Date:	7/24/25					Approved	Χ
PRC Member:	Tom Golden					Denied	
Public Agency:	Seattle Public Schools					TO STATE OF THE ST	
Project Name:	John Marshall	School Modernization 2029					
Requesting Alternative Subcontractor Selection?		Yes	Х	No			
Subcontractor/Subcontract	Package(s):	ECCM and MCCM				Approve ASSP (y/n)	Χ

1 (0	Addesiting Attenuative ouncoultractor Sel	HEGUOT!	res x	NO			
Su	bcontractor/Subcontract Package(s):	ECCM and MCCM			Approve ASSI	P (y/n)	Χ
	Gei	Project Evaluneral Contractor/C					
De alt	etermine that the Agency's propo ternative contracting procedures	osed use of GC/CM on the s:	project meets	the requirements for	or	Pass	Fail
A.		t or traditional delivery method	d is not practical	l.	Ī	Χ	
B.	Project meets qualifying criteria u public works projects where at lea	ast one of the following is met:	: (Pass if meets	s 1 of 6)	lure for	Х	
	Implementation of the project	t involves complex scheduling	, phasing, or co	ordination, or		Х	
	construction; or	ction at an occupied facility wh					Х
	3. The involvement of the GC/C	CM during the design stage is	critical to the su	access of the project; of	or [	Х	
	4. The project encompasses a c	complex or technical work env	/ironment; or			Х	
	5. The project requires specialized.	zed work on a building that ha	s historic signifi	cance; or		X	
	However, no provision of this	body elects to procure the pros schapter pertaining to a heavy to procure the project as a hea	civil constructi	on project applies unle	oject. ess the		Χ
C.	Public Body has necessary experi	rience or team: (must meet al	ll 6 to pass; 1 fa	ail fails all)		Х	
	<ol> <li>Project delivery knowledge ar</li> </ol>					X	
	<ol><li>Sufficient contract administration</li></ol>	ation personnel with construction	on experience			X	
		th clear & logical lines of author				X	
		ding and time to carry out the				Х	
	<ol> <li>Continuity of project manager</li> </ol>	ment team with project type &	scope experier	nce		X	
	6. Necessary and appropriate co				L	X	

- D. Public Body has resolved any audit findings relative to previous projects.

## 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 Χ X X X

X

#### Reason for Determination Observations/Concerns:

Complex, historic building that requires a lot of site investigation and documentation during preconstruction that will benefit from having GC and ME trade partners as part of the team. Also, geothermal systems are very difficult to design

and implemen	nt using DBB.	
Thunai	ESPO	
Signature		

Date:	July 24, 2025					Approved	Χ
PRC Member:	Tamara Hartne	er				Denied	
Public Agency:	Seattle School District #1						
Project Name:	John Marshall School Modernization 2029					-	
Requesting Alternative Subcontractor Selection?		Yes	Х	No			
Subcontractor/Subcontract	Package(s):	MC/CM and EC/CM			-	Approve ASSP (y/n)	Υ

Ou	booth dotor oubcontract i ackage(s). IND/ON and ED/ON	Approve ASSP (y/n)	Υ
	Project Evaluation Criteria General Contractor/Construction Manager		
De	etermine that the Agency's proposed use of GC/CM on the project meets the requirements for ernative contracting procedures:	Pass	Fail
A.	Provides substantial fiscal benefit or traditional delivery method is not practical.	Х	
B.	Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure public works projects where at least one of the following is met: ( <i>Pass if meets 1 of 6</i> )	for x	
	<ol> <li>Implementation of the project involves complex scheduling, phasing, or coordination, or</li> </ol>	X	
	<ol><li>The project involves construction at an occupied facility which must continue to operate during construction; or</li></ol>		
	3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	X	
	4. The project encompasses a complex or technical work environment; or	X	
	5. The project requires specialized work on a building that has historic significance; or	Х	
	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 t public body expressly elects to procure the project as a heavy civil construction project.	he	
C.	Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)	х	
	Project delivery knowledge and experience	X	
	2. Sufficient contract administration personnel with construction experience	X	
	Written management plan with clear & logical lines of authority	X	
	4. Necessary & appropriate funding and time to carry out the project	X	)
	<ol><li>Continuity of project management team with project type &amp; scope experience</li></ol>	X	
	Necessary and appropriate construction budget	X	
D.	Public Body has resolved any audit findings relative to previous projects.	х	

### 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

## Reason for Determination Observations/Concerns:

Involves complex scheduling, phasing and coordination; complex and technical work environment including seismic upgrades of existing historic building with Landmark status pending

Signature Tamara Hartner Dole: 2025 07 24 13.45.54-0700'

