



BUILDING COMMITTEE MEETING MINUTES JULY 14, 2017



1. The meeting was called to order by Building Committee Chairman John Hennessey at 10:10 am.
2. In addition to Chairman Hennessey, FLFD Building Committee Members Chief Rodriguez, Quentin Tolby and Tom Cummiskey; Phillip Johns, HDA-Architects; and Jeff Schaffer, Dean Read and Sandy Maines, Caliente Construction, were present. Sandy is the Project Superintendent. There were no members of the public present. For the record, Phillip and Dean attended telephonically.
3. Old Business.
 - a) Site Prep. Chief Rodriguez reported the site prep is nearing completion. There is some concrete yet to be removed from the demo of the white garage. He has located and destroyed the old septic tank on Lot 297. The old septic tank on Lot 298 will be located and destroyed (see new action item list.) The fate of the trailer pad is TBD (see new action item list.) The Fire Hydrant will be relocated. It is part of the hard cost estimate (see new action item list.)
 - b) Update: Construction Activities Since Groundbreaking. Sandy reported as follows:
 - a. The survey is done.
 - b. We will be moving dirt on Monday.
 - c. The new driveway accesses to the property will be addressed first so we can have unrestricted access to the property.
 - d. Grading and drainage will be done upfront.
 - e. APS will kill the electric at the power pole and remove the meter at the trailer pad pedestal. APS will drop in a new temporary power line (location TBD.) Pedestal is FLFD property. Chief to determine disposition.
 - f. Construction trailer will be on-site next week.
 - g. The entire site will be fenced in, with daisy chain locks to allow FLFD access.
 - h. An internet line will be installed by Frontier.
 - i. A drone will be made available as needed to document construction progress.
 - c) Update: Revenue and Construction Cost Estimate
 - a. Revenue. Tom reported we are doing well with our Legacy effort. We are at \$260K versus a goal of \$300K.
 - b. Hard Costs. Jeff provided a detailed breakdown of hard cost estimates by Division, as well as a summary level (see attachment.) Key points from the discussion:
 - i. Overall hard cost estimate, without Value Engineering, is \$938,738.
 - ii. Overall hard cost estimate, with Value Engineering, is \$901,056.
 - iii. Caliente will pursue a donation from Home Depot for Line Item 06400, Cabinetry.
 - iv. There is some uncertainty for Line Item 07200, Insulation. The permitted drawings show the bay space as heated, which brings in more stringent requirements for insulation. This could be a \$15K to \$25K problem. Phillip and Jeff will address this further.
 - v. Line Item 07500, Roofing. Jeff brought up an option for consideration. The cost of a metal roof, which would not require metal soffits, is the same as the asphalt roof with metal soffits. A side benefit of the asphalt roof is that we could defer the installation of the metal soffits to a later date, thereby reducing the first cost by about \$15K. There would be a life cycle cost impact, however. John Hennessey took an action to make a go forward recommendation at the next building committee meeting.



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- vi. Line Item 10400, Identification Devices. Signage for the new station. The current estimate calls for polished aluminum lettering 18” high, 1.5” thick, at a cost of \$8,769. Jeff said he will pursue an estimate for acrylic lettering, if that would be acceptable to the district. John took an action item to pursue this option with the board. Perhaps it might be a candidate for a donation.
- vii. Line Item 15300, Fire Protection, is being donated. Cost avoidance is on the order to \$20K.
- viii. There is a 3% contingency included in the numbers.
- ix. A question was raised by Quentin about the need for floor drains and the sand/oil interceptor. Phillip took an action to pursue with the county.
- x. It was confirmed the overhead doors will be insulated.
- xi. Phillip and Jeff will revisit the wall treatment for the bay space walls.
- xii. Jeff provided an estimate for building out the admin wing--\$60K to \$75K. Phillip will check with Bruce on a budgetary estimate for the HDA effort.



7.14.17 CALIENTE.pdf

- c. Soft Costs. John Hennessey reported that bid packages for Materials Testing and Special Inspections, Spreadsheet, Items 5 & 7, came in somewhat higher than the original estimates (\$14,035 vs \$11,000.) Jeff was advised to proceed with the bid. This is a time and material bid.
 - i. Crew Quarters FFE. Chief Rodriquez advised he is OK with \$16,000 for FF&E for the crew quarters.
 - ii. See attached for revised soft cost estimate (\$154,567.)



