

CITY OF WASHOUGAL

- PUBLIC SAFETY COMPLEX GC/CM PROJECT

1. What fundamental changes to the project are anticipated if either the RFA vote or the parcel division are not approved?
 - a. RFA - The City and the Fire Department ultimately expect the formation of the RFA to be approved at some point in the future. If the RFA is not approved in the upcoming November vote, there remains the option to revise the proposal and present it to the public again. Therefore, the project team has been directed to proceed under the assumption that the RFA—or a similar governing entity—will be established either during the course of the project or shortly after its completion.
 - b. Parcel Division - The project team has conducted a thorough review of the relevant code sections concerning parcel division and the shared facility concept. In addition, initial discussions were held with AHJ to confirm our interpretation of the applicable codes. This step was taken to ensure the project could proceed with confidence prior to presenting the concept to the council and the public in advance of the bond vote.
2. What is the expected involvement of the City Mayor, Council, and Police Chief in the project process?
 - a. The Police Chief and Fire Chief have been involved since the inception of the project and will continue to participate in project meetings throughout the design phase. Their ongoing input is essential to ensure that the specific needs of both departments are incorporated from design through construction. Their involvement not only brings valuable operational insight but also helps ensure that both departments can continue to deliver essential services to the community during the construction phase of the project. The Mayor, City Council, and City Manager will also play a supportive role—primarily they will provide a conduit to the public for information on the projects progress and help to generate additional community support for the project as needed.
3. What level of authority does the project team have for changes and decision making?
 - a. The project team has been granted broad authority to manage the project and make decisions within an acceptable margin of the approved budget. The full bond amount has already been allocated for use on this project. As previously noted, City leadership remains fully supportive and is available to provide assistance when requested.

4. Has the City acquired the services of an owner advisor? The application indicates they would procure those services in September. I would like to see the qualifications of the owner advisor personnel included in the City's presentation to the PRC.
 - a. We have recently procured the services of the Wenaha Group as the projects Owner Adviser.

Wenaha Group – The City of Washougal has contracted with Wenaha Group to provide comprehensive project management and owner's representative services. Wenaha Group has a reputation for successful projects utilizing alternative project delivery methods including GC/CM (Washington), CMGC (Oregon), CMAR and Progressive Design-Build methods. Their experience applying these methods to projects under different authorities for both private and public clients has given them the expertise to maximize the value of an integrated team and benefit the City of Washougal's Council, staff, and the community. In addition to the experience represented in the project specific team, the City of Washougal will have access to the full breadth of knowledge held by more than 30 Wenaha project managers with diverse backgrounds and experiences. In total the Wenaha Group has delivered more than 60 alternative delivery projects for a construction value of over \$2.6B.

Jim Houchins, Project Executive, Wenaha Group

Jim is a results-driven leader with over 36 years of industry experience, specializing in managing all phases of design and construction across a diverse portfolio of projects ranging from \$80K to \$400M. His expertise spans heavy civil, roadway, vertical construction, transit maintenance, and rail transit, making him an indispensable asset to any multidisciplinary team. Jim has successfully led teams through various delivery methods, including Progressive Design-Build and GCCM (General Contractor/Construction Manager), demonstrating a deep understanding of collaborative project execution. He has directed complex projects from early planning through construction closeout, consistently emphasizing teamwork, communication, and strategic problem-solving to control costs, reduce risk, and maintain quality and schedule.

Heath Gardner, Assoc. DBIA, GC/CM Advisor, Wenaha Group

Heath has more than 25 years of project management experience and has been providing owner's representative consultant services for the last 14 years. Before Wenaha Group, he worked as a contractor including as a partner in a general contracting firm. Heath has experience with alternative project delivery including, PDB Pasco Public Facilities District Aquatics Facility \$46M; PDB Ellensburg Fieldhouse \$25M; GC/CM Walla Walla High School \$63M; PDB East Umatilla Fire and Rescue \$5.6M; CMGC Hermiston Bond Projects \$60M; and CMGC Sherman County Courthouse \$9M. Heath also experienced many CM at risk projects as a contractor and early in his career two Design-Build projects; Weyerhaeuser Corporate Aircraft Hanger; and a private commercial bank. Heath has a reputation for managing collaborative teams in order to accomplish difficult projects and ensuring shared success among team members.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: September 26, 2025

Hunter Byrnes, AIA, Project Manager, Wenaha Group

Hunter has over 12 years of experience in construction with additional experience in architectural design, project management, and consultant services as an owner's representative. The projects Hunter has worked on span a wide range including building custom homes, various housing/apartment building projects, and mass transit facilities. His roles on these projects include positions as superintendent, architectural designer, and project manager; the combination of his experience and roles held have left Hunter with a well rounded and multifaceted perspective that benefits the projects he works on. Hunter started his career at a design build architecture firm working exclusively on alternative delivery method projects. Once he transitioned to working as a project manager and owner's representative, the bulk of his projects have been CMGC projects in Oregon. Hunter's current project is the site preparation for TriMet's Columbia Bus Base.

