

**FIRE-RESCUE FACILITIES BOND ISSUE  
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  
April 16, 2009 - 6:00 p.m.

<b>Board Member</b>	<b>Attendance</b>	<b>1/2009 through 12/2009 Cumulative Attendance*</b>	
		<b>P</b>	<b>A</b>
Thornie Jarrett, Chair	P	3	0
Don Bastedo	P	2	1
Steve Kirsch	P	3	0
Allan Kozich	P	3	0
Patrick McTigue	P	3	0
June Page	P	3	0
Douglas Ruth	P	3	0
Norman Thabit	A	0	3

\*Note: the Committee did not meet in January due to lack of a quorum

As of this date, there are eight appointed members to the Committee. Therefore, five constitutes a quorum.

**Staff**

Chantal Botting, Battalion Division Chief  
Frank Snedaker, City Architect  
Mark Friedman, City Construction Manager  
Albert Carbon, Director Public Works Department  
J. Opperlee, ProtoType Services Recording Clerk

**Communications To City Commission**

None

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

Chair Jarrett called the meeting of the Fire-Rescue Bond Blue Ribbon Committee to order at 6:00 p.m.

## **2. Approval of Minutes: March 2009**

Mr. Kirsch requested a change on page four.

**Motion** made by Mr. Kozich, seconded by Mr. McTigue, to approve the minutes of the Board's March 2009 meeting as amended. In a voice vote, motion passed unanimously.

## **3. Staff Liaison Report**

Mr. Carbon distributed corrected copies of the construction reports, noting that there had been errors on the financial summary sheets.

### Station 3

Mr. Carbon reported they had held a pre-construction meeting that day, and the contractor would mobilize on April 27. Mr. Friedman explained they would start by installing the trailer, breaking ground, beginning the surveying, and conducting the preliminary earth work. He said the start date was one week later than the construction schedule stated. Construction should take approximately 12 months.

### Station 8

Mr. Carbon stated there had been no progress with Station 8. Chair Jarrett asked if anyone had investigated Brownie's Bar or the bank property. Mr. Snedaker was unaware of any inquiry into either property. Mr. Carbon said he had not contacted the owner of Brownie's Bar or Wachovia Bank.

### Station 13

Mr. Snedaker informed the Board that the City was waiting for the State to resolve the issue with Antioch College. Chair Jarrett explained to Board members that Mr. Birch had deeded the land to the State with the stipulation that if the land was not used for recreational purposes, it would revert to Antioch College. He said the precedent had been set when the State gave the City the land for the first Fire Station. Mr. Snedaker explained that the State had not given the City the land, but had actually executed a lease to allow the City the use of the land, while the State retained ownership. Chair Jarrett said 40 feet had been taken from the front of the property when Sunrise Boulevard was expanded and the City was requesting additional land to make up this loss in square footage.

Mr. Carbon said he phoned the State once a week to check on the progress of the situation, and Kathleen Gunn, the City's legislative Affairs person, had the City's lobbyists working on this as well.

Mr. Kozich asked how much the LEED certification would add to the building costs. Mr. Snedaker estimated this would add 10%. He stated the former head of the Broward US Green Building Council was doing the LEED work. Mr. Snedaker explained that LEED certification was more than energy efficiency. The bulk of the additional costs arose from construction waste management and recycled materials and the attendant documentation.

#### Station 29

Mr. Friedman reported that the majority of the exterior walls were in place and they would probably place the roof twin Ts next week. He was very pleased with the progress of this project.

#### Station 35

Mr. Snedaker informed the Board that the City and the church had both appeared at the DRC this week. The City must appear in front of the Planning and Zoning Board and the City Commission because the project was deficient on parking, landscaping and a couple of other items due to the tight nature of the site. Mr. Snedaker informed Mr. McTigue that they would provide 12 parking spaces where 22 were required, but they had an agreement with the church to utilize their parking during shift change. The site was also short on perimeter and internal landscaping.

Ms. Chantal Botting, Battalion Chief, introduced herself and explained that she had taken Chief Pologruto's place when he was promoted to Assistant Chief. Chair Jarrett asked Chief Botting if the Battalion Chief's office would move from Station 88/53 to Station 35 when it was complete. Chief Botting agreed to let the Board know the following day. Mr. Carbon reminded the Board that the Assistant Chief had stated at the Board's February meeting that the Battalion Chief would operate out of 53. Chief Botting agreed to confirm this.

