



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
October 17th, 2025

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



October 17, 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 the 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 out growing its existing facility and needs more space to continue to grow with the community. Connecting the to 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 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 Search 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 demolition 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 may be creating a Regional Fire Authority (RFA). This goes in front of the voters for approval in the November 4th General Election. If successful this would include 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. However, the entire project will be built and funded under the existing voter approved City of Washougal bond. When construction is complete, and the Certification of Occupancy has been issued, the City of Washougal would retain the Police Station with addition; and Fire Station 43 would be turned over to the RFA. The newly divided properties would include a series of jurisdictional and legal approvals that would take place 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):	\$ 12,720,065
Equipment and furnishing costs	\$ 754,292
Off-site costs	\$ 150,000
Contract administration costs (owner, cm etc.)	\$ 340,000
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	\$ 16,587,178

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
Design Team Selection	Complete
Procure Owner Advisor	Complete
Procure GC/CM Legal Advisor	Complete
PRC Application Submitted	10/20/25
Anticipated PRC Approval	12/4/25
Issue Request for Qualifications (RFQ)	12/9/25
Pre-Submittal Meeting	12/18/25
GC/CM SOQ's Due	1/08/26
Selection Committee Review and Scoring	1/14/25 - 1/15/25
Notify Shortlisted Firms and issue RFFP	1/16/26
Interviews/Interactive Meetings	1/23/26
Open Proposals	1/29/26
Board Approval of GC/CM Selection	2/9/26
Begin Preconstruction	February 2026
Construction Temporary Facility	July 2025 – August 2025
Substantial Completion	October 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 Washougal Public Safety complex must remain operational throughout the project and critical public safety operations must not be interrupted. A few notable complexities include:

- A constricted site with minimal space for staging or material storage
- Renovation to the existing Silver Star building to accommodate a temporary fire station
- Relocation of fire department operations including vehicles and equipment without interruption of operations
- Demolition of the current fire station in close proximity to the police station and other operations
- Construction of the new fire station which will attach to the operating police station

- Secure access to the police station must be maintained
- Partial demolition and remodel/addition to the current operating police station

Early involvement of the GC/CM during design will be crucial in identifying risks, selecting mitigation strategies, planning successful phasing, identifying opportunities for early work, and working with stakeholders to understand operational needs in order to ensure continuation of service.

- 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?

The project includes demolishing the current facility and building a new facility that will physically attach to the current police station. The GC/CM will be able to provide input on tie-in points and methods as well as best ways to communicate complicated work to the subcontracting community.

The GC/CM will also be instrumental in development of a detailed phasing plan to ensure that the public safety complex remains safe, functional and accessible in providing critical services to the community.

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?

The design and construction of the building is not anticipated to be especially complex. The complexities of the project lie mainly in the site logistics and coordination of ongoing operations noted above.

- 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

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.

Reduced Risk and Claims - 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 will take ownership in pre-construction cost estimates through iterative cost analysis which will enable quality decision making regarding construction techniques, materials and timing.
 - The GC/CM will provide continuous and iterative value-engineering and constructability reviews throughout design in order to identify opportunities to improve value and control costs.
 - The potential for serious construction claims and litigation is greatly diminished because of the collaborative relationships among the GC/CM, Owner and design team. Risks are reduced because the GC/CM is in the best position to manage the risks.
- 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 continuity of emergency services' response ability at all times. 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 of Washougal has a history of successful design-bid-build projects as well as recent experience with alternative delivery as they are currently engaged in a progressive design-build (PDB) project.

During initial programming of this project, it became clear that the complexities and risks of the project would be best managed by a collaborative and integrated team. As a result, the decision was made to pause design efforts in order to pursue GC/CM delivery. To arrive at this decision, the City consulted alternative delivery experts associated with the current PDB project and reached out to other entities such as the City of Camas who are currently working on a GC/CM fire station with similarities to this project.

