State of Washington

PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION

To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **City of Vancouver**

b) Mailing Address: **PO Box 1995 Vancouver, WA 98668-1995**

c) Contact Person Name: **Kevin Kearns** Title: **Capital Projects Project Manager**

d) Phone Number: **(360) 831-6757** E-mail: **kevin.kearns@cityofvancouver.us**

1. Brief Description of Proposed Project

a) Name of Project: **Fire Station 8 Renovation and Expansion**

b) County of Project Location: **Clark County**

c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*
The Fire Station Remodel project aims to modernize and expand the existing facilities to enhance operational efficiency, improve firefighter safety, and better serve the community's emergency response needs. The remodel will address aging infrastructure and outdated living quarters. The project will include structural upgrades, improved living spaces, and sustainable features to align with energy efficiency goals.

d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes** / **No**
(if no, applicant must apply separately at a later date utilizing Supplement B*)*

2. Projected Total Cost for the Project:

A. Project Budget

B.	Costs for Professional Services (A/E, Legal etc.)	$ **1,503,509**
C.	Estimated project construction costs (including construction contingencies):	$ **6,584,000**
D.	Equipment and furnishing costs	$ **407,702**
E.	Off-site costs	$ **168,350**
F.	Contract administration costs (owner, cm etc.)	$ **780,000**
G.	Contingencies (design & owner)	$ **790,080**
H.	Other related project costs (Temporary accommodation)	$ **551,016**
I.	Alternative Subcontractor Selection costs	$ **0**
J.	Sales Tax	$ **620,658**
K.	**Total**	***$*** **11,404,855**

L. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*
Funding will be provided through city budget reserves with partial funding from Fire District 5. The project budget is fully appropriated.

3. Anticipated Project Design and Construction Schedule

Please provide:
The anticipated project design and construction schedule, including:

a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*

b) Hiring consultants if not already hired; and

c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

The GC/CM Advisor, legal counsel and staff associated with the project have been hired or are employees of the City Of Vancouver. A preliminary project schedule is below, and a graphic schedule is also attached to this application as Attachment A – Project Schedule.

DESCRIPTION	Status	
Procure Management Consultant	Completed	
Procure Legal Advisor Services	Completed	
Procure Engineering Firm	Completed	
GCCM PROCUREMENT	**Date(s)**	
PRC Presentation/Anticipated Approval	3/27/25	
GCCCM Advertisement 1 & Release Solicitation	4/4/25	
GCCM Advertisement 2	4/14/25	
Mandatory Pre-submittal Meeting	4/22/25	4/23/25
Contractor SOQ's Due	5/14/25	
Notify Proposers of Shortlist & Invite to Interview	5/27/25	
GC/CM Interviews	6/3/25	6/5/25
Release RFFP to GC/CM Finalists	6/6/25	
Open Price Factor Proposals and Tally Scoring	6/20/25	
Notify all Submitters of Most Qualified GC/CM	6/23/25	
Execute GC/CM Contract and Issue NTP	8/7/25	
Preliminary Design & Construction	**Start**	**Finish**
Schematic Design	Q2 2025	Q3 2025
Design Development	Q4 2025	Q4 2025
Construction Documents and Permitting	Q4 2025	Q1 2026
Construction	Q1 2026	Q2 2027

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

  The fire station must continue to provide service to the community throughout the project. This will likely require temporary facilities and complex sequencing in support of transitioning to and from temporary facilities. As the station provides emergency response services, it must remain in operation 24/7/365 providing little margin for error and requiring detailed coordination and collaboration to ensure any and all transitions to and from temporary facilities are seamless.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

  Note: *Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.*

- The current preferred alternative involves construction of a new accommodations module supporting rest/sleeping quarters for 8 firefighters, a complete remodel of the existing station accommodation facility, office spaces, kitchen, and dayroom. The current apparatus bay is not expected to have significant rework, although some minor remodel and improvements will occur. Conceptually, a first phase involving construction of the temporary accommodations and facilities for ancillary spaces (offices, day room, kitchen), would then allow for a second phase where the existing accommodation

and ancillary facility could be taken offline for a complete remodel. The apparatus bays would remain in service through first and second phases.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
  1. **Complex Scheduling and Phasing:** GC/CM input during the design and permitting phases will assist in making prudent, efficient, and timely decisions regarding what temporary facilities to deploy and when, as well as potential alternative solutions which may reduce cost, increase value, or compress schedule beyond our conceptual staging plan. Their involvement will establish design, permitting, and construction schedules that align with critical deadlines and phasing requirements, ensuring the station's emergency services remain uninterrupted throughout the life of the project
  2. **Early Contractor Involvement:** Engaging the GC/CM, and possibly some subcontractors, during the design phase provides opportunities for market evaluation and early procurement of long-lead materials and equipment, reducing potential delays in construction.

     Their expertise also contributes to the development of safety plans, procedures, and logistics strategies, ensuring the project is executed safely while minimizing impacts on adjacent roadways, neighborhoods, and community operations.
  3. **Constructability and Value Engineering:** GC/CM collaboration allows the project design to draw from the contractor's expertise in constructability, value engineering, material selection, and construction sequencing. This approach enhances efficiency and reduces the risk of design errors or omissions.
  4. **Cost Certainty and Budget Management:** The GC/CM's ongoing cost estimating throughout the design process provides earlier and more accurate cost certainty compared to traditional Design-Bid-Build (DBB). This enables informed decisions about project scope, ensuring alignment with available funding. Collaboration between the GC/CM, architect, and owner facilitates real-time market-based cost adjustments, helping mitigate risks related to price escalation, product availability, and labor shortages.
  5. **Risk Mitigation:** The GC/CM delivery method reduces risks through proactive involvement in planning and preconstruction. Their expertise in logistics and scheduling allows for early identification and resolution of potential challenges, such as supply chain issues or unexpected site conditions.
- If the project encompasses a complex or technical work environment, what is this environment?

