

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

Date: 1-26-24
 Public Agency: SPOKANE PFD
 Project Name: ARENA REFRESH
 PRC Member: JIM DUGAN

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:

	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Significant savings in project delivery time would be realized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Sufficient contract administration personnel with construction experience;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Written management plan with clear & logical lines of authority;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Necessary & appropriate funding and time to carry out the project;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Continuity of project management team with project type & scope experience;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Necessary and appropriate construction budget.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. For Design-Build projects, construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Public Body has resolved any audit findings relative to previous projects.	<input type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Committee/Panel Member
 Reason for Determination:

↓

Observations/Concerns:
ALMOST DENIED. TIME / SCHEDULE ISSUES.
UNDERWHELMINGLY MORE EFFORT, DID SATISFY
STATUTE, DOES SATISFY EXPERIENCE, DOES HAVE
CAPACITY,

Signature J. Dugan

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

Date: January 26, 2023
 Public Agency: Spokane Public Facility District
 Project Name: Arena Refresh Project
 PRC Member: Cory Hamilton

Approved _____
 Denied X

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		
3. Significant savings in project delivery time would be realized.		
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:

Project does not have appropriate schedule. The owner's team stated multiple times during their presentation that the proposed schedule was not flexible. However, the proposed schedule does not allow appropriate time for the RFP process. The only contractors that would be able to respond to the RFP would be contractors selected by the owner's team due to an inappropriate schedule.

Observations/Concerns:



 Signature

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

Date: 1/26/2024
 Public Agency: Spokane PFD
 Project Name: Arena Refresh
 PRC Member: Jeff Jurgensen

Approved _____
 Denied X

Project Evaluation Criteria
Design-Build

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- 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.	X	
B.		
1.		X
2.	X	
3.		X
C.		
1.	X	
2.	X	
3.		X
4.		X
5.	X	
6.		X
D.	X	
E.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

There was an unreaasable Schedule with 5 days to respond to SOQ which leaves zero time for Outreach.

Observations/Concerns:

Did not evaluate a schedule & appeared as if it was not planned out and appeared to be set for a team. Outreach was an afterthought


 Signature

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

Date: January 26, 2024
 Public Agency: Spokane Public Facility District
 Project Name: Arena Refresh
 PRC Member: Art McCluskey

Approved X
 Denied _____

Project Evaluation Criteria
Design-Build

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	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:

Project meets all RCW requirements necessary for approval

Observations/Concerns:

Tight budget and schedule (potential bias toward contractors)

Art McCluskey
 Signature

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

Date: January 26, 2024
 Public Agency: Spokane Public Facility District
 Project Name: Arena Refresh Project
 PRC Member: Ron Paananen

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:

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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:

This is a small project with tight overall schedule that will benefit from delivery by Progressive DB.

Observations/Concerns:

The advertisement schedule is extremely short – one week between release of the RFQ and SOQ due. Although the PFD has done some informal outreach to contractors, there was no formal effort to inform the industry about this upcoming opportunity. This may eliminate some contractors that would otherwise pursue this work and limit the ability of small firms to participate.



 Signature

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

Date: 9AM - January 26, 2024
 Public Agency: Spokane Public Facility District
 Project Name: Arena Refresh Project
 PRC Member: Catrina M. Patton

Approved _____
 Denied X

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.
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 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.	X	
B.		
1.	X	
2.	X	
3.	X	
C.		
1.		X
2.		X
3.		X
4.		X
5.		X
6.		X
D.	X	
E.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Unrealistic schedule, 5 days does not give the industry time to react to produce a responsible proposal.

Observations/Concerns:

No design opportunity for inclusion. Learning on resources APX 30 MINUTE - No outreach events for further inclusion opportunities.

Catrina M. Patton
 Signature

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

Date: January 25, 2024 Approved

Public Agency: SPOKANE PUBLIC FACILITY DISTRICT Denied X

Project Name: Arena Refresh Project

PRC Member: Vicky Schiantarelli

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:

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A. Provides substantial fiscal benefit or traditional delivery method is not practical.		X
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E. Public Body has resolved any audit findings relative to previous projects.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Failed to demonstrate why this project needs to be a progressive design build. Project not highly specialized. Speaks to fast tracking the selection process but missing all the entities required to put the solicitation together. Schedule does not support the ability to be inclusive.

Observations/Concerns:

The RFQ/RFP process is being fast-tracked without the PFD procuring legal services from an attorney firm experienced in alternative project delivery to assist in developing the DB contract terms and conditions.

Vicky Schiantarelli
 Signature

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

Date: JANUARY 26 2024
 Public Agency: SPOKANE PUBLIC FACILITY DISTRICT
 Project Name: ARENA REFRESH PROJECT
 PRC Member: LANCE THOMAS

Approved
 Denied

Project Evaluation Criteria
Design-Build

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Overall Evaluation by Committee/Panel Member
 Reason for Determination:

Observations/Concerns:

WHILE I FEEL IT MEETS THE RCW, THE OPTICS OF LIMITED
ABILITY TO COMPETE CAUSES PAUSE. A WIDER NOTIFICATION IS RECOMMENDED



 Signature