



MCMINNVILLE FIRE DISTRICT

3850 SE Three Mile Lane McMinnville, Oregon 97128 Phone 503.435.5800

Practical Problem for Analysis as Part of the Division Chief Recruitment

The question below, and your analysis and answer, are part of the recruitment process for an opening for a Division Chief at the McMinnville Fire District. In response to the scenario below please draft a response which reflects your analysis and proposed solution and why you chose that solution. Your response should be no more than four pages in length, using 12 point font and 1 inch margins, and should be submitted with your other application materials on the Public Safety Answers application site at: <https://www.publicsafetyanswers.com/>. You may use any resources available to you in preparing your response. There are no incorrect answers to this project, however the work must be your own.

Issue/Practical:

The McMinnville Fire District purchased a building in January 2025, which is approximately 24,850 SF in size. It has two floors plus a partial basement. It sits on approximately 5 acres of land, including a large parking lot in the back. The building is located at 3850 SE Three Mile Lane in McMinnville. It previously housed a large tax consulting business. It includes all staff offices, conference rooms, and relatively large open spaces on the second floor. On the first floor there is a large open room, and approximately 20 smaller offices. It has a large gym, four single bathrooms near the gym, two of which have showers, and a chef's kitchen with a large eat-in area. There is a balcony that wraps around the building on the first and second floor, and a small shed behind the office building.

After working with our architects and engineers, it has been determined that the best course of action is to build a separate standalone building that meets current essential facilities standards for our firefighters to respond out of. This separate building will house bays, living quarters, storage areas and individual restrooms and showers, see attached drawings. Site surveys have been completed, Geo surveys have been awarded for work, and we are working to get a cost estimator for the total project cost.

Not long ago, the district received word that it was awarded three million dollars (\$3,000,000) pursuant to legislation from the last regular session. The funds are expected to be distributed from state lottery funds. The funds are anticipated to be received in March 2027. No more than \$500,000 would be provided by the district from its own available funds in addition to the state-awarded funds.

Your Goal:

Prepare a recommendation about which procurement method you would use to hire the professionals necessary to design, then complete the construction of the new building behind the office building and why. Under Oregon law, the typical contracting/bidding paradigms are: 1) Design-Bid-Build Method (Hard Bid); 2) Construction Manager/General Contractor (CM/GC); and 3) Design-Build Method.

Which would you recommend, and why?