

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

Date:

05/22/25

PRC Member:

Maryn Foster

Public Agency:

City of Kent

Project Name:

Requesting Alternative Subcontractor Selection?

Yes

No



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

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Demorst.

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

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Reason for Determination Observations/Concerns:

Project 24/7 operations requires use of GC/CM.

Signature

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

Date: May 22, 2025

PRC Member: Jeff Jurgensen

Public Agency: City of Kent

Project Name: Municipal campus Relocation

Requesting Alternative Subcontractor Selection? Yes No X

Subcontractor/Subcontract Package(s):

Approved

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.

[illegible]

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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

I am concerned about consultant team experience: the City will rely to heavily on them but the project needs this to be effective. Still concerned they are to cavalier.

Signature _____

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

Date: May 22, 2025
PRC Member: Karl Kolb
Public Agency: City of Kent
Project Name: Municipal Campus Relocation GC/CM 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

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Pass Fail

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Alternative Subcontractor Selection Process

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Pass Fail

X	
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X	

Reason for Determination Observations/Concerns:

Critical project success factors most appropriately addressed by GCCM approach per RCW 39.10.

Karl Kolb

Signature

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

Date: May 22, 2025
 PRC Member: Art McCluskey
 Public Agency: City of Kent
 Project Name: Municipal Campus Relocation
 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

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Pass Fail

Reason for Determination Observations/Concerns:

Applicant meets RCW requirements. Observations: Team reporting structure and level of effort descriptions could be more robust.

Art McCluskey
 Signature

Date: 5/22/25

PRC Member: Heather Munden

Public Agency: City of Kent

Project Name: City of Kent Municipal Campus Relocation

Requesting Alternative Subcontractor Selection? Yes _____ No X _____

Subcontractor/Subcontract Package(s):

Approved	X
Denied	
Approve ASSP (y/n)	N/A

[illegible]

Pass	Fail

Given the complexities, phasing, and occupied building this project seems to be a good fit for GCCM. Well thought out about the benefits of having the GCCM on board early to help look at costs/risks.

Criteria extracted from RCW 39.10.340

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

Date: 5/22/25
PRC Member: Jessica Murphy
Public Agency: City of Kent
Project Name: Municipal Campus Relocation
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): _____

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

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Pass Fail

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Pass Fail

Reason for Determination Observations/Concerns:

Although GCCM-exp. in WA state was light, team articulated a well thought out plan & goals for use of GCCM with great specificity. With the time commitment of Dave with WA-exp at the time commitment, this fulfilled team exp. reqs.

Jessica H. Murphy
Signature

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

Date: May 22, 2025
PRC Member: Jeannie Natta
Public Agency: City of Kent
Project Name: Municipal Campus Relocation
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

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Pass Fail

Reason for Determination Observations/Concerns:

Jeannie Natta

Digitally signed by Jeannie Natta
DN: cn=Jeannie Natta, o=City of Kent, ou=City of Kent, email=jeannie.natta@cityofkent.org, cn=Jeannie Natta
Date: 2025.05.22 15:25:28-0700

Signature

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

Date: 05-22-2025
 PRC Member: ANTHONY UDEAGBALA, AIA
 Public Agency: CITY OF KENT
 Project Name: MUNICIPAL CAMPUS RELOCATION 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**

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Pass	Fail
X	
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Pass	Fail
X	
X	

Reason for Determination Observations/Concerns:

Great understanding of project needs and requirements of RCW.


 Signature