Project Review Committee (PRC)

GC	C/CM Project E	/aluation Sheet					
Dat	e:	September 26, 2025			Approved		Χ
PR	C Member:	Lisa Corcoran			Denied		te
Pul	olic Agency:	Sumner Bonney Lake School District	- GC/CM		-		
	ject Name:	Sumner High School Phase 2			-		
	•	Subcontractor Selection?	Yes	No x	5.		
	contractor/Subcontra			-	Approve ASS	SP (y/n)	
		Duelerati	Evelvetion Ori	taula	-		
		General Contrac	Evaluation Cri		r		
De	termine that the	Agency's proposed use of GC/CM				Pass	Fail
ане А.	ernative contraction	ig procedures. tial fiscal benefit or traditional delivery	v method is not practica	al.		Χ	
В.	Project meets qua	alifying criteria under RCW 39.10.340). Public bodies may uti	lize the GC/CM prod	edure for	Х	
		ects where at least one of the following					
	 Implementati The project in construction; 	on of the project involves complex son nvolves construction at an occupied f	acility which must conti	nue to operate durin	g	X	
	3. The involvem	nent of the GC/CM during the design	stage is critical to the s	uccess of the projec	t; or	Х	
	4. The project e	ncompasses a complex or technical	work environment; or			X	
	5. The project r	equires specialized work on a buildin	g that has historic signi	ficance; or	project		
	However, no	s, and the public body elects to procu provision of this chapter pertaining to	a heavy civil construc	tion project applies ι	inless the		
C.	Public Body has a	expressly elects to procure the project necessary experience or team: (<i>mus</i>	t as a neavy civil consu	fail fails all)		X	
U.		ery knowledge and experience	t moot un o to puoo,	ran rano any		X	
	Sufficient cor	ntract administration personnel with c				Х	
	Written mana	agement plan with clear & logical line	s of authority			Х	
	4. Necessary &	appropriate funding and time to carr	y out the project	onco		X	
		project management team with proje nd appropriate construction budget	ct type a scope expend	31100		X	
D.	The second secon	resolved any audit findings relative to	previous projects.			X	
	No. 1/20 Properties and the Association of the Association of	2					
De	etermine that the Po oject meets the req	ubcontractor Selectior ublic Agency's proposed use of alterr uirements for alternative subcontract	ative subcontractor sel	ection by the GC/CN meet all 6 to pass; 1	Il on the fail fails all)	Pass	Fail
E.		It was the same at a solo of an uni	roup low hid colortion				
		Iternative subcontractor selection ver determining if alternative subcontract		est interest of the nut	olic		
F.		agement/Knowledge	or selection is in the be	of interest of the par	7110		C 48 250 x 41 / 451
		in the alternative subcontractor sele	ction process				
		the GC/CM during the alternative su		rocess			
	CONT. DOLLARDS CONTROL CONTROL	of Public Body responsibilities					
	-	of audit requirements					
Re	eason for Deter	mination Observations/Con-	cerns:				
<u>C</u> h	nallenging site wit	hin footprint. This is a great candi	date for GC/CM. Hav	∕ing a GC on board	d during the pre	construc	<u>tion</u>
ph	ase will be benef	cial.					

Signature

Project Review Committee (PRC) GC/CM Project Evaluation Sheet Date: 9-26-25 Approved X PRC Member: Mallorie Davies Denied Public Agency: Sumner Bonney Lake School District

Project Name: Sumner High School Phase 2 Project

Requesting Alternative Subcontractor Selection?

Yes No

Subcontractor/Subcontract Package(s):

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.

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:

The applicant meets all requirements for the delivery method. Concerned with initial discussions around AUR percentage utilization goals but believe after discussion they will meet the requirements within the RCW for apprenticeship utilization.

Signature

Revised 7/27/2023

Criteria extracted from RCW 39.10.340

Pass Fail

Pass

X

X

Χ

Χ

X

X

X

X

X

X

X

X

X

Χ

X

X

Fail

Project Review Committee (PRC)

GC/CM Project Evaluation Sheet Approved September 26, 2025 Date: Denied PRC Member: Tom Golden Sumner Bonney Lake School District Public Agency: Sumner HS Phase 2 Project Name: Requesting Alternative Subcontractor Selection? No X Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria** General Contractor/Construction Manager Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail 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 X public works projects where at least one of the following is met: (Pass if meets 1 of 6) X 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 X construction; or X The involvement of the GC/CM during the design stage is critical to the success of the project; or Χ The project encompasses a complex or technical work environment; or Χ The project requires specialized work on a building that has historic significance; or The project is, and the public body elects to procure the project as, a heavy civil construction project. X 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) X Χ 1. Project delivery knowledge and experience X 2. Sufficient contract administration personnel with construction experience Χ 3. Written management plan with clear & logical lines of authority Χ 4. Necessary & appropriate funding and time to carry out the project X 5. Continuity of project management team with project type & scope experience X 6. Necessary and appropriate construction budget 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 **Pass** Fail 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: The district's first GCCM project, but is the appropriate method. They are being proactive with regard to educating

themselves, collaborating with other districts, and utilizing the knowledge and experience of consultants.

