

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

Date: 03/27/2025  
 PRC Member: Lisa Corcoran  
 Public Agency: Ocean Beach School District #101  
 Project Name: 6-12 New School  
 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
<b>X</b>	
<b>X</b>	
Y	
Y	
Y	
Y	
<b>X</b>	
Y	
Y	
Y	
Y	
Y	
Y	
<b>X</b>	

**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:**

\_\_\_\_\_

\_\_\_\_\_

  
 \_\_\_\_\_  
 Signature

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

Date: 3/27/25  
 PRC Member: Tom Golden  
 Public Agency: Ocean Beach School District  
 Project Name: 6-12 New School Project  
 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	

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  - d. Knowledge of audit requirements

Pass	Fail
n/a	
n/a	

**Reason for Determination Observations/Concerns:**

Very tight site and building essentially on top of the footprint of the existing school which will be at least partially occupied lends itself to a GCCM process.

  
 Signature

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

Date: March 27, 2025  
 PRC Member: Jeff Jurgensen  
 Public Agency: Ocean Beach S.D.  
 Project Name: S. High expansion  
 Requesting Alternative Subcontractor Selection? Yes  No   
 Subcontractor/Subcontract Package(s): N/A

Approved   
 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	
X	
X	
X	
X	

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Pass	Fail

**Reason for Determination Observations/Concerns:**

While the Owners Rep don't have a lot of GC/CM experience individually as a collective it should be okay. They listed people from across the state who more than likely would be involved. Project fits criteria well

Signature 

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

Date: March 27, 2925  
 PRC Member: Jeannie Natta  
 Public Agency: Ocean Beach School District  
 Project Name: 6-12 New School GC/CM project  
 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
x	
x	
x	
x	
x	
x	
x	
x	
x	
x	
x	
x	
x	
x	

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Pass	Fail

**Reason for Determination Observations/Concerns:**

The Superintendent did an excellent job addressing questions about owner responsibility and decision making. I love that they are involving students and apprenticeship programs within the School District.

**Jeannie Natta**  
Digitally signed by Jeannie Natta  
 DN: C=US, E=jnatta@ow.edu, O=UW Facilities,  
 OU=Project Delivery Group, CN=Jeannie Natta  
 Date: 2025.03.27 14:16:17-0700  
 \_\_\_\_\_  
 Signature



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

Date: MARCH 27TH 2025  
 PRC Member: MIKE D SHINN  
 Public Agency: OCEAN BEACH SCHOOL DIST  
 Project Name: \_\_\_\_\_  
 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	X	
1	X	
2	X	
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:**

MEETS RCW.

Mike D Shinn  
 Signature

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

Date: March 27, 2025  
 PRC Member: T. Thomas  
 Public Agency: Ocean Beach School District #101  
 Project Name: 6-12 New School  
 Requesting Alternative Subcontractor Selection? Yes          No          X           
 Subcontractor/Subcontract Package(s): N/A

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

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

**Alternative Subcontractor Selection Process**

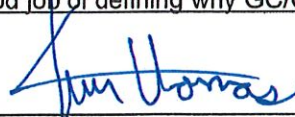
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  - d. Knowledge of audit requirements

Pass	Fail

**Reason for Determination Observations/Concerns:**

Challenging and occupied site with difficult site conditions, phasing and logistics required. Their summary page did a good job of defining why GC/CM is ideal for this project.

  
 Signature



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

Date: 03/27/2025  
 PRC Member: ANTHONY C. UDEAGBALA, AIA  
 Public Agency: OCEAN BEACH SCHOOL DISTRICT  
 Project Name: 6-12 NEW SCHOOL 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>	

**Alternative Subcontractor Selection Process**

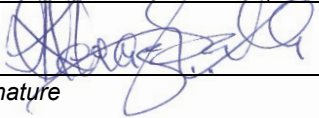
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Pass	Fail
<b>X</b>	
<b>X</b>	

**Reason for Determination Observations/Concerns:**

GREAT PRESENTATION, KNOWLEDGE OF THE PROCESS AND MEETS REQUIREMENTS.

  
 \_\_\_\_\_  
 Signature

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

Date: 3/27/25  
 PRC Member: Taine Wilton  
 Public Agency: Ocean Beach School District  
 Project Name: 6-12 New School GC/CM Project  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No X  
 Subcontractor/Subcontract Package(s): N/A

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

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	Pass	Fail
A	X	
B	X	
1	X	
2	X	
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:**

In tsunami zone – 32-acre llwaco high ground, student community safety need. State seismic grant funded project. Single building for middle and high, occupied site, site utility coordination, best use of taxpayer dollars, encourage collaboration. Phased construction, 95M optimize costs using grant dollars. Students already involve in the project. Hope to involve students in apprenticeships through cte, internships,

Wilton, Taine E. (ESC) Digitally signed by Wilton, Taine E. (ESC)  
 DN: CH="Wilton, Taine E. (ESC)", O=Edmonds School District  
 Date: 2025.03.27 14:30:11-07'00"

Signature