



Washougal Public Safety Complex



State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for GC/CM Project Delivery Approval

Submitted by
City of Washougal
August 20, 2025

City of Washougal
Public Works Department
1701 C Street
Washougal, WA 98671



August 20, 2025

Talia Baker, PRC Administrative Support
Department of Enterprise Services
Engineering and Architectural Services
Post Office Box 41476
Olympia, WA 98504

Dear Project Review Committee,

The City of Washougal (City) is pleased to submit its application for project approval using GC/CM as a project delivery method for the planned replacement of Camas-Washougal Fire Station and remodel of the Washougal Police Station creating the Washougal Public Safety Complex.

Washougal is a community of 17,490 residents in southwest Washington located on the Columbia River, with its lowlands and famous prairie situated on the western entrance of the scenic Columbia River Gorge. Known as the "Gateway to the Gorge," Washougal's setting and proximity to the Portland/Vancouver metro area make it a desirable place to live and work.

The City seeks to construct a new Fire Station that will connect to the existing Police Station. The existing Fire Station is past its useful life and is in need of replacement. The Washougal Police department is on the verge of outgrowing its existing facility and needs more space to continue to grow with the community. Connecting the two facilities is an efficient way to allow for the new facility that Fire needs and provide the additional space for the Police department. The new facility will provide shared spaces such as a breakroom, fitness center and a community space that can also be used as an Emergency Operations Center. In August of 2024 the residents of Washougal approved Proposition No. 12 to provide a \$15.7 million bond to fund the new safety complex.

We look forward to presenting our project application and qualifications to the committee for review and approval as we believe the Project meets requirements stated in RCW 39.10 for GC/CM alternate contracting procedure. Should you have any questions or need additional information regarding the enclosed application, please let me know. Thank you for consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Van Aalsburg', is located below the 'Sincerely,' text.

Jason Van Aalsburg
Project Manager
City of Washougal
(360) 835-8501 x 236
Jason.VanAalsburg@cityofwashougal.us

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 Washougal
- b) Mailing Address: 1615 C Street, Washougal, WA 98671
- c) Contact Person Name: Jason VanAalsburg Title: Management Analyst
- d) Phone Number: 360.835.8501 ext: 236 E-mail: Jason.VanAalsburg@cityofwashougal.us

1. Brief Description of Proposed Project

- a) Name of Project: Washougal Public Safety Complex
- b) County of Project Location: Clark
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The City of Washougal intends to replace their existing Fire Station 43. As part of this replacement, Station 43 (staff, vehicles, equipment, and bunk rooms) will be temporarily relocated to the west of the site in the existing Silver Star and Rescue Building. Prior to the relocation, the Silver Star Search and Rescue Building will undergo improvements needed to serve as the temporary Fire Station 43. The project will also include the demolition of their existing Fire Station 43, the relocation of an existing cell tower, the demotion of existing site pavement and excavation of existing soils. The project will also include improvements to the existing City of Washougal Police Station, located directly to the west of the current Fire Station 43. The proposed Fire Station 43 and the Washougal Police Station will be joined architecturally, both exterior and interior. The Police Station program includes a new Community/Training Room, Lobby, Fitness Room and Break Room. The Police Station will remain operational during the demolition and construction phases. Extensive coordination is required for the police staff, squad cars, general contractor temporary facilities, and sub-contractor vehicles.

In addition to the fire and police project noted above, the City of Washougal and the City of Camas will be creating a Regional Fire Authority (RFA). This includes the partitioning of the existing property to form two new properties (see Exhibit A: Site Diagram), one for the proposed Fire Station 43 and the other for the Washougal Police Station and proposed addition. The entire project will be built and funded under the approved Washougal bond. When construction is complete, the City of Washougal will retain their Police Station with addition, and Fire Station 43 will be turned over to the RFA. The proposed RFA as well as the new properties will include a series of jurisdictional and legal approvals that will take place before and during the design and construction process.

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

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,589,570
Estimated project construction costs (including construction contingencies):	\$11,565,880
Equipment and furnishing costs	\$ 754,292
Off-site costs	\$ 274,385
Contract administration costs (owner, cm etc.)	\$ 100,000
Contingencies (design & owner)	\$ 1,033,251
Other related project costs (briefly describe)	\$ 0

Alternative Subcontractor Selection costs	\$ N/A
Sales Tax	\$ 1,158,865
Total	\$16,476,243

B. 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*

The project will be funded by a local bond measure (City of Washougal) approved by the voters in August of 2024.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- Procurement; *(including the use of alternative subcontractor selection, if applicable)*
- Hiring consultants if not already hired; and
- Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)
- Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.
(If applicable)

Project Task	Target Date
Concept Design	Completed
Schematic Design	August 2025
City Owner Advisor & Legal Advisor	September 2025
Project Review Committee (PRC) Meeting/Approval	September 2025
Request for Qualifications (RFQ) Advertisement	October 2025
Shortlist Finalized/Issue Request for Proposals (RFP)	November 2025
Design Development	December 2025
Proposals Due/Select GCCM Team	January 2026
Preliminary GCCM Services Start	March 2026
Anticipated Construction Start	November 2026
Substantial Completion	December 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 sequence (or steps) required for demolition and construction are too complex for traditional design/bid/build documentation. We are anticipating the following steps:

- | | |
|---|---------------|
| ○ Regional Fire Authority public vote | November 2025 |
| ○ Property sub-divided | December 2025 |
| ○ Renovation to the Silver Star building | June 2026 |
| ○ Relocate Station 43 staff and vehicles to the Silver Start building | October 2026 |
| ○ Demolition of Station 43 and Site | November 2026 |
| ○ Secure access to Washougal Police | November 2026 |
| ○ Partial Demolition Washougal Police | December 2026 |
| ○ Construction of Washougal Police addition | January 2027 |

- Construction of Fire Station 43
- Fire Station 43 move-in from Silver Star bldg. to new facility

February 2027

December 2027

In addition, a general contractor procured through the D/B/Build process is likely to cause either an overlap or gap between each step resulting in an interruption of fire and police services.

- 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.

Fire Station 43 and the Washougal Police Station carry a designation of risk category IV and are 'essential' in that their continuous use is needed, particularly in response to disasters.

We have prepared a diagram noting the required sequence of construction to maintain fully operational and responsive facilities as well as workarounds for the GC team. (see Exhibit B: Project Phasing Plan).

Operational requirements for Fire Station 43 include:

- Unobstructed path for all emergency vehicles (all hours, all days) from the apparatus bay response. This includes the existing site, A Street, 12th Street, 13th Street, and 14th Street.
- Unobstructed path for all emergency vehicles (all hours, all days) to the apparatus bay return. This includes the existing site and A Street.
- Fire fighter vehicle access during daily shift change.
- Daily public access to Fire Station 43 for treatment and transport.

Operational requirements for the Washougal Police Station include:

- Unobstructed path for all squad cars (all hours, all days). This includes the existing site, A Street, 12th Street, 13th Street, and 14th Street.
- Police staff vehicle access during daily shift change.
- Daily public access.
- Secure perimeter around all police facilities, with visual connection to the public.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

Critical to the operational requirements of both facilities as well as construction access; is the use of A Street and requires input from a GC/CM during the planning and design development phases of the project.

A Street is a low-use residential road, not wide enough for public parking, and cannot be obstructed by trade or construction vehicles, or be temporarily shut down during material deliveries. The GC/CM will be required to provide a road use plan to the City of Washougal for coordination and approval.

- If the project encompasses a complex or technical work environment, what is this environment?

Not applicable

- 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?

Not applicable

- 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?

Not applicable

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

Successful Project Funding – The project will be funded by a voter approved bond measure passed in the City of Washougal in August of 2024. The collaborative cost estimating and budget reconciliation between the Architect and GC/CM during construction will allow the City to properly structure the correct amount of debt service.

Manage Costs in an Inflating Market – Having a GC/CM contractor on board during the design phase will help focus design efforts to more effectively explore solutions that are viable, buildable, cost effective and efficient, thus enabling the City better control of construction costs and time.

Allocation of Risk - The GC/CM process can reduce risks and claims in the following manner:

- A GC/CM Contractor is highly motivated to maintain a schedule that they had a hand in developing.
 - The GC/CM delivery process offers an “open book” cost accounting of the work which will allow the team to track costs and forecast effectively.
 - The GC/CM understands the nature and scope of the construction work long before it bids, which reduces the “learning curve” associated with design-bid-build projects and lowers the potential for surprises that can become added cost/time during construction.
 - The GC/CM will participate in setting schedule for and packaging the scope of bid packages to fit the marketplace. This will help set realistic expectations before work packages are bought, will lower the risk of non-responsible subcontractor bidding, and will improve cost management and control.
 - The GC/CM participates in and ultimately “owns” pre-construction cost estimates leading up to the MACC negotiations.
 - The GC/CM will participate in value-engineering and constructability reviews early in the design process. This helps ensure cost-effective and value-based design and construction solutions.
 - The potential for serious construction claims and litigation is greatly diminished because of the collaborative relationships among the GC/CM, Owner and design team.
- 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.