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

Date	e:		9/26/2025					Approved		Χ
PRO) Mei	mber:	Jeff Gonzalez	X-112	2.70			Denied		
Pub	lic Aç	gency:	Sumner Bonn	ey Lake School Distr	rict					
Proj	ect N	lame:	Sumner High	School Phase 2						
Req	uestir	ng Alternative Si	ubcontractor Sel	ection?		Yes	No X	10		
Subo	contra	actor/Subcontra	ct Package(s):	N/A		·	8 - 9	Approve AS	SP (y/n)	
				D	4 =	-41 Oul4				
			Ge	Projec neral Contr		ation Crit onstructi		jer		
			gency's prop g procedures	osed use of GC/0 ::	CM on the p	roject meets	the requireme	nts for	Pass	Fail
A. B.						procedure for	X			
				t involves complex					Х	
		The project in construction;		ction at an occupie	d facility whi	ch must contin	ue to operate du	uring	Х	
				CM during the design	gn stage is c	ritical to the su	ccess of the pro	ject; or	X	
		and the second second second second	v needstander on the grant of the state of t	complex or technic					Х	
				zed work on a build				ian nualant		
	6.	However, no p	provision of this	body elects to pros chapter pertaining to procure the pro	g to a heavy	civil construction	on project applie	es unless the		
C.	Pub			rience or team: (m					Х	
		emina es 80 com esta-	10 To	and experience					X	
				ation personnel wit					X	
		NAMES OF TAXABLE PARTY OF TAXABLE PARTY.	•	ith clear & logical li					X	
		•		iding and time to ca		1 (2)			X	
				ement team with pr construction budge		scope experier	ice		$\frac{\lambda}{X}$	
D.				dit findings relative		nrojects			X	
Def	ermi ject r	ne that the Pu	blic Agency's p	ctor Selection roposed use of alto ternative subcontra	ernative subo	contractor selec			Pass	Fail
ш.	a.		ternative subco	ontractor selection	versus low b	id selection				
	b.	Process for d	etermining if a	ternative subcontra	actor selectio	n is in the best	interest of the	public		
F.	Pub	olic Body Enga	gement/Knowl	edge						
	a.	Committee of the contract of t		e subcontractor se	Section of the sectio					
	b.			ing the alternative	subcontracto	or selection pro	cess			
		and the same of th	f Public Body r f audit requirer							
Rea	d. aso i			oservations/Co	ncerns:					
								1 301	107	
App	licar	nt met the cri	teria. Owner	seems very well	prepared a	nd have supp	lemented their	r team with the bre	eadth an	<u>d</u>
dep	th ne	ecessary to c	leliver a succ	essful project.						

Revised 7/27/2023

Criteria extracted from RCW 39.10.340

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: 9-26-25	Approved		
PRC Member: Bret Miche : IAS	Denied	3	,
Public Agency:			
Project Name: Burny take It's Expansion i reno vation			
Requesting Alternative Subcontractor Selection? Yes No X			
Subcontractor/Subcontract Package(s):	Approve ASSP	(y/n)	
Project Evaluation Criteria	<i>i k</i>		
General Contractor/Construction Manager			
Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:	j	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.		X	
B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedur public works projects where at least one of the following is met: (Pass if meets 1 of 6)	e for	X	
Implementation of the project involves complex scheduling, phasing, or coordination, or	_	V	
The project involves construction at an occupied facility which must continue to operate during	-	^-	
construction; or		X	
3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	_	X	
 The project encompasses a complex or technical work environment; or The project requires specialized work on a building that has historic significance; or 	-	1	X
6. The project is, and the public body elects to procure the project as, a heavy civil construction project	ect.		\rightarrow
However, no provision of this chapter pertaining to a heavy civil construction project applies unles		1	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)	-	X	
 Project delivery knowledge and experience 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			
Continuity of project management team with project type & scope experience		X	
Necessary and appropriate construction budget	_	X	
D. Public Body has resolved any audit findings relative to previous projects.	<u></u>	Λ 1	
Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on a project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fa		ass	Fail
E. Public Benefit	ilis ali)	- 1	1
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	eve-		
F. Public Body Engagement/Knowledge			
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	40000		
	L	L	
Reason for Determination Observations/Concerns:	, 1		
Great project in this delivery mules. Owner clea	dy ha	5	action to the same of
the right relation decre to learn tomorrow and per	mi- Com	culto	mt su

b. siccissAl

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Approved Date: September 26, 2025 Jeannie Natta Denied PRC Member: Sumner Bonney Lake School District

