

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

Date: March 27, 2025
PRC Member: Alexis Blue
Public Agency: Lake Stevens School
Project Name: Secondary Innovative Learning Center / Central Kitchen / Mt. Pilchuck Gym Project
Requesting Alternative Subcontractor Selection? Yes _____ No _____
Subcontractor/Subcontract Package(s): _____

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	
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

Reason for Determination Observations/Concerns:

Meets criteria.



Signature

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

Date: 3/27/2025
 PRC Member: Jeff Gonzalez
 Public Agency: Lake Stevens School District
 Project Name: Secondary Innovative Learning Center/Central Kitchen/Mt. Pilchuck Gym
 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**

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

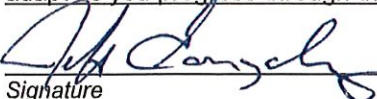
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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

Reason for Determination Observations/Concerns:

Applicant met the requirements. Great presentation. Very professional and I like the willingness and understanding to adapt as you progress through the different projects.


 Signature

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

Date: March 27, 2025
 PRC Member: Gina M. Hortillosa
 Public Agency: Lake Stevens School District
 Project Name: Secondary Innovative Learning Center/Central Kitchen/Mt. Pilchuck Gym Project
 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**

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
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</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)*

- 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:

Great team. Clearly there is organizational maturity.

Gina M. Hortillosa
 Signature

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

Date: March 27, 2025
 PRC Member: Karl Kolb
 Public Agency: Lake Stevens School District #4
 Project Name: Secondary Innovative Learning Center/Central Kitchen/Mt. Pilchuck Gym
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____

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

**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	

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
NA	
NA	
NA	
NA	
NA	
NA	

Reason for Determination Observations/Concerns:

Clearly in compliance with RCW and very good use of GCCM. Good agency experience and excellent support.

Karl Kolb
 Signature

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

Date: 3-27-2025 Approved _____
 PRC Member: Bret Miche Denied _____
 Public Agency: Lake Stevens School District
 Project Name: Secondary Innovative Learning Center/Contra Kitchen/Cym project
 Requesting Alternative Subcontractor Selection? Yes _____ No X
 Subcontractor/Subcontract Package(s): _____ Approve ASSP (y/n) NA

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

Reason for Determination Observations/Concerns:

Very good application of and planning to GC/CM project

[Signature]
Signature

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

Date: March 27, 2025
PRC Member: Jessica Murphy
Public Agency: Lake Stevens School District
Project Name: Secondary Innovative Learning Center/Central kitchen/Mt. Pilchuck Gym
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**

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	

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:

LSSD has made adjustments to its Owner team to better support their projects thus meeting all criteria.

Signature 
Jessica Murphy (Mar 27, 2025 11:31:31 PDT)

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

Date: MARCH 27th 2025

PRC Member: MIKE D SHINN

Public Agency: LAKE STEVENS SCHOOL DIST.

Project Name: LEARNING CENTER

Requesting Alternative Subcontractor Selection? Yes _____ No X

Subcontractor/Subcontract Package(s): _____

Approved ☒

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	
K	
V	
V	
V	
V	
X	
X	
X	
X	
V	
V	
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

Reason for Determination Observations/Concerns:

NO CONCERNS.

Signature

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

Date: 03/27/2025
PRC Member: ANTHONY C. UDEAGBALA, AIA
Public Agency: LAKE STEVENS SCHOOL DISTRICT
Project Name: SECONDARY INNOVATIVE LEARNING CENTER / CENTRAL KITCHEN / MT. PILCHUCK GYM PROJECT
Requesting Alternative Subcontractor Selection? Yes _____ No **X**
Subcontractor/Subcontract Package(s): _____

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

Alternative Subcontractor Selection Process

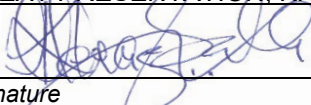
Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: *(must meet all 6 to pass; 1 fail fails all)*

- 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	

Reason for Determination Observations/Concerns:

GREAT PRESENTATION, KNOWLEDGE OF THE PROCESS AND MEETS REQUIREMENTS.


Signature