  There are some mildly specialized technical features of a fire station associated with notification/paging/communications as well as some newer considerations regarding decontamination facilities which are worthy of consideration during this project.
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

  N/A
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

  N/A

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest *(For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

  GC/CM collaboration fosters cost-effective decision-making and value-based solutions, maximizing the value achieved for the project's budget. The project team will use Target Value Design (TVD) to manage the Maximum Allowable Construction Cost (MACC) and as a framework for establishing the various project contingencies. Realtime, reliable construction cost feedback will be leveraged to inform design decisions, ensuring value engineer focuses on long term value instead of short term savings. Strategic long lead orders will also be utilized to minimize the financial risk of a volatile market and the

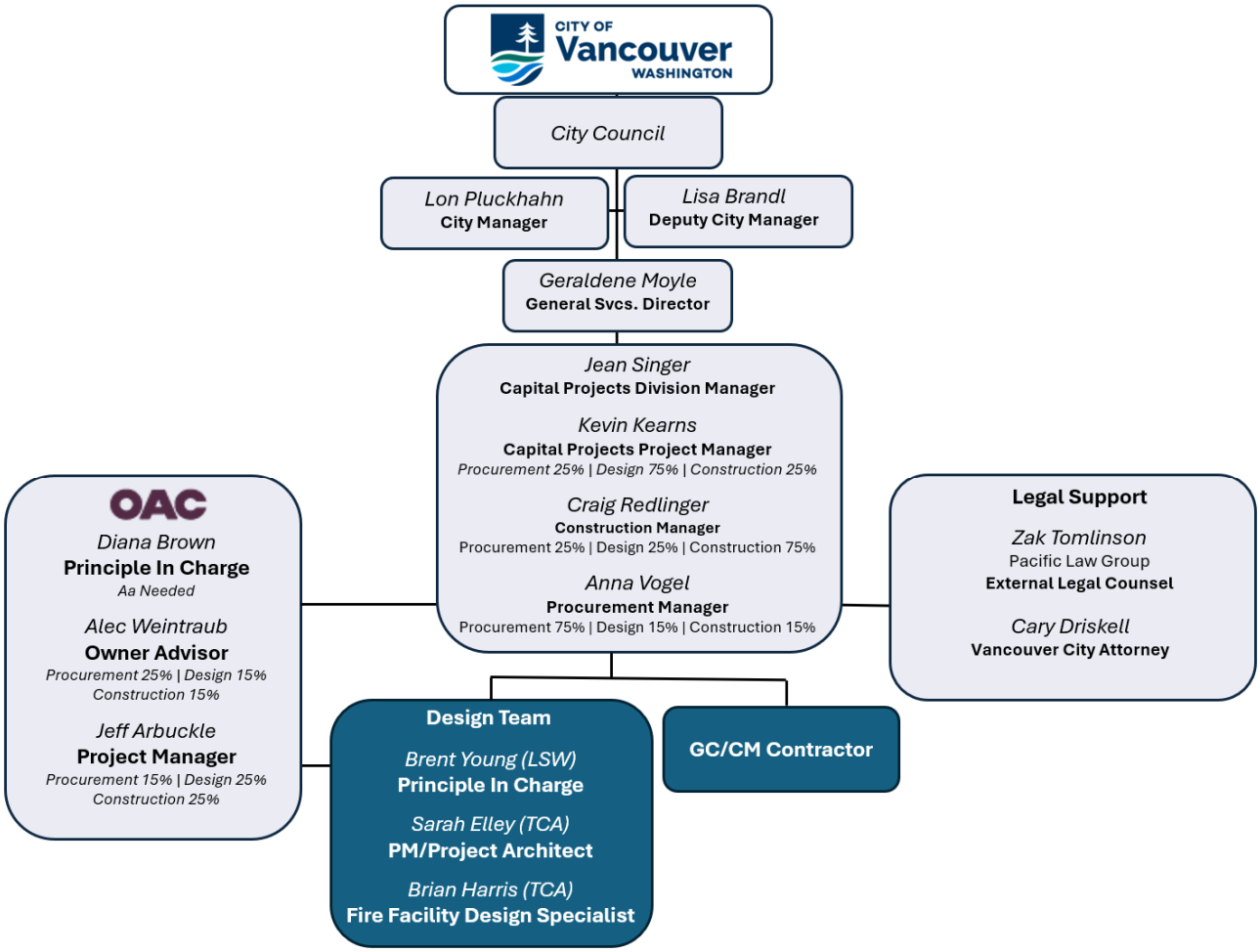
schedule risk of product scarcity, ultimately resulting in a project that can be delivered on time and on budget.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
  Selecting a contractor under Design-Bid-Build is not practical. Selecting a contractor at the completion of design will greatly jeopardize many of the public benefit goals outlined in this section and add excessive risks including:
  - Lack of collaborative design and construction phasing to support ongoing operations of the fire station during the remodel/expansion
  - Increasing chances for change orders and cost over runs
  - Extended schedule and schedule uncertainty, particularly due to long lead equipment
  - Ineffective bid packaging and not maximizing opportunities for subcontractors and SWVMBE participation
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
  N/A

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
  The City of Vancouver has done many projects including and beyond those shown in the attached project history. Although we have substantial project experience, our experience delivering projects utilizing alternative project delivery is limited. The City of Vancouver is currently in the midst of designing it's first GCCM Project for a new Public Works Campus. The City has augmented our team with consultants who have extensive alternative project delivery experience. LSW Architecture will lead our design team and they bring along with them an extensive background in GC/CM project delivery and similar projects. We have also contracted with OAC to provide consultant services related to Owner's Representative, GC/CM Advisory, GC/CM Procurement and PM/CM throughout the life of our project. As a team member, OAC brings extensive GC/CM experience, knowledge of the statutory requirements, industry best practices and lessons learned related to GC/CM delivery. Last, we have enlisted the services of Pacifica Law Group to help us develop our contract documents and advise us on legal issues and best practices related to RCW 39.10 and GC/CM delivery.
- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.
  Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*



- Staff and consultant short biographies *(not complete résumés)*.

