

SALLAL WATER ASSOCIATION

WORKSTUDY MEETING MINUTES APRIL 4, 2022 (by Zoom teleconference)

CALL TO ORDER 6:01, Quorum achieved

Board members present: Ms. Denise Smutny (President), Ms. Daylin Baker (Vice President), Ms. Joyce Hibma (Treasurer), Mr. Eric O'Brien, Mr. Shawn McKone, Mr. Larry Costello and Mr. Richard Formisano (Secretary).

Consultants present: Mr. Richard Jonson, Attorney, Mr. Mike Johnson, G&O

Employees present: Ms. Kristina Parker, Director of Finance & Administration, Mr. Tree Bergman, Water Operator

Guests present: None

WORK STUDY TOPICS

New Office and Shop Change Order:

- **Change order #7:** Electrical Subcontractor Work (Getchell Electric). Change order consists of three sections
 - Service Laterals - Work was turned over to Getchell Electric when it was discovered that Tanner Electric no longer performs this work. Review of documentation by Mr. Costello raised a few concerns about material quantities and the use of prevailing wage rates.
 - UG Boxes - The length of conduit required additional underground boxes. Spec'd boxes no longer available and substitute boxes more expensive. More information is needed to understand the needed for the additional underground boxes relative to the original design.
 - Heat Trace Wire - Heat trace wire modified for water pipes. No issues with this work but need to check appropriate wage rate.

Based on discussion, no action was taken on Change Order #7 so that Mr. Bergman can follow up with questions to Akana and HMCI on key material quantities and use of prevailing wage rates.

- **Change order #8:** Eyewash Station - This change order plumbs water line connections and thermostatic control to a new eyewash station. The cost seemed high and use of 3/4 inch plumbing was questioned. Discussion followed. Mr. Bergman was requested to check on obtaining credit for original non-plumbed eye wash station.

Motion 2022-027: Motion by Mr. McKone and seconded by Mr. Costello to approve Change Order #8. Board discussion followed. Motion carried

- **Change order #10:** Fence deletion - This change order removes the requirement to install a new fence along the west side of Sallal's property. The existing neighbor's chain link fence along the west side property line is suitable

Motion 2022-028: Motion by Ms. Hibma and seconded by Ms. Baker to approve Change Order #10. Board discussion followed. Motion carried.

- **Change order #11:** Truss pull down hardware - A clarification document was provided from Lawhead to HiMark to install additional hardware on the 5-ply truss in the shop in order to meet structural load requirements.

Motion 2022-029: Motion by Mr. Costello and seconded by Mr. O'Brien to approve Change Order #11. Board discussion followed. Motion carried

- **Change order #13:** Time extension request #2 was submitted by HiMark requesting a 57 day contract extension. This is under review by Akana and this change order is not ready for a decision. Board discussed delays created by HiMark's errors and slow work resulting in delays. Mr. Bergman stated that often, only one subcontractor is working on the site at a given time and HiMark's supervisor has been found sleeping in his truck during the day. There was still corrective work to occur including pulling off sections of roof to install support materials that HiMark incorrectly omitted. Impacts to current office & shop lease (cost & availability) and extended construction mgmt./inspection costs incurred by Sallal were discussed. Akana has been requested to submit to Sallal their recommendation for number of days they believe are justified. Ms. Parker to assess office lease extension. No action was taken.

River Run Update

- River Run Ventures LLC paid in full for 127 ERUs based on a set of revised calculations they submitted with their CWA extension request. Subsequent to paying for Sallal membership based on the 127 ERUs, they hired Pace Engineering to refine their ERU calculation. The result of Pace's review, which was based on a survey of apartment ERU discount factors from surrounding jurisdictions, was 100 ERUs. The developer has requested a refund based on the revised calculation.

- Mr. Mike Johnson, G&O, reviewed Pace Engineering's ERU recalculation including Mr. Costello's previous analysis. Mr. Johnson's overall conclusion was that any of the methodologies as well as the original methodology could be used but that Pace's recalculation was low due to using Multifamily/Single Family ERU Ratios that were not "apples to apples." Mr. Johnson's method was similar to Pace's but refined the use of MF/SF ERU ratio to the ratios used by NB and Issaquah and separately calculated ERUs for the clubhouse and outside irrigation. Mr. Costello used a similar methodology applying all 11 years of data from the NB WSP and concluded a range of ERU discount factors all of which are higher than the one used by Pace. Mr. Costello also separately calculated ERUs for the clubhouse and outside irrigation. Between these various calculations it was pointed out that the ERU conclusion could be less than or could be more than the original 127 ERU value approved with the CWA.

- Board discussion followed: It was noted that Sallal has worked in good faith with River Run Ventures LLC over the past few years. Sallal approved the original CWA and two CWA renewals. Sallal reduced the original ERU quantity from 159 ERU to 127 ERU which was based on engineering data provided by the River Run Ventures LLC and PE stamped by their engineer. Sallal also allowed the developer to apply for and pay at the previous membership rate prior to the new rate taking effect. The range of ERUs using the different methodologies discussed above are between 100 - 127. Because the 127 figure was based on the final CWA allotment as requested by the developer and confirmed by its engineer. the Board concurred in staying with 127 ERU calculation.

EXECUTIVE SESSION: None

MOTION TO ADJOURN: Motion to adjourn meeting at 7:29 pm was made by Mr. McKone and seconded by Ms. Baker. Motion carried.

Submitted by: Mr. Richard Formisano, Board of Trustees Secretary

Next scheduled meeting:

Board Monthly Meeting: Tuesday, April 19, 2022 at 6 pm