

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

City of Fort Lauderdale
100 North Andrews Avenue
8th Floor Conference Room
Fort Lauderdale, Florida, 33301
August 16, 2007

Board Member	Attendance	Cumulative Attendance	
		P	A
Don Bastedo	P	8	0
Mary Graham	P	8	0
Thornie Jarrett, Chair	P	8	0
Steve Kirsch	P	7	1
Allan Kozich	P	8	0
Patrick McTigue	P	6	2
Douglas Ruth	P	8	0
Dianne Shuler, Vice Chair	P	6	2
Norman Thabit	P	7	1

Staff

Albert Carbon, Director Public Works Department
Frank Snedaker, Chief City Architect
Robert Bacic, Battalion Chief
Alexandra Woolweaver, City Auditor's Office
Jim Hamill, Audit Manager
John Herbst, City Auditor
Eric Geen, URS Program Manager
Jamie Opperlee, Recording Clerk

1. Call to Order/Roll Call

Chairman Jarrett called the meeting of the Fire-Rescue Bond Blue Ribbon Committee to order at 6:05 p.m. A quorum was achieved with nine Committee members present.

2. Approval of Minutes: July 19, 2007

Motion made by Member Kozich, seconded by Member Bastedo, to approve the minutes of the July 19, 2007 meeting. Upon voice vote, motion passed unanimously.

3. Staff Liaison Report

Station 88/53:

Chief Bacic informed Chairman Jarrett that the security and alert system issues had been settled. He said they anticipated saving approximately \$60,000 on the alert system. Chief Bacic explained that with this system, there would be separate bunkroom alerting, but they would not have data scrolling, as they did in network-based stations. Chief Bacic explained to Chairman Jarrett that stations coming on line now would have an upgraded version of their existing Zetron systems.

Mr. Carbon informed Members Graham and Ruth that the underground fuel tank issues had been resolved. He later informed Member Shuler that if the contractor felt it necessary, he would submit a claim, but the City had no intention of paying for it. Chief Bacic explained that this was the only station requiring the diesel tank (for the generator) because the other stations had natural gas hookups.

Member Graham noted that substantial completion was originally scheduled for September 7, 2007, and asked if delay claims were coming for issues requiring adjustment. She said she was astounded that this was the first time some of these MEP issues had been documented.

Chairman Jarrett noted the problem of the mechanical room doors being too small for the equipment to fit through. Mr. Geen explained that the mechanical equipment had been delivered prior to walls being erected and the doors being identified as too small. Chairman Jarrett noted that equipment would someday require replacement, and the door size would then be problematic.

Chairman Jarrett felt the problem was with mechanical engineering, not the architect. Member Graham felt that since ACAI was a full-service company, the architect should be coordinating everything. Member Graham felt they could not hold the GC responsible, and Chairman Jarrett agreed.

Member Ruth suggested the roof trusses in the roofs they had yet to build could be made of metal to avoid termite issues. Mr. Snedaker said this would be a bit more expensive. Mr. Geen said Station 47 had a metal truss roof. Member Kozich later explained that instead of metal trusses, they could use borax treated lumber, which was permanently termite resistant.

Mr. Carbon informed Chairman Jarrett that he would push to ensure the mechanical engineers would pay for the problems regarding the replacement of mechanical room doors. Mr. Geen stated the contractor was claiming approximately two months worth of "owner-caused delays" which pushed the completion date to November 7, 2007.

Member Graham was worried about delays that would be caused by the need for a different chilled water pump mentioned on page two of the report. Mr. Geen informed her that the pumps had already been ordered from a company in West Palm, and this should not cause a delay. Mr. Geen said he had been informed that the other issues mentioned in the report had already been or were being resolved.

Station 47:

Member Graham referred to page three of the report discussing the construction schedule, and asked if the length of the time extension for the drainfield issue was known. Mr. Geen said the delay was caused by the discovery of a second leach field on the property which required the removal of the top four feet of soil from the entire site. Mr. Carbon estimated this would cause a month's delay.

Mr. Carbon reminded the Board that Padula had a very aggressive schedule and operated a tight site, and he thought they might even be ahead of schedule.

Station 29:

Mr. Snedaker said everything was essentially signed off for the permit except items requiring a contractor. Mr. Carbon said they had worked out contractor requirement issues with the City. He reported they had still not resolved the temporary facility water supply issue. They had tested, and there was insufficient fire flow for the sprinkler system. They had applied for a permit to repair the water system. Mr. Carbon explained to member Graham that the funds for the water system would come out of the Utility Division's budget, not the Fire Bond.