Attachment B

Washougal Project Management Team Alternative Contract Experience	
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					Role during Project Phases		
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct
Jim Houchins Recent/Relevant Project Alternate Contract Delivery Experience							
Jim Houchins Executive, Project Wenaha Group	Jim has 36 years of construction management experience, holding in roles as a general contractor and owner's representative.	Emerald Queens Casino, Tacoma, WA	\$400M	GC/CM	Proj. Exec	Proj. Exec	Proj. Exec
		City of Portland - Providence Park Expansion, Portland OR	\$60M	CM/GC		Proj. Exec	Proj. Exec
		Three Affiliated Tribes, 4 Bears Casino & Lodge Hotel Addition, New Town, ND	\$110M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
		TriMet - Columbia Bus Base, Portland, OR	\$200M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		TAT Museum Renovation and Addition, New Town, ND	\$10M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
		TriMet - Powell Maintenance Facility/Garage, Portland, OR	\$200M	CM/GC		Proj. Exec	Proj. Exec
		VMC Plaza Waterproofing Replacement Project, Portland, OR	\$3M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
		Quinault Casino Expansion, Ocean Shores, WA	\$30M	GC/CM		Proj. Exec	Proj. Exec
		La Plaza Esperanza, Gresham, OR	\$21.5M	CM/GC		Proj. Exec	Proj. Exec
		Veterans Memorial Collesium Renovations, Portland, OR	\$55M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
		MLCV - Ventura Properties, Minneapolis, MN	\$26M	CM/GC		Proj. Exec	Proj. Exec
		Warm Springs K-8 Academy, Warm Springs, OR	\$21M	CM/GC		Sr. PM	Sr. PM
		Metro - Headquarters Building Interior/Exterior Renovation, Portland, OR	\$6M	DBB	Sr. PM	Sr. PM	Sr. PM
		TriMet - Steel Bridge Renovation, Portland, OR	\$20M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Vancouver Housing Authority, Safe Choice Emergencyy Shelter Reno., Vancouver, WA	\$5M	DBB		Proj. Exec	Proj. Exec
		ONG Mullen Polk Foundation, Transitional Housing, Vancouver, WA	\$8M	DBB		Proj. Exec	Proj. Exec
		Plambeck Gardens Low Income Housing, Tualatin, OR	\$43M	CM/GC		Proj. Exec	Proj. Exec
		C-TRAN, HWY 99 BRT Project, Vancouver, WA	\$37M	DBB		Proj. Exec	Proj. Exec
		C-TRAN, 65th Ave. Campus Development, Vancouver, WA	\$30M	DBB		Proj. Exec	Proj. Exec
Hunter Byrnes Recent/Relevant Project Alternate Contract Delivery Experience							
Hunter Byrnes, Manager, Project Wenaha Group	Hunter has 12 years of construction experience working on the design, construction, and owner's side of projects as superintendent and project manager.	TriMet Powell Garage	\$200M	CMGC			PM
		Veterans Memorial Collesium Renovations	\$55M	CMGC		PM	PM
		Home First 148th Apartments	\$18M	CMGC			PM
		Home First Moalla Apartments	\$12.4M	CMGC			PM
		Home First Saltzman Apartments	\$12.3M	CMGC			PM
		TriMet Columbia Bus Base Site Prep	\$3.8M	CMGC	PM	PM	PM
		Desert Platfrom House	\$4.6M	DB			Super
		House 271	\$3.2M	DB		Arch Designer/Drafter	PM/Super
Christopher's at the Wrigley Mansion		\$4.4M	DB			PM/Super	
Heath Gardner Recent/Relevant Project Alternate Contract Delivery Experience							
Heath Gardner Advisor, GC/CM Wenaha Group	Heath has 25 years of construction management experience, working in roles including general contractor and owner's rep.	Benton County Fairgrounds	\$10M	PDB		Proj. Exec	Proj. Exec
		Benton County Courthouse HVAC	\$9.3M	PDB			Proj. Exec
		Ben Franklin Transit - New Facilities Maintenance Shop	\$5M	PDB	Proj. Exec		
		Ellensburg Fieldhouse	\$25M	PDB	Proj. Exec		
		Pasco Public Facilities District Aquatics Facility	\$46M	PDB	Proj. Exec	Proj. Exec	Proj. Exec
		Walla Walla High School Modernization	\$68M	GC/CM	Proj. Exec	Proj. Exec	Proj. Exec
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB			Proj. Exec
		Boardman Pool and Recreation Center	\$12M	CM/GC	Sr. PM		
		Sherman County Courthouse	\$9M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		City of Milton-Freewater Police Station	\$8.4M	DBB			Sr. PM
		Hermiston School District Wide Projects	\$10M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Armand Larive Middle School	\$20M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		West Park Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Sunset Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Kennewick High School	\$98M	DBB			Sr. PM
		A.C. Davis High School	\$97M	DBB	Sr. PM	Sr. PM	Sr. PM
		Grandview High School	\$55M	DBB		Sr. PM	Sr. PM
		Ben Franklin Transit Operations Building	\$9.9M	DBB			Sr. PM
		Ben Franklin Transit Queensgate Transit Hub	\$3.1M	DBB			Sr. PM

Project Chart Key	
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Proj. Exec	Project Executive
Sr. PM	Senior Project Manager
PM	Project Manager