

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

Date: 1/26/2024

PRC Member: Eza Agoes

Public Agency: King County Metro – Transit Division

Project Name: Fixed Assets/State of Good Repair Program GC/CM Heavy Civil Contract

Requesting Alternative Subcontractor Selection? Yes x No

Subcontractor/Subcontract Package(s): Electrical, Mechanical, UST, and Civil/Utilities Subcontracts, and Early Equipment Procurement

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.

Note: per application response, there have been no audit findings on any of the projects listed.

	Pass	Fail
A.	x	
B.	x	
1.	x	
2.	x	
3.	x	
4.	x	
5.		x
6.	x	
C.	x	
1.	x	
2.	x	
3.	x	
4.	x	
5.	x	
6.	x	
D.	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
E.		
a.	x	
b.	x	
F.		
a.	x	
b.	x	
c.	x	
d.	x	

Reason for Determination Observations/Concerns:

Not a concern, just notes from the Q&A following the presentation:

Why having the UST scope as a separate sub package? It is not just UST, but a fuel UST. Also, it is located in a brownfield. There is active fueling operation. Construction sequence/logistically complicated so as not to interfere with the operation of fueling facility. Must be installed by certified installer. Long-lead equipment procurement. Some general

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

contractors find challenges to get insurance and/or bond for fuel-tank related work, especially in a brownfield. Allocating the fuel UST scope as a separate sub package would level the playing field for general contractors competing for the GC/CM contract. As well as for the specialty subs in fuel UST or UST related work. This can hopefully increase interests in the contracting community to bid the project.

Eza Agoes  Digitally signed by
Eza Agoes
Date: 2024.01.26
17:38:09-08'00'

Signature

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

Date: January 26, 2024
 PRC Member: Becky Barnhart
 Public Agency: King County Metro, Transit Division
 Project Name: Fixed Assets/State of Good Repair Program Project
 Requesting Alternative Subcontractor Selection? Yes X No _____
 Subcontractor/Subcontract Package(s): EC/CM, MC/CM, Civil Utilities, Underground Tank Contractor, & Vehicle Lift

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

**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
A	X	
B	X	
1	X	
2	X	
3	X	
4	X	
5	NA	
6	X	
C	X	
1	X	
2	X	
3	X	
4	X	
5	X	
6	X	
D	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
E	X	
a	X	
b	X	
F	X	
a	X	
b	X	
c	X	
d	X	

Reason for Determination Observations/Concerns:

Application was difficult to track continuity of key personnel all the way from design through construction as bios were not provided for everyone listed on the org chart. Determined that adequate knowledge was present based off information provided.



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

Date: January 26, 2024
 PRC Member: Karl Kolb
 Public Agency: King County Metro Transit Division
 Project Name: Fixed Assets/State of Good Repair Program Project w/ASSP
 Requesting Alternative Subcontractor Selection? Yes X No
 Subcontractor/Subcontract Package(s): EC/CM, MC/CM, Civil Utilities, Underground Tank, & Vehicle Lift

Approved X
 Denied
 Approve ASSP (y/n) Y

**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	
X	
NA	
X	
X	
X	
X	
X	
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	
X	
X	
X	
X	

Reason for Determination Observations/Concerns:

Satisfies RCW 39.10

Karl Kolb

Signature

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

Date: 11AM - January 26, 2024 Approved Y
 PRC Member: Catrina M. Patton Denied _____
 Public Agency: King County Metro - Transit Division
 Project Name: Fixed Assets/State of Good Repair Program Project
 Requesting Alternative Subcontractor Selection? Yes X No _____
 Subcontractor/Subcontract Package(s): EC/CM, MC/CM, Civil Utilities, underground Tank Contractor, Vehicle lift. Approve ASSP (y/n) Y

**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.	<u>Y</u>	
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	<u>+</u>	
2. The project involves construction at an occupied facility which must continue to operate during construction; or	<u>X</u>	
3. The involvement of the GC/CM during the design stage is critical to the success of the project; or	<u>+</u>	
4. The project encompasses a complex or technical work environment; or	<u>+</u>	
5. The project requires specialized work on a building that has historic significance; or	<u>+</u>	
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.	<u>+</u>	
C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)		
1. Project delivery knowledge and experience	<u>+</u>	
2. Sufficient contract administration personnel with construction experience	<u>+</u>	
3. Written management plan with clear & logical lines of authority	<u>+</u>	
4. Necessary & appropriate funding and time to carry out the project	<u>+</u>	
5. Continuity of project management team with project type & scope experience	<u>X</u>	
6. Necessary and appropriate construction budget	<u>+</u>	
D. Public Body has resolved any audit findings relative to previous projects.	<u>+</u>	

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		
a. Benefits of alternative subcontractor selection versus low bid selection	<u>+</u>	
b. Process for determining if alternative subcontractor selection is in the best interest of the public	<u>+</u>	
F. Public Body Engagement/Knowledge		
a. Participation in the alternative subcontractor selection process	<u>+</u>	
b. Oversight of the GC/CM during the alternative subcontractor selection process	<u>+</u>	
c. Knowledge of Public Body responsibilities	<u>+</u>	
d. Knowledge of audit requirements	<u>+</u>	

Reason for Determination Observations/Concerns:

Catrina M. Patton
Signature

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

Date: January 26, 2024
 PRC Member: Traci Rogstad
 Public Agency: King County Metro, Transit
 Project Name: Fixed Assets/State of Good Repair Program
 Requesting Alternative Subcontractor Selection? Yes x No _____
 Subcontractor/Subcontract Package(s): Electrical, mechanical, underground storage tanks, civil/utilities sub, and early equipment

Approved x
 Denied _____
 Approve ASSP (y/n) y

**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	
x	
x	
x	
x	
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	
x	
x	
x	
x	

Reason for Determination Observations/Concerns:

Traci Rogstad 01/26/2024
 Signature

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

Date: January 26, 2024
 PRC Member: Tim Thomas – Bouten Construction
 Public Agency: King County Metro Transit Division
 Project Name: Fixed Asset/State of Good Repair Program GC/CM Heavy Civil Contract
 Requesting Alternative Subcontractor Selection? Yes X No _____
 Subcontractor/Subcontract Package(s): EC, MC, Civil Utilities, UG Tank Contractor & Vehicle Lift

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

X	
X	
X	
X	
X	
	X
X	
X	
X	
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)*

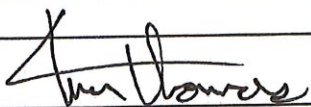
- E. Public Benefit
 - a. Benefits of alternative subcontractor selection versus low bid selection
 - b. Process for determining if alternative subcontractor selection is in the best interest of the public
- F. Public Body Engagement/Knowledge
 - a. Participation in the alternative subcontractor selection 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	
X	
X	
X	
X	

Reason for Determination Observations/Concerns:

Meets the criteria.


 Signature

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

Date: 1/26/24
 PRC Member: Kyle Twohig
 Public Agency: King County Metro
 Project Name: Fixed Assets/State of Good Repair Program
 Requesting Alternative Subcontractor Selection? Yes x No _____
 Subcontractor/Subcontract Package(s): Mc/Cm, Ec/Cm, Civil-Utilities, UST, Vehicle Lift

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
x	
x	
X	
X	
X	
X	
X	
X	
X	
X	
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	
X	
X	
X	
x	

Reason for Determination Observations/Concerns:

Meets statutory requirements. HC Gc/Cm appropriate for the work. Some concern of overlap between HC Gc/Cm, Utilities ASSP, and UST ASSP.


 Digitally signed by Twohig, Kyle
 Date: 2024.01.26 11:36:25-08'00'

 Signature