Real Time, Market Based Cost Estimates – Although the construction market has corrected some post-COVID, there are still challenges related to cost escalation and the availability and cost of materials, equipment and labor. A GC/CM Contractor can utilize real time, current market pricing to help the team validate scope and budgeting during the design process. The GC/CM delivery process assists in making the project more fiscally responsible and viable by having the GC/CM participate in constructability reviews, QA/QC reviews, value analysis, and coordination between the Owner, design team, subconsultants and suppliers. All of these measures have the potential for lowering construction costs and stretching the buying power of the Owner’s budget.

Better Coordination of Materials and Equipment Purchases – A GC/CM Contractor can provide better coordination of materials and equipment purchases including MEP coordination, vendor coordination, timing, procurement, delivery, off-loading, storage, rough-in and installation resulting in benefit to the Owner. This level of coordination is often difficult to achieve on a design-bid-build project.

More Responsive and Responsible Bids – A GC/CM Contractor can exercise greater control in the organization and assembly of bid packages, the establishment of sub-bidder qualifications, and the selection of subcontractors compared to the design-bid-build process. This reduces the potential for non-responsive bidders and the submittal of non-responsive bids. It also reduces the potential for constructability issues, design errors and omissions and scheduling issues being raised after bids have been received and contracts executed with subcontractors.

Better Ability to Accommodate Activities at Site – A GC/CM Contractor can play a critical role during the design phase by preparing feasible and safe construction sequencing and logistics plans. This is especially beneficial for a project of this type where construction will occur at a site that is located near residential neighborhoods. Good planning will allow us to minimize impacts on surrounding neighborhoods and maintain the operation of existing streets and infrastructure. This opportunity for design phase planning and input, from the contractor who will be building the project, is not available on a design-bid-build project.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

Not applicable

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

The City is assembling a qualified team to assist in the GC/CM process. The City currently has an RFP out to secure the services of an Owner's Advisor to assist with the overall management of the project; overseeing GC/CM contractor procurement, contract documentation and facilitation of the selection process/training, design review oversight, construction management, and other management support services.

Mackenzie will serve as the City's full service design firm, providing architectural and engineering design. Mackenzie will also provide additional support in GC/CM contractor procurement, contract documentation, construction management and additional support services.

The Project is led by the City's Project Manager, Jason VanAlsborg, EIT, and closely supported by Trevor Evers (Public Works Director), Scott Collins, PE, Teresa Guise (Assistant Project Manager), and Ryan Baker (Operations Superintendent), Cliff Free (Camas/Washougal Fire Chief), Zane Freshette (Washougal Police Chief)

- 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)

See Exhibit I for the City's Organizational Chart

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

Trevor Evers, Public Works Director, City of Washougal

Trevor is the City Public Works Director and has over 27 years in the public sector. Trevor directs the City's major utility operations, including water, wastewater, and stormwater. Trevor also oversees the engineering division, parks, streets, facilities and cemetery. He currently oversees all capital and maintenance budgets valued at nearly \$ million this year. Trevor has worked for the City of Washougal since 1998 and has a deep knowledge of the City's existing and planned infrastructure. **Trevor will provide major project oversight, communications with city council, and strategic decision**

making. Trevor has been involved with a variety of projects which include coordination on the \$32 million Steigerwald Reconnection Project and \$35 million Biosolids Handling Facility Project.

Jason VanAlsburg, Senior Management Analyst/Project Manager, City of Washougal

Jason is the Management Analyst and Project Manager for the City. He has 12 years of progressive experience in design, construction and management of Public Works projects. He was the city's engineering tech and public works/ROW inspector for 10 years, overseeing and inspecting private and public works projects. As Management Analyst he is responsible for assisting in budget preparation, coordination, analyzation and monitoring for the City's Public Works depart. He is also currently Managing or assisting in the management of several capitol projects with expected construction costs ranging from \$500,000 to \$8.9 million. Jason is also currently part of the project team for the 32nd Street Railroad Underpass that was recently approved to utilize the Progressive Design Build delivery method. **Jason will serve as Project manager for the City, facilitating the progression of the project from design through construction.**

Prior to joining the City of Washougal in 2013, Jason worked for the State of Pennsylvania's Department of Environmental Protection, in the Waterways Engineering Division, working on major flood protection projects. Duties while with the State of Pennsylvania DEP included watershed modeling, project design, project document preparation, plan and specification review, and participating in on-site construction meetings

Jason Van Aalsburg			
Project Name	Construction Cost	Delivery Type	Role
Washougal Towncenter Revitalization	\$10.2M	DBB	PM
Public Work Operations Remodel	\$2M	DBB	PM
Schmid Field Phase 3	\$1.6M	DBB	CM
Campen Creek Bridge	\$172K	DBB	CM
Columbia River Trail	\$1.5M	DBB	CM
32nd Under Pass	\$80M	PDB	APM
SRTS Jemtegaard Trail	\$712K	DBB	CM
Evergreen Sidewalks 39th to 42nd	\$167K	DBB	PM

Teresa Guise, Management Analyst/Assistant Project Manager, City of Washougal

Teresa has over 20 years of experience in construction, permitting, and public sector project management, she has a comprehensive understanding project delivery across both public and private sectors. In her current role as a Management Analyst with the City of Washougal, she supports improvement projects from concept through construction, coordinating permitting, planning, and public engagement to ensure alignment with project goals, codes, and community needs.

Previously, Teresa served as a Senior Project Engineer and Estimator with Skanska, where she managed large-scale commercial and semiconductor Design-Build projects—overseeing estimating, procurement, scheduling, permitting, and subcontractor coordination. My career also includes extensive experience in permitting and regulatory compliance as a Permit Technician, Building Inspector, and Plans Examiner, including serving as the Building Department Liaison for Legacy Hospital and the Vancouver VA Medical Center. This breadth of experience provides her with a strong foundation in the technical, financial, and regulatory aspects essential to successfully delivering complex projects.

Scott Collins, City Engineer, City of Washougal

Scott has over 16 years experience in private and public infrastructure projects. Scott serves as the City engineer and started in Washougal in November 2022. He currently oversees all the City's Capital Improvement Projects which range from \$32,000 to \$34,564,700, and total current budget of over \$64 million dollars with various federal, state, and local funds.

Prior to Washougal, Scott worked for the City of Modesto as the Traffic Operations Engineer and eventually Traffic Engineer managing an annual operating budget of \$5.6million and annual capital improvement budget of \$21 million. Prior to that, Scott was an Associate Civil Engineer who managed Modesto's first large project, the State Route 99/Pelandale Avenue Interchange Reconstruction Project valued at a total cost of nearly \$40 million which consisted of a new bridge overcrossing above Highway 99.

Scott also has some design build experience, as he started his career with Grante Construction Company for a duration of over 8 years (including internship). There he worked on California Department of Transportation's (Caltrans) first design build project in Madera, CA valued at nearly \$23 million which consisted of replacing failed concrete panels with full-depth asphalt concrete and an overlay to full reconstruction of all lanes and shoulders. Scott also worked on Phase 1 of the Stockton Prison Medical Facility valued at \$129 million which consisted of off-site utility and roadway upgrades, site work, secure fencing, site entrances and guardhouse, along with several facility structures and parking lots.

Cliff Free, Camas-Washougal Fire Chief

Cliff has served the Camas-Washougal Fire Department since 2005, and is responsible for overseeing all department operations, including budgeting, personnel management, policy development, long-term planning, and public outreach, serving both the cities of Washougal and Camas. He has been instrumental in guiding early planning for station 43's and the public safety complex design and is a leading proponent of exploring a regional fire authority to ensure sustainable, community-focused emergency services.

Jeff Humphreys AIA, CSI, GGP, LEED AP BD+C, CPTED, DBIA, Principal-in-Charge

Jeff is Leader of the Mackenzie's public projects team. Jeff joined Mackenzie in 1996 and has more than 30 years of architectural experience. Jeff specializes in public safety and emergency response facilities and has been project lead on nearly all of Mackenzie's public safety projects over the past decade. Jeff has been involved in more than 60 alternative delivery projects, including public projects delivered through a GC/CM process. He takes an active role in the design community and regularly presents at fire and police design conferences. He is a board member for the Oregon Fire Chiefs Foundation, serves on the IFCA Sustainability Committee, and brings passion, enthusiasm, and energy to projects. Jeff will serve as the PIC for the project and provide subject matter expertise throughout the duration of the project.

Jeff Humphreys			
Project Name	Construction Cost	Delivery Type	Role
Port of Seattle Westside ARFF Fire Station	\$12M	DB	PIC
Pendleton Fire	\$12M	CMGC	PIC
Hoodland Fire Station	\$18M	CMGC	PIC
Canby Fire	\$2.6M	CMGC	PIC
Vancouver Fire 11	\$12M	DBB	PIC
Vancouver Fire 1	\$8M	DBB	PIC
Vancouver Fire 2	\$8M	DBB	PIC
Clark County Fire Station 63	\$13.3M	DBB	PIC
Kalama Police	\$6M	DBB	PIC
Forest Grove Police	\$25M	CMGC	PIC
Clackamas County Public Services Building	\$42M	DB	PM
Molalla Police	\$18M	CMGC	PIC
Lake Oswego Police and City Hall	\$43M	CMGC	PIC
Two Park Place Office Building	\$30M	GCCM	PM

St Helens Police	\$12M	CMGC	PIC
Canby Police	\$20M	CMGC	PM
Gresham Police - Rockwood Precinct	\$18M	CMGC	PIC
Monmouth Police	\$6M	CMGC	PIC
Electric Lightwave HQ	\$32M	GCCM	PM
Waste Management - Spokane Valley	\$10M	DB	PIC
Consumers Power Inc	\$10M	CMGC	PIC
PGE Avery Service Center	\$15M	CMGC	PIC
First Tech Credit Union HQ	\$16M	CMGC	PM
West Side Fire Station	\$4M	CMGC	PIC
Siletz Fire Seismic Upgrade	\$3M	CMGC	PIC
Philomath Fire Seismic Upgrade & Renovation	\$5M	CMGC	PIC

Cathy Bowman NCARB, GGP, LEED AP BD+C, WELL AP, Project Manager

Cathy is a project manager/project architect on Mackenzie's public projects team, and has worked in the industry for more than a decade. She has experience in fire, police, maintenance, and civic facility needs assessments and construction documents, and has managed a wide variety of design projects, including replacement facilities, remodels, new construction, and seismic upgrades. Cathy has managed more than two dozen projects through alternative delivery methods, including a GC/CM delivery. As the Project Manager, Cathy will be the point of contact for the team and managing the overall design and coordination for the project.