Mr. Carbon said the bid date was September 10; the bid would be awarded at the first City Commission meeting in October.

Mr. Carbon said they could include a condition in the bid that experience was required in building fire stations. He explained to member Graham that all of the City comments had been included in the bid sets being distributed. Member Graham and Chairman Jarrett requested Mr. Carbon send them bid sets.

Station 49:

Mr. Carbon said they were 90 percent designed, and this should be ready to submit to the Building Department in September. He announced they would use the paved surface at Alexander Park for the temporary facility. Chief Bacic had given tentative approval to the temporary facility.

Station 54:

Mr. Carbon said they were 80 percent designed, and this would go back to the City Commission for approval in September.

Member Thabit remarked it appeared three stations would begin construction in January. Mr. Carbon said they had pushed Station 3's start date to March. They would then have two stations beginning construction in January and two in March.

Station 46:

Chief Bacic reported that they had the public meetings, and were awaiting final go-ahead. Mr. Carbon explained the next step was the land-use amendment, which was a six-month process. He said staff was already working on this. Member Graham asked when the platting would begin. Mr. Carbon said they hoped to begin this in October, and it would last until April. Mr. Geen said the pre-design programming would begin in June.

Member Shuler asked Chief Bacic if the parking issue had been resolved. Chief Bacic explained that this would be coordinated with Parks and Recreation as they developed more definitive design plans.

Station 13:

Mr. Carbon said they would probably move Station 13 up because station design would most likely be completed in the summer of 2008.

Station 35:

Mr. Carbon explained that the temporary facility was still being considered in the real estate office. He and Chief Bacic had identified three options, the most attractive being the church property immediately adjacent to the Station property on Commercial Boulevard. The real estate office would consult with the pastor to see if they could utilize this space.

Mr. Carbon said they had also considered the Publix parking lot at 62nd Street and US1, and the rear parking lot of the Publix at 18th and Commercial Boulevard.

Station 8:

Mr. Carbon said he had no update from the real estate office as yet on Station 8.

Regarding the CVS, Mr. Carbon reported they had a long-term lease and no plans to let anyone use the property.

Member Ruth said he had toured available properties with Arthur Stone from the Packard Museum, who suggested they look into the Brownie's property on Andrews Avenue. Mr. Carbon agreed to investigate Brownie's.

Member Ruth asked if the City would use eminent domain to obtain property. Mr. Carbon said they would only do this through mutual agreement.

Mr. Carbon informed Member Bastedo that Station 46 had a deed restriction that the property must be used for a fire facility. Mr. Bastedo explained how the City had traded a deed restriction with a land swap at Charlie's Crab. Mr. Carbon explained that this

was a different situation where the City was able to purchase access agreements. At Station 46, the property owners had granted the property free of charge on condition that it must be used for a fire station, or it would revert back to the estate.

4. Member Discussion Items

Chairman Jarrett distributed copies of the previous year's report to the City Commission, and an outline form the Board could use to create this year's report.

Chairman Jarrett confirmed the Board would submit their October report, and they may file an interim report in February after all the costs came in from Station 47. He was confident they had sufficient information to compile their October report.

Chairman Jarrett reminded the Board members that for the previous report, member Graham had created the draft report from members' suggestions, Chairman Jarrett had edited the report and then returned it to the Board for their review. Board members agreed to proceed in this matter this year. Chairman Jarrett reminded Board members they could send emails to him with any additional details as well.

Chairman Jarrett asked Mr. Carbon if they should omit the background detail on page two since this information did not change. Mr. Carbon said they could leave this in the worksheet, and he would shorten it for the final City Commission report.

Mr. Carbon informed member Graham their report could not be scheduled for the first October City Commission meeting. Mr. Carbon said he must have the information submitted to the City clerk's office by September 13. To make the October 16 City Commission meeting, he must have all information to the City manager's office by September 27.

Chairman Jarrett said the report would:

- Provide a brief account of activities for the year including an update on issues that had been addressed,
- State the Committee's findings for the year,
- State their recommendations,
- Provide a conclusion or summary.

Member Shuler felt the title "Findings" was misleading, and suggested they list activities for each fire station, then state the Committee's concerns and then recommendations. Member Graham remembered the previous year they had thoroughly discussed semantics. She said the Board could consider changes to wording while they developed the draft. Member Graham remarked that this method would more concisely document the status of each station. Member Thabit agreed the report should comment on each station. They could summarize their main points on the stations in the opening page of the report.

