



Bollinas Fire Protection District

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December 12, 2005

Special Meeting: Firehouse financing

The special meeting was called to order by Pres. Sands at 7:30 PM. Vice Pres. Binley, Dir. Currey, Dir. Phillips and Dir. Aitken were present. Also present were David Bunnett, Kim Bender, Fire Chief Anita Brown, Judith Shaw, Lisa Bell, Pete Smith, John Severson, Vanessa Marcotte, Bill Lyons, and Mark Pressman.

Bill Lyons commented that Throckmorton had accepted a bid after a second public bidding session for 2.7 million dollars.

MSC, Phillips/Binley (unan) to adopt Ordinance #10: Levy special taxes within Community Facilities District No. 2003-1. Each year, the parcel tax will have to be passed by the Board and the total proceeds will change according to the number of undeveloped and developed parcels.

David Bunnett stated that as a representative of the CHA Board, the CHA is willing to move forward as the contracting agency of the joint project with minor wording changes made to the Lease Agreement, the JAIPCA and the new Memorandum of Understanding between the BFPD and the CHA **AND** if the final price of construction determined by Oliver & Co. is acceptable to both the CHA and the BFPD.

John Severson went on to explain that the changes the CHA is wanting to make to the Lease agreement and JAIPCA do not change the major outlines of the agreement or its intent, they simply clarify the relationship between the two agencies.

To avoid delaying the approval of the agreements until the next monthly Board meeting, the Board authorized Pres. Sands and Vice Pres. Binley as an executive committee to approve of the changes made by the CHA.

The Board also decided it would be prudent to have an attorney also review the agreements before approval.

MSC, Aitken/Currey (unan) to approve of the CHA Lease Agreement and JAIPCA pending CHA approval, executive committee approval and approval by an attorney.

Judith Shaw asked if there was a deadline for approval of the agreements. Everyone agreed that the end of the year would be an agreeable deadline.

Kim Bender described the proposed amendment to the MOU that as of June 30, 2005, all fund raising divisions including Mesa Park are complete. Mesa Park received a \$500,000 State Park Grant which will be used for the water reclamation plant, the sewer lines and the lift station. Any

financial fund raising after June 30, 2005 does not and will not include Mesa Park as their fund raising goals for the Project are complete.

MSC, Currey/Phillips (unan) to approve Amendment #1 to MOU pending Mesa Park official approval at their January 2006 Board Meeting.

Kim met with Steve Oliver of Oliver & Co. last week and reported that they had determined a base bid of \$3,685,000 and are actively “value engineering”. “Value engineering” entails working with subcontractors to reduce costs. They are actively cutting prices and have proposed savings of over \$500,000 thus far. At this price, the Project can move forward with Bond issuance scheduled for December 13th and Lease agreements. Oliver & Co. are hoping to lower the price even more in January and February when the construction industry is slow and subcontractors typically offer lower bids.

Discussion continued regarding the history of the Project and pricing of the buildings. Everyone agreed that the architects originally designed an overly expensive and sophisticated building. Difficult communication between the Construction Manager, the Building and Grounds Committee and RRM contributed to high prices and delayed progress. John Severson reiterated the importance and need for excellent communication between all parties that should be documented. Steve Oliver values excellent communication and requires weekly meetings with clients and construction managers. Everyone present was confident in Steve Oliver’s excellent communication skills and his commitment to a set price for construction.

Mark Pressman reported that he has drafted legal disclosure documents for bond issuance. He is developing new financial statements for the District that compare profit and loss over the past four years that do not include the Capital Campaign. He also reported that the number of parcels taxed is a number that is in flux as mergers at the County are still in process and undetermined as yet. He also mentioned that there are “sleeper parcels” that are parcels that have yet to be charged. Their numbers have yet to be determined by the County as well.

The Board decided to remove Action Item #4 as the Oliver & Co. pricing is not yet complete.

Lisa Bell encouraged everyone to buy bonds to support the Project.

ADJOURNMENT

MSC, Currey/Phillips (unan) to adjourn the meeting at 9:00PM.

Respectfully submitted,

Molly Brown
District Secretary

NOTE: All minutes to all Board meetings are available for review at the Bolinas Library.