

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: 01/25/24  
 Public Agency: Eastmont School District  
 Project Name: Cascade, Kenroy, and Lee Elementary Schools Mod and Expansions  
 PRC Member: Timothy Buckley, Private Sector Representative

Approved X  
 Denied \_\_\_\_\_

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	X	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or		X
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	X	
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

**Overall Evaluation by Committee/Panel Member**

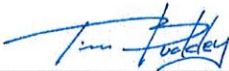
Reason for Determination:

Even though the activities are not highly specialized (per B1), DB innovation can be leveraged efficiently and a fiscal benefit to the public by bundling all three ES projects together, managing logistics, and staging sub-contractors.

Observations/Concerns:

C4. No funding yet, but confirmed in Q&A they are not intending to proceed with the DB process until this (or a future)

Bond Passes

  
 \_\_\_\_\_  
 Signature

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: 1/25/24  
 Public Agency: Eastmont School District  
 Project Name: Cascade, Kenroy & Lee Elementary Schools Modernization/Expansions  
 PRC Member: Gina M. Hortillosa

Approved X  
 Denied \_\_\_\_\_

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>		
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or	X	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>		
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	


**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

\_\_\_\_\_  
 \_\_\_\_\_

Observations/Concerns:

\_\_\_\_\_  
 \_\_\_\_\_

  
 Signature

Project Review Committee (PRC)  
 Application Evaluation Sheet  
 Public Agency Design-Build Project

Date: 1/25/24  
 Public Agency: EMERYMONT SCHOOL DISTRICT  
 Project Name: CASCADE, KENROY + LEE ELEM. SCHOOL BUNDLE  
 PRC Member: DAVE JOHNSON

Approved   
 Denied

**Project Evaluation Criteria  
 Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300.  
 Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: *(Pass if meets 1 of 3)*
  1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or
  2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or
  3. Significant savings in project delivery time would be realized.
- 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. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.
- E. Public Body has resolved any audit findings relative to previous projects.

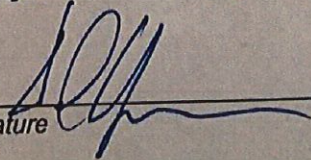
	Pass	Fail
A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	<input type="checkbox"/>	<input type="checkbox"/>
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	<input type="checkbox"/>	<input type="checkbox"/>
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Committee/Panel Member  
 Reason for Determination:

DISTRICT HAS BROUGHT ON TEAM THAT HAS APPROPRIATE EXPERIENCE  
COMBINING 3 SCHOOLS HAS OPPORTUNITY TO OPTIMIZE DELIVERY.

Observations/Concerns:

BOND NEEDS TO BE PASSED BUT RFP WON'T BE ISSUED UNTIL  
IT IS. CONCERN ABOUT DECISION MAKING PROCESS FOR 3 SCHOOLS

Signature 

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: January 25, 2024  
 Public Agency: Eastmont SD  
 Project Name: Cascade, Kenroy, & Lee ES mod & expansion  
 PRC Member: Traci Rogstad

Approved X  
 Denied \_\_\_\_\_

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>		
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or	X	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>		
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

Great use of PDB for the three ES renovation and expansion. Good team with OAC and supported well by the school district leadership. Best of luck with the voite!

Observations/Concerns:

*Traci Rogstad* 1/25/24

Signature

Revised 7/27/2023

Criteria extracted from RCW 39.10.300

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: 1/25/2024  
 Public Agency: EASTMONT SCHOOL DISTRICT.  
 Project Name: SCHOOL BUNDLE  
 PRC Member: MIKE D SHINN

Approved X  
 Denied \_\_\_\_\_

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	X	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or	X	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>		
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

**Overall Evaluation by Committee/Panel Member**  
 Reason for Determination:

MEETS RCW & SCHOOL NEEDS TO GET BUILT. FAST.

Observations/Concerns:

NO CONCERNS

Mike D Shinn  
 Signature

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

Date: 25 JAN 2024 - DAY 1 - @ 1:30 PM  
 PRC Member: YOUNG SANG SON  
 Public Agency: WEST VALLEY SCHOOL DISTRICT  
 Project Name: CENTENNIAL WOODS SCHOOL  
 Requesting Alternative Subcontractor Selection? Yes \_\_\_\_\_ No   
 Subcontractor/Subcontract Package(s): \_\_\_\_\_

Approved X  
 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:

- 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 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
X	
X	
X	
X	

**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	
X	

**Reason for Determination Observations/Concerns:**

\_\_\_\_\_  
 Signature

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: JANUARY 25, 2024 Approved X  
 Public Agency: EASTMONT SCHOOL DISTRICT Denied \_\_\_\_\_  
 Project Name: CASCADE, KENROY & LEE ELEMENTARY  
 PRC Member: KEVIN THOMAS

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	X	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or		X
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	X	
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

ALREADY AT CAPACITY W/ PORTABLES OTHER MEGA PROJECTS  
REQUIRING WORK FORCE

Observations/Concerns:

HISTORY OF BOND MEASURES IN DISTRICT

Kevin Thomas  
 Signature

Project Review Committee (PRC)  
**Application Evaluation Sheet**  
**Public Agency Design-Build Project**

Date: 1/25/24  
 Public Agency: Eastmond School District  
 Project Name: Cascade Kenroy & Lee Elementary Schools Bundle Modernization and Expansion Project  
 PRC Member: Taine Wilton

Approved X  
 Denied \_\_\_\_\_

**Project Evaluation Criteria**  
**Design-Build**

Determine that the Agency's proposed use of Design-Build 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 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	X	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or	X	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	X	
3. Significant savings in project delivery time would be realized.	X	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	X	
1. Project delivery knowledge and experience;	X	
2. 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;	X	
5. Continuity of project management team with project type & scope experience;	X	
6. Necessary and appropriate construction budget.	X	
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

PDB team to assist with Schedule project overlap, and control of overall budgets so that there is equity across all three schools, additions and modernizations to eliminate portables.

Observations/Concerns:

185M 51.2 prior bond this one lower 117M bond amount for hopefully passing the bond. Fiscal benefit for community

Wilton, Taine E. (ESC)   
Digitally signed by Wilton, Taine E. (ESC)  
 DN: CN="Wilton, Taine E. (ESC)",  
 O=Edmonds School District  
 Date: 2024.01.25 15:37:29-08'00'

Signature