

Project: Camas-Washougal Fire Department New Headquarters and Station 41

GC/CM PROJECT APPLICATION TO THE PRC

City of Camas, WA

July 25, 2025



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Architects



AGENDA

- **Introduction of Project Team**
- **Project Background & Conditions**
- **Qualifying GC/CM Project - Meets Qualifying Criteria – RCW 39.10**
 - **Complex Scheduling/Phasing**
 - **Occupied Site**
 - **Early Design Involvement**
 - **Complex Work Environment**
- **Management Plan**
 - **Project Team**
 - **Schedule**
 - **Budget**
 - **Funding**
- **Public Benefits**
- **Summary**



PROJECT TEAM

- **Cliff Free, City of Camas**
 - Camas-Washougal Fire Department | Fire Chief
 - 20+ years of experience
- **Shaun Ford, City of Camas**
 - Camas-Washougal Fire Department | Division Chief of EMS
 - 10+ years of experience
- **Adam Cormack, R&C Management Group**
 - Principal Partner | Sr. Program/Project Manager
 - 20+ years of experience
 - GC/CM Experience: Evergreen HS, Jemtegaard K-8, Ridgefield 5-8 School, Ridgefield HS Addition, Sifton Elementary, Wy'east Middle, Mountain View High School, Evergreen HS & Union HS Music Room Additions
 - AGC GC/CM workshop certified
- **Derek Morgan, R&C Management Group**
 - Project Construction Manager
 - 10+ years of experience
 - GC/CM Experience: Evergreen HS & Union HS Music Room Additions.
 - AGC GC/CM workshop certified
- **Dan Bodell, R&C Management Group**
 - GC/CM Experience
 - AGC GC/CM workshop certified