Cathy Bowman			
Project Name	Construction Cost	Delivery Type	Role
Pendleton Fire	\$12M	CMGC	PM
Hoodland Fire Station	\$18M	CMGC	PM
Canby Fire	\$2.6M	CMGC	PM
Vancouver Fire 11	\$12M	DBB	PM
Vancouver Fire 1	\$8M	DBB	PM
Vancouver Fire 2	\$8M	DBB	PM
Clark County Fire Station 63	\$13.3M	DBB	PM
Forest Grove Police	\$25M	CMGC	PM
Consumers Power Inc	\$10M	CMGC	PA

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 above and the attached exhibit J for the Project Teams experience and role on previous projects.

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

Jason Van Aalsburg will serve as the project manager for through completion of construction. The City is currently soliciting RFP's to qualified firms to fill an Owners Advisors role.

- 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.

Not applicable

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Jason Van Aalsburg as the project manager for the City has been involved in almost every City Project over the last 12 years as either an Inspector, Construction Manager or Project Manager as summarized briefly in his bio above and in the City's Construction History (See Exhibit J).

The City believes it can also rely on the GC/CM experience of Jeff Humphreys, Cathy Bowman and the entire Mackenzie team. Further project support will be added with the addition of the Owners Advisor.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Procurement. The City, and the City's Owners Advisor (OA) will form an evaluation committee and seek out all necessary training that will assist with the thorough review, documentation, and evaluation of each of the respondents to the Request for Qualification and Request for Proposal. Jason Van Aalsburg will implement procurement evaluation strategies that he recently acquired as part of the Project team for the City's 32nd Street Underpass project that has been approved to utilize the Progressive Design Build (PDB) delivery method.

Design and Construction. The GC/CM contract requires robust communication and collaboration during the design development phase with open constructability reviews, cost estimates and scheduling to optimize the efficiency and cost savings of the project. An Owners Advisor with specific expertise in GC/CM contracting help facilitate this communication and collaboration between the City, Mackenzie and the GC/CM contractor. Jason Van Aalsburg will work closely with the entire project team to ensure the project is running smoothly and following industry best practices.

Project Controls. A requirement of the in the OA RFP is to have eventual OA selected utilize a project dashboard which will include, at a minimum, budget tracking, construction schedule management, progress photo gallery, a change ledger, issues tracking and change order tracking. The project dashboard can/will be configured to support any other tracking metrics the city and stakeholders would like to see. The City's Team along with the assistance of the City's OA and Mackenzie will manage the design review process and submittals utilizing a project management software such as Bluebeam Revu or Project wise that will facilitate collaborative comment input and resolution. Construction certifications and submittals along with materials testing and inspection reports will be managed utilizing ProCore or similar software.

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

The City will select the GC/CM contractor using an approach that is fully consistent with RCW 39.10. The City will first issue a Request for Qualifications to solicit interested GC/CM contractors with the appropriate experience to perform the work. The City will then evaluate the responsible proposers submitting responsive SOQs and create a short list of no more than three finalists.

The City intends to conduct one or more confidential meetings with the finalists prior to the submission of the proposal to allow finalists to ask questions and provide feedback on the draft contract. In addition, the Proposers will participate in interactive meetings which allow the City to evaluate the GC/CM contractors abilities and willingness to collaborate.

The finalists will submit technical proposals in response to the RFP, and the City will reserve the right to conduct interviews to allow finalists to explain their proposals and the evaluation team to ask questions regarding the proposals. The City will then evaluate the finalists strictly in

accordance with the criteria established in the procurement documents. The City will then select the finalist with the highest score.

The City will base its evaluative criteria primarily on the qualifications of the individuals and companies on the GC/CM team, including their successful completion of projects of similar scope and complexity and their previous successful experience with businesses certified by OMWBE. The City will pay particular attention to the finalists' management plans, project controls plans, design management and construction scheduling plans, experience, and inclusion plans for OMWBE certified businesses. The City and the successful GC/CM contractor will work collaboratively to develop a Guaranteed Maximum Price after the award of the Project.

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

A specific requirement in the City's OA solicitation RFP, is to provide knowledge and assistance of GC/CM contract terms. The City's procurement department will work closely with the the OA to develop these contract term to ensure that they are fully in compliance with RCW 39.10

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?

We have had conversations with the city of Camas and city of Vancouver to gain an understanding of their experience with a GC/CM delivery projects and expectations of time commitments and their recommendations for delivering a project through a GC/CM process.

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

We have had key City staff that will be engaged in the project take webinars and read about GC/CM delivered projects to understand how they are different than a traditional design-bid-build delivered project.

- 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.?

The City understands that there will be significant differences with all aspects of the project, if questions or disputes arises, we will seek advice from qualified entities and individuals with experience in the GC/CM delivery process.

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

Our core team will meet periodically with fire, police and city staff so that information can be provided throughout the design and construction process.

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

We have made available the Capital Projects Advisory Review Board GC/CM Best Practices Manual for our core team to review and gain familiarity.

- 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?

As the Owner, our role will include working closely with the design team and selected GC/CM, identifying early work/early procurement packages, setting evaluation criteria, reviewing solicitation packages, participating in bid openings and bid evaluations, approving subcontractor awards and ensuring that bidding is completed fairly, transparently and is providing value to the project.

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

See Exhibit J for a matrix of City Projects

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.

Refer to: Exhibit C – Conceptual Plan

Exhibit D – Conceptual Fire Floor Plan

Exhibit E – Conceptual Police Department Changes

Exhibit F – Conceptual Silver Star Renovations

Exhibit G – Concept Images and Materials

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.

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 is committed to encouraging the participation of small business enterprises, women and minority business, and socially and economically disadvantaged business enterprises on their projects. 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. 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 to attempt 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 (Not Applicable)

- 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): Jason Van Aalsburg (public body personnel)