  Jean Singer, PE – Capital Projects Division Manager (City of Vancouver)

  Jean Singer, as part of the City's Capital Projects Division, is responsible for the planning, siting, programming, design, construction, and transition to operations of new City-owned facilities and large remodel/modernization/addition projects.

  Jean's primary role will be to serve as the City's program manager for this capital project during planning, design, construction and close out. She will collaborate with City staff, A/E consultants, the GC/CM Advisory Consultant, external legal counsel and contractors. She will also provide coordination with key stakeholders, including city council, city senior leadership, facilities operations, public works management and operations staff, and other city departments.

  Jean brings extensive experience as a program manager, project manager and construction manager. Over her twenty-five-year career, Jean has worked on public projects in California and Washington and is experienced in leading complex programs and projects with a wide variety of technical challenges. Jean is a licensed professional civil engineer with a Bachelor of Science degree in architectural engineering. She has led DBB projects through conception to closeout for parks, facilities, transportation, and bridges.

  Kevin Kearns – Capital Projects Project Manager (City Of Vancouver)

  Kevin Kearns will be the City of Vancouver's Project Manager and will be responsible for the day-to-day management and administration of the project including managing consultants and contractors, establishing and verifying owner requirements, coordinating with stakeholders, and providing general review and oversight of work products.

  Kevin has 25+ years of experience managing projects including 4 years of managing local government projects. Through his career, Kevin has extensive experience assembling, directing and managing multidisciplinary creative teams, program and project management, strategic planning and

implementation, contract negotiation and management, content development across diverse media as well as management of design and construction administration for mid-scale ($50m+) building projects.

Anna Vogel – Procurement Manager (City of Vancouver)

Anna's primary role will be during procurement and contract administration to provide oversight of the procurement process and contract administration support during construction.

Anna has twenty-five years of experience in public procurement. This experience includes work with public works construction projects of various sizes, including Job Order Contracting, an alternative method approved under RCW 39.10.

Craig Redlinger – Construction Manager (City of Vancouver)

Craig's primary role will be to provide construction management for the capital project during design and construction. He will collaborate with City staff, A/E consultants and contractors and will provide coordination with key stakeholders, including operations management, associated facilities staff, and individual operations staff.

Craig brings experience to the design and construction industry as a construction manager. Craig has worked on public projects primarily in the Pacific Northwest and is experienced in leading complex programs and projects with a wide variety of technical challenges over a twenty-five year career. Craig understands the risks associated with the GC/CM delivery methods and the management strategies needed to mitigate these risks. Craig's attention to detail and broad professional experience enables him to bridge gaps between stakeholders, the design team, and the contractor. He strictly follows the contract and applies fair and balanced leadership and decision making to foster an unbiased and predictable environment for all parties. He prioritizes team adoption of shared values in safety, security, environmental stewardship, and adherence to a defined scope, schedule, and budget.

Diana Brown – Principal in Charge (OAC Services)

As the principal in charge for OAC, Diana will be the point of contact with the City on all issues related to Consultant contract and OAC staff. Diana will be responsible for working with the team to consult, recommend and advise the team as required to ensure that the team is proceeding in a manner that meets the intent of RCW 39.10 as it relates to GC/CM project delivery. Prior to joining OAC, Diana led multiple civic projects as a design professional, including over a dozen alternative delivery projects. Her vast knowledge of design and construction on the design side and as an owner adviser gives her a unique perspective when reviewing and selecting a design partner for projects

Alec Weintraub – GC/CM Advisor (OAC Services)

Alec has degrees in architecture and civil engineering and over 30 years of design and construction experience. He has experience in all phases of capital projects and programs from planning through final closeout. This includes projects from new construction on green field sites, to full building renovations, tenant improvements, modernization projects and infrastructure projects using various traditional and alternative contract delivery methods. Alec has worked on more than 20 major capital projects for public and private clients and his RCW 39.10 experience includes three GC/CM K-12 projects, numerous Job Order Contract projects, and planning for progressive design build projects as Owners Representative.

Jeff Arbuckle – Sr. Project Manager (OAC Services)

Jeff Arbuckle is a Senior Project Manager with OAC Services, bringing nearly two decades of experience in program management and international design and construction. His expertise spans both the public and private sectors, having managed complex projects such as King County Metro's $110 million annual capital program and contributing to the development of the Shanghai Disneyland Resort's entertainment facilities. Jeff is a Certified Construction Manager (CCM) and an Associate Design-Build Professional (DBIA), specializing in alternative project delivery, capital planning, and stakeholder alignment. His proven ability to navigate organizational complexities and deliver innovative solutions makes him a key contributor to high-profile projects, including progressive design-build and GC/CM initiatives.

Brent Young – Principal In Charge (LSW)

Brent brings more than two decades of domestic and international experience as an architect and interior designer, ensuring a balanced and comprehensive approach to his projects. As both a principal and an advocate for the highest sustainability standards, equity and inclusive design, he has played a critical role in leading the firm's design philosophy and associated review process, and he has mentored multiple generations of team members and students across the region. He has an innate ability to connect with people, communicate effectively, and problem-solve under pressure. Brent has extensive experience working across complex master planning efforts, leading overall project visioning and development of design standards, all the way through full project design and execution. A champion of our community, Brent's technical skill sets, deep understanding of regional development conditions, and enthusiasm for every project positions him as your go-to design leader and partner who maintains a passion for people — both the individual and collective user experience.

Brent will be the Principal-in-Charge for this project. He will oversee building design, design team resources, and the design team's responsiveness to the City's needs. Brent will ensure that the team's work supports the achievement of the Fire Department's goals and the City's sustainability goals through effective communication and a consistent focus on the ultimate success of all project partners.

