



Staff Report – Resolution

December 1, 2025 City Council Regular Meeting

Resolution No. 25-015 Station 41 General and Construction Manager Contract

Presenter: Cliff Free, Fire Chief and Shaun Ford, Division Chief of EMS

Time Estimate: 15 minutes

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Background: In August 2024 the citizens of Camas approved a 26.3-million-dollar bond to replace the downtown Camas Fire Station with a new combination fire station and administrative facility. Property currently held by the city at 528 NE 4th Avenue has been identified as the location of this project. The schematic design for this project was completed in September 2025 and continues moving forward in permitting and design development.

Early on it became evident that this project would include some complexities that would lend itself well to utilizing an alternative public works contracting model known as a General Contract/Construction Manager (GCCM) method as opposed to the traditional design/bid/build method. Under the GCCM method, a public agency selects the contractor early on in the design process so the general contractor can participate in project development given complex scheduling, phasing, or coordination ([RCW 39.10.340-.410](#)). Staff believes the GCCM contracting procedure is not only appropriate but essential to the success of the City of Camas and the Camas-Washougal Fire Department's new Station 41 project. The site presents significant complexity involving **phased construction on an occupied site within a constrained area, coordination with essential public services**, and the need to **optimize cost and schedule through early contractor involvement**.

The existing adjacencies surrounding the site include restaurants, retail stores & shops, gas station, high-traffic fast food restaurants, libraries, City Hall, and shared community spaces hosting events, parades, markets, etc. It is important to the community that the adjacent community and access will remain fully operational during construction, requiring precise phasing, utility planning, and staging strategies to maintain emergency response capacity throughout the project. These challenges are best addressed during early design by a GCCM who can shape the construction approach, not merely respond to it via the traditional design/bid/build process.

GCCM Process: All "public bodies" in Washington – defined in [RCW 39.10.210](#) as "any general or special purpose government in the state of Washington, including but not limited to state agencies, institutions of higher education, counties, cities, towns, ports, school districts, and special purpose districts" – may use GCCM contracting method.

Agencies wanting to use GCCM must obtain approval from the state [Project Review Committee](#) (PRC), which is appointed by the Capital Projects Advisory Review Board (see [RCW 39.10.240-.290](#)). The PRC evaluates whether the project meets at least one of the criteria outlined in state law for use of the process and whether the agency has the needed expertise. The City of Camas presented their request to utilize the GCCM method to the PRC in July 2025 and received approval with affirmation from the committee that this project is a perfect example for the use of the GCCM method.

Competitive Process: As with the traditional design/bid/build process a competitive process was conducted to select a general contractor/construction manager. The City of Camas selects the GCCM through a competitive qualifications and price based process through a request for proposals (RFP/RFFP) and sealed bids for general conditions and fee, according to the requirements of [RCW 39.10.350-.370](#). The selection process for this RFFP was conducted in three stages. **Stage 1** consisted of the submittal of statement of qualification (SOQ). **Stage 2** was an interview with the most qualified firms from Stage 1. **Stage 3** included a shortlist of the most highly qualified firms from stage 2 and asked to submit a Fee Proposal (RFFP) with the Contractor's Fee stated as a percentage of the advertised Maximum Allowable Construction Cost (MACC) and a fixed amount for Specified General Conditions Work.

Awarding the Contract: The City of Camas must select the firm submitting the highest scored final proposal using the evaluation factors and relative weighting published in the RFP. The City identified the scope of work in the RFP and with council approval will enter a preconstruction services contract with the GCCM.

Once the design is 90% completed, the project committee and GCCM will establish the maximum allowable construction cost (MACC) and the total contract cost, as outlined in [RCW 39.10.370](#) which is based on cost estimation from the City's estimator and the GC's estimator. The MACC amount will be the compilation of multiple "Mini-MACC" bid packages of the various sub-contractors and building component costs.

Staff Recommendation: After completing the RFP #FAC25004 process for GCCM services the **Howard S. Wright** company has been identified as the highest scoring bidder. As such staff seeks City Council authorization of Resolution NO. 25-015 providing for the Mayor or designee to sign the Pre-Construction Services Agreement and the associated Terms and Conditions establishing the framework for collaboration between the City and the GCCM during the design and pre-construction phases.

Once the project design reaches ninety percent (90%) completion and the Maximum Allowable Construction Cost (MACC) has been established based on multiple Mini-MACC bid packages that together comprise the Total Contract Cost (TCC), the Mayor or designee will be authorized to execute the Guaranteed Maximum Price (GMP) Amendments on behalf of the City Council, provided that the final contract amount does not exceed the established target construction GMP of \$18,382,518 plus sales tax.

In the event the proposed contract amount exceeds the established construction GMP amount, the Fire Chief and project team shall return to the City Council to present the revised contract value for approval prior to execution of the final GMP agreement.

Resolution NO. 25-015 was brought forward and discussed in the City Council Workshop of 11/17/2025.