

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

Date: 09/26/2025
 Public Agency: Port Townsend School District
 Project Name: PortTownsend High School Ocean Alternative Learning School Campus
 PRC Member: Garrett Buckingham

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>		
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 RCW and have the right support to do their first PDB project

Observations/Concerns:

Distribution to the Disadvantaged communities prior to procurement could have been held better

Garrett Buckingham
 Signature

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

Date: 09/26/2025

Public Agency: PORT TOWNSEND SCHOOL DISTRICT

Project Name: Port Townsend High School & Ocean Alternative Learning School
Campus Modernization and Addition Project

PRC Member: Joshua Cheatham

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>	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:

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.

Joshua A. Cheatham

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

Signature

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

Date:	9-26-25	Approved	
Public Agency:	PORT TOWNSEND S.D.	Denied	
Project Name:	PTSD HS & OCEAN AVE HS IMPROVEMENTS		
PRC Member:	JIM DUGAN		

Project Evaluation Criteria Design-Build

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

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

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: September 26, 2025

Public Agency: Port Townsend SD

Project Name: Port Townsend HS & Ocean Alternative Learning Modernization and Addition

PRC Member: Tom Golden

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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A. Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
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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	

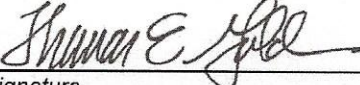
Overall Evaluation by Committee/Panel Member

Reason for Determination:

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.


 Signature

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

Date: September 26, 2025 Approved X
 Public Agency: Port Townsend School District Denied _____
 Project Name: Port Townsend High School & Ocean Alternative Learning Campus
 PRC Member: Ron Paananen

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	
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:

The school district has assembled a very well qualified team to deliver the project. They recognize that this is an important community project and they have done appropriate outreach as they prepared for this project.

Observations/Concerns:

No concerns


 Signature

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

Date: September 26, 2025
 Public Agency: Port Townsend School District
 Project Name: Port Townsend High School & Ocean Project
 PRC Member: T. Thomas

Approved **X**
 Denied

Project Evaluation Criteria
Design-Build

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

Pass Fail

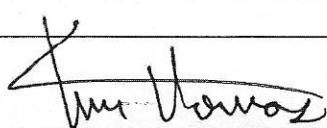
X	
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Overall Evaluation by Committee/Panel Member

Reason for Determination:

Although the applicant has limited alternative method experience, they have surrounded themselves with a very competent team of advisors which will assist them in successfully completing the project and set them up for future use of the RCW.

Observations/Concerns:


 Signature

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

Date: 9/26/2025

Public Agency: Port Townsend School District

Project Name: Port Townsend High School & Ocean Alternative Learning School
Campus Modernization and Addition

PRC Member: Taine Wilton

Approved X

Denied

Project Evaluation Criteria
Design-Build

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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:

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.

Observations/Concerns:

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.

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 13:24:02-07'00'

Signature