No X

Approve ASSP (y/n)

X Χ

X

Pass

Fail

	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:			Fail
Α.	Provides substantial fiscal benefit or traditional delivery method is not practical.	Х	
В.	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: (<i>Pass if meets 1 of 6</i>)	Х	
	1. Implementation of the project involves complex scheduling, phasing, or coordination, or	Х	
	The project involves construction at an occupied facility which must continue to operate during construction; or	Х	
	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	X	
	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.	X	
C.	. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)		
	Project delivery knowledge and experience	X	
	Sufficient contract administration personnel with construction experience	X	
	3. Written management plan with clear & logical lines of authority	X	
	4. Necessary & appropriate funding and time to carry out the project	X	

D. Public Body has resolved any audit findings relative to previous projects. **Alternative Subcontractor Selection Process**

6. Necessary and appropriate construction budget

umner High School Phase 2

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

Public Agency:

Project Name:

Requesting Alternative Subcontractor Selection?

Subcontractor/Subcontract Package(s):

a. Benefits of alternative subcontractor selection versus low bid selection

5. Continuity of project management team with project type & scope experience

- 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:

Although the school district has limited experience with GCCM they are taking steps to get training and seek advice from other public owners.

Signature

Jeannie Natta	Digitally signed by Jeannie Natta DN: C=US, E=jnatta@ux.edu, O=UW Facilities, OU=" Project Delivery Group", CN=Jeannie Natta Date: 2025.09.26.09:39:55-07:00"
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Project Review Committee (PRC) GC/CM Project Evaluation Sheet

Date: September 26, 2025	Approved	Χ
PRC Member: Catina Patton	Denied	
Public Agency: Sumner Bonney Lake School District		
Project Name: Sumner High School Phase 2 Project		
Requesting Alternative Subcontractor Selection? Yes No	X	
Subcontractor/Subcontract Package(s):	Approve ASSP (y/n)	
Project Evaluation Criteria General Contractor/Construction N Determine that the Agency's proposed use of GC/CM on the project meets the recommendation.		Fail
alternative contracting procedures:	V	
 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 0 public works projects where at least one of the following is met: (Pass if meets 1 of 6) 		
 Implementation of the project involves complex scheduling, phasing, or coordinate 	on, or X	*
The project involves construction at an occupied facility which must continue to of construction; or	perate during X	85
3. The involvement of the GC/CM during the design stage is critical to the success of	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;		
6. The project is, and the public body elects to procure the project as, a heavy civil of However, no provision of this chapter pertaining to a heavy civil construction project body expressly elects to procure the project as a heavy civil construction project.	ect applies unless the X	
C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails	all)	
Project delivery knowledge and experience	X	
2. Sufficient contract administration personnel with construction experience	X	
Written management plan with clear & logical lines of authorityNecessary & appropriate funding and time to carry out the project	X	
5. Continuity of project management team with project type & scope experience	X	7.5
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 project meets the requirements for alternative subcontracting procedures: (must meet all 6)		Fail
E. Public Benefit		
Benefits of alternative subcontractor selection versus low bid selection	X	
b. Process for determining if alternative subcontractor selection is in the best interes	st of the public X	
Public Body Engagement/Knowledge a. Participation in the alternative subcontractor selection process	X	
 a. Participation in the alternative subcontractor selection process b. Oversight of the GC/CM during the alternative subcontractor selection process 	X	-
c. Knowledge of Public Body responsibilities	X	
d. Knowledge of audit requirements	X	
Reason for Determination Observations/Concerns:		
Meets Criteria for GC/CM		
Catina Patton		
Signature Signature		

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

Date: 09/26/25 Approv	ved	Χ
PRC Member: Mike D Shinn Denied	d	
Public Agency: Sumner Bonney Lake School District		
Project Name: Sumner High School Phase 2 Project		
Requesting Alternative Subcontractor Selection? Yes X No		
	ve ASSP (y/n)	Υ
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
A. Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
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)	X	
1. Implementation of the project involves complex scheduling, phasing, or coordination, or	Χ	
The project involves construction at an occupied facility which must continue to operate during construction; or	X	
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	X	
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.	X	
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	
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	
6. Necessary and appropriate construction budgetD. 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 project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all)	Pass	Fail
E. Public Benefit	, X	<u> </u>
a. Benefits of alternative subcontractor selection versus low bid selection	X	
b. Process for determining if alternative subcontractor selection is in the best interest of the public	X	
F. Public Body Engagement/Knowledge	X	
a. Participation in the alternative subcontractor selection process	X	
 Oversight of the GC/CM during the alternative subcontractor selection process 	X	
c. Knowledge of Public Body responsibilities	X	
d. Knowledge of audit requirements	X	
Reason for Determination Observations/Concerns:		
Meets RCW		
Signature Signature		