

KLICKITAT COUNTY FIRE DISTRICT 3

200 Husum Street, Husum, WA 98623

SPECIAL MEETING

Tuesday March 30, 2021

Construction Bid Award

Due to COVID-19 pandemic and Governor Inslee's proclamation prohibiting holding in person meetings, this meeting occurred using remote online video and telephone technology. The District posted 24 hour notice of how to access the meeting. Join Zoom Meeting

<https://us02web.zoom.us/j/82720834668?pwd=QXFLdmlvalhjbENCVOJEUmFVZzhXUT09>

Telephone: (253) 215 8782 US (Tacoma)

Meeting ID: 827 2083 4668

Passcode: 553794

- **Call to order:** 10:05 by Chair Commissioner Montag
- **Attendance:** Commissioner Montag, Commissioner Connor, Commissioner Virts (quorum). Chief Long, Rozalind Plumb, Jennifer Mclean, Robert Merritt (mHc), - Melinda Heindel Lloyd Olson, Debbie Olson (Citizens Advisory)

Project Manager Robert Merritt gave a brief review of the bid process. February 5th posted the bid in local papers for 3 weeks and posted with 3 contractor clearing houses (Walla Walla, Yakima, and Portland). Scheduled a pre bid walk through for February 16. Despite the bad weather 2 general contractors attended. Open bid period was extended from 3/8/2021 to 3/15/2021 and then again to 3/22/2021.

3/22/2021 – Two general contractors submitted bids before the deadline of 4pm. Sealed Bids were opened in a special public meeting. The Base bid for each contract was read aloud. S&K Mountain

	S&K Mountain Construction Inc.	Hale Construction Northwest Inc.	difference
Received	3/22/2021 15:29	3/22/2021 15:29	
BASE	\$ 1,590,000.00	\$ 1,618,219.00	\$ (28,219.00)

Bids were then given to Robert Merritt and Jeff Dellis for detailed review. All contractors reviewed favorably for UBI, licenses, bonds, reputable businesses etc.

The lowest bid S&K Mountain did not list sub-contractors pursuant to RCW 39.30.060 (clearly printed on the application form) and is therefore considered unresponsive to the bid. Legal counsel confirmed we cannot use the S&K bid. S&K conceded their mistake.

Commissioners had no questions regarding the process and have reviewed the documents and recommendations.

Bid alternates

Commissioners do not have to award the bid alternates at the time of awarding the contract. But prices may change so waiting will cause a change order. Discussion on how to reduce costs. Is it a need or a want?

1. **Stn. 31- Training room-** ceiling tiles, electrical – all electrical will be replaced in the building, HVAC is still working but needs moving and is loud. Should be replaced to last 20 years but is functional. Commissioners thought \$80,000 was too high.
2. **Stn. 31 -Vestibule** – questioned necessity for it. Construction wise it would have to be a separate building with foundation walls.
3. **Resin Floor in Bays.** Adding an epoxy finish to the bay floors. Will the finish last 20 years? Type of finishes must be non-slip. Alternate finishes include brushed concrete with a sealer.
4. **Stn. 32 driveway.** Adding alternate access to east side of property. Safety is an issue on the corner lot. And upgrading the appearance of the station will increase community awareness. It was also noted that the construction crew will already be on site and the cost could be prohibitive if left to a later date.
5. **Stn. 31 -East wing lighting** – convert all to LED will have cost savings in the long term. Concern over future for the gym. Will it remain that way? All Electrical wiring and panels will be replaced as part of the base bid.
6. **Stn. 31 & 32 substitute doors.** Discussion on need for station security. Concluded this should come under discussion during the initial round table with contractor.

Chief’s opinion on each bid alternate project

Bid alt #		
1	No	Too expensive
2	No	Too expensive not a need
3	No	Not necessary.
4	Yes	Safety for entering and exiting the side
5	Yes	While the gym does not have a specific plan at this time it will be used cost saving could help in the future.
6	?	Needs more discussion

B Action Items

1. **Bid Award:**
Motion to accept the base bid of \$1,618,279 and award the contract to Hale Construction, made by Commissioner Virts, Seconded by Commissioner Connor (3 yay, 0 nay) motion passed.
2. **Awarding additional Bid Alternates to the Contract.**
The intent is to approve moving forward with a bid alternate project and award it to Hale Construction as an addition to the base bid contract. Bid alternate projects that are not awarded here remain part of the “bid package” but are placed on ‘hold’ until further notice. Each project on ‘hold’ can be revised and submitted through an approved change order or bidding process.

