



Marrowstone Island Fire Station 1-2 Crew Quarters Project for Improving Response Times

Project Update & MIF Grant Funds Options

March 2021

MIF Board of Directors





Building Recent Events Timeline

Marrowstone Island Fire Station Crew Quarters Project

TIMELINE - Years 2020 & 2021





Issues with the Marrowstone Site - 1

Marrowstone Site issues that have slowed progress in moving forward with crew quarters building:

1. The Marrowstone site failed wet season tests for onsite septic system - January 2020
2. A result of the tests was the need for curtain drains as an attempt to remedy the site (dry) to allow for onsite septic system functionality.
3. The next wet season test again failed.
4. It is thought another season may show ability for onsite septic system (a dry enough site) but a decision was made to move forward with another more timely alternative to keep the project moving.
5. An alternative was developed to utilize a neighboring property for the septic system location. After much negotiations, and an agreement of EJFR paying \$50,000 for an easement, a solution was reached with the neighbor property owner to allow for the septic system on their property with conditions.
6. The next obstacle to utilizing the neighbor's property was an abandoned county right of way between EJFR property and neighbor.
7. In order to cross the right of way with septic lines the owner of the right of way (Jefferson County) had to agree.
8. Instead EJFR worked with Jefferson County to transfer the abandoned property ownership to EJFR (the neighbor expressed no interest in owning part or all of the right of way). During the pandemic it took months of working with lawyers, county auditor and clerk, and county court, and was finalized January 2021.



Issues with the Marrowstone Site - 2

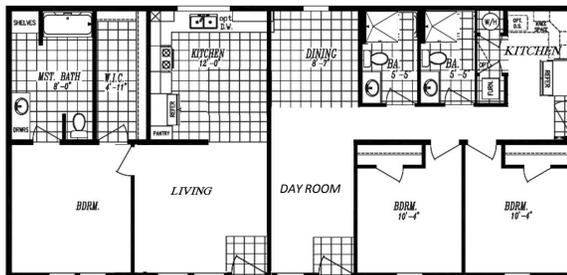
Marrowstone Site issues that have slowed progress in moving forward with crew quarters building:

9. Now with the ownership issue resolved, EJFR could file for a septic system permit. Issues with the septic permit:
 - Jefferson County had no record of buildings on EJFR Marrowstone property - the buildings needed to be recorded before moving forward. A determination was made that because the buildings were built and deeded to EJFR prior to 1974 they can be recorded as acceptable non-conforming structures. Otherwise the buildings would need to be brought up to current codes.
 - a past forestry preservation agreement neighbor had on their property purchase had to be overcome for septic system to be installed
 - Jefferson County DCD stated EJFR Marrowstone site had too high a ratio of impervious to pervious surfaces. This issue was resolved by an exception granted for public use facilities.
 - Jefferson County Health Department required investigation of existing buildings and utilities. An abandoned sink was found in one building and must be decommissioned.
10. As of April 2, 2021 the septic permit has not been issued - this approved permit is necessary to gain other permits to allow for construction to proceed (utilities, building, etc.).



Background Info – EJFR Needs - Update

- Building costs are escalating at astounding rates, making it necessary to re-examine crew quarters requirements
 - Budget concerns
 - Timeline concerns
- Crew quarters “home” downsized from previous study from approximately 1,600sf to approximately 1,500sf
- Changed from separate apartment adjacent to volunteer quarters to separate suite and shared living spaces



NOTE: Estimated costs and timelines are based on specific home models.
Other options may be less or more than shown.



Background Info – Buildings Reviewed

- Manufactured home models reviewed for applicability to EJFR needs from companies included:
 - Skyline
 - Golden West
 - Palm Harbor
- Shell only home models reviewed from companies included:
 - HiLine
 - Lexar
 - Individual home builders are generally not competitive

Typical definition of shell building:

Shell Package: with the Shell Package builder provides foundation, framing, roofing, siding, windows, exterior doors, and interior wall framing. All other work is for owner to complete.

NOTE: Estimated costs and timelines are based on specific home models.
Other options may be less or more than shown.



