



Approved July 17, 2018

Clackamas SWCD Special Meeting Minutes for July 11, 2018

Present:

Directors: Jeff Becker (Chair), Roger Fantz (Treasurer), Don Guttridge (Secretary), Jim Johnson, Jan Lee (via phone), Jesse Nelson (Vice Chair), Joan Zuber

Staff: Tami Guttridge, Tom Salzer, Nathan Tucker

4Sight Consulting: Larry Fritzie, Tom Watton

P&C Construction: Ken Fehringer, Les Jacobson, Brian Shoemaker

Guests: Raymond Rendleman (Oregon City News)

1 – CALL TO ORDER / PUBLIC COMMENT

A. Call to order – Chair Becker called the special meeting to order with a quorum present at 3:00 p.m., Wednesday, July 11, 2018, in the Clackamas SWCD conference room at 221 Molalla Ave., Suite 102 in Oregon City.

Chair Becker asked if anyone had any changes or additions to the agenda. No requests to change the agenda were made.

B. Introductions – Chair Becker asked attendees to introduce themselves.

Brian Shoemaker from P&C Construction arrived at 3:03 p.m.

2 – Discussion of Value Engineering Options

Chair Becker spoke to the Board and attendees that the purpose of this meeting was to make decisions that would affect the cost of building the Conservation Resource Center (CRC). Becker noted that the decisions that would be made at this meeting would not be easy, but were important.

Chair Becker turned the meeting over to Brian Shoemaker from P&C Construction for an explanation of the process of value engineering. Mr. Shoemaker explained that part of the job for P&C was to look at how the overall cost of the project could be brought in to a budget acceptable to the District.

Shoemaker reported that the initial cost estimate based on the current plans from 4Sight Consulting had come in much higher than expected. Shoemaker felt the cost estimate was accurate as Les Jacobson (P&C Constructions cost estimator) had 35 years of experience.

P&C Construction provided a list of value engineered items that could possibly reduce the estimate for the building by 2 million dollars. Shoemaker asked that the Board work through the list to see what would or would not be acceptable to cut.

Les Jacobson with P&C explained the rating legend on the value engineering worksheet. Directors asked about the overall cost per square foot. Most felt that the stated \$425/sq. ft. was much more than the rate being charged for other buildings. Jacobson explained that part of the additional cost was due to prevailing wage laws that apply to the construction of public/commercial buildings. Housing contractors are not held to the same standard and therefore can build at a lower rate. The CRC building is a public building.

Jacobson began the process of going through the engineering list.

Item BD-1 – Provide asphalt shingle roofing in lieu of metal roofing. Discussion of the cost versus the life of product put this item in “needs further study”.

Item BD-2 – Delete metal soffits on overhangs. Board consensus was to accept this item-projected savings \$78,489.

Board directors asked that the discussion be redirected to cutting floor space (items BD-12A/B, 13 and 14). Directors felt that these items would probably have the largest impact on the overall budget. Discussion centered on the fiduciary responsibility to the tax-payers, payment structures, and projected growth of the tax bases.

Directors also noted that they needed to plan 10 to 20 years ahead and that cutting the building down would leave less room for growth. The Board came to the consensus that some square footage would have to be cut.

Raymond Rendleman arrived at 4:20 p.m.

Shoemaker suggested that the Board move forward with reviewing the list of proposed cuts and allow P&C to look to see if there were more areas where cost-cutting could take place.

Item BD-4 – Delete the timber trusses. Board consensus was to accept this item. Projected savings of \$55,430.

Item BD-5 – Delete the display cases in hall. Board consensus was to accept this item. Projected savings of \$28,023.

Item BD-6 – Provide aluminum storefront in lieu of clad wood windows. The Board also discussed vinyl and fiberglass composite-framed windows. Board consensus was to accept the aluminum storefront windows. Projected savings of \$54,299.

Item BD-7 – This item was deleted from the original list

Item BD-8 – Provide sealed concrete floors in restrooms in lieu of tile. Board consensus was to accept this item. Projected savings of \$16,446.

Item BD-9 – Provide ceramic tile wainscot at wet walls only in restrooms in lieu of all walls. Board consensus was to accept this item. Projected savings of \$9,312.

Item BD-10 – Delete the fireplace and provide typical wainscot height cultured stone at this area - Board consensus was to accept this item. Projected savings of \$28,851.

Item BD-11 – Revise the exterior wall framing to provide typical 2x6 wood stud framing with monolithic footing in lieu of footing and stem wall. Insulation to be R-21 batt insulation in the stud cavity and continuous foam over the sheathing with the rain screen system. Board consensus was to accept this item. Projected savings of \$90,285.

Item MEP-1A – Provide VRF heat pump energy recovery system in lieu of radiant in-slab heating system with fan coil units. Board consensus was to accept this item. Projected savings of \$69,942.

Item MEP-1B – Provide split system gas furnaces with outdoor A/C units in lieu of radiant in-slab heating system with fan coil units. Board chose option 1A over 1B as a more cost-effective alternative to radiant in-slab heating.

Raymond Rendleman left the meeting at 4:30 p.m.

Item SW-1 – Simplify the plaza to provide a single retaining wall in lieu of terraced risers. The Board declined this option for safety reasons.

Item SW-3 – Reduce the size of the Plaza to end at the sidewalk access to the west parking area. South retaining wall to be deleted, slope the lawn area to be provided between the Plaza and south parking area. Board consensus was to accept this item. Projected savings of \$28,804.

Item SW-4 – Simplify landscape and irrigation - provide \$150,000 allowance. Board consensus was to accept this item. Projected savings of \$79,784.

Approved cuts from the value engineering list totaled \$536,665.

Shoemaker asked that the Board return to item BD-1 regarding the standing seam metal roof. Board consensus was to keep the roofing material as requested in the original plan because the overall lifetime of the roofing material outweighed the cost savings.

Discussion regarding the reduction of square footage and where to make the cuts continued. Suggestions included cutting the Natural Resources Conservation Service office space, taking 12 to 24 feet out of the main office and cutting space out of the meeting room area.

Director Johnson left the meeting at 4:40 p.m.

Director Zuber left the meeting at 4:45 p.m.

Mr. Jacobson will come back with an updated value engineering worksheet.

Mr. Fritzie and Mr. Watton will work on getting an updated drawing showing possible cuts before the board meeting on July 17, 2018.

Director Lee left the meeting at 4:50 p.m.

Mr. Shoemaker stated that he would like to start construction on the building no later than February of 2019. Permits will have to be requested as soon as possible. Shoemaker stated that he would work with 4Sight Consulting and put together a new timeline for the building.

Director Guttridge stated that the Board had done good work at this meeting.

Chair Becker thanked everyone for attending the meeting.

ADJOURN and NEXT MEETING-

- There being no additional comments or further business, Chair Becker adjourned the meeting at 4:54 p.m.

Respectfully submitted,



Tami L. Guttridge
Administrative Assistant