



# Clallam County Fire District 3

Motto: Service Driven Through Excellence and Innovation

## BOARD OF COMMISSIONERS - SPECIAL MEETING MINUTES

September 8<sup>th</sup>, 2023

Chair Bill Miano called the Board of Commissioners Special meeting for Clallam County Fire District 3 to order at 1:30 p.m. in person at 255 Carlsborg Road in Sequim and via the Zoom App. Present were: Commissioners Bill Miano, Mike Mingee and Jeffrey C. Nicholas, Chief Dan Orr, Deputy Chief Tony Hudson, District Secretary Lori Coleman, PA Fire Chief Derrell Sharp and Assistant Chief Joel McKeen, Fire District 2's Commissioner Keith Cortner, IT Tech Keith Koehler, Volunteer Blaine Zechenelly, and Adam Johnson, and Diana Brown from OAC.

### REGULAR BUSINESS


**Agenda Bill 1: OAC Presentation** – During the meeting, OAC representatives Diana Brown and Adam Johnson, who have extensive experience in Public Works projects, introduced themselves and presented four different project delivery methods: Traditional Design-Bid-Build, General Contractor/Construction Manager (GC/CM), Design-Build, and Progressive Design-Build. They provided detailed explanations of the pros and cons of each approach. Traditional Design-Bid-Build: This method offers a clear separation of responsibilities between the design and construction teams, allowing for competitive bidding but potentially leading to conflicts and changes during construction. GC/CM: It provides advantages like early cost input, collaboration, and risk management but may require more coordination compared to traditional methods. Design-Build: This approach offers faster project delivery, cost savings, and enhanced collaboration but may limit competitive bidding and requires a high level of trust in the Design-Build team. Progressive Design-Build: This method emphasizes collaboration, flexibility, and cost control, making it suitable for complex projects. However, it necessitates trust and cooperation among stakeholders and follows specific procedures outlined in RCW 39.10. KCDA makes modular buildings that could potentially be an option as well when considering building in stages. OAC recommended that the District identify its project needs, funding source, and success criteria as a starting point. They can assist with bond issuance if needed and will explore a quote for their services, especially regarding the upcoming Station 33 project. The decision to retain services or go through a Request for Qualifications (RFQ) process should consider financial thresholds. These project delivery options are commonly used in the public sector, and OAC aims to support the District in making informed choices. **INFORMATION ONLY; NO ACTION WAS TAKEN.**


### ADJOURNMENT

Chairman Miano adjourned the meeting at 4:30 p.m.

  
\_\_\_\_\_  
Bill Miano, Chairman

  
\_\_\_\_\_  
Jeffrey C. Nicholas, Vice Chairman

  
\_\_\_\_\_  
Michael Mingee, Commissioner

Attest:   
\_\_\_\_\_  
Lori Coleman, District Secretary