#### Station 46

Mr. Carbon announced that Station 46 project would go before the City Commission the following week for the land use amendment and then to the Parks and Recreation Board for approval. Mr. Snedaker said the City had committed to creating a City Park at the existing Fire Station 46 property and the Parks and Recreation Board now

supported the project. Mr. Carbon advised that the following Thursday they would appear at the Broward County Planning Council meeting. After this, the project must have a second reading by the City Commission and one hearing at the County Commission. He explained that if it did not pass the first County Planning Council meeting, the City could request it be heard by the County Commission.

Mr. Carbon explained to Mr. Ruth that the existing site for Station 46 had a deed restriction that the property must be used for a Fire facility. The owner had lifted that requirement, provided the property was used for "public purpose, public facility."

#### Station 49

Mr. Carbon said they were ready to open the temporary facility, but FPL was unable to determine if the Jungle Queen facility was on the same electric panel. The following day, they would shut down the power and make this determination.

Chief Botting explained that the fire staff would be moved on April 22. She informed Chair Jarrett that they had an agreement with the Coast Guard Auxiliary Station to store the Fire Boat on their premises.

#### Station 54

Mr. Carbon said they were still pursuing the land swap with an offshoot of Opus. They planned to bring a Publix onto the Station 54 site and boat storage at the Intracoastal site. Station 54 would be across 32<sup>nd</sup> Street where there was currently a vacant lot.

Mr. Bastedo asked when the Board would see the site plans for Station 54; Mr. Carbon agreed to provide this to the Board at their next meeting.

Chair Jarrett reminded City staff that Mr. Bastedo had been promised plans for Station 35 at the previous meeting but he had not received these yet. Mr. Snedaker said he had a partial set he would provide. He agreed to forward PDF files of the site plans and elevations for Stations 35 and 54 to Mr. Carbon to distribute to the Board.

### **5. Member Discussion Items**

#### Ms. Page's financial reports

Ms. Page had prepared two cost analysis tables and distributed these to Board members. The first one had columns for the budgeted construction costs, square footage, cost per square foot and "other" costs comprising everything other than

construction costs. This report included few costs for Station 8 and showed they were nearing the end of the bond funds. The second table included projected costs to construct Station 8 based on averages for construction of the other stations, and an approximated land cost of \$2.5 million. Ms. Page estimated they would need an additional \$6.5 million to build Station 8. She felt the information in the reports could help them to prioritize construction and make recommendations to the City Commission. Chair Jarrett remarked on the clarity of the report.

Mr. Carbon stated there was currently \$471,000 allocated for Station 8. He said the profit from the Sunrise property could be added to this. Ms. Page said as they received actual bids that were lower, they could roll the difference into the land cost. Mr. Carbon explained that the Chief had determined that Station 8 would be put on hold and the City Commission had directed that the funds for Station 8 should be put into building new Stations 13 and 54. Chair Jarrett pointed out that this had been the previous City Commission, who had effectively decided to reduce the stations' size to make up for the shortfall. The new City Commission might have different priorities and ideas about funding.

Ms. Page had spoken with Commissioner Roberts, and he admitted he had not considered prioritizing the construction order of the stations.

Mr. Kirsch asked why they were rebuilding existing stations when they lacked coverage in Rio Vista. Mr. Carbon said this had been up to the Fire Chief, who had recommended that all existing stations should be rebuilt before constructing any new ones.

Ms. Page asked about the stimulus funds, and Mr. Carbon said in June it would be decided how the funds would roll out. Staff had included \$6.5 million for fire stations in their request for stimulus funds presented to the City Commission. He had been unable to identify any additional funding.

Chair Jarrett asked Ms. Page to separate out design and construction management costs from the furnishings in the "other costs" category and she agreed to work on this and to continue generating the reports.

#### Report to the City Commission

Chair Jarrett reminded the Board that they had discussed creating a brief report for the new City Commission. He had drafted an executive summary including the Fire Bond project background and status, and wanted the Board to create recommendations to complete the report.

