	one Agency De	Sign-Bund Froject			
Da	ate:	July 24, 2025	Appro	ved	Χ
Рι	ıblic Agency:	Parks Tacoma	Denie	d	
Pr	Project Name: Reimagined Meadow Park Golf Course Project				
PF	RC Member:	Becky Barnhart			
		Project Evaluation Criteria Design-Build			
Det alte	ermine that the rnative contract	Agency's proposed use of Design-Build on the project meets the ing procedures:	e requirer	nents fo	r
٨	D		İ	Pass	Fail
		tantial fiscal benefit or traditional delivery method is not practical	Ē	Х	
Б.	Public bodies	qualifying criteria under RCW 39.10.300. may utilize the DB procedure for public works projects in which t ost is over two million dollars and where: (Pass if meets 1 of 3)	he	x	
	in developi	uction activities are highly specialized, and a DB approach is cring the construction methodology, or			×
	between th	ts selected provide opportunity for greater innovation or efficience ne designer and the builder; or	ies	х	
		savings in project delivery time would be realized.		Х	
C.	(must meet all	as necessary experience or team:  6 to pass; 1 fail fails all)		Х	
		ivery knowledge and experience		х	
		contract administration personnel with construction experience		Х	
		nagement plan with clear & logical lines of authority		Х	
		& appropriate funding and time to carry out the project of project management team with project type & scope experience.		X	
		and appropriate construction budget	3e	X	
D.	For Design-Bu	ild projects, construction personnel independent of the DB team in DB process & capable to oversee & administer the contract.	is	X	
E.	Public Body ha	as resolved any audit findings relative to previous projects.		Х	
	rall Evaluation b son for Determina	y Committee/Panel Member ation:	_		
rop	osal meets RCW	39.10			-
Obse	ervations/Concer	ns:			

Signature

Public Agency De	esign-Build Project			
Date:	7/24/25	Appro	oved	x
Public Agency:	Parks Tacoma	Denie	ed	<del></del>
Project Name:	Reimagined Meadow Park Golf Course Project	12		
PRC Member:	Brandi Colyar			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ing procedures:	e require	ments fo	r
Δ Provides subs	tantial fiscal honofit or traditional delivery mathed is not asset		Pass	Fail
	tantial fiscal benefit or traditional delivery method is not practical qualifying criteria under RCW 39 10 300	l.	Х	
<ul> <li>B. Project meets qualifying criteria under RCW 39.10.300.</li> <li>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)</li> <li>1. The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology, or</li> </ul>		x		
			х	
between th	rojects selected provide opportunity for greater innovation or efficience en the designer and the builder; or	cies	х	
	savings in project delivery time would be realized. as necessary experience or team:	<u> </u>	Х	
(must meet all	6 to pass; 1 fail fails all)			
	ivery knowledge and experience		Х	
	contract administration personnel with construction experience nagement plan with clear & logical lines of authority		X	
	& appropriate funding and time to carry out the project		X	
5. Continuity	of project management team with project type & scope experien	ce	X	
	and appropriate construction budget		X	
knowledgeable	ild projects, construction personnel independent of the DB team e in DB process & capable to oversee & administer the contract.	is	х	
E. Public Body na	as resolved any audit findings relative to previous projects.	× 1	Х	
Reason for Determina				
and identifying project	- DB provides opportunities for maintaining operations during a multi-pl	nase cour	se improv	<u>vement</u>
and identifying projec	t eniciencies.			
Observations/Concerr	ns: etential of this project is great			

