



CITY OF
Vancouver
WASHINGTON

Fire Station 8 Remodel

**Application to Use General Contractor/Construction
Manager (GCCM) Delivery
Project Review Committee Meeting
March 27, 2025**

Agenda

1. Introductions
2. Project Description
3. Project Budget
4. Project Design and Construction Schedule
5. Justification for Using GC/CM
6. Owner Readiness
7. Preliminary Design Concepts & Sketches
8. Subcontractor Outreach



City of Vancouver

- As of 2024, Vancouver, Washington, is the fourth-largest city in the state by population, with an estimated 196,442 residents.
- In terms of land area, Vancouver covers approximately 48.74 square miles, making it the fourth-largest city in Washington by land area.
- Serving over 294,000 residents across 90 square miles, the Vancouver Fire Department (VFD) is among the busiest and fastest-growing in the region, responding to more than 38,500 calls annually.
- Vancouver Fire Department maintains 11 engine companies across its 11 fire stations.



City of Vancouver

- Our Vision

- Vancouver is building a city of the future on the Columbia River through a shared commitment to equity, stewardship, resilience, and community safety.

- How Do We Achieve Our Vision

- By focusing on these strategic areas and upholding our core values—livability, equity and inclusion, innovation, sustainability and resiliency, and community trust and relationships—the City of Vancouver aims to realize its vision and enhance the quality of life for all its residents.



The Project Management Team

City of Vancouver

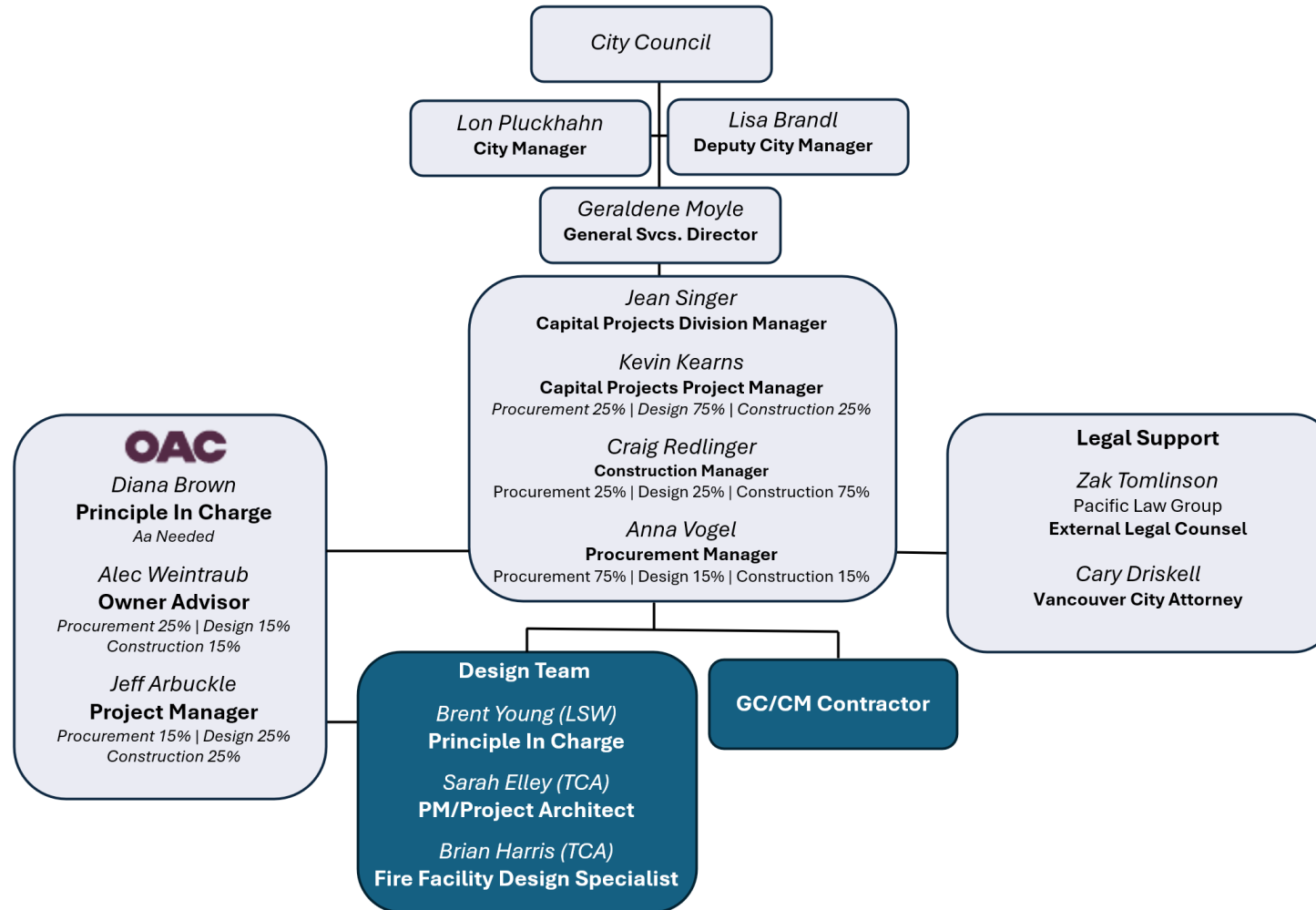
- Jean Singer, Capital Projects Division Manager
- Kevin Kearns, Project Manager
- Anna Vogel, Procurement Manager
- Craig Redlinger, Construction Manager
- Tige Harmon, Deputy Fire Chief