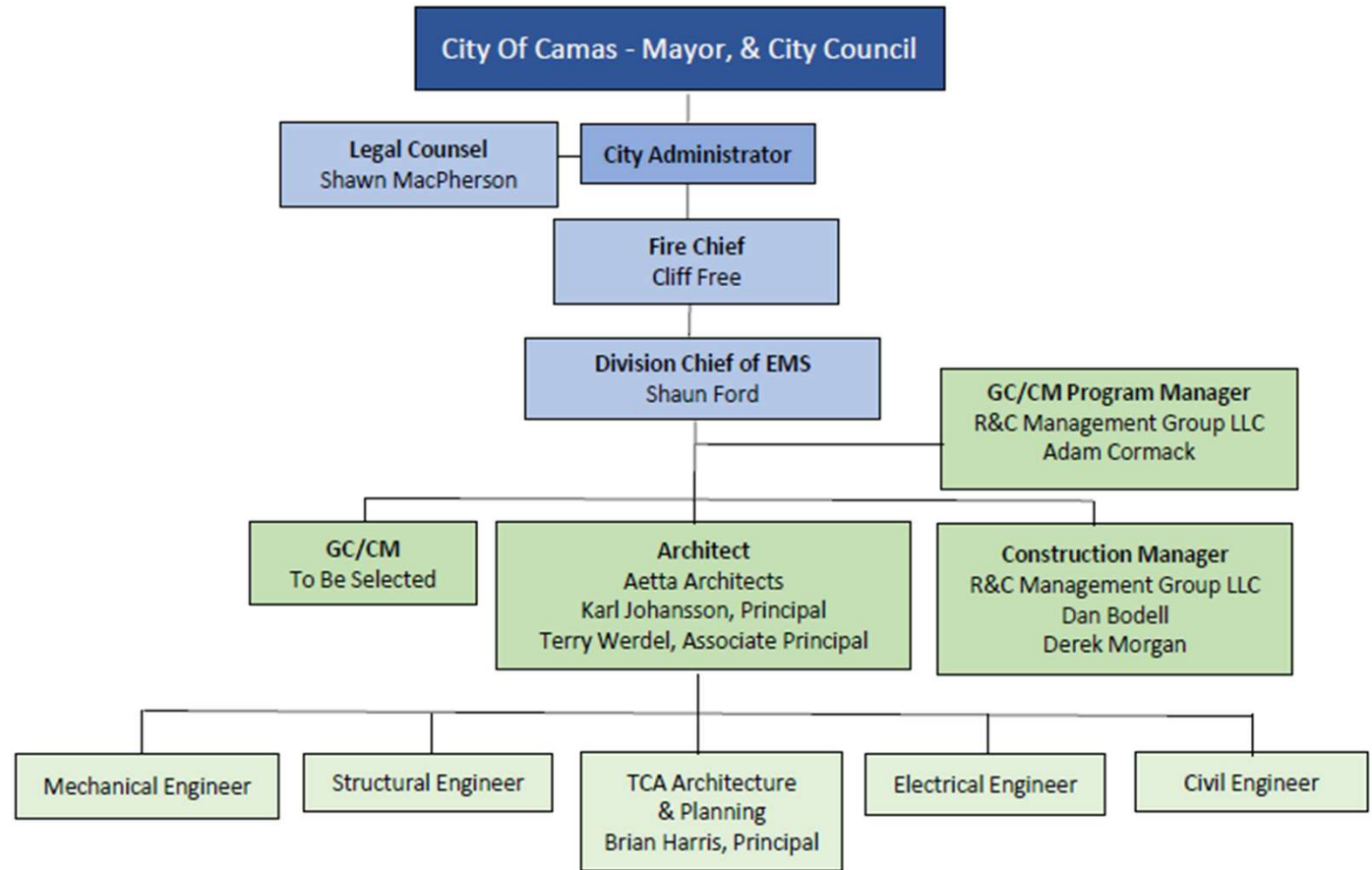


PROJECT TEAM

- **Karl Johansson**, Aetta Architects (Architect of Record)
 - Principal-in-Charge
 - 35+ years of experience
- **Terry Werdel**, Aetta Architects (Architect of Record)
 - Associate Principal
 - 30+ years of experience
- **Brian Harris**, TCA Architecture (Design Architect)
 - Principal, Fire Facility Design Expert
 - 35+ year of experience
 - GC/CM Experience: Tukwila Fire Station 51, Tukwila Fire Station 52, Seattle HQ Fire Station 10, Seattle Fire Station 32
- **Shawn MacPherson**, City of Camas | City Attorney
 - Legal counsel
 - 35+ years of experience



