

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

Date: 9/27/2024
 Public Agency: City of Everett
 Project Name: Everett Outdoor Multipurpose Stadium 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>	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:

Complex, urban project that would benefit from having a Design-Builder as part of the project to help inform decision makers on project definition, phasing, infrastructure needs, and budgeting.

Observations/Concerns:

Owner is less experienced with this project type and size, but has assembled a solid team well-experienced with large PDB projects.



 Signature

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Date: September 27, 2024
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 Project Name: Everett Outdoor Multipurpose Stadium
 PRC Member: Art McCluskey

Approved X
 Denied _____

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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:

Application meets RCW requirements

Observations/Concerns:

None

Art McCluskey
 Signature

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

Date: 9/27/24
 Public Agency: City of Everett
 Project Name: Stadium
 PRC Member: Traci Rogstad

Approved X
 Denied _____

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Overall Evaluation by Committee/Panel Member

Reason for Determination:

Observations/Concerns:

Traci Rogstad
 Signature

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

Date: 9/27/2024
 Public Agency: City of Everett
 Project Name: Everett Outdoor Multipurpose Stadium
 PRC Member: Kevin Thomas

Approved X
 Denied _____

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Overall Evaluation by Committee/Panel Member

Reason for Determination:

This urgency of this project is expedited by the new stadium requirement from the MLB that is out of the control of the public body. This facility will provide a huge economic benefit to the development of the area. Coupled with the pressure from the MLB, this project meets the design build delivery method.

Observations/Concerns:

Selecting a construction team with experience in this scope of work will be critical to the success of this project.

Kevin M Thomas
 Signature

Project Review Committee (PRC)
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Date: September 27, 2024
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 Project Name: Everett Outdoor Multipurpose Stadium
 PRC Member: Tim Thomas – Bouten Construction GC3

Approved X
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Overall Evaluation by Committee/Panel Member

Reason for Determination:

Multi-site options. Aggressive schedule. Specialized scope of work. SOJ experience to support the City's team. They will need to lean heavily on SOJ and the selected PDB team to navigate the process.

Observations/Concerns:

Very limited experience at the City managing PDB/DB projects of this size. Not clear on who with the City will work directly with SOJ and manage the project.



Signature

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

Date: 9/27/24
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 Project Name: Everett Outdoor Multipurpose Stadium Project
 PRC Member: Kyle Twohig

Approved x
 Denied

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Overall Evaluation by Committee/Panel Member

Reason for Determination:

While staff PDB experience is light, they have strong support and the use of PDB will be crucial for success.

Observations/Concerns:

Timing of delivery will be very challenging to meet MLB requirements. Team needs to do more knowledge sharing of PDB with other owners.

 Digitally signed by
 Twohig, Kyle
 Date: 2024.09.27
 10:10:28-07'00'

Signature

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

Date: 9/27/2024
 Public Agency: City of Everett
 Project Name: Outdoor Multipurpose Stadium
 PRC Member: Taine Wilton

Approved X
 Denied _____

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Overall Evaluation by Committee/Panel Member

Reason for Determination:

Culture of inclusion, live and work in Everett increase their experience, experience with high profile public projects, PDB approach collaborative, construction start quickly, total cost fixed, funding fixed. Business equity goals. Long history of successful alternative project delivery. Experienced consultant team. Risky, difficult project that clearly satisfies pdb delivery with Major League Baseball time constraints.

Wilton, Taine E. (ESC)  Digitally signed by Wilton, Taine E. (ESC)
 DN: CN="Wilton, Taine E. (ESC)",
 O=Edmonds School District
 Date: 2024.09.27 09:04:33-07'00'

 Signature