

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

Date: 01/25/24
 Public Agency: City of Spokane Valley
 Project Name: Spokane Valley Cross Country Complex
 PRC Member: Timothy Buckley, Private Sector Representative

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

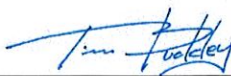
Overall Evaluation by Committee/Panel Member

Reason for Determination:

Meets Strict RCW criteria requirements for DB, Best ability to control scope (and tight schedule) within challenging budget and allow DB entity to provide innovative materials to meet the NCAA requirements within the budget.

Observations/Concerns:

The two "Highly Specialized" arguments the applicant used as justification for DB pertains to the required sophistication of sprinkler system design, and need for design of a cross-country course to meet NCAA (D1) requirements. The data and response seemed to suggest regular highly qualified professional design services could not address these requirements is very disputable.



Signature

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

Date: 1/25/26
 Public Agency: City of Spokane Valley
 Project Name: Cross Country Complex Project
 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:

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

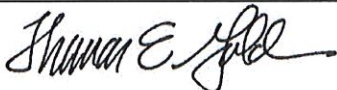
Overall Evaluation by Committee/Panel Member

Reason for Determination:

Tight schedule and specialty irrigation system/sod solution sets up well for PDB.

Observations/Concerns:

None.



Signature

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

Date: 1/25/24
 Public Agency: City of Spokane Valley
 Project Name: Cross Country Complex Project
 PRC Member: Gina M. Hortillosa

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:

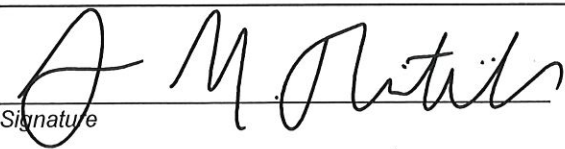
	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
B. Project meets qualifying criteria under RCW 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>		
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 are 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:

Aggressive schedule. Established GMP.

Observations/Concerns:



 Signature

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

Date: January 25, 2024
 Public Agency: City of Spokane Valley
 Project Name: Cross Country Complex Project
 PRC Member: Jessica Murphy

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 are 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:

Project is on an extremely tight timeframe but the Owner well understands the risks and is poised to use the methodology to the benefit for the unique needs of the project.

Observations/Concerns:

None


 Jessica Murphy (Jan 25, 2024 7:10 PM PST)

Signature

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

Date: January 25, 2024
 Public Agency: City of Spokane Valley
 Project Name: **Spokane Valley Cross Country Complex**
 PRC Member: Jeannie Natta

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 are 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 presentation and good discussion. The agency demonstrated knowledge about risks and mitigation strategies.

Observations/Concerns:

Jeannie Natta
Digitally signed by Jeannie Natta
 DN: C=US, E=jnatta@uw.edu, O=UW Facilities,
 OU=Project Delivery Group, CN=Jeannie Natta
 Date: 2024.01.25 10:04:23-0800

Signature

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

Date: 1/25/24
 Public Agency: City of Spokane
 Project Name: Cross County
 PRC Member: Mike Pellitteri

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

	Pass	Fail
A.	X	
B.		
1.		X
2.	X	
3.	X	
C.		
1.	X	
2.	X	
3.	X	
4.	X	
5.	X	
6.	X	
D.	X	
E.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

I have no doubts that the team is well qualified to manage the project,

Observations/Concerns:

I am concerned that there is a belief that DB will somehow give you time you need to get this project completed in the time that you have allotted. There is a lot of preconstruction (design and permits) that will need to happen in a very short amount of time. I wish you good luck.



Signature

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

Date: 1/25/24
 Public Agency: City of Spokane Valley-Cross Country
 Project Name: Cross Country Complex Project
 PRC Member: Linneth Riley-Hall

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

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Met RCW 39.10 alternative public works requirements.

Observations/Concerns:

Linneth Riley-Hall

Signature

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

Date: 25 JAN 2024 ~ DAY 1 @ 9AM
 Public Agency: CITY OF SPOKANE VALLEY
 Project Name: CROSS COUNTRY COMPLEX PROJECT
 PRC Member: YOUNG SANUB SONNY

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.	✓	
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 are 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:

GREAT SLIDE ~ TOWARDS THE END SHOWING PAST GOALS VS. ACTUAL
VERY CLEAR THAT THE TEAM HAS A CHALLENGING ASPECT OF THEM.

Observations/Concerns:

THE TEAM IS AWARE DELIVERABLE WILL BE A CHALLENGE, PERK. ACTION PLANS
FORTHCOMING IS NOT SET ~ CONCERNED THIS ITEM MAY GO
ON THE BACK BURNER.

Signature