Mr. Snedaker corrected one of Chair Jarrett's cost figures on his draft.

Chair Jarrett and Mr. Ruth agreed that the report must include the need to construct the Rio Vista Station. Mr. Ruth wondered which other Station could be "cut out." Ms. Page wondered how this determination could be made and by whom, and Chair Jarrett explained that the City Commission ultimately made this decision. The Board could present a priority list to the Commission. He remarked that they did not know if the new City Commission would want to leave out a station, or find a way to pay for building them all. Chair Jarrett said the station priority should be based on need, not ease of construction. He recommended asking the Fire Department which station they felt should be replaced next. Chief Botting agreed to forward this request through the Department.

Chair Jarrett did not want the Rio Vista Station to be delayed, as they had already discussed.

Mr. Ruth suggested adding Ms. Page's cost analysis to the Board's report. Chair Jarrett agreed, and also wanted to include complete annual reports from previous years.

**Motion** made by Mr. Ruth, seconded by Mr. McTigue, to generate their report as quickly as possible and deliver it to the City Commission. In a voice vote, motion passed unanimously.

Mr. McTigue wanted to know the City Commission's opinion on building Station 8.

Chair Jarrett reminded the Board that the reduction in size of some stations was based on Chief Eddy's analysis, but he felt this was not the Fire Department's field of expertise; this should be the subject of a feasibility study. Ms. Page wondered why the Board's suggestion for a feasibility study in each of their annual reports had consistently been denied. Chair Jarrett said the City had conducted an audit costing \$95,000. The Board had felt this unnecessary and had suggested the feasibility study instead, which could cost \$100,000 - \$150,000.

**Motion** made by Mr. Ruth to recommend a feasibility study regarding the Fire Stations be conducted. Motion died for lack of a second.

Mr. Kirsch wanted to recommend that all activity beyond the three existing stations cease until the feasibility study was conducted.

The Board discussed building Station 8 and Mr. Carbon stated this was “on the back burner.” Chair Jarrett wanted to recommend to the City Commission that the land should be purchased and Station 8 should be built. Mr. McTigue wanted to add that funds from the sale of the Sunrise property could be used toward the land purchase for Station 8.

Chair Jarrett referred to the Board’s previous annual report and noted that they had recommended identifying additional funding for renovating stations 13 and 54, but they now knew renovation was not feasible. He suggested they make a recommendation to the Commission to plan for future funding to make up the shortfall in the Bond issue.

Chair Jarrett wanted to recommend that the Board have more oversight regarding the entire project.

Chair Jarrett reviewed recommendations the Board had made in past years.

Ms. Page had discovered that the City had fewer personnel per fire truck compared to the average. She did not understand the rationale that dictated existing stations would be downsized, and when additional coverage was needed, a new station would be built in another location.

Mr. Snedaker explained that all stations had been designed to allow the future addition of one more person for each piece of apparatus. Chair Jarrett said the other issue, which had not been addressed, was the possibility in the near future that a second rescue apparatus would be needed due to an increase in population density. He remarked that this was another sign that a feasibility study was needed. Mr. Kirsch pointed out that the original plan had been changed three times by three Fire Chiefs, without a feasibility study.

Mr. McTigue noted that the LEED certification added 10% to the building costs, and this contributed to the budget shortfall. Mr. Page agreed to add a line item in her report to reflect LEED costs.

Mr. Carbon agreed to provide Ms. Page with the interest figures she could add to her report. Chair Jarrett reviewed the format for the report. Ms. Page suggested listing the recommendations first on the report and Board members agreed to this change.

The Board developed the following recommendations:

Conduct feasibility study

Build Station 8; sell Sunrise land to help cover cost of Station 8

Identify additional funds needed to build all stations

Give Fire Bond Committee additional project oversight

**Motion** made by Mr. Ruth, seconded by Mr. McTigue, approving the content and format of the Board's report as discussed. In a voice vote, motion passed unanimously.

## **6. Adjournment**

With no further business to come before the Committee, the meeting was adjourned at **8:15** p.m.

**Next regular meeting: May 21, 2009**

### Attachments:

- Financial Report
- Minutes – March 2009
- Fire Station Monthly Reports
- Program schedule

[Minutes prepared by J. Opperlee, Prototype, Inc.]