



BUILDING COMMITTEE MEETING MINUTES OF JUNE 29, 2017



1. The meeting was called to order in the main equipment bay of the fire station at 2:05 pm by Building Committee Chairman John Hennessey.
2. In addition to Chairman Hennessey, also in attendance were Building Committee members Tom Cummiskey and Quentin Tolby; Phillip Johns, HDA-Architects; and Jeff Schaffer and Dean Read, Caliente Construction. For the record, Quentin, Phillip, Jeff and Dean attended telephonically. There were no members of the public in attendance.

3. Old Business.

- a) Update: Grading and Drainage Permit. It was confirmed that the Grading & Drainage Permit was approved, all fees have been paid and an authorization to proceed with the work is in hand (see



20170622_Coconino_
County_Engineering_I

attachment.)

- b) Site Prep. Work continues to prepare the site for the start of construction. The white garage has been removed, leaving only the slab removal to deal with. Chief will discuss the strategy and timing with Jeff.

- c) Update: Revenue and Construction Cost Estimate

- a. Revenue. Noting new on the revenue front. Tom reported the Legacy Capital fund raising campaign is doing well. The fire board has notified the Auxiliary that we are planning for a \$10K donation toward the cost of FFE for the crew quarters.

- b. Hard Costs (Jeff Schaffer)

- i. Truss System detailed quote packages are out for bid. Results expected in time for the next meeting
- ii. Sprinkler System. The complete sprinkler system package will be donated by Steve and Jeff Casterton, property owners. This is a significant cost avoidance. Bid packages have been in the \$20K range.
- iii. Kitchen Cabinetry for Crew Quarters. Chief has a lead on gently used oak cabinets from a kitchen remodel. This could result in about a \$16K cost avoidance.
- iv. Plumbing and Electrical Packages. Both are coming in higher than anticipated. There is room for value engineering to reduce the bids. For example, the plumbing package includes \$12,000 for a water heater. The plumbing package will include a concrete water/oil separator from Perkins (at a lower cost than the original fiberglass unit.) Foot pedals for the sinks have been specified for the decontamination area.
- v. Grading and Drainage, GD01 GMP #1. Jeff provided a detailed package for review for GMP #1. It is a large file, and is not included. It can be obtained from the FLFD web site by contacting Roxie. An abbreviated file, summary level only, is attached.



GMP # 1 for
Earthwork Scope pgs

It contains the essence of the items discussed. Key discussion points:

1. Division 2, Site Work, has all been competitively bid.
2. We have chosen Heritage for Surveying and Barkley Excavating for Earthwork.



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3. Comparative bid summaries are included.
 4. The Surveying cost is being book kept as Soft Cost.
 5. The overall package is \$113,784.
 6. There will be no export of materials from the site.
 7. The Inclusions and Exclusions remain unchanged from two weeks ago.
- c. Soft Costs. Work continues on the soft cost estimate for FFE. It should be finalized in the next two or three weeks. There still some discussions regarding the detailed list of equipment. Phillip had provided a list to accompany the building permit application. Chief and Phillip are working the list to arrive at more affordable options. It was agreed we would stay with the list as submitted and modify it later. Separate bids have been requested for the Special Structural Inspections (3 out of 4 received.) As previously discussed, Chief has deleted the fuel storage requirement. He will handle it separately.
- d) Update on the Design Package, Including Project Manual, Building Permit Application. Per e-Mail of June 20, 2017 from the county, Phillip was advised that the building application is technically complete. There are several follow-up submittals yet to be made (truss, sprinkler, ...) There may be some follow up activity once these actions are completed. We see no barriers to having the permit approved by mid-August, the target date in our Master Schedule.
- a. Update on LPG Tank Installation Requirements. Phillip has completed the mechanical requirements for mounting the propane tank per current building standards. Based on recommendations from Griffin Propane, Chief has suggested we go with a simple cinder block mounting pad that will greatly simplify the installation and cost. Griffin has been able get such mounting systems approved in the past. Chief has an action to determine the location of the tank relative to the building so as to maintain required access by heavy equipment for snow removal.
 - b. Update on Sprinkler System Review Requirements. Once the sprinkler system design is completed Chief will need to coordinate the submittal with the county and the State Fire Marshall in support of the building permit application.
- e) Update: AZ Wastewater Design Alternative Wastewater System Permit Application. John advised that the resubmittal to the county was delayed until today. Dan SMITH had not received the approved grading and drainage plans so he could complete the two action items assigned him based on the initial review by the county. Approval is expected next week. Jeff requested a coordination meeting with Jeff Smith, Coventry Group, to coordinate the septic and building efforts. John took an action item to set up this meeting.
- f) Update: Consolidated Review Package Including Pre-Construction Contract, Grading and Drainage and Masonry GMPs; Rewrite of Section 11.2; FLFD Results of Legal Review. The contract packages were signed by Chief Rodriquez last Wednesday. Lorraine Bergman will sign for Caliente and Jeff will drop off two signed copies at the fire station this weekend.
- g) Update: Master Schedule. Jeff Schaffer reported we are on track.
4. Action Item Review from June 16th Meeting
1. Jeff
 - Continued to refine the hard cost estimates
 - Will arrange for Blue Stake of site utilities next week
 - Worked the truss bid
 - Worked the fire sprinkler bid



