



Staff Report – Consent Agenda

August 17, 2026 Council Regular Meeting

Grass Valley Fire Station 42 Mechanical, Electrical and Plumbing Improvements
Reject All Bids and Readvertise (Submitted by Justin Monsrud, Project Manager)

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BACKGROUND:

The Grass Valley Fire Station 42 was constructed in 2001 and is approaching 25 years of service without significant replacement or modernization of its mechanical, electrical, and plumbing (MEP) systems. In 2023, Meng Analysis completed a comprehensive Facility Condition Assessment that identified several MEP systems and components in need of replacement or upgrades to improve energy efficiency, water efficiency, reliability, and occupant comfort.

The assessment also identified the need for source capture vehicle exhaust system within the apparatus bay to improve indoor air quality and reduce staff exposure to vehicle exhaust. The project scope also includes installation of a new HVAC controls system, replacement and upgrades to HVAC equipment, replacement of water closets and the domestic water heater, electrical system upgrades and circuit consolidation, installation of a source-capture exhaust system, and enclosure of the apparatus bay mezzanine to improve worker safety and indoor air quality.

In 2024, the City approved a professional services agreement with Windsor Engineering to design the MEP improvements. Windsor has completed the design and prepared bid-ready Plans, Specifications, and Estimate (PSE) documents for public bidding.

SUMMARY:

On August 11, 2026, City staff conducted a public bid opening for the project. Eight bids were received, with bid amounts ranging from \$904,306 to \$3,420,128. The Engineer's Estimate was \$895,434.

Following the bid opening, staff reviewed the submitted bid proposals for compliance with the bid document requirements and identified several irregularities requiring consideration in determining bid responsiveness. The identified irregularities are summarized below:

- **Apparent Low Bid – \$904,036:** Skyward Construction, Inc. did not obtain the required Camas Business License prior to submitting its bid and did not complete the required bid proposal unit pricing.
- **Second-Low Bid – \$936,889:** Piper Mechanical, Inc. did not obtain a City of Camas business license prior to submitting its bid.
- **Third-Low Bid – \$940,589:** Tikka WA, Inc. failed to acknowledge receipt of the project addendum on its bid proposal.

- **Sixth-Low Bid – \$997,152:** CB Const, Inc. failed to acknowledge receipt of the project addendum(s) on its bid proposal.

Staff has reviewed the identified irregularities and evaluated the bids for responsiveness in accordance with the project bidding requirements. Based on this review, staff recommend rejecting all bids and readvertising the project.

RECOMMENDATION: Staff recommend council reject all bids and direct staff to readvertise the theproject.