

PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON
VERDANT HEALTH COMMISSION

BOARD OF COMMISSIONERS

Special Meeting

Hybrid: In-Person at Verdant Community Wellness Center and via Zoom
November 22, 2022
5:00 p.m.- 6:00 p.m.

**Commissioners
Present**

Jim Distelhorst, MD, President
Deana Knutsen, Commissioner
Karianna Wilson, Commissioner
Bob Knowles, Commissioner

**Carolyn Brennan, Commissioner (excused absence)*

Staff

Dr. Lisa Edwards, Superintendent
Kaysi Kelly, Executive Assistant/Office Manager

Guests

Jim Forenza, JSH Properties
Brian Trapp, JPC Architects
Maddie Lewis, JPC Architects
Ryan Clay, JPC Architects

Call to Order

The special meeting of the Board of Commissioners of Public Hospital District No. 2, Snohomish County, was called to order at 5:00 p.m. by President Distelhorst.

**Land and
Enslaved People's
Acknowledgement**

President Jim Distelhorst read the acknowledgement.

**Review of
Timeline to Date**

Dr. Edwards summarized the Kruger Clinic refresh project timelines and project work done to date (E:133:22). This project began in September 2021 with NBBJ providing an initial design proposal for an architect to begin the project. The majority of these project expenses will be paid in 2024.

Commissioner Knutsen asked when South County Fire would be continuing their purchase of the Value Village property. Dr. Edwards answered that SCF has until January 15, 2023 to submit the results of their Phase II environmental impact study as that is the deadline from Department of Ecology for the grant they provided to South County Fire. We hope to hear more from South County Fire in December 2022 with a timeline of the EIS study results and their next steps with the Department of Ecology and when the sale could move forward.

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**Commissioner
Decision: FSI
Contract**

Mr. Jim Forenza of JSH Properties walked Commissioners through the need for updated mechanical drawings of the Kruger Clinic in order to repost the HVAC bid. With these updated drawings, bidders will have what they need to submit accurate numbers. If we proceed as is, the HVAC project will include multiple change orders and time delays as vendors find information they did not have based off outdated drawings. He received two bids for updating the mechanical drawings, one from fsi (E:134:22) and one from Mac Miller. Fsi estimates an hourly fee with a maximum of \$45,600 to update these drawings.

Commissioner Knutsen made a motion to accept the fsi proposal to provide updated mechanical drawings for Kruger Clinic, Commissioner Wilson seconded. Motion passed.

**Commissioner
Decision: Siding**

Mr. Forenza provided his input to Commissioners on the exterior work needed to update the Kruger Clinic (E:135:22). He wants to make sure the exterior of the building matches the updated interior after this project is complete.

Commissioner Knutsen asked if the Board is being asked to approve the change in design from NBBJ's initial proposal to go from Tier 3 to Tier 4 (E:136:22)?

- Dr. Edwards answered yes, Tier 4 includes exterior upgrades to the siding of the building.

Mr. Brian Tapp of JPC Architects walked Commissioners through each option to update the siding of Kruger Clinic (E:137:22). Options include 1) spot-replacement of wooden siding, 2) Metal siding, 3) Upgraded metal siding with rainscreen, or 4) Fiber cement panel siding. He discussed the pros and cons of each option and the finish and paint lifespans of each.

Commissioner Knowles asked if the 4th option of Fiber Cement panel siding would incur additional costs since it needs repainting every 10-15 years.

- Mr. Tapp answered no, the repainting is included in the cost. The options that require painting are made with cheaper materials so the cost to paint is included in the total cost. He recommends options which do not require repainting.

Commissioner Knutsen asked what needs to happen first with this project.

- Dr. Edwards answered the decision on siding, windows, and door replacement are needed in order to include these design features in the general contractor RFP.

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Commissioner Wilson asked what the main difference is between siding options B, C, and D.

- Mr. Tapp answered that if he were to provide a recommendation, he would suggest option C (metal siding with rainscreen) as it allows more design options, doesn't require repainting, and would provide the water-resistant feature of the rainscreen which is not currently in place for the building.

Commissioner Knowles made a motion to select option C, upgraded metal panel siding with rainscreen, for the Kruger Clinic, Commissioner Wilson seconded. Motion passed.

**Commissioner
Decision:
Windows**

Mr. Tapp presented the window replacement options to Commissioners (E:138:22). He commented that reducing the number of windows by 60-70% throughout the whole building will reduce cost and be a better design. Aluminum is more versatile and can work with any of the siding options.

Commissioner Knowles asked if anyone had a guess on what we spent on the initial build of the Kruger Clinic.

- Mr. Forenza and Mr. Tapp estimated \$500/square feet and the building is ~41,000 square feet.

Commissioner Knowles made a motion to select option 3, complete replacement of windows with insulated aluminum, including a reduction in the number of windows, for the Kruger Clinic, Commissioner Wilson seconded. Motion passed.

**Commissioner
Decision: Doors**

Mr. Tapp recommends replacing the five exterior wood doors with aluminum doors (E:139:22).

Commissioner Knutsen made a motion to replace the five wooden doors with aluminum, for the Kruger Clinic, Commissioner Knowles seconded. Motion passed.

**Commissioner
Decision: Canopy**

Mr. Tapp recommends to keep the canopy glass as is, and wrap steel beams in wood-grain metal panels (E:140:22).

Commissioner Knowles made a motion to approve the value engineering suggestion #1, for the Kruger Clinic canopy, Commissioner Knutsen seconded. Motion passed.

**Commissioner
Decision: General
Contractor RFP,
Setting Timeline &
Conditions**

Dr. Edwards walked Commissioners through the change in cost for the total project, as noted in the cost estimator, which is without the siding, windows, and doors options recently discovered (E:141:22).

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Commissioners discussed concern about waiting to proceed with these design decisions until the Value Village sale is complete as the design will become more and more expensive. President Distelhorst commented that we will use this money from the Reserve *now* and then when we sell the Value Village property, we will be able to replenish the Reserve.

Dr. Edwards asked Commissioners if they would like to stay the course and release the general contractor RFP in June 2023.

- Commissioner Knowles agrees to keep course until we get more information which would require that we revise the timelines.
- President Distelhorst agrees to keep course and we should have additional information about Value Village in the next couple months with a better idea of when that cleanup and sale can take place.

Commissioner Knutsen made a motion to accept the timeline of the Kruger Clinic refresh project to let the general contractor RFP in June 2023, with a Board review in Spring 2023 to re-examine timing, Commissioner Knowles seconded. Motion passed.

Adjournment

President Distelhorst adjourned at 6:02pm.

ATTEST BY:

DocuSigned by:
JS Distelhorst
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President

DocuSigned by:
Karianna Wilson
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Secretary