PROJECT TEAM



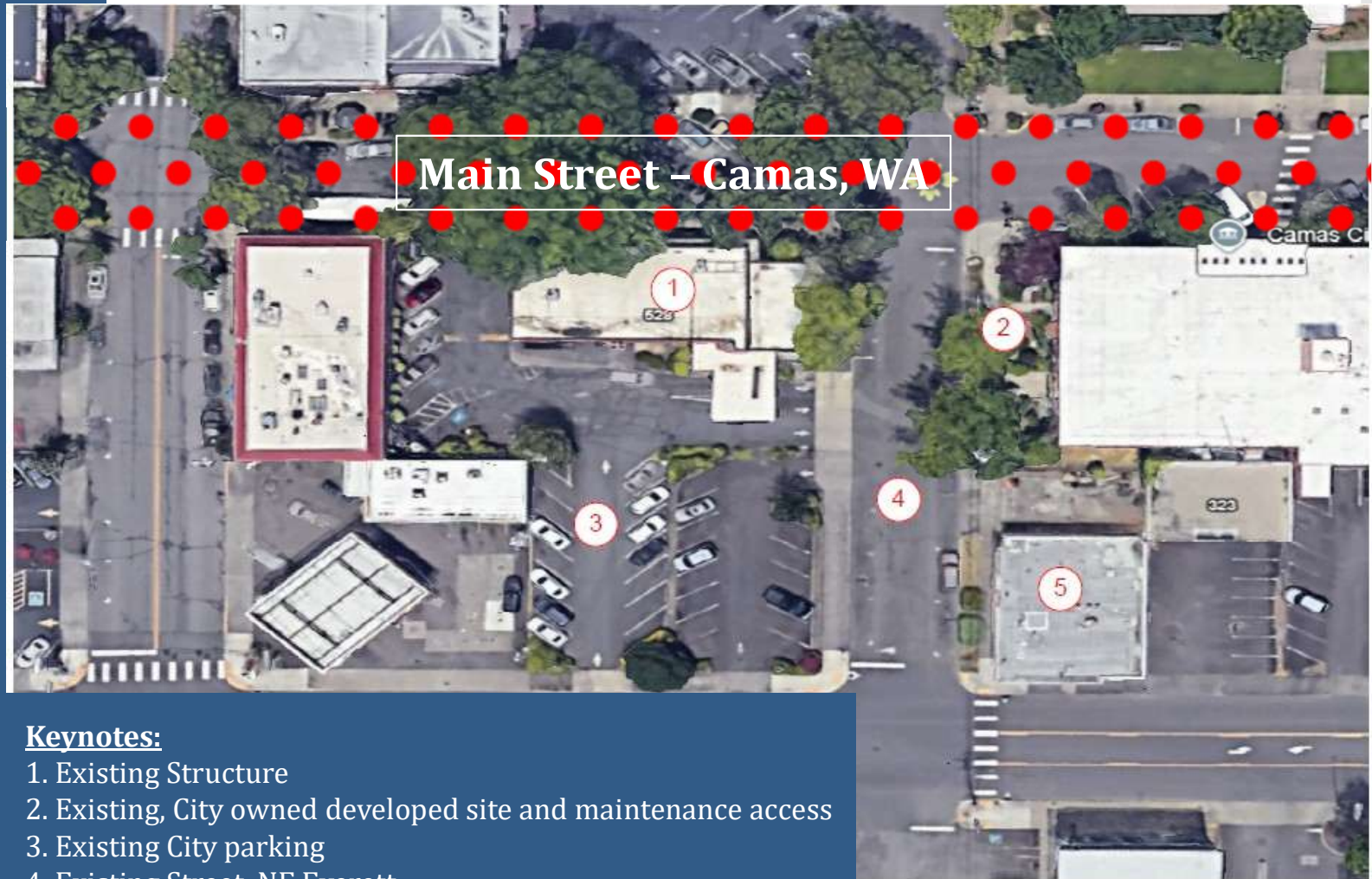
PROJECT BACKGROUND

Project Background

- Intro to City of Camas
- Funding
- CWFD - New Headquarters & Station 41
 - 23,000 Square foot new structure
 - New site will have street vacation that will create a community plaza gathering area.
 - Existing site has buildings that will need to be demolished
 - On a bustling pedestrian oriented main street in downtown Camas, WA



PROJECT BACKGROUND EXISTING CONDITIONS



Keynotes:

1. Existing Structure
2. Existing, City owned developed site and maintenance access
3. Existing City parking
4. Existing Street, NE Everett
5. Existing private business