Since the initial decision, the City has taken steps to assemble a qualified team to assist in the GC/CM process:

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

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.

Mackenzie – Mackenzie will continue to serve as the City's full-service design firm, providing architectural and engineering design. Mackenzie will also provide additional support with GC/CM contractor procurement, contract documentation, construction management and additional support services. Mackenzie's design team specializes in public safety facilities and has extensive experience in alternative delivery methods inclusive of GC/CM, most recently with the City of Everett.

Perkins Coie – Additionally, the City has contracted with Micah Klein who is a partner in the law firm Perkins Coie. The City is represented by Perkins Coie LLP as legal counsel. Perkins Coie's construction law practice is nationally ranked Tier 1 in U.S. News-Best Lawyers and is a Chambers-ranked "Band 1" firm for construction law in Washington. Perkins Coie has served as construction counsel in every part of the State to scores of Washington public entities, including cities, counties, public facilities districts, hospital districts, universities, port districts, park districts, fire districts, public utility districts, and school districts. The firm has been at the forefront of RCW 39.10 Alternative Public Works and has represented more clients on successful GC/CM projects than any other firm in the State.

- 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 D 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 for the City. 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 department. He is also currently Managing or assisting in the management of several capital 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, with authority for day-to-day decision making, 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 of 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. Her 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 technical, financial, and regulatory aspects essential to successfully delivering complex projects.

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 and is a leading proponent of exploring a regional fire authority to ensure sustainable, community-focused emergency services. Cliff is currently participating in the Camas fire station project that is utilizing GC/CM delivery and was a proponent of choosing GC/CM for this project. He is eager to share his perspectives and lessons learned to benefit both projects.

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

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.

Jim Houchins			
Project Name	Construction Cost	Delivery Type	Role
Emerald Queens Casino	\$400M	GC/CM	Proj. Exec
City of Portland, Providence Park Expansion	\$60M	CM/GC	Proj. Exec
Three Affiliated Tribes, 4 Bears Casino & Lodge Hotel Addition	\$110M	CM/GC	Proj. Exec
TriMet, Columbia Bus Base	\$200M	CM/GC	Sr. PM
TAT Museum Renovation & Addition	\$10M	CM/GC	Proj. Exec
TriMet, Powell Maintenance Facility/Garage	\$200M	CM/GC	Proj. Exec
VMC Plaza Waterproofing Replacement	\$3M	CM/GC	Proj. Exec
Quinault Casino Expansion	\$30M	GC/CM	Proj. Exec
La Plaza Esperanza	\$21.5M	CM/GC	Proj. Exec
Veterans Memorial Coliseum Reno	\$55M	CM/GC	Proj. Exec
MLCV, Ventura Properties	\$26M	CM/GC	Proj. Exec
Warm Springs K-8 Academy	\$21M	CM/GC	Sr. PM
Metro Headquarters, Interior/Exterior Reno	\$6M	DBB	Sr. PM
TriMet, Steel Bridge Renovation	\$20M	CM/GC	Sr. PM
Vancouver Housing Authority, Safe Choice Emergency Shelter Renovation	\$5M	DBB	Proj. Exec
ONG Mullen Polk Foundation, Transitional Housing	\$8M	DBB	Proj. Exec
Plambeck Gardens Low Income Housing	\$43M	CM/GC	Proj. Exec
C-TRAN, HWY 99 BRT Project	\$37M	DBB	Proj. Exec
C-TRAN, 65 th Ave Campus Development	\$30M	DBB	Proj. Exec

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 15 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.