20170616 SOFT COST
ESTIMATE REV B.xlsx

- d. Overall Summary.

i. Hard Costs (with Value Engineering)	\$901,056 (With 3% Contingency)
ii. Soft Costs	\$154,567
iii. Total	\$1,055,623 (Bogey is \$1,050,000.)
- d) Update on the Design Package, Building Permit Application, County Feedback/Questions. Phillip discussed the updated design package. The files are too large to include in the meeting minutes. Copies can be obtained from Roxie (1524-Progress Set-2017-07-13; BD-17-0552 Forest Lakes Fire Station Corrections [two files]). Phillip, Jeff and Sandy reviewed detailed design features and came to a mutual agreement/understanding on each item. Relevant documents will be updated as needed by all parties. They also reached agreement on what submittals remained to be made to the county. Phillip expressed the desire to make a single submittal to complete the permit application requirements. As noted, Phillip will pursue the need for an oil/sand interceptor. Relevant action items from the discussion are captured in the new action item list.



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- e) Update: AZ Wastewater Design Alternative Wastewater System Permit Application. John reported the permit has been issued.
- f) Update: July 7th Coordination Meeting with Caliente and Covenant Group. John reported on the coordination meeting with Jeff Schaffer, Jeff Smith (Covenant Group), and Tom Cummiskey. Several key issues were discussed and agreed to so as to avoid schedule conflicts during construction. Jeff Smith questioned the need for the sewer stub out to be 5.5 ft below finished floor (BFF.) Based on a subsequent discussion with Phillip Johns, the dimension was reduced to 3.5 ft. The finished floor height is 7529.5 ft.
- g) Site Visit July 13th. John reported that Jeff Smith conducted a site visit on Thursday July 13th. As a result of the visit, Jeff had the following observations:
 - a. The septic tank will need to move to the south. He identified two possible locations for the move.
 - b. He is OK with the location of the leach field. He marked off two locations for cap soil.
 - c. He scoped out the trenching for the pressure pipe to deliver effluent to the leach field.
 - d. Once the piping/leach lines are covered, he wants large rocks/boulders placed at the western edge of the driveway access to the blue garage to avoid having someone inadvertently drive over the leach field.
 - e. He is OK with the planned location of the 4" DWV connecting the old and new systems. We may need to increase the length of the pipe run. Chief is pursuing a donation of an additional 100 feet of pipe.
 - f. The 4" DWV we have on hand is acceptable. There are some bends, but he can make it work. It was noted we also have couplings.
 - g. Septic work will start once the stub out is in place (estimated mid-Sept). Work will be completed in one week.
 - h. The old station can be connected once the new system is powered up and we have an approval to discharge.
 - i. Phillip needs the electrical equipment description and load from the septic so the electrical drawing sheets can be updated. (Action item for John.)
- h) Update: Master Schedule. Jeff will update the master schedule to reflect the septic milestones.
- 4. Action Item Review from June 29th Meeting. Excellent progress was made on all action items.
- 5. Unusual Billings for Next Review Period. There were none identified.
- 6. Review New Action Items.

Chief

- 1. Find second septic tank, crush and fill.
- 2. Remove remaining concrete from white garage demolition by Monday COB.
- 3. Collaborate with Jeff on fate of trailer pad, more toward the end of the project. Pad must stay in place for about 3 weeks (it is the reference for the finish floor height of 7529.5 ft.)
- 4. Determine relocation of old power pedestal.
- 5. Will approve all site visits by locals.
- 6. FLFD will provide fire extinguishers.
- 7. Provide data to support calculations for design of the fire protection system.

Jeff

- 1. Work with FLFWID on hydrant relocation



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2. Collaborate with Chief on fate of trailer pad, more toward the end of the project. Pad must stay in place for about 3 weeks (it is the reference for the finish floor height of 7529.5 ft.)
3. Collaborate with Sandy to arrange for fencing to be delivered and set up.
4. Work with Home Depot on potential cabinetry donation.
5. Arrange for drone to be used to document construction progress.
6. Finalize truss and sprinkler packages.
7. Coordinate with Phillip to finalize insulation requirements for the bay space.
8. Investigate feasibility/cost of acrylic signage.
9. Determine cost impact of moving sand/oil interceptor to the front.
10. Provide final recommendation on water heater configuration. Current version is about \$4K. Can we use a less expensive version?
11. Send details to Phillip for covering foam insulation with epoxy sealant (detail 103.)

Sandy

1. Start excavation on Monday.
2. Put in temporary power (w/APS.)
3. Start construction work on foundation (from north to south.)
4. Collaborate with Jeff on site fencing.

