

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

Date: May 23, 2024  
 Public Agency: City of Ellensburg  
 Project Name: Ellensburg Fieldhouse  
 PRC Member: Becky Barenhart

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.	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	NA	
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	

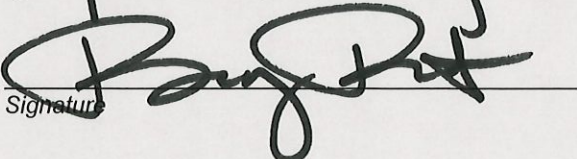
**Overall Evaluation by Committee/Panel Member**  
 Reason for Determination:

\_\_\_\_\_

\_\_\_\_\_

Observations/Concerns:

Please clarify (consider) Owner availability to provide timely Responses during the DB process)

  
 Signature

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

Date: 5/23/24  
 Public Agency: CITY OF ELLENSBURG  
 Project Name: ELLENSBURG FIELDHOUSE PROJECT  
 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:

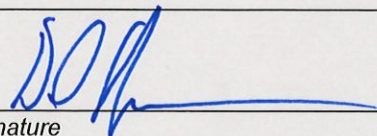
	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.		
B. Project meets qualifying criteria under RCW 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass 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	✓	
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>		
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.	✓	

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

PROJECT MEETS CRITERIA AND IS GOOD FIT FOR PDB. TEAM HAS NECESSARY EXPERIENCE.

Observations/Concerns:

TIMING OF FUNDING TO ALLOW FULL BUILDOUT.

  
 Signature

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

Date: May 23, 2024  
 Public Agency: City of Ellensburg  
 Project Name: Ellensburg Fieldhouse Project  
 PRC Member: Jeff Jurgensen

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

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

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  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 is 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.	X	
1.		X
2.	X	
3.	X	
C.	X	
1.		
2.		
3.		
4.		
5.		
6.		
D.		X
E.	✓	

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

\_\_\_\_\_

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Observations/Concerns:

Not sure Weneha has the experience, yet. However I know Rubyne does a very thorough training program and hope she stays very involved. Owner did not seem to be engaged.

  
 Signature

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

Date: 5/23/24 Approved \_\_\_\_\_  
 Public Agency: City of Ellensburg Denied X  
 Project Name: Ellensburg Fieldhouse Project PDB  
 PRC Member: Jessica Murphy

**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		
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:

Owner didn't have experience w/ PDB & consultant  
PM & PM Exec don't demonstrate 39.10 WA experience with no  
completed projects, the 1 in WA is barely begun. Robin is exp-

Observations/Concerns:

Project was approved & I recommend supplementing  
the team w/ more WA exp & get input  
from other owners.

Signature Jessica H. Murphy

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

Date: 23 MAY 2024  
 Public Agency: CITY OF EULENSBURG - PROGRESSIVE DESIGN/BUILD  
 Project Name: EULENSBURG FIREHOUSE PROJECT  
 PRC Member: YOUNG SAULS SAULS

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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or	<input checked="" type="checkbox"/>	<input 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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
E. Public Body has resolved any audit findings relative to previous projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

Meets the 39.10 to Proceed.

Observations/Concerns:

Budget to need better forecast. The Leadership Team should be more than 15% on projects with executive leadership does not have experience.

Signature

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

Date: 5.23.24  
 Public Agency: CITY OF ELLENSBURG  
 Project Name: ELLENSBURG FIELDHOUSE PROJECT  
 PRC Member: LANCE THOMAS

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

**Project Evaluation Criteria**  
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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	

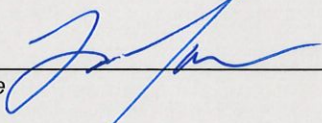
**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

WHILE I HAVE CONCERNS REGARDING PDB EXPERIENCE AND FUNDING,  
IT MEETS THE RCW

Observations/Concerns:

ENOUGH FUNDING TO PROVIDE USABLE FACILITY. COMPOUND THIS WITH  
 Lack of owner knowledge of PDB process.

Signature 

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

Date: May 23, 2024  
 Public Agency: City of Ellensburg  
 Project Name: Ellensburg Fieldhouse Project  
 PRC Member: Catina M Patton

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

**Project Evaluation Criteria  
Design-Build**

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  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 is 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:

Meets criteria for Progressive Design Build

Observations/Concerns:  
 \_\_\_\_\_  
 \_\_\_\_\_

Catina M Patton  
 Signature

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

Date: May 23, 2024  
 Public Agency: City of Ellensburg  
 Project Name: Ellensburg Fieldhouse Project  
 PRC Member: Jeannie Natta

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

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

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C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	<b>X</b>	
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 is knowledgeable in DB process & capable to oversee & administer the contract.	<b>X</b>	
E. Public Body has resolved any audit findings relative to previous projects.	<b>X</b>	

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:  
 Demonstrated that the project meets the qualifying criteria for 39.10.300

Observations/Concerns:

There were some concerns about the lack of experience with design build from the Owner and the Construction Management firm. During the question and answers the group demonstrated how this will be addressed.

**Jeannie Natta**  
Digitally signed by Jeannie Natta  
 DN: C=US, E=jnatta@uw.edu, O=UW Facilities,  
 OU="Project Delivery Group", CN=Jeannie Natta  
 Date: 2024.05.23 11:01:30-0700'  
 \_\_\_\_\_  
 Signature