



Staff Report

January 16, 2024 Council Workshop Meeting

Leadbetter House Improvements Contract

Presenter: Will Noonan, Public Works Operations Manager

Time Estimate: 10 minutes

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BACKGROUND: The City of Camas purchased the Leadbetter Property in 2019, which includes what's commonly referred to as the Leadbetter House. The house is the only City property listed on the Historic Registry and needs repairs. The house has been inspected by professionals and internal staff and there are more urgent, or priorities that need to be addressed.

The City entered into an interlocal agreement with the City of Vancouver in 2023 to use their ("piggyback") Job Order Contracting (JOC) agreements. The JOC is an alternative public works project delivery model authorized for use by public agencies under an RCW. This method of procurement was introduced to Council in early 2023 and generally entails working directly with the job order contractor to develop the scope of work and develop a cost based on set prices in commonly used cost estimating manuals.

SUMMARY: The proposed contract to make repairs to the Leadbetter House is with Halbert Construction Services. Halbert has provided a scope to provide labor and materials to mitigate the current condition of the turret, replace the 5 failing porch columns and replace the rotten decking supports and boards along the front deck of the home, along with other miscellaneous improvements. Additionally, Halbert will take the proposed improvements to the Historic Preservation Committee for approval. Halbert was selected for this project over the City's other JOC contractor based partially on their past work on historical homes in Clark County and knowledge of the approval process with the preservation committee.

See the attachments for a complete scope of work. The estimated cost to complete this work as shown in the attached contract is \$211,377, exclusive of sales tax.

BENEFITS TO THE COMMUNITY: These improvements should make the exterior and structural components of this house in a condition to last many years into the future while maintaining the historical value and aesthetic charm this unique property has for the City.

POTENTIAL CHALLENGES: We are addressing the major exterior and structural components we know are failing or at risk of failure. We are not certain of the condition of any hidden structural damage. Either way, there will likely be additional repairs required to "stabilize" the house long enough for the City to determine the long-term future use.

BUDGET IMPACT: The cost estimate to complete this work is \$229,344 with sales tax. The funding for this project, which has been held aside from the 2019 General Obligation Bond, is allocated in the 2023-2024 adopted budget.

RECOMMENDATION: Staff recommends this item be placed on the February 5, 2024 Council Regular Meeting Agenda for Council's consideration.