



CLACKAMAS SOIL AND WATER  
**CONSERVATION DISTRICT**  
www.conservationdistrict.org

Good dirt. Clean water.

Approved August 18, 2018

## ***Clackamas SWCD Special Board Meeting for July 25, 2018***

### **Present:**

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

**Associate Directors:** PK Melethil, Jim Toops (via phone)

**Staff:** Tami Guttridge, Clair Klock, Eann Rains, Tom Salzer, Nathan Tucker

**4Sight Consulting:** Larry Fritzie, Tom Watton

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

### ***1 – CALL TO ORDER AND DISCUSSION***

- A. Call to order** – Chair Becker called the meeting to order with a quorum present at 3:07 p.m., Tuesday, July 25, 2018, in the Clackamas SWCD conference room at 221 Molalla Ave., Suite 102 in Oregon City. Chair Becker noted that the purpose of the special meeting is to discuss possible design changes to the Conservation Resource Center.

Chair Becker asked that handouts be provided to 4Sight Consulting and P&C Construction of topics that were discussed in the work session prior to the meeting.

- B. Cost** – Board members would like to see the cost of the building to be approximately 4 million dollars. Board members did not make this a firm number, only stated that this was a starting point.

The partner portion of the building is a build option, based on securing a lease from the General Services Administration.

- C. **Construction** – The Board would like P & C and 4Sight to look at a possible redesign of the building, and to not be constrained by the original design from the first architect.

Mr. Jacobson from P&C noted that to get to \$4.4 million, the size of the building would have to be cut by nearly one-half. Site development costs will be one of the biggest costs. These fees could be cut by moving the campus up to the front of the property.

Mr. Jacobson was asked about building a two-story building versus one story. Mr. Jacobson felt that there would be no cost savings due to the small overall size that the District is building.

Mr. Jacobson was asked if there was a cheaper way to construct a building than what the District has been looking at. Jacobson stated that the most cost-effective building would be a pre-engineered metal building. He would try to find some examples that are being used for offices. Most buildings like this are warehouses; the same applies to concrete tilt-ups.

Board members noted that they wish to proceed with building out at the Beaver Creek Farm, but want to make sure they are being fiscally responsible to the taxpayers of Clackamas County. The Board asked that P&C and 4Sight bring options back to the Board for further consideration.

Mr. Shoemaker from P&C will communicate with Manager Salzer. When they have other options to review the District will have another meeting regarding the facility.

### **ADJOURN and NEXT MEETING**

- There being no further discussion, Chair Becker adjourned the work session at 4:08 p.m.

Respectfully submitted,



Tami L. Guttridge  
Administrative Assistant