Pass	Fail
x	
X	
х	
×	
Х	
Х	

## Project Review Committee (PRC)

GC/C	M Project Eval	uation Sheet			
Date:	Jı	uly 24, 2025	Approved		Χ
PRC N	lember: G	ina M. Hortillosa	Denied		
Public .	Agency: S	eattle School District			
Project	Name: Jo	ohn Marshall School Modernization			
Reques	ting Alternative Subco	ontractor Selection? Yes x No			
Subcon	tractor/Subcontract P	ackage(s):	Approve ASS	SP(y/n) <b>Y</b>	
		Project Evaluation Criteria General Contractor/Construction Manager			
Detern alterna	nine that the Ager ative contracting p	ncy's proposed use of GC/CM on the project meets the requirements for rocedures:		Pass	Fail
B. Pro	oject meets qualifyir blic works projects v	scal benefit or traditional delivery method is not practical.  ng criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure  where at least one of the following is met: (Pass if meets 1 of 6)	e for	Х	
1.	Implementation of	the project involves complex scheduling, phasing, or coordination, or		Х	
2.	The project involv construction; or	es construction at an occupied facility which must continue to operate during		Х	
3.		of the GC/CM during the design stage is critical to the success of the project; or		X	
4.	The project encon	npasses a complex or technical work environment; or		X	
5.	The project requir	es specialized work on a building that has historic significance; or		Х	
6. C. Pul	However, no prov public body expres	If the public body elects to procure the project as, a heavy civil construction project ision of this chapter pertaining to a heavy civil construction project applies unless saly elects to procure the project as a heavy civil construction project.	ot. the		
1.		sary experience or team: (must meet all 6 to pass; 1 fail fails all) nowledge and experience			
2.		administration personnel with construction experience		X	
3.		ent plan with clear & logical lines of authority		X	11.77
4.	Necessary & appr	opriate funding and time to carry out the project		X	
5.		ct management team with project type & scope experience		Х	
6.		propriate construction budget		Х	
		red any audit findings relative to previous projects.	[	Х	
Determ project	ine that the Public A	contractor Selection Process Agency's proposed use of alternative subcontractor selection by the GC/CM on the ents for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fail)	e Is all)	Pass	Fail
c. ru		tive subcontractor selection versus low bid selection		State St.	
b.		nining if alternative subcontractor selection is in the best interest of the public	-	X	
F. Pu	blic Body Engagem	ent/Knowledge		Х	
a.	Participation in the	e alternative subcontractor selection process		х	
b.	Oversight of the G	C/CM during the alternative subcontractor selection process	A 20	X	
C.		lic Body responsibilities		Х	
d. _	Knowledge of aud		L	Х	
Reaso	n for Determina	ation Observations/Concerns:			

Project Review Committee (PRC) GC/CM Project Evaluation Sheet	
DDC Mamban	oproved K
Public Agency: Seattle School District #1  Project Name: John Marshall School Modernization 2029  Requesting Alternative Subcontractor Selection? Yes No	prove ASSP (y/n)
Project Evaluation Criteria	protoriosi (jin) 7 C
General Contractor/Construction Manager	
Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:	Pass Fail
<ul> <li>A. Provides substantial fiscal benefit or traditional delivery method is not practical.</li> <li>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)</li> </ul>	or X
<ol> <li>Implementation of the project involves complex scheduling, phasing, or coordination, or</li> <li>The project involves construction at an occupied facility which must continue to operate during</li> </ol>	X
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.	e      \
C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)	La contraction of the contractio
Project delivery knowledge and experience	V V
2. Sufficient contract administration personnel with construction experience	Á V
Written management plan with clear & logical lines of authority	
<ol> <li>Necessary &amp; appropriate funding and time to carry out the project</li> </ol>	Y
5. Continuity of project management team with project type & scope experience	X
Necessary and appropriate construction budget	X
<ul> <li>Public Body has resolved any audit findings relative to previous projects.</li> </ul>	l V
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 at E. Public Benefit	ail) Pass Fail
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	X
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	
Reason for Determination Observations/Concerns:	1,
Clouds much requirements of pew 39.10 h 4th CC/C	M and
V 3.1.	

Date:	07/24/25					3	Approved	Χ
PRC Member:	Yuki Seda-Kar	ne			***		Denied	00000
Public Agency:	Seattle School District #1							
Project Name:	John Marshall School Modernization 2029					3		
Requesting Alternative Subcontractor Selection?		Yes	Χ	No				
Subcontractor/Subcontract	t Package(s):	MC/CM & EC/CM			-		Approve ASSP (y/n)	Υ

