

**FIRE-RESCUE BOND  
BLUE RIBBON COMMITTEE MINUTES  
REGULAR MEETING**

City of Fort Lauderdale  
100 North Andrews Avenue  
8<sup>th</sup> Floor Conference Room  
Fort Lauderdale, Florida, 33301  
July 19, 2007

<b>Board Member</b>	<b>Attendance</b>	<b>Cumulative Attendance</b>	
		<b>P</b>	<b>A</b>
Don Bastedo	P	7	0
Mary Graham	P	7	0
Thornie Jarrett, Chair	P	7	0
Steve Kirsch	P	6	1
Allan Kozich	P	7	0
Patrick McTigue	A	5	2
Douglas Ruth	P	7	0
Dianne Shuler, Vice Chair	P	5	2
Norman Thabit	A	6	1

**Staff**

Albert Carbon, director, Public Works Department  
Mina Samadi, Engineering Design Manager  
Frank Snedaker, Chief City Architect  
Robert Bacic, Battalion Chief  
Alexandra Woolweaver, City Auditor's Office  
Jim Hamill, City Auditor's Office  
Jamie Opperlee, Recording Clerk

**Guests**

Eric Geen, URS

**1. Call to Order/Roll Call**

Chairman Jarrett called the July 19, 2007 meeting of the Fire-Rescue Bond Blue Ribbon Committee to order at 6:02 p.m. A quorum was achieved with seven Committee members present.

**2. Approval of Minutes: June 21, 2007**

Chairman Jarrett noted on page seven, paragraph three, in Mr. Herbst's comments regarding the funding shortfalls, Chairman Jarrett said the minutes should indicate, "...coming up with an additional \$20 million would be a virtual impossibility." [not \$40 million]

**Motion** made by Member Kozich, seconded by Member Shuler, to approve the minutes of the June 21, 2007 meeting as amended. Upon voice vote, motion passed unanimously.

### **3. Staff Liaison Report**

Mr. Carbon invited Committee members' questions regarding the Station 53 and Station 47 progress reports.

#### Station 88/53:

Member Graham remarked that the fuel tank problem persisted at Station 88/53.

Member Graham noted the window design was somewhat unusual and she felt this contributed to the problems they were experiencing with the installation. Mr. Snedaker explained this design was used because it matched the design at the administration building. He did not know if it was exactly the same unit used at the administration building.

Chairman Jarrett asked Chief Bacic about the components of the security system. Chief Bacic explained the system included card reader access, a phone entry system at the front door, with cameras at the main entry points and the parking areas. Chief Bacic said staff had felt the \$100,000 estimate was extremely high and they had performed due diligence and discovered pricing at half that. Chief Bacic informed the committee he was working with IT staff to design the security scope and then bid out several stations at once.

Chief Bacic informed Member Shuler that the card readers would be located in eight to 12 strategic areas. Chairman Jarrett was concerned that the garage doors were not tied into the security system. Chief Bacic explained that the security systems at the stations was more an access control system than a high security system.

Chairman Jarrett asked about the alert system. Chief Bacic said they were currently reviewing several vendors that could provide similar systems. They intended to analyze the cost benefits of all the components in relation to the costs. Their initial cost estimates for the same system they had used at Station 2 were approximately \$157,000 for Station 53 and \$130,000 for Station 47. They were now considering additional vendors, comparing available technologies and reassessing the costs.

Chairman Jarrett noted that the security systems required roughed-in conduit and wiring, and he was worried that they still did not have a vendor for those items for Station 53 or 47. Chief Bacic said during the design phase, they had the Westnet provider contact the MEPs that had designed the Stations, and had included any wiring required by Westnet in the baseline infrastructure. Chief Bacic noted that a lot of the wiring was run through the common ceiling, so this was not a big concern.

Member Shuler asked what type of technology they would use for access control. Chief Basic stated they would use HID readers, with a Honeywell Pro Watch system. He noted this was not a proprietary system, and he hoped there would be competitive bidding for pricing.

Station 47:

Chairman Jarrett said Station 47 seemed to be running smoothly. Member Graham felt this might be because of the masonry construction in the ongoing coordination.

Station 29:

Mr. Carbon reported they were completing the remodeling of the Singer Building for the temporary location. He explained that there were issues with the fire sprinkler system and that there may be a need to upgrade the water supply line for the sprinkler. Mr. Carbon anticipated going out to bid the first week in August, and to award the contract the first or second meeting in September.

Station 49:

Mr. Carbon reported Station 49 had been re-presented to the Planning and Zoning Board, and they were scheduled for two City Commission meetings in September. Mr. Carbon had provided Member Graham with copies of the construction documents. He stated Broward County and FDOT permits had been received and should be ready to go to the Building Department.

Station 54:

Mr. Carbon stated Station 54 had returned to the Planning and Zoning Board for two submittals, which had both been approved. They would go to the City Commission in September. They're working on the construction drawings and Broward County and FDOT permits. Regarding temporary housing, Mr. Carbon said they had identified a vacant restaurant just west of the facility.

