

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

Date: 7/24/2025

PRC Member: Eza Agoes

Public Agency: KC Dept. of Natural Resources & Parks - Wastewater Treatment Division

Project Name: Heavy Civil GC/CM Services for Mouth of Duwamish Combined Sewer Overflow (MDCSO) Influent Conveyance, Effluent Conveyance, and Outfall

Requesting Alternative Subcontractor Selection? Yes X No

Approved X

Denied

Listed the following per the order of scopes mentioned in the GC/CM project application (\$ from the ASSP application attachment):

1. Mechanical Contractor/CM (MC/CM) \$25.6M
2. Electrical Contractor/CM (EC/CM) \$10.3M
3. **Trenchless Excavation Sub** (application is not included in the attachment)
4. Specialty Structures Sub \$30.8M
5. Specialty Civil Sub \$45.9M
6. Prefabricated Systems/Equipment Sub \$6.4M
7. Specialty Fabrications Sub \$11.0M
8. Site Work Sub \$37.4M
9. Marine subcontractor for in-water work \$31.0M
10. **Ground Improvement/Specialty Geotech \$2.8M**
11. **Temporary Works/Bypass Systems Sub \$1.7M**
12. Instrumentation/Controls subcontractor \$5.8M
13. Enviro Remediation/HazMat specialist \$15.6M

Subcontractor/Subcontract Package(s):

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

Pass Fail

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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.

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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:

Reason for denial to the ASSP applications:

1. Inconsistency between the application and presentation slides created confusion regarding the scopes of work proposed for ASSP. Different terminology used across the documents made it difficult to clearly identify which scopes were being referenced.
2. Inconsistency between the quantity of Alternative Subcontractors mentioned in the application and the quantity of ASSP applications. The GC/CM project application stated 13, however, only 12 ASSP applications were attached, with no explanation for the missing package.
3. Section A of the GC/CM application listed the total value of ASSP packages as \$131.93 million. The sum of the 12 attached ASSP applications totaled \$224.3 million, a significant inconsistency that was not addressed or explained.
4. Two of the twelve submitted ASSP applications, attached to the GC/CM project application, listed anticipated subcontract values below the \$3 million minimum required by RCW 39.10.385.
5. ASSP scopes appear to have lacked sufficient design development or definition to justify early selection.

Digitally signed
 by Eza Agoes
 Date: 2025.07.24
 14:01:51-07'00'

Signature

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

Date: July 24, 2025
 PRC Member: Becky Barnhart
 Public Agency: King County
 Project Name: Mouth of Duwamish Combined Sewer Overflow Influent & Effluent Conveyance & Outfall Project
 Requesting Alternative Subcontractor Selection? Yes X No

Approved X
 Denied

EC/CM, MC/CM
 Specialty Equipment, Structures Subcontractor, Specialty Fabricator, Marine Sub, Environmental Remediation/Hazardous Materials Specialist, Ground Improvements/Spec Geotech, Site Works Subs, Instrumentation and Controls, PreFab Systems & Equipment, Specialty Civil Subcontractor, Temp Works/Bypass Systems

Subcontractor/Subcontract Package(s): 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:

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- 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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Alternative Subcontractor Selection Process

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 - 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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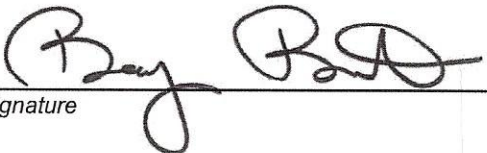
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Reason for Determination Observations/Concerns:

GC/CM application was clearly presented and in alignment with RCW 39.10. GC/CM approval was provided.

ASSP Application was NOT approved at this time for the following reasons:

- ASSP application and information provided is not clearly presented.
- There are inconsistencies in contract value amounts in the individual ASSP applications versus the overall GC/CM application.
- No application was provided for the Trenchless Excavation Subcontractor but it appeared in the presentation list of Subcontractors
- A "Specialty Equipment" sub was listed in the title of the application but no individual application was attached for this subcontractor.
- It is questionable whether Ground Improvements/Spec Geotech value is within the allowable contract amount outlined in 39.10
- It is questionable whether Temp Works and Bypass value is within the allowable contract amount outlined in 39.10


Signature

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

Date: 7/24/2025
 PRC Member: Brandi Colyar
 Public Agency: King County
 Project Name: Mouth of Duwamish Combined Sewer Overflow Influent & Effluent Conveyance & Outfall Project
 Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
 Subcontractor/Subcontract Package(s): Elec, Envi, Geo, Control, Marine, Mech, prefab, site, civ, spec, fab, spec struct, bypass syst

Approved ☒
 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:

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 - 3. Written management plan with clear & logical lines of authority
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 - 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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Alternative Subcontractor Selection Process

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 - 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 GC/CM approval -The team demonstrated project requirements meeting RCW with appropriate team make up, realistic schedule, prior project experience. Project requirements are highly specialized and environmentally sensitive.
ASSP- The application, supplements, and presentation had numerous inconsistencies. Subcontractor estimates and project estimates were not clear that the project would meet thresholds for RCW. The process for determining which

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subcontractor specialties were needed for public benefit over low bid selection was not clearly defined in the application with the number of submitted specialties.