Title: Senior Analyst/Project Manager

Date: 8/20/2025

Exhibit A: Site Diagram

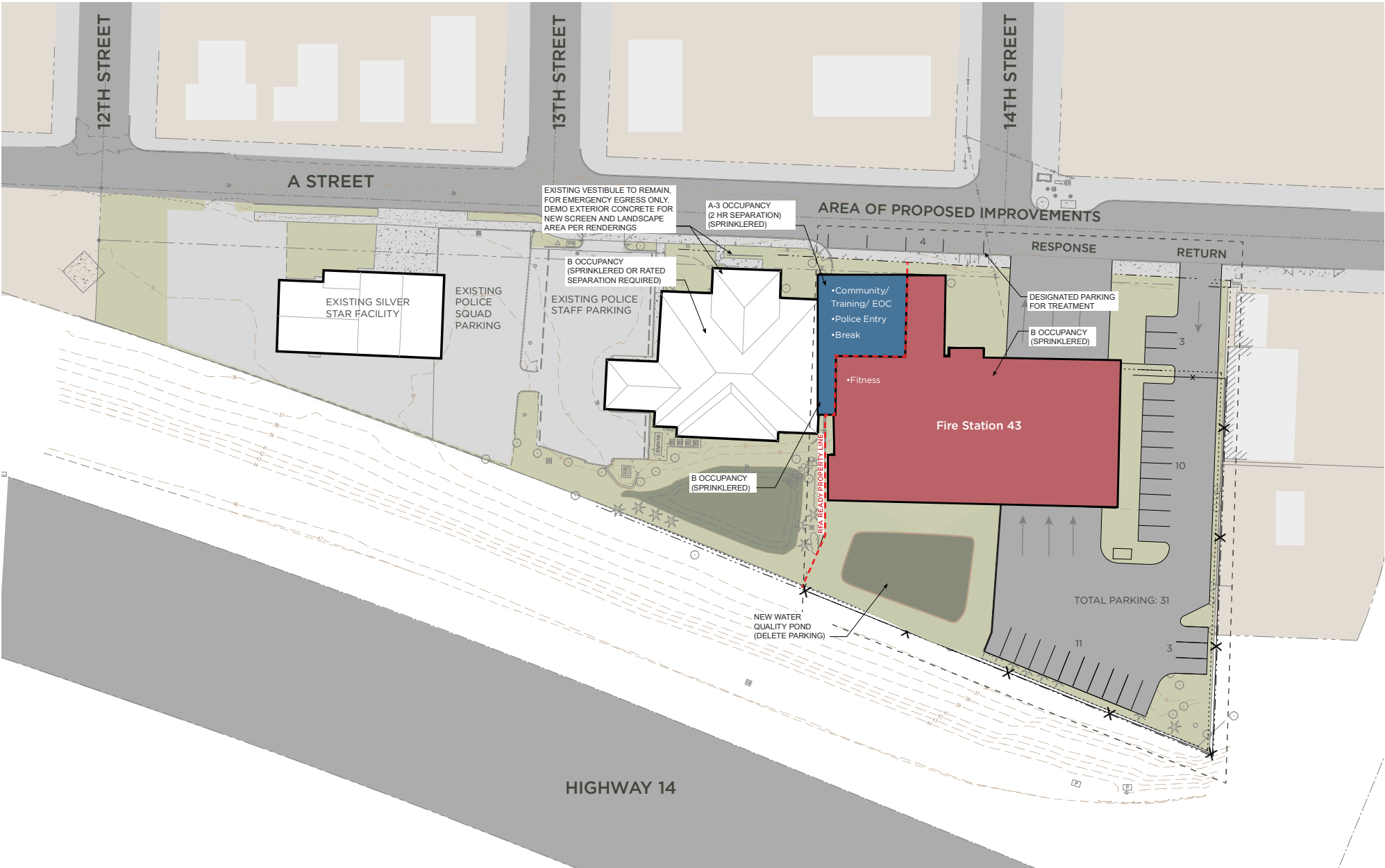


Exhibit B: Phasing Plan

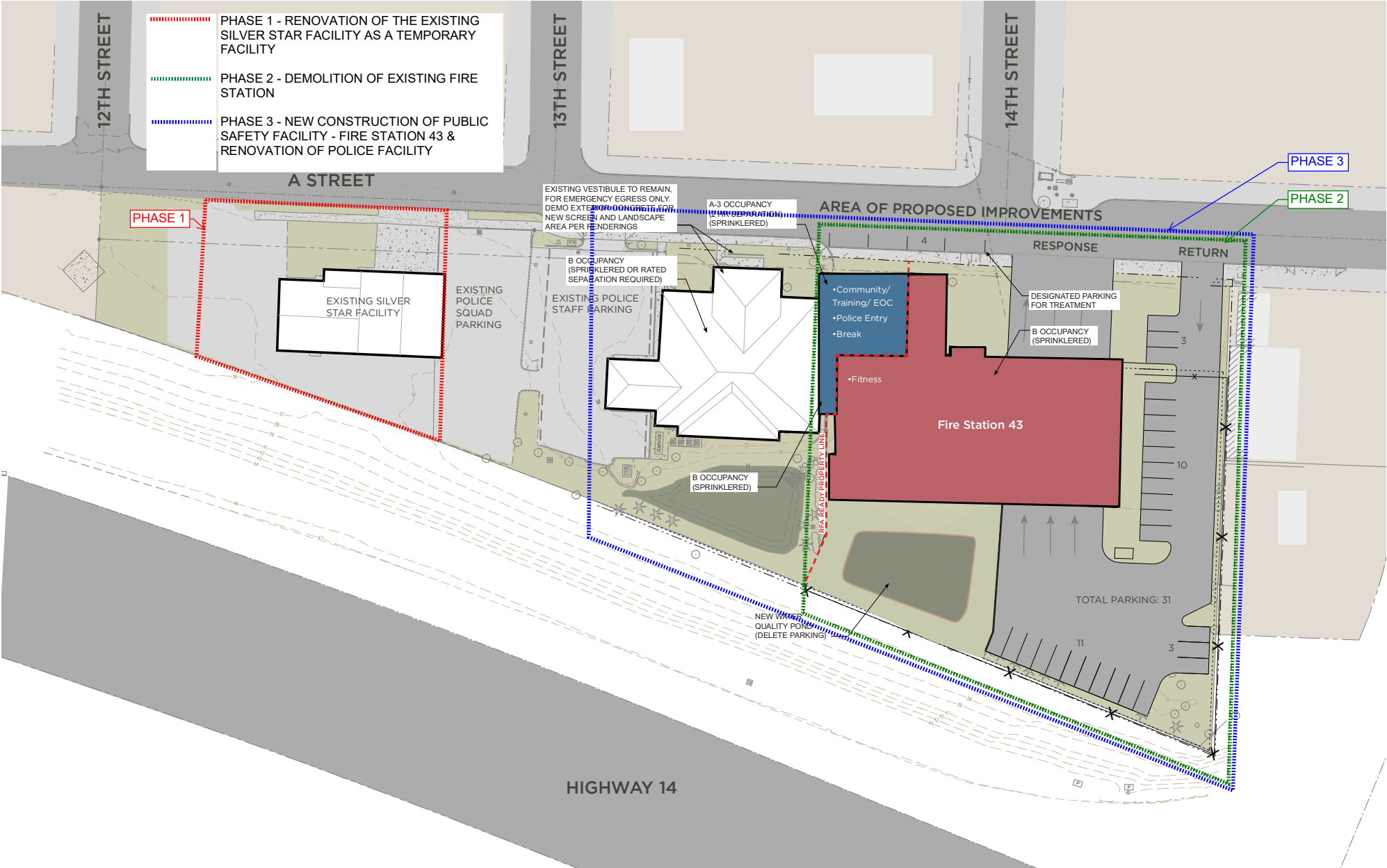


Exhibit C: Conceptual Plan

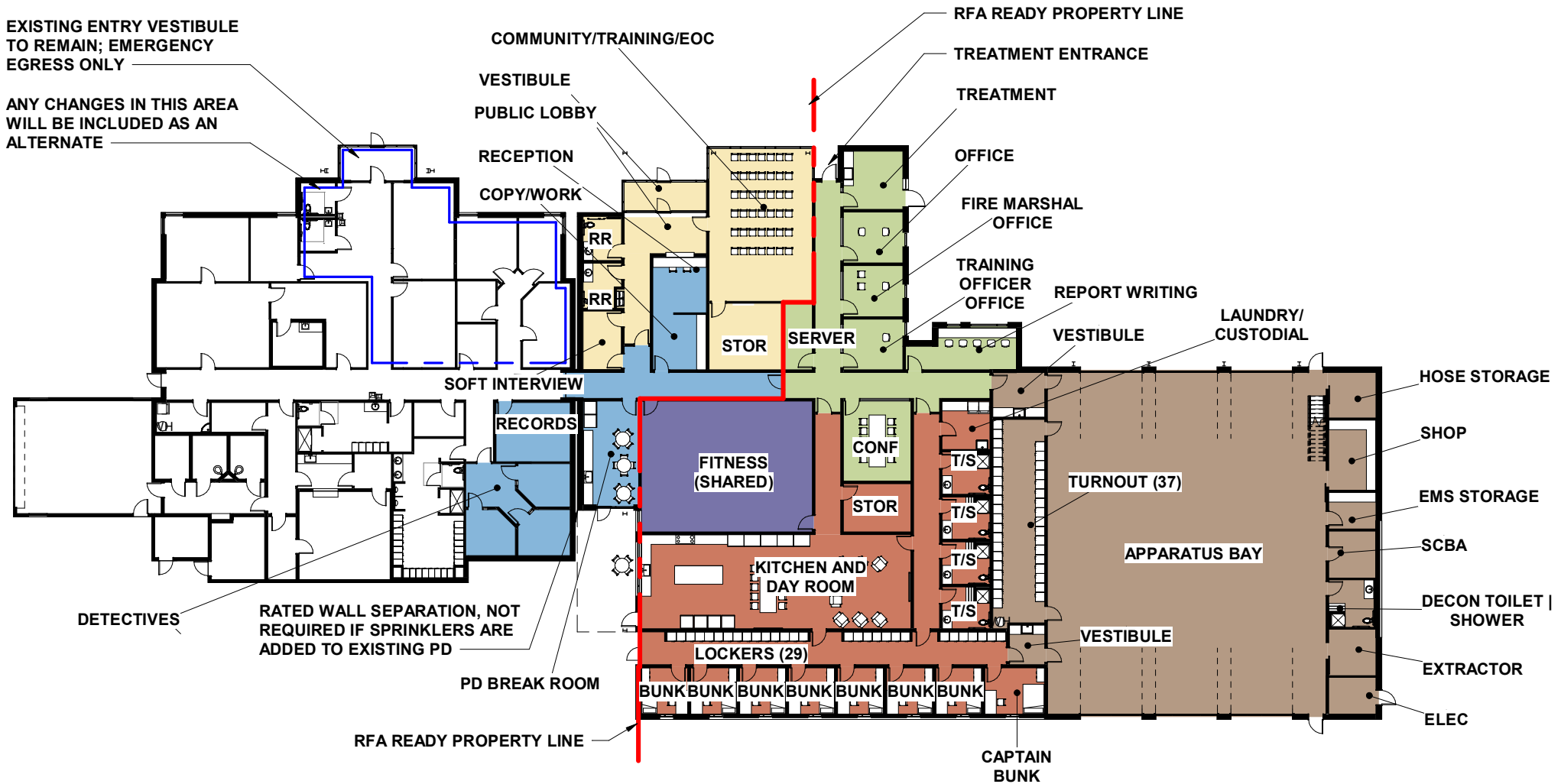


Exhibit D: Conceptual Fire Plan

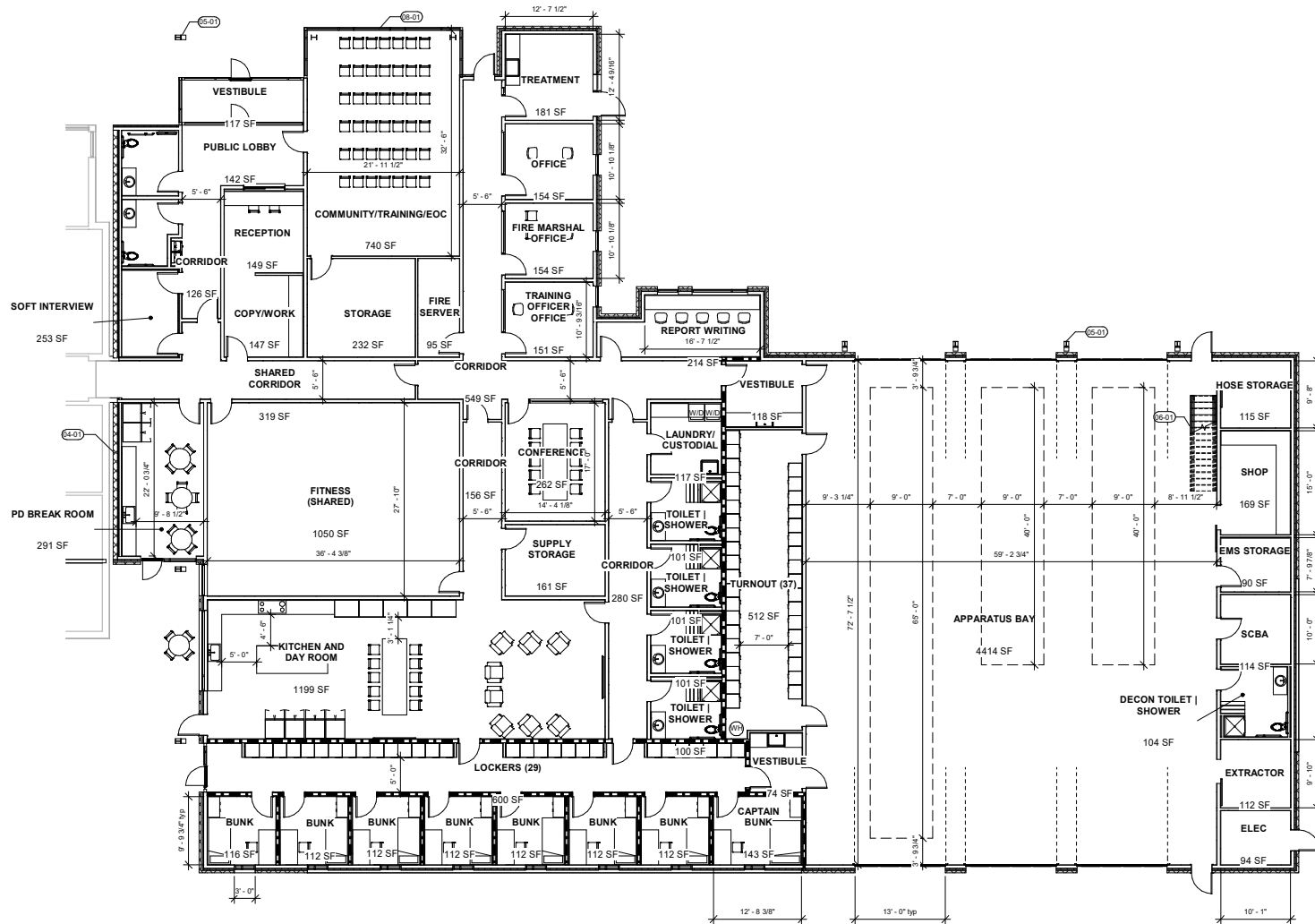


Exhibit E: Conceptual Add Alt to Police Department

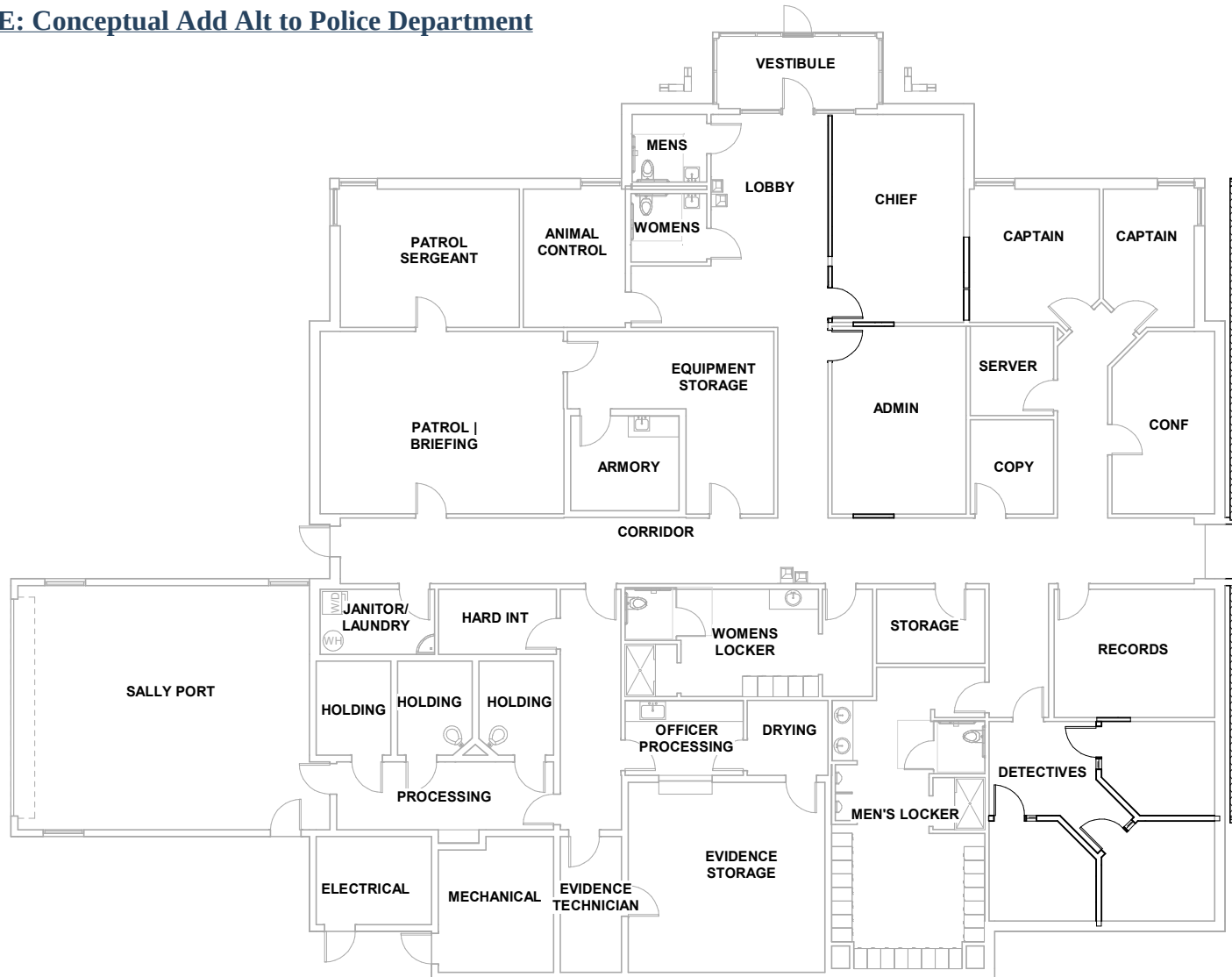


Exhibit F: Conceptual Renovation to Silver Star Search and Rescue

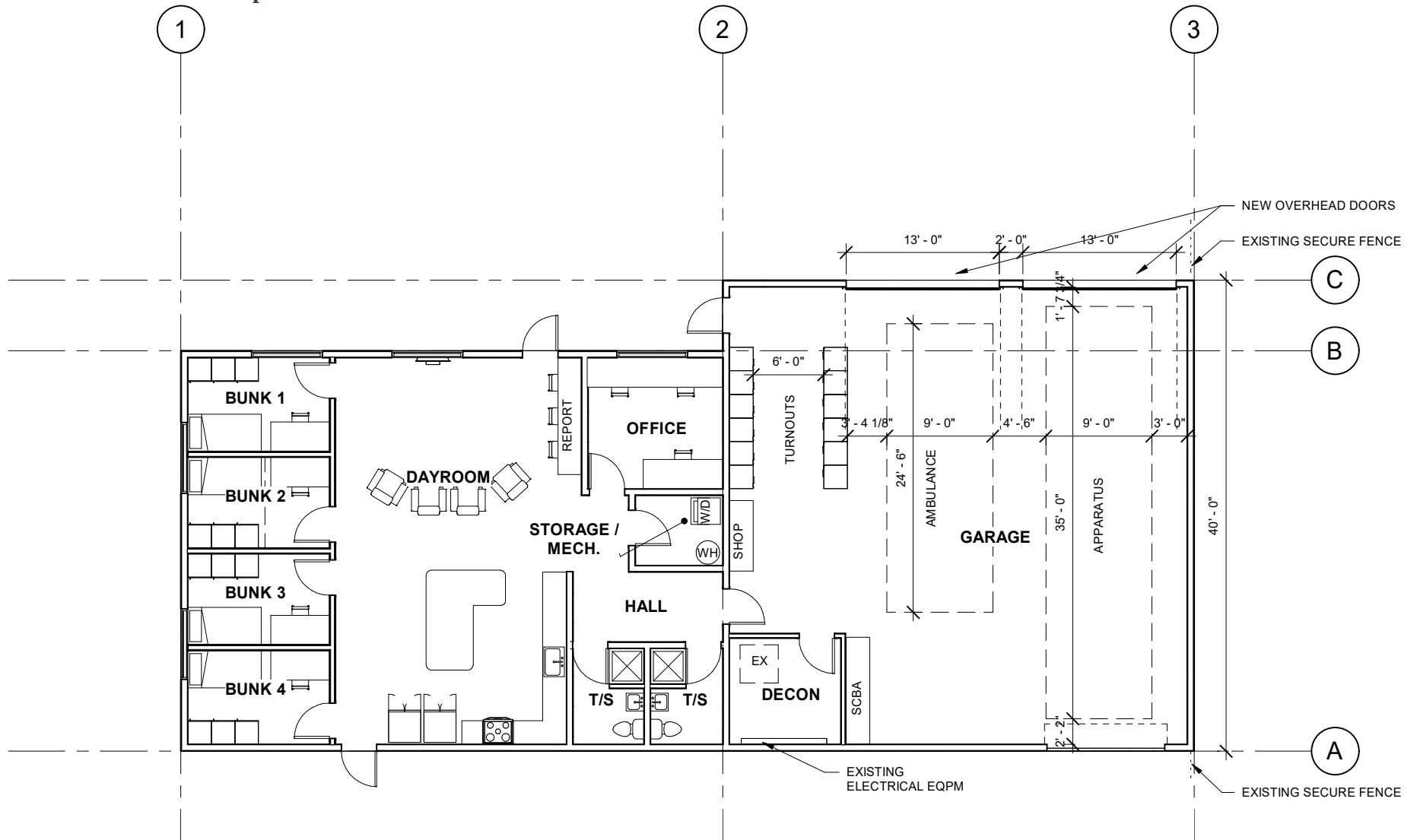


Exhibit G



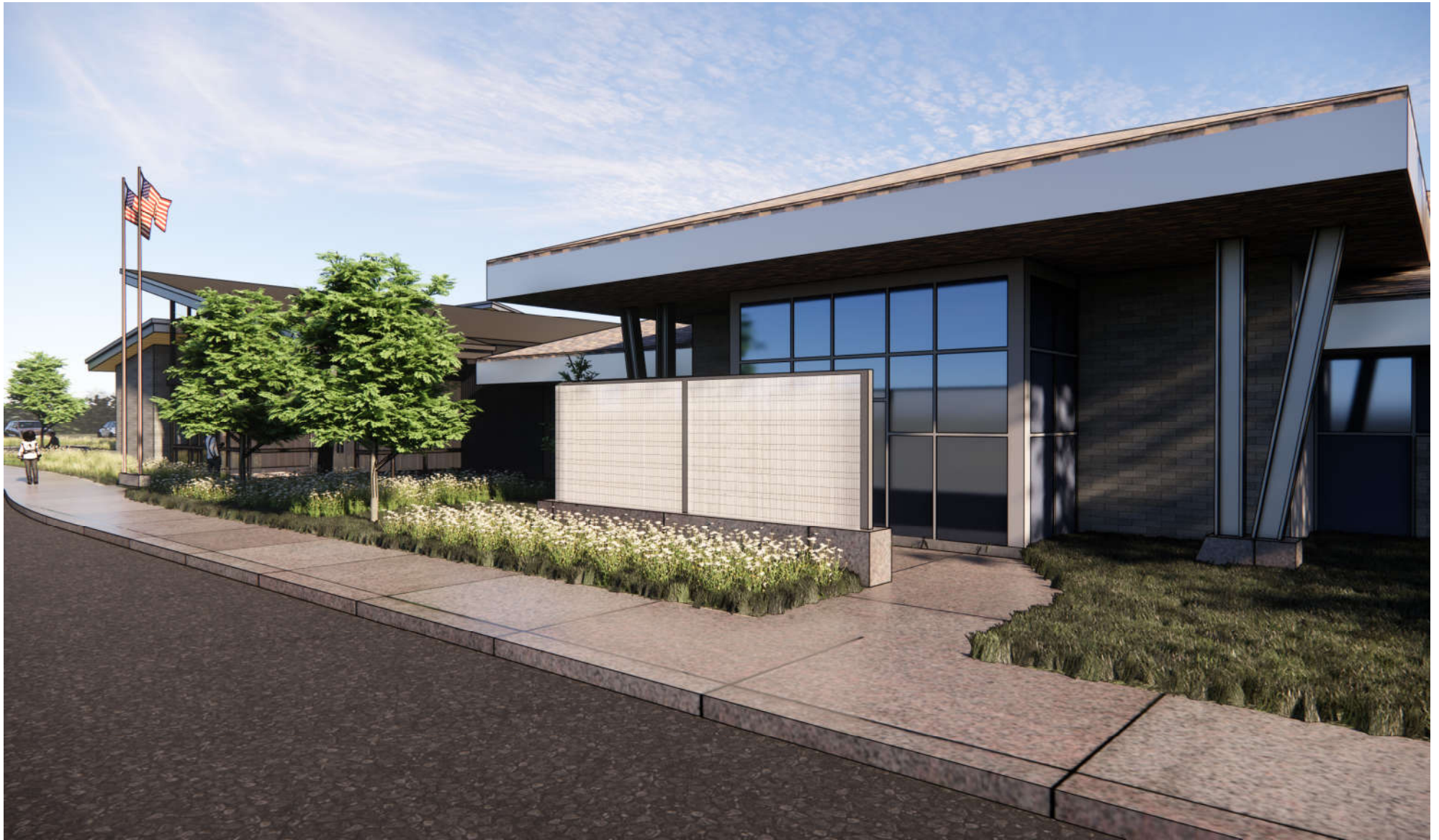


Exhibit H - Schedule

Washougal Public Safety Building

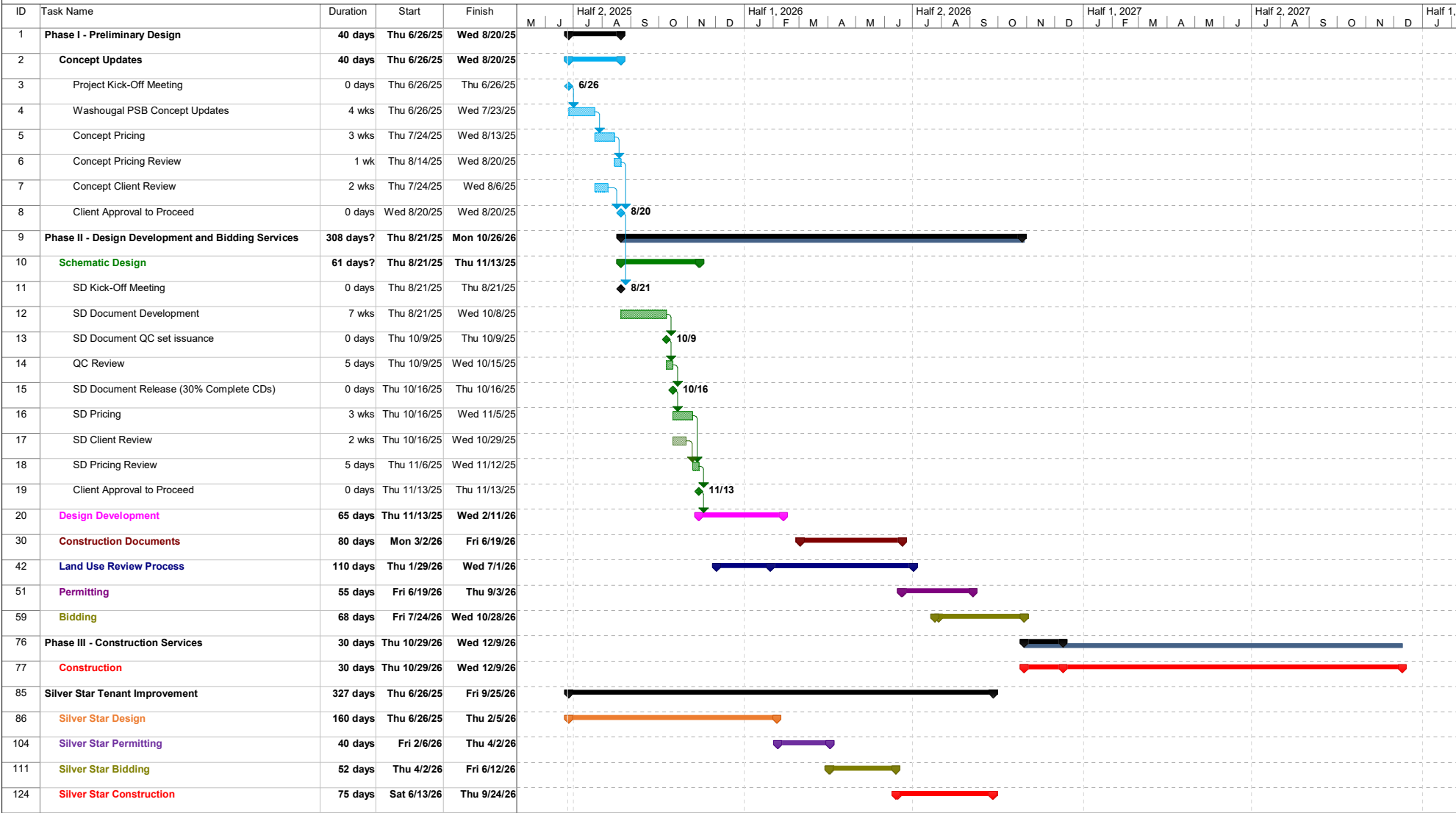


Exhibit I: Organizational Chart

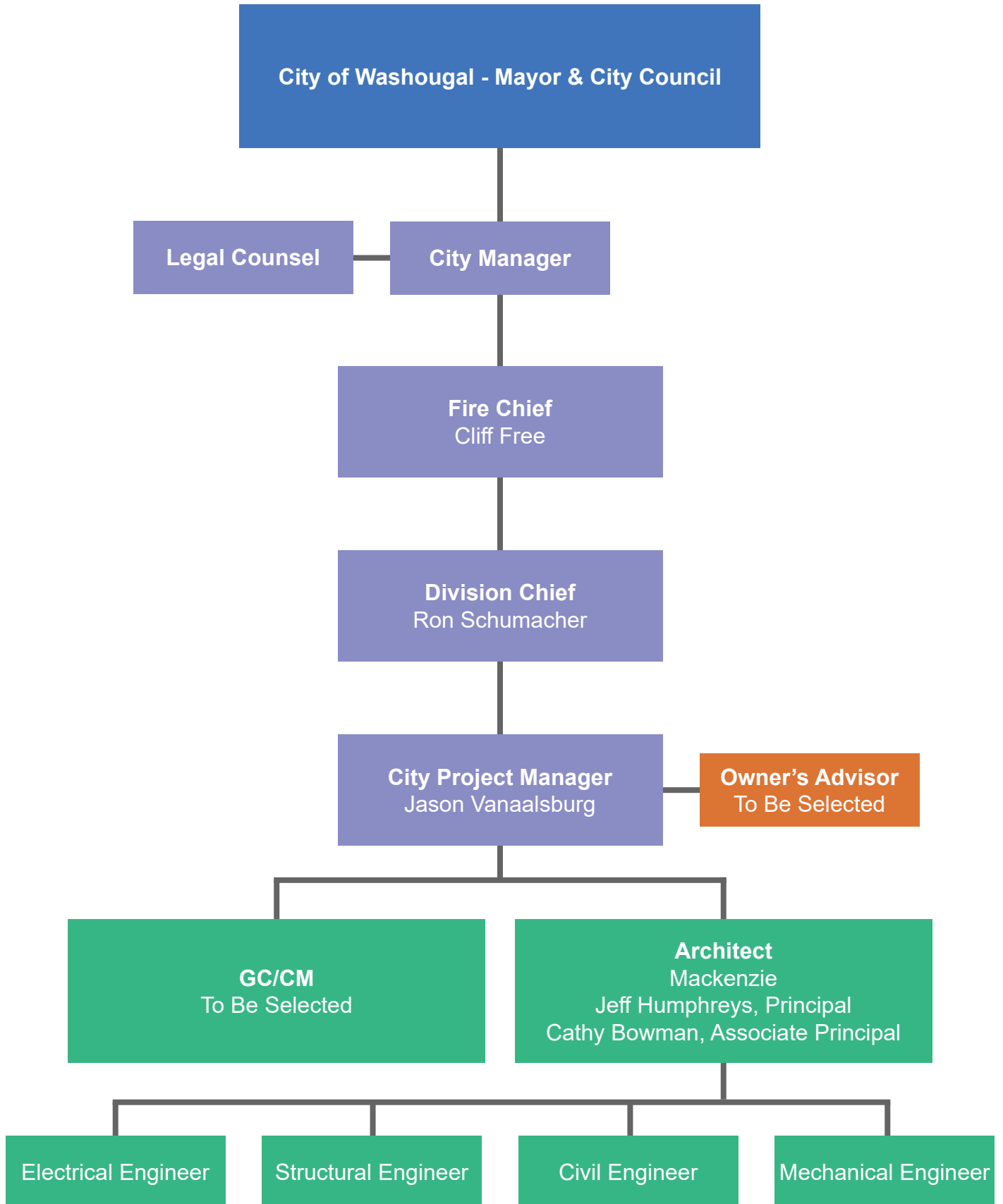


Exhibit J: Construction History

City of Washougal Construction History

Project #	Project Name	Description	Contracting Method	Planned Start Date	Planned Finish Date	Actual Start Date	Actual Finish Date	Planned Budget	Actual Budget	Planned Business Participation	Actual Business Participation	Budget and Schedule Overrun
FA-2019-01	Civic Center Buildings Siding Improvements and Restroom Addition	Siding improvements to two Civic Center buildings with a 500 SF +/- restroom addition to one of the buildings. Work included replacement of existing siding, exterior painting, replacement of windows and glazing. One bid alternate included new "wood" cladding at entries.	MRSC Small Works Roster Solicitation	5/7/2019	2/1/2020	5/7/2019	3/1/2020	\$674,734.82	\$713,295.59	0%	N/A*	Additional repair items and aesthetic modifications during construction. These included dry rot repair, new coping, storefront door at breakroom, repair existing beam by City Hall entry, replace 2 light fixtures, replace roof coping, additional concrete removal by doorways, and security service install. Delay due to added scope items and material.
FA-2021-01	Social Service Rehabilitation	Design and construction of the Social Service Building repair and renovation. New roof, flooring, lighting, siding, public bathroom, new windows, exterior painting, and HVAC	Formal Sealed Bid	2/1/2023	11/1/2023	2/1/2023	11/1/2023	\$827,642.04	\$919,501.71	0%	0%	Change Orders to due to minor scope increases and sales tax adjustment.
