



**CITY OF WASHOUGAL  
CITY COUNCIL WORKSHOP MEETING  
MINUTES  
Monday, March 25, 2024  
5:00 PM**

**MEETING INFORMATION**

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/89845963379>

**I. CALL TO ORDER**

**Mayor David Stuebe** called the meeting to order at 5:00 pm.

**II. ROLL CALL**

**Present:** Mayor David Stuebe, and Councilmembers Michelle Wagner, David Fritz, Molly Coston, Julie Russell, Ernie Suggs, and Tia Robertson

**Staff:**

Trevor Evers, Director of Public Works  
Daniel Layer, Finance Director/City Clerk  
Wendi Steinbronn, Police Chief  
Rose Jewell, Community Engagement Manager  
Ron Schumacher, Fire Marshal  
Cliff Free, Fire Chief  
Michelle Wright, Public Works Business Administrator

**III. PUBLIC COMMENTS**

**Larry Keister** gave an update from the Port Ribbon Cutting on the solar project and recruitment of the Port director position.

**IV. NEW BUSINESS**

**A. City Manager's Office: Resolution Supporting of Congressionally Directed Spending Requests**

**Daniel Layer** presented the following information:

- 32nd Street Underpass Gap Request for \$16.4M
- 27th Shared Use Path \$1.1M
- Police Emergency Operation Center for \$750K

**B. City Manager's Office: Fire Station Replacement Update**

**Daniel Layer** presented in conjunction with Jeffrey Humphrey, McKenzie Consultant:

- Costs
- Site Plan
- Fire Station will be new with shared space with police
- 10-year boost to Police but long term expansion will be needed
- Proposed floor plan
- Exterior rendering
- Total project cost

- Construction cost of facility
  - Consultants costs
  - Owners costs
- Estimated bond amount and excess levy rate
- Next meeting on April 8th

## **V. REPORTS AND COMMUNICATIONS**

### **A. CITY MANAGER**

**Daniel** report that the bi-annual survey question submittal.

### **B. MAYOR**

Deferred to regular meeting.

### **C. CITY COUNCIL**

Deferred to regular meeting.

## **VI. ADJOURNMENT**

Meeting adjourned at 5:49.

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**Mayor**

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**City Clerk**

**RESOLUTION NO. 1237**

**A RESOLUTION OF THE WASHOUGAL CITY COUNCIL IN SUPPORT OF  
COMMUNITY PROJECT FUNDING**

**WHEREAS**, Washougal has important priority projects to advance the community’s economic growth, community revitalization, public safety and equitable development goals, and

**WHEREAS**, these priorities include the highest priority Washougal 32<sup>nd</sup> Street Underpass, and the Washougal South 27<sup>th</sup> Street Shared Use Path and the Washougal Emergency Operations Center, and

**WHEREAS**, the United States Congress is considering the provision of funding for “Community Projects” in the FY25 Appropriations process, and

**WHEREAS**, we wish to convey to Senator Patty Murray, Senator Maria Cantwell and Congresswoman Marie Gluesenkamp Perez our strong support for these priority projects within our community and need for Community Project funds.

**NOW THEREFORE, BE IT RESOLVED** that the City Council confirms these projects to be priorities for Washougal as catalytic drivers of development and growth that will have lasting impact on our community for years to come.

**FURTHER, BE IT RESOLVED** that we support an effort to seek resources in federal Congressionally Directed Spending and Community Project Funding and authorize our City Manager to submit funding requests on behalf of the City of Washougal.

