

**COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
SPECIAL MEETING**

TUESDAY

3:30 P.M.

JANUARY 17, 2017

Board members present: Chairman Paul Jewell; Vice-Chairman Laura Osiadacz & Commissioner Obie O'Brien.

Others: Mandy Buchholz, Deputy Clerk of the Board; Patti Johnson, Solid Waste/Maintenance Director/Project Manager and McKinstry Representatives: John Dolan, Kyle McFarlane, & Casey McGourin.

SPECIAL MEETING

PROJECT UPDATE

COMMISSIONERS

At 3:03 p.m. Chairman Jewell opened a Special Meeting to receive a project update from McKinstry regarding the KCSO Jail project.

John Dolan, McKinstry reviewed the history of the project and the updated proposal. Mr. Dolan and Casey McGourin (McKinstry) reviewed the prior issues and concerns of why the project previously didn't move forward in full capacity, as well as how they did some work to "band aid" some of the essential HVAC parts of the Jail. They explained that they haven't billed for the work they have done up to this point so the Guaranteed Maximum Price (GMAX) is including the previous work done. He stated that the Rough Order of Magnitude (ROM) Audit was presented and accepted by the Board at a cost of \$18,608.00; outlined what their goals were with the project; and the ROM engineering discoveries. They reviewed the short-term solution outlining the issues, priorities and final solution noting that the retro-commissioning project cost was \$24,590.00. There was review of the GMAX design phase and was accepted by the Board at a cost of \$76,653.00. There was review of the GMAX Design Phase Goals and the GMAX Identified Field Improvement Measures (FIM), those being the VAV air handling unit upgrade, chiller upgrade, & the domestic water heater upgrade. Mr. Dolan indicated that the GMAX has an additional scope of work due to the substantial air leakage throughout the diffuser system which is contributing to poor air flow through the administration area and was discovered during the RCx phase of work, he provided the solution and what the end results would be.

Mr. Dolan outlined the project costs: Estimated ROM Project Costs provided in 2015 \$1,313,883; GMAX Project Costs: \$1,394,208 the difference is \$80,325 (6.11% increase) and reviewed why the increase as well as the project challenges they are faced with: Building Code Interpretation; Heating/Cooling Air; Domestic Water Heater; Elevated Baseline and security. He stated that if they get approval then the timeline to complete work before the start of the cooling season is tight. Completing work by early June will require the purchase of

APPROVED

2-7-17

equipment by the end of January with construction beginning in early April.

The Board directed Staff to get the Contracts ready to bring before them. They stressed that this project was one of their priorities this year and that Staff needs to make certain the Jail Staff is very aware of what is coming and what adjustments they will need to make. They stressed how important it will be that they have a well thought out plan to work with throughout the project.

The meeting was adjourned at 4:30 p.m.

DEPUTY CLERK OF THE BOARD


Mandy Buchholz

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Paul Jewell, Chairman