QUALIFYING GC/CM PROJECT

This Project MEETS 4 of the 5 Criteria

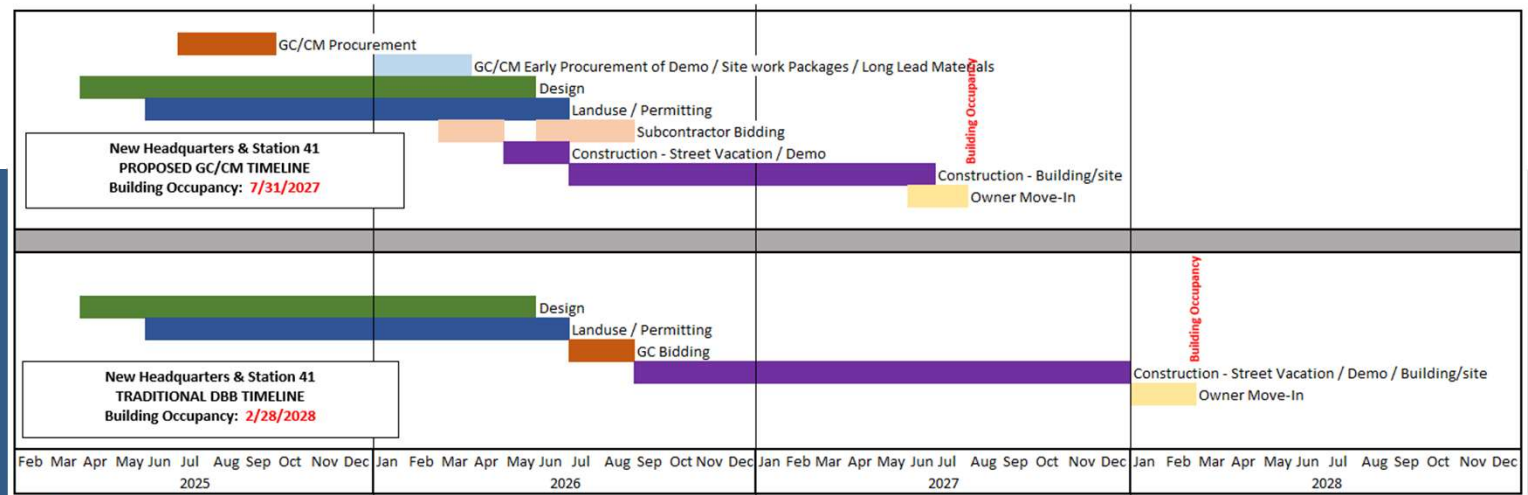
- Implementation of the project involves complex scheduling, phasing, or coordination.
- The project involves construction at an existing facility with extensive occupied private and public adjacencies that must continue to operate during construction.
- Involvement of the GC/CM is critical during the design phase.
- The project encompasses a complex or technical work environment.
- Not met – The project requires specialized work on a building that has historical significance.



QUALIFYING GC/CM PROJECT

Complex Scheduling / Phasing

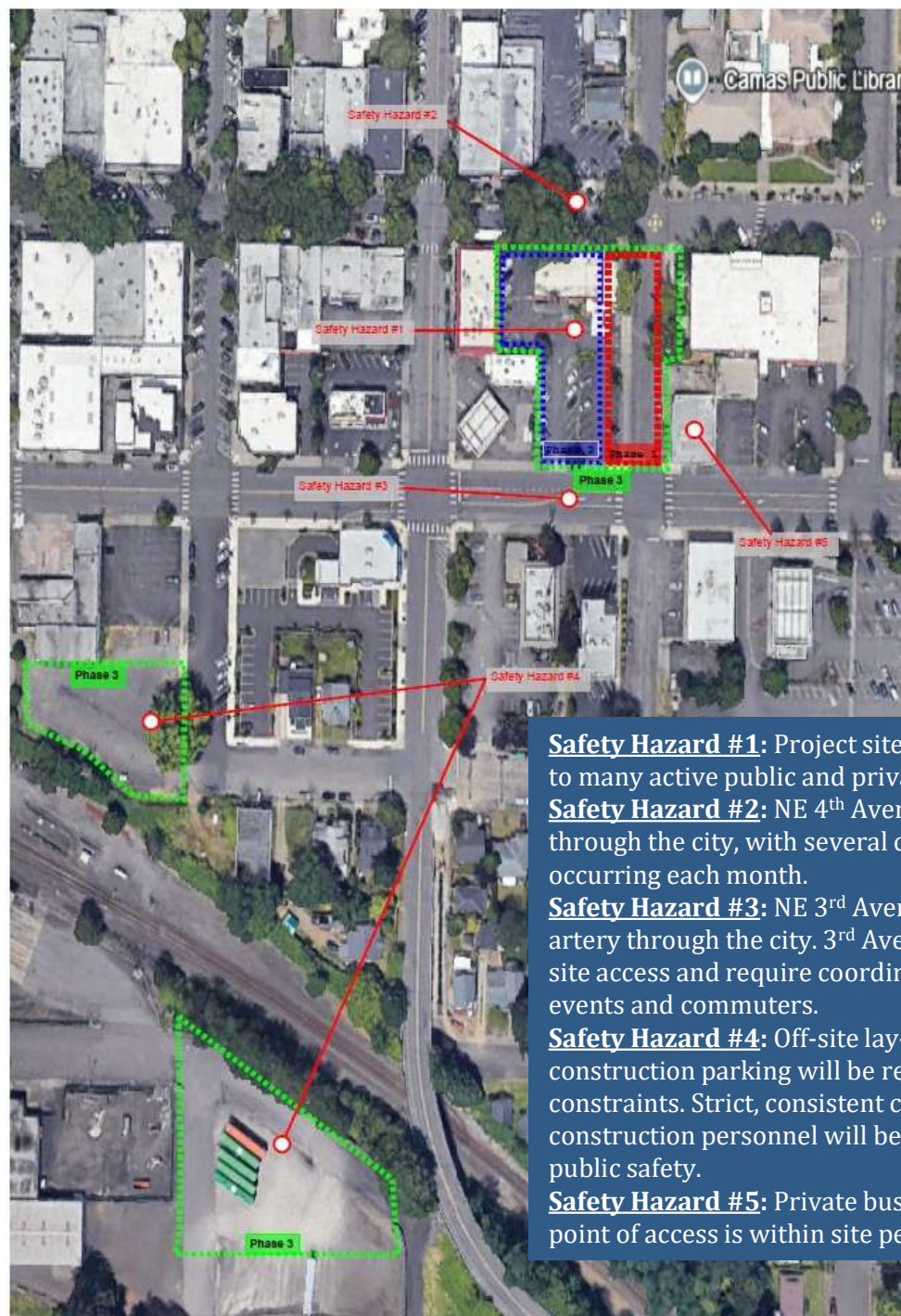
- ✓ Direct adjacencies to extensive occupied private and public entities
- ✓ Pre-Con Activities
- ✓ Ingress / Egress
- ✓ Utilities (new/existing)
- ✓ Street Vacation in the public Right of Way