Heath Gardner			
Project Name	Construction Cost	Delivery Type	Role
Benton County Fairgrounds	\$10M	PDB	Proj. Exec
Benton County Courthouse HVAC	\$9.3M	PDB	Proj. Exec
BFT Facilities Maintenance Shop	\$5M	PDB	Proj. Exec
Ellensburg Fieldhouse	\$25M	PDB	Proj. Exec
PPFD Aquatics Facility	\$46M	PDB	Proj. Exec
Walla Walla High School Modernization	\$68M	GC/CM	Proj. Exec
E. Umatilla Fire & Rescue New Fire Station	\$5.6M	PDB	Proj. Exec
Boardman Pool & Rec Center	\$12M	CM/GC	Sr. PM
Sherman County Courthouse	\$9M	CM/GC	Sr. PM
City of Milton-Freewater Police Station	\$8.4M	DBB	Sr. PM
Hermiston School District Wide Projects	\$10M	CM/GC	Sr. PM
Armand Larvie Middle School	\$20M	CM/GC	Sr. PM
West Park Elementary School	\$15M	CM/GC	Sr. PM
Sunset Elementary School	\$15M	CM/GC	Sr. PM
Kennewick High School	\$98M	DBB	Sr. PM
A.C. Davis High School	\$97M	DBB	Sr. PM
Grandview High School	\$55M	DBB	Sr. PM
BFT Operations Building	\$9.9M	DBB	Sr. PM
BFT Queensgate Transit Hub	\$3.1M	DBB	Sr. PM

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 Byrnes			
Project Name	Construction Cost	Delivery Type	Role
TriMet, Powell Garage	\$200M	CM/GC	PM
Veterans Memorial Coliseum Reno	\$55M	CM/GC	PM
Home First 148 th Apartments	\$18M	CM/GC	PM
Home First Moalla Apartments	\$12.4M	CM/GC	PM

Home First Saltzman Apartments	\$12.3M	CM/GC	PM
TriMet Columbia Bus Base Site Prep	\$3.8M	CM/GC	PM
Desert Platform House	\$4.6M	DB	Super
House 271	\$3.2M	DB	PM/Super
Christopher's at the Wrigley Mansion	\$4.4M	DB	PM/Super

Mica Klein, Legal Counsel, Perkins Coie

Mica Klein, a Partner with Perkins Coie's construction law practice, will lead the City's representation. Mica is a trusted advisor to cities and other public entities across Washington, known for her preeminent experience in alternative delivery construction. Mica's practice spans public projects ranging from small renovations to \$1B+ new construction. She drafts and negotiates complex construction and construction management contracts, professional services contracts, and various other modified American Institute of Architects and bespoke agreements. Mica has particular expertise with GC/CM projects procured under the RCW 39.10 framework, and has advised clients in implementing successful GC/CM projects state-wide, from the earliest phases of project planning through closeout.

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 in the bio's

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

Above in the bio's.

- 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.

Above in the bio's.

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

The City needs and expects a clear, consistent dialogue between the selected contractor, Wenaha Group, and themselves, with the ability to maintain adaptability and flexibility in the event that unexpected changes arise that need quick, decisive action. For this project, Project Manager Jason Van Aalsburg has been designated to represent the City and provide a single point of contact to provide responsive decision making within the scope of established priorities. He has been given broad authority to facilitate ground level decision making on a day-to-day basis. Some other controls include:

- Wenaha Group is working with the City to refine the current decision making process to make sure that its decisions during the development of the design and during the construction of the project are timely and informed.

