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

PRC Member: Eza Agoes Denied Public Agency: City of Bellevue Project Name: Bellevue Grand Connection Requesting Alternative Subcontractor Selection? Yes No X Subcontractor/Subcontract Package(s): N/A 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	/A
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The state of the project of the project of	
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	8
Sufficient contract administration personnel with construction experience X	
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 	
 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 N/A	
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 Fai	il
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: One of the key factors for successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be having a clear framework for annual and a successful collaboration will be a succe	
One of the key factors for successful collaboration will be having a clear framework for engagement among the design	
team, GCCM contractor, WSDOT, Sound Transit, City, private entities, etc.	
Eza Agoes Date: 2025.09.25	

Project Review Committee (PRC)

GC/CM Project Evaluation Sheet

Date:	September 25, 2025				Approved	Χ
PRC Member:	Tamara Hartner GC				Denied	
Public Agency:	CITY OF BELLEVUE				5000 188000186001000	-
Project Name:	Grand Connection: I-405 Crossing - D	owntown East Rail Proje	ct		_	
Requesting Alternative S	Subcontractor Selection?	Yes	No	Χ		
Subcontractor/Subcontra	act Package(s):				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.

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

Reason for Determination Observations/Concerns:

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

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

	1000					
D	ate:	September 25, 2025		Approved		Χ
Р	RC Member:	Karl Kolb		Denied		V
P	ublic Agency:	City of Bellevue				
P	roject Name:	Grand Connection – I-405 Crossing				
R	equesting Alternative S	Subcontractor Selection?	Yes No X			
Sı	ubcontractor/Subcontra	act Package(s):		Approve ASS	P (v/n)	
		Dustrate I	4. 0.4		.,	
			uation Criteria Construction Manager			
П	otormino that the		The second secon	-		
al	ternative contracti			or .	Pass	Fail
A.		ial fiscal benefit or traditional delivery metho			Χ	
В.	public works proje	lifying criteria under RCW 39.10.340. Publicts where at least one of the following is me	et: (Pass if meets 1 of 6)	dure for	Χ	
		on of the project involves complex schedulir			Χ	
	construction;				Х	
	3. The involvem	ent of the GC/CM during the design stage is	s critical to the success of the project;	or	Χ	
	 The project e The project re 	ncompasses a complex or technical work en	nvironment; or	-	Χ	
	6. The project is	quires specialized work on a building that h , and the public body elects to procure the p	ras nistoric significance; or project as a beavy civil construction n	roject	1	Х
	However, no	provision of this chapter pertaining to a hear pressly elects to procure the project as a h	vy civil construction project applies unl	less the	Х	
C.	Public Body has n	ecessary experience or team: (must meet	all 6 to pass; 1 fail fails all)	ŀ	Χ	
		ry knowledge and experience			Х	
		tract administration personnel with construct		-	X	
		gement plan with clear & logical lines of aut appropriate funding and time to carry out the		-	X	-
		project management team with project type		-	X	
		d appropriate construction budget	a despe experience	F	X	
D.	Public Body has re	esolved any audit findings relative to previou	us projects.		Χ	
Α	Iternative Su	bcontractor Selection Pro	cess			
		olic Agency's proposed use of alternative su		on the	200	E2 1991
pr	oject meets the requ	irements for alternative subcontracting proc	edures: (must meet all 6 to pass; 1 fai	il fails all)	Pass	Fail
E.	Public Benefit					
		ernative subcontractor selection versus low				
F.		etermining if alternative subcontractor selec gement/Knowledge	tion is in the best interest of the public			
		n the alternative subcontractor selection pro	ocess			
	b. Oversight of t	ne GC/CM during the alternative subcontract	ctor selection process	-		
	c. Knowledge of	Public Body responsibilities				
	d. Knowledge of	audit requirements				
Re	eason for Deterr	nination Observations/Concerns:				
	Excellent GC	CM project, highly qualified team, meet	s or exceeds all RCW 3910 criteria	а		
	Val	akolb				
Sia	nature					
Sig	nature					

Revised 7/27/2023

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: 915 75	Approved		V
PRC Member:	Denied		1
Public Agency: Cid of Relevine	Denied		
Project Name: Capua Convection X-ins	1		
Requesting Alternative Subcontractor Selection? Yes No			
Subcontractor/Subcontract Package(s):	Approve AS	SP (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.		X	
B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedu	re for	1	
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		X	
construction; or	*	1	
The involvement of the GC/CM during the design stage is critical to the success of the project; orThe project encompasses a complex or technical work environment; or		X	
5. The project requires specialized work on a building that has historic significance; or		-X-	
6. The project is, and the public body elects to procure the project as, a heavy civil construction project	ect.		
However, no provision of this chapter pertaining to a heavy civil construction project applies unless	ss 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)		-7	
Project delivery knowledge and experience		7	
Sufficient contract administration personnel with construction experience			
 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			
Necessary and appropriate construction budget			
 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	Pass	Fail
project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail file. Public Benefit	ails all) 1	1 433	1 QII
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 processb. 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:			
All compens upie addressed in the Dresantal	im -		
Things were chrined & traux is well take	shine	d	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
CIMICAN MOVE ENVER	K	With the Control of t	***************************************
Signature Signature	*		

