



## Staff Report

June 15, 2026 Council Workshop Meeting

Professional Services Agreement Contract Amendment #2 Lake Road Booster Station

Presenter: Scott Collins, Public Works Director

Time Estimate: 10 minutes

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**BACKGROUND:** In November of 2024, Council approved a contract with Mackay and Sposito in the amount of \$411,067.50 to advanced improvements in the Water System Master Plan. The original scope included evaluating alternatives and developing a preferred solution to increase water supply and system reliability for the growing 544 pressure zone west of Lacamas Lake, as well as improvements to the existing Angelo Booster Station.

In October 2025, Council approved Amendment No. 1 in an amount of \$1,538,509 to complete the design and permitting of the preferred alternative identified during Phase I. The amendment included engineering design, environmental review, surveying, land use permitting, public outreach, and preparation of construction documents for a new booster station near Lake Road and approximately 15,600 linear feet of transmission main improvements extending from the City's wellfield to the northwest portion of the community.

As project design advanced, additional permitting requirements and project coordination opportunities were identified that were not anticipated during the original scope development. In addition, multiple capital improvement projects are planned along the NW Lake Road corridor over the next several years, including the Lake Road Safety Improvements, Lake Road/Sierra Street Roundabout, Camas Pedestrian Crossing Improvements, and the proposed water transmission main. Given the size of the transmission main, anticipated trench widths, and the resulting pavement impacts associated with construction, staff determined it would be prudent to utilize available pavement preservation funding to restore and overlay the remaining roadway width concurrently with these improvements.

As the project has progressed, additional conflicts with utilities at the roundabout at Lake and Everett require additional potholing of utilities to determine how the new water line can align with existing utilities. A task within this scope of work will cover the potholing and detailed traffic control that will be required to perform this work in and around the travel lanes of the Lake Road to Everett Street.

## **SUMMARY:**

Amendment No. 2 includes several scope additions identified during project permitting and coordination efforts. The proposed booster station site is located on City-owned property that is currently zoned residential. The project originally anticipated completion of a rezone through the Comprehensive Plan process; however, delays to that process require the project to obtain a Conditional Use Permit (CUP) to allow development of the booster station and maintain the project schedule.

During the City's pre-application review, staff also determined that a Critical Aquifer Recharge Area (CARA) permit and supporting hydrogeologic assessment would be required to demonstrate protection of underlying groundwater resources and compliance with City critical area regulations.

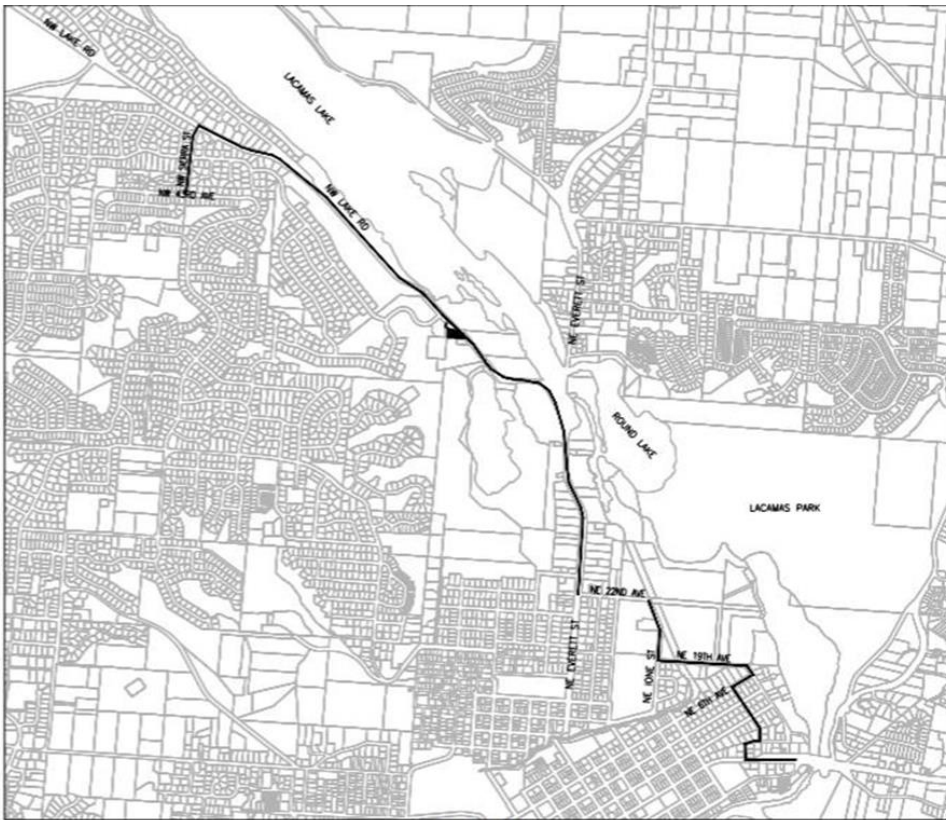
In addition, the amendment includes geotechnical investigations, pavement evaluations, roadway design, and preparation of plans, specifications, and estimates for approximately 1.2 miles of pavement restoration and overlay improvements along NW Lake Road. There is also potholing required at the southwest corner of the roundabout of Lake and Everett due to utility conflicts with the proposed water transmission line. This work will require extensive traffic control by the contractor to manage traffic at this busy intersection.

The amendment also includes these services and will allow the City to develop bid-ready construction documents and coordinate roadway improvements with planned utility and transportation investments within the corridor.

The negotiated fee for Amendment No. 2 is \$174,957.75, increasing the total contract amount to a not-to-exceed \$2,124,534.25. As part of its review, staff negotiated the removal of \$19,856 in proposed costs that were determined to be unnecessary, reducing the consultant's original fee proposal prior to execution of the amendment.



Figure 1: City of Camas Residential Parcel for booster station requiring CUP due to current R-10 zoning



**SITE MAP**  
NTS

Fig 2 Overall Water Transmission Project

**BENEFITS TO THE COMMUNITY:** This project will allow additional water to be delivered from well sources to the northwest portion of the city, where growth is putting pressure on water distribution.

**STRATEGIC PLAN:** This project aligns with Stewardship of City Assets and Economic Prosperity.

**POTENTIAL CHALLENGES:** There is a significant amount of coordination of work that will need to be managed by the city by late summer of 2027 to allow the waterline installation, paving of Lake Road, Lake Road Safety Improvements, Lake Road/Sierra Street Roundabout, and Camas Pedestrian Crossing Improvements.. There will also be significant delays to the public for all this work. A well thought out detour plan and good communication with the public will also be required to manage these large scale projects.

**BUDGET IMPACT:** The Lake Road Booster Station and Transmission Main Project is funded through the Water Capital Fund and has an approved 2026 Capital Budget of \$1,433,729. Amendment No. 2 with MacKay Sposito is not to exceed \$174,957.75.

Of the amendment amount, \$51,361 will be funded through the 2026 Pavement Preservation Project, which has sufficient budget authority to cover these costs. The remaining \$123,956.75 will be funded through the Water Capital Fund and included as part of the Spring Budget Omnibus. The pavement design costs are being shared between the utility project and pavement preservation program, as the transmission main installation will require restoration of approximately one-half of the roadway width.

**RECOMMENDATION:** Staff would recommend that this item be placed on the July 6, 2026, Council Regular consent agenda for council's consideration.