



Staff Report – Consent Agenda

April 6, 2026 Council Regular Meeting

\$3,190.67 Copper Mechanical for Operations Center Mechanical and Electrical Improvements Change order No.4 and Accept Project as Complete (Submitted by Justin Monsrud, Project Manager)

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BACKGROUND:

On October 21, 2024, Copper Mechanical was awarded a contract in the amount of \$468,177.50 for the Public Works Operations Center Mechanical and Electrical Improvements Project. The project includes installation of an emergency backup generator, as well as upgrades to the facility’s HVAC and related mechanical systems.

Key elements of the project include, but are not limited to:

- Installation of an emergency backup generator, including necessary modifications to the facility’s electrical system.
- Replacement of exhaust fans in the Maintenance Shop and Mechanics Shop.
- Replacement of air handling units serving the Mechanics Shop and the Water, Sewer, Facilities, and Streets office trailer.
- Installation of a source-capture exhaust system in the Mechanics Shop, along with additional ceiling-mounted fans to improve ventilation and occupant comfort.
- Installation of a modern HVAC control system to improve energy efficiency, reduce utility costs, and enhance occupant comfort. The system also enables remote monitoring, allowing maintenance staff to troubleshoot issues and receive system alarms, ultimately reducing maintenance costs.

This project was developed based on recommendations from the 2023 Facilities Condition Assessment, which identified deferred maintenance needs and opportunities to improve overall facility performance and reliability.

SUMMARY:

The Camas Operations Center Mechanical and Electrical Improvements Project has reached substantial completion, and all contract work is now finished. Change Order No. 4, in the amount of \$2,938, represents the final adjustment to the project scope.

With the inclusion of Change Orders No. 1 through No. 4, the revised total contract amount is \$531,454.38, reflecting a 13.5% increase over the original contract value. In

accordance with Resolution No. 25-006, City Council approval is required for cumulative change orders exceeding 10% of the original contract amount.

Staff recommend approval of Change Order No. 4 and acceptance of the project as complete, thereby authorizing final acceptance of the public works project.

BENEFITS TO THE COMMUNITY:

This project will provide energy efficiency and cost savings (HVAC scope) and will reduce impacts to level of service and public works response during inclement weather (emergency generator scope).

STRATEGIC PLAN:

This work aligns with the Strategic Plan Goal of Stewardship of City Assets.

BUDGET IMPACT:

Sufficient budget is available to complete the HVAC and emergency generator work within existing appropriations.

The generator project was originally budgeted in 2024–2025 and carried forward into the current budget. Remaining costs, including Change Order No. 4, result in a final payment of \$11,335.67 and will be funded through the Facility R&R - Operations Building Professional Services budget. Below is a breakdown of total expenses to date:

Design Expenses

Windsor Engineering Design	\$73,100
<u>Elevate Commissioning</u>	<u>\$12,920</u>
Design Total	\$86,020

Construction Expenses

Copper Mechanical Schedule A	\$466,834.29
Change Order No.1	\$4,618.76
Change Order No.2	\$55,467.45
Change Order No.3	\$0.00
<u>Change Order No.4</u>	<u>\$3,190.67</u>
Construction Total	\$530,111.17

RECOMMENDATION:

Staff recommends approval of this change order and to accept project as complete.

