

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7/24/2025 Approved X
PRC Member: Eza Agoes Denied _____
Public Agency: Stevens County Board of County Commissioners
Project Name: Stevens County Justice Center

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: Jan 23, 2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

<u>X</u>	EC/CM	Cost:	<u>\$13,000,000</u>
<u>X</u>	MC/CM	Cost:	<u>\$11,000,000</u>
<u>N/A</u>	Other: <u>N/A</u>	Cost:	<u>N/A</u>

Evaluation Criteria

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)**

- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
- B. Public Body Engagement/Knowledge
1. Participation in the alternative subcontractor selection process
 2. Oversight of the GC/CM during the alternative subcontractor selection process
 3. Knowledge of Public Body responsibilities
 4. Knowledge of audit requirements

Pass Fail

X	
X	
X	
X	
X	
X	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Digitally signed by
Eza Agoes
Date: 2025.07.24
18:45:46-07'00'

Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: July 24, 2025
PRC Member: Becky Barnhart
Public Agency: Stevens County
Project Name: Justice Center Project

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/23/25

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

X EC/CM Cost: \$13 MILLION
X MC/CM Cost: \$11 MILLION
Other: _____ Cost: _____

Evaluation Criteria

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)*

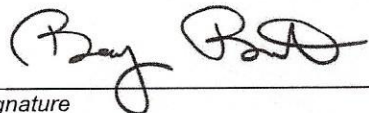
- A. Public Benefit
1. Benefits of alternative subcontractor selection versus low bid selection
 2. Process for determining if alternative subcontractor selection is in the best interest of the public
- B. Public Body Engagement/Knowledge
1. Participation in the alternative subcontractor selection process
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 4. Knowledge of audit requirements

Pass	Fail
X	
X	
X	
x	
x	
x	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Meets requirements of RCW 39.10


Signature _____

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager Alternative Subcontractor Selection

Date:	7/24/25
PRC Member:	Alexis Blue
Public Agency:	STEVENS COUNTY
Project Name:	Stevens County Justice Center Project

Approved X
Denied

Project previously approved for GC/CM? No Yes ☒ Date Project was Approved: Jan 2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

X	EC/CM	Cost: _____
X	MC/CM	Cost: _____
	Other: _____	Cost: _____

Evaluation Criteria

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)*

- A. Public Benefit
 - 1. Benefits of alternative subcontractor selection versus low bid selection
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- B. Public Body Engagement/Knowledge
 - 1. Participation in the alternative subcontractor selection process
 - 2. Oversight of the GC/CM during the alternative subcontractor selection process
 - 3. Knowledge of Public Body responsibilities
 - 4. Knowledge of audit requirements

Pass	Fail
X	
X	
X	
X	
X	
X	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Meets criteria

Alexis C Blue, signed digitally

Signature _____

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

**General Contractor/Construction Manager
Alternative Subcontractor Selection**

Date: 07/24/2025
PRC Member: Joshua Cheatham
Public Agency: Stevens County Board of County Commissioners
Project Name: Stevens County Justice Center

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 01/26/2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

<u>X</u> EC/CM	Cost: <u>11,000,000</u>
<u>X</u> MC/CM	Cost: <u>13,000,000</u>
Other: _____	Cost: _____

Evaluation Criteria

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Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

The application is well done and demonstrates the ability and need that meets the intent of the RCW.

 Digitally signed by Joshua
Cheatham
Date: 2025.07.24
12:51:12-07'00'

Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7-24-2025
PRC Member: Brandi Colyar
Public Agency: Stevens County
Project Name: Stevens County Justice Center Project

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes x Date Project was Approved: 1/23/25

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

X EC/CM Cost: _____
X MC/CM Cost: _____
Other: _____ Cost: _____

Evaluation Criteria

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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Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Mechanical and electrical specialty subcontractors are a good fit for inclusion early in this project's process for logistical decision making. Both ASSPs recommended for approval. Project owner demonstrated strong understanding and involvement in the project and process.

Brandi Colyar
Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7-24-25
PRC Member: JIM DUGAN
Public Agency: STEVENS COUNTY
Project Name: JUSTICE CENTER

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1-23-25

Subcontractor/Subcontract Package: Check all relevant packages and their approval/denial

X EC/CM
X MC/CM
____ Other: _____

Cost: \$13M
Cost: \$11M
Cost: _____

Evaluation Criteria

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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 4. Knowledge of audit requirements

Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

THEY ARE READY, PREPARED & EXCITED.

Signature J. Dugan

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: July 24, 2025
PRC Member: Ron Paananen
Public Agency: Stevens County
Project Name: Stevens County Justice Center

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1/25/2025

Subcontractor/Subcontract Package: *Check all relevant packages and their approval/denial*

X EC/CM Cost: \$11,000,000
X MC/CM Cost: \$13,000,000
Other: _____ Cost: _____

Evaluation Criteria

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Pass	Fail
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

Meets the requirements of RCW 39.10 for Alternative Subcontor selection.


Signature

Project Review Committee (PRC)
Alternative Subcontractor Selection
GC/CM Project

General Contractor/Construction Manager
Alternative Subcontractor Selection

Date: 7-24-25
PRC Member: KEVIN THOMAS
Public Agency: STEVENS COUNTY
Project Name: STEVENS COUNTY JUSTICE CENTER

Approved X
Denied _____

Project previously approved for GC/CM? No _____ Yes X Date Project was Approved: 1-23-25

Subcontractor/Subcontract Package: Check all relevant packages and their approval/denial

X EC/CM
X MC/CM
Other: _____

Cost: \$ 13 MILLION
Cost: \$ 11 MILLION
Cost: _____

Evaluation Criteria

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

- A. Public Benefit
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 3. Knowledge of Public Body responsibilities
 4. Knowledge of audit requirements

<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	

Overall Evaluation by Panel Member

Reason for Determination, Observations/Concerns:

INTEGRATION BETWEEN ELECTRICAL & HVAC SYSTEMS
CRITICAL TO SUCCESS OF PROJECT

Kevin Thomas
Signature