#### Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Approved Date: July 25, 2025 Denied PRC Member: **Garett Buckingham** City of Camas Public Agency: Camas-Washougal Fire Department 41 New Headquarters Project Name: No x Requesting Alternative Subcontractor Selection? Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail alternative contracting procedures: X Provides substantial fiscal benefit or traditional delivery method is not practical. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for X 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 X 4. The project encompasses a complex or technical work environment; or X The project requires specialized work on a building that has historic significance; or 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) X 1. Project delivery knowledge and experience X Sufficient contract administration personnel with construction experience X 3. Written management plan with clear & logical lines of authority X 4. Necessary & appropriate funding and time to carry out the project 5. Continuity of project management team with project type & scope experience X X 6. Necessary and appropriate construction budget D. Public Body has resolved any audit findings relative to previous projects. X **Alternative Subcontractor Selection Process** Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the Fail **Pass** 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 Reason for Determination Observations/Concerns:

Garett Buckingham

Signature

## Project Review Committee (PRC)

GC	/CM Project I	Evaluation Sheet		
Date	e:	07/25/2025 Approved		X
PRO	C Member:	Joshua Cheatham Denied		
Pub	lic Agency:	City of Camas		
	ject Name:	Camas-Washougal Fire Department 41 New Headquarters GC/CM Project		
(0)		e Subcontractor Selection? Yes No X		
	contractor/Subcon	A A C	SP (y/n)	
		Project Evaluation Criteria		
		General Contractor/Construction Manager		
D -		e Agency's proposed use of GC/CM on the project meets the requirements for		00000 0000
alte	ermine that the	eting procedures:	Pass	Fail
Α.		antial fiscal benefit or traditional delivery method is not practical.	X	
В.	Project meets of	jualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for bjects where at least one of the following is met: (Pass if meets 1 of 6)	Х	
	1. Implementa	ation of the project involves complex scheduling, phasing, or coordination, or	X	
	The project construction	t involves construction at an occupied facility which must continue to operate during	X	
	3. The involve	ement of the GC/CM during the design stage is critical to the success of the project; or	X	
	4. The project	t encompasses a complex or technical work environment; or	X	
	5. The project	t requires specialized work on a building that has historic significance; or	X	
	However, r	t is, and the public body elects to procure the project as, a heavy civil construction project. no provision of this chapter pertaining to a heavy civil construction project applies unless the y expressly elects to procure the project as a heavy civil construction project.	Х	
C.	Public Body ha	s necessary experience or team: (must meet all 6 to pass; 1 fail fails all)		
	1. Project del	ivery knowledge and experience	X	
		contract administration personnel with construction experience	X	
	<ol><li>Written ma</li></ol>	inagement plan with clear & logical lines of authority	X	
	4. Necessary	& appropriate funding and time to carry out the project	$\frac{\lambda}{X}$	
		of project management team with project type & scope experience	X	
D.		and appropriate construction budget sees and appropriate construction budget sees any audit findings relative to previous projects.	X	
			L	
De	etermine that the	Subcontractor Selection Process  Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the equirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all)	Pass	Fail
	oject meets the r Public Benefit	equirements for alternative subcontracting procedures. (Mast meet all 0 to pass, 1 fall falls all)		
E.		f alternative subcontractor selection versus low bid selection	X	
		or determining if alternative subcontractor selection is in the best interest of the public	X	
F.		ngagement/Knowledge		
	a. Participati	on in the alternative subcontractor selection process	X	
		of the GC/CM during the alternative subcontractor selection process	X	
		e of Public Body responsibilities	X	
	Committee and the second secon	e of audit requirements	X	
Re	eason for Det	ermination Observations/Concerns:		
Th	e application cl	early meets the criteria for GC/CM procurement.		

Digitally signed by Joshua
Cheatham
Date: 2025.07.25 09:42:35-07'00'

