

April 13th, 2022 Board Meeting

R. A. Merritt

Senior Consultant



mHc Associates

"professional emergency services consultants"



PROJECT REPORT

1. Sta #31 UPDATE



Admin Update



PROJECT REPORT

SIGN OFF SCHEDULE

- Walk through
- Punch list
- Temporary Occupancy

CERTIFICATE OF SUBSTANTIAL COMPLETION – STATION 31 ONLY, NOT INCLUDING ELECTRICAL WORK

March 16, 2022

Klickitat County Fire District #3 Stations 31 & 32 Remodels

Station 31: Husum, WA 98623

Station 32: Snowden, WA 98672

Jeff Dellis Architecture, Inc.

Project Number 190814

Jeff Dellis Architecture, Inc.

1219 Columbia Street

Hood River, OR 97031

(808) 281-7208

Substantial Completion is hereby issued for Station 31, subject to the conditions contained herein and others as reasonably inferred, required to achieve Final Completion. The final punch list for Station 31, not including electrical work, is repeated in this document with certain punch list items struck-through to reflect their completion as of 03/16/2022. Substantial Completion is not issued for electrical work at this time as a final punch list has not been produced for said electrical work. Electrical work for the project will be reviewed at a later date when said electrical work is in a punch-ready state. This document consists of 2 pages.

PUNCH LIST ITEMS

General

1. Transfer O&M manuals and warranties to Owner, both digitally and physical hard copy format to Owner's satisfaction.
2. Complete Owner training.
3. Transfer as-built drawings to Owner per Contract Documents, both digitally and physical hard copy format. As-built drawings include those records required to be kept by Contractor of building remodeling and as-built survey capturing below-grade utilities and other site features for future District use.
4. Intensive cleaning per Contract Documents has taken place, intent of this punch list item is to leave facility in a cleaned state. Areas in which subsequent work to achieve final completion takes place are to be reasonably cleaned of the respective mess such work creates.
5. Demobilize from site.

Interior

1. ~~Fill all slab control joints with self leveling waterproof sealant.~~
2. ~~Decon shower trim plate install, coordinate solution to misplaced shower unit height with Owner.~~
3. ~~Extractor pad replacement, remove extractor pad and replace so that unit is properly installed. As discussed on site, this item is additive change order as direction to install pad previously was given by Owner.~~
4. ~~Properly mount water service estucheon at ceiling over extractor.~~
5. ~~Laundry alcove trim surround, apply additional paint as needed to thoroughly coat trim. This issue is repeated through building in certain areas, Contractor to review conditions and paint as needed to achieve intended result.~~
6. ~~Laundry window sill paint to match wall color [sill is currently purple].~~
7. ~~Connect extractor to waste line. Connection involves entering finished wall, Contractor to patch/finish joint at opening.~~
8. ~~Plumb/level thermostat at Drying Room doorway. This issue is repeated through the building in certain areas, Contractor to review conditions and make needed adjustments as needed to achieve intended result.~~