Project Review Committee (PRC) GC/CM Project Evaluation Sheet			
Date: \$ 25-2025	Approved		
PRC Member	Denied		
Public Agency: City of Bellevia			
Project Name:			
Requesting Alternative Subcontractor Selection? Yes No			
Subcontractor/Subcontract Package(s):	Approve ASS	P (y/n)	
Proposition of the contract of			
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. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure public works projects where at least one of the following is met: (Pass if meets 1 of 6) 	e for		
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3. The involvement of the GC/CM during the design stage is critical to the success of the project; or		V	
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	ont		
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C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)			
Project delivery knowledge and experience		~	
Sufficient contract administration personnel with construction experience		-	
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 experience6. Necessary and appropriate construction budget		1	
6. Necessary and appropriate construction budgetD. 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 to project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails.) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection	he ails all)	Pass	Fail
b. Process for determining if alternative subcontractor selection is in the best interest of the public	r		
F. Public Body Engagement/Knowledge			
a. Participation in the alternative subcontractor selection process			
 Oversight of the GC/CM during the alternative subcontractor selection process 		轩	
c. Knowledge of Public Body responsibilities	-	45	
d. Knowledge of audit requirements	L		
Reason for Determination Observations/Concerns:			

Signature Staw Post			

Project Review Cor GC/CM Project E	mmittee (PRC) Evaluation Sheet		
Date:	09.25.25	Approved	Х
PRC Member:	Yuki Seda-Kane	Denied	-
Public Agency:	City of Bellevue		-
Project Name:	Bellevue Grand Connection: I-405 Crossing – Downtown to Eastrail		
Requesting Alternative	Subcontractor Selection? Yes No X		
Subcontractor/Subcontractor	ract Package(s): no	Approve ASSP ()	//n)
	Project Evaluation Criteria General Contractor/Construction Manager		
Determine that the alternative contract	Agency's proposed use of GC/CM on the project meets the requirements for	Pa	ass Fai
	ntial fiscal benefit or traditional delivery method is not practical.		X
public works proj	palifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedule jects where at least one of the following is met: (Pass if meets 1 of 6)	re for	x
	tion of the project involves complex scheduling, phasing, or coordination, or		Х
The project i construction	involves construction at an occupied facility which must continue to operate during		х
	ment of the GC/CM during the design stage is critical to the success of the project; or		х
	encompasses a complex or technical work environment; or		х
	requires specialized work on a building that has historic significance; or is, and the public body elects to procure the project as, a heavy civil construction proje	oot	X
However, no	o provision of this chapter pertaining to a heavy civil construction project applies unles expressly elects to procure the project as a heavy civil construction project.		x
	necessary experience or team: (must meet all 6 to pass; 1 fail fails all))	(
	ery knowledge and experience		Х
Sufficient co Written man	ntract administration personnel with construction experience agement plan with clear & logical lines of authority		X
	k appropriate funding and time to carry out the project		X
	f project management team with project type & scope experience		Х
	and appropriate construction budget		Х
	resolved any audit findings relative to previous projects.		
Determine that the Project meets the req	ubcontractor Selection Process ublic Agency's proposed use of alternative subcontractor selection by the GC/CM on quirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fa	the Pas	ss Fail
E. Public Benefit	Manus Constant and the second		
	alternative subcontractor selection versus low bid selection determining if alternative subcontractor selection is in the best interest of the public		
	ragement/Knowledge		
	in the alternative subcontractor selection process		
	the GC/CM during the alternative subcontractor selection process		
-	of Public Body responsibilities of audit requirements		
The Bellevue Grand an active interstate, and civic facilities. E highly constrained u	rmination Observations/Concerns: I Connection: I-405 Crossing project clearly warrants GC/CM delivery due to coordination with WSDOT and private development, and need for continuous Early GC/CM involvement will provide critical constructability, cost certainty, a urban environment. I appreciate the City's proactive SBE/DBE outreach plan, at to inclusive contracting and equitable participation during construction.	s access to majo	or transit ment in a

