Date:	3/27/2025	Approved	)	(	377
Public Agency:	Wenatchee School District #246	Denied			
Project Name:	Wenatchee Valley Technical Skills Center Modernization Project				
PRC Member:	Timothy Buckley, Representing the Private Sector				

### 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.

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Pass

Fail

#### Overall Evaluation by Committee/Panel Member

Reason for Determination:

Occupied site and buildings justifies the use of alternative delivery as phasing, limiting disruptions, and maintaining risk control for safety is critical in developing the construction methodology.

#### Observations/Concerns:

All questions and clarifications were satisfactorily provided (the Q&A addendum did not intend to add a full "burn building" to the scope that was not included in the application, but instead a smaller training burn box (perhaps something like a Connex box outfitted for simulation, located somewhere on-site).

Public Agency Design-Build Project	
0/2/0	proved
Project Name:  PRC Member:  We have a recommendation of the project Name:  Description of the project Name:	
Project Evaluation Criteria Design-Build	
Determine that the Agency's proposed use of Design-Build on the project meets the requi 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.      Delice he dies reconstilled the DR proceedure for public works prejects in which the	Pass Fail
<ul> <li>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)</li> <li>1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or</li> <li>2. The projects selected provide opportunity for greater innovation or efficiencies</li> </ul>	
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)	
<ol> <li>Project delivery knowledge and experience</li> <li>Sufficient contract administration personnel with construction experience</li> <li>Written management plan with clear &amp; logical lines of authority</li> <li>Necessary &amp; appropriate funding and time to carry out the project</li> <li>Continuity of project management team with project type &amp; scope experience</li> <li>Necessary and appropriate construction budget</li> </ol>	
<ul> <li>D. For Design-Build projects, construction personnel independent of the DB team is knowledgeable in DB process &amp; capable to oversee &amp; administer the contract.</li> <li>E. Public Body has resolved any audit findings relative to previous projects.</li> </ul>	X N/A
Overall Evaluation by Committee/Panel Member Reason for Determination:  So get has done educational work for their	role.
(Clarified in GAR)	
Observations/Concerns: Construction within an occupied bilding/compus	

Revised 7/27/2023

Date:	3/27/25	Appro	oved	Χ
Public Agency:	Wenatchee School District	Denie	ed	
Project Name:	Wenatchee Valley Technical Skills Center Modernization Project			
PRC Member:	Heather Munden			
	Project Evaluation Criteria Design-Build	·	·	
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ting procedures:	require		
A. Provides subs	tantial fiscal benefit or traditional delivery method is not practical	•	Pass X	Fail
B. Project meets Public bodies	qualifying criteria under RCW 39.10.300. may utilize the DB procedure for public works projects in which to st is over two million dollars and where: (Pass if meets 1 of 3)			
The constr in develop	ruction activities are highly specialized, and a DB approach is criting the construction methodology, or		Х	
	ets selected provide opportunity for greater innovation or efficienc ne designer and the builder; or	ies	x	
	savings in project delivery time would be realized.	! ! ! !	Х	
	as necessary experience or team: 6 to pass; 1 fail fails all)			
•	livery knowledge and experience	t	X	
	contract administration personnel with construction experience	5 1 1	Х	
	nagement plan with clear & logical lines of authority	1	Х	
_	& appropriate funding and time to carry out the project		Х	
•	of project management team with project type & scope experien	ce	Х	
•	and appropriate construction budget	. !	X	
knowledgeable	uild projects, construction personnel independent of the DB team e in DB process & capable to oversee & administer the contract.	is	х	
E. Public Body h	as resolved any audit findings relative to previous projects.		Х	
Reason for Determin	by Committee/Panel Member ation: proposal and presentation. Based on the information provided, PDB se	aoma to r	maka a la	t of
very wen mought out sense.	proposal and presentation. Based on the information provided, PDB si	<u> </u>	nake a 10	<u>. OI</u>
501100.				
Observations/Conce	rns:			
f there are any other	agencies near you that have PDB experience I would suggest reaching	g out to th	nem for	
eedback/lessons lea	rned.			
·				
Heather Munder	v .			