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- Collaborated with Phillip and Chief on cost estimates for Division 1600 items
- Issued bid packages for special structural inspections/material testing (a soft cost item.)
- Supported Ground Breaking activities
- 2. Phillip
 - Collaborated with Jeff and Chief on cost estimates for Division 1600 items
 - Confirmed SSI tasks/requirements as currently laid out by Bixler and Associates
 - Bruce will plan to attend the Ground Breaking Ceremony
- 3. Chief
 - Collaborate with Phillip and Jeff on cost estimates for Division 1600 items
 - On-going effort
 - Need resolution in about 2 to 3 weeks
 - Chief has a lead on cabinetry donation from remodel
 - Oak construction, more than enough for our needs
 - May be an issue with the size of the opening for the range/cooktop
 - Will be a significant cost avoidance
 - Continue to work the FFE crew quarters cost estimate
 - In process
 - Lead the overall effort for the Ground Breaking Ceremony, including a list of attendees, agenda
 - Invites sent out to past board members, other dignitaries
 - Auxiliary will provide light refreshments, ...
 - Provide needed details for the propane tank procurement and installation to Phillip
 - Will go with cinder block; concrete pad is overkill
 - May have to move tank further away—currently at 25 feet
 - May add a little to cost
 - Coordinate fire sprinkler system design and approval, as needed, with the State Fire Marshall's office
 - Complete system being donated at no cost
 - Steve and Jeff Casterton, property owners
 - Significant cost avoidance (on the order of \$20K)
 - Other
 - Dave has ordered a dumpster to handle the spoils from the teardown of the white garage
 - Gentry Fire
 - FR 86 and 300, 5 miles SE of FL
 - In shadow of Rodeo-Chedeski fire
 - Type 3 team scheduled to be in place today
 - May allow it to proceed with burnout of combustibles/controlled burn
- 4. John H.
 - Worked with AZ Wastewater Design to expedite the permit review process
 - Will arrange for discussion between Covenant Group (septic system contractor) and Jeff to coordinate activities



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- Continued to work the soft cost estimate
 - Assisted Chief with identifying the list of attendees at the Ground Breaking Ceremony
5. Unusual Billings for Next Review Period. None noted.
 6. Review New Action Items.
 1. Jeff
 - Continue to work GMP #2. Expects to lock this down in next two weeks.
 - Lock down rough carpentry bid (by July 7th.)
 - Assist with Ground-Breaking Ceremony (tent, shovels, drinks, ...)
 - Arrange for Blue Stake
 2. Phillip
 - Monitor pending submittals (truss, sprinkler system, ...)
 - Contact county to see why we need a detailed list of equipment
 3. John
 - Continue to work Soft Costs
 - Assist with Ground Breaking
 4. Chief
 - Ground Breaking
 - Site cleanup, slab removal
 - Coordinate the submittal for the sprinkler system design with Fire Marshall
 - Determine the location of the propane tank
 - Lay groundwork for approval for the simplified mounting system for the propane tank
 7. Next Meeting. Friday July 14, 2017 10:00 am.

Note: there will be an informal status update following the Ground Breaking Ceremony.
 8. Call to the Public. There were no members of the public.
 9. The meeting was adjourned at 3:23 pm.

Grading - Commercial

**Coconino County
Engineering Division**
2500 North Fort Valley Road Bldg 1
Flagstaff, AZ 86001-1287
Phone Number (928)-679-8764

WORK AUTHORIZED
David Nicolella
06/21/2017 2:19:55 PM

Permit Information:

Permit #: EN-17-0063 Parcel #: 40345024C

Permit Type: Grading - Commercial
Project Name: Forest Lakes Fire District Grading/Drainage Permit (SWI #16045)
Project Description: Grading Permit
Site Address: 1522 MERZVILLE RD BLOCK/LOT//298
FOREST LAKES, AZ 85931
Dependent Permits: BD-17-0552 Subdivision: FOREST LAKES EST UNIT 04

