

MINUTES
FIRE-RESCUE BOND BLUE RIBBON COMMITTEE
REGULAR MEETING
November 17, 2005
Fire-Rescue Station No. 2 – Third Floor
528 Northwest 2nd Street
Fort Lauderdale, Florida

Board Members	Present/ Absent	Cumulative from 01/27/05	
		(P)	(A)
Thornie Jarrett, Chair	P	10	0
Dianne Shuler, Vice Chair	A	8	2
Mary Graham	P	10	0
Allan A. Kozich	P	9	1
Patrick McTigue	P	8	2
Douglas Ruth	P	8	2
Guido Teichner	P	1	0
Don Bastedo	P	9	1
Norman W. Thabit	P	10	0

Staff

Robert Bacic, Battalion Chief
 Albert Carbon, Director, Public Works Department
 Fernando Blanco, Project Engineer
 David Carter, Union Representative Engine 46
 Frank Snedaker, Chief City Architect
 Peter Partington, City Engineer

Visitors

None

Meeting Minutes

1. Call to Order/Roll Call

The November 17, 2005 meeting of the Fire-Rescue Bond Blue Ribbon Committee was called for order at 6:04 P.M. by Chairman Jarrett. A quorum was achieved with eight committee members present.

Chairman Jarrett introduced and welcomed new committee member, Guido Teichner. Mr. Teichner, a civil engineer with experience in military aircraft, is currently retired. He hopes to bring his experience with business and engineering to the committee.

2. Approval of Minutes – September 15, 2005

The minutes of the September 15, 2005 meeting were reviewed. Mr. Thabit made a motion to approve the minutes without any further additions, corrections or deletions. Ms. Graham seconded the motion. A vote was taken and the motion passed unanimously.

3. Staff Liaison Report

A. Activities over the past month and next month.

Mr. Carbon addressed the Committee regarding Station 54. The proposal has been withdrawn for this fire station. The project must undergo a complete reconfiguration. At this time the city owns the property, so the fire station will be built at that location.

Mr. Carbon addressed the Committee regarding Station 46. He advised that staff is reviewing relocation possibilities. City staff will review this item next week with fire, police and public works about the project.

Mr. Carbon addressed the Committee regarding Station 29. We are still waiting for the environmental phase II clean-up estimates.

Mr. Carbon addressed the Committee regarding Station 47, advising that permitting is being submitted tomorrow. At this time we are waiting for the fire suppression engineer to submit his plans.

Mr. Carbon advised that the City Commission approved negotiations with URS for the construction manager. The review panel for the architects is scheduled for October 22nd, but was cancelled due to Hurricane Wilma.

Mr. Carbon advised that he does not have an update on the station to be located in the hospital district.

Mr. Carbon advised that he received a letter from Kimley Horn regarding Station 88/53 advising they are currently three weeks behind due to the hurricane. Regardless, the schedule should stay the same. Mr. Blanco advised that advertising will begin in February. This process takes approximately eight weeks from start to finish. We have not received any new bids from pre-qualified contractors. Mr. Carbon made a recommendation that the Committee proceed with the current four pre-qualified contractors that have submitted proposals.

B. Questions and Comments

Mr. Jarrett asked for clarification. Are these proposals going to be used for Station 47 or 53/88? Mr. Carbon answered that he is recommending we use the current bidders for both projects; however, if Station 47 does not live up to our expectations, we can always put it out for bid again.

Mr. Jarrett inquired about the relocation of Station 46, specifically what the issues are. Mr. Carbon answered that it is preferred that we relocate on city property in the general area where it is currently housed.

Ms. Graham requested that updates be sent out via e-mail when progress is made on any of these projects and/or RFPs.

Mr. Ruth commented on how Hurricane Wilma tore apart some of the trees. He suggested that when we replant, we should review the landscape pallet.

Mr. Thabit inquired about the status of the temporary station. Mr. Carbon answered that no progress has been made, and staff is waiting for the construction manager coming onboard. Ms. Graham inquired if there was a time frame for securing the construction manager, and if said manager would be involved in Stations 47 and 88/53. Mr. Carbon answered that the negotiations were still being completed as far as the level of management that will be desired, and the manager will be utilized for both locations; however, Station 47 is at a stage where permits are being applied for and he/she would not be involved in the constructability review. Mr. Partington noted that Kimley Horn is being considered for that portion of this process, and should that occur, it would be brought before this Committee in the future. Ms. Graham questioned the independent oversight of having Kimley Horn audit their own project.

