



CITY OF FORT LAUDERDALE

MEETING MINUTES
CITY OF FORT LAUDERDALE
FIRE-RESCUE FACILITIES BOND ISSUE
BLUE RIBBON COMMITTEE
THURSDAY, MARCH 24, 2022
6:00 P.M.

1/2022 through 12/2022
Cumulative Attendance

Board Member	Attendance	Present	Absent
Douglas Meade, Chair	P	3	0
Frank Snedaker, Vice Chair	P	3	0
Mark Booth	A	2	1
Raymond Dettmann	P	3	0
Don Larson	P	3	0
Charles Tatelbaum	A	2	1
John Vratsinas	P	3	0

Also Attending

Staff

- Danica Grujicic, PMII
- Robert Bacic, Deputy Fire Chief
- Jill Prizlee, Chief Engineer
- Betty Crews, Administrative Assistant
- Carla Blair, Recording Secretary, Prototype, Inc.

The meeting was called to order at 6:03 p.m.

• **Roll Call**

Roll was called and quorum was present.

2. Approval of Previous Meeting Minutes

• **February 24, 2022**

Chair Meade referenced Page 3, Line 2, which should read as, "Chair Meade **asked** if it was all the toilets."

Motion was made by Mr. Larson, and seconded by Vice-Chair Snedaker, to approve the minutes of the February 24, 2022 meeting as amended. In a voice vote, the **motion** passed unanimously. (5-0)

3. Staff Liaison Report

Danica Grujicic, PMII, presented the Fire Bond Expenditure Report, Exhibit 1, and asked if there were any questions.

Vice Chair Snedaker commented that the Fire Bond was for \$44.2 million and questioned where the extra \$4.2 million came from and if it was from accrued interest.

Mr. Vratsinas stated the next page talks about interest earned, but it still does not reconcile.

Ms. Grujicic indicated she could get clarification for the next meeting.

Chair Meade referenced P10919 and noted that \$1.3 million was used or \$1.350 of the Bond and only \$9,500 was spent. He mentioned P10910, the fourth line, and stated the Bond estimate is \$1.350 million and Appropriations is \$9,500.

Vice Chair Snedaker indicated that was the original estimate on the Bond; they only issued \$40 million worth of Bonds. There may be accrued interest sitting in accounts for the additional \$4 million.

Mr. Vratsinas questioned if there is \$7.7 million to spend between the \$336 million Bond fund plus the \$331 million General Fund for Station #13. He asked if that is what was Appropriated, \$3.826789 under the Bond fund and \$3.951098 under the General fund, which is \$7.8 million, and if that is what there is currently a budget to spend.

Ms. Prizlee referenced Page 2 and stated the funds available are \$4,163,000.

Chair Meade asked if this could be grouped by project numbers in the future, so they could see what was being spent. He questioned the current estimate for Fire Station #13.

Ms. Prizlee advised it is in their report.

Mr. Vratsinas indicated the estimate is \$10,939,096 for the new budget. He believes they are about \$3.2 million short to build Fire Station #13.

Mr. Dettmann asked why the cost is so much more than the other Fire Stations.

Vice Chair Snedaker replied costs are up, so he was not surprised the cost was higher.

Mr. Vratsinas commented that the letter says the prior budget was \$7.638 million and with the new attached estimate, the budget is up to \$10.9 million, approximately a 50% increase in cost. He believes that is where the \$7.8 million is coming from.

Vice Chair Snedaker referenced the last sentence in the report, which says, "The City Manager directed staff to proceed with design understanding there is a potential gap in funding."

Chair Meade advised this report has not been updated to reflect the \$10 million.

Deputy Fire Chief Bacic explained the budget with the current funds has already been Appropriated. While going through the designing process for the Fire Station, there were many specific things to the site. He stated they are about five feet above sea level and the floor of the Fire Station will be about eight or nine feet above sea level, and to do that, they are not allowed to encroach on the property outside of their property lines. To fit the Fire Station on this piece of property, they had to push the design all the way to the back corner. They have to build a retaining wall around the entire site and according to the rules and Code for storm water retention, they also have to keep all the water produced from the site through storm water on site, it cannot flow out into the park or into the street. When the design team started looking at those costs there was an increase from the original projections. When the Bond started about 20 years ago, the cost was about \$220 to \$240 per square-foot and with lumber, concrete, and labor costs, this Fire Station came in at \$780,000, which he hopes will be a good number as they go another year once the bid starts in about six months. There has been a lot of challenges and staff has been working hard to get a clarity on where they are going and what is needed, while trying to focus on having the project move forward. He thinks costs due to the recent market and some of the additional requirements on the site drove the extra \$3 million.

Fire Station #8:

Ms. Grujicic read the staff memorandum for Fire Station #8.

Fire Station #8 is complete and operation. The warranty period for the building and the site expired in January. The City conducted the warranty inspection, and the Contractor is working on addressing the comments. Most of the repairs have been completed.

