

CRESTED BUTTE FIRE PROTECTION DISTRICT  
MINUTES OF REGULAR MEETING  
Mt. Crested Butte Fire Station 2  
Tuesday, October 25, 2023  
Approved: November 14, 2023

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Tina Kempin, Eric Tunkey, Ken Lodovico  
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Jeff Duke, Robert Weisbaum  
Guests: Todd Goulding- Goulding Development Advisors, Brian Young and Mike Potter- FCI Contractors

Changes to Agenda

Meeting called to order at 3:05 pm by Board Chairman Chris McCann.  
There were no changes to the agenda.

Staff Updates

In staff updates, Chief Weisbaum reports that he has hired Brad Farson for the Paramedic/Firefighter position. Brad will start on November 13<sup>th</sup>. On the part-time employee front, 5-6 people have expressed interest in moving from volunteer to part-time status. Additionally, Chief Weisbaum is looking into hiring Captain Mark Voegeli, at 24 hours per week, as a regular part-time employee with benefits.

CEO Caffrey reports that the district has the opportunity for a master lease on a Lazy K unit at \$2450/month for a period of 1 year with 2 renewals. Board member Kempin asks what the District would do if there is not an employee to fill the unit. Caffrey responds that the District would likely rent to a qualified individual for a shorter lease term if necessary.

New Business

Todd Goulding opened the Station 1 update by thanking the design team and then reminding the board members that they are present to make a financial commitment to build in spring of 2024. Goulding states that FCI has taken the initial GNP to the market for critical subcontractors, trades and suppliers to receive bids. The next step in the GNP process will be in March where the final GNP will be bid. Goulding recommends the board approve FCI to move forward with \$11 million in commitments for the initial GNP bids. The final commitment is just under \$24 million, which is slightly under the project budget.

Mike Potter with FCI took the floor and stated that his team has been carrying out the competitive bidding process with sub-contractors for key trades to and goods as many products are still approaching a year lead-time. Smart bid was utilized in Colorado with 578 subcontractors looking at the bid. Out of those, 86 downloaded documents and FCI received 26 completed packets. FCI leveled and scrubbed the bids and then Goulding and the B+G design team were able to ask questions and confirm scope. Board member Kempin asks if the bidding system incorporates local subcontractor participation. Brian Young states that there was good participation among local subcontractors who can handle a project of this size; however, the final GNP will open the door for more local participation.

Brian shared his screen and Mike showed the breakdown of cost per building s \$22,779,639 is the cost to build in today's numbers however, escalation will occur. The Final GNP is showing 6% escalation as those numbers will not be locked in until February/March 2024. The GNP number today lock in concrete, steel, elevator, sprinkler, mechanical, electrical, earthwork and the low voltage system pricing and contractors. If the board approves the GNP the subcontractors will be issued a contract. Board member Kempin asks if there is an escalation in cost for unforeseen circumstances or change order that could be passed on to the district. Goulding states that ideally, this should not occur but he is carrying a 9% contingency for the District. CEO Caffrey speaks to the cash flow projections stating liquid investments will be monitored month to month. However, the budget is still reflecting that the overall cost of the project reflects a \$300,000 shortfall.

Motion to authorize Chairman McCann to sign Exhibit A for \$11,052,515 for early procurement and onboarding

subcontractors for building in spring in 2024 by McCann, seconded by Lodovico. Motion passes unanimously.

Lodovico states the board is intimate with many of the subcontractors and taxpayers in a small community and he thanks FCI for conducting a fair process.

#### Unscheduled Business

No unscheduled business.

#### Executive Session

Motion to enter Executive Session Pursuant to Section 24-6-402(4)(e)(I), C.R.S., Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators. subject to negotiation (if needed) by McCann, Seconded by Lodovico. Motion passes unanimously.

Board entered executive session at 4:13 pm.

Motion to exit executive session at 4:31 by McCann, Seconded by Dietrich. Motion passes unanimously.

Motion to approve A133 as renegotiated by Goulding with FCI by McCann, Seconded by Lodovico. Motion passes unanimously.

Motion to adjourn at 4:32 pm by Dietrich, Seconded by Tunkey. Motion passes unanimously.