- Wenaha Group will facilitate weekly project meetings to include a minimum of the City Project Manager, Wenaha Group Project Manager and the project level staff of the GC/CM. The GC/CM will be required to set agendas and distribute minutes of these meetings for distribution to identified stakeholders.
- A stakeholder register will be utilized to identify all stakeholders and define their respective level of engagement during various phases of design and construction. The register will identify decision points and specify the level of authority and engagement required of each stakeholder for each decision point. The Project Manager will provide monitoring of the register and will coordinate other City stakeholders and decision makers for responsive decision making.
- The City Project Manager and Wenaha Group will review documentation and reports from the GC/CM in order to compose a monthly project report which they will present to the City Council.
- Throughout the project, Wenaha Group will assist in tracking all project costs against the established budget and provide analysis to the Project Manager and designated stakeholders no less than once per month as part of the monthly project report.
- Wenaha Group will review all project invoices and contractor payment applications and consult with the City Project Manager and designated financial manager. Monthly reconciliation meetings will be held between Wenaha Group and the City to ensure alignment on all costs.
- The contractor will be required to utilize Target Value Design budget techniques and provide updated cost estimates including a comparison of amounts in relation to the available budget at agreed upon intervals and/or milestones.
- The Project Manager, Wenaha Group and the GC/CM will continually collaborate to provide value analysis and facilitate decision making focused on maximizing value. The GC/CM will be required to keep a decision log to document team decisions.
- The GC/CM will be required to keep a trend log to identify potential changes to the project with regular review during weekly project meetings.
- The City will maintain a project contingency to cover owner-added scope or change order costs. The Project Manager and Wenaha Group will report on owner contingency usage and risks as a part of the monthly report.
- A proposed schedule of project milestones will be provided in the RFP documents.
- Once selected, the GC/CM will collaborate with the Project Manager, identified stakeholders and Wenaha Group to establish a detailed project schedule for all phases of the project.
- The GC/CM will be required to provide weekly short-term look ahead schedules to be reviewed at project meetings. They will also provide monthly updates of the overall project schedule in conjunction with progress payment applications.
- The Project Manager and Wenaha Group will review the look ahead and overall schedule updates and collaborate with the GC/CM regarding necessary schedule recovery and/or opportunities. Analysis of the schedule status and risks/opportunities will be communicated as part of the monthly project report.

- 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. Wenaha Group will lead the procurement process in consultation with Perkins Coie and City procurement personnel. The process will follow the standard GC/CM process informed by CPARB best practices and the experiences of the project team.

The procurement will be transparent, competitive and qualifications based with a focus on established GC/CM firms with a track record of delivering phased projects on active and operational sites.

The selection process will be administered using a three-step model:

1. Request for Proposals – Issue a publicly advertised RFP focused on relevant GC/CM experience, team qualifications and experience, and project approach.
2. Interactive Meetings – Shortlisted firms will engage the selection committee in an interactive meeting designed to demonstrate their team's capabilities, compatibility with the project team and ability to achieve the project goals.

3. Request for Fee Proposal – Finalists will submit sealed bids for specified general conditions and fee percentage. The cost components will be evaluated along with the qualitative scoring as dictated in the RFP documents to arrive at a final scoring.

The selection committee will provide a recommendation of award to City leadership for approval to award the contract.

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

As previously stated, the City has engaged Micah Klein of Perkins Coie to provide legal counsel for GC/CM and construction related matters. Perkins Coie will prepare customized versions of the AIA A133 agreement and A201 general conditions tailored to the requirements of the City. These draft documents will be shared with prospective GC/CM firms as part of the procurement process to allow for review and clarifications prior to final fee proposal submission.

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. In addition, our contracts with both Perkins Coie and Wenaha Group include provisions for training with City staff.

- 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 has made a concerted effort to understand and adapt to the differing requirements of GC/CM. The City is currently working with Perkins Coie to develop GC/CM specific documents that reflect best practices.

- 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. We plan to include City staff from various departments in the training provided by our consultants to ensure a broad reach and awareness within the organization.

- 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. We have spent time with extended City staff to update and pass along lessons learned as part of our internal stakeholder engagement.

- 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. Additionally, the GC/CM will be required to submit contracting plans showing the planned bid packaging and proposed self-perform scopes for review by the City and Wenaha Group. Wenaha Group will assist in monitoring all bidding processes and subcontracting activity.