Phillip

1. Coordinate with Jeff to finalize insulation requirements for the bay space.
2. Determine if the sand/oil interceptor is a county code requirement.
3. Provide estimated cost for architectural design support for completion of the admin wing.
Note: hard cost estimate if \$60 to \$75K.
4. Make changes to design docs as discussed.
5. Send louver/screen details to Jeff

John

1. Board input required:
 - a. Determine final roof configuration: asphalt shingle roof plus metal soffits or metal roof.
 - b. Determine need for landscaping. Can we rely on community donations (material and labor)?
 - c. Determine need for signage on face of the building. Now versus later. Type—cast, polished aluminum versus acrylic.
2. Follow up with AZ Wastewater Design on electrical requirements for new septic system.
They need to be included in the electrical load requirements for the building.
7. Next Meeting. The next meeting will be July 21, 2017 at 10:00 am at the fire station. Sandy will be first on the agenda so he can leave to attend to his duties as Superintendent.
8. Call to the Public. There were no members of the public.
9. Adjourn. The meeting was adjourned at 12:13 pm.



CSI SUMMARY

ESTIMATE DATED 7/14/17

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

ADDENDUM NONE
 ESTIMATE: DD BUDGET
 DATE: 14-Jul-17

AREA SUMMARY:
 BUILDING AREA 4,918 GSF

DURATION

CSI SUMMARY	CSI COST	DIVISION COST	Value Engineering	SUBCONTRACTOR
DIVISION 1 GENERAL CONDITIONS		\$106,345	\$106,345	
01001 General Conditions	\$106,345			
01400 Testing & Inspections	\$0			
DIVISION 2 SITE WORK		\$102,511	\$102,511	
01700 Surveying	\$6,300			
02100 Demolition	\$0			
02200 Earthwork and Paving	\$61,102			
02360 Soil Treatment	\$550			
02600 Site Utilities and Drainage	\$33,360			
02800 Site Improvements	\$0			
02900 Landscaping	\$1,199			
DIVISION 3 CAST-IN-PLACE CONCRETE		\$51,801	\$51,801	
03300 Cast-In-Place Concrete	\$51,801			
DIVISION 4 MASONRY		\$71,428	\$71,428	G&G
04200 Masonry	\$71,428			
DIVISION 5 METALS		\$10,564	\$10,564	
05100 Structural & Misc. Steel	\$10,564			
DIVISION 6 WOODS AND PLASTICS		\$60,885	\$60,885	McKenna
06100 Rough Carpentry	\$44,810			
06400 Architectural Millwork/Cabinetry	\$16,075		(\$16,075)	Estimate
DIVISION 7 THERMAL AND MOISTURE		\$50,213	\$50,213	Could go lower
07200 Insulation	\$8,059			
07500 Roofing	\$36,574			
07600 Flashing and Sheet Metals	\$1,000			
07900 Sealants and Caulking	\$4,580			
DIVISION 8 DOORS AND GLASS		\$55,046	\$55,046	
08100 Doors, Frames, & Hardware	\$18,000			
08300 Overhead Doors	\$25,946			
08400 Glass and Glazing	\$11,100			
DIVISION 9 INTERIORS		\$52,679	\$53,013	
09250 Drywall	\$17,932			
09300 Ceramic Tile Donated Labor below with flooring	\$0			donate labor
09500 Acoustical Ceilings	\$0			NEED DONOR INFO
09680 Flooring & App Sealer	\$8,725			donate labor Floor Sealer by
09900 Painting	\$26,022			
DIVISION 10 SPECIALTIES		\$15,659	\$15,659	
10100 Window Covering	\$3,500			
10200 Corner Guards	\$675			
10400 Identification Devices	\$8,769			
10520 Fire Protection Specialties	\$1,250			
10800 Toilet Partitions & Accessories	\$1,465			
DIVISION 11 EQUIPMENT		\$0		
11000 Kitchen Equipment	\$0			
DIVISION 15 MECHANICAL		\$119,610	\$119,610	Carl Aronold
15400 Plumbing	\$90,670		(\$15,250)	
15300 Fire Protection	\$0			
15800 HVAC	\$28,940			Rim Country
DIVISION 16 ELECTRICAL		\$93,736	\$93,736	
16000 Electrical	\$84,138			
16200 Fire Alarm & Security	\$9,598			
SUBTOTAL		\$790,477	\$759,486	
INSURANCES & BOND	1.75%	\$13,833	\$13,291	
OVERHEAD & PROFIT	6.000%	\$48,259	\$45,569	
TAXES	6.900%	\$58,827	\$56,466	
SUBTOTAL		\$911,396	\$874,812	
CONSTRUCTION CONTINGENCY	3.00%	\$27,342	\$26,244.36	
SUBTOTAL		\$938,738	\$901,056	
TOTAL CONSTRUCTION COST		\$938,738	\$901,056	
ADD ADMINISTRATION BUILDING				60-75k

