**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: (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. Overall Evaluation by Committee/Panel Member Reason for Determination: Observations/Concerns:

Project Review Committee (PRC)

Da	ate:	January 26, 2023	Appro	ved	
Public Agency:		Spokane Public Facility District	Denied		X
Project Name:		Arena Refresh Project			
	RC Member:	Cory Hamilton			
		Project Evaluation Criteria Design-Build  Agency's proposed use of Design-Build on the project meets the r	requirer	nents fo	r
aite	rnative contracti	ng procedures:		Pass	Fail
A.	Provides subst	antial fiscal benefit or traditional delivery method is not practical.	ſ	Х	
B.	Public bodies r	qualifying criteria under RCW 39.10.300. may utilize the DB procedure for public works projects in which the st is over two million dollars and where: <i>(Pass if meets 1 of 3)</i>	<b>;</b>	х	
	in developi	uction activities are highly specialized, and a DB approach is criticing the construction methodology; or		Х	
	between th	The projects selected provide opportunity for greater innovation or efficiencies etween the designer and the builder; or significant savings in project delivery time would be realized.			
C.	Public Body ha	ns necessary experience or team: 6 to pass; 1 fail fails all)	L	Х	Х
		Project delivery knowledge and experience;			
		ontract administration personnel with construction experience; nagement plan with clear & logical lines of authority;		X	
	4. Necessary	& appropriate funding and time to carry out the project;			Х
	•	of project management team with project type & scope experience	<b>}</b> ;	X	
D		and appropriate construction budget.  ild projects, construction personnel independent of the DB team a	re L	Х	
	knowledgeable	in DB process & capable to oversee & administer the contract.		Х	
E.	Public Body ha	s resolved any audit findings relative to previous projects.	Į	Х	
	rall Evaluation b son for Determina	y Committee/Panel Member ation:			
Proj	ect does not have	appropriate schedule. The owner's team stated multiple times during the	neir pres	<u>sentation</u>	that the
orop	osed schedule w	as not flexible. However, the proposed schedule does not allow appropr	iate time	e for the	<u>RFP</u>
		ntractors that would be able to respond to the RFP would be contractors	selected	by the o	owner's
ean	n due to an inapp	ropriate schedule.			
Obs	ervations/Concer	ns:			

Criteria extracted from RCW 39.10.300

Ap	ject Review Committee (PRC) plication Evaluation Sheet blic Agency Design-Build Project		
D	App	roved	
Ρι	11001000	enied $\sqrt{}$	
Pr	roject Name: Arena Refresh		_/<
PI	RC Member: Jeff Jurgenser		
	Project Evaluation Criteria Design-Build		
	ermine that the Agency's proposed use of Design-Build on the project meets the requir rnative contracting procedures:	ements fo	or
		Pass	Fail
	Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
D.	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)		
	The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology are		V
	in developing the construction methodology; or  2. The projects selected provide opportunity for greater innovation or efficiencies		
	between the designer and the builder; or	X	
C	Significant savings in project delivery time would be realized.  Public Body has necessary experience or team:	-	X
Ο.	(must meet all 6 to pass; 1 fail fails all)		
	Project delivery knowledge and experience;	X	
	<ol> <li>Sufficient contract administration personnel with construction experience;</li> <li>Written management plan with clear &amp; logical lines of authority;</li> </ol>	Χ	
	4. Necessary & appropriate funding and time to carry out the project;	,	X
	5. Continuity of project management team with project type & scope experience;	X	
	Necessary and appropriate construction budget.		X
	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.	Χ	
	rall Evaluation by Committee/Panel Member son for Determination:		
T	here was an unreasable Schedule with 5 days to re-	spond to	, SOQ
wh	ich leaves zero time for outreach.	7	
	ervations/Concerns:	ı T	
<u> </u>	Did not evaluate a schedule appeared as if it was not and appeared to be set for a team. Outreach was an	1 plonn	<u>.ed</u> , ,
δ.	t and appeared to be Set tur a team. Outreach was an	atter th	+ 1/2voi

Revised 7/27/2023

Da	te:	January 26, 2024	Appro	ved	Х
Public Agency:		Spokane Public Facility District	_		•
Project Name:		Arena Refresh		-	
	C Member:	Art McCluskey			
ГІХ	C Member.	Alt Micoluskey			
		Project Evaluation Criteria Design-Build			
		Agency's proposed use of Design-Build on the project meets thing procedures:	e requirer		
Δ	Provides subs	antial fiscal benefit or traditional delivery method is not practica	ı.	Pass X	Fail
		qualifying criteria under RCW 39.10.300.		^	
	Public bodies i	may utilize the DB procedure for public works projects in which st is over two million dollars and where: (Pass if meets 1 of 3)	the 	Х	
		uction activities are highly specialized, and a DB approach is cr ng the construction methodology; or	itical		Х
	2. The project	ts selected provide opportunity for greater innovation or efficien be designer and the builder; or	cies		Х
		savings in project delivery time would be realized.		Х	
C.		as necessary experience or team:		Χ	
		6 to pass; 1 fail fails all) ivery knowledge and experience;	[	Х	
		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 experier and appropriate construction budget.	nce;	X	
		and appropriate construction budget. ild projects, construction personnel independent of the DB team	are L	Х	
	knowledgeable	e in DB process & capable to oversee & administer the contract		Х	
E.	Public Body ha	as resolved any audit findings relative to previous projects.	ļ	Х	
	all Evaluation bon for Determina	y Committee/Panel Member ation:			
Proje	ct meets all RC\	N requirements necessary for approval	S.		
Obse	rvations/Concer	ns:			
<u> Fight</u>	budget and sch	edule (potential bias toward contractors)			
					2
Ar	t McClus	kry			

