

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

Date: March 28, 2024

PRC Member: Tom Golden

Public Agency: Bethel School District

Project Name: Cedarcrest Middle School Modernization & Addition

Requesting Alternative Subcontractor Selection? Yes _____ No X

Subcontractor/Subcontract Package(s): None

Approved X

Denied _____

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.

Pass	Fail
X	
X	
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	X
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	X
X	

Alternative Subcontractor Selection Process

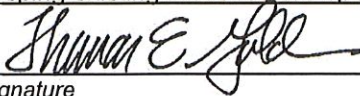
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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

Reason for Determination Observations/Concerns:

Phasing of the project on an occupied site requires critical coordination with a contractor; I would encourage the re-examination of using ASSP for MEP trades (at least a thorough discussion with the selected GCCM) to assist in keeping existing infrastructure operating during construction.


 Signature

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

Date: 3/28/2024
 PRC Member: Jeff Gonzalez
 Public Agency: Bethel School District
 Project Name: Cedarcrest Middle School Modernization and Addition
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

**Project Evaluation Criteria
 General Contractor/Construction Manager**

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Pass	Fail
X	
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Alternative Subcontractor Selection Process


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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

Applicant met the requirements. Good, thorough presentation. Appreciated the applied lessons learned.


 Signature

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

Date: 3/28/24
 PRC Member: DAVE JOHNSON
 Public Agency: BETHEL SCHOOL DISTRICT
 Project Name: CEDARCREST MS
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

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 General Contractor/Construction Manager**

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Pass	Fail
✓	
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Alternative Subcontractor Selection Process

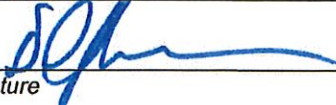
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 - b. Oversight of the GC/CM during the alternative subcontractor selection process
 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

PROJECT FITS CRITERIA FOR GC/CM AND TEAM HAS APPROPRIATE EXPERIENCE TO EXECUTE.


 Signature

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

Date: 3/28/2024
 PRC Member: Jeff Jurgensen
 Public Agency: Bethel S.D.
 Project Name: Cedarcrest M.S.
 Requesting Alternative Subcontractor Selection? Yes No
 Subcontractor/Subcontract Package(s): N/A

Approved
 Denied
 Approve ASSP (y/n)

**Project Evaluation Criteria
 General Contractor/Construction Manager**

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Pass	Fail
X	
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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

They have experienced team & project appears to fit criteria defined in RCW

Signature 

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

Date: 3/28/24
 PRC Member: Linneth Riley-Hall
 Public Agency: Bethel School Dist
 Project Name: Cedercrest Middle School
 Requesting Alternative Subcontractor Selection? Yes _____ No x
 Subcontractor/Subcontract Package(s): _____

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

**Project Evaluation Criteria
 General Contractor/Construction Manager**

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

Pass	Fail
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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

Project meets RCW requirements and utilizes lessons learned. _____

 Linneth Riley-Hall

 Signature

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

Date: March 28, 2024.

PRC Member: Vicky Schiantarelli

Public Agency: Bethel School District #403

Project Name: Cedarcrest Middle School Modernization and Addition

Requesting Alternative Subcontractor Selection? Yes _____ No X

Subcontractor/Subcontract Package(s): _____

Approved X

Denied _____

Approve ASSP (y/n) _____

**Project Evaluation Criteria
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Pass	Fail
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Pass	Fail
X	
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Reason for Determination Observations/Concerns:

Vicky Schiantarelli
 Signature

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

Date: 3/28/24
 PRC Member: Taine Wilton
 Public Agency: Bethel School District
 Project Name: Cedarcrest Middle School
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): N/A

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

**Project Evaluation Criteria
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Pass	Fail
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Pass	Fail

Reason for Determination Observations/Concerns:

Clear concise application, and presentation. Applied lessons learned for public benefit improving student learning and efficient use of taxpayer dollars.

Wilton, Taine E. (ESC)  Digitally signed by Wilton, Taine E. (ESC)
 DN: CN=Wilton, Taine E. (ESC), O=Edmonds School District
 Date: 2024.03.28 10:44:31-07'00'

Signature