Signature

Date:		July 25, 2025	Approved		Υ
PRC	Member:	Lisa Corcoran	Denied		
Public	c Agency:	City of Camas			
Proje	ct Name:	New Headquarters and Fire Station 41 – GC/CM Services			
		e Subcontractor Selection? Yes No x			
		ntract Package(s):	Approve ASSF	y/n)	
		Drainat Evaluation Critoria			
		Project Evaluation Criteria General Contractor/Construction Manager			
Dete	rmine that th native contra	e Agency's proposed use of GC/CM on the project meets the requirements for cting procedures:	[	Pass	Fail
B. F	Project meets	antial fiscal benefit or traditional delivery method is not practical. qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedurojects where at least one of the following is met: (Pass if meets 1 of 6)	ure for	x x	
,	I. Implement	tation of the project involves complex scheduling, phasing, or coordination, or it involves construction at an occupied facility which must continue to operate during		X X	144
	construction	on; or			
	3. The involv	rement of the GC/CM during the design stage is critical to the success of the project; or		X X	
	<ol> <li>The project</li> <li>The project</li> </ol>	ct encompasses a complex or technical work environment; or ct requires specialized work on a building that has historic significance; or		Α	Х
	<ol><li>The project However.</li></ol>	ct is, and the public body elects to procure the project as, a heavy civil construction pro no provision of this chapter pertaining to a heavy civil construction project applies unle	ject. ss the		х
C 1	public bod	ly expressly elects to procure the project as a heavy civil construction project. as necessary experience or team: (must meet all 6 to pass; 1 fail fails all)		Х	
	1. Project de	slivery knowledge and experience		X	
	2. Sufficient	contract administration personnel with construction experience		Х	
	3. Written ma	anagement plan with clear & logical lines of authority		Х	
	4. Necessar	y & appropriate funding and time to carry out the project		Х	
	<ol><li>Continuity</li></ol>	of project management team with project type & scope experience		Х	
		y and appropriate construction budget		Х	
D.	Public Body ha	as resolved any audit findings relative to previous projects.		Х	
Dete proje	ermine that the ect meets the	Subcontractor Selection Process  Public Agency's proposed use of alternative subcontractor selection by the GC/CM or requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail	n the   <i>fails all</i> )	Pass	Fail
	Public Benefit	t of alternative subcontractor selection versus low bid selection			
		or determining if alternative subcontractor selection is in the best interest of the public			
F.		Engagement/Knowledge			
		ion in the alternative subcontractor selection process			
		t of the GC/CM during the alternative subcontractor selection process			
		ge of Public Body responsibilities			
	d. Knowledg	ge of audit requirements			
Rea	son for De	termination Observations/Concerns:			
0	Zin X Cm				
Sign	ature				

Criteria extracted from RCW 39.10.340

# Project Review Committee (PRC) GC/CM Project Evaluation Sheet Date: 7-25-25 Approved X PRC Member: Mallorie Davies Denied Public Agency: City of Camas

# Project Evaluation Criteria General Contractor/Construction Manager

Determine that the Agency's proposed use of GC/CM on the project meets the requirements for	or
alternative contracting procedures:	

Camas-Washougal Fire Department 41 New Headquarters Project

- 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
  - 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.

#### **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

Project Name:

Requesting Alternative Subcontractor Selection?

Subcontractor/Subcontract Package(s):

- 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

#### Reason for Determination Observations/Concerns:

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Signature

X	
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X	
X X X	
Χ	
Χ	
Χ	
X	
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Χ	
Х	
X X X X X	
Х	
Χ	

Fail

**Pass** 

X

X

X

X

Fail

**Pass** 

Approve ASSP (y/n)

Criteria extracted	from	<b>RCW 39</b>	10 340	

Applicant meets all requirements.

#### Project Review Committee (PRC) GC/CM Project Evaluation Sheet Approved 7/25/2025 Date: Denied Brian Jewett PRC Member: Public Agency: City of Camas Camas-Washougal Fire Department 41 New Headquarters Project Project Name: No x Requesting Alternative Subcontractor Selection? Yes Approve ASSP (y/n) Subcontractor/Subcontract Package(s): **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail alternative contracting procedures: Provides substantial fiscal benefit or traditional delivery method is not practical. X Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for X 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 X 2. The project involves construction at an occupied facility which must continue to operate during Χ construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or X 4. The project encompasses a complex or technical work environment; or Χ The project requires specialized work on a building that has historic significance; or 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 X 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) X 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 Continuity of project management team with project type & scope experience

#### **Alternative Subcontractor Selection Process**

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

Necessary and appropriate construction budget

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

#### Reason for Determination Observations/Concerns:

Pass	Fail

X

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					<b>)</b> Bianlevett		
					Biankvett		
Clear need fo	or GCCM, strong	Design / Pro	oject Manag	gement tear	m Sgreddy S1-21-8998064-2770	846903365278390/3:d965 <del>7(ac.</del> 44	790220158175
-							
				5			
Signature							