4. Member Discussion Items

Mr. Jarrett referenced the e-mail from staff. He noted that he has spoken to the commissioners and the city manager and he is really not clear about what has already been approved or what recommendations have been made by the Commission at this point. The city manager said it would be necessary to review the tape and a final report will be generated.

The Staff's response is while they support the Committee's desire to complete the projects in less than eight years; shorting timeline more is not advisable. They recommend a reduction to the construction schedule from eight years to four years. Mr. Carbon noted that at 50% completion for Fire Stations 47 & 88/53 we will be better able to determine a more definitive time line. Work is being performed on every one of the stations. There are oftentimes delays such as Station 54.

Mr. Ruth inquired if the participants in 54 had been contacted to get a feel for a possible change of mind. Mr. Carbon is not aware of any such contact at this time. Mr. Snedaker added that he has had lengthy discussions with the city attorney, who has been negotiating this matter, regarding this site to determine the reasoning for this withdrawal. Mr. Snedaker reported that the city attorney is convinced that this is a sincere move on their part and that they are reconsidering for whatever reason. Mr. Carbon noted he will speak to Stephen Scott regarding this issue to try to get a better answer.

Ms. Graham inquired who authored the staff response. Mr. Carbon answered that he was the author. In response to her question regarding (page 2) the paragraph detailing why acceleration of the projects is not prudent, Mr. Carbon noted that in the construction of the first two stations staff will be able to catch any deficiencies in the station designs. It is his opinion that as these stations progress the unknowns will surface allowing time for change to future station planning.

Mr. Jarrett inquired about the fume extraction system problem. Mr. Carbon noted that the problem had been solved. Mr. Snedaker added that almost no one was happy with the extraction systems we've been dealing with. The consultant studied various options and decided to implement a continuous air change, bringing fresh air in at ground level and extracting it at ceiling level. The exchange rate is in excess of what is required. At a certain stage a testing company will perform tests to ascertain if the design is functioning properly.

Mr. Jarrett inquired if a sensor would be used. Mr. Carbon answered the system would run 24/7 and there is noise factor. The same system is currently in Lauderhill and Davie. Chief Bacic inspected their systems and confirmed it was successful. He was assured that the way it was designed, the pressure within the building, the envelope of the building and the bay that the system is not pushing bad air into the building.

Mr. Jarrett noted another issue is the notification system, that is wasn't able to properly do the job due to the component problem. Mr. Snedaker answered that there is basically one supplier to deal with. Chief Bacic added that an additional component was needed to upgrade the system and that component has been approved by the City Commission.

RE: Design Issues

Mr. Jarrett noted the Committee requested that during each phase of design, Staff should continue to consider and integrate this board's comments where appropriate. Staff's response is that every idea, suggestion and concern is taken seriously, reviewed, and discussed, as well as the comments and suggestions from the fire department staff and the Fire Fighter's Union representative. Mr. Snedaker noted that some of the suggestions included; showers in 47, air conditioning the tank room, higher engine bays and larger bay doors, the exhaust extraction system improvement, trash chutes, shelves in the bathrooms, change of sink fixtures to allow a bigger clearance space, change in locker size, bunk room lighting, pre-conditioning outside air, outside dining areas, and changed location site for Station 29. Firefighter Carter noted that the issues that arose from Hurricane Wilma have been discussed, such as using a quick connect system for the generator.

Mr. Kozich commented that generators often are fatal to electronics.

Mr. Ruth suggested the use of continuous weld on the doors, noting some new doors are already wearing in the climate.

RE: Design Fee

Mr. Jarrett noted that we are in the middle of an audit and until that is complete this item is, for all practical purposes, on hold.

Mr. Teichner inquired about Staff's statement that the costs are coming from city funds. He was under the impression that the 17% that the city is charging for the design service fee was being billed out of the 40-million-dollar bond fund, not other city funds. From

that point of view he is concerned that if the design can be done by an outside company at a better rate than 17%, then we're not expending this bond wisely. Mr. Carbon noted that makes the assumption that outside design firms are going to be less than 17%. He advised that figures are being negotiated at this time for multiple-station fees, and the 17% figure is being studied. In the interim the 17% is not being charged.

RE: Location of Fire Station 29

Mr. Jarrett noted there are concerns about environmental issues for this site. Mr. Snedaker noted that Fire Station 29 in its' existing location at one time housed a fueling facility. The tanks have been removed; however, there is potential for underground contamination. Studies are being conducted to try to remedy the situation. The existing building may have to be removed to clean the soil; however the training building can remain. That building is being considered for a number of functions at this time. The extent of the possible contamination is not known, there is no definitive time frame; however, it is estimated at six months. The design process will continue with at least a 9-12 month delay.