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 E 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

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: 10/17/2025

Exhibit A: Site Diagram

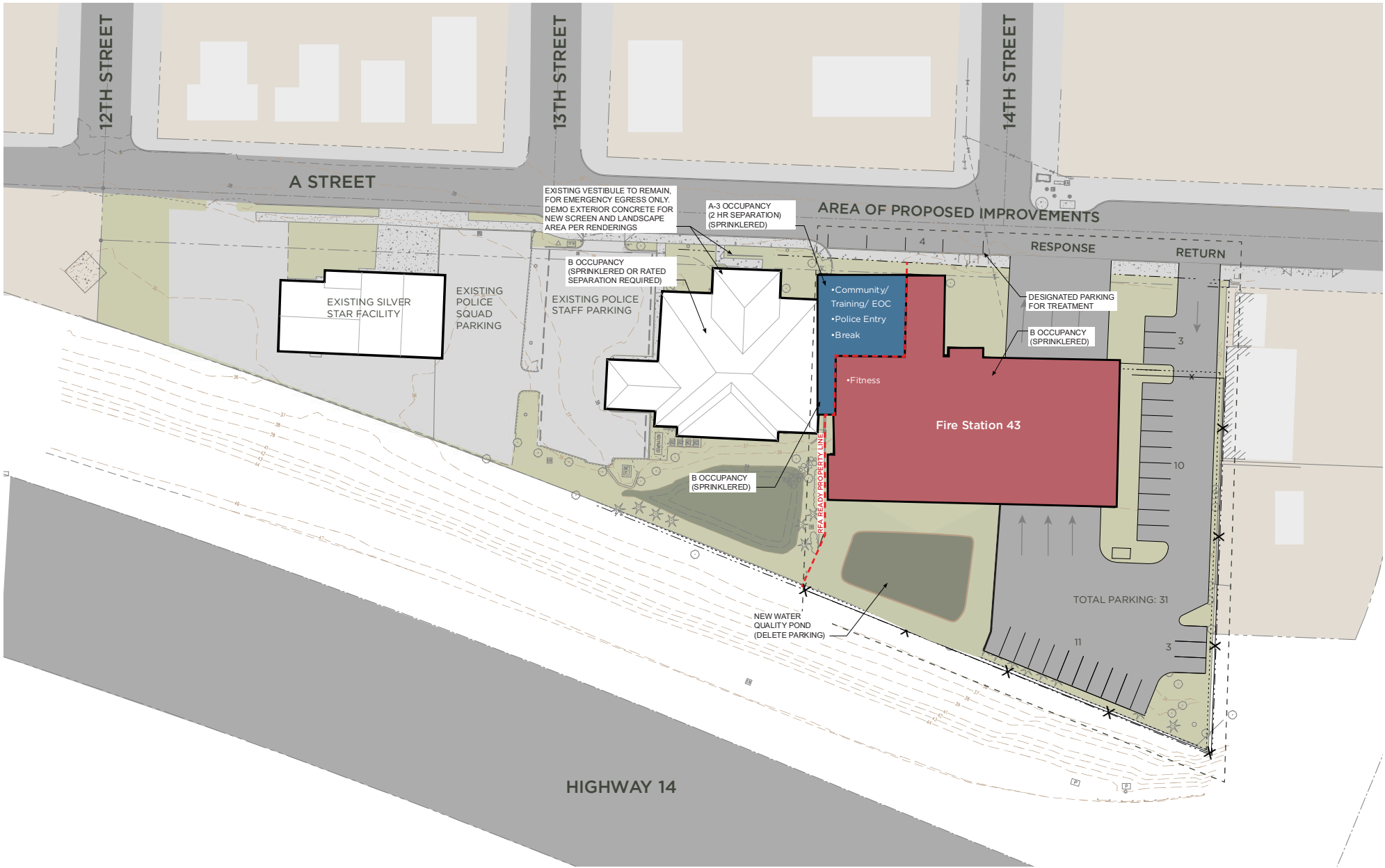


Exhibit B: Phasing Plan