OAC Services

- Diana Brown, Principle In Charge
- Jeff Arbuckle, Senior Project Manager
- Alec Weintraub, GCCM Owner Advisor



Project Organization





Fire Station 8 Remodel – Project Description

This project will upgrade and expand the existing fire station – providing structural and safety upgrades and adding square footage to accommodate another engine and crew.





Fire Station 8 Remodel – Project Goals

- **Enhance Emergency Response** – Expand and modernize the station to support increased call volume and improve response times.
- **Seismic & Safety Upgrades** – Retrofit the building to meet current seismic standards and improve firefighter safety.
- **Operational Continuity** – Ensure the station remains fully functional during construction with minimal disruption.
- **Improve Living & Working Conditions** – Upgrade sleeping quarters, kitchen, decontamination areas, and training spaces for firefighters.



Project Budget

Category	Budget
Construction Costs (Including Contingencies):	\$ 6,584,000
Professional Services (Architectural, Engineering, Legal, etc.):	\$ 1,503,509
Equipment & Furnishings:	\$ 407,702
Off-Site Costs:	\$ 168,350
Contract Administration (Owner, CM, etc.):	\$ 780,000
Design & Owner Contingencies:	\$ 790,080
Temporary Accommodations for Fire Crew:	\$ 551,016
Sales Tax:	\$ 620,658
Total:	\$ 11,405,315

*Funding will be provided through city budget reserves with partial funding from Fire District 5. The project budget is fully appropriated



Project Schedule – Key Milestones

1. Design Phase (2025 – 2026)

- Schematic Design: May 2025 – January 2026
- Design Development: January 2026 – May 2026
- Construction Documents & Permitting: May 2026 – October 2026

2. Procurement & Contractor Selection (2025 - 2026)

- GC/CM Procurement & Contract Execution: April – September 2025
- Construction Bidding & Subcontractor Selection: August – October 2026

3. Construction Phase (2026 – 2027)

- Building Expansion & Renovation: October 2026 – September 2027
- Temporary Crew Facilities Set Up & Transition: Phased as needed

4. Project Completion & Occupancy (2027)

- Final Inspections & Commissioning: Mid 2027
- Full Operational Transition: August 2027



Why GC/CM

1. Complex Scheduling & Phasing

- Fire Station 8 must remain fully operational 24/7 throughout construction, requiring temporary facilities and phased work

2. Early Contractor Involvement

- The GC/CM will provide input during design, helping to optimize costs, construction sequencing, and temporary accommodations.

3. Constructability & Value Engineering

- The GC/CM's expertise will improve design decisions, ensuring efficient material use and efficient sequencing.

4. Cost Certainty & Budget Control

- GC/CM allows for real-time cost estimating throughout design, ensuring the project stays within budget as well as informing design decisions to maximize value during design
- The contractor's involvement helps mitigate market volatility and labor shortages, preventing cost overruns and delays.

5. Risk Mitigation & Public Benefit

- GC/CM reduces construction risks by addressing logistics, permitting, and safety concerns early.



Procurement Process Steps

The procurement process for the Fire Station 8 Renovation and Expansion Project follows a structured RFQ and GC/CM selection process to ensure transparency, efficiency, and quality execution.

GC/CM Selection Process (Pending Approval)

- PRC Presentation & Approval for GC/CM: March 27, 2025.
- GC/CM Solicitation Released: April 10, 2025.
- Contractor Statement of Qualifications (SOQ) Due: May 21, 2025.
- Shortlist & Interviews: Late May – Early June 2025.
- RFFP Released To Finalist: June 23, 2025.
- Final Proposals Due: July 25, 2025.
- Notification Of Most Qualified GC/CM: July 29, 2025.

Construction Procurement & Subcontractor Bidding

- Pre-construction Planning with GC/CM: September 2025 – March 2026.
- Construction Bidding & Subcontractor Procurement: August 2026.
- Construction Begins: Fall 2026.
- Project Completion: Fall 2027.



Owner Readiness

- The City's Facilities Capital Projects Division is leading the project, with a dedicated project manager in place.
- GC/CM Solicitation is expected shortly after PRC approval, allowing the GC/CM to be onboard early in the design process.
- The City is actively coordinating with permitting agencies, utilities, and key stakeholders.
- City staff have attended AGC's GC/CM Workshop, as well as engaged with peers to understand the necessary aspect as GC/CM delivery.
- A feasibility study and concept design has been completed to ensure the ability of the project to meet its goals and inform the initial design.
- Project is fully funded through City budget reserves, with additional contributions from Fire District 5, ensuring financial readiness
- Owner Advisor Onboard for additional support and guidance as necessary
- This is the City's second GC/CM project.