Station 3:

Mr. Carbon informed the Committee that the land-use amendment had been approved by the City Commission on July 10. They had submitted for DRC and were waiting their comments and were working on Broward County permits as well. Ms. Samadi distributed copies of plans for Fire Station 3. She anticipated this would be before the Planning and Zoning Board in September or October.

Mr. Carbon stated the public meeting for Station 3 at St. Jerome's was attended by just a few citizens. No issues had been brought up at the meeting.

Station 46:

Chief Bacic stated they had made one presentation to the Lauderdale Manors Homeowners Association, and another to multiple homeowners associations and park user groups at Mills Pond Park regarding construction of a new fire station at the Mills Pond Park site. He reported most comments had been positive. City staff and Vice Mayor Moore had been present at the meeting.

Chief Bacic reported that one concern expressed at the meeting was that parking during football games could be impacted, and City staff was working on this issue. Member Shuler stated some residents had been concerned about response time, but Chief Bacic had explained how the response time could be improved by moving the station.

Member Kozich confirmed the parking would be a problem, and noted there was an area to the west of the fields being used for parking and that could be paved out for parking purposes. He thought some upcoming grants could be used for this purpose. Mr. Carbon said they had programmed CDBG funds Margaret Hayes had made available for some improvements in the park.

Member Kozich said some citizens had also asked about the future use of the old Fire Station. Chairman Jarrett said this would be an issue because the land had been donated to the City specifically for a Fire Station so they would lose the land if they removed the station. Chief Bacic said this issue was currently under review by the legal department who would advise them of their options.

Member Graham asked if they really only had \$3,349,000 appropriated for Station 46, and wondered if it would be possible to build it for this amount, considering it needed water, sewer and electric. She noted that most of the other sites already had all of the infrastructure and utilities.

Member Graham pointed out that she was missing sheet A8 in the fire station 3 plans; she only had the north and east elevations. Ms. Samadi stated the façade design were exactly the same as for Station 54.

Mr. Carbon said they were working with City staff only until while they went through the land-use amendment process.

Station 8:

Mr. Carbon said Mr. McTigue had informed him he had no luck in locating possible property for Station 8. He had spoken to Fitzgerald Group about carving out a property on 17th Street and Federal Highway, an idea they had rejected. Mr. McTigue said he would investigate the site of a CVS pharmacy at the corner of Andrews Avenue and seventeenth, which was scheduled to close.

Station 13:

Ms. Samadi distributed a site plan and an aerial photo of the site and informed the Committee that they had moved the station closer to the street on the current site. They would use the existing street opening and driveways. There would be plenty of parking and no setback issues.

Ms. Samadi explained that because it was a state park they must plat and go through land-use amendment.

Member Graham asked when this was projected to start. Mr. Carbon said this would probably be one of the last stations to be constructed. He noted that currently, Stations 49, 54 and 29 were all under construction. He said they must move this forward because by January 2009, Station 49 would be complete, and 54 and 29 would be nearly complete.

Member Graham remembered someone requesting a critical path so they could track the progress of all construction. Mr. Carbon said he was working on this with staff.

Chairman Jarrett asked Mr. Snedaker if they could have only a 3'4" setback on the east property line. Mr. Snedaker said there was nothing but woods from there to the entrance to the park and they were not abutting anything, so he foresaw no problem with this.

Station 35:

Mr. Carbon said he and Ms. Samadi had met with Pastor Dan and were still looking at building the station on the property. Pastor Dan had reminded them that the old Station 35 had been located on the east side of their property.

**4. Member Discussion Items**

Mr. Carbon promised to provide an updated construction schedule for the Committee's next meeting.

Member Ruth asked Mr. Snedaker if the eyebrow could be brought to cover the doors on Station 3. Mr. Snedaker explained this was not possible because the building juttred back at that point.

Hard and Soft Costs Spreadsheet

Member Graham was concerned that pre-construction management services contracts with URS had been approved for execution for all stations, even those for which they had no site as yet. Member Graham noted that these costs had already been entered into the spreadsheet as soft costs, to come out of the bond money. She felt this was a

lot of money to come out of soft costs, considering the fact that last month they had discussed the fact that they would not have sufficient funds to build all the stations. She wondered why this had not been phased-in.

Chairman Jarrett asked Mr. Snedaker to clarify that this was \$100,000 per station for pre-construction services to do preliminary reviews on the plans. Mr. Carbon listed the following aspects, which would be expedited by this pre-construction service: land-use amendments, coordinating with the state, County permitting, State permitting, Planning and Zoning review, and DRC approval. Mr. Carbon said part of the CCNA review for the fire stations included hiring program management.

Member Graham reminded Mr. Carbon that the previous month they had discussed the fact that they may not have enough money to do all the stations based on their current spending. They were two and a half years into their meetings, and it had never been mentioned to the Committee before that the City anticipated hiring an outside consultant for these functions. Mr. Carbon said they had discussed program management and alternative construction techniques. He explained that a lot of issues had come up as the projects progressed, such as required land-use amendments.

