

**Klickitat County Fire District 3
SPECIAL Commissioners Meeting
200 Husum Street Husum, WA.
FEBRUARY 24th, 2022, at 11:00 hours (11 a.m.)**

The recommendations for in person meetings are subject to change. The district will continue to provide remote access for the public. **This meeting was held via Zoom**

Call to Order: 1400

ATTENDANCE

Commissioner Montag (Chair), Commissioner Connor, Commissioner Virts (Quorum)

Staff: Chief Wesley Long, District Secretary Rozalind Plumb, Administrative Assistant Jennifer McLean

Volunteers: Eric Bosler

Contractors: mHc Consultant Bob Merritt,

Citizens: "JB", Sheri Bosquet, Jacob Betram, "163 658 77211".

Agenda

Station 32 Collapse

- The original contract for station 32 upgrades was close to completion before the roof collapse.
- Removal of debris and protection of remaining building from the weather has been achieved.
- Inspection of the structure has been completed.
- Plans to rebuild the damaged portion have been established.
- Cost estimates for time and materials "Not to exceed" have been submitted to the Insurance company for approval. Cost is estimated at \$418,000, (but expected to be less).
- The reconstruction project is to be kept separate from the original project.
- Waiting for approval from Insurance company to proceed with reconstruction.
- Need to make adjustment to the contracts to account for the added work and time to completion.

Dates of "Substantial Completion" for stations 31 and 32

- Due to delays in supply chain, covid-19, additional work orders, and the collapse at station 32, both station 31 and 32 have taken longer to complete and added work that was not included in the scope of work for the contracts with Jeff Dellis Architecture Inc., and Hale Construction NW.
- The contract stated "substantial completion" would be within 225 calendar days of the notice to proceed. And "final completion" would be 21 calendar days after substantial completion. If not, complete liquidated damages would be charged for each day not

complete. The Board has been aware of the delays and understands they are beyond the control of the Contractor.

- Station 31 project has overrun substantial completion and final completion dates due to issues with delivery of supplies. Still outstanding are parts required for the new 600amp power panel. There have been several dates given for delivery but now the supplier has indicated the parts will not be built until July 2022. The board is aware that these overruns are out of the control of the contractor and need to be resolved with an addendum to the contracts. The plan is to move forward to finish all other work in the building and have the power supplied through the existing power panel until the new panel can be put into service. This will require a request from L&I and the County Building department for 'temporary occupancy' of the building.
- Station 32 requires reconstruction after the roof collapse. This is beyond the scope of work of the original contracts and addendums are needed to accommodate the design and repair of the structure, and then complete the original project.

ACTION ITEMS:

Approve Addendum to JDA contract

Contract addendum needed to accommodate the additional work needed to rebuild the collapsed portion of station 32. Some discussion on the wording in exhibit 1 for fees. Commissioner Virts stated he is very appreciative of the work done by Jeff Dellis and noted Jeff has been working on the plans for station 32 outside of having a contract addendum in place.

"Motion to approve the addendum to architectural contract for services between Klickitat County Fire District #3 and Jeff Dellis Architects, Inc. as presented" made by Commissioner Connor, seconded by Commissioner Virts, (3 y, 0 n) motion passed.

Approve Addendum to Hale Contract

- Station 31
 - Substantial completion is now expected to be before March 23rd 2022.
 - Final completion will be when the Fire District receives the final sign of from L&I for the new electrical system.
- Station 32
 - Substantial completion is now expected to be April 28th 2022
 - Final completion expected to be May 20th 2022.

"Motion to approve the addendum to Construction* contract for services between Klickitat County Fire District #3 and Hale Construction NW. as presented" made by Commissioner Connor, seconded by Commissioner Virts, (3 y, 0 n) motion passed.

*[*Wording was incorrect in the meeting as the addendum title was shown as "architectural Contract". The intent is clearly to amend the construction contract with Hale.]*

Authorize Chief Long to sign letter to proceed.

As noted above Jeff Dellis and his team have already begun their work on the station 32 rebuild. This letter is a formality to guarantee payment for their work should the district not be compensated by the insurance company.