Date	e:	July 25, 2025			Approved		Χ
PRO	C Member:	Karl Kolb			Denied		
Pub	lic Agency:	City of Camas-Washougal					
Pro	ect Name:	FD 41 New Headquarters					
	Manufacture decomposition and a second secon	Subcontractor Selection?	Yes	No X			
	contractor/Subcont				Approve ASS	SP (y/n)	
			t Evaluation Crit				
Det	termine that the	Agency's proposed use of GC/Ging procedures:	CM on the project meets	the requirements fo	or	Pass	Fail
A. B.	Provides substar	ntial fiscal benefit or traditional delivualifying criteria under RCW 39.10.0 jects where at least one of the follo	340. Public bodies may utili	ize the GC/CM proced	ure for	Х	
	1. Implementa	tion of the project involves complex	c scheduling, phasing, or co	oordination, or		X	
	The project construction	involves construction at an occupie	ed facility which must contin	nue to operate during		X	
	3. The involve	ment of the GC/CM during the desi	gn stage is critical to the su	iccess of the project; o	or	Х	
	4. The project	encompasses a complex or technic	cal work environment; or			X	
	5. The project	requires specialized work on a buil	ding that has historic signif	icance; or	-!4	X	
	However, no	is, and the public body elects to property or provision of this chapter pertaining expressly elects to procure the pro-	g to a heavy civil construct	ion project applies unle	oject. ess the	Х	
C.	Public Body has	necessary experience or team: (m	just meet all 6 to pass; 1 f	fail fails all)		Х	
0.		very knowledge and experience				X	
	2. Sufficient co	ontract administration personnel with				X	
	3. Written mar	nagement plan with clear & logical l	ines of authority			X	
	4. Necessary	& appropriate funding and time to o	arry out the project			X	
		of project management team with p		nce		${X}$	
П		and appropriate construction budge resolved any audit findings relative				X	
De	etermine that the Foject meets the re	Subcontractor Selecti Public Agency's proposed use of al quirements for alternative subcontr	ternative subcontractor sele	ection by the GC/CM c neet all 6 to pass; 1 fai	on the il fails all)	Pass	Fail
E.		li di la	versus levelid calcution				
		alternative subcontractor selection determining if alternative subcontr		st interest of the public			
_		gagement/Knowledge	actor selection is in the bes	of interest of the public			
F.		n in the alternative subcontractor s	election process				
		of the GC/CM during the alternative		ocess			
		of Public Body responsibilities					
	d. Knowledge	of audit requirements					
Re	eason for Dete	ermination Observations/C	oncerns:				
Cle	early meets the	RCW criteria.	The state of the s				
	Kala	Kolo					

Criteria extracted from RCW 39.10.340

Signature

3C	CM Project E	valuation Sneet					
Date	e:	July 2025			Approved		Χ
PRO	Member:	Jeannie Natta			Denied		
Pub	lic Agency:	City of Camus					
Proj	ect Name:	New Headquarters and Station 41					
Req	uesting Alternative S	Subcontractor Selection?	Yes	No X			
Sub	contractor/Subcontra	act Package(s):			Approve ASS	SP (y/n)	
		Projec	t Evaluation Cri	toria			
			actor/Construct				
Det	ermine that the	Agency's proposed use of GC/0			r	_	
	rnative contracti		, , , , , , , , , , , , , , , , , , ,			Pass	Fail
Α.	Provides substan	tial fiscal benefit or traditional deliv	ery method is not practica	ıl.		Х	
В.	Project meets qua	alifying criteria under RCW 39.10.3 ects where at least one of the follow	340. Public bodies may uti	lize the GC/CM proced	ure for	Х	
	1. Implementat	ion of the project involves complex	scheduling, phasing, or o	oordination, or		X	
		nvolves construction at an occupie	d facility which must conti	nue to operate during		X	
	construction; 3. The involven	nent of the GC/CM during the design	on stage is critical to the s	uccess of the project; o	ır	X	
		encompasses a complex or technic				Х	
	5. The project r	requires specialized work on a build	ding that has historic signi	ficance; or		X	
	6. The project i	s, and the public body elects to pro	ocure the project as, a hea	vy civil construction pro	oject.	, v	
	However, no	provision of this chapter pertaining	g to a heavy civil construc	tion project applies unle	ess the	X	
<u></u>	public body	expressly elects to procure the pronecessary experience or team: ( <i>m</i>	ect as a neavy civil const	fail fails all)		X	
C.		ery knowledge and experience	ust meet all v to pass, T	ran rans any		X	
		ntract administration personnel wit	h construction experience			X	
		agement plan with clear & logical li				X	
		appropriate funding and time to c				X	
	5. Continuity of	f project management team with pr	oject type & scope experi	ence		X	
		and appropriate construction budge				X	
D.	Public Body has	resolved any audit findings relative	to previous projects.			X	
Al	ternative S	ubcontractor Selection	on Process				
De	termine that the P	ublic Agency's proposed use of alt	ernative subcontractor se	ection by the GC/CM o	n the	Pass	Fail
pro	ject meets the rec	quirements for alternative subcontr	acting procedures: (must	meet all 6 to pass; 1 fail	l fails all)	1 433	ı alı
E.							
		alternative subcontractor selection		-1 :-11 -f the mublic			
_		determining if alternative subcontra	actor selection is in the be	st interest of the public			
F.		gagement/Knowledge	loction process				
		n in the alternative subcontractor set f the GC/CM during the alternative		22900			
		of Public Body responsibilities	Substitution Scientiff p				
		of audit requirements				-	
D۸		rmination Observations/Co	ncerns:				
116	ason for Dele	ininiation Observations/Ot					