Sarah Elley – Project Manager/Project Architect (TCA)

Sarah brings a fresh approach to her projects with a focus on new innovations in resilient design. Her wide range of experience spans many cultural and community-focused municipal projects over the last 12 years. Since joining TCA, she has performed lead roles in fire station programming, conceptual design and development, cost management, and construction project management.

Sarah will be responsible for the programmatic and operational quality of the project. She will develop space programming, project requirements, and design direction, and she will provide fire station-specific technical guidance during design. Sarah will ensure the spectrum of operational concerns are fully realized among the client, consultants, and trades. Sarah and Carrie will work collaboratively to provide the best design solution for Fire Station 8 and the community it serves.

Brian Harris – Fire Facility Design Specialist (TCA)

Brian Harris has dedicated his career to pushing design innovation in fire and emergency facilities. He has programmed and designed more than 325 fire facilities around the country and brings a unique insight into the issues facing today's fire service. Brian frequently advises and supports cities, fire industry journals, manufacturers, and generalist architects on all aspects of fire station design. Brian is a frequent contributor to Firehouse Magazine and has authored articles recently on master planning, cross-contamination, diesel particulate management in stations, high performance and resiliency in fire station design. Brian has received more than 68 fire station design awards over his highly focused career.

Working as the Fire Facility Design Expert, Principal Brian Harris will be engaged throughout the project and provide operational-based design leadership to ensure the team meets the operational goals from the initial programming effort through project completion. Brian will be responsible for overseeing project staffing and design direction, sustainable benchmark and carbon footprint goals, schedule, and budget. Together with Brent Young, he will ensure that client expectations are met.

Zak Tomlinson, Attorney (Pacifica Law Group)

Zak Tomlinson is a construction and procurement lawyer with over 20 years' experience who has represented a wide variety of public and private owners, including cities, port districts, school districts, utility districts and special purpose districts. Zak supports clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional DBB and alternative GC/CM, DP, and PDB procurement), and drafting and negotiation of design and construction contracts as well as providing comprehensive legal support throughout the life of the project.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)*

SEE PROJECT TEAM EXPIRIENCE MATRIX, ATTACHEMENT B

- The qualifications of the existing or planned project manager and consultants.

  SEE PROJECT TEAM EXPIRIENCE MATRIX, ATTACHEMENT B

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

  N/A

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- SEE PROJECT TEAM EXPIRIENCE MATRIX, ATTACHEMENT B
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

  The organizational chart included in this application describes the relationships between the various parties and the bios above describe the roles for each member of the project team. The City's staff will be routinely consulted throughout the project and participate in all design phase reviews, value analysis, and constructability reviews.

  The City completes numerous construction projects of various size and value every year. These projects include infrastructure, parks, maintenance related work and large-scale building construction. In order to be successful, the City has developed a cohesive management system, operated by proven staff, that has been successful in delivering infrastructure and capital projects on time and within budget during a time of unprecedented industry-wide cost escalation.

  Controls will be exercised through a signature authority process for changes. The Maximum Allowable Construction Cost (MACC) will include a GC/CM Risk Contingency that may be used by the team during coordination of the work and specifically during subcontract buyout. Use of any of these contingency funds by the GC/CM requires approval by the City, but the City cannot unreasonably withhold use of the contingency. The City will also carry a 5% Owner's Project Contingency outside of the MACC that can be utilized for costs such as unforeseen conditions, errors/omissions in the construction documents and owner directed changes in project scope. City Council will approve the initial contract amount. The City's Project Manager or Program Manager has signature authority for all change orders. If change orders exceed 10% of the approved contract value, the City Manager, or their designee, must sign off on the change order. That approval process typically takes 2-3 business days.

  The City's Project Manager will meet regularly with the contracted consultants and will have authority to approve spending from the Owner's contingency funds up to limits established by the City in advance. This will allow most items to be resolved quickly, reserving more expensive matters for further review.

  The OAC Services PM/CM consultant team will not have signature authority for changes in the contract value. They will work closely with the City's Project Manager or Program Manager to keep them fully informed of any potential cost issues. This approach balances the need for direct decisions/direction to be made by the City with the capability to manage emerging issues that arise at the site and has proven to work well in General Contractor/Construction Manager (GC/CM) projects.

- A brief description of your planned GC/CM procurement process.

  Procurement of this project will leverage OAC's proven approach, modified with the latest lessons learned from other public procurements and informed by the CPARB Best Practices. This process will include selection criteria, interviews, and fee proposals.

  OAC's procurement process includes extensive GC/CM interviews, potential office visits and a detailed Cost Responsibility Matrix. Our overall goal is to select the most highly qualified and compatible GC/CM contractor with a competitive cost and fee structure.

  The GC/CM RFQ, RFFP and selection process will follow standard GC/CM format, typically used by OAC and modified with input from the City of Vancouver and legal counsel. This process will include selection criteria, interviews, and final selection evaluations.

  GC/CM Procurement Process

  The City plans to use a three step GC/CM selection model:

1. Request for Qualifications (RFQ)
    a. Focus on relevant experience, proposed team and project approach.
    b. A short list of proposers will be selected for interviews.
2. Interviews. (Interviews may include office visits).
    a. Will focus on capabilities and experience of specific team members proposed for the project.
    b. Will include evaluation of knowledgeable, creative and innovative ideas regarding the project design and construction process for this project.
3. Request for Fee Proposal (RFFP)
    a. Fee and Specified General Conditions.
    b. Focus on competitive cost and reasonable fees

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

  The City Of Vancouver intends to use the same contract developed for the GC/CM Public Works Campus and will incorporate learnings and feedback received during it's solicitation process.

7. Owner Readiness *(To be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this GC/CM project?

i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

This is the city's second GCCM project. Before beginning their first project, Jean Singer did collaborate with other owners to discuss the realities of alternative project delivery, including GCCM.

ii. What training have you as an Owner and your staff taken?