Date	):	March 27, 2025	Approve	ed	Χ
Publ	ic Agency:	Wenatchee School District	Denied		
Proje	ect Name:	Wenatchee Valley Technical Skills Center			
PRC	Member:	Jeannie Natta			
		Project Evaluation Criteria Design-Build		*	
Deteri alterna	mine that the a	Agency's proposed use of Design-Build on the project meets the ing procedures:	requireme	ents for	
				Pass	Fail
		estantial fiscal benefit or traditional delivery method is not practical	l.	Х	
В.	Public bodies	s qualifying criteria under RCW 39.10.300. Is may utilize the DB procedure for public works projects in which to Cost is over two million dollars and where: (Pass if meets 1 of 3)	the	Х	É
	in develo	struction activities are highly specialized, and a DB approach is criping the construction methodology, or ects selected provide opportunity for greater innovation or efficient		X	
	between	the designer and the builder; or		X	
0	7.55	nt savings in project delivery time would be realized.	L	Х	
C.		has necessary experience or team: Il 6 to pass; 1 fail fails all)		Х	
	31 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	elivery knowledge and experience		Х	
		contract administration personnel with construction experience nanagement plan with clear & logical lines of authority		X	
		ry & appropriate funding and time to carry out the project		X	
		y of project management team with project type & scope experier	ice	Х	
	6. Necessa	ry and appropriate construction budget		Х	-
	knowledgeak	Build projects, construction personnel independent of the DB team ble in DB process & capable to oversee & administer the contract.		Х	
E.	Public Body	has resolved any audit findings relative to previous projects.	l	Х	
	II Evaluation b	y Committee/Panel Member ation:			
_ove the	at they are enga age them to send	ging students. I appreciate that they are making an effort to educate themselved some of their staff to DBIA training.	s on progre	ssive desi	gn build. I
Obser	vations/Concer	ns:			

Signature

Jeannie Natta Distally signed by Jeannie Natta DN: G-US, E-inata @uwedu, O-UW Facilisies, OUProject Debry Group'. CN-Jeannie Natta
Date: 2025/03/27 15:19:02-0700'

Date:	March 27, 2025	Approve	ed	×
Public Agency:	Wenatchee School District #246	Denied	×	
Project Name:	Wenatchee Valley Technical Skills Center Modernization F	Proiect	·	
PRC Member:	Ron Paananen	. 0,000		
	TOTT danation			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ting procedures:	e requireme		
Δ Provides sul	ostantial fiscal benefit or traditional delivery method is not practic	eal le	Pass	Fail
	ts qualifying criteria under RCW 39.10.300.	ai.		
Public bodie	s may utilize the DB procedure for public works projects in which cost is over two million dollars and where: (Pass if meets 1 of 3)	ı the		
	struction activities are highly specialized, and a DB approach is coping the construction methodology, or	ritical		×
	ects selected provide opportunity for greater innovation or efficient the designer and the builder; or	ncies	~	
	the designer and the builder; or nt savings in project delivery time would be realized.		$\Rightarrow$	
	has necessary experience or team:	L		
	all 6 to pass; 1 fail fails all) lelivery knowledge and experience	[	$\overline{}$	
	t contract administration personnel with construction experience		$\Rightarrow$	
	nanagement plan with clear & logical lines of authority		$\overrightarrow{X}$	
<ol><li>Necessa</li></ol>	ry & appropriate funding and time to carry out the project		$\overline{\mathbf{x}}$	
	y of project management team with project type & scope experie	ence	$\dot{\mathbf{X}}$	
	ry and appropriate construction budget	. L.		
	Build projects, construction personnel independent of the DB tear ble in DB process & capable to oversee & administer the contrac		$\times$	
E. Public Body	has resolved any audit findings relative to previous projects.		X	
Overall Evaluation & Reason for Determina	by Committee/Panel Member ation:			
A relatively large P	DB project for a small agency without alternative delivery experie	ence, but V	VSD has	s done
	with the DB industry and has brought on appropriate subject matter ex			
and Project Manag	ement support.			
Observations/Concer	ns:			
Given the staging iss	sues and working within existing facilities, PDB is a good delivery choice	e for this pro	oject.	
				05

