

RESOLUTION NO. 25-015

A Resolution related to the award of request for proposals for General Contractor / Construction Manager Services for the Camas-Washougal Fire Department New Headquarters and Station 41 project.

WHEREAS, City of Camas issued a Request for Proposals pursuant to the procedures outlined under RCW 39.10.340-.410 for General Contractor/ Construction Manager (GC/CM) Services RFP#FAC25004 and duly advertised for two consecutive weeks seeking qualified firms to participate in a three-stage selection process to provide GC/CM services for the Camas-Washougal Fire Department New Headquarters and Station 41 project; and

WHEREAS, the City established a selection committee to review the Proposals as required by law; and

WHEREAS, of the five firms who submitted a Statement of Qualifications (stage one), three participated in an interview (stage two). The selection committee then invited two firms to submit a fixed cost proposal for the Specified General Conditions Cost and a Fee percentage to include profit, bond and insurance to be applied to the estimated Maximum Allowable Construction Cost (stage three), with the firm to be selected based on scoring from both stages two and three; and

WHEREAS, the selection committee reviewed the cost proposals. The firm with the highest score from stage two and stage three was Howard S. Wright Construction, of Portland, Oregon; and

WHEREAS, the pricing proposed by Howard S. Wright includes a fixed amount of \$1,193,000 for the Specified General Conditions and a 4.67% fee to be applied to the Total Estimated Maximum Allowable Construction Cost (MACC) of \$18,300,000, resulting in a Total Proposal Price of \$2,047,619; and

WHEREAS, this amount will be adjusted in the final agreement to reflect the final MACC, which will be established upon completion of multiple Mini-MACC bid packages that together comprise the total project construction cost; and

WHEREAS, based on the results of the Request for Qualifications, the City intends to award RFP# FAC25004 for GC/CM Services for the Camas-Washougal Fire Department New Headquarters and Station 41 Project to Howard S. Wright Construction; and

WHEREAS, the Council intends to authorize the Mayor or designee to enter into a Preconstruction Services Agreement with Howard S. Wright Construction, for a limited scope of services not to exceed \$125,000. Preconstruction Services will be complete once the Maximum Allowable Construction Cost is established; and

WHEREAS, the Council intends to authorize the Mayor or designee to execute all Guaranteed Maximum Price (GMP) Amendments for the Project, on the condition that the final contract price does not exceed the established construction GMP of \$18,382,518, plus sales tax.

NOW, WHEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS, WASHINGTON AS FOLLOWS:

1. Based on the results of the Request for Qualifications, the City intends to award RFP# FAC25004 for GC/CM Services for the Camas-Washougal Fire Department New Headquarters and Station 41 Project to Howard S. Wright Construction.
2. The City Council hereby approves and authorizes the Mayor or designee to sign the Pre-Construction Services Agreement and the associated Terms and Conditions establishing the framework for collaboration between the City and the GC/CM during the design and pre-construction phases, subject to the conditions set forth herein.
3. Once the project design reaches ninety percent (90%) completion and the Maximum Allowable Construction Cost (MACC) has been established, and based on multiple Mini-MACC bid packages that together comprise the Total Contract Cost (TCC), the Mayor or designee is hereby authorized to execute the Guaranteed Maximum Price (GMP) Amendments on behalf of the City Council, provided that the final contract amount does not exceed the established target construction GMP of \$18,382,518, plus sales tax.
4. In the event the proposed contract amount exceeds the established construction GMP amount, the Fire Chief and project team shall return to the City Council to present the revised contract value for further Council review and approval prior to execution of the final GMP agreement.

ADOPTED at a regular meeting of the Council this 17th day of November, 2025.

SIGNED: _____
MAYOR

ATTEST: _____
CLERK

Approved as to form:

City Attorney