

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

Date: July 24, 2025
 Public Agency: Parks Tacoma
 Project Name: Reimagined Meadow Park Golf Course Project
 PRC Member: Becky Barnhart

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.

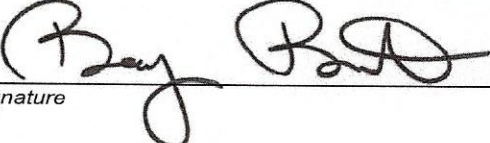
Pass	Fail
X	
x	
	x
x	
x	
X	
x	
x	
x	
x	
x	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

Proposal meets RCW 39.10

Observations/Concerns:


 Signature

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

Date: 7/24/25
 Public Agency: Parks Tacoma
 Project Name: Reimagined Meadow Park Golf Course Project
 PRC Member: Brandi Colyar

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:

Meets requirements – DB provides opportunities for maintaining operations during a multi-phase course improvement and identifying project efficiencies.

Observations/Concerns:

Community Impact potential of this project is great


 Signature

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

Date: July 24, 2025

Public Agency: Metropolitan Park District of Tacoma dba Parks Tacoma

Project Name: Reimagined Meadow Park Golf Course Project

PRC Member: Tamara Hartner

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:

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A. Provides substantial fiscal benefit or traditional delivery method is not practical.	X	
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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:

The project requires highly specialized construction activities, and the team has knowledge and experience in PDB, even if this is Parks Tacoma's first PDB.

Observations/Concerns:

Signature Tamara Hartner



Digitally signed by Tamara Hartner
 DN: C=US,
 E=tamara.hartner@mortenson.com,
 O=Mortenson, CN=Tamara Hartner
 Date: 2025.07.24 16:09:39-07'00'

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

Date: July 24, 2025

Public Agency: Metro Parks District Tacoma

Project Name: Reimagined Meadow Park Golf Course

PRC Member: Jeff Jurgensen

Approved x

Denied

Project Evaluation Criteria
Design-Build

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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	
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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	

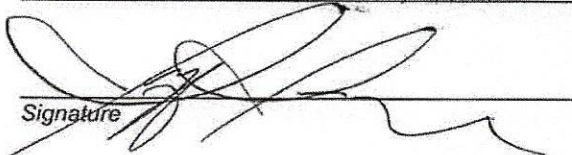
Overall Evaluation by Committee/Panel Member

Reason for Determination:

Met criteria as defined by RCW.

Observations/Concerns:

None other than seems like a very appropriate team and project.


 Signature

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

Date: July 24, 2025
 Public Agency: Parks - Tacoma
 Project Name: Reimagined Meadow Park Golf Course
 PRC Member: Jeannie Natta

Approved X
 Denied

Project Evaluation Criteria
Design-Build

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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:

Strong project team. Owner addressed concerns about educating internal staff about PDB in the follow up application questions.

Observations/Concerns:

Jeannie Natta

Digitally signed by Jeannie Natta
 DN: C=US, E=jnatta@uw.edu, O=UW
 Facilities, OU="Project Delivery Group",
 CN=Jeannie Natta
 Date: 2025.07.24 16:11:17-0700'

Signature

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

Date: July 24, 2025
Public Agency: Parks Tacoma
Project Name: Reimagined Meadow Park Golf Course
PRC Member: Ron Paananen

Approved X
Denied

Project Evaluation Criteria
Design-Build

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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:

The application meets the requirements of RCW 39.10. The applicant provided a strong rationale for PDB vs GC/CM

Observations/Concerns:

No concerns. The application was very well prepared, the agency has a strong record of capital project delivery and has enlisted the necessary resources to utilize alternative deliver.


Signature

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

Date: 7/24/2025
 Public Agency: TACOMA PARKS
 Project Name: GOLF COURSE
 PRC Member: MIKE D SHINN

Approved X
 Denied _____

Project Evaluation Criteria
Design-Build

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Pass	Fail
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

MEETS RCW

Observations/Concerns:

NONE

Mike D Shinn
 Signature

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

Date: 07/24/2025
 Public Agency: Metropolitan Park District of Tacoma dba Parks Tacoma
 Project Name: REIMAGINED MEADOW PARK GOLF COURSE PROJECT
 PRC Member: ANTHONY UDEAGBALA, AIA

Approved X
 Denied

Project Evaluation Criteria
Design-Build

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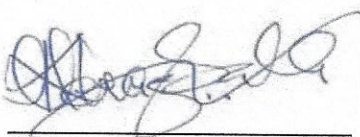
Pass	Fail
X	
X	
X	
X	
X	

Overall Evaluation by Committee/Panel Member

Reason for Determination:

GREAT PRESENTATION, DEMONSTRATED KNOWLEDGE AND CAPACITY. MEETS RCW STATED REQUIREMENTS FOR APPROVAL.

Observations/Concerns:


 Signature