



BUILDING COMMITTEE MEETING MINUTES OF APRIL 5, 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 10:06 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; Board Chairman John Nelson; Phillip Johns, Architect, HDA-Architects; and Jeff Schaffer, Project Manager, Caliente Construction. There were no members of the public in attendance.
3. Old Business
 - a) Update: Waiver of Surface Water Detention Requirement, Lot 299, Site Drainage, Winter Access, Building Placement, ... Chief Rodriquez summarized the site visit last Friday with John Carr, Coconino County Development Services:
 - a. John Carr stated we need to make an official request for a waiver of the detention pond requirement. This will kick off the official activity.
 - b. He seemed receptive to our request, but will have to take the results of his site visit back to the county administrators for further consideration. He asked we not advertise the need for a request until he has had time to socialize the need internally. The timing for this is open ended.
 - c. The most likely outcome is that we will move the building some 30 feet to the south and add an open culvert to handle surface water flow near the northeast portion of the property, most or all of which comes from adjacent properties, including the county works yard.
 - d. Based on the meeting, John Carr had given Stephen Irwin a verbal go-ahead with a redesign to move the building to improve surface water drainage. Phillip Johns is to verify this since Stephen is under contract to HD-Architects.
 - e. There will be additional cost for the redesign, which will take about 2 weeks.
 - f. Stephen Irwin stated he should have done a site visit earlier. This would have avoided some of the rework required.
 - g. There will be a meeting Friday April 7th hosted by Chief Rodriquez with representatives from the Coconino County Public Works Department to see how water can be diverted from the FLFD property and if there is an opportunity for cost sharing with the county.
 - h. The Grading and Drainage Permit, scheduled for April 25th, may be at risk with the redesign.
 - i. The move of the building to the south means we will encroach on Lot 299.
 - j. The meeting minutes from the John Carr meeting are included for the record:



3.23.17 County
Meeting.pdf

- b) Update: Construction Cost Estimate, including the add-alt approach for the admin wing. Relevant comments:
 - a. The original contract with Bruce Scott and HD-Architects is for a complete structural design, including the admin wing. That remains the strategic intent of the fire district. The current design drawings show the admin wing shelled in, and Jeff has provided a cost estimate for that variant. Due to cost pressures, we introduced a phased building approach whereby the admin wing would be postponed in its entirety to a later date. HD-Architects will continue with the complete design, and show the admin wing as an add-alt feature. Jeff will provide a



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cost estimate for the add-alt approach. John Hennessey will contact Coconino County Community Development to see if the add-alt approach would impact the CUP. He will also address the potential shift of the building to the south with respect to the CUP.

- b. Jeff stated he will continue his due diligence by competitively bidding all work. He will continue to pursue potential contributions from sub-contractors as part of the bid process.
- c. Caliente now has a self-performing department. Jeff will use their services as appropriate. This may help with keeping project cost down.
- d. We will continue to pursue grants for construction related expenses (exhaust scrubbers are a viable candidate.)
- e. We discussed the possibility of using our front loader for some of the construction work. Jeff pointed out this a double-edged sword in that we may be able to save some money if all goes well. But if the equipment breaks down, we would be liable for construction delays.
- f. Jeff continues to work on the cost estimate.
- g. Tom gave a big picture overview of the current cost picture:
 - i. Construction costs \$940K
 - ii. Soft costs \$190K
 - iii. Total \$1130K
 - iv. Current projected revenue \$1050K

Tom pointed out that \$50K of our projected revenue is at risk and that the cost estimate does not yet include construction cost contingency. We need to continue to sharpen our pencils and make conscious decisions as to what goes and what stays.