Signature

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

Date: 7/24/2025
 PRC Member: Jeff Gonzalez
 Public Agency: King County Department of Natural Resources and Parks, Wastewater Treatment Division
 Project Name: Heavy Civil General Contractor/Construction Manager (GC/CM) Services for Mouth of Duwamish Combined Sewer Overflow (MDCSO) Influent Conveyance, Effluent Conveyance, and Outfall
 Requesting Alternative Subcontractor Selection? Yes X No

Approved X
 Denied

(13) EC/CM, MC/CM, Specialty Equipment, Structures Subcontractor, Specialty Fabricator, Marine Sub, Environmental Remediation/Hazardous Materials Specialist, Ground Improvements/Spec Geotech, Site Work Subs, Instrumentation & Controls, PreFab Systems & Equipment, Specialty Sub, Temp Works/Bypass Systems

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:

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 - 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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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)*

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 - 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

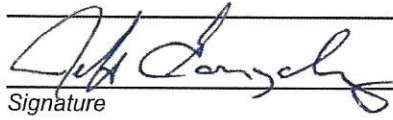
Pass Fail

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Reason for Determination Observations/Concerns:

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Applicant met the criteria for the project but not for ASSP. Suggest the applicant come back to the PRC when they have a more consistent thought through plan and are able to demonstrate they meet the above criteria under Public Benefit.


Signature

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

Date: July 24, 2025
 PRC Member: Art McCluskey
 Public Agency: King Co. DNRP, Wastewater Treatment Division
 Project Name: Mouth of Duwamish CSO, Influent/Effluent Conveyances and Outfall
 Requesting Alternative Subcontractor Selection? Yes X No
 Subcontractor/Subcontract Package(s): ECCM, MCCM, Specialty Equip, Structures, Specialty Fab, Marine, Environmental, Ground Improvement, Sitework, Instrumentation, Temp Works, Bypass, Prefab Systems

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:

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- C. Public Body has necessary experience or team: *(must meet all 6 to pass; 1 fail fails all)*
 - 1. Project delivery knowledge and experience
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 - 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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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
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Reason for Determination Observations/Concerns:

Project itself met RCW requirements, ASSP process had inconsistencies in the number/name of subcontractors as well as contract values (2 of 12) were under \$3M). ASSP contract values in Attachment A of application did not match the "ASSP Costs" in the Project Budget (Question 1A)

Art McCluskey
 Signature

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

Date: 07/24/25
 PRC Member: Yuki Seda-Kane
 Public Agency: King County Wastewater Treatment Division
 Project Name: Mouth of the Duwamish combined sewer outflow – Influent / Effluent
 Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
 Subcontractor/Subcontract Package(s): 12-13 subcontractors listed

Approved ☒
 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:

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 - 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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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)*

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 - 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:

The GC/CM process appears sound. The ASSP process is not yet clear regarding the number 12 to 13 subcontractors, and contract values, and a management plan for this many subcontractors. Ideally, it needs the management of the General Contractor, who is not yet onboarded. Need to reapply for the ASSP process when these inconsistencies are worked out and the management plan of all these subcontractors is guided by the General Contractor.

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John Sida-Kane

Signature

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

Date: 7/24/2025
 PRC Member: Lance Thomas
 Public Agency: King County Dept. of Natural Resources & Park Wastewater Treatment Division
 Project Name: Mouth of Duwamish Sewer Overflow Influent & Effluent Conveyance & Outfall
 Requesting Alternative Subcontractor Selection? Yes x No
 Subcontractor/Subcontract Package(s): 13 ASSP Requested

Approved x
 Denied
 Approve ASSP (y/n) N

Project Evaluation Criteria General Contractor/Construction Manager

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 - 6. Necessary and appropriate construction budget
- D. Public Body has resolved any audit findings relative to previous projects.

Pass Fail

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Alternative Subcontractor Selection Process

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 - d. Knowledge of audit requirements

Pass Fail

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Reason for Determination Observations/Concerns:

The ASSP was not approved for the following reasons: 1. Some did not meet the 3MM threshold. 2. The dollar figures on the application and presentation were not consistent or contradictory. 3. If a Heavy Civil GC/CM contractor is being sought, why are there so many ASSP applications for different aspects of Civil work? 4. The Owner needs to demonstrate they have the resources and experience to oversee this many/type of Subcontractors using the alternative

Project Review Committee (PRC)
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method.

A handwritten signature in black ink, appearing to read "Jane M. [unclear]", written above a horizontal line.

Signature

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

Date: July 24, 2025
PRC Member: T. Thomas
Public Agency: King Co. Dept. of Natural Resources & Park, Wastewater Treatment Div.
Project Name: Mouth of Duwamish Combined Sewer Overflow Influent & Effluent Conveyance...
Requesting Alternative Subcontractor Selection? Yes ☒ No ☐
Subcontractor/Subcontract Package(s): 13 various packages

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:

Pass Fail

- A. Provides substantial fiscal benefit or traditional delivery method is not practical.
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- D. Public Body has resolved any audit findings relative to previous projects.

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Alternative Subcontractor Selection Process

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Pass Fail

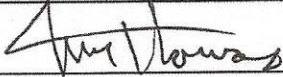
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 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

	X
	X

Reason for Determination Observations/Concerns:

Well presented. High technical and challenging project deserving approval for Heavy Civil GC/CM.

ASSP: Voted not to approve the ASSP application because of discrepancies between the application and the presentation; number of trades and dollar values.


Signature