Date:	09/26/2025	Approv	ed	Х
Public Agency:	Port Townsend School District	Denied	-	
Project Name:	PortTownsend High School Ocean Alternative Learning School Campus			
PRC Member:	Garett Buckingham			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ing procedures:	e requirem	ents for	Eail
A. Provides sub	ostantial fiscal benefit or traditional delivery method is not practic	al.	X	Fail
	s qualifying criteria under RCW 39.10.300.			
total project	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)		X	
in develo	struction activities are highly specialized, and a DB approach is opping the construction methodology, or		х	
between	ects selected provide opportunity for greater innovation or efficie the designer and the builder; or	ncies	х	
	nt savings in project delivery time would be realized.		х	
	has necessary experience or team: II 6 to pass; 1 fail fails all)			
	elivery knowledge and experience	[х	
	t contract administration personnel with construction experience		х	
	nanagement plan with clear & logical lines of authority	İ	Х	
	ry & appropriate funding and time to carry out the project y of project management team with project type & scope experie		Х	
	ry and appropriate construction budget	ence	X	
D. For Design-E	Build projects, construction personnel independent of the DB teal ble in DB process & capable to oversee & administer the contrac		x	
and the second s	has resolved any audit findings relative to previous projects.		х	
Reason for Determina	by Committee/Panel Member ation: ne right support to do their first PDB project			
Observations/Concer	ns:			
Distribution to the Dis	advantaged communities prior to procurement could have been held b	etter		

Signature

Garett Buckingham

Date:	09/26/2025	Approved	X	
Public Agency:	PORT TOWNSEND SCHOOL DISTRICT	Denied		
Project Name:	Port Townsend High School & Ocean Alternative Learning School Campus Modernization and Addition Project			
PRC Member:	Joshua Cheatham	_		

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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Overall Evaluation by Committee/Faller Melling	Overall	Evaluation	by	Committee/Panel	Membe
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Reason for Determination:

Presentation meets the RCW 39.10 Criteria.

Observations/Concerns:

This is a \$100,000,000 project that has not done much if any small business outreach. This lack of outreach to the community makes it ripe for little inclusion as the community of small and disadvantaged businesses will not have knowledge of the project until the RFP drops. A project this large will draw businesses to it regardless of the location. Monitoring the goals and inclusion should be done very carefully.

Joshun A. Chavehan

Digitally signed by Joshua Cheatham Date: 2025.09.26 14:38:25-07'00'

Signature

Date: 9-26-25 Approved PORT TOWNSEND S.D. Denied Public Agency: PISD 45 & OCEAN ALT HS IMPROVEMENTS Project Name: DUGAN PRC Member: JIM 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: (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 X 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:

Revised 7/27/2023

Signature

Date:	September 26, 2025	Approved	Χ
Public Agency:	Port Townsend SD	Denied	
Project Name:	Port Townsend HS & Ocean Alternative Learning Modernization and Addition		
PRC Member:	Tom Golden		
	Project Evaluation Criteria Design-Build		
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets ing procedures:	the requirements fo	r

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
- 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
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Overall	Evaluation by Committee/Panel Member
	for Determination:

Complex project on the occupied HS site. Also, there are peripheral projects associated with the main project that will benefit from the use of PDB

Observations/Concerns:

The district's first PDB project, but they are taking steps to educate themselves, seek input from other districts, and have built their team with proven PDB experts.

Date:	September 26, 2025	Approved	X
Public Ager	ncy: Port Townsend School District	Denied	
Project Nan	me: Port Townsend High School & Ocean Alternative Learning Co	ampus —	
PRC Memb		ampuo	
T TO MOMB	Non radialien		
	Project Evaluation Criteria Design-Build		
	at the Agency's proposed use of Design-Build on the project meets the rentracting procedures:		
A Provide	es substantial fiscal benefit or traditional delivery method is not practical.	Pass	Fail
	t meets qualifying criteria under RCW 39.10.300.	X	
Public I	bodies may utilize the DB procedure for public works projects in which the oject cost is over two million dollars and where: (Pass if meets 1 of 3)	Э	
	e construction activities are highly specialized, and a DB approach is critic	TOTAL CONTROL OF THE PROPERTY	
	developing the construction methodology, or e projects selected provide opportunity for greater innovation or efficiencie	es X	
bet	ween the designer and the builder; or	X	
20 73 -02	nificant savings in project delivery time would be realized.	X	
	Body has necessary experience or team: neet all 6 to pass; 1 fail fails all)		
	ject delivery knowledge and experience	X	
	ficient contract administration personnel with construction experience	X	
	tten management plan with clear & logical lines of authority	X	
	cessary & appropriate funding and time to carry out the project	X	
	ntinuity of project management team with project type & scope experience	~	
	cessary and appropriate construction budget sign-Build projects, construction personnel independent of the DB team is	X	
	dgeable in DB process & capable to oversee & administer the contract.	X	- 1
	Body has resolved any audit findings relative to previous projects.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
		X	
Overall Evalua Reason for Dete	ation by Committee/Panel Member ermination:		
	strict has assembled a very well qualified team to deliver the project. The		at this
this is an impor	rtant community project and they have done appropriate outreach as they prepar	ed for this	
project.			
Observations/C	Concerns:		
No concerns			
1	7		

