

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement B form for each desired subcontractor/subcontract package.

These should be submitted together and will be evaluated at the same review date and time.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Lake Stevens School District #4**
- b) Address: **12309 22nd Avenue NE, Lake Stevens, WA 98258**
- c) Contact Person Name: **Robb Stanton** Title: **Executive Director, School Planning and Construction**
- d) Phone Number: **425-335-1506** E-mail: **robb_stanton@lkstevens.wednet.edu**
- e) Name of Project: **Skyline ES/Lake Stevens MS Modernization and Expansion**
- f) Original date PRC approved project for GC/CM: **January 23rd, 2025**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- h) Subcontract Value: **\$14,400,000.00**
 - a. Lake Stevens Middle School: \$8,000,000.00
 - b. Skyline Elementary School: \$6,400,000.00

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

On the District's previous GC/CM project at Lake Stevens High School, a large part of the scope of work was modernizing the existing buildings. The District worked with its GC/CM to select both an MC/CM and EC/CM for that project. Using the Alternative Subcontractor Selection Process in RCW 39.10.385 was in the best interest of the public, as bringing these subcontractors on board early created insight and opportunities that benefitted the project. As a result, the District was able to do more with its resources than was originally planned.

This project has many similarities, with extensive renovation scopes of work, including the modernization of mechanical and electrical systems. Having mechanical and electrical subcontractors on board early to review existing conditions and be part of the design would benefit the project and, by extension, the public.

The Skyline Elementary School and Lake Stevens Middle School Modernization and Expansion project is a phased campus redevelopment on an occupied site. The building systems within both schools need significant updates due to age, not only to review and verify current conditions, but also to modify existing infrastructure in need of replacement. Constructability input from the contractor during design will be invaluable to eliminate unforeseen obstacles, control costs and ensure that learning environments continue to operate undisturbed during construction.

We are seeking approval to use the EC/CM alternative selection in order to move quickly with the design process. We have partnered with our GC/CM contractor to identify these areas of need;

- **Assessment of current school electrical systems during the critical design development phase**
- **Value engineering opportunities for selected electrical and mechanical system components**

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B

- Reduction of change orders due to unclear or undefined scope of work
- Work with our GC/CM partner and design team for phasing strategies on an occupied site
- Early recommendations of specific materials and equipment selections

b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

The District will partner with the project team members, including the design team and the GC/CM contractor to evaluate the complexity of the electrical scope of work, associated phasing needs and procurement timelines to determine if the alternative selection process is in the best interest of the project, the District and the public.

To ensure that the public interest is being served, the District will follow the required protocol for public notice by advertising their intent to use the Alternative Subcontractor Selection Procurement process, will conduct a public hearing, and will provide an opportunity for interested parties to submit written and verbal comments or questions pertaining to the procurement process.

The project team members will evaluate all comments and questions to determine if the process is still in the best interest of the public and will issue a written final determination.

c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Skyline Elementary and Lake Stevens Middle School		
Modernization and Expansion		
EC/CM and MC/CM Procurement Schedule		
<u>TASKS</u>	<u>START DATE</u>	<u>END DATE</u>
Prepare RFP/RFFP	Fri 7/25/25	Tue 7/29/25
Advertisement #1	Tue 8/5/25	Tue 8/5/25
Advertisement #2	Tue 8/12/25	Tue 8/12/25
Pre-sub info mtg	Fri 8/15/25	Fri 8/15/25
Q's due fr proposers	Tue 8/19/25	Tue 8/19/25
RFP Addendum issue	Wed 8/20/25	Wed 8/20/25
Proposals Due	Wed 8/27/25	Wed 8/27/25
Review/score RFP	Thu 8/28/25	Tue 9/2/25
Notify Shortlist	Tue 9/2/25	Tue 9/2/25
EC/CM Interviews w/ RFP Shortlist	Wed 9/10/25	Wed 9/10/25
MC/CM Interviews w/ RFP Shortlist	Thu 9/11/25	Thu 9/11/25
Notify Proposers invited to RFFP	Tue 9/16/25	Tue 9/16/25
Release RFFP to Finalists	Tue 9/16/25	Tue 9/16/25
RFFP Questions Due	Fri 9/19/25	Fri 9/19/25
RFFP Addendum	Mon 9/22/25	Mon 9/22/25
RFFP - Bids due	Tue 9/30/25	Tue 9/30/25
Notify Bidders	Wed 10/1/25	Wed 10/1/25
Two Day Waiting Period	Wed 10/1/25	Thu 10/2/25
Protest Period	Tue 9/30/25	Tue 10/7/25
Contract Negotiations	Tue 10/7/25	Fri 10/17/25
Board Approval of Contract Award	Wed 10/8/25	Wed 10/8/25
Contract signed	Fri 10/17/25	Fri 10/17/25
MC/CM and EC/CM Onboard	Fri 10/17/25	Fri 10/17/25

