



## BUILDING COMMITTEE MEETING MINUTES OF MAY 19, 2017




1. The meeting was called to order in the main equipment bay of the fire station at 11:02 am by Building Committee Chairman John Hennessey.
2. In addition to Chairman Hennessey, also in attendance were Building Committee members Chief Rodriquez, Tom Cummiskey and Quentin Tolby; Board Chairman John Nelson; Phillip Johns, HDA-Architects; and Jeff Schaffer and Dean Read, Caliente Construction. For the record, Phillip attended telephonically. Once Phillip left the conference at about noon, the telecom was terminated. There were no members of the public in attendance.
3. Old Business. Note: Action item status from the 05/05/17 meeting were included in each agenda item as appropriate.
  - a) Phillip provided an update on the design package. This is large file, and is not included. The design effort is well underway, with plumbing, structural, electrical and mechanical all in process and nearing completion. They should be complete by the next meeting. Phillip reviewed each page of the design package, focusing on changes since the last update. While there were many changes discussed, of note are the following:
    - a. Phillip took an action item to determine the county setback requirements for locating the propane tank.
    - b. Ceiling fans are included throughout the crew quarters.
    - c. Speakers were added to the crew quarters. Chief Rodriquez took an action to determine what type of speakers are needed in the crew quarters.
    - d. Chief Rodriquez took an action to provide the location of the single water valve for the new and old stations.
    - e. The site plan for the septic is included in the design package.
    - f. Chief Rodriquez took the position we do not need the Ansul fire protection system for the kitchen exhaust system. We may want to put an extra layer of fire protection above the stove.
    - g. Trench drains for the bay area and a 1,000 gallon two compartment sand/oil interceptor are included in the plumbing drawings.
    - h. A wall hydrant/hose bib will be included in the interior of the bay space.
    - i. Lightning protection will be provided for the building.
    - j. Chief /Phillip will investigate the most efficient means of paying for the plan inspection fees.
    - k. We have the final report from Speedie and Associates that outlines two different remedies for the expansive soil condition. Jeff will price out both approaches, and will follow up on a cinder option. Tom took an action to identify his point of contact with Perkins, who also does earthwork. Jeff reported they no-bid the earthwork RFQ.
  - b) John Hennessey provided an update to the AZ Wastewater Design Alternative Wastewater System Permit Application to Coconino County Department of Environmental Quality. The site plan provided by Dan Smith was included in the design package, and was referenced in the discussion.
    - a. The permit application has been submitted to the county.
    - b. Covenant Group, affiliated with AZ Wastewater Design, provided an updated cost estimate for the construction of the system. The projected cost is \$23,800.
    - c. The system requires a cap over the leach field area that requires about 60 cu yds of soil. It was agreed we would harvest the required soil from the excavation for the building. This should result in a cost reduction.
    - d. The leach filed will be situated just west of the blue garage in the northwest corner of the old Lot 298.



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- e. A reserve area of about 69 ft by 47 ft must be maintained near the western edge of the old Lot 297.
  - f. A single 4 in diameter sewer line will connect the old septic system into the new system. The line is about 254 feet in length.
  - g. The septic tank and related equipment will be located near the southwest corner of the new station.
- c) Chief reported the drainage waiver has been submitted to the county. There has been no response to date.
- d) Update: Revenue and Construction Cost Estimate
- a. Revenue. Tom Cummiskey reported our revenue projections remain unchanged:
    - i. Lease Purchase Agreement \$600,000
    - ii. Legacy Program \$300,000
    - iii. FLFD Transfer from Savings \$150,000
    - iv. Total \$1,050,000
  - b. Jeff Schaffer updated his hard cost estimates. He provided a complete electronic file for the committee's review. This is a large file, and is not included. Relevant comments:
    - i. Current rollup cost is \$905,000.
    - ii. Cost reduction elements include work self-performed by FLFD, lower HVAC cost estimate, and architectural millwork donated/self-performed by FLFD.
    - iii. Work continues to lower other cost elements, with another \$20K to \$30K thought to be reasonable.
  - c. John Hennessey provided an updated soft cost projection. See attached.
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COST ESTIMATE.xlsx
- i. Rollup cost is \$176,000.
  - ii. Includes an FFE cost for the crew quarters. Chief took an action item provide an updated cost for the next meeting. It is anticipated the FFE cost will go down from the current estimate of \$31,481.
  - iii. Tom suggested we approach the Auxiliary with our needs once we finalize the soft cost estimate.
  - iv. Estimate includes a reduced cost for single water meter for both the old and new stations.
- e) Chief provided Jeff with the updated review comments by Bill Whittington. Jeff will provide a consolidated review package for committee review. This will include Grading and Drainage and Masonry GMPs.
- f) There were no updates to the Master Schedule. We are on target for groundbreaking in early July.
4. Review New Action Items.
- 1. Chief Rodriguez
    - Spec out speakers for the crew quarters
    - Coordinate with HDA that we do not need the Ansul fire protection device
    - Coordinate with Phillip on the details for the diesel exhaust system
    - Coordinate with Phillip on best means of paying the county for plans reviews, ...



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- Provide updated FFE cost for the crew quarters
  2. Jeff
    - Continue to work budget elements
    - Meet with Phillip and Speedie on their recommendations for expansive soil remediation
    - As a back up, cost out the Ansul equipment
  3. Phillip
    - Continue to work the design package
    - Incorporate lightning protection
5. The next meeting will be Friday June 2, 2017 at 10:00 am in the fire station.
6. There were no members of the public.
7. The meeting was adjourned at 1:12 pm.