1. ~~Drying room door, paint touch up on door leaf. This issue is repeated through the building in certain areas, Contractor to review conditions and touch up as needed to achieve intended result.~~
2. ~~Dark marks on Drying Room CMU wall [north wall], touch up with paint or clean as needed. Intended result to be uniform color.~~
3. ~~Laundry/Storage area ceiling, patch and finish all penetrations. This issue is repeated through the building in certain areas, Contractor to review conditions and touch up as needed to achieve intended result.~~
4. ~~Laundry/Storage area to Apparatus Bays opening, apply more paint on wood trim at opening as needed for uniform appearance. This issue is repeated through building in certain areas, Contractor to review conditions and paint as needed to achieve intended result.~~
5. ~~Laundry/Storage area painted masonry walls not thoroughly coated leaving void marks, apply paint as needed for uniformly distributed finish [not intended to patch all voids prior to painting, but rather that all exposed masonry is to be painted]. This issue is repeated through building in certain areas, Contractor to review conditions and paint as needed to achieve intended result.~~
6. ~~Storage Room door [from Laundry/Storage area], touch up paint as needed for uniform appearance. On Storage Room side of door a noticeably lighter spot is found on door.~~
7. ~~Storage Room south wall, realign outlet cover plate to cover joint. Patch if needed to repair excessive opening behind cover plate.~~
8. ~~Decon area ceiling at access panel, touch up paint over pencil mark [appeared to be layout line for access panel].~~
9. ~~Apparatus Bays, properly secure rubber base at corners at east exterior door jambs.~~
10. ~~East unisex restroom door, adjust hardware so latch doesn't rub excessively on strike plate.~~
11. ~~East unisex restroom, east side of floor patch/treat sawcuts in floor, paint.~~
12. ~~Replace Training Room baseboard at existing built-in cabinet.~~
13. ~~Training Room door from west corridor, patch and refinish ding at door alcove.~~
14. ~~Training Room door from west corridor, paint cut-in is rather messy, tape cleanly and touch up paint for more consistent appearance.~~
15. ~~Near Training Room door patch floor and paint.~~
16. ~~File Storage Room door, ensure gasketing is properly adhered.~~
17. ~~Epoxy floor paint to extent as discussed in existing/new slab areas, coordinate with Owner for extent.~~
18. ~~Office main entry door, install threshold and transition strip for carpet, install sweep at door bottom.~~
19. ~~West exterior near HVAC unit, patch and seal penetrations.~~
20. ~~Touch up exterior painting at infill wall areas south façade. General blending of finish and softening of infill siding joint lines is intent.~~
21. ~~Install compressed air drops in Apparatus Bays on existing lines. Complete air drops: install ¼ turn air ball valve, ¼" industrial coiled air drops with power cord running down the middle, assembly to be installed and suspended such that should firefighter accidentally move a connected fire truck, the air hose will disconnect below the ball valve [so more than the local air hose does not become dislodged]. Coordinate installation and assembly with Owner, this item #25 is a generalized assembly description.~~
22. ~~Install modular pegboard system per Contract Documents.~~
23. ~~Paint westernmost steel column in apparatus bays. Currently steel appears to only be primed.~~
24. ~~Patch/touch up/repaint all areas marked by blue tape.~~
25. ~~All HVAC equipment to be fired up and ran for appropriate period to review system operation and performance. HVAC equipment to be tested, adjusted and balanced per Division 23 specs.~~
26. ~~Paint doors CR101-1 and CR102-1 [west corridor exterior double doors] as indicated on door schedule. South door trim paint to match east door trim.~~
27. ~~Prep and paint at epoxy floor in west corridor where footprints are visibly imprinted in epoxy finish.~~
28. ~~Install fire extinguishers per attached fire extinguisher location drawing FE1. Fire extinguishers to be wall-mounted with the appropriate brackets.~~
29. ~~West corridor north wall abandoned pipe penetration, cut pipe back into wall, patch and paint. Verify that pipe is not in use/live.~~





O.F.C.I



OWNER FURNISHED CONTACTOR INSTALLED LIST

ITEM	Status	Details	Assignments
ELECTRONICS			
Emergency generators	Done		Chief/mHc
Gen controls	Done		Chief/mHc
Fire/security systems	In progress		Chief
IT/Data racks	In progress		Chief
Telephone/Intercom system	In progress		Chief
Gas shut-off Interface	In progress		Chief/mHc
45' Base Radio Antenna Towers	In progress		Chief/mHc
Station alerting sirens	In progress		Chief/mHc
BUILDING EQUIPMENT			
Call boxes	In progress		Chief/mHc
Station #32 apparatus doors/motors	Done		Chief/mHc
Digital display	Done		
Decon extractor	Done		
SCBA compressor	Done		Chief/mHc
Door locks	Contract		Chief/mHc
Exhaust systems			Chief/mHc
PPE racks/benches	Done		Chief/mHc
Hose racks	Done		Chief
White boards/cork boards	Done		Chief/mHc
Hanging racks			Chief
Signage	In progress		Chief
GROUND/SITE			
Modular dorm	Future		Chief/mHc
Fencing	Future		Chief/mHc
Landscaping	Future		Chief/mHc
APPLIANCES			
Propose Kitchen stoves	In progress		Chief/mHc
FURNITURE			
Meeting Room tables and chairs	In progress		Chief/mHc
Ops Office chairs	In progress		Chief/mHc

