

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

Date: September 25, 2025
PRC Member: Tamara Hartner | GC
Public Agency: CITY OF BELLEVUE
Project Name: Grand Connection: I-405 Crossing - Downtown East Rail Project
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): _____

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

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

Reason for Determination Observations/Concerns:

Tamara Hartner
Digitally signed by Tamara Hartner
DN: C=US,
E=tamara.hartner@mortenson.com,
O=Mortenson, CN=Tamara Hartner
Date: 2025.09.26 16:18:24-07'00'
Signature

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

Date: September 25, 2025
 PRC Member: Karl Kolb
 Public Agency: City of Bellevue
 Project Name: Grand Connection – I-405 Crossing
 Requesting Alternative Subcontractor Selection? Yes _____ No **X**
 Subcontractor/Subcontract Package(s): _____

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

**Project Evaluation Criteria
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- D. Public Body has resolved any audit findings relative to previous projects.

Pass	Fail
X	
X	
X	
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	X
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X	

Alternative Subcontractor Selection Process

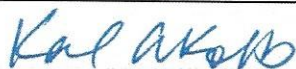
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 - d. Knowledge of audit requirements

Pass	Fail

Reason for Determination Observations/Concerns:

Excellent GCCM project, highly qualified team, meets or exceeds all RCW 3910 criteria.


 Signature

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

Date: Sep 25, 2025
 PRC Member: Tina Rogstad
 Public Agency: City of Bellevue
 Project Name: Grand Connection
 Requesting Alternative Subcontractor Selection? Yes ☐ No ☒
 Subcontractor/Subcontract Package(s): _____

Approved ☒
 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

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Reason for Determination Observations/Concerns:

heavy civil

Tina Rogstad
 Signature

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

Date: 09.25.25
PRC Member: Yuki Seda-Kane
Public Agency: City of Bellevue
Project Name: Bellevue Grand Connection: I-405 Crossing – Downtown to Eastrail
Requesting Alternative Subcontractor Selection? Yes _____ No X
Subcontractor/Subcontract Package(s): no _____

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

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General Contractor/Construction Manager**

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Pass Fail

X	
x	
x	
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Pass Fail

Reason for Determination Observations/Concerns:

The Bellevue Grand Connection: I-405 Crossing project clearly warrants GC/CM delivery due to its complex phasing over an active interstate, coordination with WSDOT and private development, and need for continuous access to major transit and civic facilities. Early GC/CM involvement will provide critical constructability, cost certainty, and risk management in a highly constrained urban environment. I appreciate the City's proactive SBE/DBE outreach plan, which demonstrates a genuine commitment to inclusive contracting and equitable participation during construction.

Yuki Seda-Kane

Signature

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

Date:

9-25-25

PRC Member:

KEVIN THOMAS

Public Agency:

CITY OF BELLEVUE

Project Name:

GRAND CONNECTION I-405 CROSSING

Requesting Alternative Subcontractor Selection?

Yes

No

X

Subcontractor/Subcontract Package(s):

Approved

Denied

X

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

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X	
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Pass Fail

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N/A	

Reason for Determination Observations/Concerns:

LIMITED SCOPE OF WORK FITS HEAVY CIVIL, COMPLEX PHASING REQUIRES GC/CM

Signature

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

Date: 9/25/2025
 PRC Member: Lance Thomas
 Public Agency: City of Bellevue
 Project Name: Grand Connection I-405 Crossing-Downtown East Rail Project
 Requesting Alternative Subcontractor Selection? Yes No x
 Subcontractor/Subcontract Package(s): NA

Approved X
 Denied
 Approve ASSP (y/n)

**Project Evaluation Criteria
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Pass Fail

x	
x	
x	
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Pass Fail

Reason for Determination Observations/Concerns:

Early involvement of a contractor is necessary on a project like this.



Signature