City staff working on the project and with roles associated with project activities have taken the Associated General Contractors of America General Contractor/Construction Manager Workshop alongside OAC Services

iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

Yes, in preparing for the city's first GCCM Project, the Public Work Campus, city staff conducted exploration and analysis in the differences between Design Bid Build Project and GCCM.

b) How does your organization ensure that knowledge is passed down to your staff and project team?

The City of Vancouver has a small capital department who cohabitate within the same office space and consistently share experience and lessons learned. Going further, department meetings are utilized to facilitate sharing to ensure that individual project experiences become part of the greater knowledge of the organization.

c) How have you familiarized yourself and your staff with GC/CM Best Practices?

Yes. City Staff have reviewed CPARB's GCCM Best Practices in addition to the knowledge gained from the AGC workshop.

d) What is your role in monitoring GC/CM Subcontractor Bid Packaging, and do you have staff allocated to provide oversight in Prime contractor's bidding and subcontract terms?

The City's Project Manager has performed similar monitoring roles on project before and is expected to provide direct monitoring on this project as well. The city has also engaged OAC Service should additional resources be required.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description

- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

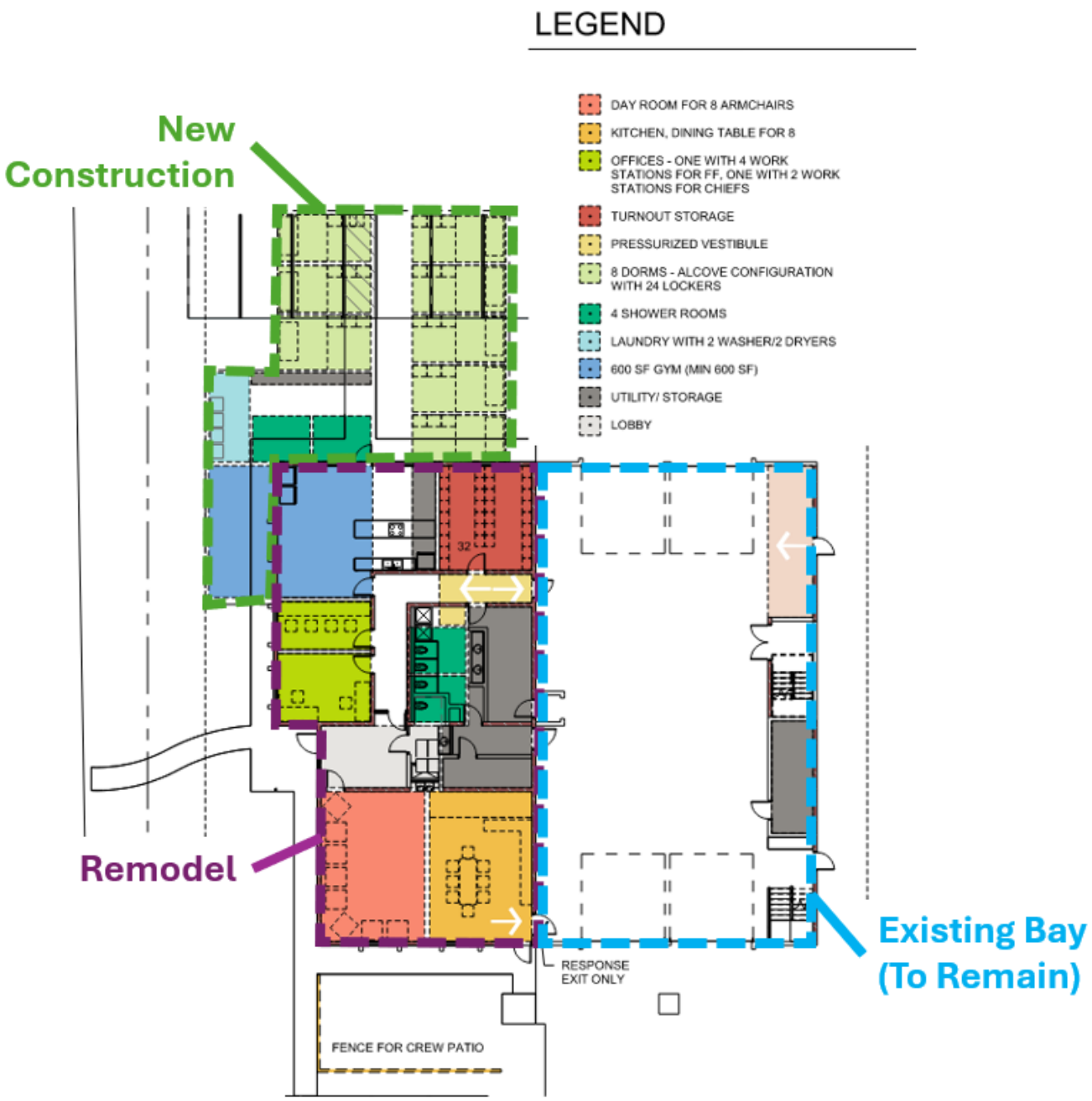
SEE CITY OF VANCOUVER PROJECT EXPIRIENCE MATRIX, ATTACHEMENT C

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- An overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

  Note: *Applicant may utilize photos to further depict project issues during their presentation to the PRC.*



10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on ***any*** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

The City has not received any audit findings on the projects listed in the response to question 8 above.

11. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The City of Vancouver is dedicated to supporting the local economy and encouraging the involvement of small, women, veteran and minority-owned businesses. The City is committed to soliciting bids and quotes from certified firms and performing outreach to encourage participation in all City solicitations by utilizing the Office of Minority and Women Business Enterprises database to notify firms directly of City projects and events and for posting on their 'Bids and Contracting Opportunities' page. In addition, the City has partnered with our Job Order Contracting Contractors to host outreach events to encourage small business enterprises, women and minority business, and socially and economically disadvantaged business enterprises on their projects.

