



Staff Report

January 21, 2025 Council Workshop Meeting

Fire Station 41 Headquarters Design and Construction Management Professional Services Agreement

Presenter: Shaun Ford, Division Chief EMS and Steve Wall, Public Works Director

Time Estimate: 15 minutes

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BACKGROUND: In August 2023 the City of Camas contracted with Johansson Wing Architects, now known as Aetta, to assist with site selection, preliminary programming as well as preliminary site and station design and a cost estimate for the replacement of Fire Station 41. This work has often been referred to as Phases 1 and 2, of the 4 phases of professional services necessary to complete the project. The Cost estimate provided with Phases 1 and 2 served as the basis for the capital facilities bond approved by the citizens of Camas in August 2024. As part of the initial effort, design work of the new station was completed to an approximately 20 percent level.

An option of the professional services agreement (PSA) initially signed with Aetta allows the City to modify the contract with Aetta for the completion of design and construction services – or Phases 3 and 4 - for the Station 41/Headquarters building project.

SUMMARY: Aetta has submitted the attached fee proposal for completion of Phases 3 and 4 for the Station 41/Headquarters project. Aetta will serve as the lead consultant of a full team which will provide the required disciplines to complete the project; the scope of which is in the attached fee proposal. This scope includes the following services: architectural; civil, structural, mechanical, electrical, plumbing, and geotechnical engineering; building envelope; cost estimation; traffic studies; archaeology; LEED certification; and construction management. The lump sum fee proposal includes a break down from each of these specialties outlining the estimated hours required, billing rates, and total cost for each service.

BENEFITS TO THE COMMUNITY: The current Fire Station 41 facility has outlived its useful life and cannot be increased in size to accommodate the needs required of a modern fire station. The new fire station, which will serve as the Headquarters for the Camas-Washougal Fire Department (and the future Regional Fire Authority should it be approved by the voters), will include such things as the ability to withstand a significant earthquake, space for additional firefighters/EMS personnel to meet growing demands, crucial, up-to-date

decontamination facilities and separation to limit firefighters' carcinogen exposure, space for fire apparatus included mandated safety clearances around equipment, and updated facilities for a diverse workforce (male/female changing rooms) to be consistent with diversity, equity and inclusion guidelines; among other important improvements.



Figure 1: Station 41 Headquarters Concept

POTENTIAL CHALLENGES: The new Fire Station Headquarters will be constructed at the site of the building that is currently known as the City Hall Annex. The Annex building was constructed in the mid-1950s, and as such, there are many unknowns regarding what's under and around the existing building (e.g. old utilities, rock or sandstone, etc.). Once the existing building is demolished and the foundation for the new building is excavated, construction of the new building should be relatively straightforward and in accordance with the approved plans. Additionally, it is known that there are elements of the existing Annex building that contain asbestos. These materials will require specific methods of removal and disposal by the selected contractor.

BUDGET IMPACT: The professional services agreement with Aetta is a Lump Sum, Fixed Fee contract in the amount of \$2,308,603. This amount includes all design and construction administration services provided by Aetta and their team of 12 different sub-consultants over the life of the project.

The total amount of the fee proposal will be paid for through the bond proceeds. It is important to note the amount anticipated for design and construction administration based

on the original cost estimation, and the amount included in the bond estimation, was approximately \$2.881 million. Based on the proposed professional services scope of work and cost estimate, the project is starting off with approximately \$572,000 of additional contingency.

RECOMMENDATION: Staff recommends placing the Professional Services Agreement with Aetta on the February 3, 2025 Consent Agenda for Council's consideration.