Date:	9/26/2025	Approve	ed	X
Public Agency:	Enumclaw School District	Denied		
Project Name:	Ten Trails Elementary Project – Progressive DB			
PRC Member:	Jeff Gonzalez			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ting procedures:	requireme		
A Dravidas au	hetential figual honefit or traditional delivery method is not practice	ы Г	Pass	Fail
	bstantial fiscal benefit or traditional delivery method is not practicate qualifying criteria under RCW 39.10.300.	۶I. -	X	
Public bodie	es 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)	the	X	
in develo	struction activities are highly specialized, and a DB approach is coping the construction methodology, or			
	ects selected provide opportunity for greater innovation or efficier the designer and the builder; or	icies	Х	
A. 1000 At 1000 2000 A	nt savings in project delivery time would be realized.		Х	
	has necessary experience or team: all 6 to pass; 1 fail fails all)		Х	
 Project of 	delivery knowledge and experience		Х	
	at contract administration personnel with construction experience management plan with clear & logical lines of authority		X	
	ary & appropriate funding and time to carry out the project		X	
	ty of project management team with project type & scope experie	nce	X	
	ary and appropriate construction budget		Х	
knowledgea	Build projects, construction personnel independent of the DB tear ble in DB process & capable to oversee & administer the contract		Х	
E. Public Body	has resolved any audit findings relative to previous projects.		X	
Overall Evaluation I Reason for Determin Applicant met the crit				
Observations/Conce	rns:			

Revised 7/27/2023

Da		9/26/2025	Appro	oved	х
		ENUMCLAW SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD	Denie		
	blic Agency:		Denie	u	
Pro	oject Name:	Ten Trails Elementary School			
PR	C Member:	Brian Jewett			
		Project Evaluation Criteria Design-Build		(H	
		Agency's proposed use of Design-Build on the project meets thing procedures:	e require	ments fo	r Fai
Α	Provides subs	tantial fiscal benefit or traditional delivery method is not practica	ıl.	X	ı aı
		qualifying criteria under RCW 39.10.300.			
Б.	Public bodies	may utilize the DB procedure for public works projects in which ost is over two million dollars and where: (Pass if meets 1 of 3)	the	x	
		ruction activities are highly specialized, and a DB approach is cring the construction methodology, or	itical	х	
		ets selected provide opportunity for greater innovation or efficien ne designer and the builder; or	cies	х	
	3. Significant	savings in project delivery time would be realized.		х	
C.		as necessary experience or team: 6 to pass ; 1 fail fails all)	Character services	х	
		livery knowledge and experience		Х	
	2. Sufficient	contract administration personnel with construction experience		Х	
		nagement plan with clear & logical lines of authority		Х	
		& appropriate funding and time to carry out the project		Х	
		of project management team with project type & scope experien	nce	Х	
	Necessary	and appropriate construction budget		Х	
	knowledgeable	uild projects, construction personnel independent of the DB team e in DB process & capable to oversee & administer the contract		х	
E.	Public Body h	as resolved any audit findings relative to previous projects.		х	
Reas	son for Determin				
Stro	ng plan for comn	nunity engagement.			
Obse	ervations/Conce	rns:			
		community engagement and story telling of how this project is being boptions outside of voter dollars.	uilt. Demo	nstrating	the_

Signature

Brian ()

wett

Application Evaluation Sheet
Public Agency Design-Build Project

Date: 9/26/25 Approved Public Agency: ENUMCIAN SCHOOL DISTRICT 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)
 - Project delivery knowledge and experience

Project Review Committee (PRC)

Project Name: PRC Member:

- 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.

V	
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 V	
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Pass

Fail

Overall	Evaluation	by Committee/Panel	Member
Value 1	for Determine		

PROJECT	15 GOOD CANDIDATE FOR PDB AND METS RCW CATERI
Observations/Conce	rns:
FUNDING.	MELHANISM IS UNIQUE BUT LOOKS LIKE GOOD OPTION
TO FUN	D CONSTRUCTION
JOL Signature	

Revised 7/27/2023

Date:	9/26/25	Appro	ved	Х
Public Agency:	Enumclaw School District	Denie	ed .	
Project Name:	Ten Trails Elementary 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 ing procedures:	require		
A Provides subs	tantial fiscal benefit or traditional delivery method is not practical.		Pass	Fail
	qualifying criteria under RCW 39.10.300.			
Public bodies	may utilize the DB procedure for public works projects in which the last is over two million dollars and where: (Pass if meets 1 of 3)	ne	x	
	uction activities are highly specialized, and a DB approach is crit	ical	х	
	ing the construction methodology, or ts selected provide opportunity for greater innovation or efficienc	ies	x	,
	ne designer and the builder; or savings in project delivery time would be realized.			
	as necessary experience or team:	!	X	
(must meet all	6 to pass; 1 fail fails all)			
	ivery knowledge and experience contract administration personnel with construction experience		X	
	inagement plan with clear & logical lines of authority		X	
	& appropriate funding and time to carry out the project	i ! !	Х	
	of project management team with project type & scope experien	ce	Х	
	and appropriate construction budget		Х	
D. For Design-Bu	illd projects, construction personnel independent of the DB team in DB process & capable to oversee & administer the contract.	is	X	
	as resolved any audit findings relative to previous projects.		Х	
Overall Evaluation I	by Committee/Panel Member			
Reason for Determin				
Good application. Go	od presentation. Project seems to be a good fit for PDB.			
Observations/Concer	rns:			
Highly encourage scl	nool district staff to take the DBIA training. Well trained consultant staff	and a go	od plan.	
Heather Munder	r			
Signature				

