



Staff Report

July 6, 2021 Council Workshop Meeting

Rose Property House Renovation

Presenter: Denis Ryan, Public Works Operations Supervisor

Time Estimate: 10 Minutes

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BACKGROUND: Previously staff delivered a presentation on Job Orders Contracting (JOC) to City Council. The City of Camas later entered into an interlocal agreement with the City of Vancouver for the purpose of utilizing JOC to accomplish project work needs. As committed to Council at the February 1, 2021 presentation, this JOC project is before you for consideration.

SUMMARY: As part of the property acquisition of the 54 acre Rose Property located at 215 SE Leadbetter Road, the original residential home built in 1981 was also included in the purchase agreement. With no apparent improvements since constructed, the structure is in need of substantial renovation work. The complete cost estimate to complete all interior and exterior renovations is \$234,210. This completed project will provide a clean, updated and aesthetically pleasing residence.

Upon Council's review and approval, this item is proposed to be on the consent agenda for July 7, 2021 Regular Council Meeting.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- Approval of JOC contact with Halbert Construction Services.

What's the data? What does the data tell us?

- N/A

How have communities been engaged? Are there opportunities to expand engagement?

- N/A

Who will benefit from, or be burdened by this agenda item?

- The City of Camas will benefit from the JOC process, receiving competitive pricing on materials and labor while having skilled qualified expertise to assist with complex repairs and upgrades. With 15 separate work divisions in the work proposal, The JOC

contractor ensures all compliance with prevailing wage rates, building code, permitting, design and project management.

What are the strategies to mitigate any unintended consequences?

- Because labor and material pricing are based on the Unit Price Book (UPB) average, any potential changes would be at a predetermined rate with no excessive charges beyond the UPB.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

- N/A

How will you ensure accountabilities, communicate, and evaluate results?

- We will monitor budget, develop a detailed schedule for the project, communicate goals and expectations, and regularly inspect and monitor work to ensure that it is done to required standards.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- N/A

BUDGET IMPACT: This project is fully funded by the 2020 general obligation bond.

RECOMMENDATION: Staff recommends this item be placed on the Consent Agenda for the July 7, 2021 Regular Council Meeting for Council's consideration