



BUILDING COMMITTEE MEETING MINUTES OF MARCH 22, 2017



1. The meeting was called to order at the offices of HDA-Architects, LLC, 459 N. Gilbert Rd., Suite C-200, Gilbert, AZ 85234 at 10:10 am by Building Committee Chairman John Hennessey.
2. In addition to Chairman Hennessey, also in attendance were Building Committee members Chief Rodriquez and Tom Cummiskey; Bruce Scott, HDA-Architects; Phillip Johns, HDA-Architects; Jeff Schaffer, Caliente Construction and Dean Read, Caliente Construction. There were no members of the public in attendance.
3. Old Business
 - a) John Hennessey provided an update on the AZ Wastewater Design effort. (See attachment.) Jeff pointed out that the April 25th submittal for the Grading and Drainage Plan occurs before expected approval of the septic system design. John took an action item to coordinate with Dan Smith.



AZ Wastewater
Design Milestones RE

- b) Jeff Schaffer provided an update for the masonry building construction cost estimate. The attachment documents to discussion. With cost avoidance associated with a locked and uninhabited admin space the cost goes down from \$993K to \$966K. If we opt for asphalt shingle roofing, the estimate goes down to \$941K. This puts the cost below the \$950K threshold identified by Tom. It was noted the estimate does not yet include contingency. Jeff noted the estimate will continue to be refined and that we will continue to seek subcontractor donations.



20170322 Masonry
Building Cost Estimate

- c) There was no update to the Master Schedule to reflect the Masonry Construction approach. Jeff stated the update will be available for our next meeting.
 - d) John Hennessey provided an update to the discussion raised at the two previous meetings re: Lot 299, Site Drainage, Winter Access, Building Placement, The issue was part of the agenda at last Saturday's board meeting. He reviewed an excerpt from the board meeting minutes documenting the discussion (see attachment.) The outcome of the meeting hosted by Chief Rodriquez on March 23rd will be pivotal for our go-forward planning.



FLFB Meeting of
March 18 2017 Lot 299

- e) Tom Cummiskey provided an update on finances by stating that we had locked in the LPA with Zion Bank for \$600K.
4. New Business
 - a) Provisional Approval by Fire Board for Chief Rodriquez/John Hennessey to Sign Pre-Construction and Masonry Contract. John Hennessey stated that the fire board had granted on March 18, 2017 conditional approval for Chief Rodriquez to sign the contract documents with Caliente, with John Hennessey attesting, subject to their final review and acceptance of any changes to be negotiated. The pre-construction contract will be in the amount of \$3,250 plus expenses and the Masonry contract will be in the amount of \$71,404.



BUILDING COMMITTEE MEETING MINUTES OF MARCH 22, 2017



- b) There were several items identified from FLFD's preliminary review of contract details, with resulting questions and proposed changes as documented in the attachment. The discussion was led by Tom Cummiskey. The contract language as written was accepted by the committee members in attendance with the exception of Section 11.2, which Jeff agreed to rewrite. Final acceptance will be made pending legal and insurance agent reviews. It was noted that the Master Schedule will be part of the GMP and that some special structural inspections are not included in the Caliente estimate but they are included in the soft cost estimate.



Caliente Contract
Sections for Discussio

- c) Updated Floor Plans and Elevations. Phillip Johns reviewed the updated floor plans and elevations based on the masonry structure. They are included for the record, and will be further refined as discussions progress with G&G Masonry.



1524-A201.pdf



1524-A301.pdf

5. Anticipated Expenditures for Next Review Period. There were no unusual expenditures identified.
6. Next Meeting. The next meeting will be in two weeks (April 5th.) Bruce has stated he will be unable to attend.
7. Call to the Public. There were no members of the public in attendance.
8. The meeting was adjourned at 11:46 am.