FA-2023-01	Facility Security Improvements	Construction of a new interior security wall in the reception area of the existing City Hall building.	MRSC Small Works Roster Solicitation	4/1/2022	7/1/2022	2/1/2023	5/1/2023	\$68,633.00	\$70,533.92	0%	0%	Additional scope for additional laminate replacement on existing counter. Schedule delay occurred because the project bid twice before securing a contractor for work.
FA-2023-05	Towncenter Revitalization	Creating a Towncenter park, with a splash pad, dog park, all abilities playground, expanded out door community space and 3 new parking lots.	Formal Sealed Bid	1/1/2025	4/1/2026	3/17/2025	In Progress	\$10,250,000.00	TBD	0%	0%	Project is currently on schedule and on budget
FA-2022-03	Public Works Operations Center Remodal	Upgrades to the City's Public Works Operations yard including a full remodel of the main operations building.	Formal Sealed Bid	8/1/2024	8/1/2025	9/17/2024	3/21/2025	\$1,860,000.00	\$2,182,000.00	0%	0%	Additional nforeseen items required during the remodel of the main building. Including more asbestos abatement than originally anticipated. HVAC changes, and additional changes to the building envelope.
PK-2019-04	Upper Hathaway Improvements	New Metal roof on Hathaway Pavilion	MRSC Small Works Roster Solicitation	3/21/2019	6/4/2019	3/21/2019	6/4/2019	\$23,848.00	\$23,848.00	0%	N/A*	N/A; project was on schedule and budget
PK-2019-09	Schmid Ball Fields Phase 3	The Schmid Ball Fields is the completion of 3rd field, site improvements including completion of parking lot and additional driveway onto Evergreen Way, sight lighting, concessions and restrooms.	Formal Sealed Bid	5/18/2021	1/1/2022	5/18/2021	4/1/2022	\$1,528,395.51	\$1,567,212.17	0%	N/A*	Additional trench drain for stormwater collection due to tight tolerances in slopes around proposed concrete and additional plaza work that included electrical. Delays were due to rerouting water line due to system looping and boulder removal.
N/A	Steamboat Landing	New decking material to the upper deck, new safety railing, additional supports to the deck structure, and provided improvements to the deck foundation.	Formal Sealed Bid	2/14/2020	5/18/2020	2/14/2020	5/18/2020	\$120,609.77	\$120,609.77	0%	N/A*	N/A; project was on schedule and budget
