

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

Date: 9/26/2025
 Public Agency: Enumclaw School District
 Project Name: Ten Trails Elementary Project – Progressive DB
 PRC Member: Jeff Gonzalez

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
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Applicant met the criteria.

Observations/Concerns:


 Signature

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

Date: 9/26/2025

Public Agency: ENUMCLAW SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

Project Name: Ten Trails Elementary School

PRC Member: Brian Jewett

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:

Strong plan for community engagement.

Observations/Concerns:

I hope to see strong community engagement and story telling of how this project is being built. Demonstrating the district leveraging all options outside of voter dollars.

Brian Jewett

Signature

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

Date: 9/26/25
Public Agency: ENUMCLAW SCHOOL DISTRICT
Project Name: TEN TRAILS ELEMENTARY
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 is knowledgeable in DB process & capable to oversee & administer the contract.	✓	
E. Public Body has resolved any audit findings relative to previous projects.	✓	

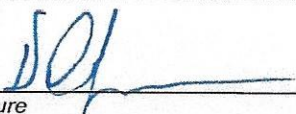
Overall Evaluation by Committee/Panel Member

Reason for Determination:

PROJECT IS GOOD CANDIDATE FOR PDB AND MEETS RCW CRITERIA

Observations/Concerns:

FUNDING MECHANISM IS UNIQUE BUT LOOKS LIKE GOOD OPTION
TO FUND CONSTRUCTION


Signature

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

Date: 9/26/25
 Public Agency: Enumclaw School District
 Project Name: Ten Trails Elementary Project
 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:

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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	
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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:

Good application. Good presentation. Project seems to be a good fit for PDB.

Observations/Concerns:

Highly encourage school district staff to take the DBIA training. Well trained consultant staff and a good plan.

Heather Munden
 Signature

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

Date:

9/26/25

Approved

X

Public Agency:

Enomlaw School District

Denied

Project Name:

Ten Trails Elementary Project

PRC Member:

Jason Murphy

Project Evaluation Criteria
Design-Build

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Pass Fail

X	
X	
X	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Owner expertise supplemented appropriately

Observations/Concerns:

Concerns about the funding addressed

Signature

Jason H. Murphy

Revised 7/27/2023

Criteria extracted from RCW 39.10.300

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

Date: 09/26/25
 Public Agency: Enumclaw School District
 Project Name: Ten Trails Elementary Project
 PRC Member: Mike D Shinn

Approved X
 Denied _____

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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	
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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 RCW

Observations/Concerns:

NO CONCERNS

Mike D Shinn
 Signature

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

Date: 09/26/2025
 Public Agency: ENUMCLAW SCHOOL DISTRICT
 Project Name: TEN TRAILS ELEMENTARY PROJECT
 PRC Member: ANTHONY C. UDEAGBALA, AIA

Approved X
 Denied _____

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E. Public Body has resolved any audit findings relative to previous projects.	X	

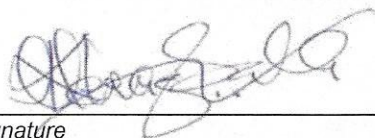
Overall Evaluation by Committee/Panel Member

Reason for Determination:

CLARITY OF PRESENTATION, KNOWLEDGE AND EXPERIENCE CONSISTENT WITH REQUIREMENTS OF THE PROGRESSIVE DESIGN BUILD AND RCW.

Observations/Concerns:

THIS IS A GREAT CONCEPT AND A GREAT TEAM.


 Signature

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

Date: 9/26/2025
 Public Agency: Enumclaw School District
 Project Name: Ten Trails Elementary School
 PRC Member: Taine Wilton

Approved X
 Denied

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Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Budgetary certainties and schedule are the driving reasons for this delivery method. Full aggressive schedule, permitting coordination with master development agreement in newly constructed neighborhood with 300 students in the walk-to school route. Unusual funding model with Developer providing funding for new school in new neighborhood. PDB provides real time cashflow, mitigate risk, future expansion, innovative approach, tight site constraints, rapid development with high need for public safety, MWBE strategy is a core value

Observations/Concerns:

Designated site to school district, want in-district meet and greet for improved equity and diversity, want to hire locally, reliant on core team. Public comment from TPS,

Wilton, Taine E. (ESC)
Digitally signed by Wilton, Taine E. (ESC)
 DN: cn=Wilton, Taine E. (ESC), o=Edmonds School District
 Date: 2025.09.26 12:25:04-07'00'

Signature