Revised 7/27/2023

	Sign-Duliu Project			
Date:	July 24, 2025	Appro	oved	X
Public Agency:	Metropolitan Park District of Tacoma dba Parks Tacoma	Denie	ed	
Project Name:	Reimagined Meadow Park Golf Course Project			
PRC Member:	Tamara Hartner			
	Project Evaluation Criteria Design-Build			
Determine that the alternative contract	Agency's proposed use of Design-Build on the project meets the ing procedures:	require	ments fo	r
A Provides subst	tantial figural honofit or traditional delivery mostle discourse discourse		Pass	Fail
	tantial fiscal benefit or traditional delivery method is not practical. qualifying criteria under RCW 39.10.300.	CI .	Х	
Public bodies r total project co	may utilize the DB procedure for public works projects in which the st is over two million dollars and where: (Pass if meets 1 of 3)		х	
in developi	uction activities are highly specialized, and a DB approach is crit ng the construction methodology, or		Х	
between th	ts selected provide opportunity for greater innovation or efficienc e designer and the builder; or	ies	Х	
	savings in project delivery time would be realized. as necessary experience or team:	<u></u>	X	
(must meet all	6 to pass; 1 fail fails all)		Х	
	ivery knowledge and experience		X	
	ontract administration personnel with construction experience nagement plan with clear & logical lines of authority		X	
	& appropriate funding and time to carry out the project	-	X	
	of project management team with project type & scope experience	e	X	
	and appropriate construction budget		Х	
knowledgeable	ild projects, construction personnel independent of the DB team in DB process & capable to oversee & administer the contract.	is	х	
E. Public Body ha	s resolved any audit findings relative to previous projects.		Х	
Reason for Determina	ighly specialized construction activities, and the team has knowledge a	and exper	ience in F	PDB,
Observations/Concerr				

Signature

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

Date:	July 24, 2025	Approved	X
Public Agency:	Metro Parks District Tacoma	Denied	Magning ten openior special contract
Project Name:	Reimagined Meadow Park Golf Course		
PRC Member:	Jeff Jurgensen	And the state of t	

## 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	
	х	
	х	
	х	
	х	
	x	
	х	
	Х	
	х	
	Х	
	Х	
	х	
	х	
	х	

#### 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.

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

## 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:

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	

Signature

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

#### **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.

-	Х	
		Х
	х	
	X	
	Х	
	X X X X X X	
	Х	
	Х	
	Х	
-	X	
	Х	
	X	
	Х	

Pass

Fail

### 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.

Application Evaluate Public Agency Des		
Date:	7/24/2025	Approved X
Public Agency:	The	Denied 7
Project Name:	COUF COURT	-
PRC Member:	MILE D SHINN	
	Project Evaluation Criteria Design-Build	
Determine that the A alternative contraction	Agency's proposed use of Design-Build on the project meets the reing procedures:	quirements for
A Provides subst	social financia and the second	Pass Fail
	antial fiscal benefit or traditional delivery method is not practical.  pualifying criteria under RCW 39.10.300.	X
Public bodies m total project cos	nay utilize the DB procedure for public works projects in which the st is over two million dollars and where: (Pass if meets 1 of 3)	X
in developin	ction activities are highly specialized, and a DB approach is critical githe construction methodology, or	:   X
between the	s selected provide opportunity for greater innovation or efficiencies designer and the builder; or savings in project delivery time would be realized.	X V
C. Public Body has (must meet all 6	s necessary experience or team: to pass; 1 fail fails all)	X
	very knowledge and experience ontract administration personnel with construction experience	X
<ol><li>Written man</li></ol>	agement plan with clear & logical lines of authority	X V
4. Necessary 8	R appropriate funding and time to carry out the project	V
<ol> <li>Continuity o</li> <li>Necessary a</li> </ol>	f project management team with project type & scope experience and appropriate construction budget	Ŷ
	d projects, construction personnel independent of the DB team is	X
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 Reason for Determinat	Committee/Panel Member	
MEBS	PCW	
		· ·
Observations/Concerns	ε	
NONE		
My J Huy Signature	6	

Project Review Committee (PRC)

Date:	07/24/2025	Approved	X
Public Agency:	Metropolitan Park District of Tacoma dba Parks Tacoma	Denied	-
Project Name:	REIMAGINED MEADOW PARK GOLF COURSE PROJECT		
PRC Member:	ANTHONY UDEAGBALA, AIA	14	

### 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:

alte	rnative 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: (Pass if meets 1 of 3)	х	
	<ol> <li>The construction activities are highly specialized, and a DB approach is critical in developing the construction methodology; or</li> <li>The projects selected provide opportunity for greater innovation or efficiencies</li> </ol>		
	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;	Х	
	<ol> <li>Sufficient contract administration personnel with construction experience;</li> <li>Written management plan with clear &amp; logical lines of authority;</li> </ol>		
	Necessary & appropriate funding and time to carry out the project;		
	<ul><li>5. Continuity of project management team with project type &amp; scope experience;</li><li>6. Necessary and appropriate construction budget.</li></ul>		
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:

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

Observations/Concerns:

Signature