- **Motion to authorize Chief Long to sign and send letter forward, this letter being the notice to proceed [for Jeff Dellis Architecture inc.] made by Commissioner Connor, seconded by Commissioner Virts (3y 0n) motion passed.**
- **Motion to approve letter as read made by Commissioner Virts, Seconded by Commissioner Connor (3 y 0 N) motion passed.**

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

Meeting adjourned at: 14:38pm

APPROVED BY:

Thomas Montag 3/30/22
Chairman – Commissioner Thomas Montag (date)

Attest:

Rozalind Plumb
District Secretary Rozalind Plumb

Robert Connor 3-16-22
Commissioner Robert Connor (date)

Charles Virts 3-16-22
Commissioner Charles Virts (date)



Klickitat County Fire District 3

200 Husum Street Husum, WA 98623

(509) 493-2996 www.kcfd3.com

Notice of Special Meeting

Re: Station 32 Collapse & Contracts.

Time: **FEB 24, 2022, 2:00 PM** Pacific Time (US and Canada)

The Fire Commissioners will meet via zoom for the purpose of discussing and acting on the Station 32 collapse and needed changes to contracts for the Architect and General Contractor.

Join Zoom Meeting	https://us02web.zoom.us/j/84139592313?pwd=WXhRYWRzWCtzRHhud0NFbUpoM0ZYdz09
Dial by your location	+12532158782,,81608052163#,,,,0#,,778253# US (Tacoma)
Meeting ID	841 3959 2313
Password	814220

AGENDA

- Call to Order
- Attendance
- Station 32 Collapse - update
- Dates of "Substantial Completion" for stations 31 and 32
- Addendum to contracts (Jeff Dellis Architecture and Hale Construction NW)

ACTION ITEMS:

- Approve Addendum to JDA contract
- Approve Addendum to Hale Contract
(signatures can be captured after meeting if Commissioners not in person)
- Authorize Chief Long to sign letter to proceed (once contract addendums are completed by all parties).

Posted at:

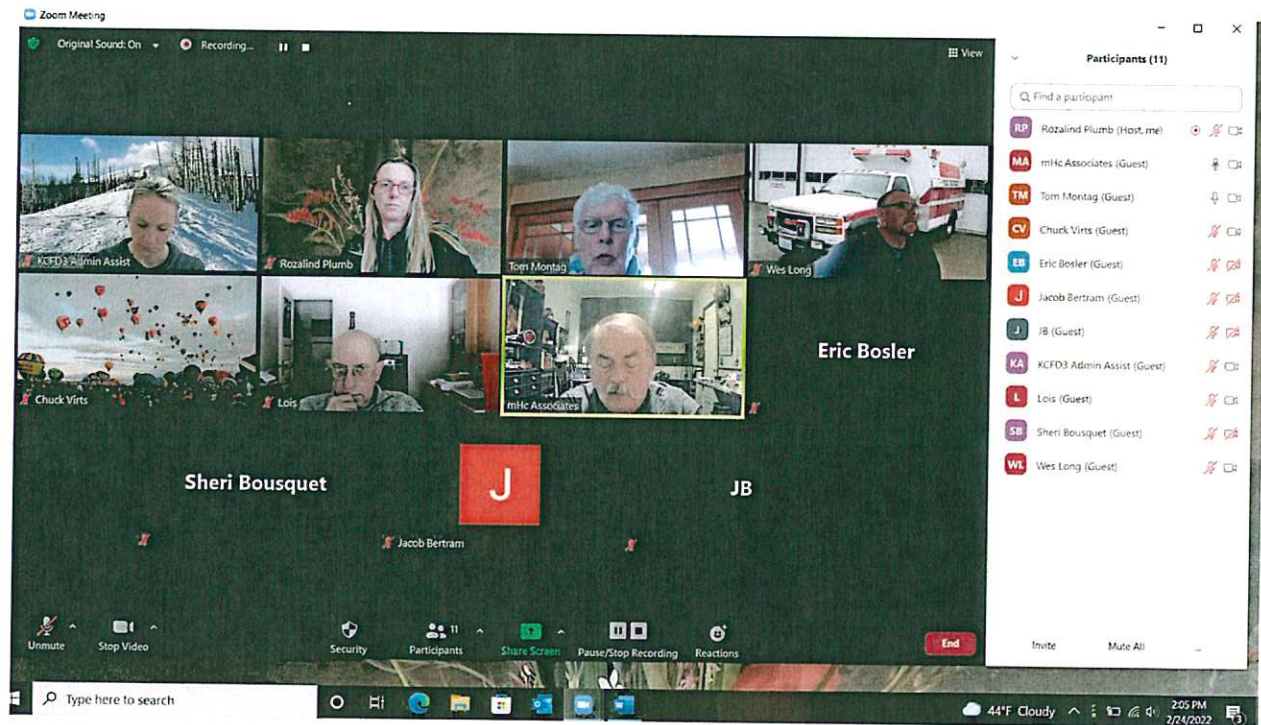
Main Office 200 Husum Street.