Florida East Coast Railway (FEC) signalization work is still pending due to the additional funding needed. This work is to coordinate the Fire Station signals with the adjacent railway crossing as it was required by Broward County Traffic Division. The work is outside of the site boundary. The change order for the additional new conduit was submitted by the Contractor since they are not able to use the existing conduit due to the size and its condition as confirmed by the Engineer of Record. The funding request in the amount of \$50,000 to complete FEC work and roof drain piping insulation is on the April 5, 2022, Commission agenda.

Mr. Vratsinas asked if the water hammer issue was resolved.

Ms. Grujicic stated they are still working on it.

Chair Meade questioned if the same people will be hired for the next Fire Station and asked if they are allowed to hire someone else.

Ms. Grujicic believed a change could be done during procurement.

Vice Snedaker commented that the warranty period is a year, and they are still talking about it. He noted this is the same Contractor that did Fire Station #54 where they had all the air conditioning problems, which are still not resolved.

Deputy Fire Chief Bacic believes they are very diligent in pursuing all these avenues. He thinks, through the process, they are going to identify where the challenge came from and who the responsible party is, whether it was in design or installation. Staff is doing a good job trying to get to the bottom of this and they are working with internal and external staff, Contractors, and the design team. Once the underlying reasons are determined, they will have a better idea who is responsible.

Chair Meade stated there is still a problem; they are still living in a trailer. This is a new building, and it is a year old.

Deputy Fire Chief Bacic mentioned Fire Station #8 and the water hammer issue. He knows they are working on it; some things were done, and it has gotten better.

Vice Chair Snedaker indicated this is someone's home for 24 hours and it seems like there is no urgency.

Ms. Grujicic advised they have been working with the Contractor and they are trying to solve the problem.

Chair Meade stated everyone involved are professionals and after a year it seems something is not happening that should be happening.

Fire Station #13:

Ms. Grujicic read the staff memorandum for Fire Station #13:

ACAI Associates, Inc., the City's Architectural Consultant, is working on addressing the remaining comments from the Development Review Committee (DRC) as Site Plan Level II. We also received archeological survey Phase 1 from the Consultant, which was required during DRC review. The Consultant concluded the following:

"... based on the available data that no cultural resources regarded as being eligible for local designation or listing in the National Register of Historic Places occur within the project area. It is the Consultant's recommendation that permits are issued for the proposed demolition and construction plans in regard to the archaeological

considerations, and that no additional archaeological assessments are necessary within the project area.“

The archeological survey was forwarded to DRC for review.

We continue working with the Consultant on the requirement for platting as per Broward County Planning Council and Public Information Office (PIO) on required outreach. ACAI submitted the request for additional services due to the platting requirement. The platting process takes approximately 9-12 months but can occur concurrently with permitting and bidding if Agreement is reached between City, County, and State.

The Consultant completed the cost estimate based on Design Development drawings (Exhibit II). The current estimated construction cost is approximately \$10,939,096. The previous cost estimate provided by the Consultant based on the Schematic Drawings was \$7,368,515. The Consultant stated the cost estimation is largely due to the rapid construction cost increases in the industry as well as complex civil work associated with this site. The City Manager directed staff to proceed with design, understanding that there is a potential funding gap.

Chair Meade questioned if they could get a comparative between last time and these. He considers it a little unique that it is being raised so much; it is a small site, and they have to retain all the water. He asked if something could be done in the design that could wrap it all together, cut costs, and solve many problems, opposed to getting rid of huge walls, filling them with dirt, and then having to hold the water and put in something else.

Vice Chair Snedaker stated there is no choice but to raise the slab. He thought they might be able to store the water under the building.

Chair Meade commented when he was in construction they used massive box culverts; the building could be the height and they were digging down, not having to bring in clean fill to bring it up; they used the space.

Mr. Vrtsinas believed the question should be what the current plans are for the water retention.

Ms. Grujicic advised she would have to come back with the current plan.

Chair Meade stated that in general, people do what they have done before. Here, there is a different level of problems.

Mr. Larson mentioned a small project he did up north when he had a major water problem. He had to contain on the property, and it was being raised, so he put in a three-foot slag barrier, then put dirt on top, and when it rained, it went down into the gravel and from there, into other areas. Here, they are dealing more with the water table.

Deputy Fire Chief Bacic indicated when fire trucks pull out on the apron, it needs to be a large, solid concrete slab because of the weight of the trucks. Regarding pervious versus impervious types of materials to be used for the parking area, they are looking at pervious, the one water can flow through versus the solid concrete slab where there will be more water runoff.

Chair Meade questioned what Deputy Fire Chief Bacic meant when he said impervious.

Deputy Fire Chief Bacic did not know what the materials are, but it is conversations they had with the design team.

Vice Chair Snedaker advised pervious paving can be done, but be aware there are substantially more maintenance costs. It has to be kept clean because it will clog and water will run off. It has to be maintained very well and that is a cost someone has to take into the operating budget.

Chair Meade mentioned matting for overflow parking lots, which is fully pervious grass, that can be driven on.

Vice Chair Snedaker stated that is used a lot in churches and areas where there is not constant parking. That is not the best solution.

Chair Meade questioned how much water needs to be held versus the size of the Fire Station.

Ms. Grujicic stated she could bring information back.

