

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

City of Fort Lauderdale
100 North Andrews Avenue
8th Floor Conference Room
Fort Lauderdale, Florida, 33301
November 19, 2009 - 6:00 p.m.

Board Member	Attendance	1/2009 through 12/2009 Cumulative Attendance	
		P	A
Thornie Jarrett, Chair	P	10	0
Frank Anderson	P	6	1
Don Bastedo	P	9	1
Steve Kirsch	P	10	0
Allan Kozich	P	7	3
Patrick McTigue	P	9	1
June Page	P	10	0
Douglas Ruth	A	7	3

There are currently eight appointed members to the Committee. Therefore, five members constitute a quorum.

Staff

Eric Pologruto, Assistant Fire Chief
Frank Snedaker, City Architect
Mark Friedman, Construction Manager
J. Opperee, ProtoType Services recording clerk

Communications to the 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 6:06 p.m.

2. Approval of Minutes: October 2009

Chair Jarrett noted a change on page three.

Motion made by Mr. McTigue, seconded by Mr. Bastedo, to approve the Board's October 2009 minutes amended. In a voice vote, Board unanimously approved.

Chair Jarrett asked Chief Pologruto if the Fire Department had decided to retrofit all Fire Stations' living quarters with CO₂ detectors, which were now required in areas where there was diesel equipment. The Board had asked Chief Justinak this question at the previous meeting. Chief Pologruto stated this was the first time he had heard of this, and it was something they would be interested in doing, but depending on the cost, it might be included in the Capital Improvement project budget.

3. Staff Liaison Report

Station 29

Mr. Friedman remarked that this was still going very well, and they were anticipating occupancy in January. They were finishing up the site work, installation and testing of HVAC units and ductwork, interior painting, roof tile, installation of kitchen equipment, main fire alarm and the parking area. Next month they would complete plumbing, ceramic tile, millwork and drainage.

Mr. Friedman said they had approved the last change order for \$26,000 and noted that change orders still totaled less than 4% of total project costs. He did not anticipate change orders would total 5% of the project.

Mr. Friedman distributed photos of Stations 3, 29 and 49.

Station 3

Mr. Friedman reported Station 3 was coming along. The lightweight roof concrete had been poured, windows and exterior trim had been installed, the electrical, plumbing, fire sprinklers and HVAC and were roughed in and site utilities had been installed by the City. Next month they would complete stucco work, roofing material and rough grading.

Mr. Friedman explained they had not negotiated the change order with the contractor yet. He remarked there had not been much in the way change orders on this project. He anticipated occupancy in March or April. Mr. Snedaker reminded Mr. Friedman that the City would complete boring under 28th Street for the utilities, which would save \$20,000.

Station 49

Mr. Friedman stated the second floor structural work was complete, electrical work had begun, and the building shell was complete. The contractor would soon do the interior framing, seawall cap at the boat slip, privacy wall, concrete stairs, elevator shaft, roof insulation, electrical, HVAC, plumbing and fire sprinkler rough-in.

Mr. Friedman said there was only one approved change order for \$55,000 to date. He anticipated occupancy in March or April. He added that all three Stations were currently on schedule and within the budget.

Station 35

Mr. Snedaker informed the Board that Station 35 was hung up at Planning and Zoning. Staff would meet with the adjacent property owner the following day and he believed they would finalize those issues then. The Station would be presented to the Planning and Zoning Board at their December meeting.

Ms. Page noted a difference of \$233,000 between the table and the construction sheet figures. She had asked about this last month. Mr. Snedaker agreed to have someone look into this.

Mr. Snedaker stated the drawings were complete and he anticipated taking the drawings to the Building Department for review the following week.

Station 46

Mr. Snedaker stated staff was finalizing the re-design on Mills Pond Park. This should go out to bid in January and he anticipated beginning construction in mid-2010.

Mr. McTigue had asked Mr. Carbon the previous month about the price differences between Stations 46 and 13. Station 46 was 10,500 square feet, had 10 bunks and 3 bays and was estimated at \$4.6 million and Station 13 was 2 stories, 12,000 square feet, had 12 bunks and 3 bays and was estimated at \$3.9 million. Mr. Snedaker thought the difference could be attributed to inflation and contingencies for Station 46. Ms. Page did not believe this was a realistic estimate for inflation. Mr. Snedaker agreed to ask Mr. Carbon to look at this.

Station 13

Mr. Snedaker informed Ms. Page there was no update from Antioch College. He said the City had not proceeded on Station 13 because of the feasibility study. He explained to Mr. Kirsch that the State wanted to be sure that in exchange for the additional property, the City would contribute to improvements to the park.

Station 8

No new activity.

4. Committee Report to the City Commission

None

5. Member Discussion Items

Mr. Snedaker announced the City Commission authorized the issuance of the second \$20 million in bonds and Finance anticipated doing this in the first quarter of 2010.