**PASSED** by the Council of the City of Washougal at regular meeting on the **25th** day of **March 2024**.

**City of Washougal, Washington**

\_\_\_\_\_  
**Mayor**

**ATTEST:**

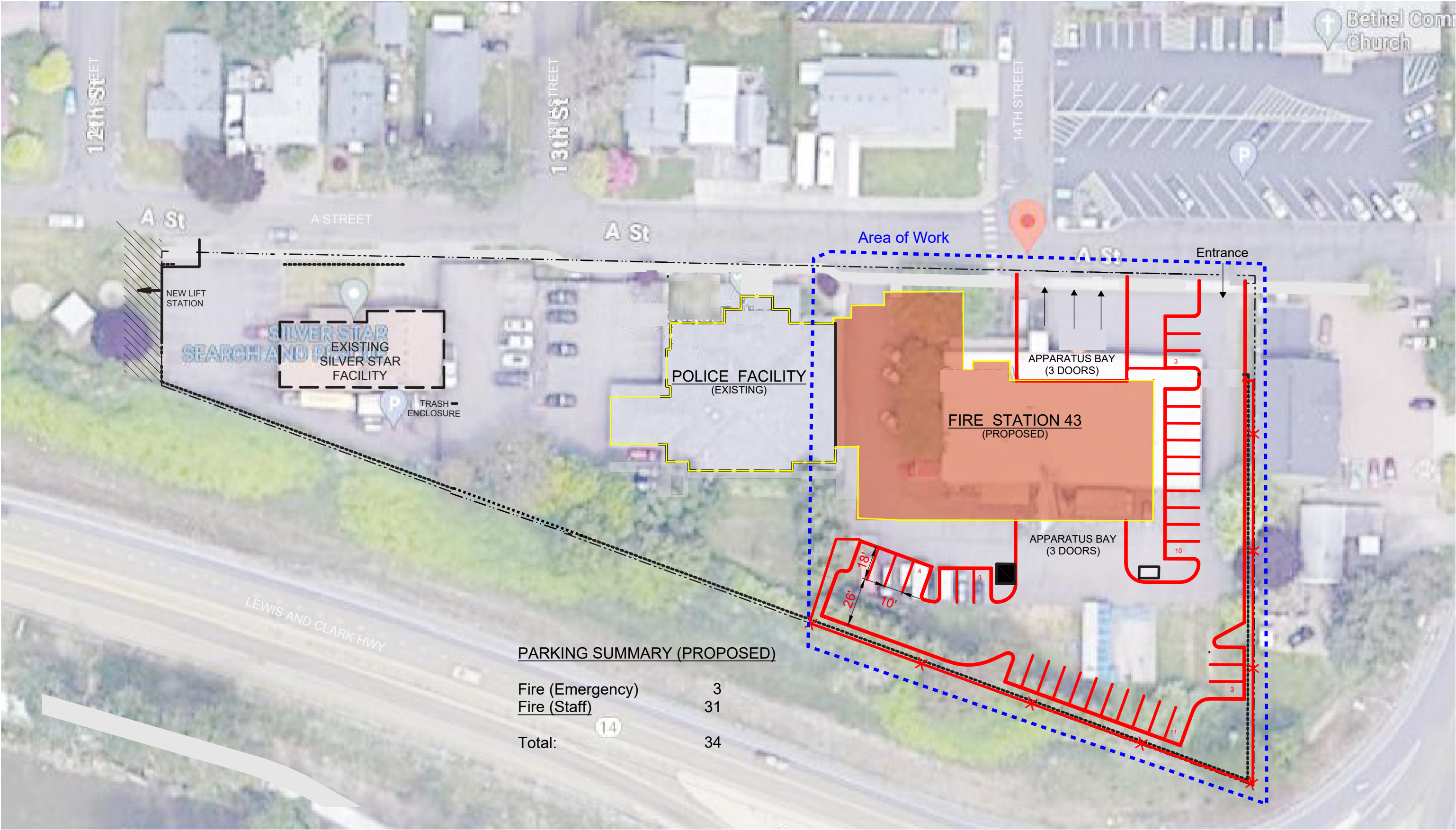
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Finance Director / City Clerk