SOFT COST SUMMARY

ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	TOTAL BUDGET
1	FIXTURES/FURNITURE AND EQUIPMENT (FF&E)				
1A	Crew Quarters	1	LS		\$ 16,000
1B	Admin Wing				
2	ARCHITECTURAL AND ENGINEERING FEES - 5% OF EST. CONSTRUCTION COST OF \$850,000	5%	LS	\$ 850,000	\$ 42,500
3	ADDITIONAL SERVICES				
3A	COCONINO COUNTY ESTIMATE FOR BONDING	1	LS	\$ 800	\$ 800
3B	SURVEY	1	LS	\$ 6,300	\$ 6,300
3C	DRAINAGE REPORT	1	LS	\$ 5,800	\$ 5,800
	Additional Charges--Building Shift			\$ 6,150	\$ 6,150
3D	FINAL GRADE CERTIFICATION	1	LS	\$ 1,200	\$ 1,200
3E	GEOTECHNICAL INVESTIGATION	1	LS	\$ 4,200	\$ 4,200
3F	HDA MARKUP - ADDITIONAL SERVICES 1.1 PER AGREEMENT	1	LS	\$ 2,615	\$ 2,615
4	VOICE/DATA CABLING	1	LS	\$ -	\$ -
5	SPECIAL STRUCTURAL INSPECTIONS	1	LS	\$ 14,035	\$ 14,035
5A	Section 01400 Bid - MATERIALS TESTING AND SPECIAL INSPECTIONS - Calliente			\$ 2,000	\$ 2,000
6	PRINTING COSTS	1	LS	\$ -	\$ -
7	MATERIALS TESTING	1	LS	\$ -	\$ -
8	COUNTY FEES			\$ 720	\$ 720
9	RENEWAL OF EXISTING CUP	1	LS	\$ 8,000	\$ 8,000
10	BUILDING PERMITS	1	LS	\$ -	\$ -
11	SITE PLAN REVIEW FEES - May not be required	1	LS	\$ 5,000	\$ 5,000
12	PLAN CHECK FEES	1	LS	\$ 5,500	\$ 5,500
13	WATER AND SEWER FEES	1	LS	\$ -	\$ -
14	UTILITY COMPANY FEES	1	LS	\$ 22,800	\$ 22,800
15	On-Site Wastewater System			\$ 2,200	\$ 2,200
15A	Owner contract direct with Septic contractor			\$ 1,990	\$ 1,990
16	AZ Wastewater Design contract with FLED			\$ 199	\$ 199
16	County Permit Fee			\$ -	\$ -
17	Propane Tank/Feed Lines to Building				
18	Security System and Device Design				
19	Sprinkler Installation				
20	Fire protection design				
21	Fire alarm system design				
22	Crushing/filling in existing septic tanks				
23	Encroachment permit fees				
24	Temporary power				
25	Tree removal				
26	Demo of white garage				
27	Replace storage lost by white garage				
28	Backflow preventers				
29	Pressure regulators				
30	Drywells				
31	Vapor barrier				
32	Off site work				
33	Site security (temporary fence?)				
34	Relocate exhaust scrubbers				
35	Concrete treatment in bay areas				
36	Floor coverings, crew quarters				
37	Floor coverings, admin wing				
38	Floor drains, bay space				

To be updated 06/16/17

Negotiated Fee

PROPOSED AMOUNT

PROPOSED AMOUNT

PROPOSED AMOUNT

06/02/17. See invoices from SWI

PROPOSED AMOUNT

PROPOSED AMOUNT

PROPOSED AMOUNT

SMART SYSTEMS. Use credits from previous biddings.

See 5A, Section 01400

Per Jeff Schaffer

BUDGET

See 5A, Section 01400

FROM COUNTY

IN PROGRESS

IN PROGRESS

IN PROGRESS

Updated 12/6/16

IN PROGRESS

Updated 06/02/17

Invoiced 07/13/17

Paid

Updated 12/6/16

39	LED Lighting Bay Space	construction							
40	Operable Windows	construction							
41	Removal of existing electrical serv/ces	??							
42	Fuel Storage System (Diesel)							\$.
43	Calliente Preconstruction Fee							\$	3,250
44	Escrow Fees for LPA							\$	3,308
TOTAL BUDGET FOR SOFT COSTS									\$ 154,567

Show as \$0 soft cost, make \$18,200 available for contingency?

Added 06/02/17