

February 24, 2021

7:30 – 9:00 AM, scheduled time

Minutes - Regular Meeting (held via teleconference due to Governor's Proclamation 20-28)

Attendance

S3R3 Solutions Members present via teleconference: Breean Beggs, Greg Birchell, William Butler, Al French, Gerry Gemmill, Larry Krauter, Scott Simmons

S3R3 Solutions Members absent: None

S3R3 Solutions Staff physically present: Todd Coleman; Executive Director, Sueann Herkel; Executive Assistant,

S3R3 Solutions Staff present via teleconference: Taudd Hume; Legal Counsel

S3R3 Solutions Staff absent: None

Guests present: None

Guests present via teleconference: Patrick Lundstrom, Larry Mattson, Katherine Miller, Todd Raynes, Galen Ribellia, Peter Showler, Tom Tillford

Meeting called to order 7:31 AM

Welcome and Introductions:

Board Chair Al French conducted roll call of Board, quorum present.

Public Comment/Courtesy of the Floor:

No public comment taken due to Governor's Proclamation.

Action Item Number 1-Consent Agenda

Board Chair Al French requested comment on Consent Agenda Action Items which included Minutes for the January 14, 2021 Regular Board Meeting and January 1-31, 2021 Financials. Hearing none, he called for a motion for approval of all items as presented in the Consent Agenda. Board Vice Chair Bill Butler motioned for approval, Board Member Gerry Gemmill seconded, motion passed unanimously.

Action Item Number 2 – Authorize Addendum No. 1 to the Design Build Contract with Garco Construction

Executive Director Todd Coleman reported that the Guaranteed Maximum Price is still being negotiated and noted the team is still value engineering the building and site to minimize costs. He briefed further that on January 14, 2021 the S3R3 Board of Directors approved the execution of a Design Build Contract with Garco Construction. The Design Build Contract included a line item for pre-construction services for \$17,500 through the end of February. However, an addendum to increase the scope of pre-construction services to \$191,050.00 is needed to maintain the schedule assuming the lease and bank document closing has been delayed until end of March. Board Member Scott Simmons stated that all the work that has taken or will take place is anticipated and nothing of what is being requested is out of the ordinary. Board Chair Al French called for a motion for approval; Board Member Gerry Gemmill motioned, Board Member Scott Simmons seconded, motion passed unanimously.

Action Item Number 3 – Authorize Change Order No. 1 with OAC Services, Inc. for Owner Representatives Services

Executive Director Todd Coleman reviewed that on October 17, 2019, the S3R3 Board of Directors authorized a contract for Owners Representative Services with OAC Services, Inc. (OAC). Since then, two task orders have been issued. This request for Change Order No. 1 is for OAC to provide Owners Representative Services during the design build contract for the Air Cargo Warehouse and was contemplated by the original contract once a specific project was defined. Board Chair Al French called for a motion for approval; Board Member Breean Beggs motioned, Board Vice Chair Bill Butler seconded, motion passed unanimously.

Action Item Number 4 – Authorize Change Order No. 3 with Coffman Engineers, Inc. for On Call Services

Executive Director Todd Coleman briefed the Board that S3R3 Solutions anticipates the need for additional civil engineering and survey services generally and regarding the Air Cargo Warehouse. Because of that, the request is for Change Order No. 2 increase

the not to exceed On Call Services by \$50,000.00 to a total of \$100,000.00. Board Chair Al French called for a motion for approval; Board Member Scott Simmons motioned, Board Vice Chair Bill Butler seconded, motion passed unanimously.

Project Updates, Presentations and Briefings:

1. Executive Director Todd Coleman briefed that there has been a resurgence of earmarks, specifically mentioning three projects (Craig Road Improvements, Hayford Road Improvements, and a new interchange between Medical and Geiger/Grove Interchange) that could be impacted. Board Chair and County Commissioner Al French stated that he is pulling together submittals for the West Plains, specifically projects that aid the environment and produce jobs. Additional projects that were mentioned are as follows:
 - a. Projects within the Northeast Public Development Authority
 - b. Terminal renovation at Spokane International Airport
 - c. Completion of 12th Avenue
 - d. Regional Stormwater facility for the West Plains
 - e. Domestic water issue in Airway Heights
2. Executive Director Todd Coleman mentioned the Washington State Department of Transportation (WSDoT) has dedicated \$300,000 for a study to include plans for transportation corridors in the West Plains. Between funding from WSDoT and five entities within the West Plains, an updated study will be conducted that will produce a list of priorities within 12 months.

Other Business:

1. Unfinished Business
None
2. New Business
None

Board Member Items:

1. Board Treasurer and Spokane International Airport CEO Larry Krauter briefed that he testified before the Washington State Transportation Committee stressing the need for updated and upgraded infrastructure within Eastern Washington.
2. Board Chair Al French is exploring an extensive marketing campaign focused on businesses in California and Arizona. The current plan is to combine regional partners to expand the recruiting arm of Eastern Washington.

Executive Session:

None

At 8:18 AM the February 24, 2021 Meeting was adjourned.