



Staff Report

May 19, 2025 Council Workshop Meeting

City Facilities HVAC, Electrical and Plumbing Professional Services Amendment No. 1

Presenter: Justin Monsrud, Engineer III

Time Estimate: 5 minutes

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BACKGROUND: In 2022 a Facility Condition Assessment was completed identifying major maintenance needing to be completed at multiple City owned Facilities. To fund these projects the City allotted \$7 million of Limited Tax General Obligation Bonds. These projects were started in 2024 with anticipation to complete remaining projects in future budget biennium years.

On December 18, 2023, Council approved Professional Service Agreement (PSA) with Windsor Engineering in amount of \$598,000 to assist staff with preliminary engineering, building informational modeling (BIM), project management, and development of Plans Specifications and Estimates for construction of multiple Mechanical, Electrical, and Plumbing (MEP) projects at City owned facilities.

SUMMARY: Staff has negotiated this PSA amendment in amount not to exceed \$122,850 with Windsor Engineering. In total the previous not to exceed fee and this amendment equals \$721,750. This amendment will add new task orders to complete construction documents and construction support on multiple projects. Below is a bulleted summary of additional tasks orders needed for project completion:

- **Task 1.0 Phase 1 Projects*- \$88,350** to complete remaining construction documents, construction support, and equipment commissioning on multiple projects (See exhibit B1)
- **Task 2.0 City Hall Generator-\$34,500** to complete construction documents, construction support, and equipment commissioning (See exhibit B1)

*Phase 1 projects are Operations Center, Police Department, Lacamas Lake Lodge, and Fire station 42 facility infrastructure projects.

Furthermore, within the attached PSA amendment an introduction has been provided with additional background on work completed to date. Exhibit A1 provides a detailed description of additional services rendered previously and services required for project completion. Exhibit B1 provides a cost breakdown for additional tasks needed for project completion.

BENEFITS TO THE COMMUNITY: This PSA is for professional engineering services. Future construction of Improvements will benefit community by lowering operational expenses through increased energy efficiency, sustainability, and water conservation. Secondly these projects will benefit long term goals of improved Assets Management and Capital Facilities Preventative Maintenance programs by replacing failing equipment and resetting maintenance cycles.

POTENTIAL CHALLENGES: These projects may need to be modified as construction cost information becomes clear. The current bid environment has been difficult with rising prices, access to materials, and availability of contractors. Staff is continuing to be proactive in monitoring these challenges to keep projects on budget and or reprioritizing needs to ensure best use of available funds.

BUDGET IMPACT: This PSA amendment in the amount of \$122,850 is funded through the 2023 Limited Tax General Obligation Bond (LTGO) with proceeds dedicated for Major Building Maintenance (Capital Facilities Fund).

RECOMMENDATION: Staff recommends this item be placed on the June 2, 2025 regular Council meeting agenda for Councils consideration.