- i. Motion to reject Bid alternat #1 and place on hold made by commissioner Virts seconded by Commissioner Connor.
Motion withdrawn to correct wording. –
Motion to retain Bid alternate #1 as part of the bid package but not [award as]part of the base bid made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.
- ii. **Motion to retain bid alternate 2 as part of the bid package but not [award as] part the base bid made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.**
- iii. **Motion to retain Bid alternate 3 as part of the bid package but not [award as] part of the base bid made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.**
- iv. **Motion to add bid alternate #4 [paving at station 32] to base bid made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.**
- v. **Motion to retain bid alternate 5 as part of the bid package but not [award as] part of the base bid made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.**
- vi. #6 – there was no bid submitted by Hale. Discussion concluded the doors may become a discussion for a change order during the process.
- vii. **Motion to reject bid alternate #6 from the bid package made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.**

The wording during the motions was unclear. The intent is to award the base bid and add Alternate #4 to that bid.

	Hale Construction Northwest Inc.	Accepted
	PO Box 1845 / 501 Cascade Ave, Suite 100, Hood River, OR 97031	
WA UBI #	602 153 520	
Phone	541-386-5585	
Email	<u>dana@hale.construction ; accounting</u> <u>@hale.construction</u>	
Received	3/22/2021 15:29	
BASE	\$ 1,618,219.00	\$ 1,618,219.00
trench safety	\$ -	
1 training room	\$ 80,189.86	
2 vestibule	\$ 50,294.05	
3 resin floor 31	\$ 27,221.85	
4 Paving 32	\$ 54,753.59	\$ 54,753.59
5 LED Lighting	\$ 23,814.37	
6 Doors	\$ -	
TOTAL	\$ 1,854,492.72	\$ 1,672,972.59

3. Contract:

The contract (AIA Document 101-2017) is not yet available to sign.

Motion to authorize execution of KCFD3 Owner -Contractor construction agreement made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.

4. Letter to proceed

Once the document is signed the contractor will issue a letter to proceed.

Motion to Authorize Chief Long to issue KCFD3 letter to Proceed. made by commissioner Virts seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.

Thanks to Bob Merritt for all his efforts and to Brian Snure for his input.

Next Meeting April 8th, 2021 3pm.

Motion to adjourn made by Commissioner Virts, seconded by Commissioner Connor. (3 yay, 0 nay) motion passed.

MEETING ADJOURNED at 11:50

APPROVED BY:

Thomas Montag 4/21/21
Chairman – Commissioner Thomas Montag. (date)

Robert Connor 4/21/21
Commissioner Robert Connor (date)

Attest:

Rozalind Plumb
District Secretary Rozalind Plumb

Commissioner Charles Virts (date)

Klickitat County Fire District 3 Commissioners Meeting
200 Husum Street Husum, WA.

March 30, 2021 at 10:00 am

AGENDA

Special Board meeting

**Public Works projects at Station 31 and Station 32
Construction Bid Award**

<https://us02web.zoom.us/j/84051271728?pwd=L21JV2Y4QzNGbkx3N0lyN0tHUIZSUT09>

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 840 5127 1728

Passcode: 917883

- **Call to Order** 10 05
- **Attendance Roll Call**
- **Approval of Agenda**
 - A. DISCUSSION ITEMS**
 1. KCFD#3 Construction Bid analysis (Project Manager; Architect) (PowerPoint)
 2. Legal review of SK Mountain Bid documents (Project Manager) (PowerPoint)
 3. Recommendation for Construction Bid Award (Project Manager; Architect) (PowerPoint)
 4. Board discussion of six (bid) Alternates (Project Manager) (PowerPoint)
 - B. ACTION ITEMS:**
 1. MOTION: Award Station #31 & Station #32 Construction Bid
 2. MOTION: ADD/DELETE Station #31/Station #2 Bid Alternates
 3. MOTION: Authorize execution of KCFD#3 Owner-Contractor Construction Agreement
 4. MOTION: Authorize Fire Chief to issue KCFD#3 LETTER TO PROCEED
- **Next Regular meeting** **April 8, 2021, 3pm**
- **Motion to adjourn: (A) Time** _____

Minimum 24-hour notice

Posted on door of 200 Husum Street

Klickitat County Fire District 3 Commissioners Meeting

200 Husum Street Husum, WA.

March 30, 2021 at 10:00 am

AGENDA

Special Board meeting

Public Works projects at Station 31 and Station 32

<https://us02web.zoom.us/j/84051271728?pwd=L21JV2Y4QzNGbkx3N0IyN0tHUIZSUT09>

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 840 5127 1728

Passcode: 917883

Commissioners will meet (via zoom) with Consultant Robert Merritt of mHc Associates and Architect Jeff Dellis to Announce the General Contractor for public works projects on Station 31 and Station 32.

- Call to Order
- Attendance
- Summary of process

ACTION ITEMS:

- Awarding of contract to successful Bidder
- Approve Contract
(signatures can be captured after meeting if Commissioners not in person)
- Authorize Chief to sign a letter to proceed (once contract is completed by all parties).