	Project Evaluation Criteria		
	General Contractor/Construction Manager		
De <sup>a</sup>	termine that the Agency's proposed use of GC/CM on the project meets the requirements for ernative contracting procedures:	Pass	Fail
Α.	Provides substantial fiscal benefit or traditional delivery method is not practical.	Х	
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)	Х	
	<ol> <li>Implementation of the project involves complex scheduling, phasing, or coordination, or</li> </ol>	Х	
	<ol><li>The project involves construction at an occupied facility which must continue to operate during construction; or</li></ol>		
	3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	Х	
	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	Х	
	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.		2
C.	Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)	Х	
	Project delivery knowledge and experience	Х	
	<ol><li>Sufficient contract administration personnel with construction experience</li></ol>	Х	
	Written management plan with clear & logical lines of authority	Х	
	4. Necessary & appropriate funding and time to carry out the project	Х	
	5. Continuity of project management team with project type & scope experience	Х	
	Necessary and appropriate construction budget	Х	
D.	Public Body has resolved any audit findings relative to previous projects	v	

## **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 X X X X X X X

#### Reason for Determination Observations/Concerns:

One of the primary reasons why this GC/CM & MC/CM and EC/CM delivery method can be successful is the gain of early trade expertise, including cost accuracy and phasing, and if delivered closely with the SPS staff, can be best reflective of the Owner's needs and schedule. This will need strong oversight, and risk management of the multiple contracts from SPS, but they show the experience in doing this many times over.

You Sida-Kone

Project Review Committee (PRC)  GC/CM Project Evaluation Sheet			
Date: 7/24/2025	Approved		X
PRC Member: MIVE D CIVIAIN	Denied		_/
Public Agency: SPATTIE WBLUC SCHOOLS	Deffied		-
Project Name: TOWN ( 14 APRELIAN COZO)			
Requesting Alternative Subcontractor Selection?  Yes  No			
Subcontractor/Subcontract Package(s): MCCM ECCH	Approve AS	SP (y/n)	X Ye
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:		Pass	Fail
<ul> <li>A. Provides substantial fiscal benefit or traditional delivery method is not practical.</li> <li>B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure.</li> </ul>	re for	X	
public works projects where at least one of the following is met: (Pass if meets 1 of 6)	e 101	4	
<ol> <li>Implementation of the project involves complex scheduling, phasing, or coordination, or</li> <li>The project involves construction at an occupied facility which must continue to operate during</li> </ol>		*	
construction; or		X	
<ul><li>The involvement of the GC/CM during the design stage is critical to the success of the project; or</li><li>The project encompasses a complex or technical work environment; or</li></ul>		T	
5. The project requires specialized work on a building that has historic significance; or		2	
6. The project is, and the public body elects to procure the project as, a heavy civil construction project	ect.	1	
However, no provision of this chapter pertaining to a heavy civil construction project applies unles	s the	X	
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)		7	
Project delivery knowledge and experience		X	
2. Sufficient contract administration personnel with construction experience		8	
Written management plan with clear & logical lines of authority     Necessary & appropriate funding and time to carry out the project.		X	
<ol> <li>Necessary &amp; appropriate funding and time to carry out the project</li> <li>Continuity of project management team with project type &amp; scope experience</li> </ol>		X	
6. Necessary and appropriate construction budget		A	
D. Public Body has resolved any audit findings relative to previous projects.		X	
Alternative Subcontractor Selection Process			
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the contractor selection by t	the	_	
project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fa	ails all)	Pass	Fail
<ul><li>E. Public Benefit</li><li>a. Benefits of alternative subcontractor selection versus low bid selection</li></ul>		8	
<ul><li>b. Process for determining if alternative subcontractor selection is in the best interest of the public</li></ul>		7	
F. Public Body Engagement/Knowledge		1	
Participation in the alternative subcontractor selection process		7	
b. Oversight of the GC/CM during the alternative subcontractor selection process		4	
c. Knowledge of Public Body responsibilities d. Knowledge of audit requirements		7	
	L		
Reason for Determination Observations/Concerns:			
Mily O Shin			
Signature Signature			