Grant Funding Options for Board Vote

VOTE

MIF Board of 9 directors voted as shown below:



7

Option 1 - MIF Buys Manufactured Building

Cost = \$134,000 Time = 62 weeks

Option 2 - MIF Buys Shell Only Building (incomplete bldg)

Cost = \$139,000 Time = 85 weeks plus



2

Option 3 - MIF Grant Funds Given to EJFR

Cost = \$128,000 Time = 91 weeks plus

Option 4 - MIF Grant Funds Returned to Donors

Cost = \$128,000 Time = 8 weeks

NOTE: Costs and timelines are based on specific home models. Other options may be less or more than shown.



Options Timelines and Costs – March 2021

C of O = Certificate of Occupancy

OPTIONS:

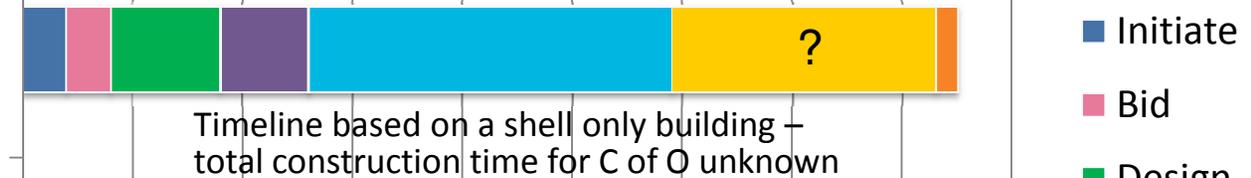
1

MIF Buys
Manuf Building
MIF = \$134K



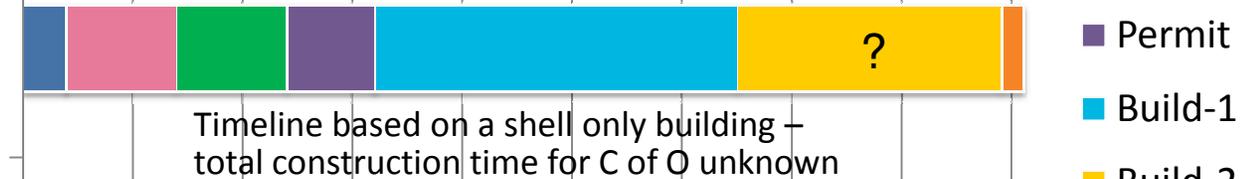
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MIF Buys
Shell Building
MIF = \$139K



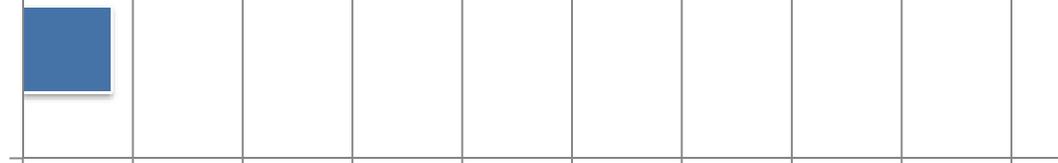
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MIF Grant Funds
Given to EJFR
MIF = \$128K



4

MIF Grant Funds
Returned to Donors
MIF = \$128K



- Initiate
- Bid
- Design
- Permit
- Build-1
- Build-2
- Final

0 10 20 30 40 50 60 70 80 90

Weeks

NOTE: Costs and timelines are based on specific home models. Other options may be less or more than shown.

Next Steps – After Supermajority Vote for Option 1



- Statement for EJFR / Board of Commissioners – Meeting March 17
- Communication to donors/island residents
- Work on acceptable grant agreement for building donation
 - To be approved by outside counsel
- Put cap on cost
 - Return to MIF Board with final number
 - Cost above grant amount needs MIF Board approval
 - Exceeding cap may push grant funds to Option 3
- Finalize building selection
- Review building purchase agreement
 - Review by outside counsel
- Develop timeline for purchase
 - With dependencies on EJFR work
 - Permits
 - Infrastructure items