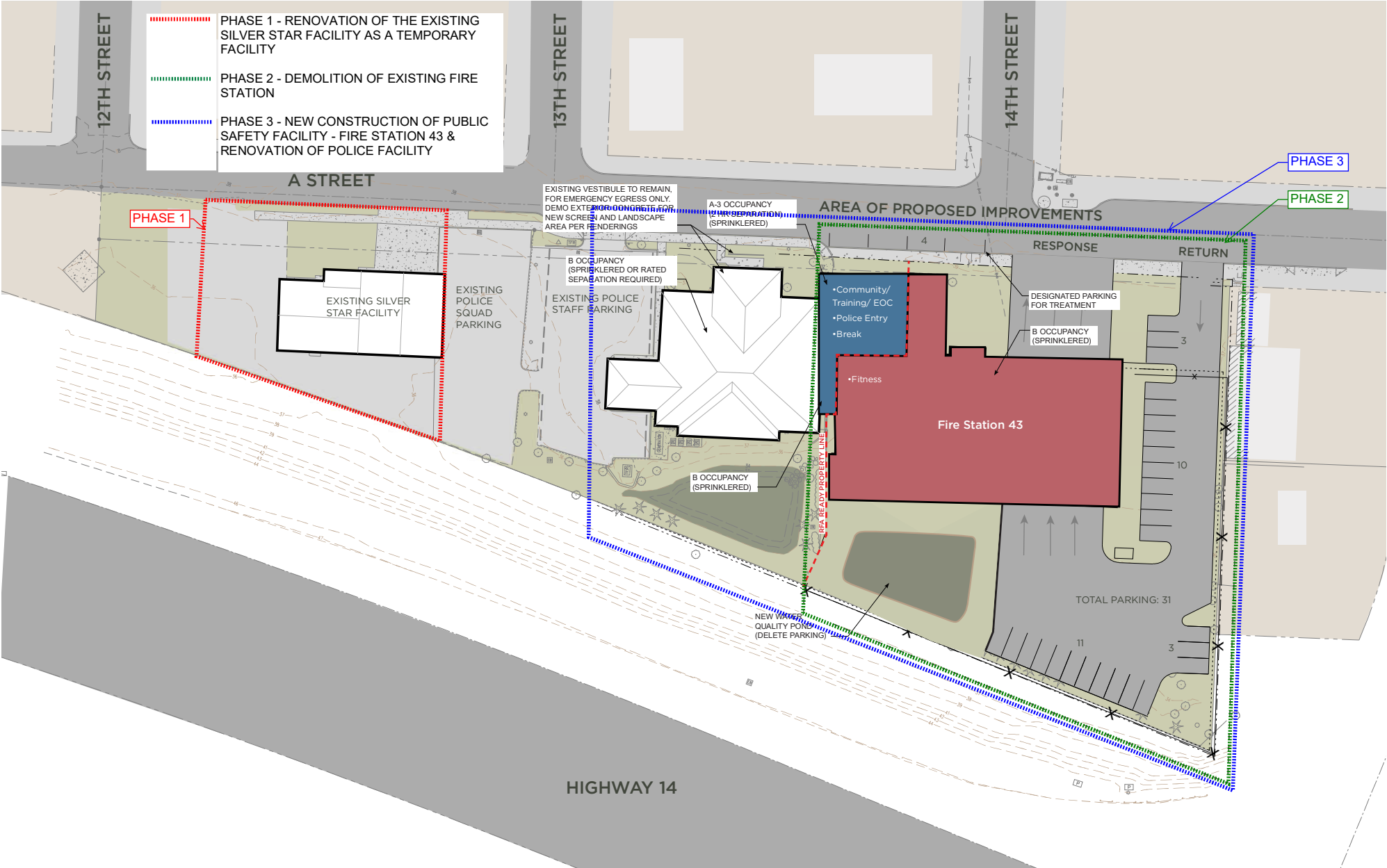


Exhibit C: Conceptual Plan

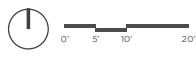
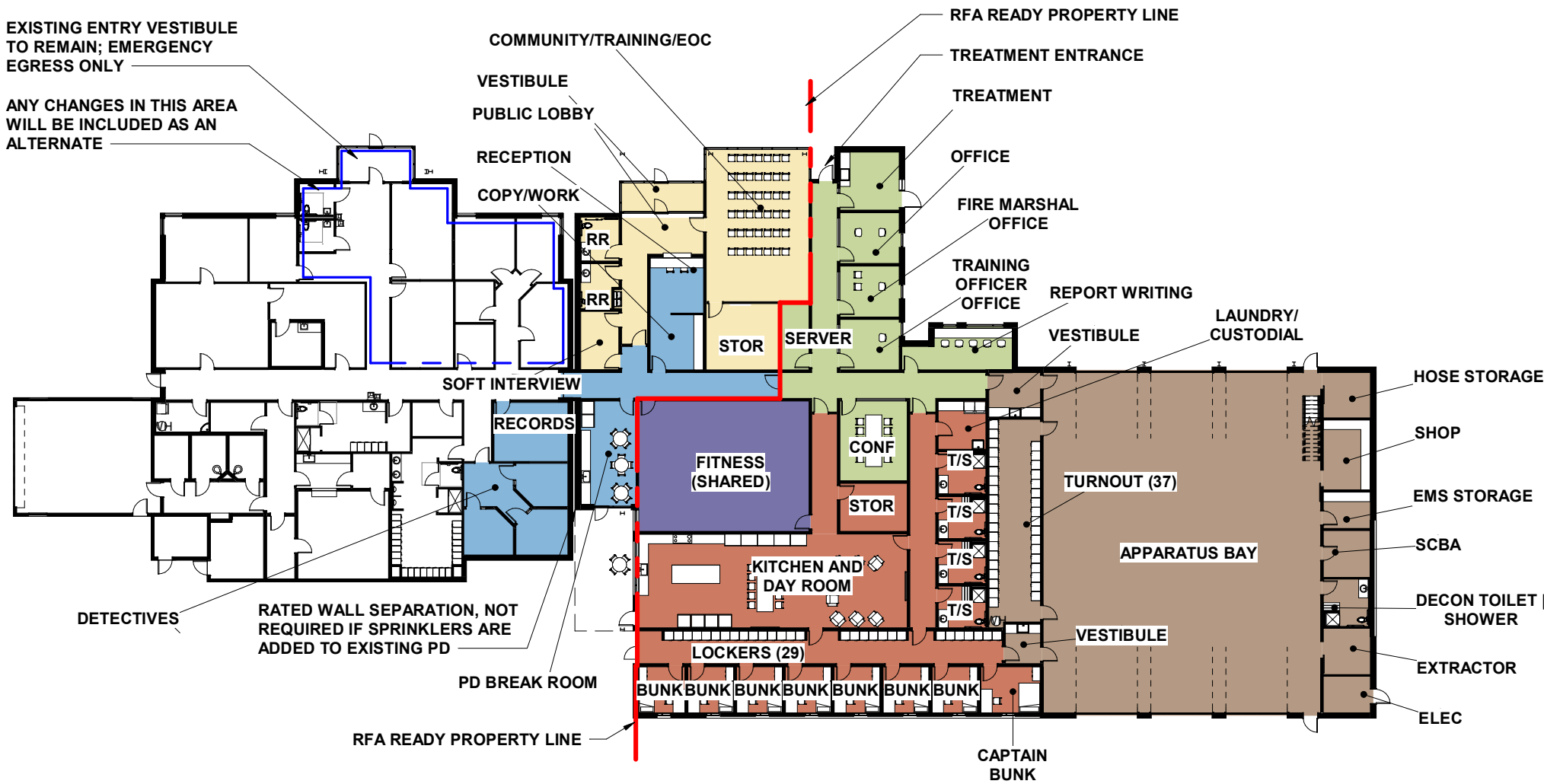