Post Office Husum

Web site www.kcfd3.com

Special Meeting 02/24/2022

Station 32 Collapse and Contract addendums.



Zoom Meeting

Original Sound: On Recording...

View

Participants (11)

Find a participant

- RP Rozalind Plumb (Host me)
- L Lois (Guest)
- TM Tom Montag (Guest)
- MA In-Hic Associates (Guest)
- CV Chuck Virts (Guest)
- EB Eric Bosler (Guest)
- J Jacob Bertram (Guest)
- JB JB (Guest)
- KA KCEDS Admin Assist (Guest)
- SB Sheri Bousquet (Guest)
- WL Wes Long (Guest)

Unmute Stop Video Security Participants Share Screen Pause/Stop Recording Reactions End

Type here to search

45°F Cloudy 2:38 PM



Klickitat County Fire District 3

200 Husum Street – P.O. Box 151 Husum, WA 98623 / 429 Snowden Road /
955 Snowden Road

(509) 493-2996 www.kcfd3.com

General

ADDENDUM TO ARCHITECTURAL CONTRACT FOR SERVICES BETWEEN KLICKITAT COUNTY FIRE DISTRICT #3 AND HALE CONSTRUCTION NW.

WHEREAS: KLICKITAT COUNTY FIRE DISTRICT #3 (KCFD#3) entered a Professional Services Contract with HALE CONSTRUCTION NW (HALE) defining services for the **Construction, Remodel and Updating of Fire Station #31 and Fire Station #32** in March of 2021; *and*

WHEREAS: The KCFD#3 Construction Contract specified a **Substantial Completion** date of 225 calendar days following the Notice to Proceed; *and*

WHEREAS: The KCFD#3 Construction Contract specified a **Final Completion** date to be no more than 21 calendar days after Substantial Completion; *and*

WHEREAS: The KCFD#3 Construction Contract specified that **Liquidated Damages** were to begin 247 calendar days after Notice to Proceed; *and*

WHEREAS: Due to the COVID-19 Pandemic and subsequent significant delays in manufacturing, shipping and delivering of construction materials; forty-three Contract Change Orders AND Hale NW subcontractors time loss due to COVID-19 illnesses and quarantine – additional time is necessary for the completion of the project; *and*

WHEREAS: In early January after a major winter storm in the Northwest, the Fire Station #32 original facility roof and roof structure collapsed destroying all construction work in the original building [collapsed] area and materials that had been accomplished up to that point; *and*

WHEREAS: Additional construction days must be added to the original Construction Contract to complete the **Construction, Remodel and Updating of Station #31** due to unforeseen delays; *and*

WHEREAS: Additional, *separate* construction days must be added to the original Construction Contract to complete the **PHASE III Design, Repair and Remodel of Station #32** requirements for steps that are necessary to facilitate the repair and replacement of the collapsed Station #32 roof, roof structure and other damaged portions of the existing building.

