets the requ	uirements for alternative subcont	tracting procedures: (<i>must i</i>	neet all 6 to pass; 1 fail	fails all)	Pass	ган
E.							
	West Transfer of the Control of the	ternative subcontractor selection			2		
_		letermining if alternative subconf	tractor selection is in the be	st interest of the public			
F.		agement/Knowledge in the alternative subcontractor :	calaction process		2		
		the GC/CM during the alternative		rocess			
		of Public Body responsibilities	o daboonii dolor dolodilori pi	00000			
		f audit requirements					
Re	ason for Deter	mination Observations/C	oncerns:		,		
Pul	blic bodv has set	themselves up with appropria	ate knowledge and suppl	emental support. Pro	ject will grea	tly bene	<u>fit</u>
r	1 - 1 - 0 - 10	a an based sort:	,				_

from having a Gc/Cm on board early.

Digitally signed by Twohig, Kyle Date: 2025.03.27 12:57:56-07'00'