

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): **Stevens County Board of County Commissioners**
- b) Address: **215 S. Oak Street, Colville, WA 99114**
- c) Contact Person Name: **Dean Davis** Title: **Grant County Administrator**
- d) Phone Number: **509-685-3047** E-mail: **ddavis@stevenscountywa.gov**
- e) Name of Project: **Stevens County Justice Center**
- f) Original date PRC approved project for GC/CM: **January 23, 2025**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- h) Subcontract Value: **\$13,000,000**

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?

Utilizing an MC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project.

Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an MC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

Lastly, this process will allow the County to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project.

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

Now that our GCCM has been selected and is under contract, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the MC/CM alternative subcontractor method or if it is best to continue forward without. The County currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

We have analyzed the scope and budget and determined that the value of the mechanical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to proceed immediately with the GC/CM in procuring the alternative subcontracting if so determined as best for the project, following the processes outlined in RCW 39.10.385.

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

Anticipated PRC Approval	Thursday, July 24, 2025
1st advertisement	Friday, July 25, 2025
2nd advertisement	Friday, August 1, 2025
RFQ Due	Friday, August 8, 2025
Shortlist 3 highest scoring teams	Tuesday, August 12, 2025
Interview shortlisted firms ECCM	Wednesday, August 20, 2025
Interview shortlisted firms MCCM	Thursday, August 21, 2025
Fee proposals due	Monday, August 25, 2025
Announce highest scoring firm	Monday, September 1, 2025

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?

Stevens County is very engaged and desires to promote a very collaborative process throughout the entire project between all members of the project from the design team to the GC/CM and all consultants and desires to be an integral piece alongside the GC/CM in the selection of the highly qualified subcontractor for this work. We will require the GC/CM involve Dean Davis, the County Commissioners and other key County staff, the design team and GC/CM advisory consultant members as engaged participants through the notification, solicitation and selection processes.

In addition to the statutory requirements there is an expectation that the County team, alongside the design team and GC/CM advisor will be involved in: attendance in public hearings, development of selection criteria, review/scoring of proposals and negotiations of costs and fees.

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

As noted, Stevens County desires and has every intention of being engaged and active in the procurement of the MC/CM which will be led by the selected GC/CM and will desire to be engaged at a level beyond that in the RCW's.

There has been review of the RCW's and the specific responsibilities that are expected of Stevens County and intend to be engaged throughout the process which will include, but will not be limited to:

- Working with the GC/CM to determine if MC/CM is in the best interest of the project and the public which will include: publication of notice, conducting the public hearing, consider comments, issue a final determination and properly review/respond to any potential protests.
- Review qualification submissions and participate in selection of qualified subcontractors
- Review cost proposals from qualified subcontracts as well as their preconstruction fees to help determine that they are fair and reasonable and within budget.
- Receive and respond to protests related to the selection of the most qualified subcontractors.
- Approve appropriate contracts
- Review costs at time of GMP related to proposed costs then final allowable subcontract costs.

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- After completion of work, pay for independent third-party audit to determine 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: Dean Davis

Name (please print): Dean Davis (public body personnel)

Title: Grant Administrator

Date: 6/18/25

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- e) Name of Project: **Stevens County Justice Center**
- f) Original date PRC approved project for GC/CM: **January 23, 2025**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- h) Subcontract Value: **\$11,000,000**

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?

Utilizing an EC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project. Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an EC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

Security electronics are a vital component to the construction of a detention facility for both the safety of the officers working within the facility as well as the public where the facility is being built. The ECCM will allow the County to carefully evaluate the different benefits of each security electronics system available and have the ability to choose the system that best suits their needs and current Information Technology capabilities.

Lastly, this process will allow the County to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project

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

Now that our GCCM has been selected and is under contract, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the EC/CM alternative subcontractor method or if it is best to continue forward without. The County currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

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We have analyzed the scope and budget and determined that the value of the electrical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to proceed immediately with the GC/CM in procuring the alternative subcontracting if so determined as best for the project, following the processes outlined in RCW 39.10.385.

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Name (please print): Dean Davis (public body personnel)

Title: Grant Administrator

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