



North Hays County Emergency Services District #1



P.O. Box 1604, Dripping Springs, TX. 78620

Minutes March 25, 2022, Special Meeting

Approved April 19, 2022

Commissioners Present

President Dennis Lane
Vice President Bob Luddy
Treasurer Darrell Debish
Secretary Cristina Nelson

Others Present

Doug Fowler, District Administer NHCESD#1
Bodie Hudson, Admin Assist NHCESD#1
Ryan Rosborough, AG/CM

Commissioner Attending via Teleconference

Assistant Treasurer Staci Dement

A. CALL TO ORDER 3:02

B. CITIZEN COMMUNICATION

None

C. CONSENT AGENDA

1. Discussion and possible action on the EMS Station and District Office Construction Budget.

The main concern expressed by the Board to Mr. Rosborough is that the 9.8-million-dollar RVK Opinion of Probable Cost is 29.8 % higher than the budget submitted by AG/CM.

Ryan Rosborough explained that the budget submitted by AG/CM was based on the design they had and the market at the time the budget was drawn up. RVK’s budget is estimating a construction increase because of the global climate, such as supply chain issues, labor shortages and increasing petroleum costs. RVK’s budget also includes a 15% construction contingency.

When asked about whether there was an advantage to building the two stations concurrently, Mr. Rosborough answered “Yes” due to inflation.

Discussion was held on design changes that could possibly bring costs down such as commercial vs residential kitchens and wood vs wood substitute on exterior.

Mr. Rosborough expressed that his opinion was that the correct budget number would be somewhere between the AG/CM estimate of \$7,055,000 and the RVK estimate of \$9,875,500.

The options the board considered were:

OPTION 1 – Continue with the current path. Send out the plans for bid with the District Office as an optional build. If the bids come back and the cost is in line with the RVK Opinion, the Board has the option to cut the District Office and just build the two EMS Stations, if affordable. There would be no additional cost for the Board cutting the District Office. The design would be in place for future construction. All necessary stub-outs would be in place to add the District Office at a later date.

OPTION 2 - Wait and deal with it later. Move forward with design and put the design packet out for bid with optimistic anticipation bids will be closer to the AGCM budget. If the budget is closer to the RVK estimate the board will have to decide if it wishes to:

- *Move forward using uncommitted funds to pay for construction (Included in Attachments3 & 4)*



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- *Stop and wait for possibly better market conditions*
- *Stop and redesign to a lower cost. The cost of redesign will not cause additional costs from RVK for this will be within the scope of work*

OPTION 3 – Have RVK stop its current design path and redirect them to redesign down to our approved budget. This is within the scope of work and will not result in additional costs, however it will push the calendar and delay when we can go out for construction bids.

OPTION 4 – Revise the budget now, accept the opinion from RVK and move forward.

OPTION 5 (Added by President Dennis Lane at meeting) – Build the East Station and delay the construction of the North Building at this time.

After careful consideration of all options, the Board took the following action:

Motion by Commissioner Debish to acknowledge RVK’s budgeted Construction Costs and authorize RVK to proceed with the design schedule to bidding date with the Administrative Offices as an alternative look to build. 2nd by Commissioner Luddy. Motion passed unanimously.

ADJOURNMENT 3:46