



## FLFD BUILDING COMMITTEE MEETING MINUTES JAN. 17, 2017



1. The meeting was called to order by FLFD Building Committee Chairman John Hennessey at 10:03 am at the offices of HDA-Architects, LLC, 459 N. Gilbert Rd., Suite C-200, Gilbert, AZ 85234.
2. Also in attendance were Building Committee members Chief Rodriguez, Quentin Tolby and Tom Cummiskey; Bruce Scott and Phillip Johns, HDA-Architects; Jeff Schaffer, Justin Dupriest and Dean Read, Caliente Construction. There were no members of the public in attendance, either physically or telephonically. There was a quorum of the Fire Board. A list of contacts for the program is attached. Note that Chief Rodriguez has been identified as the Owners' Representative.



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Committee Contact In

3. Status updates
  - a) Contract—HDA-Architects (Bruce Scott). There were no updates to the contract.
  - b) Contract—AZ Wastewater Design (Bruce Scott/John Hennessey). AZ Wastewater Design (AZWD) is re-engaged with the project following the selection of Caliente as our building contractor. There will be two contracts with AZWD, one with HDA-Architects for the design of the new system and one with FLFD for the construction. As part of the construction contract, AZWD will handle all aspects of abandoning the existing septic tanks. The current plan is to tie both the new and existing stations into the new septic system.
  - c) Integrated Master Schedule (Bruce Scott). Jeff will maintain the overall master schedule. He and Bruce will coordinate their inputs.
  - d) Civil Engineering/Building Positioning/Floor Elevation (Bruce Scott). The initial civil engineering drainage plan was reviewed (see attachment). The original design intent was to leave Lot 299 unencumbered, for future FLFD use and or disposition. Discussion centered around how



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to best incorporate this requirement.

In summary:

It was stated the County now requires that we handle the surface water flow for the station property to the drainage culvert on Merzville, and not discharge onto adjacent property.

There are two issues—detention basins and drainage channels.

The civil engineering drainage report shows the following:

Detention basins

Option 1 puts a single detention basin on Lot 299

Option 2 puts a set of two detention basins on Lot 298, one in front of the station at the SE corner, one in the rear at the SW corner of the station. With this option, we lose the large pine tree at SE corner of the station.

Drainage channels

The current plan calls for a wide, shallow open channel, with a river rock bottom, running to the south, just west of the fire station, starting near the northern end of Lot 297, then running east along Lot 299 and discharging into the Merzville culvert



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An option would be to turn the drainage flow east at the southern edge of Lot 298, and discharging into the Merzville culvert, which may complicate the parking area south of the station as well as rear vehicular access to the station property.

Action items:

- Civil engineer to provide revised concept drawings for review at our next meeting that leaves Lot 299 unencumbered.
  - Civil engineer to provide rationale/documentation for the requirement for detention basins.
  - FLFD to confirm the desire to keep Lot 299 unencumbered (by early next week.)
- e) Soft Costs (John Hennessey). The current soft cost profile was discussed and will be updated as we progress with the design. See attached, for the record. All numbers are for the pre-Caliente involvement, and are for reference only. A new file will be generated reflecting post-Caliente effort.




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- f) Phased Construction Approach/ FLFD Priorities/CUP Implications (John Hennessey). FLFD priorities were stated as bay space, crew quarters and admin/office space, in that order. If a phased construction approach is required for affordability reasons, those priorities will guide our decision processes. It is strongly desired that we do not impact the existing, approved CUP application with any phased construction approach.
- g) Utilities (Chief Rodriquez). Water service will be provided with a water meter situated on Merzville Rd (location TBD, but most likely near the existing water hydrant.) The cost for the meter has been included in the soft cost worksheet. The existing hydrant will, in all likelihood, need to be relocated. APS has confirmed they will provide electrical service on Merzville, at very little to no cost. A new power pole may be required near the SE corner of the station. Action Item. Chief Rodriquez to determine the size of the service discussed with APS (240 V., single phase, amperage?). Also, Chief to confirm the use of separate meters for the two buildings. The existing back-up generator will be connected to the new station. Action Item. Chief Rodriquez to provide details of the generator's capacity. There will be unused electrical conduits connecting the old and new stations. Action Item. Chief Rodriquez to specify the size and number of the electrical conduits. HVAC. Gas (propane) powered heat will be required for the entire building. Action Item. Chief Rodriquez to specify location and size of the tank. Air conditioning is required for the crew quarters and the admin/office space.
4. New Business
- a) Background Materials (Inception to Date) to Caliente (John Hennessey). Action Item. John Hennessey to send all background materials to Jeff. Completed.
- b) Overall Program Financial Picture (Tom Cummiskey). Tom reviewed the current financial plan (excerpted from the STRAP Session #5 meeting minutes):
- a. Revenues
    - i. Donations-Legacy           \$300,000
    - ii. Grant Income               \$40,000
    - iii. LPA Proceeds               \$600,000