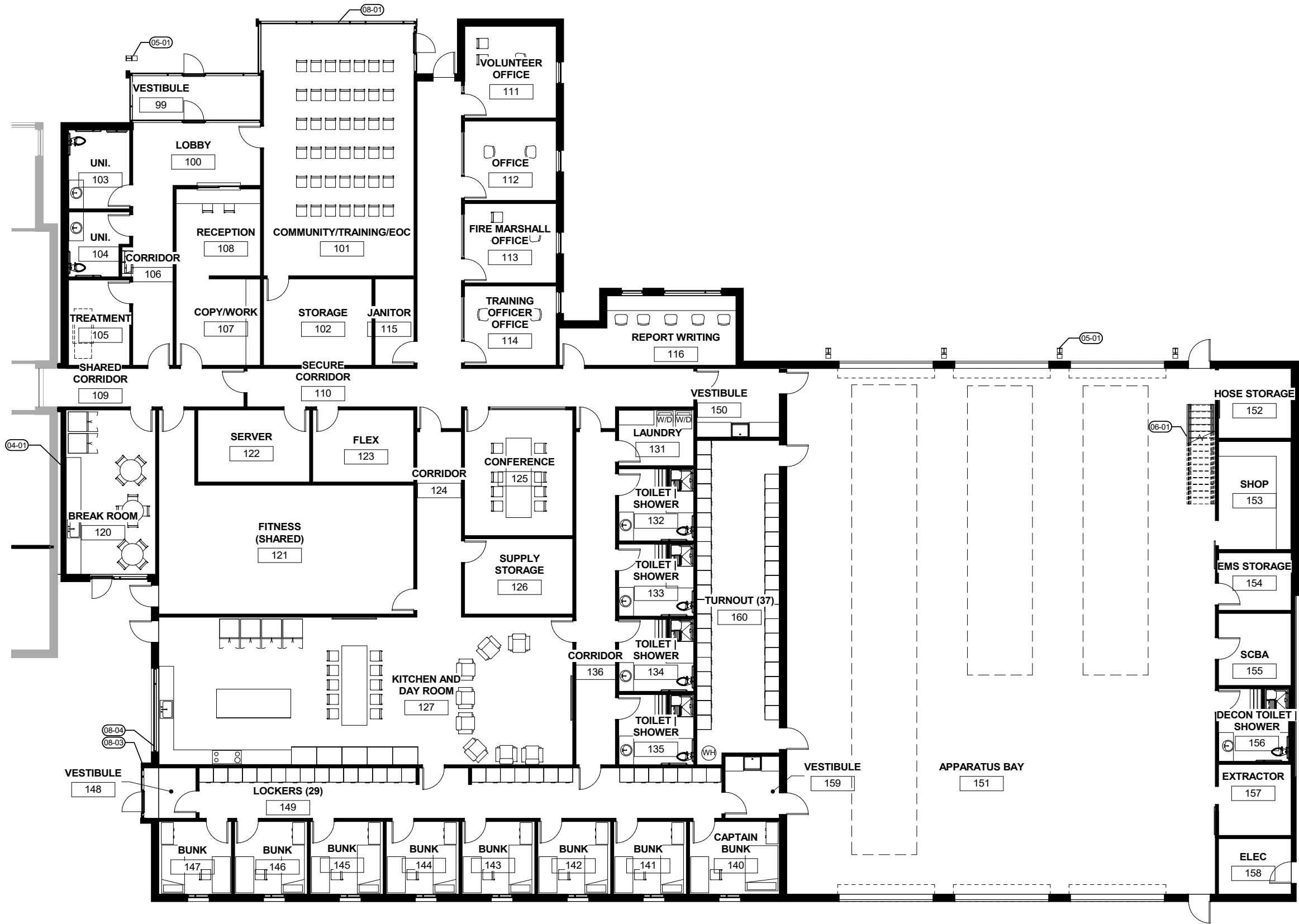
**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney



Camas-Washougal Fire Department  
City of Washougal Police  
City Council Presentation | 03.25.2024



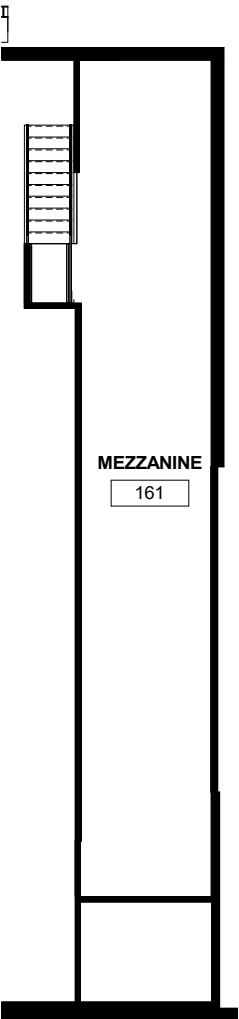


CONSTRUCTION  
LEGEND

- NEW WALL
- NEW DOOR

KEYNOTES

- 04-01 FURRED AND INSULATED CMU WALL AT BUILDING SEISMIC JOINT
- 05-01 CANTED COLUMN PER STRUCT
- 06-01 MEZZANINE STAIRS AND RAILING PER SPECS
- 08-01 CURTAIN WALL GLAZING SYSTEM - SEE ELEVATIONS
- 08-03 STOREFRONT GLAZING SYSTEM
- 08-04 STOREFRONT WINDOW PER ELEVATIONS



