



## BUILDING COMMITTEE MEETING MINUTES OF APRIL 21, 2017



1. The meeting was called to order in the main equipment bay of the fire station at 10:04 am by Building Committee Chairman John Hennessey.
2. In addition to Chairman Hennessey, also in attendance were Building Committee members Chief Rodriquez, Quentin Tolby and Tom Cummiskey; Phillip Johns, HDA-Architects; and Jeff Schaffer and Dean Read, Caliente Construction. For the record, Chief Rodriquez, Phillip Johns and Dean Read attended telephonically. There were no members of the public in attendance.
3. Old Business
  - a) Review Action Items from the April 5, 2017 meeting. Relevant comments follow:
    1. Jeff: investigate cost for wrapping soffits in metal; review truss design for the bay space re: minimum clear height; insulated versus non-insulated doors; cost for add-alt approach; HVAC recommendations; and send PDF of the master schedule for meeting minutes. Jeff reported that he will be prepared to deliver an updated cost estimate at the next meeting on May 5<sup>th</sup>, which will address the soffits, insulated doors, add-alt approach and HVAC recommendations. He has collaborated with Phillip on the truss design/building structural details for the new 14-foot minimum bay height. He has sent the Master Schedule to Chairman Hennessey.
    2. Phillip: revise drawings to reflect clear height requirement for aft bay; work with Chief Rodriquez to provide recommendation on exhaust scrubbers consistent with our current system; delete evap cooler and ducting for exhaust removal; delete 14-foot knockouts in aft walls; show add-alt approach in plan elevations; confirm Stephen Irwin go-ahead for drainage report; and investigate added fees related to drainage investigation. Phillip reported the new bay height is 14 feet; work continues with Chief Rodriquez on the exhaust scrubbers; evap cooler removed, as were the knockouts in the aft wall; add-alt approach shown in drawing package; and civil fees will be forthcoming following submittal of grading and drainage report.
    3. Chief Rodriquez: determine minimum clear height (by Friday); and put AZ Wastewater Design under contract. Chief reported that the new bay height of 14 feet was coordinated with Phillip Johns, and that Dan Smith of AZ Wastewater Design is under contract.
    4. John Hennessey: contact Zach Schwartz re: phased building approach and shift of the station to the south about 30 feet to see if they impact the CUP; and advise Dan Smith of potential move of the building 30 feet to the south. John reported that he had contacted Zach Schwartz and received conditional approval on the move of the fire station 30 feet to the south (John to send revised site plan to Zach for the record and final approval); and Dan Smith has been notified on the building shift.
    5. John Nelson: contact Ken Kortman of Kortman Electric to advise him of the project and to solicit interest and financial contributions for the fire station project. John reported he had a discussion with Ken, a resident of Forest Lakes. John advised we would appreciate a sharp pencil and any favors he could provide. John requested we let him know of any information we wish to pass on the Ken.
  - b) Update: Waiver of Surface Water Detention Requirement, Lot 299, Site Drainage, Winter Access, Building Placement, ... Chief Rodriquez reported because of the county's drainage plan, we are tasked with handling excess water from Old Rim Road and the county yard. We are getting mixed signals from the county--Engineering specialist agrees with need for a waiver for a detention pond, Administrative side does not concur. We will submit a waiver request, but in the meantime we are



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- planning for a detention pond on the north side of the property. That will allow us to proceed with our grading and drainage plan and keep us on track for the overall schedule. et. al.)
- c) Update: Construction Cost Estimate, including the add-alt approach for the admin wing. Jeff reported we will have an updated cost estimate on May 5<sup>th</sup>.
  - d) Update: AZ Wastewater Design, test hole inspection results, and coordination of the April 25<sup>th</sup> submittal for the Grading and Drainage Plan, which occurs prior to the expected approval of the septic system design. John Hennessey reported test hole inspection results were favorable for an aerobic system. AZ Wastewater Design is aware of the grading and drainage plans, and will integrate into their plans. Design work will begin next week, with the objective of submitting the permit application by May 5<sup>th</sup>. With the normal county turnaround time we can expect the approval to construct by June 16<sup>th</sup>. It was agreed we will contract directly with Dan Smith's son's firm to construct the new system. He will explore this option, including the use of local contractors for backhoe work. The objective would be to complete the system by July 1<sup>st</sup>.
  - e) Update: Master Schedule with Masonry Construction. Jeff reviewed the master schedule, confirming ground-breaking the week after July 4<sup>th</sup>. He will add the septic system milestones to the schedule.
  - f) Update: on-going review of pre-construction and masonry GMP contract details, including rewrite of Section 11.2, FLFD results of legal review. Work continues on the GMP. Chief Rodriguez will coordinate with our attorney on his legal review.
  - g) Update of Floor Plans and Elevations, Masonry Construction Details, ... Phillip Johns reviewed the complete drawing package. Discussion points included the 14-foot minimum bay height, structural design considerations associated with the new truss configuration, footer and stem wall design elements, removal of the knockout panels in the rear wall, possible drainage at the north side of the new station, new station location with 30 foot shift, updated site and floor plans, window and door options and building elevations.
  - h) Various
    - a. Chief Rodriguez reported the teardown and removal of the white garage has been arranged. Planning for the demolition and removal of the slab continues.
    - b. Chief will collaborate with Jeff on the location of a construction staging area that best accommodates planned events and avoids known soggy conditions.
    - c. Jeff confirmed the building site will be fenced in, for safety reasons.
    - d. Quentin asked that the new building footprint be delineated with stakes so the residents can see where the new building will be located.
    - e. Jeff has a Caliente Construction banner to be attached to the white fence below the signs showing the new station.
    - f. Phillip will confirm with the soils engineer that no new borings are required as a result of the building shift.
4. There are no unusual billings expected for the next review period.
  5. Review New Action Items.
    1. Jeff.
      - Update the Master Schedule, including Septic system design milestones
      - Update the budget, including the add-alt approach
      - Continue work on first GMP, grading and drainage. Target for completion of the first GMP (grading and drainage) is the second week in May.



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2. Phillip
  - Complete the updates to the architectural sheets
  - Create a finish material schedule
  - Create a reference document set for doors and windows (windows to be vinyl coated sliders.) He will use Jeld Wen for a baseline.
3. Chief
  - Coordinate FLFD legal review of the draft contract documents
  - Continue waiver discussions with county
4. John Hennessey
  - Coordinate discussions with Dan Smith re: construction of the new septic system.
6. The next meeting will be Friday May 5<sup>th</sup> at 10:00 am in the fire station.
7. Call to the Public. There were no members of the public in attendance.
8. The meeting was adjourned at 11:25 am.