PK-2021-02	Campen Creek Bridge	Design and Construction of the Campen Creek Bridge replacement	Formal Sealed Bid	11/4/2021	10/27/2022	11/4/2021	10/27/2022	\$172,356.00	\$172,356.00	0%	N/A*	N/A; project was on schedule and budget
PK-2024-01	Hathaway Park Security Lighting Upgrades	Install lights at the east end of upper and lower hathaway	Formal Sealed Bid	8/1/2025	10/1/2025	TBD	TBD	\$70,000.00	TBD	0%	0%	Project has bid, contractor awaiting materials to begin construction. Project is currently on budget.
PK-2022-01	Pickleball Court	Improvements and repairs to the pickleball courts. Including crack repair and resurfacing.	Formal Sealed Bid	7/7/2022	11/1/2022	7/7/2022	5/15/2023	\$110,000.00	\$105,083.71	0%	0%	Weather impacts caused a delay in the resurfacing
PM-2019-01	2019 Pavement Management Program	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Grind and Inlay, AR Chip, Chip/Fog seal, Slurry Seal and Crack Seal.	Piggyback Agreement with City of Vancouver	1/1/2019	12/31/2019	1/1/2019	12/31/2019	\$863,000.00	\$863,000.00	0%	N/A*	N/A; project was on schedule and budget
PM-2020-01	2020 Pavement Management Program	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Grind and Inlay, AR Chip, Slurry Seal and Crack Seal.	Piggyback Agreement with City of Vancouver	1/1/2020	12/31/2020	1/1/2020	12/31/2020	\$907,000.00	\$325,422.00	0%	N/A*	No schedule or budget impacts. Removal of project scope items due to weather and late bidding timeframe.
PM-2021-01	2021 Pavement Management Program	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Grind and Inlay, AR Chip, Chip/Fog Seal, Slurry Seal and Crack Seal.	Piggyback Agreement with City of Vancouver	1/1/2021	12/31/2021	1/1/2021	12/31/2021	\$907,000.00	\$827,443.00	0%	N/A*	N/A; project was on schedule and budget
PM-2022-01	2022 Pavement Management Program	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Grind and Inlay, AR Chip, Chip/Fog Seal, Micro Seal and Crack Seal.	Piggyback Agreement with City of Vancouver	1/1/2022	12/31/2022	1/1/2022	12/31/2022	\$1,157,000.00	\$1,126,118.00	0%	N/A*	N/A; project was on schedule and budget
PM-2023-01	2023 Pavement Management Program	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Chip/Fog Seal, Slurry Seal and Crack Seal.	Piggyback Agreement with City of Vancouver / DBB	1/1/2023	12/31/2023	1/1/2023	In Progress	\$1,046,000.00	TBD	0%	0%	Schedule delay due to weather as the City had to postpone slurry seals due to late bidding window.