Member Graham remembered that City staff had to wanted to do everything in-house instead of using outside consultants, but it was becoming apparent that this was not possible and they may need to reconsider the pace and scheduling of the entire project. Chairman Jarrett thought City staff had realized they could not handle it and outside people were now needed. Chairman Jarrett said they had been in the dark about the expenditure of funds necessary to bring in outside consultants, and the spreadsheet needed columns for specific costs for pre-construction management.

Chairman Jarrett asked Mr. Carbon if it was necessary to include a column and equally distribute the \$835,000 for pre-construction management among those stations listed in the task order, and if they needed to have an estimated column for construction management costs. Chairman Jarrett also asked if construction management costs would be approximately \$400,000 per station. Mr. Carbon felt it would be less than this, and he said URS would provide a more accurate cost estimate.

#### Sunshine Law Memo from Assistant City Attorney Sharon Miller

Chairman Jarrett quoted sections of an e-mail he had received from Assistant City Attorney Miller regarding the Sunshine Law concerning Board members' communications. Board members agreed to include the footnote suggested by Ms. Miller at the bottom of any email sent to any other Board members, "Please note that as members of the Fire Bond Committee, two-way communication between members is prohibited by Sunshine Law. Please do not reply to the sender, or foreword, or send electronic mail to other members of the Committee in response to this e-mail."

Letter from Lieutenant David Carter

Chairman Jarrett distributed copies of an email he had received from Lieutenant David Carter, the union representative, and explained that this had been in response to comments he had made at their prior meeting to the effect that the union had not made any recommendations regarding cost reductions at the fire stations.

Chairman Jarrett said Lieutenant Carter stated the union's suggestions had been forwarded through the Department, and the Committee had therefore not received them directly. Member Graham stated she agreed with Lieutenant Carter's recommendation number 4, regarding the elimination of the fancy architectural corners and stairwells on Station roofs.

Chairman Jarrett said he thought the issue of the exhaust extractors had been solved by copying an idea from another department that they knew was acceptable. Chief Bacic said staff had considered different technologies, and one of the biggest issues with the extractors they were currently using was that they must be manually turned on. They had sought an automatic device, and discovered the No Smoke, which was mounted to the vehicle and automatically filtered carbon emissions.

Chief Bacic continued that the bays also had a constant exhaust system, which circulated fresh air to help reduce temperatures and the buildup of gases. Chief Bacic said he had visited the Lauderhill Station, which had a similar system, and the Chief there had remarked that he had also noticed the absence of dust and debris that had formerly built up on surfaces.

Chief Bacic informed Chairman Jarrett that every new vehicle that they purchased came equipped with a No Smoke unit, but he did not know specifically if Engine 47 or Rescue 47 was equipped with the No Smoke. Chairman Jarrett wanted to be able to test the system once Station 47 opened before they utilized it at other stations. Chief Bacic said decisions like these were usually made at the Fire Department Safety Committee. He assured the Committee that they would evaluate the performance of the system as soon as it was installed.

Chairman Jarrett said he agreed with item 7 on Lieutenant Carter's list regarding the installation of motion sensors to automatically turn off lights in vacant rooms.

Chairman Jarrett said they too had discussed the bi-fold doors, and he agreed with Lieutenant Carter's point. Mr. Snedaker stated the City Commission had recently voted to purchase the rollup doors.

Chairman Jarrett felt that item 5 was a maintenance item, and wondered if City staff felt this item would cost more in the long run because of the need for a vendor. Chief Bacic said they had already removed the stainless steel receptacles from all future stations.

Chairman Jarrett said he now stood corrected: the Fire Union had made cost saving suggestions. He pointed out that no one had yet come up with a “magic bullet” to make up for the \$20 million shortfall.

#### Board's Report to the City Commission

Chairman Jarrett said they had been aiming for an October report, as they had in past years, but Member Thabit had requested they wait until they had some more final figures, which would delay the report until January. Member Graham stated that they would have a complete cost for Station 88/53 on November 1. Mr. Carbon said Station 47 should be completed in January.

Member Graham did not feel they should delay their report until the stations were completed. She suggested to create a report for October and let the Commission know that there would be an addendum to that report in February or March once the two stations were completed.

Chairman Jarrett was concerned about creating two reports, the first of which would not have that much “meat” in it. Member Kozich said the October report would be an interim report. Member Graham did not want to wait until 2008 to issue their next report.

Member Kirsch reminded the Committee that they all agreed they would not be able to build all 10 stations at the rate they were going, and he felt this should be in their October annual report. Chairman Jarrett said they could create the October report because they had enough hard information to make a substantial statement about what the problem was.

Chairman Jarrett advised all Committee members to organize their input for the report to contribute at their August meeting. They would then appoint one Committee member to compile all of the input into one report.

Chairman Jarrett reiterated the Committee's requests of City staff for their next meeting: a project schedule and cost estimates.

#### **5. Adjournment**

With no further business to come before the Committee, the meeting was adjourned at 7:58 p.m.

Next regular meeting: August 16, 2007

#### Attachments:

Financial Report

Minutes – June 21, 2007

Construction Monthly Reports