- c) Update: AZ Wastewater Design, test hole inspection results, and coordination of the April 25th submittal for the Grading and Drainage Plan, which occurs prior to the expected approval of the septic system design. John Hennessey summarized the status:
 - a. Test hole inspections were conducted last week. Results have not yet been made available to Dan Smith.
 - b. Chief Rodriguez will reply back officially with Dan Smith to accept the terms and conditions of the letter contract from AZ Wastewater Design. One-half of the \$2200 cost will be due at the start.
 - c. Dan has provided preliminary construction cost estimates for the septic system at \$22K for an aerobic system and \$25K for a filter system. These are in line with our soft cost estimates. A Wisconsin Mound approach remains a viable option.
- d) Update: Master Schedule with Masonry Construction. Jeff has updated the master schedule to reflect a masonry building approach. He will send an electronic copy to John Hennessey for the record. Other comments:
 - a. We are still looking at groundbreaking in July, with the structure dried in by late October, and a certificate of occupancy in early January.
 - b. He is allowing 10 weeks for county review of the Grading and Drainage Permit, and 12 weeks for the Building Permit review.
- e) Update: on-going review of pre-construction and masonry GMP contract details, including rewrite of Section 11.2, FLFD results of legal and insurance agent reviews. Jeff Schaffer stated he is waiting for the results of Bill Whittington's legal review so he can create a final draft of the



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- contract document. Chief Rodriguez is to get a date from Bill when his review will be completed. It was agreed we do not need an Insurance Agent review in order to proceed.
- f) Update of Floor Plans and Elevations, Masonry Construction Details, ... Phillip Johns reviewed details of the design. Relevant comments:
- a. The crew quarters roof has a 3/12 pitch.
 - b. Roof overhangs will be 2 feet all around.
 - c. All trusses will be 24" on center.
 - d. As shown on the layout, he has provided a 14-foot clear height throughout the bay space. This, in conjunction with two 14-foot knockout panels in the rear wall, would allow for the addition to two rollup doors in the back wall. Further discussion revealed that the addition of the knockout panels was causing added costs (building wall height increased e.g.), so the requirement was removed (it was never part of the original spec.) Chief Rodriguez has an action to determine the minimum required clear height for the bay space.
 - e. Phillip would like to wrap all the soffits in metal to reduce on-going maintenance costs, but that will cause an increase in first cost.
 - f. It was restated for the record that first cost has the highest priority.
 - g. The design as shown had the admin wing shelled out only. Phillip pointed out that this approach creates somewhat of a problem in that we would no longer have adequate toilet facilities for the complete structure in the structure itself. Further discussion revealed that the existing station toilets could be counted against the requirement since it is located within 500 feet of the new building. It was pointed out that the entire property consists of one parcel.
 - h. The design showed an evap cooler type system with associated ducting to allow for satisfying the requirement to remove engine exhaust from the bay space. It was agreed we would pursue a waiver for this requirement and use a system similar to what is in the current station (hybrid system.)
 - i. The bay space will have gas heat, and will be insulated.
4. Unusual Billings for Next Review Period. Tabled until the next meeting.
5. Action Item Review.
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
 - Send PDF of the master schedule for meeting minutes
 2. Phillip
 - Revise drawings to reflect clear height requirement for aft bay
 - Work with Chief Rodriguez 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
 - Investigate added fees related to drainage investigation.



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3. Chief Rodriguez
 - Determine minimum clear height (by Friday)
 - Put AZ Wastewater Design 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.
 - Advise Dan Smith of potential move of the building 30 feet to the south.
6. Next Meeting. Friday April 21, 2017 at FLFD Fire Station. 10 am.
7. Call to the Public. There were no members of the public in attendance.
8. There being no further business before the committee the meeting was adjourned at 11:42 am.

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

Meeting Minutes

Date: 3/23/17

Time: 11:00am

Location: Forest Lakes Fire Stations

Attendees

Chief David Rodriguez

Jeff Schaffer – Caliente Construction Inc

Stephen Irwin – SWI

John Carr – Coconino County Development Services

- Chief Rodriguez discussed the current drainage runoff from the county yard and how it runs across Lot 297 and 298. The current design requires this runoff to be routed around the new fire station on the west side, then continue to the south end where it connects back to the Merzville Road bar ditch.
- The current design also requires onsite retention, which impacts snow removal and ultimately response time for emergency services.
- The team walked the site to identify current drainage. The bar ditch that runs on the south side of the county yard, drains South East through 297 and 298. The drainage was flowing during the site walk.
- After discussion regarding operations and walking the site, it was determined that Stephen would contact the county requesting the elimination of detention ponds.
- Alternative solutions for managing runoff would be explored which include moving the station further south. This could allow the runoff to run to the east and tie into the existing Merzville bar ditch.
- In the interim, a new channel would be created to divert any future runoff away from the building site to allow time to dry.



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