QUALIFYING GC/CM PROJECT

Occupied Site

- ✓ Safety
- ✓ Public Traffic Patterns
- ✓ Parking
- ✓ Noise
- ✓ Site Access & Deliveries
- ✓ Adjacent Business & Public Body



Safety Hazard #1: Project site is directly adjacent to many active public and private facilities.

Safety Hazard #2: NE 4th Avenue is a main artery through the city, with several community events occurring each month.

Safety Hazard #3: NE 3rd Avenue is also a main artery through the city. 3rd Ave will be the primary site access and require coordination with public events and commuters.

Safety Hazard #4: Off-site lay-down and construction parking will be required due to site constraints. Strict, consistent coordination with construction personnel will be required to ensure public safety.

Safety Hazard #5: Private business, primary point of access is within site perimeter.



QUALIFYING GC/CM PROJECT

Early Design Involvement

- ✓ Estimating / Alternative Strategies
- ✓ Existing Conditions
- ✓ Early Procurement
- ✓ Staged work Release
- ✓ Coordination of utilities
- ✓ Develop and Confirm Budgets and Schedule
- ✓ Facilitate early procurement of systems, mitigating tariff impacts
- ✓ Budget volatility in markets, risk mitigation & active management

- Identification of any design elements that are subject to any supply chain limitations to ensure timely delivery to the site.
- Conduct phased bidding and construction mobilization to complete street vacation and site demolition.
- Multiple estimates during design will confirm budget.
- Schedules can be clearly defined during bidding, so all trade subcontractors understand the limits of their work window.



QUALIFYING GC/CM PROJECT

Complex Work Environment

- ✓ Proximity
- ✓ Temporary Facilities
- ✓ Material Staging
- ✓ Material deliveries
- ✓ Contractor Parking
- ✓ Street Vacation & Demolition



Keynotes:

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MANAGEMENT PLAN

Project Team

- **Experience**

- Program, Construction Project Managers, and Architects with extensive current GC/CM experience
- Prior shared projects as a TEAM
- AGC GC/CM workshop certified

- **Controls**

- Roles and responsibilities matrices
- Limits of authority
- Milestones for design and construction
- Vetted Agreement and General Conditions
- Budget approval process

- **Procurement**





- City of Camas Legal Counsel guidance
- Early marketing
- Formal selection with RFP, RFFP, General Conditions & Agreement