Mr. Jarrett inquired if the site will be a drive-through facility. Chief Bacic noted that it will be. Mr. Snedaker advised that that property is not platted at this time.

RE: Review of Projects

Mr. Jarrett noted that Mr. Carbon has already addressed this item.

RE: Neighborhood Outreach

Mr. Jarrett noted that the only issue for this item was that there was concern from this Committee about the time period, i.e., if we wait until after the DRC, would the neighborhood have the time to fully participate. Staff feels there is sufficient time. Mr. Snedaker noted that the reason we go to DRA first is because they do a technical review. If there are technical changes that need to be done, we need to take care of those items before we go further. Multiple neighborhood meetings can be had if necessary.

Mr. Jarrett inquired how many months can we wait before we have to close off the design issue. Mr. Snedaker noted the time was not set in stone, and he also feels there will not be design issues like were experienced with Station 47. At the moment the design is not an issue.

Mr. McTigue inquired how much weight is given to the input the neighborhood gives. Mr. Carbon doesn't expect the neighborhood to have to consider the operational aspects of the building, which is the largest part of the design. They will be more concerned with community functions such as a community room, the landscaping, and the façade, which are all easy to change. As long as the costs stay within the parameters design can be tweaked.

Mr. Bastedo inquired if other stations are presented at the neighborhood meetings to show designs to keep commonality. Mr. Carbon answered that we keep commonality with the existing station design with the landscaping and parking schemes.

Mr. Jarrett noted that the Committee would assist in their respective neighborhoods to smooth the process.

RE: First Station 54

Mr. Jarrett noted that this item has already been discussed. The developer has informed the city that they are not longer interested in this site.

RE: Future Property

Mr. Jarrett inquired if the response, which was that staff does not support the purchase of additional land around existing fire stations that are going to be rebuilt on their current sit, was phrased the way it was because it was not included in the original bond, or does staff honestly feel that some of these lots are too small. Mr. Carbon answered that in addition to the points in the response, there is no funding for those extra parcels. He added that at one point Station 54 was going to be a station built without Bond Funds and that has changed.

Mr. Thabit noted that it's possible to wait until the end of the process and see if there's funding and decide at that time.

Mr. Jarrett reiterated that if the money was there perhaps there are some stations that could have some land added to them. Mr. Snedaker agreed. Mr. Jarrett inquired if land for Station 13 could be pursued, as that would not be a purchase, because there is not sufficient room to operate safely at the current site. Mr. Snedaker answered that staff will try to work with the Antioch College who owns Birch State Park located adjacent to the site, and the city attorney's office, to see if additional land could be donated.

Mr. Thabit inquired as to the posture of the hospital land. Mr. Carbon has not received an update and will advise the Committee when he does. Mr. Thabit inquired where the item was on the hospital's agenda. Mr. Carbon is not able to answer that question at this time. Mr. Thabit requested an update on this for the next meeting.

Mr. McTigue inquired if staff was still considering and researching that neighborhood. Mr. Carbon answered that they are still pushing towards working with the hospital board for the property across the street.

Mr. Ruth inquired about the location where the water tank is located, south of the hospital. Mr. Carbon noted the tank fills most of the lot.

RE: Minority Participation

Mr. Jarrett noted that there is minority owned businesses involved in Station 46 currently. Mr. Blanco added that that is also true of Station 53, ACAI and Associates.

5. General Discussion

Mr. Ruth pointed out it would be wise to have an outside person overseeing the work, rather than allowing the working firm to do their own design check. He cited a newspaper article that spoke of a local city manager committing fraud, citing the problem as being that the manager had no one to answer to. He added that sometimes you miss your own mistakes, whereas another person may immediately pick up on them.

Ms. Graham commented that Kimley Horn is a reputable civil engineering firm but she feels another firm should perform the design checks. She also inquired how URS convinced the evaluation panel and the city that they should perform the services; especially in the light of a problem they had regarding their airport contract. In light of the fact that she would not have agreed with the selection of URS, she expressed a concern about her sitting on an evaluation committee. It was pointed out that seldom do the committee members agree 100% on the ranking for any one company and her input would be welcome.

6. Adjournment

A motion was made by Mr. Kozich and seconded by Mr. McTigue to adjourn the meeting. A vote was taken and passed unanimously.
The meeting was adjourned at 7:45 P.M.

Respectfully submitted,
Jody E. Lebel, Court Reporter/Public Notary