



**Lewiston City Council
SPECIAL MEETING AGENDA
March 9, 2023 - 3:00 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's Facebook page or the City's website at cityoflewiston.org.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. DISCUSSION ITEMS

Please note that identifying an item as an "Action Item" does not require the City Council to vote on that item.

- A. FIRE STATION UPDATE:** An update on the Fire Station 4 project provided by Fire Chief Myklebust - Action Item

IV. ACTIVE AGENDA

- A. PHASE 1B CHANGE ORDER:** Considering approval of a change order to add a 60-calendar-day extension to Phase 1b of the Fire Station 4 Project. - Action Item

V. UNFINISHED AND NEW BUSINESS

- A. CITY COUNCILOR COMMENTS:** Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion

B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES

C. MAYOR COMMENTS

D. ADVISORY BOARD AND COMMISSION APPOINTMENTS - Action Item

E. AGENDA TOPICS - Action Item

VI. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6203.



CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

ITEM TITLE FIRE STATION UPDATE	AGENDA NO. AGENDA DATE: March 9, 2023
ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY) Fire Station 4 project has been in discussion since 2010. The City of Lewiston is currently under contract with CORE Construction for a progressive design/build of the station.	
ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources. CORE Construction has now completed both Phase 1a and 1b and provided the city with a GMP (Guaranteed Max Price)	
BUDGET IMPACT 	
ACTION PROPOSED No action on this item, this is just an opportunity for the fire chief to update the city council and answer any questions they have. The city council will need to vote at a future council meeting to approve or deny a contract plan amendment for the Fire Station 4 Project.	



Station 4

Project Update

March 9, 2023





Project Update

- Phase Ia and Ib are complete and the station is 60% designed and is ready to move forward with permits and construction
- The GMP (Guaranteed Max Price) is \$7,871,002, we are working with CORE on this document
- The FY 23 budget has \$6,500,000 for the fire station
- The city has spent over \$972,631 on the project as of today, this includes all traffic analysis, studies, planning, 60% design, administrative and legal time spent on the project and the property
- Common issues we hear are “the location and the cost”
- The need for this station is to improve response times and to provide adequate services for a fire department of Lewiston’s size



Option I “Approval of Phase 2”

- The city will need to find the additional \$1,400,000 to cash flow the project, but this could be done over FY24 and possibly FY25
- The city will need to hire a qualified owner’s rep due to Chief Myklebust’s retirement May 31, 2023
- Council will have to approve a contract plan amendment for Phase 2 at a future council meeting after legal has reviewed the document
- Dirt work would start in September/October 2023
- Anticipated final completion November/December 2024



Pros vs Cons for Option I

Pros

- Won't need to spend money on current station 4 for repairs/upgrades
- The city will no longer pay JAA \$7,000 for the lease of property at current station
- Improves response times by greater than 1 minute to over 500 calls each year
- Improves living conditions for FFs and reduce risks of additional presumptive illnesses

Cons

- Will need to find additional money for the project
- Need to hire an owner-rep to manage the project
- Not everyone will like the location



Option 2 “Denial of Phase 2”

- The city will not get back the \$972,631 that has already been spent
- The city will need to address the needs of the current station 4 and will need to hire an architect and contractor to assist with determining cost for those needs
- The city will continue to pay \$7,000 per year to the JAA for the lease of the land
- The city will need approval from the JAA for any modifications needing to be made at the current station as per the current agreement
- The fire station location/analysis study outlined that during the next 12+ years, the city has over \$28,000,000 at today's construction rate to replace and remodel Station 4, 2, 1, and a training facility. At a 5% CPI, this cost will grow, costing an estimated \$44,800,000 in capital facility needs for the fire department in 12+ years



Things to Consider If Option 2 is Chosen

- Need to address Title 9 issues at St. 4
- Need to address fire department continuity of operations
- How to clean PPE/uniforms at all stations
- ADA issues at St. 4
- Training at St. 4 must be modified
- Delays in a new station put getting out of the current station for at least 3-6 years depending upon the project
- HIPAA issues at current St. 4
- The bedroom without a window needs to be addressed
- Address repair needs at St. 4 to include roof, plumbing, and electrical
- Mental health needs of crews at St. 4
- Address fitness needs at the station
- The city will need to determine how to fund the station when constructed



Questions?





CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

ITEM TITLE PHASE 1B CHANGE ORDER	AGENDA NO. AGENDA DATE: March 9, 2023
ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY) The City of Lewiston has been under contract with CORE Construction for the Fire Station 4 Project. Phase 1a was completed, and a contract plan amendment was approved in April of 2022 to complete Phase 1b.	
ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources. Due to holidays and the availability of contractors to bid on the station to establish the GMP, CORE was placed outside of the required timeline established in the contract plan amendment for Phase 1b. They are asking for a 60-calendar-day extension for Phase 1b to adequately provide the GMP. They have delivered this document well under the 60 calendar days they are requesting.	
BUDGET IMPACT This has no financial impact on the city if approved.	
ACTION PROPOSED The staff is recommending the council approve the change order to adjust the Phase 1b services by 60 calendar days.	



777 North 4th St.
Boise, Idaho 83702

T 208.314.1377

Travis A. Myklebust
Fire Chief, Lewiston Fire Department
1245 Idaho Street
Lewiston, Idaho, 83501

Re: Lewiston Fire Station No. 4 – Contract Duration

Dear Chief Myklebust,

Pursuant to Article 6, Contract Time: 6.1 Date of Commencement. The Phase 1A Services shall commence within five (5) days of Design-Builder's receipt of Owner's Notice to Proceed with Phase 1A unless the parties mutually agree otherwise in writing. The Phase 1A Services shall be completed within 183 calendar days after the Notice to proceed with Phase 1A. Any days saved in Phase 1A shall be added to the Phase 1B Services duration. The Phase 1B Services shall commence within five (5) days of the Design-Builder's receipt of a fully executed amendment for Phase 1B Services and Owner's Notice to Proceed with Phase 1B unless the parties mutually agree otherwise in writing. Phase 1B Services shall be completed within 121 calendar days, plus any days remaining from Phase 1A, after the Notice to Proceed with Phase 1B.

Additionally, Article 6, Contract Time: 6.2.4 All of the dates set forth in this Article 6 shall be subject to adjustment in accordance with the General Conditions of the Contract.

As you are aware, timing associated with the completion of Phase 1B Services coincided with the 2022 Holiday season. The original Bid due date fell within the height of the observance of Christmas vacation. In order to receive competitive bids, from qualified subcontractors, within the immediate market, CORE was forced to push the Bid Due Date to January 4th to keep within the original contract duration. Bids were received as scheduled.

However, major trade scopes that had been working with CORE previously, on estimating the project during development of the Phase 1A and Phase 1B Services were unable to submit bids. Contributing conditions surrounding this issue relate primarily to two extenuating circumstances; 1, During this same period, subcontractors were stranded due to flight cancellations and delays nationally and were unable to get back in time to submit bids and 2, Due to being awarded other project(s) with similar construction schedules, The subcontractors did not feel comfortable submitting a bid. Due to limited manpower

availability these trade partners did not want to over obligate and not be able to complete the construction schedule on time. Therefore, they did not bid the project. This required CORE to reach outside the immediate market to identify and solicit qualified bidders from Spokane to the Tri-Cities to Boise in order to provide bids for a complete scope of work.

Therefore, CORE West would like to respectfully request an adjustment to Phase 1B Services duration by sixty (60) calendar days, due to circumstances related to procurement of competitive bids to inform the Phase 1B GMP.

Please feel free to contact our office should you have any questions regarding the above.

Best regards

A handwritten signature in black ink, appearing to read "Jeff M. Jerome", with a long horizontal line extending to the right.

Jeff M. Jerome, PreConstruction Manager

CORE Construction | West

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E: jeffjerome@coreconstruction.com



www.coreconstruction.com