

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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Alternative Subcontractor Selection

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)*

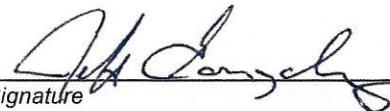
- A. Public Benefit
 - 1. Benefits of alternative subcontractor selection versus low bid selection
 - 2. Process for determining if alternative subcontractor selection is in the best interest of the public
- B. Public Body Engagement/Knowledge
 - 1. Participation in the alternative subcontractor selection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

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Applicant met the criteria.



 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: 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*

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

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

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

Gina M. Hortillosa

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
 - 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
1. Benefits of alternative subcontractor selection versus low bid selection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Process for determining if alternative subcontractor selection is in the best interest of the public	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Participation in the alternative subcontractor selection process	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Oversight of the GC/CM during the alternative subcontractor selection process	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Knowledge of Public Body responsibilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Knowledge of audit requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Panel Member
 Reason for Determination, Observations/Concerns:

PROJECT IS GOOD CANDIDATE FOR M/CCM/EC/CM 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
- B. Public Body Engagement/Knowledge
 - 1. Participation in the alternative subcontractor selection process
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 - 4. Knowledge of audit requirements

	Pass	Fail
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
 PRC Member: Bret Miche
 Public Agency: Lake Stevens School District
 Project Name: Lake Stevens Middle School modernization & expansion
 Project previously approved for GC/CM? No Yes Date Project was Approved: 1-23-25

Approved
 Denied

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

EC/CM
 MC/CM
 Other: _____

Cost: 14,400,000
 Cost: 20,900,000
 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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 - 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
1. Benefits of alternative subcontractor selection versus low bid selection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Process for determining if alternative subcontractor selection is in the best interest of the public	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Participation in the alternative subcontractor selection process	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Oversight of the GC/CM during the alternative subcontractor selection process	<input type="checkbox"/>	<input type="checkbox"/>
3. Knowledge of Public Body responsibilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Knowledge of audit requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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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 - 4. Knowledge of audit requirements

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