Exhibit D: Organizational Chart

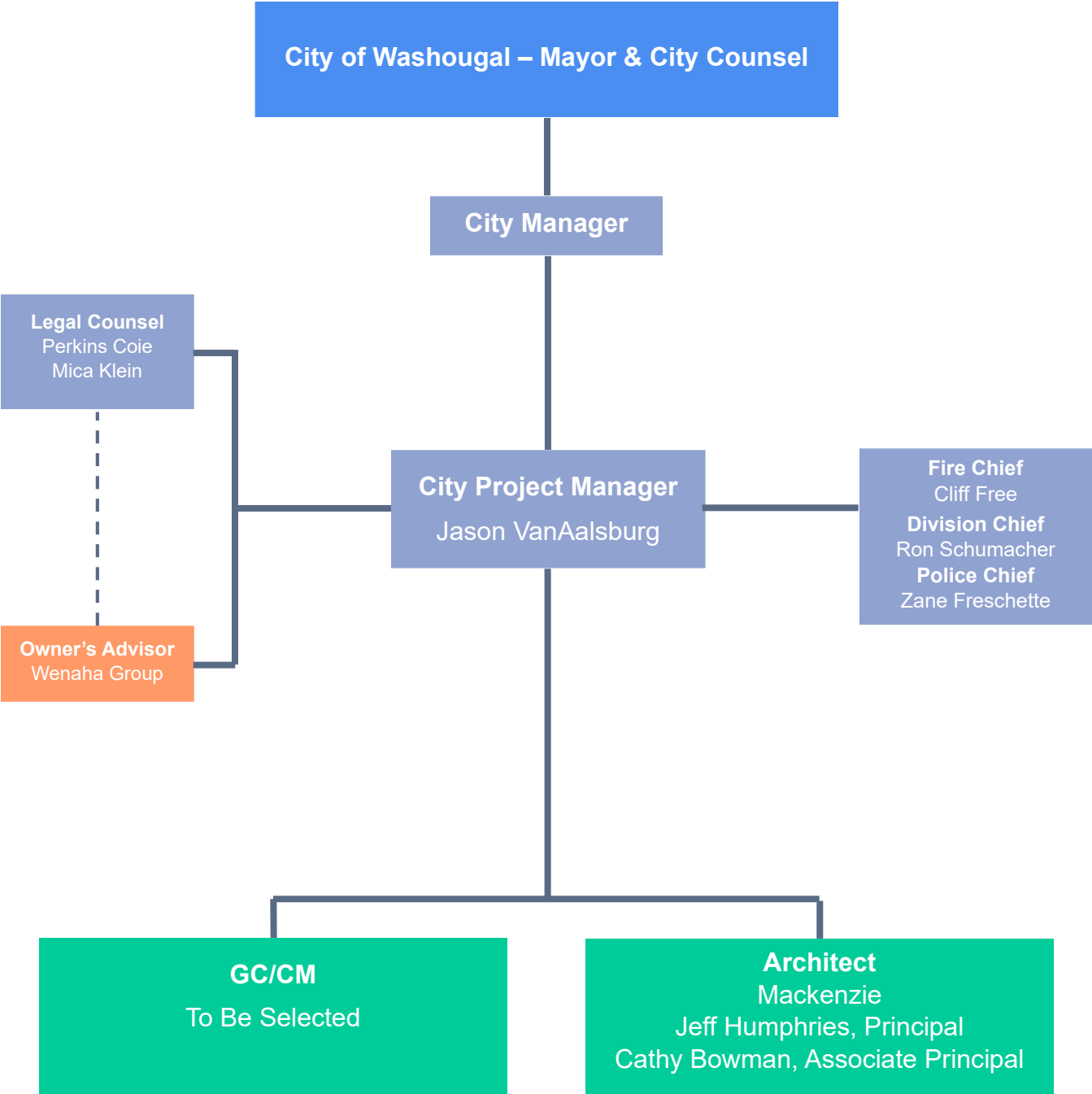


Exhibit E

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%