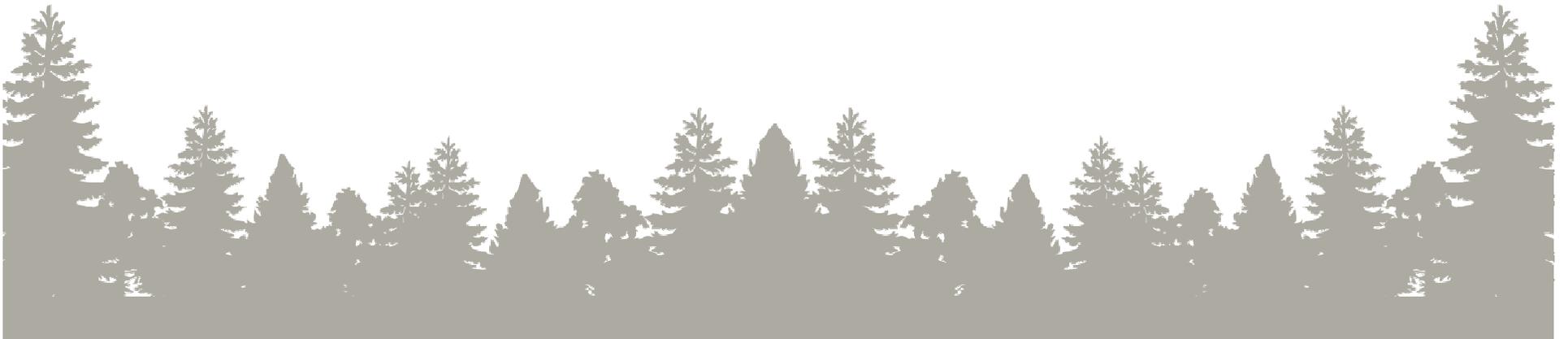


Next Steps Action Items

As of March 18, 2021

DONE	NO.	ACTION	DATE ASSIGNED	DATE DUE	STATUS	NOTES
✓	1	•Statement for EJFR / Board of Commissioners	03/16/21	03/16/21	Complete	
	2	•Communication to donors/island residents	03/16/21		Not Started	
	3	•Work on acceptable grant agreement for building donation	03/16/21		Not Started	
	3.1	–Approved by outside counsel	03/16/21		Not Started	
	4	•Put cap on cost	03/16/21		Not Started	
	4.1	–Return to MIF Board with final number	03/16/21		Not Started	
	4.2	–Cost above grant amount needs MIF Board approval	03/16/21		Not Started	
	5	•Finalize building selection	03/16/21		Not Started	
	6	•Review building purchase agreement	03/16/21		Not Started	
	6.1	–Review by outside counsel	03/16/21		Not Started	
	7	•Develop timeline for purchase	03/16/21		Not Started	
	7.1	–With dependencies on EJFR work	03/16/21		Not Started	
	7.1.1	Permits	03/16/21		Not Started	
	7.1.2	Infrastructure items	03/16/21		Not Started	

Supporting Materials



MIF Funds Manufactured House

- Pros
 - Known total cost and locked in upon purchase
 - Known schedule on purchase
 - The project happens – and sooner
 - MIF controls part of the project and essentially guarantees the project to happen (note: the new EJFR Chief is dedicated to the project success)
 - The building is complete and ready for use
 - Distinct use of MIF grant funds
- Cons
 - Puts responsibility on MIF to accomplish
 - The longer no action taken the more costly the project and likely cannot be completed in 2021
- Other
 - Building foundation funded and built by EJFR (design by builder)

MIF Funds Shell House

(Shell houses are stick-built onsite by specific contractors that build shell only homes.)

- Pros
 - Known cost for shell only
 - The project happens – and sooner
 - MIF controls part of the project and essentially guarantees the project to happen (note: the new EJFR Chief is dedicated to the project success)
 - Distinct use of MIF grant funds
- Cons
 - Unknown cost to complete
 - Unknown schedule to complete
 - Puts much more responsibility on MIF to accomplish
 - The longer no action taken the more costly the project and likely cannot be completed in 2021
 - The building is not ready for use upon completion of shell
 - EJFR must fund and complete all interior work and utilities
- Other
 - Building foundation funded and built by MIF (design by builder)

MIF Funds EJFR Work on Project

- Pros
 - Funding assistance only
 - Puts responsibility for entire project to EJFR
 - EJFR has ability to finance as needed
- Cons
 - MIF has partial control based on grant agreement
 - Uncertain schedule and completion date
 - The longer no action taken the more costly the project and likely cannot be completed in 2021
- Other