Date:	September 26, 2025	Appro	ved	X
Public Agency	: Port Townsend School District	Denie	d	
Project Name:	Port Townsend High School & Ocean Project			(manual)
PRC Member:	T. Thomas			
	Project Evaluation Criteria Design-Build			
	e Agency's proposed use of Design-Build on the project meets the cting procedures:	requirer		
A Provides sub	ostantial fiscal benefit or traditional delivery method is not practical.	Ī	Pass	Fail
	es qualifying criteria under RCW 39.10.300.	=	Х	
Public bodie	s 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		
in develo	struction activities are highly specialized, and a DB approach is critic ping the construction methodology, or		Х	
	ects selected provide opportunity for greater innovation or efficiencie the designer and the builder; or	35	X	
2001 (1000) 10 Kills (1000) 100-00	nt savings in project delivery time would be realized.		Х	
	has necessary experience or team: II 6 to pass; 1 fail fails all)			
	elivery knowledge and experience		Х	
	contract administration personnel with construction experience		Х	
	nanagement plan with clear & logical lines of authority		Х	
	y & appropriate funding and time to carry out the project		X	
The second secon	y of project management team with project type & scope experience y and appropriate construction budget)	X	
77.00			Х	
knowledgeab	Build projects, construction personnel independent of the DB team is alle in DB process & capable to oversee & administer the contract. That has resolved any audit findings relative to previous projects.	_	X	
E. Fublic Body I	las resolved any addit findings relative to previous projects.		Х	
Overall Evaluation Reason for Determi	by Committee/Panel Member nation:			
Although the applica	ant has limited alternative method experience, they have surrounded them	selves w	ith a ven	L
competent team of a	advisors which will assist them in successfully completing the project and s	et them	up for fu	<u>ture</u>
use of the RCW.				
		Printed Laurenburg Indiana		
Observations/Conce	erns:			

Signature

Date:	9/26/2025	Approved	X	
Public Agency:	Port Townsend School District	Denied		
Project Name:	Port Townsend High School & Ocean Alternative Learning School Campus Modernization and Addition			•
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:

		Pass	Fail
Α.	Provides substantial fiscal benefit or traditional delivery method is not practical.	Х	
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)	х	
	 The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or 	Х	
	The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	Х	
	Significant savings in project delivery time would be realized.	X	
C.	Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all)	х	
	Project delivery knowledge and experience	Х	
	Sufficient contract administration personnel with construction experience	Х	0
	Written management plan with clear & logical lines of authority	Х	
	4. Necessary & appropriate funding and time to carry out the project	Х	
	5. Continuity of project management team with project type & scope experience	Х	
	Necessary and appropriate construction budget	Х	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Engaged community for two years, clear mission and vision CARES. Occupied campuses and phased construction with historic structures. PDB provides greater efficiencies, early involvement of contractor, project delivery time confirm budget, long lead items. Salvage elements from historic structure for new, pre-design, levy funded, Phase 2 need to pass bond. TCF architecture assisted with feasibility study, need improved ADA accessibility and seismic upgrades. Gael Stuart renovation into new high school, varied ages of buildings, budget includes 10% owner contingency, 2 step qualification process, interactive meetings, cost proposal. Outreach, involvement of students, community, staff and board members.

D. For Design-Build projects, construction personnel independent of the DB team is

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

knowledgeable in DB process & capable to oversee & administer the contract.

Observations/Concerns:

<u>Board approved PDB, historic registry all cleared, training capacity building, lessons learned from Salish Coast Elementary to improve team collaboration, manage expectations, and project deliver. Could improve weighting of inclusion plans during interviews to demonstrate commitment to equity and diversity.</u>

Wilton, Taine E. (ESC)

DN: CN="Wilton, Taine E. (ESC)", 0=Edmonds School District

Date: 2025.09.26 13:24:02-07'00'

Signature

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