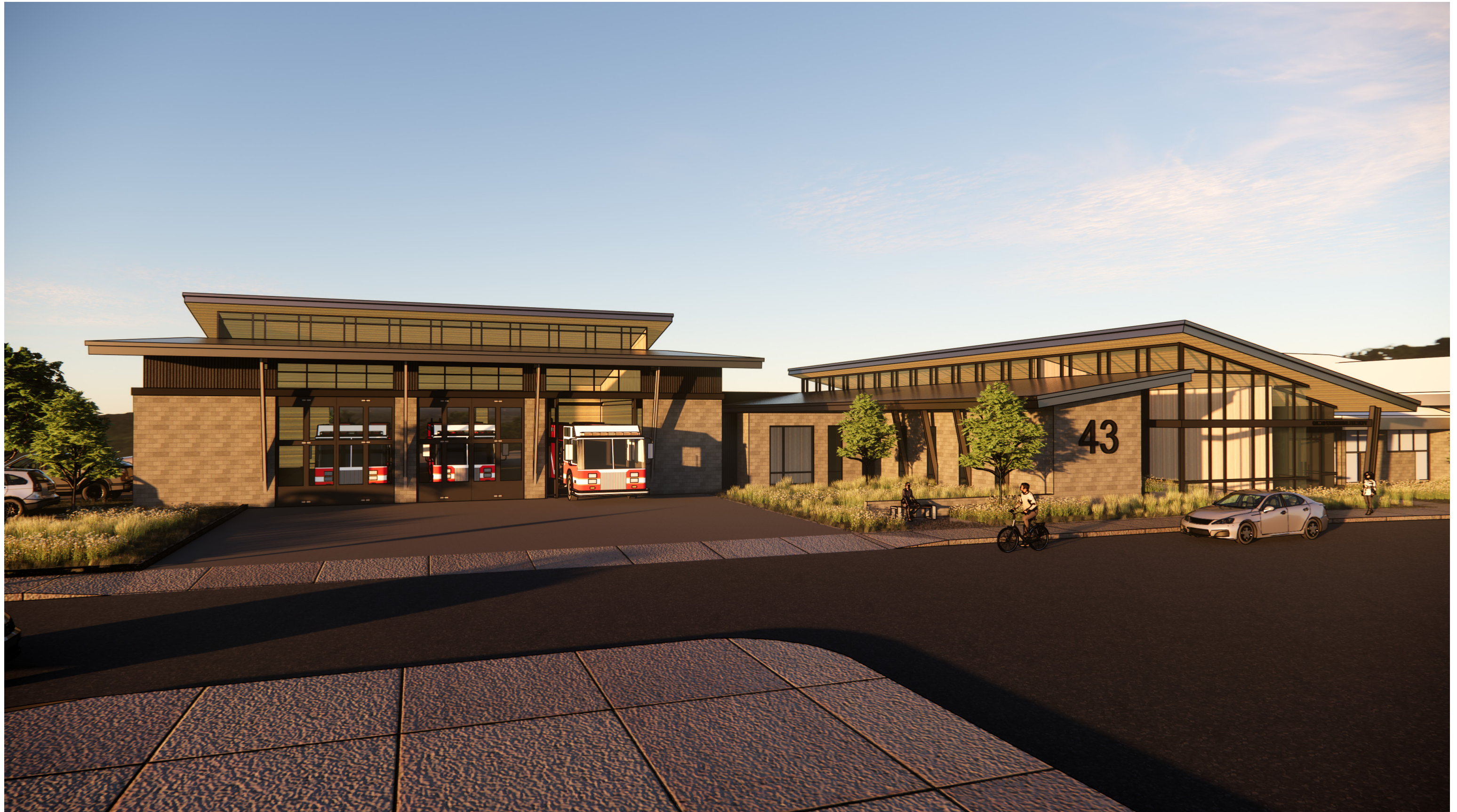
1 FIRST FLOOR PLAN 15,427 SF  
A1.10 NTS