Proiect Review Committee (PRC) **Application Evaluation Sheet** Public Agency Design-Build Project Approved Date: Denied Public Agency: Project Name: PRC Member: **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: (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: X (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. Overall Evaluation by Committee/Panel Member Reason for Determination: Observations/Concerns: is about the fulling

Revised 7/27/2023

Signature

Criteria extracted from RCW 39.10.300

Date:	09/26/25 A	pproved	Х
Public Agency:	Enumclaw School District	enied	
Project Name:	Ten Trails Elementary Project		
PRC Member:	Mike D Shinn		
	Project Evaluation Criteria Design-Build		
Determine that the alternative contrac	Agency's proposed use of Design-Build on the project meets the recting procedures:	quirements for	
		Pass	Fail
	bstantial fiscal benefit or traditional delivery method is not practical.	X	
Public bodie	ets qualifying criteria under RCW 39.10.300. The may utilize the DB procedure for public works projects in which the cost is over two million dollars and where: (Pass if meets 1 of 3)	e X	
in devel	estruction activities are highly specialized, and a DB approach is critic oping the construction methodology, or		
	jects selected provide opportunity for greater innovation or efficiencient the designer and the builder; or	X	
	ant savings in project delivery time would be realized.	Х	
	has necessary experience or team: all 6 to pass; 1 fail fails all)	Х	
	delivery knowledge and experience	X	
	nt contract administration personnel with construction experience	X	
	management plan with clear & logical lines of authority	X	
	ary & appropriate funding and time to carry out the project	X	
	ity of project management team with project type & scope experience		
	ary and appropriate construction budget	X	
	Build projects, construction personnel independent of the DB team is able in DB process & capable to oversee & administer the contract.	X	
	has resolved any audit findings relative to previous projects.	X	
Overall Evaluation Reason for Determi	by Committee/Panel Member nation:		
Meets RCW			
Observations/Conce			
No CONC	XXWZ		

Date:	09/262025	Approved	Х
Public Agency:	ENUMCLAW SCHOOL DISTRICT	Denied	
Project Name:	TEN TRAILS ELEMENTARY PROJECT	Demed	-
PRC Member:	ANTHONY C. UDEAGBALA, AIA		
	Project Evaluation Critoria		
	Project Evaluation Criteria Design-Build		
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ting procedures:	requirements	s for
		Pas	s Fail
	tantial fiscal benefit or traditional delivery method is not practical	. Х	
Public bodies	qualifying criteria under RCW 39.10.300. may utilize the DB procedure for public works projects in which the state is over two million dollars and where: (Pass if meets 1 of 3)	he X	
	ruction activities are highly specialized, and a DB approach is crit	ical	
	ing the construction methodology, or cts selected provide opportunity for greater innovation or efficienc	ies	
between th	ne designer and the builder; or		
10-20	savings in project delivery time would be realized.		-
	as necessary experience or team: 6 to pass; 1 fail fails all)	X	
The state of the s	livery knowledge and experience		
	contract administration personnel with construction experience anagement plan with clear & logical lines of authority		+
	A appropriate funding and time to carry out the project		
5. Continuity	of project management team with project type & scope experien	ce	
	and appropriate construction budget		
knowledgeable	uild projects, construction personnel independent of the DB team e in DB process & capable to oversee & administer the contract.	is X	
E. Public Body ha	as resolved any audit findings relative to previous projects.	X	
Overall Evaluation I	by Committee/Panel Member ation:		
CLARITY OF PRESE	ENTATION, KNOWLEDGE AND EXPERIENCE CONSISTENT WITH R	EQUIREMENT	S OF
	E DESIGN BUILD AND RCW.	LQOITEMENT	<u> </u>
Observations/Conce	rns: THIS IS A GREAT CONCEPT AND A GREAT TEAM.		
	A A		5 - 1
DV S	_40		

Signature

Date:	9/26/2025	Approved	Χ
Public Agency:	Enumclaw School District	Denied	
Project Name:	Ten Trails Elementary School		
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 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.

Х	
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Х	Acceptance of the Control of the Con
X X X X X	
X	
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Х	
X	
X	
Х	

Pass

Fail

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)

District
Date: 2025.09.26 12:25:04-07'00'

Signature