Septic System Design and Construction Milestones

• Letter Contract to Chief Rodriguez	March 21 st	Dan Smith
• County Inspection of New Test Holes	March 24 th	Dan Smith
• County Report	March 31 st	County Inspector
• Design Submittal for County Approval	April 15 th	Dan Smith
• Turn Around Time for County	45 days—June 1 st	County Inspector
• Construction Authorization for Septic	June 1 st	County
• Grading and Drainage Plan	April 25 th	Jeff Schaffer
• Building Permit Application	June 6 th	Jeff Schaffer
• Septic System (SS) Contractor Selection	TBD	FLFD
• Septic System Construction Start	TBD	SS Contractor
• Septic System Construction Complete	TBD	SS Contractor
• As-Built Design Documented	TBD	SS Contractor
• Certificate of Completion for Septic System	TBD	County
• Approval to Discharge	TBD	County
• Certificate of Occupancy	TBD	County



CSI SUMMARY
MASONRY
ESTIMATE DATED 3/3/17

Sheet only - admin side.

03/22/17 Update

PROJECT: Forest Lakes FD Station
LOCATION: Forest Lakes, AZ
ARCHITECT: HDA

ADDENDUM NONE
ESTIMATE: BUDGET
DATE: 3-Mar-17

AREA SUMMARY: BUILDING AREA 4,918 GSF DURATION

CSI SUMMARY	CSI COST	DIVISION COST	COST /SF	SUBCONTRACTOR
DIVISION 1 GENERAL CONDITIONS		\$106,345		
01001 General Conditions	\$106,345			
01400 Testing & Inspections	\$0			
DIVISION 2 SITE WORK		\$119,295		
01700 Surveying	\$4,950			
02100 Demolition	\$8,010			
02200 Earthwork and Paving	\$60,554			
02360 Soil Treatment	\$1,316			
02600 Site Utilities	\$18,895			
02800 Site Improvements	\$10,200			
02900 Landscaping	\$15,370			
DIVISION 3 CAST-IN-PLACE CONCRETE		\$84,400	<i>✓ SLIGHT INCREASE</i>	
03300 Cast-In-Place Concrete	\$84,400			
03400 Pre-Cast Concrete	\$0			
DIVISION 4 MASONRY		\$61,000	<i>✓</i>	
04200 Masonry	\$61,000			
04400 Stone	\$0			
DIVISION 5 METALS		\$8,000		
05100 Structural & Misc. Steel	\$8,000			
DIVISION 6 WOODS AND PLASTICS		\$53,655	<i>TRUCK PACKAGE</i>	
06100 Rough Carpentry	\$37,580			
06400 Architectural Millwork/Cabinetry	\$16,075			
DIVISION 7 THERMAL AND MOISTURE		\$72,841		
07100 Dampproofing and Waterproofing	\$0			
07200 Insulation	\$16,241			
07250 Spray on Fireproofing	\$0			
07500 Roofing	\$51,000		<i>— STANDING SEAM ROOF</i>	
07600 Flashing and Sheet Metals	\$3,050			
07700 Roof Specialties				
07900 Sealants and Caulking	\$2,550			
DIVISION 8 DOORS AND GLASS		\$47,680		
08100 Doors, Frames, & Hardware	\$17,555			
08300 Overhead Doors	\$19,450			
08400 Glass and Glazing	\$10,675			
DIVISION 9 INTERIORS		\$50,807		
09220 Stucco	\$0			
09250 Drywall	\$17,932			
09300 Ceramic Tile	\$2,615			
09500 Acoustical Ceilings	\$4,313			
09680 Flooring	\$13,101		<i>— LABEL ONLY.</i>	
09900 Painting	\$12,845			
DIVISION 10 SPECIALTIES		\$21,421		
10200 Specialties	\$13,821			
10400 Identification Devices	\$5,550			
10520 Fire Protection Specialties	\$1,250			
10800 Toilet Partitions & Accessories	\$800			
DIVISION 11 EQUIPMENT		\$0		
11000 Kitchen Equipment	\$0			
DIVISION 14 CONVEYING		\$0		
14100 Elevators	\$0			
DIVISION 15 MECHANICAL		\$139,828		
15400 Plumbing	\$52,885			
15300 Fire Protection	\$15,300			