Contacts Associated with this Permit:

Type	Name	Primary Phone	Primary Email
APPLICANT	SHEPHARD WESNITZER INC	928-773-0354	
OWNER	FOREST LAKES FIRE DISTRICT		info@ffdaz.com

Contractors:

Type	Contractor	POC	Phone #	License #	Exp Date
B-01	CALIENTE CONSTRUCTION INC			091625	10/31/2018

Fee Information:

Grading-Commercial Processing Fee	\$1,505.00
Total Fees Paid:	\$0.00

Minimum Inspections Required:

Engineering - Initial Grading Inspection
Engineering - Special inspection
Engineering - Grading Final Inspection

Receipts:

Additional Comments:

Conditions:

- As-Builts must be submitted to Community Development within 30 days of completed work. Permit will not be finalized and Certificate of Occupancy cannot be obtained until this document is received by the Coconino County Community Development Department. Contact the project engineer for this documentation.
- At the option of the County Inspector, a temporary perimeter fence may be required prior to the start of construction.

Initials

DR

DR

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Parcel #: 40345024C

- 3 All construction within county rights of way shall comply with current permit conditions and for construction purposes, the following precedence of standards will prevail: DR
- 1) 2006 Coconino County Public Works Department Standards.
 - 2) County approved project specific plans and specifications.
 - 3) Arizona Department of Transportation standards.
 - 4) Lastly, Maricopa Association of Government standards for issues not addressed by other standards.

All construction projects including (but not limited to) driveways, utility improvements, retaining walls, or any material such as asphalt and concrete must have inspections performed on these types of projects by a geotechnical or engineering firm.

All test results and final engineering reports must be submitted to the County's Inspector on the job.

Should you need a county inspector to perform a site visit, please contact your County Inspector at least 24 hours in advance. Your inspector will be either David Nicolella, 928-679-8887 or a member of the Engineering Division at Coconino County's Community Development. Once the required documentation has been reviewed and accepted by the county engineering department, then permits can be finalized.

Copies of current County Engineering standards are available at:
<http://www.coconino.az.gov/publicworks.aspx?id=6864>

Traffic Control shall be in accordance with the MANUAL on UNIFORM TRAFFIC CONTROL DEVICES-PART VI: Work Zones TA-6 "Shoulder Work.", immediate Flagging as needed.

- 4 County approval of these plans is for concept only. All liability resulting from errors or omissions is the responsibility of the permittee and/or his consultants and employees. Coconino County does not verify or guarantee the measurements, calculations, ownership, or conclusions indicated by the creator of these plans. DR
- 5 Applicant will Contact Coconino County Department of Public Works inspector to schedule a final inspection on completion of construction. Your inspector will be either James Guidotti, 928.606.9367 or Wes Carnahan, 928.606.1317. DR
- 6 An ENGINEERS FINAL GRADING CERTIFICATION shall be required. Permit will not be finalized and Certificate of Occupancy cannot be obtained until this document is received by the County Engineering Division. Contact the project engineer for this certification. DR
- 7 A PRIVATE ROAD AND PARKING LOT CERTIFICATION shall be required. Permit will not be finalized and Certificate of Occupancy cannot be obtained until this document is received by the County Engineering Division. Contact the project engineer for this certification. DR
- 8 A Violation of any state, county or federal regulation, statute, code, standard, or policy at this location will constitute a violation of permit conditions and will be subject to STOP WORK ORDER, INSPECTION HOLD, CERTIFICATE OF OCCUPANCY HOLD, NO OCCUPANCY NOTICE OR CEASE AND DESIST ORDER until such time as violation is corrected. DR
- 9 Coconino County Hydrologist recommendations or drainage plan requirements for this location shall be implemented or it shall constitute a violation of permit conditions and will be subject to STOP WORK ORDER, INSPECTION HOLD, CERTIFICATE OF OCCUPANCY HOLD, NO OCCUPANCY NOTICE, REVOCATION OF PERMIT, OR CEASE AND DESIST ORDER until such time as Hydrologist inspection recommendations or drainage plan requirements are implemented. DR
- 10 Applicant is to provide dust abatement at all times. Non conformance will result in an immediate stop work order. DR
- 11 In the event of any excavation, the licensee must notify Arizona Blue Stake at 1-800-782-5348 (1-800-STAKE IT) a minimum of 48 hours prior to excavating. All Arizona laws and regulations relating to excavation shall apply while working within county rights-of-way. DR
- 12 All slopes shall be as shown on the plans or flatter DR
- 13 All disturbed areas shall be re-seeded and mulched. An AZPDES permit from ADEQ should be obtained prior to construction. DR
- 14 All culverts shall have aprons or approved end sections. DR

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Parcel #: 40345024C

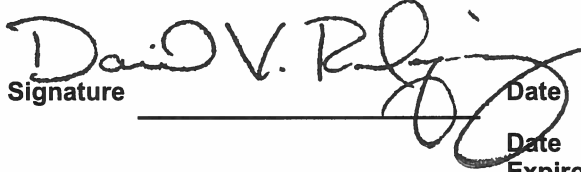
15 Any street name signs should be modified to meet the current MUTCD standard of 6" letters on retro-reflective sheeting. Coconino County recommends VIP sheeting be used for all signs.