- **Next Regular meeting April 8, 2021, 3pm**
- **Motion to adjourn: (A) Time_____**

Minimum 24-hour notice

Posted on door of 200 Husum Street

	SK Mountain Const	HALE Const NW
STATION #31 and STATION #32 BASE BID	\$1,590,000	\$1,618,279
BID ALTERNATES		
<p>Alternate No. 1: All Work associated with Station 31 Room 102 Training Room demolition and upgrade identified in drawings as Bid Alternate. Certain Work within this area is to be part of base bid, Contractor to verify scope by studying the Contract Documents. Work associated with this Alternate to be reasonably categorized into customary portions of work and itemized for presentation of Bid Alternate. For example: "HVAC system replacement" or "Acoustical ceiling tile replacement".</p>		
<p>PM Explanation: <i>This bid alternative separates out the work prescribed for the total overhaul and refurbishing of the Training/Board Room. This includes new ceiling tile, new LED lightening; new flooring; new kitchenette cabinetry; new wall finishing and a new HVAC system.</i></p>		
	ALTERNATE BID QUOTE	\$ 80,189.86
<p>Alternate No. 2: All work associated with new Station 31 Room C100 Vestibule including all required new items and demolition of existing items. Contractor to verify scope by studying the Contract Documents. Base bid to include new accessible sidewalk to entry door at grades identified by Civil Engineer, replace existing entry door and frame with HM-2 frame and HM-6 door with swing direction indicated on drawings, add 'W1' type light fixture with emergency power from generator above doorway at specific location coordinated between Owner, Architect, Contractor. Door 101-1 hardware as shown in Section 087100 includes bid alternate items, base bid to substitute hardware set #01 with #06 except set #01 threshold product.</p>		
<p>PM Explanation: <i>All work and materials to add the engineered VESTIBULE attached to the main Office building. Because of Structural Engineering and Code issues, this was designed to be a 'separate structure' and thus had extensive foundational and structural appurtances to accomplish the "porch-like" attachment to the main building.</i></p>		
	ALTERNATE BID QUOTE	\$ 50,294.05
<p>Alternate No. 3: All work associated with 'RES-1' floor finish system at Station 31. Base bid floor finish indicated on Room Finish Schedule.</p>		

<p>PM Explanation: <i>This Alternate is separated out from the initially specified "sealer" for all concrete floors in the apparatus bays, decom, drying room, etc. This is a significant "upgrade" to a more epoxy-like product which is more appealing to the eye.</i></p>	<p>ALTERNATE BID QUOTE</p>	<p>\$ 38,088.57</p>	<p>\$ 27,221.85</p>
<p>Alternate No. 4: All work associated with Station 32 site improvements noted in Civil Engineer's drawings and referenced in Architectural Station 32 Site Plan. Contractor to verify scope by studying the Contract Documents.</p>			
<p>PM Explanation: <i>This important takes into consideration ADDITIONAL site work on the East portion of the Station #32 site and includes grading, draining and improvements that open up the East driveway entrance</i></p>	<p>ALTERNATE BID QUOTE</p>	<p>\$ 48,457.97</p>	<p>\$54,753.89</p>
<p>Alternate No. 5: All work associated with Station 31 East Wing lighting upgrade to LED per Engineer's drawings. Includes demolition and replacement. Contractor to verify scope by studying the Contract Documents.</p>			
<p>PM Explanation: <i>Bid includes all labor and materials to replace ALL LIGHTING in the East Wing of Station #31 (East Hallway; Mechanical Room; Kitchen; Lavs; Gym; Stage) with LED lighting.</i></p>	<p>ALTERNATE BID QUOTE</p>	<p>\$ 23,082.88</p>	<p>\$ 23,814.37</p>
<p>Alternate No. 6: Substitute kerfed Mercury thermal break frames indicated at both Stations 31 and 32 with Ceco (basis of design) standard door frame product at both Stations 31 and 32. Substitute Mercury energy efficient doors indicated at both Stations 31 and 32 with Ceco (basis of design) Regent doors with polyurethane core. Alternate door and frame products must conform to current energy code criteria whether subject opening is interior or exterior (subject interior openings to have thermal performance due to varying conditioning needs between spaces). Alternate door and frame products to meet all other criteria indicated and implied in drawings and specifications. Factory-supplied gasketing associated with indicated subject doors and frames to be replaced with Zero International 488SBK PSA at 3 sides.</p>			
<p>PM Explanation: <i>Substitute interior door make/make/manufacturer with alternative brand</i></p>	<p>ALTERNATE BID QUOTE</p>	<p>\$ 3847.33</p>	<p>No quote</p>