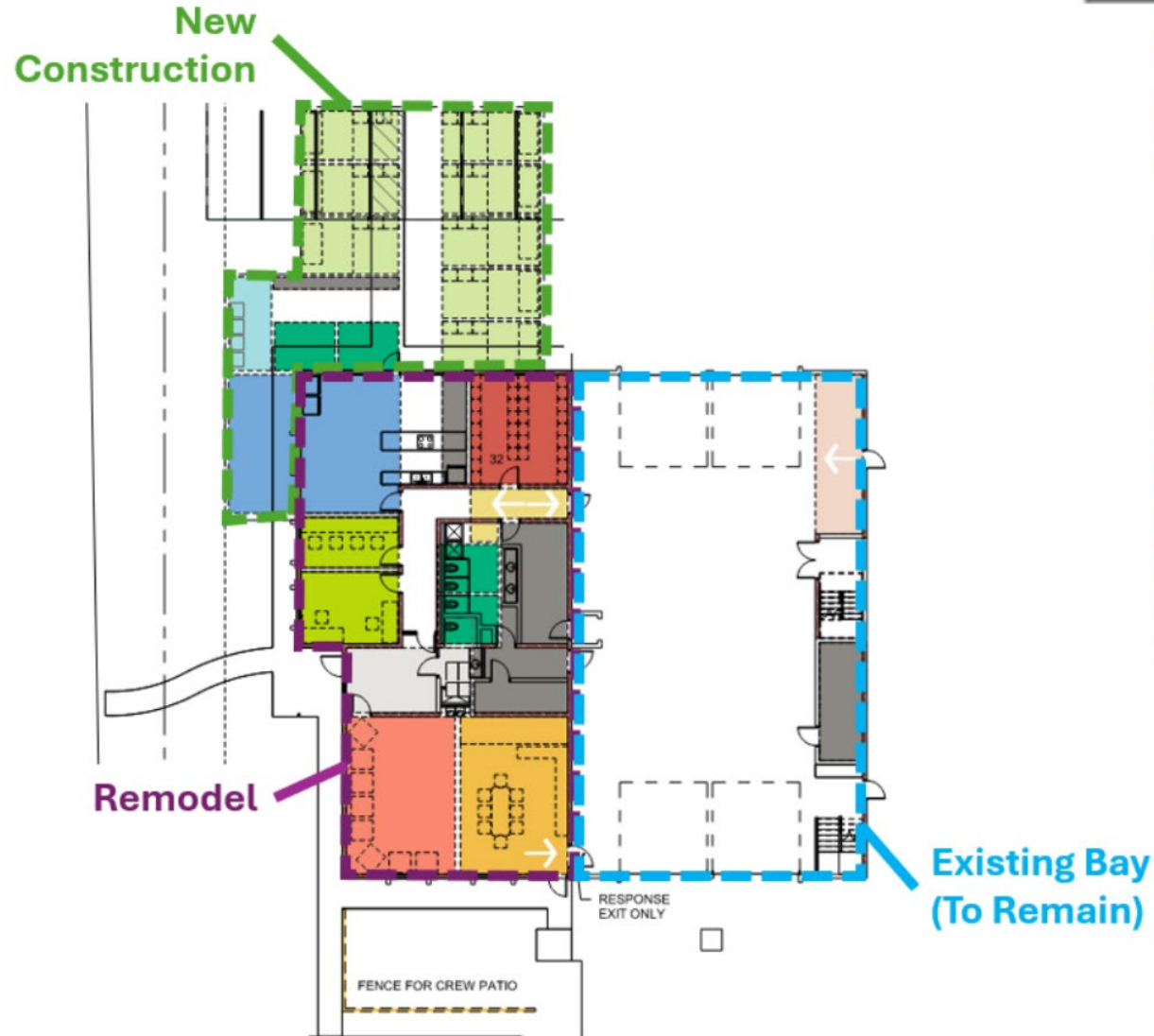


Preliminary Design

- The project was initiated following the voter-approved Proposition 2 in 2022, which provided funding for fire station improvements across Vancouver.
- Fire Station 8, built in 1971, now has one of the highest call volumes in Vancouver and requires expansion to meet growing community needs.
- Initial concept and feasibility work has started, the design phase is scheduled to be completed by late 2025.



Preliminary Design



Subcontractor Outreach

- The City of Vancouver is committed to a community built on diversity, equity, and inclusion.
- The City's solicitations have historically encouraged SBE and MWBE participation in all contracts. In addition, the City encourages SBE and MWBE participation by notifying certified firms of projects in their area of expertise.
- The RFP/RFFP scoring/selection criteria will require Proposers to:
 - Provide information on past utilization performance
 - Provide a project specific inclusion and outreach plan
- Current GC/CM contract will require the GC/CM to implement an outreach plan and encourage participation in City sponsored outreach events.



Thank You

