	mo rigonoj ze	olgii Dalla i i ojost					
Date: 7/25/2024		7/25/2024	Appro	ved	X		
Public Agency:		NORTHEAST PUBLIC DEVELOPMENT AUTHORITY	Denie	d			
Pr	oject Name:	3011 Wesseley			•		
PF	RC Member:	Alexis Blue					
Project Evaluation Criteria Design-Build							
		Agency's proposed use of Design-Build on the project meets the	e require	ments fo	r		
ane	mative contract	ing procedures:		Pass	Fail		
A.	Provides subs	tantial fiscal benefit or traditional delivery method is not practica	I.	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)							
		The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or					
	2. The project	ets selected provide opportunity for greater innovation or efficient the designer and the builder; or	cies	Х			
		savings in project delivery time would be realized.					
C.		as necessary experience or team:  6 to pass; 1 fail fails all)	e				
	1. Project de	livery knowledge and experience		Х			
		contract administration personnel with construction experience		Х			
		anagement plan with clear & logical lines of authority		X			
		% appropriate funding and time to carry out the project of project management team with project type & scope experier		X			
		and appropriate construction budget	ice	X	-		
D.	For Design-Bu	uild projects, construction personnel independent of the DB teams in DB process & capable to oversee & administer the contract.		Х			
E.	_	as resolved any audit findings relative to previous projects.		Х	n n		

#### **Overall Evaluation by Committee/Panel Member** Reason for Determination:

Meets Criteria

#### Observations/Concerns:

A great example as to why we have applications before presentations to provide a Q&A period. Thank you for thoroughly answering questions presented after the application. I wish you well to get an entire building with multiple stories for your budget, that would simply not happen in Western Washington, we can not even get a modular building for those prices! If you ever come back to PRC again, it would be welcomed to have a more diverse team.

Signature / Signature

### 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 Review Committee (PRC)

PRC Member:

- 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.



Pass

Overall	Evaluation	by	Committee/Panel	Member
	for Determine	- 77		

PDB	WZLL	BE	AN	ASSET	TO	STREAM	MIXNENG	PROJECT
AND	ESTA	BLIS	HIH	og GA	AP.			
Observations/	Concerns:							

Signature

rubiic Agency De	sign-build Fi	ojeci								
Date: 7-25-24					Appro	oved	X			
Public Agency:										
Project Name:					USE	DEN	PRO	VECT		
PRC Member:	JIM	DUG				-				
* - <sub>**</sub> *		-	Evalua Design-	tion Criter Build	ia					
Determine that the a			Design-Bı	uild on the pro	ject meets t	he require	ments fo	r		
A D 11		<i>C</i> '				•	Pass	Fail		
A. Provides subst					s not practic	al.	X			
<ul> <li>B. Project meets Public bodies retotal project co</li> </ul>	may utilize the	DB procedu	re for pub	lic works proje		n the				
1. The constru					pproach is o	critical	V			
2. The project	ng the constru ts selected pro				on or efficie	ncies		-		
between th	e designer an	d the builder	or			**-	X	<u> </u>		
<ol> <li>Significant</li> <li>Public Body ha</li> </ol>				d be realized.		<u> </u>	X			
(must meet all			team.							
Project deli					•		X			
<ol> <li>Sufficient c</li> <li>Written ma</li> </ol>					3.5	;	X	<del>processed</del>		
4. Necessary							V			
5. Continuity		_			·	ence;	X			
<ol><li>Necessary</li></ol>	and appropria	te constructi	on budge	t.			X			
D. For Design-Bui							X			
knowledgeable E. Public Body ha						λ.	V	-		
,		, as an invani	90 . 0.0	o to provide p	. 0,00.0.					
<b>Overall Evaluation b</b> Reason for Determina		anel Membe	Γ							
		10-4	NEL I	1600	MESS.	. 5		724		
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FIGUE	7)							***************************************		
Observations/Concer	ns:									
TIGHT	BUDG	ET.	FUNI	DING 1	SA	CHA	LLEN	WE.		
von som sammanani	774 / 122 / 124 / 124 / 124						Service Control	- Part P		
THE	8001	3								