2 MEZZANINE PLAN  
A1.10 NTS











Washougal Fire - Total Project Cost

New Construction		3/25/2024	15,427 sf
Construction Cost of Facility		Station 43	Half-Street Improvements at Fire Station Only
Construction Hardcost		\$9,502,911	
Site Development Hardcost		\$1,601,528	
Offsite Development Hardcost		\$92,288	
Total Hard Costs		\$11,196,727	
Estimating/Design Contingency		\$953,338	
GC Overhead and Profit, Insurance, Bonds		\$0	
Inflation/Escalation		\$0	
General Conditions		\$720,000	
Subtotal GCC Costs		\$1,673,338	
Subtotal Construction Contract		\$12,870,065	
WA Sales Tax (8.5%)		\$1,093,956	
Total Construction Costs		\$13,964,021	\$905 per BLDG SF
Consultants Costs			2.0% of A/E Design and Construction Services Allowance - to be confirmed by Washougal Contract Allowance - to be confirmed by Washougal Allowance Allowance - to be confirmed by Washougal Allowance
A/E Design and Construction - Base Services		\$1,600,000	
A/E LEED Design and Documentation		\$0	
Reimbursables		\$32,000	
Marketing Materials		\$5,000	
AN&W - Environmental Services		\$57,865	
Special Inspections		\$25,000	
Geotechnical Services - Inspection		\$25,000	
Hazardous Material Survey/Testing		\$8,000	
Enhanced Commissioning		\$47,040	
Arborist		\$0	
Subtotal - Consultants		\$1,799,905	10.0% of Total Consultants Cost
Consultants Contingency		\$179,990	
Total Consultants Costs		\$1,979,895	
Owner Costs			Allowance (Installed) Included in Construction Estimate Allowance - to be confirmed by Washougal Allowance - to be confirmed by Washougal Allowance - to be confirmed by Washougal Allowance - to be confirmed by Washougal (install incl. in est.) Allowance - to be confirmed by Washougal (install incl. in est.)  Allowance - to be confirmed by Washougal Allowance Estimate - to be confirmed by Washougal
Land Acquisition		\$0	
Fixtures, Furniture & Equipment (FF&E)		\$300,000	
Turnout Lockers		\$0	
Audio / Visual Equipment (OFCl)		\$40,000	
Training / Fitness Equipment (OFOI)		\$15,000	
Telephone/Data Equipment (OFOI)		\$10,000	
Security (OFOI)		\$30,000	
TapOut System Equipment (OFOI)		\$40,000	
LEED Registration		\$0	
Moving / Relocation		\$20,000	
Temporary Facilities		\$125,000	
Building and Special Permit Fees, SDC		\$52,000	
Subtotal		\$632,000	
Owner Contingency		\$63,200	
WA Sales Tax (8.5%)		\$59,092	
Total Owner Costs		\$754,292	
Utility Connect. Fees (power, phones, water, san.)		\$128,701	1% on Construction Contract (less sales tax)
Course of Construction Change Order Contingency		\$558,561	4% on Construction Costs (incl. sales tax)
Total Project Cost		\$17,385,469	\$1,127 per BLDG SF
Target		\$15,725,000	
Delta		(\$1,660,469)	

Washougal Fire & Police - Cost Reduction List

Construction Cost of Facility	Potential Savings	Accepted Amount	Rejected Amount
Sitework			
Remove scope of work west of the fire bldg	Included w/ new Est.		
Remove proposed water quality swale	Included w/ new Est.		
Subtotal			

Construction Cost of Facility	Potential Savings	Accepted Amount	Rejected Amount
Police Station Renovation			
Remove current scope of work	Included w/ new Est.		
Subtotal			

Construction Cost of Facility	Potential Savings	Accepted Amount	Rejected Amount
Fire Station 43			
Optimize space requirements	Included w/ new Est.		
Reduce building height (-12")	\$58,000		
Reduce masonry veneer height	Cost increase		
Reduce gypsum board ceilings (SAT)	\$2,000		
Remove folding Apparatus Bay doors (roll up)	Included w/ new Est.		
Reduce acoustical walls	\$15,000		
Reduce quality of finishes	\$60,000		
Eliminate acoustical roof deck	\$50,000		
Reduce quantity of App Bay heaters	\$5,000		
Replace VRF system with split system	TBD		
Hardie panel in lieu of metal panels	\$85,000		
Storefront in lieu of curtain wall	\$25,000		
Fiberglass windows in lieu of aluminum system	\$0		
Comp. shingle roof in lieu of standing seam metal	\$250,000		
Delete ADA operator	\$12,200		
Delete one roof access ladder	\$6,100		
Delete Interior relites, use glazed doors	\$17,373		
Delete one unisex restroom/shower	\$21,350		
Wood stair to mezzanine	\$15,250		
Reduce tile in restrooms (10%)	\$11,492		
2x4 SAT in lieu of 2x2	\$42,663		
Delete security system	\$12,200		
Code minimum PV system	\$73,200		
Delete chain link fence and gate	\$100,772		
Delete gate access control	\$18,300		
Re-use existing extractor	\$54,900		
Comp. shingle roof in lieu of standing seam metal	\$250,000		
Subtotal	\$1,185,801		
WA Sales Tax	\$100,793		
Total VE	\$1,286,594		

Flat Roof Scheme. Assumes membrane roof and 2' avg. building height reduction (cannot be taken with some items above)	\$115,000		
Total	\$1,401,594		



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Architecture · Interiors · Structural Engineering · Civil Engineering  
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