Vice Chair Snedaker asked if this was designed for a 100-year event.

Ms. Prizlee advised she would verify that and bring more detail to the next meeting. They are early in the design development and that is why these are preliminary cost estimates. All these factors will be considered and provided as they get a more detailed design. They will look into the storm water retention building on the site. They just received an agreement to the square footage while working with the Fire Department regarding the bays and layout. Now, they will go into details to build at the effective cost and consider as many green measures as possible.

Chair Meade commented that is an excessive cost for raising the elevation; there has to be some creative ways.

Ms. Prizlee agreed. They saw the increase in construction costs to raise to a higher elevation.

Vice Chair Snedaker stated they had the same thing on Fire Station #54, but they were able to raise the entire street for a block; they cannot do that on Sunrise Boulevard.

Ms. Prizlee mentioned there are some land constraints.

Deputy Fire Chief Bacic indicated the Code has been updated since Fire Station #54 was built, it is higher.

Vice Chair Snekader clarified that for essential services, it is still two feet above base flood elevations. Maybe the flood maps changed, but he did not think they changed much in that area.

Ms. Grujicic stated there are new flood maps.

Temporary Fire Station #13: (This project is funded through other sources)

Ms. Grujicic read the staff memorandum for Fire Station #13:

The project for temporary Fire Station #13 is on schedule and it is currently in the construction phase. This temporary Fire Station #13 will be used until the new Fire Station #13 is constructed and ready for occupancy.

The construction process is at 15%; Contractor is working on drainage, grading, and landscaping.

Vice Chair Snedaker questioned where they are in the procurement process for a new trailer since they are not going to use the old one.

Ms. Grujicic thought that was on the discussion table.

Deputy Fire Chief Bacic indicated they are looking at the possibility for a trailer in Tamarac that is going to be available in the future, but it does not have some of the Fire Code requirements as in their trailer. It has a lot of the same challenges with soft floors, as their trailer has as well. That option might be quick and cost effective, but upon reviewing it with Public Works and Fire Department, it was not a feasible option.

Chair Meade asked what the budget is on the temporary Fire Station trailer.

Vice Chair Snedaker stated the new trailer for temporary Fire Station #54 was a little over \$100,000 and that was nine or ten years ago. It was about \$110,000 delivered and set up.

Chair Meade questioned if that includes the trailer or making it into a temporary Fire Station with all the electronics.

Vice Chair Snedaker advised all the communication things are separate; there is a box that meets the Fire Code, wind loads, and sprinklers; all the things to live in. Communication is already in the budget.

Deputy Fire Chief Bacic mentioned as a cost saving measure, a radio shop can devise a plan since they are transitioning to a new alerting system with the Countywide dispatching system. All the components that will go into the temporary trailer will be the same, and will be installed into the new Fire Station, so the electronic components will not have to be duplicated. The new Fire Station will have additional things, but the main brains of the alerting system will transition; it is portable and on the transition date, the equipment will be moved, put into racks, connected, and tested; the Fire Station will be in operation with the same equipment, saving about \$50,000.

- 4. Communication to the Commission – Per the City Clerk’s office, the minutes of the February 15, 2022, Commission Meeting is not available. Please go to the City’s Website: <https://fortlauderdale.legistar.com/Calendar.aspx> to view this video of he Commission Conference meeting to see what the Commission’s decision was.**

Chair Meade stated he was not able to see the video.

Vice Chair Snedaker watched the video and noted the Mayor did not think it was a good idea.

Chair Meade formally cancelled the April 2022 meeting and noted the Committee voted at the last meeting.

Vice Chair Snedaker asked where Fire Station #54 is on the air conditioning.

Ms. Grujicic indicated they are going for the piggybacking on the train equipment.

Deputy Fire Chief Bacic stated they went through the process and designed the system needed to fix the problem and get it installed. They have done the bid documents and it needs to go out to bid.

Ms. Prizlee advised the bid is not on the street yet.

Deputy Fire Chief Bacic commented that once it goes to bid, it will have a required timeframe to be on the street, then it will be brought in and awarded, and whoever gets the award has to purchase the equipment and install it. They are looking at September or October.

Ms. Prizlee indicated the lead time is about 24 weeks plus or minus three weeks.

Chair Meade asked if they are adding onto the existing equipment and if they currently have train in the Fire Station.

Fire Rescue Facilities Bond Committee

March 24, 2022

Page 9

Ms. Prizlee stated it is separate equipment. They do currently have train in the Fire Station.

Deputy Fire Chief Basic indicated once the air conditioning is completed, there is a mitigation component for the mold and everything, which is part of the plan, so when the firefighters move in, it is going to be a clean and ready Fire Station.

There being no further business to come before the Committee at this time, the meeting was adjourned at 6:46 p.m.

5. Adjournment – Next regular meeting: May 26, 2022

[Minutes prepared by C. Guifarro, Prototype, Inc.]

Minutes changes are to be made only by Prototype. Please make all staff edits at one time via redlining or in an email and return to your minutes writer for our approval and acceptable. We will then create a 2nd draft. We will also make final changes after Board approval. Contact Lisa with any questions.