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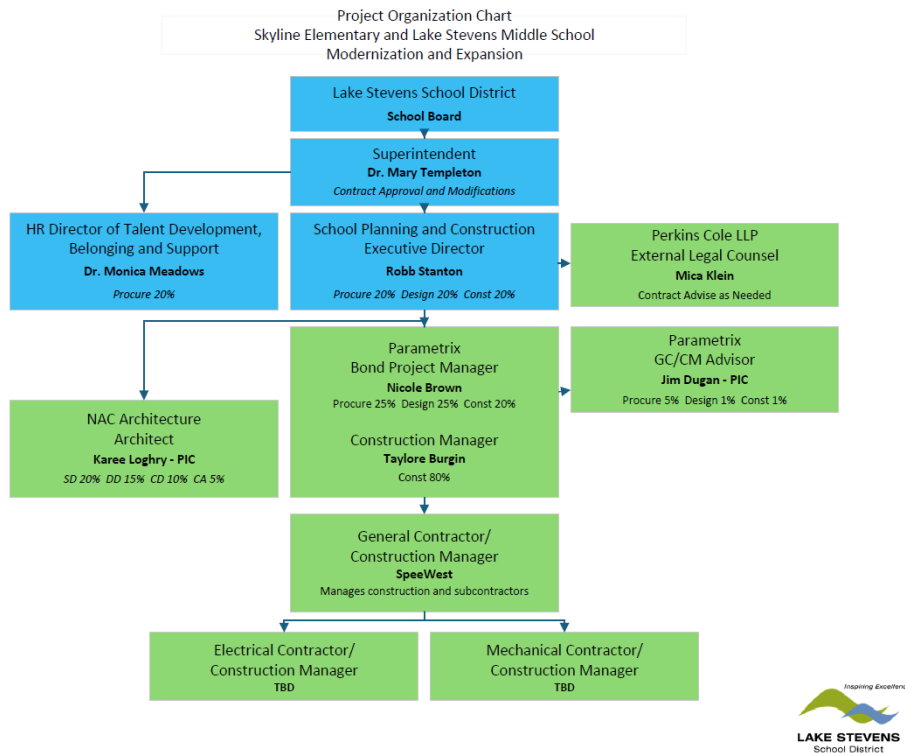
State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Please see the below high-level organizational chart for the project. The District understands that it has overarching responsibilities to ensure that the selection process is transparent and compliant with the statute. Robb Stanton (LSSD Executive Director of School Planning and Construction), Nicole Brown (Parametrix Bond Project Manager), Karee Loghry (NAC Architecture, Principal in Charge), and Dr. Monica Meadows (LSSD Director of Talent Development, Belonging and Support) will all work hand in hand with our GC/CM partner, Spee West, during all phases of the procurement process.



- i. Selecting the EC/CM will follow the same process used in the GC/CM selection process. This will consist of the following basic steps:

- Advertising for the proposals from qualified electrical subcontractors,
- Evaluating and scoring proposals received,
- Determining a shortlist of the most qualified proposers to invite to an in-person interview,
- Interview most qualified proposers to determine the firms' ability to do the work, proposed staff qualifications for the project, and fit with the existing team. The District will be looking for firms and teams that embrace collaboration and teamwork,
- The most qualified firms after the interview will be invited to submit an RFFP reflective of their fee percentage and specified general conditions costs for final scoring.