CSI SUMMARY
MASONRY
ESTIMATE DATED 3/3/17

PROJECT: Forest Lakes FD Station
LOCATION: Forest Lakes, AZ
ARCHITECT: HDA

ADDENDUM NONE
ESTIMATE: BUDGET
DATE: 3-Mar-17

AREA SUMMARY:
BUILDING AREA **4,918 GSF** **DURATION**

CSI SUMMARY	CSI COST	DIVISION COST	COST /SF	SUBCONTRACTOR
15800 HVAC	\$71,643			
DIVISION 16 ELECTRICAL		\$82,795		
16000 Electrical	\$71,897			
16200 Fire Alarm & Security	\$10,898			
SUBTOTAL		\$848,066	\$172.44	
INSURANCES & BOND	1.75%	\$14,841	\$3.02	
OVERHEAD & PROFIT	6.000%	\$65,725	\$13.36	
TAXES	6.900%	\$64,076	\$13.03	
SUBTOTAL		\$992,708	\$201.85	
OWNER CONTINGENCY	0.00%	\$0	\$0.00	
CONSTRUCTION CONTINGENCY	0.00%	\$0	\$0.00	
SUBTOTAL		\$992,708	\$201.85	
TOTAL CONSTRUCTION COST		\$992,708	\$201.85	

3/22/17 Update:

1. Admin space locked, not inhabited, no pad, no insulation, w/ fire alarms, sprinklers, stubouts for plumbing and electrical.
 Estimate goes from \$993K to \$966K.
2. Asphalt shingles versus standing seam metal roof.
 Estimate goes from \$966K to \$941K.
3. There is no contingency in the estimate. We will need to include some level for contingency.
4. There will be opportunities to pursue subcontractor participation for plumbing, electric, HVAC, sprinklers, ...
 but it won't be on the level of GTG Masonry.

* Interior Concepts

FLFB Meeting of March 18, 2017 re: Lot 299

Discussion regarding overall site planning, drainage, winter operations, vehicle access, and utilization of Lot 299.

- Chairman Nelson gave a summary of the board's current stated guidance to the building committee that Lot 299 remain unencumbered if at all possible so as to provide the board with flexibility for future use.
- That guidance has led to the current building placement, the use of detention ponds to handle surface water flows and drainage culverts.
- Chief Rodriguez gave an update on how winter operations are impacted by the current building plans based on the recent 4-foot snowfall.
- He also showed how surface water flows from adjacent properties are being discharged onto the fire district property, thereby complicating our building effort.
- There will be a meeting on Thursday March 23rd with the county to highlight some of these issues in order to help secure a variance w.r.t. detention ponds.
- The best outcome for us would be if the county waived the water detention requirement.
- If not, then Lot 299 will have to come into play.
- This issue will be addressed further by the building committee.
- While no firm decision was made on Lot 299, the consensus seems to be that some or all of it might be needed for the building program.
- This might also allow the entire building to be shifted to the south, making winter time operations between the new and old stations more favorable.

Caliente Contract Sections for Discussion

Section 4.4 - This section seems to indicate that in most cases, we are responsible to both secure and pay for required permits. I understand paying for them, but I thought Caliente was responsible for securing them.

Section 8.2 - We'll have to ask and double check but my assumption is that all items contained in this section will be included in Caliente's GMP.

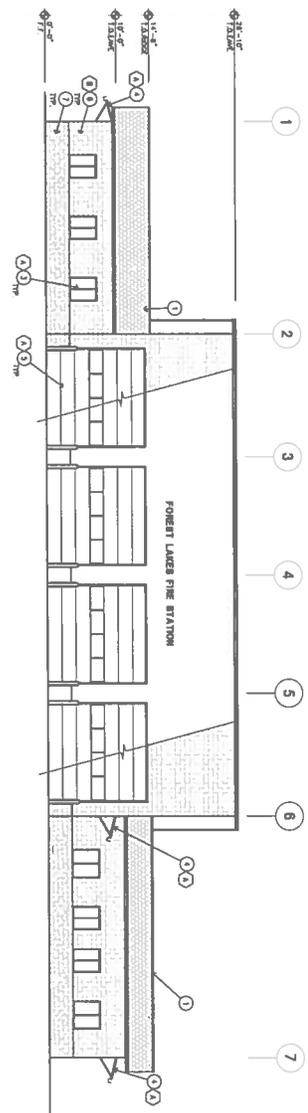
Section 10.2.1 - Gives us 20 days to pay. I suggest we negotiate 30 days due to our governmental structure including the additional step of having the county involvement.