The GC/CM will be expected to demonstrate due diligence in attempting to encourage and include participation of these businesses to bid and be successful at winning work on the project. Our RFP/RFFP documents will require the contractor to provide their approach for outreach and to encourage participation of local businesses, small business enterprises, women and minority businesses, and socially and economically disadvantaged business enterprises. We will also request their success and performance related to inclusion on prior, completed projects.

12. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over $3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, *one per each desired subcontractor/subcontract package*.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under $3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over $3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application and* submit it to the PRC for consideration at a future meeting.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: 

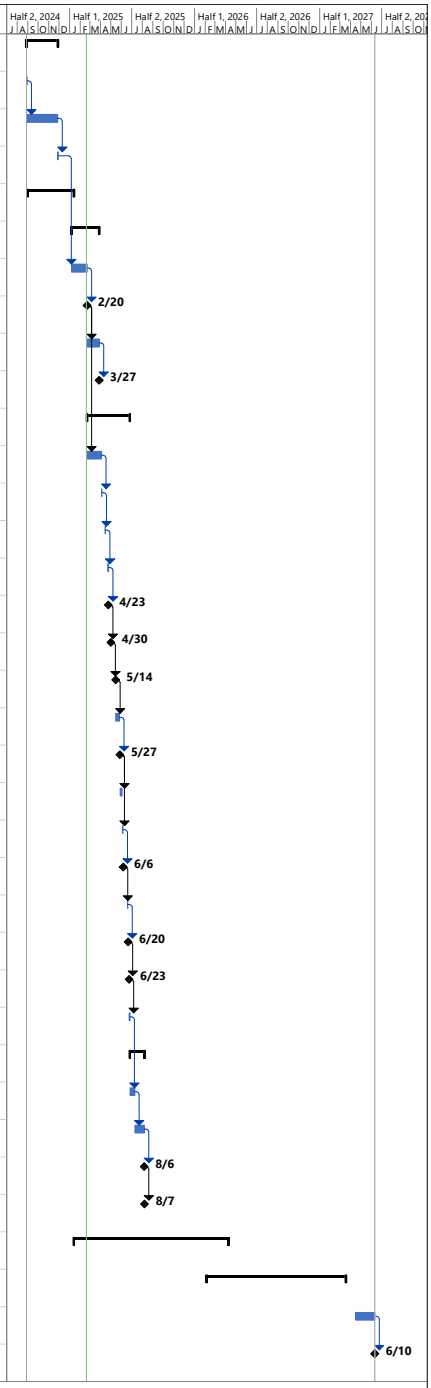
Name *(please print)*: Kevin Kearns *(public body personnel)*

Title: Capital Projects Project Manager

Date: February 20, 2025

City Of Vancouver Fire Station 8 Expansion & Remodel
Attachment A - Project Schedule

ID	Task Mode	Task Name	Start	Finish	Predecessors	Duration	Resource Names
1		**Owner Advisor Contracting**	**Wed 8/28/24**	**Wed 11/27/24**		**66 days**	
2		Owner Advisor Kickoff	Wed 8/28/24	Wed 8/28/24		1 day	
3		Scoping and Proposal	Thu 8/29/24	Tue 11/26/24	2	64 days	
4		Award	Wed 11/27/24	Wed 11/27/24	3	1 day	
5		**A&E Advertisement & Award**	**Fri 8/30/24**	**Mon 1/13/25**		**96 days**	
14		**PRC Process**	**Mon 1/6/25**	**Thu 3/27/25**		**59 days**	
15		PRC Application Development	Mon 1/6/25	Thu 2/20/25	4FS+27 days	34 days	
16		PRC Application Due	Thu 2/20/25	Thu 2/20/25	15	0 days	
17		PRC Presentation Development	Fri 2/21/25	Thu 3/27/25	16	25 days	
18		PRC Presentation/Hearing	Thu 3/27/25	Thu 3/27/25	17	0 days	
19		**GCCM Procurement**	**Fri 2/21/25**	**Wed 6/25/25**		**88.5 days**	
20		Develop RFQ For GCCM	Fri 2/21/25	Thu 4/3/25	16	6 wks	
21		GCCCM Advertisement 1 & Release Solicitation	Fri 4/4/25	Fri 4/4/25	20	1 day	
22		GCCM Advertisement 2	Mon 4/14/25	Mon 4/14/25	21FS+5 days	1 day	
23		Mandatory Pre-submittal Meeting	Tue 4/22/25	Wed 4/23/25	22FS+5 days	2 days	
24		Last Date for Questions to be Submitted	Wed 4/23/25	Wed 4/23/25	23	0 days	
25		Issue Addendum	Wed 4/30/25	Wed 4/30/25	24FS+5 days	0 days	
26		Contractor SOQ's Due	Wed 5/14/25	Wed 5/14/25	25FS+10 days	0 days	
27		Review and Score Proposals	Thu 5/15/25	Mon 5/26/25	26	1.5 wks	
28		Notify Proposers of Shortlisted GC/CMs and Invite to Interview	Tue 5/27/25	Tue 5/27/25	27FS+1 day	0 days	
29		Statutory Waiting Period/Scheduling Delay	Tue 5/27/25	Mon 6/2/25	28	4 days	
30		GC/CM Interviews	Tue 6/3/25	Thu 6/5/25	28FS+5 days	2 days	
31		Release RFFP to GC/CM Finalists	Fri 6/6/25	Fri 6/6/25	30FS+1 day	0 days	
32		Response to RFFP (Final Proposals) Due	Wed 6/18/25	Thu 6/19/25	31FS+8 days	1 day	
33		Open Price Factor Proposals and Tally Scoring	Fri 6/20/25	Fri 6/20/25	32FS+1 day	0 days	
34		Notify all Submitters of Most Qualified GC/CM	Mon 6/23/25	Mon 6/23/25	33FS+1 day	0 days	
35		Statutory Protest Period	Mon 6/23/25	Wed 6/25/25	34	2 days	
36		**GCCM Negotiations and contracting**	**Wed 6/25/25**	**Thu 8/7/25**		**31 days**	
37		Negotiate GC/CM Contract Terms and Pre-Con Services	Wed 6/25/25	Wed 7/9/25	35	2 wks	
38		GC/CM Contract to City Council	Wed 7/9/25	Wed 8/6/25	37	20 days	
39		City Council Approve GC/CM Contract with Pre-Con Service	Wed 8/6/25	Wed 8/6/25	38	0 days	
40		Execute GC/CM Contract and Issue NTP	Thu 8/7/25	Thu 8/7/25	39FS+1 day	0 wks	
41		**Design**	**Mon 1/13/25**	**Thu 4/9/26**		**323.5 days**	
49		**Construction and Closeout**	**Thu 2/5/26**	**Thu 3/18/27**		**290 days**	
52		**Close-out and Heavy Civil GC/CM Audit**	**Thu 4/15/27**	**Thu 6/10/27**	**51FS+4 wks**	**40 days**	
53		**Project complete**	**Thu 6/10/27**	**Thu 6/10/27**	**52**	**0 days**	



