

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

Date: 09/26/2024
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center Project
 PRC Member: Garett Buckingham

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		
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 is 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 RCW requirements. Presentation was a little muted with org structure and schedule seems a little tight, and not knowing how your going to achieve your desired outcome is going to be really challenging.

Observations/Concerns:

It will be a challenge to meet MWBE in the area, outreach early will be vital

Garett Buckingham

Signature

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

Date: September 26, 2024
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center Project
 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 is 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:

Robust alternative delivery experience by team including owner.

Observations/Concerns:


 Signature

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

Date: 9/26/24
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center
 PRC Member: Heather Munden

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 is 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:

Well laid out application. Kudos for recognizing the procurement schedule was over the holidays and making the decision to give more time so people have a better work-life balance.

Observations/Concerns:

Might be a good opportunity for Spokane County to get additional experience, education on PDB.

Heather Munden
 Signature

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

Date: 9/26/24
 Public Agency: Spokane County PDB
 Project Name: Crisis Relief & Sheltering Center
 PRC Member: Jessica Murphy

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.	<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 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 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"/>
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Project delivery knowledge and experience	<input type="checkbox"/>	<input type="checkbox"/>
2. Sufficient contract administration personnel with construction experience	<input type="checkbox"/>	<input type="checkbox"/>
3. Written management plan with clear & logical lines of authority	<input type="checkbox"/>	<input type="checkbox"/>
4. Necessary & appropriate funding and time to carry out the project	<input type="checkbox"/>	<input type="checkbox"/>
5. Continuity of project management team with project type & scope experience	<input type="checkbox"/>	<input type="checkbox"/>
6. Necessary and appropriate construction budget	<input type="checkbox"/>	<input type="checkbox"/>
D. For Design-Build projects, construction personnel independent of the DB team is 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Committee/Panel Member

Reason for Determination:
Met all criteria

Observations/Concerns:
Owner resources w/ DB exp exist, need to make sure they use them

Signature Jessica H. Murphy

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

Date: 9/26/24
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center
 PRC Member: Mike Pellitteri

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.
- 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 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:

The project size and makeup is not so large or complex that it could not be done as a DBB. DBB has a greater reach into the GC and specialty subcontract market. The DB method is less competitive and lends itself to more of a good ole boy distribution of the work to favored subcontractors.

Observations/Concerns:



 Signature

Project Review Committee (PRC)
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Public Agency Design-Build Project

Date: 9/26/2024
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center Project
 PRC Member: Vicky Scfhiantarelli

Approved X
 Denied _____

Project Evaluation Criteria
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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 is 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 all criteria

Observations/Concerns:

Vicky Schiantarelli

 Signature

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

Date: 9/26/2024
 Public Agency: Spokane County
 Project Name: Crisis Relief and Sobering Center
 PRC Member: Kevin Thomas

Approved X
 Denied _____

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Design-Build

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1. Project delivery knowledge and experience	X	
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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.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

This Project is closer related to jails and hospitals that what is traditionally viewed as a rehabilitation center. Some of the space is occupied and needs to continue to remain in operation. For the safety of the patients, low-bid should be avoided for this project.

Observations/Concerns:

Procurement process is structured to avoid holidays.

Kevin M Thomas
 Signature