



Forest Lakes Fire District

BUILDING COMMITTEE MEETING MINUTES

April 8th 2016



IN ATTENDANCE

Jon Waggoner, FLFD Building Committee Chairman
Tom Cummiskey, Building Committee Member
John Hennessey, FLFD Board Chairman
Dave Rodriguez, FLFD Fire Chief and Building Committee Member
Suzie Bragg, Legacy Committee Member
Bruce Scott, HDA Architects Principal
Fritz Schultz, FCI Constructors Operations Manager
Jason Alvarado, FCI Constructors Project Manager

MINUTES

The following actions took place:

We convened at 10AM and began by walking the property where the new station will be built. We discussed the lot lines and where the current and future septic systems are or will be.

Regrouping inside, we began with a discussion about changing the building orientation to be south facing to take advantage of the winter sun and help with snow melting. We also briefly discussed adding heating elements to the external concrete apron to help melt the snow. No conclusion was reached.

We all reiterated that the southern-most lot should be left alone so that the District could sell or repurpose it in the future.

We briefly discussed a new septic system. It was noted that Dan Smith is a septic contractor that has been used locally. FCI stated that they are also aware of others who would work in our area.

We reviewed the initial drawing that FCI brought. It was noted that the floorplan needs to be updated to swap the layout of each wing.

We discussed the 10 year Conditional Use permit currently in place. Bruce will be working with the County to see if it can be used as is or will need updating. Bruce also said he will be responsible for getting bids for surveying, soil sampling and other preliminary activities needed before final project drawings and costs can be developed.

As there were various thoughts on various topics, Fritz mentioned that this is a kickoff meeting and will be the first of many in a back and forth process as we finalize design etc.

We reviewed the current site plan drawing. FCI noted that they will be handling the demolition of the garage and the concrete pad shown on the drawing. It was noted that the current septic tanks, not being used, will probably need to be backfilled.

We discussed a 6 month build cycle which seems reasonable as it was the schedule used in Flagstaff. It would be beneficial to get the shell and outer work done before the snow starts. The building needs to get dried in so that work could continue on the inside. There was some disagreement on the start date when we would want the build process to begin given the above.

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Bruce stated that the Construction Documents (CD's) would need to be completed and approved before subcontractor bidding could begin. He stated that it will take about 3-4 months to get those completed. It was agreed that that is a good time frame because we will also need those to submit for grants by the September timeframe. Susie stated that the grant approval process generally takes 4-6 months.

We went through the preliminary cost estimate that came in at \$986,454. It was noted that there are probable cost savings related to that amount to be had but that the amount excludes a number of costs such as FFE, certain internal fit up, permits and applications, new septic system as well as architect fees, soil testing, and contingency. It was stated that the sum of these costs could be equal to as much as 15% of the actual construction costs or, roughly, as much as another \$150K.

In discussion, several cost saving ideas were put on the table including:

- Only have one wing instead of two
- Use Hardy board rather than wood on the wing(s)
- Eliminate the external veneer
- Use internal woodwork instead of metal
- Use acoustic paneled ceilings
- Use Evap rather than AC

It was noted that the HVAC number provided would include exhaust systems but grants may be separately available. We may be able to reuse the ones in the current fire station. Also, heaters will be needed in the bays.

Jason said that telecomm cabling is not included in their projection. We would need to handle that separately.

Contingency is up for discussion. 5% is common and can be split between the contractor and the customer. FCI's experience is that contingency often has to be used when there are issues related to running utilities to the project.

Next steps:

- Geo-tech and survey. Action: HDA
- County Requirements. Action: HDA
- Full Schedule from kickoff to hand over to customer. Action: FCI
- Identify recommended metal building constructor. Action: FCI
- It was agreed that FCI and HDA need to collaborate on these action items and that their completion and our next meeting should coincide in about 4 weeks. Bruce Scott to work with Dave to schedule that meeting.

Discussion essentially ended for lunch at about 12:30pm.