

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

Date: 7/25/2024
 Public Agency: NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
 Project Name: 3011 Wesseley
 PRC Member: Alexis Blue

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		
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.		
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 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 Alexis Blue

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

Date: 07-25-2024 Approved Denied
 Public Agency: Northeast Public Development Authority
 Project Name: 3011 Weelesey Mixed Use Development
 PRC Member: Lisa Corcoran

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.

	Pass	Fail
A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Overall Evaluation by Committee/Panel Member

Reason for Determination:

PDB WILL BE AN ASSET TO STREAMLINING PROJECT AND ESTABLISHING GMP.

Observations/Concerns:


 Signature

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

Date: 7-25-24 Approved X
 Public Agency: NORTHEAST P.U.D. Denied _____
 Project Name: 3011 WELLESLEY MIXED USE DEV PROJECT
 PRC Member: JIM DUGAN

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:
THIS IS THE RIGHT DELIVERY METHOD FOR THIS PROJECT.

Observations/Concerns:
TIGHT BUDGET. FUNDING IS A CHALLENGE.

Signature J. Dugan

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

Date: 7/25/24
 Public Agency: NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
 Project Name: 3011 WELLESLEY MIXED USED DEVELOPMENT
 PRC Member: DAVE JOHNSON

Approved
 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 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
A.	✓	
B.		
1.		
2.	✓	
3.	✓	
C.		
1.	✓	
2.	✓	
3.	✓	
4.	✓	
5.	✓	
6.	✓	
D.	✓	
E.	✓	

Overall Evaluation by Committee/Panel Member
 Reason for Determination:

PROJECT MEETS RCW REQUIREMENTS FOR PDB. TEAM HAS
APPROPRIATE EXPERIENCE W/ TT HERRY ASSISTING.

Observations/Concerns:

FUNDING TIMING IS CONCERN BUT APPLICANT INDICATED THIS WILL
BE CLEAR IN THE RFP


 Signature

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

Date: July 25, 2024
 Public Agency: Northeast Public Development Authority
 Project Name: Wellesley Mixed Use Development
 PRC Member: Art McCluskey

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 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:

Application meets all RCW requirements

Observations/Concerns:

At time of application project budget is not complete but this will be identified in the RFQ. Adequate funding is available to develop concept to obtain remaining funding

Art McCluskey
 Signature

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

Date: 7/25/2024
 Public Agency: NORTHEAST PUBLIC DEVELOPMENT AUTH
 Project Name: 3011 WELLESLEY
 PRC Member: MIKE D SHINN

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 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
A.	X	
B.	X	
1.	X	
2.	X	
3.	X	
C.	X	
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:

JOB FITS THE RCW

Observations/Concerns:

NO CONCERNS

Mike D Shinn

Signature

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

Date: 7.25.24
 Public Agency: NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
 Project Name: 3011 WELLESLEY MIXED USE DEVELOPMENT
 PRC Member: LANCE THOMAS

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 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
A.	X	
B.	X	
1.		
2.	X	
3.		
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:

THIS PROJECT WILL NEED A CONTRACTOR & OWNER TO WORK TOGETHER
TO DELIVER IT WITHIN THE LIMITED BUDGET

Observations/Concerns:

Lance Thomas
 Signature

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

Date: July 25, 2024 Approved X
 Public Agency: Northeast Public Development Authority Denied _____
 Project Name: 3011 Wellesley Mixed Use Development Project
 PRC Member: Anthony Udeagbala, AIA

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:

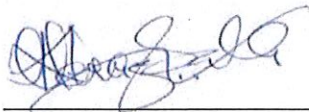
	Pass	Fail
A. Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
B. Project meets qualifying criteria under RCW 39.10.300. Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where: <i>(Pass 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		
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>	X	
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.	X	
E. Public Body has resolved any audit findings relative to previous projects.	X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Great presentation. Clarity of presentation and answers provided addressed requirements of RCW 39.10.

Observations/Concerns:



Signature