Revised 7/27/2023

Signature /

Date:	March 27, 2025	Approved	X	
Public Agency:	Wenatchee School District	Denied		
Project Name:	Wenatchee Valley Technical Skills Center Modifications Project	_		
PRC Member:	Catina Patton			

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

alternative contracting procedures:

Determine that the Agency's proposed use of Design-Build on the project meets the requirements for **Pass** Fail A. Provides substantial fiscal benefit or traditional delivery method is not practical. Χ 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 X in developing the construction methodology, or 2. The projects selected provide opportunity for greater innovation or efficiencies Χ between the designer and the builder; or 3. Significant savings in project delivery time would be realized. Χ C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience Χ 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 Χ 5. Continuity of project management team with project type & scope experience X 6. Necessary and appropriate construction budget Χ D. For Design-Build projects, construction personnel independent of the DB team is X

knowledgeable in DB process & capable to oversee & administer the contract. E. Public Body has resolved any audit findings relative to previous projects.

Reason for Determination:	
Meets the criteria for Design Build	
Observations/Concerns:	
Great presentation!	
Catina Patton	
Signature Signature	

Χ

**Overall Evaluation by Committee/Panel Member** 

Date:	3/27/2025	Approved	Х
Public Agency:	Wenatchee School District	Denied	
Project Name:	Wenatchee Valley Tech Skills Ctr Modifications		
PRC Member:	Kevin Thomas		
	Project Evaluation Criteria Design-Build		
Determine that th alternative contra	e Agency's proposed use of Design-Build on the project meets the recting procedures:	·	
A Dunidan		Pass	Fail
	ubstantial fiscal benefit or traditional delivery method is not practical.	· X	
Public bod	ets qualifying criteria under RCW 39.10.300. es may utilize the DB procedure for public works projects in which tl t cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	he	
in deve	nstruction activities are highly specialized, and a DB approach is crit loping the construction methodology, or	×	
betwee	ojects selected provide opportunity for greater innovation or efficienc n the designer and the builder; or	X	
-	ant savings in project delivery time would be realized.	X	
	y has necessary experience or team: all 6 to pass; 1 fail fails all)		
1. Project	delivery knowledge and experience	х	
	nt contract administration personnel with construction experience	X	
	management plan with clear & logical lines of authority cary & appropriate funding and time to carry out the project	X	
	uity of project management team with project type & scope experien		
	ary and appropriate construction budget	X	
•	-Build projects, construction personnel independent of the DB team able in DB process & capable to oversee & administer the contract.	·	
E. Public Bod	y has resolved any audit findings relative to previous projects.	х	
<b>Overall Evaluation</b> Reason for Determ	by Committee/Panel Member ination:		
A learning environr	nent like this is critical to the development of future local workforce that will	give the area an	opportur
to maintain local la	por and talent.		
Observations/Cond	orne.		
Complex construct	on project		
LAIM CF			

Date:	3/27/25	Approved	Χ	
Public Agency:	Wenatchee School District	Denied		
Project Name:	WENATCHEE VALLEY TECHNICAL SKILLS CENTER MODIFICATIONS DESIGNBUILD PROJECT			
PRC Member:	Taine Wilton			

### 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 sub	stantial fiscal	benefit	or traditional	delivery	method i	is not practical.
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- 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
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- E. Public Body has resolved any audit findings relative to previous projects.

Pass	Fail
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#### Overall Evaluation by Committee/Panel Member

Reason for Determination:

Cost control, long lead procurement, early collaboration with City of Wenatchee and early notice to contractors and architects of upcoming project. Already involving students, engaged in process. Budget includes unforeseen conditions and will upgrade fire/life safety as needed – part of 10-year masterplan, project includes apparatus bay and small self-contained controlled burn Connex. Many firms voiced approval of the project

Observations/Concerns:

Increased demand for programming. Outreach to other districts, has knowledgeable partners

Wilton, Taine E. (ESC)

Digitally signed by Wilton, Taine E. (ESC)

Discontinuous School District
Date: 2025.03.27 15:25:51-07'00'