Signature

Tublio Agency De	organ Burna i Tojout			
Date:	anuary 26, 2024 App		ved	X
Public Agency:	Spokane Public Facility District	Denie	d	
Project Name:	Arena Refresh Project			
PRC Member:	Ron Paananen			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ing procedures:	erequirer :		
A Provides subst	antial fiscal benefit or traditional delivery method is not practical	L	Pass x	Fail
	qualifying criteria under RCW 39.10.300.		^	
Public bodies r	may utilize the DB procedure for public works projects in which test is over two million dollars and where: (Pass if meets 1 of 3)	he		
	uction activities are highly specialized, and a DB approach is cri ng the construction methodology; or	tical		х
2. The project	ts selected provide opportunity for greater innovation or efficience	cies		х
	e designer and the builder; or savings in project delivery time would be realized.		х	
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;				
<ul><li>3. Written management plan with clear &amp; logical lines of authority;</li><li>4. Necessary &amp; appropriate funding and time to carry out the project;</li></ul>				
<ul><li>6. Necessary and appropriate construction budget.</li><li>D. For Design-Build projects, construction personnel independent of the DB team are</li></ul>			Х	
knowledgeable	e in DB process & capable to oversee & administer the contract.		Х	
E. Public Body ha	as resolved any audit findings relative to previous projects.	ļ	Х	
Reason for Determina	by Committee/Panel Member ation:  t with tight overall schedule that will benefit from delivery by Progressiv	<u>/e DB.</u>		
Observations/Concer	ns:			
	chedule is extremely short – one week between release of the RFQ an			
	informal outreach to contractors, there was no formal effort to inform the		40	
of small firms to partic	<ul> <li>This may eliminate some contractors that would otherwise pursue the cinate.</li> </ul>	<u>iis work ai</u>	na iimit th	<u>e ability</u>
or smair illnis to partic	olpaic.			
1				

Criteria extracted from RCW 39.10.300

Revised 7/27/2023

Project Review Committee (PRC) **Application Evaluation Sheet** Public Agency Design-Build Project Date: Approved Public Agency: Denied **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: (must meet all 6 to pass; 1 fail fails all) 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: Observations/Concerns: opportunity for inclusion Leaning

outreach events for further

Revised 7/27/2023

Date:	January 25, 2024	Approved	
Public Agency:	SPOKANE PUBLIC FACILITY DISTRICT	Denied	X
Project Name:	Arena Refresh Project		
PRC Member:	Vicky Schiantarelli		

### 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.

	Х
x	
	Х
X	
Х	
	X
Х	
	Χ
Х	
	Х
X	
Х	
х	
Х	

Fail

Pass

#### Overall Evaluation by Committee/Panel Member

Reason for Determination:

Failed to demonstrate why this project needs to be a progressive design build. Project not highly specialized. Speaks to fast tracking the selection process but missing all the entities required to put the solicitation together. Schedule does not support the ability to be inclusive.

Observations/Concerns:

The RFQ/RFP process is being fast-tracked without the PFD procuring legal services from an attorney firm experienced in alternative project delivery to assist in developing the DB contract terms and conditions.

Vicky Schiantarelli
Signature

Date:	JANUARY 26 2024 Ap	proved	-		
Public Agency:	SPOKANE PUBLIC FACILITY DISTRICT De	nied			
Project Name:	LRENA REFRESH PROTECT				
PRC Member:	LANCE THOMAS				
	Project Evaluation Criteria				
	Design-Build				
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the requ	irements fo	or		
	<b>0</b> F	Pass	Fail		
A. Provides subs	stantial fiscal benefit or traditional delivery method is not practical.	-			
Public bodies	s qualifying criteria under RCW 39.10.300.  may utilize the DB procedure for public works projects in which the ost is over two million dollars and where: (Pass if meets 1 of 3)				
in develop	ruction activities are highly specialized, and a DB approach is critical ping the construction methodology; or				
between tl	<ol><li>The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or</li></ol>				
	t savings in project delivery time would be realized. as necessary experience or team:				
(must meet all	6 to pass; 1 fail fails all)				
	livery knowledge and experience; contract administration personnel with construction experience;	7			
<ol><li>Necessary</li></ol>	& appropriate funding and time to carry out the project;	~			
	of project management team with project type & scope experience;	_			
20 CO	and appropriate construction budget.				
	uild projects, construction personnel independent of the DB team are e in DB process & capable to oversee & administer the contract.				
	as resolved any audit findings relative to previous projects.				
	by Committee/Panel Member		S. P.L.		
Observations/Concer	rns:				
INHILE !	FEEL IT MEET THE RCW, THE OPTICS OF LIM	MED			
ABILITY T	TO COMPETE CAUSES PAUSE . A WIDER NOTIFICATION IS I	RECOMENT	KD		
Jal					
Signature					