Strong application and presentation that clearly identified the reasons for GCCM. They also demonstrated experience and knowledge of the process.

Jeannie Natta	Froject Delivery Group*, GN=Joannie Natta Date: 2025.07.25 09:29:13-07'00'	
Icannia Natta	Digitally signed by Jeannie Natta DN: C=US, E=jnatta@uw.edu, O=UW Facilities, OU=*	

	ject Review Com C/CM Project Ev	mittee (PRC) valuation Sheet					
Dat	re:	7/25/25			Approved		Χ
PR	C Member:	Heather Munden			Denied		
Pul	olic Agency:	City of Camas					
Pro	ject Name:	Camas-Washougal Fire Dept N	New HQ & Station 41				
		ubcontractor Selection?	Yes	No X			
Sub	ocontractor/Subcontra	ct Package(s): N/A	-		Approve ASS	P (y/n)	N/A
			ect Evaluation Crit htractor/Constructi				
	termine that the A		C/CM on the project meets	the requirements f	or	Pass	Fail
A.	Provides substant	ial fiscal benefit or traditional o	delivery method is not practical			X	
B.	public works proje	cts where at least one of the f	10.340. Public bodies may utili ollowing is met: <i>(Pass if meet</i> s	s 1 of 6)	dure for	Х	
	1. Implementati	on of the project involves comp	olex scheduling, phasing, or co	ordination, or		Х	
			upied facility which must contin	lue to operate during		Х	-4
	construction; 3. The involvem		lesign stage is critical to the su	ccess of the project;	or	Х	
	4. The project e	ncompasses a complex or tec	hnical work environment; or			Χ	
	5. The project re	equires specialized work on a	building that has historic signif	icance; or			X
	However, no	provision of this chapter perta	procure the project as, a heavining to a heavy civil construction project as a heavy civil construction.	ion project applies un	roject. less the		х
C.	Public Body has r	necessary experience or team:	(must meet all 6 to pass; 1 f	ail fails all)		X	
	1. Project delive	ery knowledge and experience				X	
		tract administration personnel				X	
		gement plan with clear & logic appropriate funding and time				X	
	<ol> <li>Necessary &amp;</li> <li>Continuity of</li> </ol>	project management team wit	h project type & scope experie	nce		X	
		nd appropriate construction bu				Х	
D.		esolved any audit findings rela				X	
De	etermine that the Pu	ubcontractor Selectiblic Agency's proposed use of uirements for alternative subcontractive subco	ction Process f alternative subcontractor selector procedures: (must n	ection by the GC/CM neet all 6 to pass; 1 fa	on the ail fails all)	Pass	Fail
E.	Public Benefit						
		Iternative subcontractor select					
_			ontractor selection is in the bes	st interest of the publi	С		
F.		agement/Knowledge in the alternative subcontracto	or selection process				
			tive subcontractor selection pro	ocess			
		of Public Body responsibilities					
	d. Knowledge	of audit requirements					
Re	eason for Deter	mination Observations	/Concerns:				
<u>G</u>	ood application, go	ood presentation, and great	responses to questions.				
	eather Munde gnature	n					