



Chelan County Public Hospital District No. 2
 Special Meeting of the Board of Commissioners
 Meeting Minutes 02/21/2022 4:00 pm via Zoom

Commission Attendance:	
<i>(<input type="checkbox"/> not present <input checked="" type="checkbox"/> present)</i>	
<input checked="" type="checkbox"/> Mary Murphy, Chair	<input checked="" type="checkbox"/> Jeremy Jaech
<input checked="" type="checkbox"/> Jordana LaPorte, Vice Chair	<input checked="" type="checkbox"/> Mary Signorelli
<input checked="" type="checkbox"/> Lori Withrow	
Participants: Dick Bratton, Bouten Construction; Bill Bouten, Bouten Construction; Mac McGrath, Project Manager Bouten Construction, Brandon Potts, Bouten Construction; Christopher Finch, CollinsWoerman; Jamey Barlet, CollinsWoerman; Emmett Schuster, Aaron Edwards, Ross Hurd, Shawn Ottley, Cheryl Cornwell, Ken Peters	
Recorder: Toni Willis	
Agenda Item	Topic/Action
1.Call to Order	M. Murphy called the meeting to order at 4:00 pm and read the mission. Purpose of today's meeting is to select best course of action to ensure new hospital roof will be as good as or better than what was specified in original design.
2.Construction Contract	<p>Emmett Schuster, Interim CEO led the discussion referring to February 16, 2022 letter from Bouten which refers to 3 options. Starting early in year, bolts to attach the roof were unavailable in US. Replacement options are being brought to the Board to identify which they consider best to move forward with.</p> <p>D. Bratton, Project Manager said he has been involved in project since 2017 and said the project is on track to date, however, there have been impacts to availability of supplies from suppliers due to COVID. Although the unavailability of the specified roof fasteners may cause extended delay in roof installation, he feels Bouten has taken significant efforts in searching out solutions and will be presenting 3 options to the Board today.</p> <p>B. Potts stated the depth taken in researching resources and options to date for securing roof has been a priority for Bouten and added they have exhausted all efforts to get the specified product (14-, 16-, and 18-inch screws) necessary to complete roofing insulation. Therefore, they are now supplying 3 alternate options for completing the process.</p> <p>Option 1: Install roofing per details with materials specified. Challenge for Bouten is unknown factor as to when they would receive goods from supplier, they have May timeline but there are no guarantees materials would be received on time, adding that the schedule would be delayed, and cost for product could increase. Risk factor for Option 1 is high due to exposure to temperature variations and moisture.</p> <p>Option 2: Add layer of plywood between layers of insulation and secure with two different size screws that are available, eliminating the need for longer screws. Upon further review Bouten has received letter from third-party consultant and CollinsWoerman, that highly recommended <u>not</u> taking this option as installing with screws would affect the integrity of plywood (i.e., plywood cannot breathe causing mold issues) in addition, the manufacturer would not be able to warranty integrity</p>

of plywood. Brandon informed the Board that Bouten agrees with 3rd party consultant and does not recommend taking this option but wanted to provide Board with all options they have explored.

He remarked if the Board chooses to move forward with Option 2, CollinsWoerman and Bouten would require that language stipulate the Board has chosen to go ahead with Option 2 against the recommendation of parties Bouten, CollinsWoerman and third-party consulting firm, as it is a high-risk factor.

Option 3: Replace fasteners with adhesive to adhere each layer of insulation together. This choice would be a higher cost, due to labor intensity and material. But the benefits to Option 3 are that integrity of roof is stronger and energy efficiency is greater. Cost associated with this is estimated at \$440,829. Under this choice the project would use a premium way of installing roof and they would stay on schedule with project completion date of September 2022. Bouten has procured materials for this choice if Board chooses to take this option.

Boutin's request for a decision by the 18th could be extended to the end of week. However, if decision of Board is received later Bouten cannot offer guarantee they would meet projected completion date or be able to secure needed materials.

Questions from the Board about specified fasteners, proposed new roof design, added costs, labor, materials, and product warranties were answered by Brandon. He produced document which outlined credit associated with specified fasteners and added costs associated with each Option presented.

Current roofing barrier is protecting the roof from weather conditions at present. The roofing manufacturer has put the entire assembly in writing, which Bouten has confirmed with 3rd party consultant, that the roofing manufacturer solution being proposed is acceptable.

The Board was informed that Wetherholt and Associates presented a formal letter validating that Option 3 is achievable, and they will honor the 20 yr. warranty. M. Murphy requested a copy of Wetherholt report to the Board. Bouten also has received letter from Carlisle that stipulates warranty on their product, however they will not include coverage on materials from other manufacturers.

Lengthy discussion took place about who would be covering costs for changes and what would be fair and reasonable to parties involved. Brandon said the cost of Option 3 is beyond scope of GC contingency funds, however Bouten will support some portion to cover cost in change of material, as well as forgo 5% market cost.

Commissioners shared their concerns about having to take on such a substantial portion of the costs and suggested splitting expenses. Brandon Pitts suggested thirds to include discount of markups of Royal Roofing. Board and Brandon agreed that splitting costs in thirds, seems fairest to everyone involved however, Brandon will need to speak with Royal about their willingness to take on costs. Brandon shared that Royal does have bond on contract, and Bouten has been in contact with their bond company. He will seek response from Royal Roofing, supplying update to Board

	in Tuesday, February 22 nd Regular Board Meeting, which starts at 1:30pm.
3.Adjournment	The meeting was adjourned at 5:18 pm.

Attest:

Board Secretary

Emmett Schuster, Interim CEO

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