Signature

Project Review Committee (PRC) **Application Evaluation Sheet** Public Agency Design-Build Project Date: Approved Public Agency: Denied PUBLIC DEVELOPALENT Project Name: WELLESLEY MIXED USED 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 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: PROJECT MEETS RCW REQUIREMENTS FOR PDB. TEAM HAS APPROPRIATE EXPERIENCE Observations/Concerns:

FUNDING TIMING 15 CONCERN BUT APPLICANT INDICATED THIS WILL

BE CLEAR IN THE REA

Signature

	ate:	Appro	ved	Х	
Public Agency: Project Name:		July 25, 2024  Northeast Public Development Authority	Denied		
		Wellesley Mixed Use Development	201110		
	RC Member:	Art McCluskey			
		Project Evaluation Criteria Design-Build			
		Agency's proposed use of Design-Build on the project meets the ing procedures:	require		
Α.	Provides subs	tantial fiscal benefit or traditional delivery method is not practical.		Pass X	Fail
	Project meets Public bodies	qualifying criteria under RCW 39.10.300.  may utilize the DB procedure for public works projects in which the state of the		Х	
	The constr in developi	uction activities are highly specialized, and a DB approach is criting the construction methodology, or			>
		ts selected provide opportunity for greater innovation or efficienc ne designer and the builder; or	ies	Х	
		savings in project delivery time would be realized.		Х	
C.		as necessary experience or team: <b>6 to pass</b> ; 1 fail fails all)		Х	
	7.	ivery knowledge and experience		Х	
		contract administration personnel with construction experience		Х	
	Vi	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 experience and appropriate construction budget	ce	X	
D		ild projects, construction personnel independent of the DB team	ie L		
υ.		e in DB process & capable to oversee & administer the contract.	15	Х	
E.	Public Body ha	as resolved any audit findings relative to previous projects.		Х	*
Rea	son for Determina	by Committee/Panel Member ation:  RCW requirements			
At tir		ns:  project budget is not complete but this will be identified in the RFQ. Ad concept to obtain remaining funding	equate fu	ınding is	3

Art McCluskry
Signature

Project Review Committee Application Evaluation	on Sheet						
Public Agency Desig	n-Build Project	t 					
Date: 7/25/2024					Approved		$\times$
Public Agency:	NO PITHEAST	PUBLIC	DEVELOPMEN	IT AUTH	Denie	d	
Project Name:	3011 WELL	ESLEY	A.				
PRC Member:	MIKE DS	SHINN					
	Pı	roject Eval	luation Criteri	ia			
		-	gn-Build				
Determine that the Age	ency's proposed	use of Desig	n-Ruild on the pro	iect meets the	require	ments fo	r
alternative contracting		doc of Dosig	ir build off the proj	oot moots the	require		
A. Provides substant	ial fiscal honofit	or traditional	delivery method is	not practical		Pass /	Fail
B. Project meets qua				not practical.		X	*
Public bodies may total project cost is	utilize the DB p	procedure for	public works proje		ne	X	
	on activities are the construction		llized, and a DB a	oproach is crit	ical	X	1,
<ol><li>The projects se</li></ol>	elected provide	opportunity fo	or greater innovation	on or efficienc	ies	\ \	
between the do	esigner and the rings in project o		vould be realized.				
C. Public Body has n	ecessary exper	ience or team			1	× ×	
(must meet all 6 to 1. Project deliver	<i>pass; 1 fail fails</i> y knowledge an				!	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
<ol><li>Sufficient contr</li></ol>	ract administrat	ion personnel	with construction			2	
			al lines of authorit o carry out the pro	•		X	
	A SECTION OF THE PROPERTY.	•	n project type & so	• 000000	ce	×	
and the same and t	d appropriate co		•			X	
D. For Design-Build p					is	χ	
E. Public Body has re		A THE POST OF THE PARTY OF THE				Z	
Overall Evaluation by Co		Member				9	
	THE RCW						
	1110						
Observations/Concerns:							
	NCERUS						
	MCDIMP /		6		-		
Mild Difference Signature	Ŵ.	-		8			