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

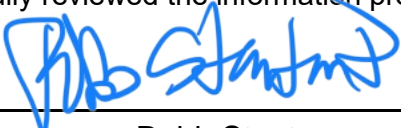
The District understands it is required to:

- Partner with the GC/CM to determine if the alternative selection process is in the best interest of the public,
- Publish a notice of intent to use the alternative selection process if the District determines that it is still in the public's interest,
- Conduct a public hearing and provide an opportunity for interested parties to submit written and/or verbal comments or questions pertaining to the alternative selection process; The project group will evaluate the mentioned comments/questions and review if this process is still in the interest of the public,
- Issue a written final determination,
- Ensure a competitive selection process,
- Oversee the selection committee,
- Allow for a protest period after the announcement of a selected firm,
- Review any protests received and wait the required two business days before moving on to the next phase,
- Provide approval for the GC/CM to contract with the selected firm for pre-construction services,
- Approve the final agreement on the maximum allowable subcontractor contractor cost,
- Perform an audit to evaluate the subcontractor's performance, conducted to confirm the proper accrual of costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (please print): Robb Stanton (public body personnel)

Title: Executive Director

Date: July 19, 2025

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- f) Original date PRC approved project for GC/CM: **January 23rd, 2025**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- h) Subcontract Value: **\$20,900,000.00**
 - a. Lake Stevens Middle School: \$11,200,000.00
 - b. Skyline Elementary School: \$9,700,000.00

1. Public Benefit –

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We are seeking approval to use the MC/CM alternative selection in order to move quickly with the design process. We have partnered with our GC/CM contractor to identify these areas of need:

- **Assessment of current school mechanical systems during the critical design development phase,**
- **Value engineering opportunities for selected electrical and mechanical system components,**

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b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

The District will partner with the project team members, including the design team and the GC/CM contractor, to evaluate the complexity of the mechanical scope of work, associated phasing needs and procurement timelines to determine if the alternative selection process is in the best interest of the project, the District and the public.

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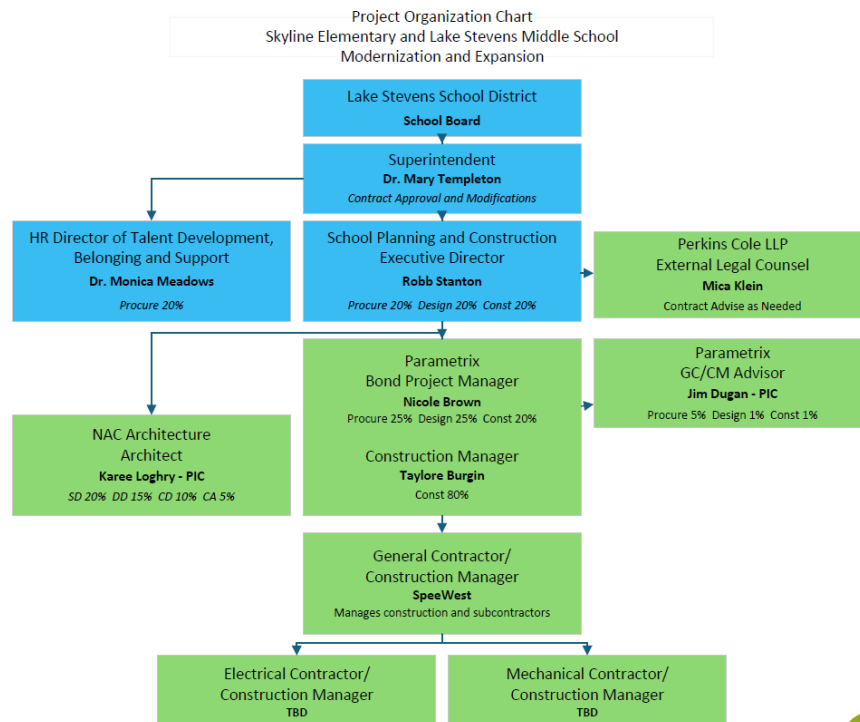
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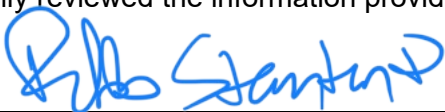
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Signature: _____



Name (please print): Robb Stanton (public body personnel)

Title: _____

Executive Director

Date: _____

July 19, 2025