Chairman Jarrett felt one of their main concerns the report must address was the lack of sufficient funding to complete the projects. He asked Mr. Herbst to provide figures projecting a timeline for how long the funds would last. Mr. Herbst said this was really an engineering cost estimate. They did not have the technical expertise to be able to project this. Chairman Jarrett said if they had estimated costs at \$200 per square foot and costs were currently \$250 per square foot, they could calculate remaining costs, and advise the Commission that somewhere in the budget process they must seek additional funding.

Member Thabit wanted to include a comment in the October report that it appeared there would be insufficient funds, and that they would make a more complete report on the shortfall upon completion of Station 47.

Member Graham was concerned that if they were constructing three stations at once and were spending the money too quickly, they would lack money in the reserve account to start other stations while they waited for additional funds to be appropriated in a future budget. She wanted their interim report in February to contain a figure for funds that would be lacking. Member Graham said she thought they had decided not to ask for all the additional funds in one year, but to handle it on a pay-as-you-go basis.

Member Thabit said they would need to sell the other \$20 million in bonds, and after they estimated the shortfall, inform the Commission that this amount must be incorporated into future budget(s).

Chairman Jarrett said they knew Station 47 was budgeted for \$3 million in hard construction costs and the contract was signed for \$3.8 million, a 30 percent increase. Member Graham said costs were currently at almost \$4 million. Chairman Jarrett thought that on Station 29, the costs had increased along approximately the same lines, but on Station 49, construction estimates had increased from \$3 million to \$4.7 million.

Chairman Jarrett thought it would be wrong of them not to include this information in the report, knowing the situation would not improve. He did not feel it was the Committee's responsibility to suggest where additional funds should come from. Mr. Herbst agreed this must be discussed by the Finance Director, the Treasurer and the City Manager.

Chairman Jarrett referred to the previous year's report section regarding issues addressed, which indicated the Committee and the City staff had discussed escalating construction costs. Under Committee's Findings in that report, they had elaborated further on the construction costs and pointed out that the stations were estimated based on a \$200 or per square foot cost, and had been finalized at \$253 per square foot.

Chairman Jarrett said they had included a recommendation the previous year that the Commission explore cost-saving measures, and had included suggestions. He remarked the only area where they had made a strong point about costs was in their findings.

Member Graham had remembered that the previous year they had agreed they must find a way to include in their report the fact that costs on the one station that had a permit far exceeded estimates. She said there had been a lot of back-and-forth between Committee members and Mr. Carbon and his office to make sure the report was not too negative.

Member Ruth felt they should include in their report things they had accomplished, and he noted that there was no way they could control construction costs.

Member Graham said she could not believe they had received City Commission approval for soft costs for all the remaining stations, when they had not yet appropriately addressed money for the hard costs.

Member Thabit said the City would not appropriate any additional funds as long as there were still bonds to be sold. He felt the only thing they could do was comment on the report that the cost of building the stations would be in excess of what had been budgeted and provided for by the bonds and advise the City Commission that they must allocate additional funds in this year or next year's budget. Member Thabit agreed their report should indicate clearly that they would not have sufficient funds to build all of the stations.

Chairman Jarrett suggested that member Graham could create the "Committee activities" section using their minutes and reports from the past 12 months. Recommendations from the previous year could be updated to create the "Issues the committee had addressed" section. Information from the minutes and reports could also be used to create the "Committee findings."

Chairman Jarrett felt they must discuss and enumerate their recommendations, the first of which was funding. Member Thabit agreed, and said this must be couched in a way to explain their concern and to point out to the Commission that this needed to be addressed in the budgetary process on an annual basis.

Member Thabit felt the second item they must include was property acquisition for Station 8. Member Graham suggested adding the sale or transfer of the Sunrise property. The Board agreed they should include a general recommendation that further exploration of cost reduction was necessary. Chairman Jarrett wanted this responsibility to apply to all parties involved. Mr. Herbst cautioned the Board to make it clear in their recommendation that no amount of cost-cutting could save enough money to complete construction of all stations.

Member Graham remarked that costs would be reduced if a contractor who had already completed one of the stations constructed another station(s). She hoped Mr. Carbon would consider pre-qualifying contractors who bid. Member Thabit said they might recommend a contractor be permitted to bid on more than one station at a time.

Member Schuler recommended they include a spreadsheet-style snapshot of the budget allocated for each of the stations in their report.

5. Adjournment

With no further business to come before the Committee, the meeting was adjourned at 8:30 p.m.

Next regular meeting: September 20, 2007

Attachments:

Financial Report

Minutes – July 19, 2007

Construction Monthly Reports