MANAGEMENT PLAN

Roles and Responsibilities

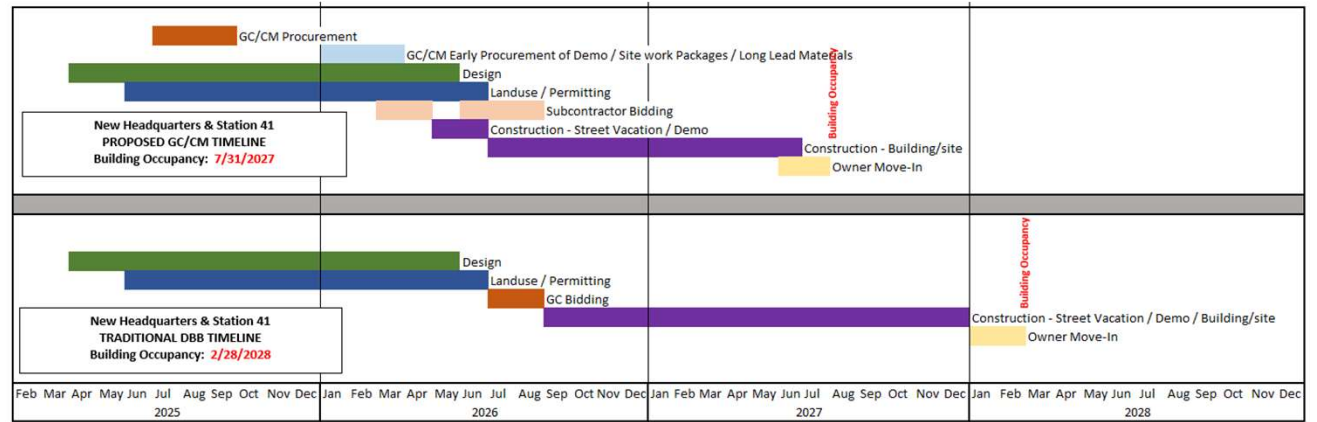
GC/CM Roles Responsibilities

GC/CM SERVICES:	Owner	PM/CM	Advisor	A/E	Legal
Project Review Committee submittal & presentation	Support	Primary	As needed	Input	Informed
Draft GC/CM contract (agreements, general conditions)	Approve	Primary	As needed	Input	Support
GC/CM Request for Qualifications/Proposal Development	Approve	Primary	As needed	Input	Input
GC/CM Selection Process - Evaluation Procedures	Review, Approve	Primary	As needed	Input	Informed
GC/CM Selection process Phase 1 (RFQ/P)	Support	Primary	As needed	Participate	Informed
GC/CM Selection process Phase 2 (Interviews)	Support	Primary	As needed	Participate, Co	Informed
GC/CM Selection process Phase 3 (Request For Final Proposals)	Review, Approve	Primary	As needed	Input	Support
Pre – Final Proposal Meeting and Addenda	Approve	Primary	As needed	Concur	As needed
Final proposals for Fee and Specified General Conditions:	Approve	Primary	As needed	Informed	Input
Preconstruction Work Plan	Approve	Primary	As needed	Input	As needed
Consultation during Preconstruction:	Approve	Primary	As needed	Input	Informed
Mechanical and Electrical Subcontractor Selection (if elect EC/CM and/or MC/CM):	Approve	Primary	As needed	Informed	As needed
Subcontract Plan	Approve	Primary	As needed	Input	As needed
Subcontract Buyout:	Approve	Primary	As needed	Informed	As needed
MAcc Negotiations and GC/CM Contract Preparation:	Approve	Primary	As needed	Informed	Support
Legend					
 Primary responsibility, author and time commitment					
 Supporting responsibility, author and time commitment					
 Input, review and/or approve					
 Informed, outreach as needed					