Completion Photos

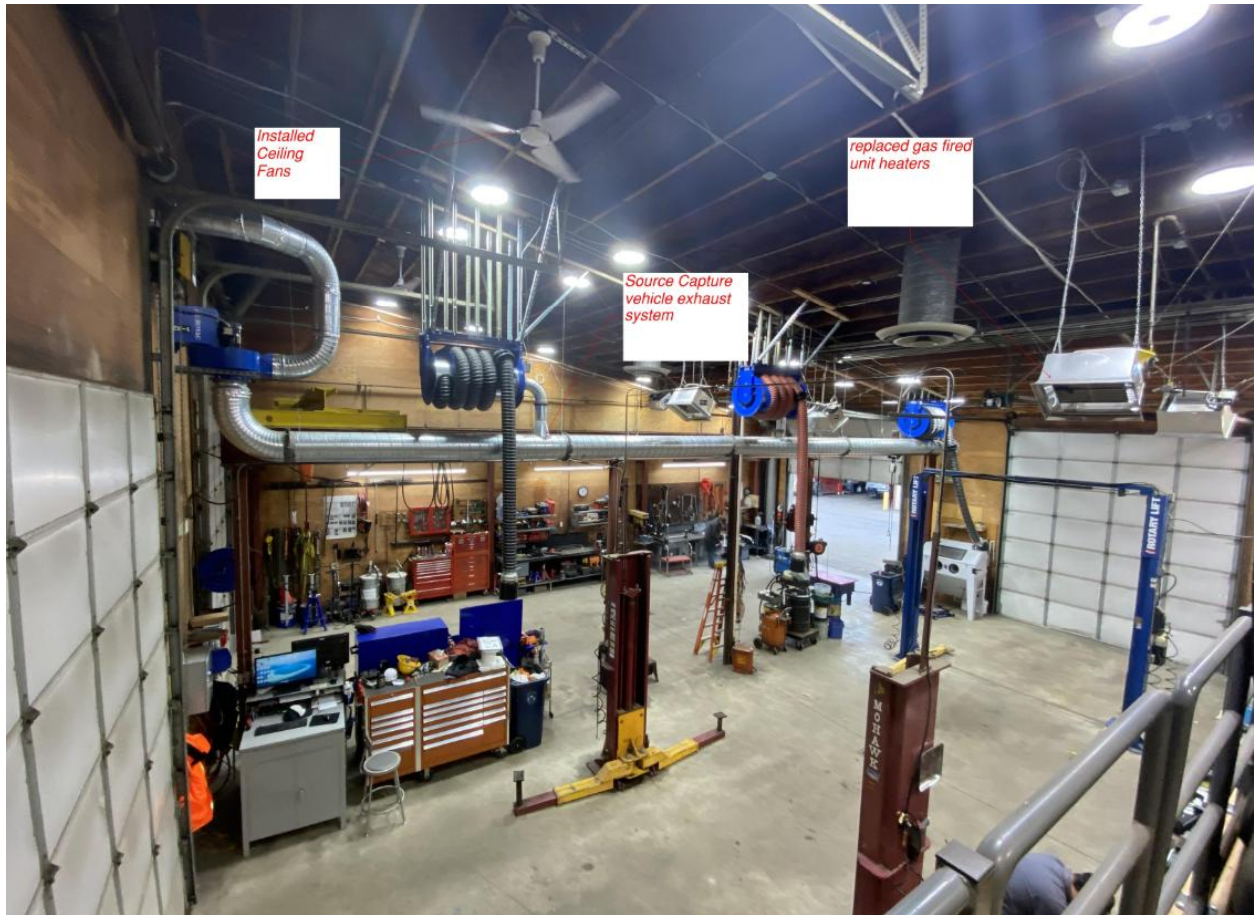


Generator Installation on Polk Street



New unit heaters within maintenance garage

Mechanics shop with new exhaust system, ceiling fans, and unit heaters



HVAC Control System webpage for 24/7 monitoring

RCWebView[®] CityOfCamas Hello Technician Options Help Log Off

Camas Ops Center/Camas Ops Center Central/dashboardGRP (1001GRP1)

City of Camas WASHINGTON Dashboard JB CONTROLS

OA Temperature 44.4 °F

→ If icon is showing, there is an alarm. You can click it to go to the alarms page.

AHU-1 Status		Infrared Heaters		Exhaust & Ceiling Fans		Furnaces	
Unit Demand:	Off	IFH-1:	On 65.0 °F	REF-1:	Off	FU-1:	Off [FU-1 Page]
HVAC Mode:	Auto	IFH-2:	Off 65.0 °F	REF-2:	Off	FU-2:	Off [FU-2 Page]
Fan Enable:	Off	IFH-3:	Off 65.0 °F	REF-3:	Off	FU-3:	Off [FU-3 Page]
Heat Stage 1:	Off	IFH-4:	On 65.0 °F	REF-4:	Off		
Heat Stage 2:	Off	IFH-5:	Off 65.0 °F				
Comp Stage 1:	Off	IFH-6:	Off 68.0 °F				
Fan Status:	Off	IFH-7:	On 68.0 °F				
Discharge Air Temp:	68.5 °F	IFH-8:	On 68.0 °F				
		IFH-9:	Off 68.0 °F				
		IFH-10:	On 68.0 °F				
		IFH-11:	On 68.0 °F				

Temp SP: 65.0 °F Low Temp Alarm: ●

Door Switch 1: [Close] Door Switch 2: [Close] Door Switch 3: [Close] Door Switch 4: [Close] Door Switch 6: [Open] Door Switch 7: [Close] Door Switch 8: [Close] Door Switch 9: [Open] Door Switch 10: [Close] Door Switch 11: [Close]

Sensors: CO 0.0 PPM, NO2 0.0 PPM, Door 3 & 4: 2.2 PPM, High Limits: 25.0 PPM, 1.0 PPM

Floor Plans [Floor Plan Page] Alarms [Alarms Page] Override Status

18 0