Project: 250219_VancouverFS8_
Date: Wed 2/19/25

Task	Project Summary	Manual Task	Start-only	Deadline			
Split	Inactive Task	Duration-only	Finish-only	Progress			
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress			
Summary	Inactive Summary	Manual Summary	External Milestone				

City Of Vancouver Fire Station 8 Expansion and Remodel
Attachment B - Project Team Experience

Name	Affiliation/Role	Project	Project Size	Contracting Method	Role During Project Phases		
					Planning	Design	Construction
Jean Singer	City of Vancouver/Project Manager	VFD Fire Station 11	$10.5M	DBB	Project Manager		
	City of Vancouver/Project Manager	NE 10th Avenue Bridge Replacement	$20M	DBB	Project Manager		
	City of Vancouver/Project Manager	Bridge Program – multiple bridge replacement projects; federally funde	Varied	DBB	Project Manager		
	City of Vancouver/Project Manager	Salmon Creek Interchange Project	$133M	DBB	Project Manager		
	City of Vancouver/Project Manager	NE 72nd Avenue Widening	$10M	DBB	Project Manager		
	San Francisco Airport/Engineer	New International Terminal – various terminal, airfield and roadway pro	Varied	DBB	Project Engineer / Resident Engineer		
	San Francisco Public Works/Construction Manager	Park Facilities Bond projects: Mission Bay Pool, Golden Gate Park Carousel Renovation, Conservatory of Flowers Renovation	Varied	DBB			Resident Eng.
Anna Vogel	City of Vancouver/Procurement Manager	Vancouver Fire Station 11	$10.5M	DBB	Procurement & Contract Admin		
	C-TRAN/Procurement Coordinator	Fourth Plain Bus Rapid Transit Project	$16M	DBB	Procurement & Contract Admin		
	C-TRAN/Procurement Coordinator	Fourth Plain Bus Rapid Transit Maintenance Facility Project	$10.3M	DBB	Procurement & Contract Admin		
	City of Vancouver/Procurement Manager	Hilton Lobby Tenant Improvements	$2M	DBB	Procurement & Contract Admin		
	City of Vancouver/Procurement Manager	Job Order Contracting General Contractor Services	$4M	JOC	Procurement & Contract Admin		
	City of Vancouver/Procurement Manager	Water Station 5 Transmission Main	$4.2M	DBB	Procurement & Contract Admin		
Kevin Kearns	City Of Vancouver/Project Manager	Bridge Shelter – Homeless Shelter	$6.7M	DBB	Project Manager		
	Multnomah County/Bond Program Project Manager	North Portland Library	13M	CM/GC	Project Manager		
	Multnomah County/Bond Project Manager	Albina Library	52M	CM/GC	Project Manager		
	Multnomah County/Bond Project Manager	Portland Central Library	13M	CM/GC	Project Manager		
	Science World British Columbia	Science World Renovation and Expansion	$35M	CM/GC	Project Manager		
Diana Brown	OAC Services/Project Manager	City of Kirkland – Fire Station 27	$15M	D-B-B	Project Manager		
	OAC Services/Project Manager	City of Kirkland – Fire Station 22 Renovation	$11M	D-B-B	Project Manager		
	DLR Group/Structural Engineer	Lake Washington School District – AG Bell Elementary School	$20M	GC/CM	SE	SE	SE
	DLR Group/Project Manager	Crook County Jail	$20M	CM/GC	Project Manager		
	DLR Group/Project Manager	King County Correctional Facility Repipe Project	$14M	Emergency GC/CM	Project Manager		
	OAC Services/Project Manager	SNO911 Emergency Communication Center	$62M	PDB	Project Manager		
	DLR Group/Structural Engineer	Jefferson County Courthouse	$15M	CM/GC	SE	SE	SE
Alec Weintraub	OAC Services/Project Manager/Program Manager	Lake Washington School District - Bond Planning	NA	PDB & GC/CM	Project Manager		
	OAC Services/Project Manager/Program Manager	Lake Washington School District - Systems Program	$20M	JOC	Project Manager		
	OAC Services/Project Manager/Program Manager	Lake Washington School District - Old Redmond Schoolhouse	$15M	D-B-B		Project Manager	
	OAC Services/Project Manager/Program Manager	Lake Washington School District - Baker Elementary	$40M	GC/CM			PM
	OAC Services/Project Manager/Program Manager	Lake Washington School District - Portables 2020	$3M	Heavy Civil GC-CM	Project Manager		
	OAC Services/Project Manager/Program Manager	Tegna Seattle Tenant Improvement	$10M	GC-CM (private)		Project Manager	
	OAC Services/Project Manager/Program Manager	American Express Centurion Lounge Program	$20M	GC-CM (private)	Project Manager		
	OAC Services/Project Manager/Program Manager	Microsoft Issaquah	Confidential	GC-CM (private)	Project Manager		
	OAC Services/Project Manager/Program Manager	Microsoft Buildings 112, 113, 114, 115	Confidential	GC-CM (private)	Project Manager		
Jeff Arbuckle	King County Metro/Program Manager	King County South Annex Base	$450M	D-B-B	Program Manager		
	King County Metro/Program Manager	King County South Interim Base	$47M	D-B-B	Program Manager		
	King County Metro/Program Manager	King County Interim Base Electrification	$120M	DES ESPC	Program Manager		
	Walt Disney Imagineering/Senior Technical Director	Shanghai Disneyland Entertainment Maintenance Facility	Confidential	DB	PM	SME	
	OAC Services/Project Manager	Mount Vernon Library Commons	$61M	D-B-B			PM
Brent Young	LSW Principal	Vancouver Fire Station 5 -Facility Upgrade	$1M	D-B-B	Principal In Charge		
	LSW Principal	Vancouver Fire Station 8 Feasibility Study	NA	Planning	Principal In Charge		
	LSW Principal	Clark County Fire District 3 Fire Station 35	NA	Planning	Principal In Charge		
	YGH Associate	Portland Fire & Rescue Fire Station 21	NA	Pre Planning	Project Architect		
	LSW Associate Principal	Vancouver Public Schools Marshall Elem. & McLoughlin Middle	$90M	GC/CM	Project Architect		
	LSW Principal	Port of Vancouver Greely Building Adaptive Reuse & Renovation	$8M	D-B-B	Principal In Charge		
	LSW Principal	Beaverton School District - Stoller Middle School	$9M	CM/GC	Principal In Charge		
Brian Harris	TCA Senior Principal / Fire Facility Design Specialist	Vancouver Fire Station 5 Facility Upgrade	$1M	DBB	Design Specialist		
	TCA Senior Principal / Fire Facility Design Specialist	City of Kirkland – Fire Station 27	$15M	D-B-B	Principal in Charge		
	TCA Senior Principal / Fire Facility Design Specialist	City of Kirkland – Fire Station 22 Renovation	$11M	D-B-B	Principal in Charge		
	TCA Senior Principal / Public Safety Design Specialist	Crested Butte Fire Protection District Emergency Service Campus	$23M	CM/GC	Designer of Record		
	TCA Senior Principal / Public Safety Design Specialist	Lenexa Public Safety Center	$73M	CM/GC	Design Specialist		
	TCA Senior Principal / Fire Facility Design Specialist	Bozeman Public Safety Center	$37M	CM/GC	Design Specialist		
	TCA Senior Principal / Fire Facility Design Specialist	Spokane Valley Fire Department Fire Training Campus	$13M	PDB	Principal in Charge		
	TCA Senior Principal / Fire Facility Design Specialist	Bellevue Fire Stations 10	$34M	D-B-B	Design Specialist		
Sarah Elley	TCA Principal | Project Manager/Project Architect	Kirkland Fire Station 22 Remodel	$8M	D-B-B	Program Manager		
	TCA Principal | Project Manager/Project Architect	Kennewick Fire Stations 1, 3, & 5	$7M	D-B-B	Design Specialist		
	TCA Principal | Project Manager/Project Architect	Kennewick Fire Station Design Manual	N/A	N/A	Design Specialist		
	TCA Principal | Project Manager/Project Architect	Pasco Fire Station 83 & 85	$6M	D-B-B	Project Architect		
	TCA Principal | Project Manager/Project Architect	Pasco Fire Station 84 Headquarters	$11M	D-B-B	Project Architect		
	TCA Principal | Project Manager/Project Architect	Spokane Valley Fire Department Fire Training Campus	$13M	DB	Project Architect		

