



**STATE OF WASHINGTON
Project Review Committee**

September 29, 2025

Jason VanAalsburg
Management Analyst
City of Washougal
1615 C Street
Washougal, Washington 98671

RE: GC/CM Project Application - Denial

Dear Jason:

The Project Review Committee Panel has determined that your application to use GC/CM method does not meet the criteria established in RCW 39.10.280. Based on the review of your project application and subsequent interview on September 26, 2025, the panel offers the following feedback regarding its decision:

1. Lack of delivery knowledge by the team demonstrated a lack of owner readiness.
2. The application and interview did not adequately convey understanding and experience of project delivery method by the public body or the use of a consultant.
3. The schedule was sequenced like a traditional Design Bid Build project and did not identify preconstruction services or insertion of a GC until late into the design process.
4. The Contract administration and the GC's involvement in preconstruction, design, and schedule appear to align more closely with the Design Bid Build process and does not serve the GC/CM process sufficiently.
5. There was a lack of internal legal counsel with GC/CM experience and no plan in place to hire outside council.
6. Written lines of authority are uncertain.
7. The public body is encouraged to obtain a GC/CM advisor that can inform, guide, recommend, and equip the owner for success.

We thank you for your application and presentation and you are welcome to reapply for GC/CM approval at a future PRC meeting if you address the issues noted above. Please contact Talia Baker at (360) 790-8322 if you have any questions regarding this process.

Sincerely

A handwritten signature in blue ink, appearing to read "Dave Johnson", with a long horizontal flourish extending to the right.

Dave Johnson, Chair
Project Review Committee

cc: Eza Agoes, Vice Chair
PRC Archives