PM-202501	2025 Pavement Management	Yearly maintenance to identified City streets determined via the Pavement Management program. Treatments included: Grind and Inlay, AR Chip, Chip/Fog Seal, Slurry Seal and Crack Seal.	Piggyback Agreement with City of Vancouver / DBB	1/1/2025	12/31/2025	5/1/2025	In Progress	\$1,100,000.00	TBD	0%	0%	Project is currently on schedule and on budget
SS-2020-01	Pump Station #1 Relocation	Pump Station #1 relocation and upgrades, project includes improvements to water, sewer and storm systems in the close proximity of the pump station relocation.	Formal Sealed Bid	11/1/2022	11/1/2023	1/30/2024	In Progress	\$2,165,491.83	TBD	0%	0%	Staff turnover and delays in progressing project to bidding stage.
SS-2024-02	Biosolids Handling Facility/Anoxic Selector-Construction	Comprehensive biosolids handling facilities that will turn the waste process of the wastewater treatment process into a land-applied, Class B biosolid (fertilizer). Components of the biosolids handling facility will include, an aerobic digester, rotary drum thickener, and screw press.	Formal Sealed Bid	4/1/2024	10/5/2026	5/6/2024	In Progress	\$34,564,700.00	TBD	0%	0%	During bidding, slight delay due to questions and plan/spec updates.
ST-2023-03	2023 Catch Basin and Drainage Improvements	Catch Basin and Drainage Improvements at various locations throughout the city as identified by the City's stormwater department	MRSC Small Works Roster Solicitation	8/17/2023	11/1/2023	8/17/2023	11/1/2023	\$290,000.00	\$294,958.00	0%	0%	Gas line utility conflict causing change of material of pipe. Additional test pit location for groundwater location.
TP-2019-01	Columbia River Trail	Construction of a new trail that connects with the Port of Columbia-Washougal Trail System starting at Steamboat Landing 0.6 miles to the west connecting to the section of trail constructed by the Port of C-W.	Formal Sealed Bid	8/1/2020	8/15/2021	9/1/2020	11/15/2021	\$1,206,588.00	\$1,437,137.37	0%	N/A*	Change orders for added lighting conduit, added tree plantings, added curbing due to WSDOT ROW and drainage conditions. Schedule was delayed approximately 1 month due to neighborhood meetings and slight plan modifications. Additional delay due to added scope of work with available City funds.