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- iv. Donations-Other           \$10,000
      - v. Transfers                   \$100,000
      - vi. Total                       \$1,050,000
    - b. Expenses
      - i. Construction Costs       \$800,000
      - ii. Soft Costs               \$190,000
      - iii. Contingency           \$60,000
      - iv. Total                     \$1,050,000
    - c. Lease Purchase Agreement Lead Time. Lee Davis of Zions Bank is in the process of pre-approving our loan application. This will not be the long pole in the tent for the schedule.
  - c) Caliente Construction (Jeff Schaffer et. el.)
    - a. Pre-Construction Contract. Jeff and John Hennessey/Chief Rodriquez will coordinate the pre-construction and construction contract details. ConsensusDocs is acceptable for generating the contract language.
    - b. GMP—Projected Availability. Jeff is already working on the GMP. Requests for quotes have been submitted for the metal building. We will probably have at least two GMPs— one for the metal building (long lead item) and one for everything else. Tom Cummiskey asked that we look at Structural Insulated Panels as a means of providing a finished interior. Jeff said they typically use 8 foot metal inserts in the lower portion of the bay space with scrim coating on the remainder of the interior walls and ceilings. Action Item. Jeff to provide pictures of a typical installation.
    - c. Expansive Soil Remediation. Soils Report. Jeff is in possession of the soils report. Of the options discussed (Overex/Backfill With Engineered Materials, Lime Stabilized Fill and Caissons) the recommendation would be for overex with engineered materials for backfill (cinders would be an attractive option.) Action Item: Jeff will be exploring availability of locally sourced materials versus the cost of trucking.
    - d. Roof Design/Snow Loads/CUP Implications. There may be snow load requirements peculiar to Forest Lakes. Action Item. Caliente/HDA to confirm. There was some discussion re: snow loads/snow shedding with the gable roof design dropping snow onto the wings, perhaps causing impact damage. A flat roof alternative was shown (see attachment). This will be an item for the next meeting agenda. Action Item. Building Committee to be prepared to provide comments on suitability/acceptability of a shed roof design.
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ELEVATIONS SHED RC
- e. Lead Time Building Permit Plan Review. Permitting and plan review may take up to 3 months. Action Item. Caliente/HDA to confirm and explore options for shortening the cycle.
    - d) List of Potential Subs in Forest Lakes (Chief Rodriquez). Action Item. Chief Rodriquez will supply a list of potential subs.
5. Other points of discussion:



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1. Caliente reviewed their approach to developing the GMP using the CM@Risk approach. This is a totally transparent and collaborative approach, involves all stakeholders and includes constructability reviews. FLFD can have as much participation as they desire. The bulk (~80%) of the building hard cost will be competitively bid, with at least 3 subs bidding on each major package. The balance of the costs will be subject to negotiation and discussion with Caliente. The result will be a Guaranteed Maximum Price with some contingency for unknowns. Any funds not expended come back to the fire district.
2. We have requested operable windows in the structure.
3. Doors are typically the responsibility of the metal building provider.
6. Call to the Public. There were no members of the public in attendance.
7. Action Item Summary. Action items were reviewed and are included in the meeting minutes. They will be on the agenda for the next meeting.
8. The next meeting will be held on Tuesday, January 31, 2017 at 10:00 am at the same location.
9. The meeting was adjourned at 11:43 am.

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