PROJECT REPORT

1. Station #32 UPDATE

- **Damage assessment**
 - **Facility Evaluation**
 - **Communication**
 - **Mitigation Task Force**
 - **Design alternatives**
 - **Mitigation Efforts**
-
- **Record keeping**







PROJECT REPORT

1. Station #32 UPDATE

- Phase III proposal
- Plans/Drawings
- Permits













PROJECT REPORT

1. Station #32 UPDATE

Costs

Insurance

Disbursements

Thank you Jennifer for quickly gathering this information.

As of today 4/13/2022 this is what the District has paid as part of the Station 32 collapse:

1. \$343.75 (Brian Snure)
2. \$19,756.25 (JDA)
3. \$69,899.38 (Hale Construction)

\$89,999.38

Wesley W. Long – Fire Chief
Klickitat County Fire District 3

KCFD#3 Phase III – Design and Repair of Station #32

FIRM	DISCIPLINE	SCOPE	ESTIMATE
mHc Associates		<ul style="list-style-type: none"> ☞ Lead coordination; cooperative efforts; ☞ Contract Addendum ☞ Plans, specs, document coordination ☞ Travel; direct costs ☞ Legal; ☞ Liaison with Klickitat County Building Department ☞ Permit process ☞ Liaison with McClaren's and other insurance associates. ☞ Meeting coordinator and facilitator ☞ OAC ☞ Documentation; liaison with Chief; Board of Commissioners ☞ EXCHANGE 	Not to Exceed \$7,100
JDA	Architect	<p>Architectural Scope:</p> <ul style="list-style-type: none"> - 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]: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 	<p>Architectural Design Fee:</p> <p>JDA proposes to provide the above services on a Time and Expense basis for a not-to-exceed amount of \$14,000. Note that any substantial changes to the design or construction administration scope will require additional fee. Should it become apparent that the not-to-exceed amount will be reached prior to completion of the architect's scope, JDA will notify the Owner promptly and provide an estimate for the remaining amount to complete the</p>

TOTAL REPAIR ESTIMATE (At WA State Prevailing Wages) NOT TO EXCEED \$418,659.79

PROJECT REPORT

1. Station #32 UPDATE

Insurance

Disbursements

Phase I (Autopsy/evaluation/report) and Phase II (Clean-up – seal up) : **\$93,099.38 [already paid out by District]**

† <i>Permits/legal:</i>	\$ 343.75
† <i>Architect / Engineer Services</i>	\$ 19,756.25
† <i>Project Manager</i>	\$ 3,101.00
† <i>Hale Construction</i>	\$ 69,899.38
	\$ 93,099.38

Phase III (Design/Drawings/Permits/Repair) [Not to Exceed] **\$436,676.60**

PHASE III NTA ESTIMATE:	\$436,676.60
PHASE 1 & II ACTUALS:	\$ 93,099.38
	\$ 529,775.98

INSURANCE PAYMENTS:

- † ENDURIS [for Fire Engine] \$ 25,000 [already received]
- † ENDURIS [Limit coverage] \$ 250,000 [on the way]

GAP COVERAGE [AIG]: \$279,775.98

INSURANCE ‘PAYOUT” [so far]

☐ E-33 -- \$25,000

☐ ENDURIS – Station #32 limit: \$250,000

☐ **AIG** *[in progress]* Remaining costs (approx.) \$280,000

ANCILLARY ISSUES:

OFCI

Gensets

COR's