City Of Vancouver Fire Station 8 Expansion and Remodel
Attachment C - City Of Vancouver Construction Project Expirience

#	Project Name	Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason For Cost Or Schedule Overrun	SMWVBE Planned	SMWVBE Actual
23-2	Grant House Re-Roofing Project	Re-Roofing of a Historic Building	D/B/B	May-23	Jun-23	May-23	Jun-23	$ 200,953	$ 203,454	n/a - no significant overrun	n/a	Not Tracked
23-23	2023 Resurfacing Project	Pavement repairs including planning and paving of existing roads with minor utility adjustments	D/B/B	Jun-23	Oct-23	Jun-23	Oct-23	$ 6,266,266	$ 6,278,403	n/a - no significant overrun	n/a	Not Tracked
21-2	Industrial Pretreatment Lagoon Upgrades	Installation of new high-speed blower and associated work	D/B/B	May-21	Oct-23	Jun-21	Feb-23	$ 5,287,752	$ 5,680,279	n/a - no significant overrun	n/a	Not Tracked
21-12	Fire Station 11	Construction of a new Fire Station	D/B/B	Jun-21	Sep-22	Jun-21	Dec-23	$ 7,126,768	$ 7,603,418	n/a - no significant overrun	n/a	Not Tracked
21-20	SE 1st Street - 164th Avenue to 177th Avenue	Corridor improvements including pavement widening, resurfacing, traffic signals, curbs, sidewalks and landscaping	D/B/B	Dec-21	Aug-22	Dec-21	Dec-23	$ 11,053,937	$ 10,718,898	Existing site conditions, COVID related staffing/materials delays, weather	n/a	Not Tracked
19-1	Water Station 1 Phase 2	Replacement of two new concrete reservoirs and improved site security and access.	D/B/B	May-19	Oct-21	Apr-19	Oct-22	$ 22,961,167	$ 21,037,653	Existing site conditions, COVID related staffing/materials delays, weather	n/a	Not Tracked