Feasibility Study

Chair Jarrett said the companies had provided proposals and the Selection Committee had rated the companies. He clarified that the companies had not made oral presentations to the Selection Committee members. Chair Jarrett observed that most of the companies submitting proposals were architectural firms with experience building fire stations, but without experience conducting feasibility studies. Chair Jarrett remarked that the firm comprising firefighters who had conducted feasibility studies for the City of Phoenix had been the lowest-scored company. Ms. Page had informed Chair Jarrett that 30% of the score was based on cost and that company had been the most expensive. Chair Jarrett said all of the companies had bid well below what he had estimated the study would cost.

Mr. Friedman pointed out that Architects don't build Fire Stations; they design them. Mr. Friedman additionally pointed out that when architects design fire stations, they also performed investigative work, including feasibility studies. He added that the City had a low bid requirement. Mr. Snedaker said he had done perhaps 24 evaluation committees, and this was fairly typical. He said it had been very rare that a qualified company was not ranked first due to price.

Mr. Anderson thought the Board had talked about hearing oral presentations from the top three firms after the Selection Committee ranked them. Ms. Page stated she had been unable to see financial documents from the companies and Michael Walker in the Procurement Department had informed her that the City could not ask for these until a firm was hired.

Ms. Page agreed that many of the bidders were architectural firms, and the best ones had architects and engineers, were technology driven, and had a good number of professional firefighters on staff as well.

Ms. Page said the Board was supposed to make a recommendation this evening, hopefully for the same firm the Selection Committee recommended. Chair Jarrett thought Board members were supposed to receive the proposals electronically, but they had not. Chair Jarrett said he and Mr. Kirsch had reviewed paper copies of the proposals.

Ms. Page confirmed that she had ranked Stewart Cooper Newell and Matrix highest on her individual scoring. Chair Jarrett said neither he nor Mr. Kirsch, who had seen the reports, had agreed with the rankings of the Selection Committee. Ms. Page pointed out that they had not factored in cost.

Mr. Anderson agreed the Selection Committee had done its job but he had anticipated oral presentations for this Board. If the Board did not agree with the choice of the Selection Committee, he thought they would have the opportunity to ask the more expensive firm for a "best and final offer." Mr. Snedaker explained that once bids were in, there were no negotiations.

Chair Jarrett suggested that the Board should not make a recommendation now because they had not been provided the information. If they received the information, they could make a recommendation in December.

Mr. Friedman did not know why there would be no oral presentations, and reminded the Board that Ms. Page was their representative on the Selection Committee. Mr. Anderson wanted to know how comfortable Ms. Page was with the top-ranked firm. Ms. Page explained that Stewart Cooper Newell had been ranked first, Tri-Data was number two and Public Safety was number three. She said Stewart Cooper Newell and Matrix had stood out for her. Matrix had performed a study of the Fort Lauderdale Fire Department in 2003 and therefore knew the Department well, but they had come in with a very expensive bid.

Ms. Page stated she was very comfortable with the two top-ranked firms. She said some of the considerations included which firm would send a team that would stay here and would attend meetings and interact with the Fire Bond Committee. These firms had proven in their documentation that they had successfully completed projects in the State of Florida and provided references for them. Ms. Page noted that Tri-Data was more technically driven than Stewart Cooper Newell.

Ms. Page described how the Selection Committee had made their decisions. Mr. Anderson felt the process would go on with or without the Board's recommendation. If there was time, Mr. Anderson wanted the Board to hear presentations from the top three firms before making a recommendation. Mr. Snedaker was unsure whether the Board had the ability to do this, due to procurement rules. Chair Jarrett did not want the Board to "rubber stamp" a recommendation when they had not done their homework.

Mr. Friedman thought the intent was to get this in front of the City Commission for approval on December 1. If it was approved, he anticipated the study would commence around the first of the year and should take approximately three months.

Motion made by Mr. Anderson, seconded by Mr. McTigue, to support the firm ranked first by the Selection Committee. In a voice vote, motion passed 6 – 1 with Chair Jarrett opposed.

Chair Jarrett explained he was opposed because he felt the Board did not have sufficient information.

December Meeting

The Board discussed whether they must meet in December.

Motion made by Mr. Kozich, seconded by Mr. McTigue, for the Board not to meet in December. In a voice vote, Board unanimously approved,

Bond Interest

Mr. McTigue requested the bond interest figures.

New Fire Chief

Chief Pologruto reported that applications were still being accepted for the Fire Chief position.

Sunsetting of the Fire Bond Committee

Chair Jarrett remarked that the Committee was due to sunset in January. Mr. Snedaker said the City Commission would decide on December 1 to extend the Committee another 24 months.

6. Adjournment

With no further business to come before the Board, the meeting was adjourned at 7:18 p.m.

Next regular meeting: January 21, 2010

Attachments:

Financial Reports
Minutes –October, 2009
Fire Station Monthly Reports

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