MANAGEMENT PLAN

Project Schedule



Activity	Estimated Start	Estimated End
PRC Approval Process		
PRC Application Due	6/20/2025	6/20/2025
PRC Meeting / Interview / Approval	7/24/2025	7/24/2025
GC/CM Procurement		
STEP ONE (Statement of Qualifications)		
Public Advertisement	7/30/2025	8/6/2025
Mandatory Information Meeting/Site Tour	8/8/2025	8/8/2025
Last Day for Questions	8/12/2025	8/12/2025
Addendum Issued	8/15/2025	8/15/2025
RFQ/P Responses Due	8/21/2025	8/21/2025
Initial Screening & Short Listing	8/21/2025	8/28/2025
Notifications Sent to Shortlisted Firms	8/28/2025	8/28/2025
STEP TWO (Interviews)		
Interviews Conducted	9/2/2025	9/2/2025
City Evaluate / Shortlist	9/3/2025	9/3/2025
STEP THREE (RFFP – Pricing)		
Issue RFFP to Shortlist GC/CM Firms	9/3/2025	9/3/2025
Mandatory RFFP Information Meeting	9/5/2025	9/5/2025
RFFP Sealed Fee Proposals Received & Publicly Opened	9/11/2025	9/11/2025
City Review / Select	9/12/2025	9/12/2025
NOI to Award	9/12/2025	9/12/2025
Negotiate Preconstruction Services Agreement	9/12/2025	9/19/2025
Board Meeting Approval (Potential Special Board Meeting)	9/22/2025	9/22/2025
DESIGN ACTIVITIES		
Programming	3/1/2025	6/15/2025
Schematic Design	6/16/2025	10/15/2025
Design Development	10/16/2025	2/1/2026
Construction Documents	2/2/2026	5/31/2026
AGENCY PROCESS – CITY		
Agency Review, Land Use and Permitting	6/1/2025	6/30/2026
CONSTRUCTION		
Bidding (includes early bidding of site work/demo)	1/15/2026 (site/demo)	8/1/2026
Construction-street vacation/demo	5/1/2026	7/30/2026
Construction-building/site	7/1/2026	6/30/2027
Building Warranty Periods	6/30/2027	6/30/2028



MANAGEMENT PLAN

Project Budget

DESCRIPTIONS	BUDGETS
Costs for Professional Services	\$2,311,000
Est. Project Construction Costs	\$18,332,518
Equipment and Furnishing Costs	\$568,832
Estimated Project Construction Costs - Offsite	in Construction Cost
Contract Administration Costs	\$350,000
Contingency – Design and Owner	\$1,055,065
Other Related Project Costs	\$200,000
Alternative Subcontractor Selections costs	\$0
Sales Tax	\$1,625,942
TOTAL	\$24,443,357

Funding:

- The project is fully funded through the successful passage of Prop 1 on Aug 2024, which authorized the issuance of \$26,300,000 in GO Bonds for Fire Safety Improvements. The bond measure was formally enacted through City of Camas, Washington Ordinance No. 24-006.
- This project is also supported in part by funding approved through recent Washington State legislation.



PUBLIC BENEFITS

- **Reduced costs**
 - Early start minimizes overtime and inflation exposure and maximizes efficiency
 - Enabling construction to start during the peak construction season
- **Earlier Occupancy**
 - GCCM procurement will allow for an earlier opening of the new headquarters and station, allowing the public increased services, access, and usage of the facility.
- **Reduced risks**
 - Early work release maximizes weather windows ensuring on time completion
 - Higher likelihood of receiving highly experienced contractors via GCCM than traditional bids for this size project
- **Minimizing unforeseen conditions**
 - Early investigation builds a complete understanding of conflicts between existing & proposed conditions including constructability review during design and GC involvement in phasing of site utilities and systems.
- **Public safety**
 - Safety protocols developed and vetted during design will ensure public safety around this highly active and constrained site.
- **Reduces site complexity**
 - Milestones, cost, pedestrian routes, and mobilization planning analyzed in alternative schemes
- **Improved Quality**
 - GCCM staff provide ongoing management of subcontractors



PROJECT SUMMARY

- **Meets four qualifying criteria**
 - Complex schedule
 - Direct adjacency to occupied entities
 - Involvement of the GC/CM during design is critical
 - Complex work environment
- **Public body is qualified**
 - Experienced with RCW 39.10
 - Experienced personnel
 - Clear and logical management plan
 - Necessary funding including contingencies
 - Detailed project schedule
- **Public benefits**
 - Safety
 - Risk management
 - Time
 - Quality
 - Cost



Questions?

CWFD – New Headquarters & Station 41

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