



BUILDING COMMITTEE MEETING MINUTES OF MAY 5, 2017



1. The meeting was called to order in the main equipment bay of the fire station at 10:02 am by Building Committee Chairman John Hennessey.
2. In addition to Chairman Hennessey, also in attendance were Building Committee members Tom Cummiskey and John Walstrom; Bruce Scott and Phillip Johns, HDA-Architects; and Jeff Schaffer, Caliente Construction. For the record, Bruce, Phillip and Jeff attended telephonically. There were no members of the public in attendance.
3. Old Business
 - Update: North Detention Pond and Drainage Channel; Waiver Request of Surface Water Detention Requirement; Site Drainage; ... Due to his absence, Chief Rodriguez had delivered his report prior to the meeting. Dave is continuing to build a relationship and cooperative understanding with the county. We are still actively pursuing a waiver for the detention pond requirement. Our civil engineer, Stephen Irwin, feels the letter requesting a waiver should come from the fire district. Phillip discussed the grading and drainage status based on the drawing package meeting materials provided for the meeting (Sheet GD01.) We are showing a drainage channel on the north side of the new fire station, but no detention basin. Stephen has also incorporated twin 18 inch diameter corrugated metal pipes (CMP) at both parking area entrances and a single 24 inch CMP at the fire station entrance. Phillip took an action to determine when the waiver request letter needs to be submitted. John Hennessey and Tom took the action to draft the letter.
 - Update: Construction Cost Estimate, Including Add-Alt Approach for Admin Wing. Jeff presented his updated cost estimate. See attachment.

Significant comments:

- Jeff reported that all budget line items had been revisited.
- The masonry estimate reflects an increase of a little over \$10,000 due to design changes (double masonry wall the front e.g.) and includes a \$20,000 contribution by G&G Masonry. G&G Masonry also provided an add-alt cost reduction if we do not complete the admin wing at this time.
- The roof estimate reflects, as previously reported, an asphalt shingle roof with 30# felt.
- The bay space is being treated as unconditioned space with insulation on the overhead doors. It is a fire district decision at this point on whether or not to go without insulated overhead doors.
- Doors to the residential areas will be insulated.
- The estimate also reflects the removal of the locker area for storing firefighter gear.
- There is R-49 insulation at the roofs.
- There will be two suspended gas heaters in the bay area.
- There was some discussion about the need for Ansul specialized fire protection products. Phillip will provide details to Jeff, and coordinate with Chief Rodriguez.
- Per Jeff, General Conditions, a significant part of the cost picture, includes superintendent costs, project management costs, lodging and per diem for superintendent, temporary toilets, safety provisions, burden rates, final cleanup, ...

Jeff's updated budget calls for a hard cost of \$962,696 (see attachment.) Jeff stated that this hard cost is about where it will end up. It is not yet a GMP and is not a conservative number.



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For the record, this cost is for the admin wing shelled out. If the admin wing is eliminated altogether, the cost would be reduced by an estimated \$50,000 to \$60,000. Note that the cost picture provided by Tom at last month's board meeting had a total hard cost plus contingency of \$860,000.

In summary, with the current plan (admin wing shelled in) we have about a \$100,000 problem. If we eliminate the admin wing, that problem reduces to about \$40,000.

One suggestion was to go back to Zion Bank for more money. Tom stated this is inappropriate given that, with an increase of \$100K for example, our annual debt service, just for the building, would rise to an estimated cost somewhere north of \$50K. That does not include our existing annual debt service related to the chief's truck, front end loader and heart monitor.

The committee made sure that Jeff understands that we need to shave costs off and will be looking for every \$5K, like not insulating the overhead bay doors (estimated savings of \$4,000.) Jeff was asked to identify all decisions that have been made that directly impact cost.

John Walstrom asked we if we had done a Life Cycle Cost tradeoff versus first cost, such as for the asphalt shingle roof. It was stated that first cost had been given priority.

The guidance to HDA/Caliente was to proceed as planned with the design submittal. We can make any necessary adjustments upon a second review.



5.5.17 DD Budget.pdf

- Update: Master Schedule, Including Septic System Milestones. Jeff presented an updated Master Schedule, which includes the septic system milestones. See attachment.



5.5.17 Prelim
FLFD.PDF

Relevant comments:

- Septic complete July 3rd
- Site work starts on July 10th, assuming the grading and drainage permit is in hand
- With the understanding that the budget discussions may cause some change in direction, we will continue as planned with our drawing/submittals, and will conduct a second review if needed. The biggest change would be a phased building approach that would delay the admin wing altogether until phase 2.
- No other changes were made since the last review.
- Update of Floor Plans and Elevations; Construction Details; Finish Materials Schedule, Including Doors and Windows; ... Phillip provided an update for the construction package. Due to the size of the file, it is not included in the minutes but can be viewed on-line. Contact Roxie for the details. Relevant comments from the discussion of this agenda item follow:
 - It was agreed we would go with a 400 amp electrical service entrance.



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- There was discussion related to the location of the septic tank relative to the building. Phillip will follow up on this.
 - We agreed on a cast metal 18 in high sign for the building. Chief Rodriguez will determine what lighting, if any, is needed for the sign.
 - Per input from Dave, the sign will read “Forest Lakes Fire District.”
 - Additional details were discussed between Phillip and Jeff, but are not included in the minutes.
 - Update: AZ Wastewater Design Alternative Wastewater System Permit Application to Coconino County Department of Environmental Quality. John Hennessey reported the design is nearing completion. The permit application will occur next week. Part of the delay is that Dan Smith took some extra time to identify that a gravity fed leach field will work in lieu of a pressurized drip system. This is a lower cost system, and will have fewer maintenance issues long term.
 - Status on Discussions with Covenant Group for Construction of the New Septic System. John Hennessey reported he had preliminary discussions with Jeff Smith of Covenant Group regarding the construction of the system. Once he has permitted plans he will put together a cost estimate and corresponding schedule. He foresees no problem with having the system completed by July 3rd. Note: Covenant Group is affiliated with AZ Wastewater Design, and has provided input to the soft cost estimate we are carrying for the septic system.
 - Update: Pre-Construction Contract, Including Grading and Drainage and Masonry GMPs; Rewrite of Section 11.2; FLFD Results of Legal Review. In Chief Rodriguez’s absence, it was reported that our attorney is working on the legal review and has been made aware this is now a time sensitive issue.
4. Review New Action Items.
1. Jeff will:
 - Pull out the cost for the insulated overhead doors.
 - Confirm insulated doors where required (e.g., for entrances to the crew quarters)
 - Recommend the most cost effective interior door materials
 - Continue to work budget estimates, site plans
 - Coordinate staging area selection with Chief Rodriguez
 2. Phillip will:
 - Work the architectural drawings
 - Work the plumbing details, including tie-in to septic
 - Work on electrical details
 - Confirm timing for the waiver letter
 3. John Hennessey will:
 - Coordinate septic system permit application
 - Prepare/coordinate detention waiver letter
 - Provide board of early notice of the cost problem
5. Next Meeting. The next meeting will on Friday May 19th at 10:00 am in the fire station.
6. Call to the Public. There were no members of the public in attendance.
7. There being no further business before the committee, the meeting was adjourned at 11:26 am.