Section 10.2.4 - This section is interesting. I recommend we discuss/consider adopting the retainage approach.

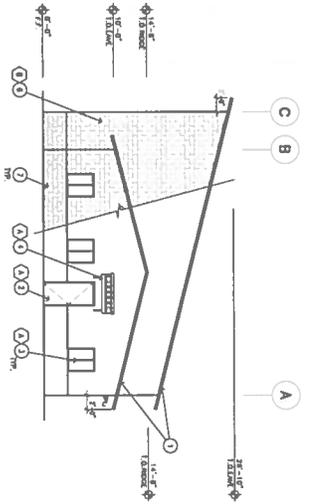
Section 10.3.7 - Similar to 10.2.1, I recommend we negotiate 10 days vs. their 7 for the same reasons as above.

Section 11.2 - This section only seems to call out the Caliente insurance requirements. I'm assuming they are wanting us to procure insurance as called out in sections 11.3 and 11.4. Is that your take? On a related note, it appears that the insurance documents really only refer to their insurance issues. I didn't really see anything about our requirements.

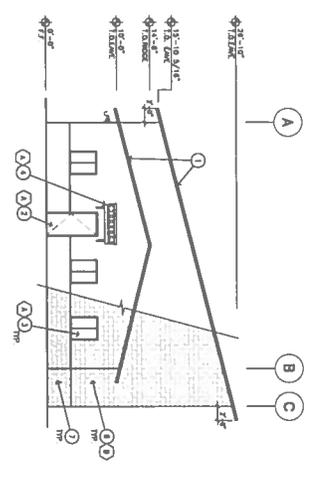
Amendments - Are referred to throughout the contract but there are none attached at this time. Do you agree that that is only because of where we stand in the process and that, at some point, amendments will be added?



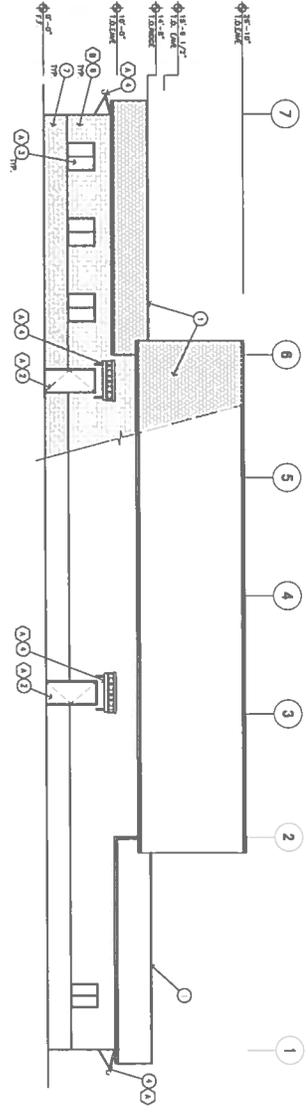
1 EAST ELEVATION
 1/8" = 1'-0"



3 NORTH ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"

- NOTES**
1. SHOWN THE NET AREA AND PERIMETER.
 2. INCLUDE ALL THE WORK AND FINISH.
 3. EXCEPT THE WORK SHOWN.
 4. EXCEPT THE WORK SHOWN.
 5. EXCEPT THE WORK SHOWN.
 6. EXCEPT THE WORK SHOWN.
 7. EXCEPT THE WORK SHOWN.

- LEGEND**
- ① HATCH DESIGN "WOOD" OR "CONCRETE" SHALL BE FOR DESIGN.
 - ② HATCH DESIGN "GLASS" SHALL BE FOR DESIGN.
 - ③ HATCH DESIGN "METAL" SHALL BE FOR DESIGN.

 HDA ARCHITECTS, LLC.	HDA ARCHITECTS, LLC. 469 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234 TEL: (480) 539 8800 FAX: (480) 539 8600 EXTERIOR ELEVATIONS	DESIGN DEVELOPMENT	FOREST LAKES FIRE STATION FOREST LAKES FIRE DISTRICT 1842 Morrill Road Forest Lakes, Arizona 86931
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