

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7-24-25
PRC Member: Mallorie Davies
Public Agency: Lake Stevens School District
Project Name: Skyline ES/Lake Stevens MS Modification & Expansion

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1-23-25

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

_____ EC/CM Cost: _____
_____ MC/CM Cost: _____
_____ Other: _____ Cost: _____

Evaluation Criteria

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)*

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
- B. Public Body Engagement/Knowledge
1. Participation in the alternative subcontractor selection process
 2. Oversight of the GC/CM during the alternative subcontractor selection process
 3. Knowledge of Public Body responsibilities
 4. Knowledge of audit requirements

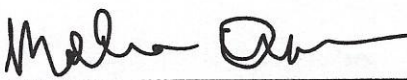
Pass Fail

X	
X	
X	
X	
X	
X	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

With constraints of the projects location it is responsible to bring on EC/CM and applicant has a clear plan for the project while meeting all requirements.


Signature

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Date: 7/24/2025 Approved X
PRC Member: Jeff Gonzalez Denied _____
Public Agency: Lake Stevens School District
Project Name: Skyline ES/Lake Stevens MS Modernization& Expansion Project

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/23/2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

X EC/CM Cost: \$14.4 M
X MC/CM Cost: \$20.9 M
Other: _____ Cost: _____

Evaluation Criteria

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)*


- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
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 3. Knowledge of Public Body responsibilities
 4. Knowledge of audit requirements

Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Applicant met the criteria.


Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
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General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7/24/25 Approved X
PRC Member: Gina M. Hortillosa Denied _____
Public Agency: Lake Stevens School District
Project Name: Skyline ES/Lake Stevens MS Modernization & Expansion
Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/23/25

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

<u>X</u> EC/CM	Cost: <u>\$14,400,000.00</u>
<u>X</u> MC/CM	Cost: <u>\$20,900,000.00</u>
Other: _____	Cost: _____

Evaluation Criteria

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)*

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
- B. Public Body Engagement/Knowledge
1. Participation in the alternative subcontractor selection process
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 3. Knowledge of Public Body responsibilities
 4. Knowledge of audit requirements

Pass **Fail**

x	
x	
x	
x	
x	
x	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

High School project was a success story in which ECCM and MCCM was used.



Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7/24/05
PRC Member: DAVE JOHNSON
Public Agency: LAKE STEVENS SD
Project Name: SKYLINE ES / LAKE STEVENS MS

Approved ☒
Denied ☐

Project previously approved for GC/CM? No ☐ Yes ☐ Date Project was Approved: _____

Subcontractor/Subcontract Package: Check all relevant packages and their approval/denial

☒ EC/CM Cost: \$ 14 M
☒ MC/CM Cost: \$ 20 M
Other: _____ Cost: _____

Evaluation Criteria

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)

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
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 4. Knowledge of audit requirements

Pass	Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

PROJECT IS GOOD CANDIDATE FOR MLCM/ELCM AND
MEETS RCW REQUIREMENTS.


Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: July 24, 2025 Approved X
PRC Member: Art McCluskey Denied _____
Public Agency: Lake Stevens School District
Project Name: Skyline ES/Lake Stevens MS Modernization-Expansion

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/23/2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

<u>X</u> EC/CM	Cost: Skyline \$6,400,000, MS \$8,000,000
<u>X</u> MC/CM	Cost: Skyline \$9,700,000 MS \$11,200,000
Other: _____	Cost: _____

Evaluation Criteria

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)*

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
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Pass	Fail
X	
X	
X	
X	
X	
X	
X	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Application meets the evaluation criteria of this score sheet as well as RCW requirements

Art McCluskey
Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7-24-25 Approved X
PRC Member: Bret Miche Denied _____
Public Agency: Lake Stevens School District
Project Name: Lake Stevens Middle School modernization & expansion
Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1-23-25
Subcontractor/Subcontract Package: Check all relevant packages and their approval/denial
X EC/CM Cost: 14,400,000
X MC/CM Cost: 20,900,000
Other: _____ Cost: _____

Evaluation Criteria

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)

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
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Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Clear understanding of public benefits that will be realized through
EC/CM Delivery. In particular with regards to scope
development, constructability input, and pricing development.

[Signature]
Signature

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

Date: July 25, 2025
PRC Member: Anthony Udeagbala, AIA
Public Agency: Lake Stevens School District #44
Project Name: Skyline ES/Lake Stevens MS Modernization and Expansion
Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
Subcontractor/Subcontract Package(s): ELECTRICAL

Approved ☒
Denied ☐
Approve ASSP (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:

- 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	
X	
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

X	
X	

Reason for Determination Observations/Concerns:

MEETS RCW STATED REQUIREMENTS. AGENCY HAS GOOD KNOWLEDGE OF PROJECT REQUIREMENTS.


Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7/24/25 Approved X
PRC Member: Taine Wilton Denied _____
Public Agency: Lake Stevens School District
Project Name: Skyline ES/Lake Stevens MS Modernization AS

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/23/25

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

<u>X</u> EC/CM	Cost: <u>14,400,000.00</u>
<u>X</u> MC/CM	Cost: <u>\$20,900,000.00</u>
Other: _____	Cost: _____

Evaluation Criteria

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Pass	Fail
X	
X	
X	
X	
X	
X	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Complicated occupied site, minimizing impacts such as avoiding power outages during school day, while improving student safety.
Project will include students as part of the design process allowing students to see career opportunities firsthand. Owner and Contractor have required experience and demonstrated valuable use of public funds.

Wilton, Taine E. (ESC)

Digitally signed by Wilton, Taine E. (ESC)
DN: CN=Wilton, Taine E. (ESC),
O=Edmonds School District
Date: 2025.07.24 15:24:11-07'00'

Signature