Revised 7/27/2023

Signature

	GC/CM Project Evaluation Sheet			
	Date: 9-25-25	Approved		1/
	PRC Member: WELLIN THOMAS	Approved Denied		X
	Public Agency: CATY OF RELIEIUE	Denieu		
	Project Name: GRAND CONNECTION 1-405 CROSSING			
	Requesting Alternative Subcontractor Selection? Yes No			
	Subcontractor/Subcontract Package(s):	Approve AS	SSP (v/n)	
	Project Evaluation Criteria		G. 7	
	General Contractor/Construction Manager			
	Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures:	r	Pass	Fail
	 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 procedu 		X	
	public works projects where at least one of the following is met: (Pass if meets 1 of 6)	ire ior		
	 Implementation of the project involves complex scheduling, phasing, or coordination, or The project involves construction at an occupied facility which must continue to operate during 		X	
	construction; or		X	
	 The involvement of the GC/CM during the design stage is critical to the success of the project; or The project encompasses a complex or technical work environment; or 		X	
	5. The project requires specialized work on a building that has historic significance; or		X	V
	The project is, and the public body elects to procure the project as, a heavy civil construction project.	ect.		Α
	nowever, no provision of this chapter pertaining to a heavy civil construction project applies unles	ss 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)			
	Project delivery knowledge and experience		X	
	Sufficient contract administration personnel with construction experience		X	
	Written management plan with clear & logical lines of authority Necessary & appropriate funding and time to carry out the project.		X	***************************************
	 Necessary & appropriate funding and time to carry out the project Continuity of project management team with project type & scope experience 		X	
	Necessary and appropriate construction budget		X X	
	Public Body has resolved any audit findings relative to previous projects.		TX	
1	Alternative Subcontractor Selection Process			
	Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the	the		
	project meets the requirements for alternative subcontracting procedures: (<i>must meet all 6 to pass; 1 fail fa</i>	ails all)	Pass	Fail
i	Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection.		T	
	 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	F. Public Body Engagement/Knowledge		111/1/	1
	a. Participation in the alternative subcontractor selection process	- Inches	110/4	1.
	b. Oversight of the GC/CM during the alternative subcontractor selection process			-
	Knowledge of Public Body responsibilities Knowledge of audit requirements			
Ъ		L		
K	leason for Determination Observations/Concerns:			
	LIMITED SCOPES OF WORK FITS HEAVY CIVIL, CO	MPLEX		
-	PHASING REQUIRES GC/CM			
40	16 Met Marshare			
Si	gnature			

Project Review Committee (PRC)

GC/CM Projec	t Evaluation Sheet			
Date:	9/25/2025	Approved		X
PRC Member:	Lance Thomas	Denied		20 11 1
Public Agency:	City of Bellevue			
Project Name:	Grand Connection I-405 Crossing-Downtown East Rail Project			
Requesting Alternati	ve Subcontractor Selection? Yes No x			
Subcontractor/Subco	ontract Package(s): NA	Approve ASS	SP (y/n)	
	Duningst Freehandings Outland		O,	
	Project Evaluation Criteria General Contractor/Construction Manager			
D. (
Determine that the alternative contra	ne Agency's proposed use of GC/CM on the project meets the requirements for acting procedures:		Pass	Fail
	tantial fiscal benefit or traditional delivery method is not practical.		Х	
public works p	qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedul projects where at least one of the following is met: (Pass if meets 1 of 6)	e for	х	4
	station of the project involves complex scheduling, phasing, or coordination, or		Х	
constructi				
	vement of the GC/CM during the design stage is critical to the success of the project; or		, X	
	ct encompasses a complex or technical work environment; or		X	27
	ct requires specialized work on a building that has historic significance; or ct is, and the public body elects to procure the project as, a heavy civil construction proje	oct		* *
However,	no provision of this chapter pertaining to a heavy civil construction project applies unles by expressly elects to procure the project as a heavy civil construction project.		х	
	as necessary experience or team: (must meet all 6 to pass; 1 fail fails all)		х	
	elivery knowledge and experience		X	
	contract administration personnel with construction experience		X	
	anagement plan with clear & logical lines of authority		X	
	y & appropriate funding and time to carry out the project		Х	
	of project management team with project type & scope experience		Х	
	y and appropriate construction budget		Х	
D. Public Body na	as resolved any audit findings relative to previous projects.		Х	
Determine that the project meets the	Subcontractor Selection Process Public Agency's proposed use of alternative subcontractor selection by the GC/CM on trequirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails)	he ails all)	Pass	Fail
E. Public Benefit				
	of alternative subcontractor selection versus low bid selection			
	or determining if alternative subcontractor selection is in the best interest of the public ingagement/Knowledge			
	ingagement/thowledge ion in the alternative subcontractor selection process			
	of the GC/CM during the alternative subcontractor selection process			<u> </u>
	e of Public Body responsibilities			-
	e of audit requirements			
	ermination Observations/Concerns:			
Early invo	olvement of a contractor is necessary on a project like this.			

Revised 7/27/2023

Signature