Date:	7.25.24	Appro	oved	X	
Public Agency:	NORTHEAST PUBLIC DEVELOPMENT ANTHORITY	Denie	ed		
Project Name:	3011 WELLESLEY MIXED USE DEVELOPMENT		161 16152		
PRC Member:	LANCE THOMAS				
	Project Evaluation Criteria				
	Design-Build				
Determine that the alternative contrac	e Agency's proposed use of Design-Build on the project meets the string procedures:	require	ments fo	r	
			Pass	Fail	
	stantial fiscal benefit or traditional delivery method is not practical.		X		
B. Project meets	qualifying criteria under RCW 39.10.300.  may utilize the DB procedure for public works projects in which the	_			
total project c	ost is over two million dollars and where: (Pass if meets 1 of 3)	Э	×		
1. The const	ruction activities are highly specialized, and a DB approach is critic	cal			
in develop	ing the construction methodology, or				
2. The project	cts selected provide opportunity for greater innovation or efficiencie he designer and the builder; or	s	×		
	Significant savings in project delivery time would be realized.				
C. Public Body h	as necessary experience or team:	1			
	6 to pass; 1 fail fails all)	1	11,000	1	
	livery knowledge and experience contract administration personnel with construction experience		×	1-12	
	anagement plan with clear & logical lines of authority		×		
	/ & appropriate funding and time to carry out the project		X		
	of project management team with project type & scope experience	.	X	100	
	and appropriate construction budget		×		
D. For Design-Bu	uild projects, construction personnel independent of the DB team is	; '	-73		
knowledgeable	e in DB process & capable to oversee & administer the contract.		×		
E. Public Body n	as resolved any audit findings relative to previous projects.		×		
verall Evaluation I	by Committee/Panel Member				
Reason for Determin	ation:				
THIS PROTECT	I WILL NEED A CONTRACTOR I CHUNKE TO WORK	TOGE	THET		
	LIT WITHIN THE LIMITED BUDGET				
				The Color	
bservations/Concer	'ns:				
		Toward St.			
	1	100			
forthe					
ignature/					

Date: July 25, 2024		Approved		Х
Public Agency: Northeast Public Development Authority		Denie	ed	
Project Name: 3011 Wellesley Mixed Use Development Project				
PRC Member:	Anthony Udeagbala, AIA			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ting procedures:	require		
Δ Provides subs	stantial fiscal benefit or traditional delivery method is not practical		Pass	Fail
	qualifying criteria under RCW 39.10.300.		Х	
Public bodies	may utilize the DB procedure for public works projects in which to post is over two million dollars and where: (Pass if meets 1 of 3)	he	X	
in develop	ruction activities are highly specialized, and a DB approach is cri- ing the construction methodology, or			
between t	cts selected provide opportunity for greater innovation or efficience designer and the builder; or	ies		
	savings in project delivery time would be realized. as necessary experience or team:	ļ		
(must meet all	6 to pass; 1 fail fails all)	*	Х	
	livery knowledge and experience	-		
	contract administration personnel with construction experience anagement plan with clear & logical lines of authority			
	v & appropriate funding and time to carry out the project			
200 CO CO CO SERVICE DO CO	of project management team with project type & scope experien	ce		
<ol><li>Necessary</li></ol>	and appropriate construction budget			
knowledgeabl	uild projects, construction personnel independent of the DB team e in DB process & capable to oversee & administer the contract.	is	Х	
E. Public Body h	as resolved any audit findings relative to previous projects.		Х	
Reason for Determin	by Committee/Panel Member ation: Clarity of presentation and answers provided addressed requirements o	of RCW 39	9.10.	
Observations/Conce	rns:			
Many J.	9Q			

Signature