DR

16 Please contact Coconino County Community Development for any Planning and Zoning requirements.

DR

Print Name David V. Rodriguez

Signature 

Date 06-22-2017

Date Issued **06/21/2017**

Date Expires: **12/18/2017**



CSI SUMMARY

GMP # 1 6/29/17

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

ADDENDUM: NONE
ESTIMATE: GMP # 1
DATE: 29-Jun-17

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

CSI SUMMARY	CSI COST	DIVISION COST		SUBCONTRACTOR
DIVISION 1 GENERAL CONDITIONS		\$26,586		Caliente
01001 General Conditions (Approximately 6 weeks)	\$26,586			
01400 Testing & Inspections	\$0			
DIVISION 2 SITE WORK		\$67,402		
01700 Surveying	\$6,300			Heritage
02100 Demolition By Forest Lakes	\$0			
02200 Earthwork , Pad, Decomposed Granite, SWPPP	\$61,102			Barkley Excavating
	SUBTOTAL		\$93,988	
	CONTINGENCY	5.00%	\$4,699	
	INSURANCES & BOND	1.75%	\$1,727	
	OVERHEAD & PROFIT	6.000%	\$6,025	
	TAXES	6.900%	\$7,344	
	SUBTOTAL		\$113,784	
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TOTAL CONSTRUCTION COST			\$113,784	

Inclusions:

- 1) 6 Weeks of General conditions has been included for the earthwork scope.
- 2) Assumes building permit is received within the 6 week period for continuation of structure.
- 3) Construction Staking has been included
- 4) Site earthwork, over excavation for the pad, & construction of the pad. Spoils generated will be spread onsite.
- 5) Storm Water Polution Prevention Plan

Exclusions:

- 1) Drainage scope has not been included and will be part of GMP # 2
- 2) No demolition has been included. Demolition of existing trees, utilities, septic systems, concrete, structures, fences, etc.
- 3) No hard dig. Rock or Cemented soils excavation that cannot be performed with convential bucket equipment. No rock saws, hammers, blasting, etc.
- 4) Export soils. All soils generated from construction shall remain onsite.
- 5) Permits
- 6) Hazardous Materials



PROJECT: Forest Lakes FD Station
 BID PACKAGE: 01700 Surveying
 BID DATE: 15-Jun-17
 ADDENDUM NONE

		BID	1	2	3	4	5	6
Sect.		1700	Integra Engineering	Lemme Engineering	Blaze Consulting	Arizona Surveying	SWI Engineering	Heritage Engineering
DESCRIPTION								
02040	CONSTRUCTION STAKING							
	Survey Grading & Staking	\$6,375	\$6,720	\$10,900	\$6,100	\$18,560	\$5,800	
	As-Builts							
	1. STAKING FOR THE PLACEMENT OF ALL UNDERGROUND UTILITIES.							
	2. STAKING FOR THE PLACEMENT AND CONSTRUCTION OF THE NEW FIRE STATION.							
	3. STAKING FOR THE PLACEMENT OF DRAINAGE IMPROVEMENTS							
	4. STAKING FOR THE PLACEMENT OF THE PARKING AREAS.							
	5. STAKING FOR THE PLACEMENT OF THE CONCRETE DRIVE AND HANDYCAP PARKING							
	PROVIDE ASBUILT DRAWINGS AT THE CONCLUSION OF THIS PROJECT.							
	6.ADDITIONAL STAKING REPAIR	\$450	\$450	\$450	\$450	\$450	\$450	
	TEXTURA BILLING COMPLIANCE	\$50	\$50	\$50	\$50	\$50	\$50	
	SUBCONTRACTOR BID	\$6,375	\$6,720	\$10,900	\$6,100	\$18,560	\$5,800	
	ADD-ONS	\$450	\$450	\$450	\$450	\$450	\$450	
	TOTAL BID	\$6,875	\$7,220	\$11,400	\$6,600	\$19,060	\$6,300	

