



Staff Report – Consent Agenda

March 16, 2026 Council Regular Meeting

\$585,897.00 Christensen Inc. Library Interior Building Improvements Bid Award with up to 10% Change Order Authorization (Scott Collins, Public Works Director)

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BACKGROUND: The Library Building Improvement Project, approved in the 2025–2026 biennial budget, includes a series of planned exterior and interior upgrades to the Camas Public Library. These improvements were identified through strategic planning process and a Facility Condition assessment. To facilitate construction and improve project delivery, The City separated the improvements into two construction contracts: one for exterior work and one for interior improvements, to be advertised for public bidding.

The Interior improvements project will focus on upgrades to the children’s library area, replacement of first floor carpet, upgrades to building lighting and electrical systems, casework updates, and other improvements to address deferred maintenance items.



Figure 1: Visual of Improvement to Storytime Room within Children’s Library

SUMMARY: On Thursday February 19, 2026 staff conducted public bid opening for the Library Interior Improvement Project. Seven bids were received, with total bid amounts

ranging from \$585,897 to \$1,598,325. The Engineers Estimate for this project was \$563,308. The apparent low bidder, Christensen Inc., submitted a complete bid at a low price of \$585,897.

Although the low bid exceeds the Engineers Estimate, the overall project budget includes sufficient funding to cover the bid amount and potential construction contingency (typically 10%).

STRATEGIC PLAN: This project aligns with Stewardship of City Assets and Vibrant Community Amenities.

POTENTIAL CHALLENGES: This work will require coordination between contractor and Library Operations to limit disruption and complete work while remaining open to public. Staff will manage this project and will work with all parties to mitigate disruptions prior to construction proceedings.

BUDGET IMPACT: The estimated total Library Interior Building Improvement project cost is funded by a combination of general fund and REET 1.

Budget:

Library Interior Building Improvements \$860,000
(2026 Capital Budget)

Interior Improvements:

Christensen Inc. Construction Bid	\$585,897
Contingency (10%)	\$ 58,590
Staff Time	\$ 7,000
<u>Construction Management</u>	<u>\$ 50,000</u>
<i>Total:</i>	<i>\$701,487</i>

RECOMMENDATION: Staff recommends council award this project to low bidder Christensen Inc. in the amount of \$585,897 plus change order authorization up to 10% of awarded amount.