Project #	Project Name	Description	Contracting Method	Planned Start Date	Planned Finish Date	Actual Start Date	Actual Finish Date	Planned Budget	Actual Budget	Planned Business Participation	Actual Business Participation	Budget and Schedule Overrun
TP-2019-03	SRTS Jemtegaard Trail	Jemtegaard Trail will consist of an offsite trail system north of Jemtegaard Elementary to Sunset View Road where it will become a sidewalk which will connect to neighborhoods north of Sunset View Road.	Formal Sealed Bid	5/15/2020	9/22/2021	5/15/2020	12/15/2023	\$676,976.69	\$712,583.07	13% (DBE)	13.3% (DBE)	Schedule delay occurred due to final education and outreach billing. Work was to be performed by Washougal PD and due to staff turnover between PD and engineering, work was delayed. Additional costs came from modification of drainage ditch, added photo cell for lighting, added conduit across bridge structure for path lighting, and added pedestrian push button.
TP-2019-06	Advanced Traffic Management System	Project will create a communications link between the City's signal systems to Clark County and WSDOT to better manage traffic flow.	Interlocal Agreement	1/31/2023	3/1/2024	1/31/2023	In Progress	\$38,969.00	TBD	0%	0%	
TP-2019-07	Hathaway Westside Connector Sidewalk	Additional neighborhood sidewalk that connect existing sidewalks at the westside of Hathaway.	Formal Sealed Bid	1/13/2020	3/9/2020	1/13/2020	3/9/2020	\$195,170.00	\$211,515.31	0%	N/A*	Added scope for boulder excavation, added pavement repairs, driveway restorations, and additional concrete curb repairs.
TP-2020-03	39th Realignment (Permit Center)	Realignment of intersection for increased sight distance and safety for turning movements.	Formal Sealed Bid	5/25/2022	6/1/2023	5/25/2022	3/17/2024	\$159,778.70	\$140,254.00	0%	N/A*	Schedule impacts due to final punch list weather impacts and utility delays with Ziply.
TP-2023-02	Evergreen Way Sidewalks 39th to 42nd	Evergreen Way Sidewalks 39th to 42nd	MRSC Small Works Roster Solicitation	7/27/2023	9/13/2023	7/27/2023	9/13/2023	\$300,000.00	\$167,380.00	0%	0%	Project limits decreased due to improvements by another project.
TP-2023-03	Downtown Sidewalk Improvements	Repair/replacement of existing sidewalks in the downtown core.	On-Call Contract	6/8/2023	8/10/2023	6/8/2023	8/10/2023	\$100,000.00	\$102,508.06	0%	0%	Existing drainage issue at ADA ramp that needed correction.
TP-2023-05	Columbia River Trail Lighting	Added bollard lighting to a portion of City owned trail for increased visibility and safety.	MRSC Small Works Roster Solicitation	8/11/2023	12/30/2023	8/11/2023	5/6/2024	\$200,000.00	\$126,116.02	0%	0%	Delay on bollard shipments and power connection as Clark PUD wanted to replace transformer.
WT-2019-06	Zone 6 Site Prep	Blasting and excavation of existing site to finished pad elevation for Future Zone 6 Reservoir.	DBB	10/24/2019	8/26/2021	10/24/2019	8/26/2021	\$350,385.00	\$350,385.00	0%	N/A*	N/A; project was on schedule and budget
WT-2020-01	Northside Z3 Reservoir	Construction of the Northside tank and Booster Station.	Direct Selection (Environmental Issue)	3/18/2020	9/2/2021	3/18/2020	9/2/2021	\$2,100,000.00	\$2,100,000.00	0%	N/A*	N/A; project was on schedule and budget
PK-2019-11	Steamboat Landing	New piles and complete replacement of existing dock and abutments / gangways	Formal Sealed Bid	11/14/2018	12/1/2020	11/14/2018	3/1/2020	\$1,129,024.58	\$1,357,293.10	0%	N/A*	Additional tree removal, kayak steps, gangway repairs, pile railings, and overlook repairs. Schedule delay for materials (3 months)
TP-2019-08	K Street Water Line and Sidewalk	New water main and services along K Street. Sidewalk install from J to K on 32nd, sidewalk 32nd to 34th on K.	Formal Sealed Bid	10/15/2018	1/4/2019	10/15/2018	1/4/2019	\$539,815.30	\$534,255.84	0%	N/A*	N/A; project was on schedule and budget

*City has not had the tools to track business participation until June of 2022. Although majority of projects did not have a planned percentage, we do incorporate language in our advertisements that encourage DBE opportunity. Below is a list of business classifications enrolled with the City that receives all our bids when released.

Classification	Number of Ve...	% of Total Ve...
Certified Small Business	156	15.65%
Woman Business Enterprise	72	7.22%
Minority Business Enterprise	55	5.52%
US DOT Certified DBE	25	2.51%
Veteran Owned	24	2.41%
Disabled Veteran Business Enterprise	8	0.80%
Native American Owned	6	0.60%
Minority Women Business Enterprise	5	0.50%
LGBT Owned	5	0.50%
Airport Concessions Disadvantage Busi...	1	0.10%
US DOD Service-Disabled Veteran Own...	1	0.10%
Micro Business	1	0.10%
Combination Business Enterprise	1	0.10%