	Date: July 25, 2025					Approved		Χ	
	RC Member:	Anthony Udea	agbala, AIA				Denied		-
Pι	ıblic Agency:	Seattle School	ol District						
	oject Name:		School Modernization 202	29 Project w/ AS	SSP .				
	questing Alternative S			Yes	Χ	No			
Su	bcontractor/Subcontra	ct Package(s):	EC/CM, and MC/CM.				Approve AS	SSP (y/n)	Υ
			Project Ev	valuation	Crit	eria			
		Ge	neral Contracto				er		
De alt	etermine that the A ernative contractin	gency's prop	osed use of GC/CM o					Pass	Fail
Α.	Provides substantia	al fiscal benefit	or traditional delivery m	ethod is not p	ractical.			X	
В.	Project meets qual	ifying criteria u	nder RCW 39.10.340. Past one of the following is	ublic bodies n	nay utiliz	e the GC/CM pr	ocedure for	Х	
			t involves complex sche						
	<ol><li>The project in\</li></ol>	olves construc	ction at an occupied facil	ity which mus	t continu	ie to operate dur	ring		
	construction; co		M during the design sta	an in oritinal to	the eve				
	The project en	compasses a	complex or technical wo	ge is chilical to rk environmen	t: or	cess of the proje	ect; or		
	<ol><li>The project red</li></ol>	quires specializ	zed work on a building th	at has historic	signific	ance; or			
	6. The project is,	and the public	body elects to procure t	he project as,	a heavy	civil constructio	on project.		
	public body ex	rovision of this pressly elects t	chapter pertaining to a to procure the project as	heavy civil cor	opetruc	n project applies	s unless the		
C.	Public Body has ne	cessary exper	ience or team: (must m	eet all 6 to pa	<b>ss</b> : 1 fai	il fails all)		X	
	<ol> <li>Project deliver:</li> </ol>	y knowledge a	nd experience			. rane any			
	2. Sufficient contr	act administra	tion personnel with cons	truction exper	rience				Sull 3
	<ol> <li>Written manag</li> <li>Necessary &amp; a</li> </ol>	ement plan wit ppropriate fund	h clear & logical lines of ding and time to carry ou	authority					
			ment team with project ty		xperienc	ce.		-	
	<ol><li>Necessary and</li></ol>	appropriate co	onstruction budget			,0			
D.	Public Body has res	solved any aud	it findings relative to pre	vious projects				X	
AI:	ternative Sul	bcontrac	tor Selection P	rocess					
De	termine that the Publiject meets the requir	lic Agency's pr	oposed use of alternative subcontracting	e subcontracto	or select	ion by the GC/C et all 6 to pass;	M on the 1 fail fails all)	Pass	Fail
E.	Public Benefit  a. Benefits of alte	rnativa aubaar	tractor selection versus	L				Х	
			ernative subcontractor se			ntoract of the nu	uhlio		
F.	Public Body Engag	ement/Knowle	dge	olodion is in ti	ie pest i	nterest of the pu	IDIIC	Х	
	<ul> <li>Participation in</li> </ul>	the alternative	subcontractor selection	process				^	
	b. Oversight of the	e GC/CM durin	g the alternative subcor	tractor selecti	on proce	ess			
	<ul><li>c. Knowledge of F</li><li>d. Knowledge of a</li></ul>								
2~-									
vea ME	ETS RCW STATE	Ination Obs	servations/Concern MENTS. AGENCY HA	1 <b>S:</b> S GOOD KA		DOE OF DRO	JECT BEOLUBE	MENITO	
		A Z	- AGLINOT HA	IO GOOD KI	VOVVLE	DGE OF PRO	JECT KEQUIRE	WENIS.	
1	SKI 20 S	WQ.							

Revised 7/27/2023

Date:	7/24/25					Approved	Χ
PRC Member:	Taine Wilton				 Denied		
Public Agency:	Seattle Public Schools				-		
Project Name:	John Marshall Modernization 2029						
Requesting Alternative Subcontractor Selection?		Yes	Χ	No			
Subcontractor/Subcontract Package(s): MC/CM and EC/CM			S.C	-	Approve ASSP (y/n)	Χ	

Out	App	rove ASSP (y/n)	Χ
	Project Evaluation Criteria General Contractor/Construction Manager		
De alte	termine that the Agency's proposed use of GC/CM on the project meets the requirements for ernative contracting procedures:	Pass	Fail
A.	Provides substantial fiscal benefit or traditional delivery method is not practical.	Х	
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)	Х	
	1. Implementation of the project involves complex scheduling, phasing, or coordination, or	X	
	<ol><li>The project involves construction at an occupied facility which must continue to operate during construction; or</li></ol>		
	3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	X	
	4. The project encompasses a complex or technical work environment; or	X	
	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.	8	
C.	Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)	X	
	Project delivery knowledge and experience	X	
	2. Sufficient contract administration personnel with construction experience	X	
	Written management plan with clear & logical lines of authority	X	
	4. Necessary & appropriate funding and time to carry out the project	X	
	5. Continuity of project management team with project type & scope experience	X	
Б	Necessary and appropriate construction budget	X	
D.	Public Body has resolved any audit findings relative to previous projects.	X	
A I	townstive Subscript of Calastin Day		

#### **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

### Reason for Determination Observations/Concerns:

Interim school, tight site, possible future historic landmark designation though none currently. Will proceed as a historic modernization. Has completed interim school on landmarked site with GC/CM and alternative subcontracting successfully. Complicated modernization to bring school into current educational program with energy efficient systems.

Wilton, Taine E	E. (ESC)  Digitally signed by Wilton, Taine E. (ESC)  DN: CN=Wilton, Taine E. (ESC)", O=Edmonds School District Date: 2025.07.24 15:33:59-0700"
Signature	

griature	
Revised	7/27/2023

**Pass** 

X

X

X

Χ

X

X

Χ

X

Fail