

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

Date: 03/27/2025
 Public Agency: City of Redmond
 Project Name: Design Build for Redmond Maintenance and Operations Center
 PRC Member: Garett Buckingham, Public Hospital District

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:

- 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.	x	
1.	X	
2.		
3.		
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 the RCW requirements

Observations/Concerns:

Fairly dependent on owner consultant but the owner has taken the education opportunities that are currently available to them

Garett Buckingham
 Signature

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

Date: 03/27/2025
 Public Agency: City of Redmond
 Project Name: Redmond Maintenance and Operations Center
 PRC Member: Lisa Corcoran

Approved Y
 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.	Y	
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>	Y	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or	Y	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	Y	
3. Significant savings in project delivery time would be realized.	Y	
C. Public Body has necessary experience or team: <i>(must meet all 6 to pass; 1 fail fails all)</i>	Y	
1. Project delivery knowledge and experience	Y	
2. Sufficient contract administration personnel with construction experience	Y	
3. Written management plan with clear & logical lines of authority	Y	
4. Necessary & appropriate funding and time to carry out the project	Y	
5. Continuity of project management team with project type & scope experience	Y	
6. Necessary and appropriate construction budget	Y	
D. For Design-Build projects, construction personnel independent of the DB team is knowledgeable in DB process & capable to oversee & administer the contract.	Y	
E. Public Body has resolved any audit findings relative to previous projects.	Y	

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: 03-27-25
 Public Agency: City of Redmond
 Project Name: Operations & Maintenance Center
 PRC Member: Marvin Doster

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.	N/A	

Overall Evaluation by Committee/Panel Member

Reason for Determination:
Meets RCW requirements.

Observations/Concerns:
Agency continues to prepare itself for PDB while hiring requisite expertise.

[Signature]
 Signature

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

Date: 3-27-23
 Public Agency: CITY OF REDMOND
 Project Name: MAINTENANCE & OPERATIONS CENTER
 PRC Member: JIM DUGAN

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:

- 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)*
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- C. Public Body has necessary experience or team:
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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.	X	
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:

RIGHT METHOD. RIGHT TEAM.

Observations/Concerns:


 Signature

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

Date: March 27, 2025
 Public Agency: City of Redmond
 Project Name: Maintenance and Operations Center DB
 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.	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:

Meets all requirements; the owner has put good systems and structure in place for success and team has good experience.

Observations/Concerns:

none

Signature 
Jessica Murphy (Mar 27, 2025 1:34 PM PDT)

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

Date: 3/27/25
 Public Agency: City of Redmond
 Project Name: Redmond M&O Center
 PRC Member: Mike Pucci-Mari

Approved X
 Denied _____

Project Evaluation Criteria
Design-Build

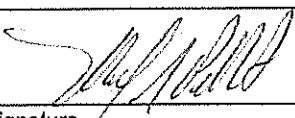
Determine that the Agency's proposed use of Design-Build on the project meets the requirements for alternative contracting procedures:

	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.	✓	
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 is 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:

THE PROJECT IS WELL SUITED TO PDB & THE CITY OF
REDMOND HAS ASSEMBLED A WELL QUALIFIED TEAM

Observations/Concerns:


 Signature

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

Date: 3/27/2025
 Public Agency: CITY OF REDMOND
 Project Name: Redmond Maintenance and Operations Center Project
 PRC Member: Vicky Schiantarelli

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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- 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.	X	
2.	X	
3.	X	
4.	X	
5.	X	
6.	X	
D.	X	
E.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Observations/Concerns:

Vicky Schiantarelli
 Signature