

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

Date: 12/5/2024  
 Public Agency: Western Washington University  
 Project Name: Campus Decarbonization Heating System Conversion Project  
 PRC Member: Mallorie Davies

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
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

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

While it is an ambitious project, they have met all criteria for the alternative process. Encouraged to hear that they will be engaging in IRA tax credits to help extend funding as well as apprenticeship and PLA utilization.

Observations/Concerns:  
 CCA funding is questionable with the budget up in the air for the State

  
 Signature

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

Date: 12/5/2024  
Public Agency: Western Washington University  
Project Name: Campus Decarbonization Heating System Conversion Project  
PRC Member: Jeff Gonzalez

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:

Applicant met the requirements.

Observations/Concerns:

Applicant has thought through the timing of funding and options available if that changes.

  
Signature



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

Date: 12/5/24  
 Public Agency: WESTERN WASHINGTON UNIVERSITY  
 Project Name: CAMPUS DECARBONIZATION HEATING SYSTEM  
 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
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	


**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

PROJECT MEETS CRITERIA FOR DB. TEAM HAS THE NECESSARY  
EXPERIENCE TO BE SUCCESSFUL.

Observations/Concerns:

FUNDING MAY BE AN ISSUE, BUT WWU PROVIDED EXPLANATIONS  
ON HOW THEY WOULD HANDLE.

  
 Signature

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

Date: December 5, 2024  
Public Agency: Western Washington University  
Project Name: Campus Decarbonization Heating System Conversion Project  
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:

Applicant meets RCW requirements

Observations/Concerns:

Phased budget (\$10M of \$175M currently available)

Art McCluskey  
Signature



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

Date: 12-5-24 Approved X  
 Public Agency: Western Washington University Denied \_\_\_\_\_  
 Project Name: Campus Decarbonization - Heating System Conversion Project  
 PRC Member: Bret Michie

**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.	<input checked="" type="checkbox"/>	
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>	<input checked="" type="checkbox"/>	
1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or	<input checked="" type="checkbox"/>	
2. The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or	<input checked="" type="checkbox"/>	
3. Significant savings in project delivery time would be realized.	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
2. Sufficient contract administration personnel with construction experience	<input checked="" type="checkbox"/>	
3. Written management plan with clear & logical lines of authority	<input checked="" type="checkbox"/>	
* 4. Necessary & appropriate funding and time to carry out the project	<input checked="" type="checkbox"/>	
5. Continuity of project management team with project type & scope experience	<input checked="" type="checkbox"/>	
6. Necessary and appropriate construction budget	<input checked="" type="checkbox"/>	
D. For Design-Build projects, construction personnel independent of the DB team is knowledgeable in DB process & capable to oversee & administer the contract.	<input checked="" type="checkbox"/>	
E. Public Body has resolved any audit findings relative to previous projects.	<input checked="" type="checkbox"/>	

**Overall Evaluation by Committee/Panel Member**

Reason for Determination:

\_\_\_\_\_

Observations/Concerns:

Budget availability is a concern but team has a plan to deal with and communicate to the proposers

[Signature]  
 Signature

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

Date: 12-5-2024  
Public Agency: Western Washington University  
Project Name: Campus Decarbonization Heating System Conversion  
PRC Member: Ron Paananen

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>		
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:

Well prepared and thorough application. Given the unique nature of the project and site constraints,  
Progressive DB is an appropriate delivery method.

Observations/Concerns:

Construction funding is a concern, but WWU has appropriate contingency plans if full funding is not  
authorized by the legislature in 2025.

  
Signature



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

Date: December 5, 2024  
 Public Agency: Western Washington University  
 Project Name: Campus Decarbonization Heating System Conversion Project  
 PRC Member: Taine Wilton

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:

Specialized activities, minimize impact, phasing and efficiencies, cost certainty, collaborate with Port, and City, on thermal energy network. Will help meet energy goals. plan in place with proven levels of success for WMBE and Native American inclusion. Shares information with OMWBE.

Observations/Concerns:

Complicated site, terrain, historic tribal lands, sustainable environmental policy. Heating broken into 4 sites, ground source and air source heat pumps. Funding a concern plan in place, communicating timing to pdb.

Wilton, Taine E. (ESC)

Digitally signed by Wilton, Taine E. (ESC)  
 DN: CN="Wilton, Taine E. (ESC)",  
 O=Edmonds School District  
 Date: 2024.12.05 10:26:00-08'00'

Signature

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

Date:	12-5-2024	Approved	X
Public Agency:	WESTERN WASHINGTON UNIVERSITY – DESIGN-BUILD	Denied	
Project Name:	Campus Decarbonization Heating System Conversion 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:

	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:

---



---

Observations/Concerns:

---



---

*Vicky Schiantarelli*  
 \_\_\_\_\_  
 Signature