NOW THEREFORE BE IT AGREED UPON BY THE BOARD OF FIRE COMMISSIONERS OF KLICKITAT COUNTY FIRE DISTRICT #3 AND HALE CONSTRUCTION NW THAT CHANGES TO THE ORIGINAL CONSTRUCTION AGREEMENT SHALL BE MADE FOR EXTENDING COMPLETION REQUIREMENTS [DAYS] FOR STATION #31 AND THAT ADDITIONAL PROVISIONS TO THE INITIAL CONTRACT SHALL BE EXTENDED IN A SEPARATE EFFORT TO REPAIR FIRE STATION #32 AS FOLLOWS:

- Temp Occupancy
- 1) Paragraph 1.4 of the KCFD#3 contract with HALE CONSTRUCTION NW [called **KCFD#3 Station #31 and Station #32 Facility Update**] shall be changed to reflect the following completion days:
 - a. **SUBSTANTIAL COMPLETION**: All **Fire Station #31** work of the Contract shall be substantially completed by **March 23rd, 2022**
 - b. **FINAL COMPLETION**: All **Fire Station #31** work of the Contract shall be finalized and completed when Fire District #3 receives final sign off of the electrical system from WA State Labor and Industries.
 - c. **LIQUIDATED DAMAGES**: Shall begin after **FINAL COMPLETION** for **Fire Station #31**.

 - 2) Paragraph 1.4 of the KCFD#3 contract with HALE CONSTRUCTION NW [called **KCFD#3 Station #31 and Station #32 Facility Update**] shall be changed to reflect the following completion days:
 - d. **SUBSTANTIAL COMPLETION**: All **Fire Station #32** repair and work shall be substantially completed by **April 28th, 2022**
 - e. **FINAL COMPLETION**: All **Fire Station #32** work and repair shall be finalized and completed by **May 20th, 2022**
 - f. **LIQUIDATED DAMAGES**: Shall begin after **FINAL COMPLETION** for **Fire Station #32**.

 - 3) Hale Construction NW shall document and invoice all Time and Material efforts for the **KCFD#3 Station #32 PHASE III Design and Repair** per the reporting requirements of the insurance company AND said documentation shall remain separated from the original, ongoing **KCFD#3 Station #31 and Station #32 Facility Update**. As such, all documents, and invoicing regarding this Addendum shall be so annotated and not intermixed with the original working documents and invoicing.

 - 4) All other provisions of the Agreement shall remain in full force and effect and Owner's execution of the Addendum shall not be construed as a waiver of any rights or remedies under the Contract Documents.

Adoption:



ADOPTED at a **REGULAR** Board Meeting of the **KLICKITAT COUNTY FIRE DISTRICT #3** this _____ day of **FEBRUARY, 2022** the following Fire District Commissioners being present and voting:

Signatures:

_____ **THOMAS MONTAG**, *Chairman*

_____ **CHARLES VIRTIS**, *Fire District Commissioner*

_____ **ROBERT CONNER**, *Fire District Commissioner*

_____ **WESLEY LONG**, *Fire Chief*

ATTEST: _____

ROZALIND PLUM, *Fire District Secretary*



Official Seal of:

Klickitat County Fire District #3

CONTRACTOR

HALE CONSTRUCTION NW

By: _____

Dated: _____



Klickitat County Fire District 3

200 Husum Street – P.O. Box 151 Husum, WA 98623 / 429 Snowden Road /
955 Snowden Road

(509) 493-2996 www.kcfd3.com

ADDENDUM TO ARCHITECTURAL CONTRACT FOR SERVICES BETWEEN KLICKITAT COUNTY FIRE DISTRICT #3 AND JEFF DELLIS ARCHITECTS, Inc.

