

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

Date: 7/24/25
 PRC Member: Tom Golden
 Public Agency: Seattle Public Schools
 Project Name: John Marshall School Modernization 2029
 Requesting Alternative Subcontractor Selection? Yes x No
 Subcontractor/Subcontract Package(s): ECCM and MCCM

Approved X
 Denied
 Approve ASSP (y/n) X

**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
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Alternative Subcontractor Selection Process

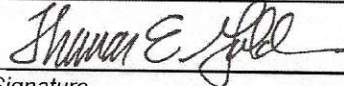
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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	
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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 implement using DBB.


 Signature

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

Date: July 24, 2025
PRC Member: Tamara Hartner
Public Agency: Seattle School District #1
Project Name: John Marshall School Modernization 2029
Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
Subcontractor/Subcontract Package(s): MC/CM and EC/CM

Approved ☒
Denied ☐
Approve ASSP (y/n) Y

Project Evaluation Criteria General Contractor/Construction Manager

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Pass	Fail
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Alternative Subcontractor Selection Process

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Pass	Fail
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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
Digitally signed by Tamara Hartner
DN: c=US,
e=tamara.hartner@mortenson.com,
o=Mortenson, CN=Tamara Hartner
Date: 2025.07.24 13:45:54-0700

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

Date: July 24, 2025
PRC Member: Gina M. Hortillosa
Public Agency: Seattle School District
Project Name: John Marshall School Modernization
Requesting Alternative Subcontractor Selection? Yes x No _____
Subcontractor/Subcontract Package(s): _____

Approved X
Denied _____
Approve ASSP(y/n) Y _____

Project Evaluation Criteria
General Contractor/Construction Manager

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Pass	Fail
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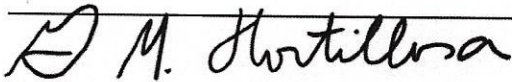
Alternative Subcontractor Selection Process

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 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

Pass	Fail
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Reason for Determination Observations/Concerns:


Signature

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

Date: 7-24-25
 PRC Member: Bret Miché
 Public Agency: Seattle School District #1
 Project Name: John Marshall School Modernization 2029
 Requesting Alternative Subcontractor Selection? Yes X No
 Subcontractor/Subcontract Package(s): ECMC/CM

Approved X
 Denied
 Approve ASSP (y/n) X

Project Evaluation Criteria
General Contractor/Construction Manager

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Pass Fail

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Pass Fail

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Reason for Determination Observations/Concerns:

Clearly meets requirements of RCW 39.10 for both GC/CM and ASSP

[Signature]
 Signature

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

Date: 07/24/25
 PRC Member: Yuki Seda-Kane
 Public Agency: Seattle School District #1
 Project Name: John Marshall School Modernization 2029
 Requesting Alternative Subcontractor Selection? Yes X No
 Subcontractor/Subcontract Package(s): MC/CM & EC/CM

Approved X
 Denied
 Approve ASSP (y/n) Y

Project Evaluation Criteria
General Contractor/Construction Manager

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Pass Fail

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Pass Fail

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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.

Yuki Seda-Kane

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

Date: 7/24/2025
PRC Member: MIKE D SHINN
Public Agency: SEATTLE PUBLIC SCHOOLS
Project Name: JOHN MARSHALL 2029
Requesting Alternative Subcontractor Selection? Yes X No
Subcontractor/Subcontract Package(s): MCCM, ECCM

Approved X
Denied

Approve ASSP (y/n) X Yes

Project Evaluation Criteria
General Contractor/Construction Manager

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Pass Fail

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Pass Fail

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Reason for Determination Observations/Concerns:

MEETS RCW

Mike D Shinn
Signature

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

Date: July 25, 2025
 PRC Member: Anthony Udeagbala, AIA
 Public Agency: Seattle School District
 Project Name: John Marshall School Modernization 2029 Project w/ ASSP
 Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
 Subcontractor/Subcontract Package(s): EC/CM, and MC/CM.

Approved ☒
 Denied ☐
 Approve ASSP (y/n) ☒

Project Evaluation Criteria General Contractor/Construction Manager

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Pass	Fail
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Alternative Subcontractor Selection Process

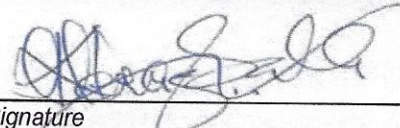
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Pass	Fail
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Reason for Determination Observations/Concerns:

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


 Signature

