



Woodburn Fire District
Board of Directors Special Meeting

Monday, July 29, 2024 Station 21

Attendance: Vice-Chair Andy Ponce, Secretary/Treasurer Deb Yager, Board Chair Sharon Schaub. Board Chair Jerry Cotter joined the meeting remotely via telephone.

Absence: Director Benito Puento

Staff Present: Fire Chief Joe Budge, Division Chief Jim Walker, Korrin Petersen, Office Administrator/Finance Officer, POCV Ray Fahey, POCV Dale Nelson

Others Present: Brian Shoemaker and Zach Hunt from P & C Construction. Marc Griffin from Orange Wall Architects.

Board Vice Chair Ponce called the meeting to order 5:03 pm.

Administration:

Alligiance to the flag was done prior at the budget committee meeting.

Roll call was completed.

Acknowledgement of Advertising for Special Meeting: A date change announcement was published on the district's website and posted for the public on the front lobby window on Friday, July 19, 2024.

Information Items:

None

Action Items:

Division Chief Walker opened the discussion by reviewing with the board the guaranteed maximum price (GMP) that was submitted by P & C Construction earlier in July. The initial estimate came in over \$6.2 million which was approximately \$1 million higher than the GMP estimate provided by Emerick Construction in February of 2024. Chief Walker informed that board that a significant portion of the higher costs for the P & C proposal was directly related to Emerick's estimate not including significant areas within the scope of work. The district administration met with P & C and the architects from Orange Wall to discuss ways to potentially lower the GMP proposal. It was decided to decrease the project scope in areas outside of the station footprint and not change anything about the station itself. After making changes to the site, getting portions of the project rebid, and reducing the project contingency, the final GMP proposed for the board's approval is \$5,776,398 which is \$451,201 in savings from the GMP initially proposed by P & C.

One of the significant cost savings was the removal of the fuel tanks. The savings in concrete at the fueling site saved \$136,941.00 which did not include the cost for the actual tanks. Chief Budge stated that having a self-sufficient fuel supply is part of the district's plan to always be operationally capable in the event of a regional disaster that impacted fuel supplies in the area. This is part of the project will be a top priority for add back should funds allow.

Division Chief Walker stated that we are expected to see GMP numbers from Bremik Construction for the Station 21 remodel by August 5th. If needed, this will allow time to ask Bremik to make some adjustments prior to the board meeting on August 21st with the expectation that board will be able to review the GMP proposal for Station 21 at the August meeting.

Director Ponce asked if the removal of the fuel tank area was the only area where we cut out concrete. Marc Griffin stated that all the concrete in the turn toward the station, the hammerhead area next to the fuel tank location, and the concrete pads where the tanks will be sitting has all been eliminated. Director Ponce asked if the concrete area would look unfinished. Marc stated that the driveway up to the station apron would be asphalt instead of concrete and the hammerhead area adjacent to the fuel tanks would be finished-graded for lawn. He added that the electrical conduit for the possible future fueling site will be installed. Director Schaub stated that the fuel tank is rather essential for operations. Brian Shoemaker from P & C stated that we could add the fuel tank portion of the project back into the scope work at any time. Director Cotter asked for confirmation that there were no changes to the building. Division Chief Walker confirmed that the building design and finishes had not been changed and went on to state that none of the changes to the work scope will delay the start of the project. Director Schaub asked for an explanation of add-backs. Division Chief Walker stated that any items that were removed for cost saving could be added back in should the funds designated for other projects become available. Chief Budge stated there were a few areas of the Station 21 project that could be eliminated if it is determined that the fuel tanks at Station 23 are a higher priority. Those decisions will be made when the Station 21 GMP is received. He went on to say that we would also like to have remaining funds to make some improvements at Station 22.

Hearing no other questions or desire for further discussion, Vice-Chair Ponce read resolution 2024-21, a resolution accepting the GMP proposal from P & C Construction in the amount of \$5,776,398 and the awarding of a Phase 2 contract to P & C for the construction of Station 23.

Director Yager made a motion to approve Resolution 2024-21 as presented. The motion was seconded by Director Schaub. The motion was carried unanimously.

Executive Session

None

Miscellaneous Items & Recognitions:

None


Public Comment

There were no comments from the public.

Director Yager made a motion to adjourn the meeting. The motion was seconded by Director Schaub. The motion was carried unanimously, and the meeting adjourned at 5:23 pm.

Next meeting will be held on: Wednesday, August 21, 2024.

APPROVED:  Date: 8-21-24
Jerry Cotter, Board President

ATTEST: 
Joseph Budge, Fire Chief
Woodburn Fire District