7
WHEREAS: KLICKITAT COUNTY FIRE DISTRICT #3 (KCFD#3) entered into a Professional Services contract with JEFF DELLIS ARCHITECTURE Inc. (JDA, inc.) for Architectural Service services for the construction, remodel and updating of Station #31 and Station #32 in June of 2020; *and*

WHEREAS: KCFD#3 desires additional facilitation services and assistance from JDA inc. as a continuation of the original contract and the original scope of work; *and*

WHEREAS: Paragraph 4.2 [Additional Services] of the signed AIA Document B104 defines provisions for the Fire District and JDA Inc. to address additional duties, administrative services and facilitation steps that have exceeded the agreed upon original scope of work and timeline; *and*

WHEREAS: Additional services are necessary to facilitate the repair and replacement of the collapsed Station #32 roof, roof structure and other damaged portions of the existing building.

NOW THEREFORE BE IT AGREED UPON BY THE BOARD OF FIRE COMMISSIONERS OF KLICKITAT COUNTY FIRE DISTRICT #3 AND JEFF DELLIS ARCHITECTURE, Inc. THAT ADDITIONAL PROVISIONS TO THE INITIAL CONTRACT SHALL BE EXTENDED IN A SEPARATE EFFORT TO REPAIR FIRE STATION #32 AS FOLLOWS:

- 1) JDA Inc. shall complete the defined SCOPE OF WORK outlined in the **KCFD#3 Station #32 PHASE III Design and Repair** matrix as provided as EXHIBIT 1 of this document.
- 2) The current hourly JDA Inc. professional services rate will be levied for additional work related to and the completion of the **KCFD#3 Station #32 PHASE III Design and Repair** effort. All Engineering documentation under JDA Inc. shall be invoiced per said document as shown also in EXHIBIT 1.

- 3) JDA Inc. shall document and invoice all Time and Material efforts for the **KCFD#3 Station #32 PHASE III Design and Repair shall remain *separate*** from the original, ongoing **KCFD#3 Station #31/Station #32 Capital Improvements Project**. As such, all documents, and invoicing regarding this Addendum shall be so noted and not intermixed with the original working documents and invoicing.
- 4) All other provisions of the Contract shall remain in full force and effect and Owner and Architect's execution of the Addendum shall not be construed as a waiver of any rights or remedies under the Contract Documents.

EXHIBIT 1

Architectural Scope:

- Coordination with Owner and Project Manager as needed
- Coordination with Structural Engineer as needed
- Coordination with Building Official as needed
- Anticipated Construction Drawings [type and amount may vary pending project requirements]:
 - o Title Sheet and Code Summary – may include basic life safety plan
 - o Demolition Plan – translate general demolition scope
 - o Assemblies Sheet – describe typical wall, floor, roof assemblies to be used in construction project
 - o Foundation Plan
 - o Slab Plan
 - o Floor Plan
 - o Roof Plan
 - o Building Sections – two building section drawings anticipated [1 N/S, 1 E/W]
- Package Drawings and assist Owner in submitting for building permit.
- Respond to questions from AHJ during permitting process.
- Construction Administration
 - o Attend OAC meetings
 - o Respond to Contractor's RFI
 - o Review shop drawings/submittals – this proposal assumes these items will consist of truss shop drawings and third-party inspection reports.
 - o Review Contractor's applications for payment

Architectural Design Fee:

JDA proposes to provide the above services on a Time and Expense basis for a not-to-exceed amount. Note that any substantial changes to the design or construction administration **beyond the current scope** may require additional fees. Reimbursables and consulting fees **paid for by JDA** will be charged at cost plus 10%. Design work will commence following a mutually agreed-upon and executed contract **addendum** between the Owner and Architect.

Adoption:

SPECIAL



ADOPTED at a ~~REGULAR~~ Board Meeting of the KLICKITAT COUNTY FIRE DISTRICT #3 this 24th day of FEBRUARY, 2022 the following Fire District Commissioners being present and voting:

Signatures:

_____ THOMAS MONTAG, *Chairman*

_____ CHARLES VIRTS, *Fire District Commissioner*

_____ ROBERT CONNER, *Fire District Commissioner*

_____ WESLEY LONG, *Fire Chief*

ATTEST: _____

ROZALIND PLUM, *Fire District Secretary*



Official Seal of:

Klickitat County Fire District #3

ARCHITECT

JEFF DELLIS ARCHITECTURE, Inc.

By: _____

Dated: _____