



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
FIRE-RESCUE FACILITIES BOND ISSUE  
BLUE RIBBON COMMITTEE  
THURSDAY, FEBRUARY 23, 2023  
6:00 P.M.**

**1/2023 through 12/2023  
Cumulative Attendance**

<b>Board Member</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Frank Snedaker, Chair	P	2	0
Mark Booth	A	1	1
David Cooper, Vice Chair	P	1	0
Don Larson	P	2	0
Charles Tatelbaum	P	2	0
John Vratsinas	P	2	0

**Also Attending**

Staff

Raymond Nazaire, Senior Project Manager  
Danica Grujicic, PMII  
Robert Bacic, Deputy Fire Rescue Chief  
Jill Prizlee, Chief Engineer  
Betty Crews, Administrative Assistant  
Carla Blair, Prototype, Inc.

**1. Call to Order**

The meeting was called to order at 6:00 p.m.

**• Roll Call**

Roll was called and quorum was present.

**2. Approval of Previous Meeting Minutes**

- December 8, 2022**

**Motion** was made by Mr. Larson, and seconded by Mr. Vratsinas, to approve the minutes of the December 8, 2022 meeting. In a voice vote, the **motion** passed unanimously.

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

Raymond Nazaire, Senior Project Manager, presented the Fire Bond Expenditure Report (Exhibit 1) through 02/16/23, and asked if there were any questions.

The purpose of this Memorandum is to provide an update on two (2) fire rescue station projects and one (1) temporary fire rescue station.

Chair Snedaker mentioned the last item, which was rejected. He asked if the bid has gone out.

Mr. Nazaire stated they do have a vendor, but there is a problem with the contract and there have been many discussions between Legal and how they can come to an agreement.

Chair Snedaker commented that there is a new contractor for the remedial work. He noted the \$800,000 is appropriations and questioned if that is enough to get this work done or if they will have to add more.

Mr. Nazaire replied yes, which is Integ Miami. As far as the agreement, \$800,000 is enough.

Mr. Vratsinas mentioned there is already a dispute with the selected contractor.

Mr. Nazaire stated they are trying to get the contract executed and they are going back and forth on a few items, so this is between their Legal Division and the contractor.

Deputy Fire Rescue Chief Bacic indicated they are in negotiations.

Mr. Vratsinas questioned if the contract has been awarded.

Mr. Nazaire replied yes.

Chair Snedaker questioned what they are negotiating. If the contract was awarded, he asked what is left to be negotiated.

Mr. Nazaire stated they are having some issues with the contract, so they are trying to work things out.

Mr. Vratsinas mentioned that having formerly been a contractor he knows what it is like working with governmental entities. Usually, procurement documents are tight and there is no room for negotiation.

Mr. Nazaire stated that is why they have their Legal division involved.

Mr. Vratsinas stated he has been on this Board for two years. This issue seems to keep growing and it was recently in the press and in the City Council a month or two ago. He is concerned that procurement is letting them out of the contract, and he does not know what the recourse of this Board is. He would like to know if this is handled and if they are moving forward.

Chair Snedaker did not think any of the Board members were comfortable. In addition, there are other costs, and he did not know if they were factored in because they were not listed. He thinks the cost will be over \$1 million by the time they are done. He asked if this came up six months after the building was occupied.

Deputy Fire Rescue Chief Bacic replied he would have to see exactly when the write up started. He thought it would be safe to say it was in the first year.

Mr. Tatelbaum stated they were on the Committee at that time, and they went to the opening, and shortly after they heard about the problem.

Chair Snedaker indicated that no one on the original design team or construction team was held accountable. This is unacceptable; taxpayer money is being wasted. If this facility was built and designed for a private entity, they would have sued everyone. He does not think it is right to let it go. He would appreciate if detailed accounting of all the additional expenses related to this could be available for the next meeting because it is more than just for remedial work.

Mr. Vratsinas commented that people have been talking about tearing it down and he asked if that is a possibility.

Mr. Nazaire replied not that he was aware of. He can relay the Boards' concerns to upper management.

Chair Snedaker questioned if there are any reports regarding the mold.

Mr. Nazaire stated they are currently working with a third party on replacing the HVAC equipment on the roof.

Mr. Larson commented that there is no excuse for what they are doing. A long time ago he asked why they cannot get rid of the mold, and he never received an answer.

Mr. Tatelbaum stated that the Board made a resolution for the City Manager several years ago to come to a meeting and that is where the buck stops. Perhaps they should ask the City Manager to come and explain it.

Chair Snedaker commented that there is no accountability; someone needs to be accountable and maybe go back to the original contractor and designer. He does not know why they let them off the hook and no one has explained that sufficiently.

Mr. Vratsinas suggested they draft a note as a Communication to the Commission and express their concerns. He asked if they need to talk to Legal and if Legal needs to know how important this is. He reiterated that maybe the next step is to request the City Manager to attend the next meeting.

Mr. Tatelbaum stated this has happened before and everyone said it was not their responsibility. Lee Feldman came to the meeting and answered questions for about 20 minutes and then something was done.

### **Fire Station #8:**

Mr. Nazaire read the staff memorandum for Fire Station #8.

Fire Rescue Station is complete and operational. The warranty period for the building and the site expired in January. The City of Fort Lauderdale 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 partially pending and will be done by the end of March 2023. The contractor has completed the underground boring part of the signalization work and is awaiting FEC to complete their portion under the tracks. This work is to synchronize the Fire Station signals and the adjacent railway crossing as it is a requirement by Broward County Traffic Division. The work is outside of the site boundary. The contractor is scheduled to have the work completed as soon as FEC completes their portion and allows the contractor to tap into their system. The funding request in the amount of \$46,733.82 to complete FEC work (\$39,976.56) and roof drain piping insulation (\$6,757.26) was previously approved by the City Commission. The roof drain piping installation is expected to be completed by the end of March 2023. Contractor is coordinating with the consultant for work related to the piping insulation including impacts to the newly installed HVAC ductwork, light fixtures, and fire sprinklers. We are awaiting a revised change order from the contractor regarding the additional required work.

Chair Snedaker questioned if the FEC is installing their own pipe in the right-of-way.

Mr. Nazaire replied yes, under the tracks.

Chair Snedaker noted that the City is tying into that, but the City is done and the FEC has not started.

Mr. Nazaire stated the FEC has some requirements they need to complete on their side.

Chair Snedaker assumed it is a lateral bore, they cannot excavate. He did not see how they put the two ends in first and then a stick in the middle.

Mr. Nazaire indicated it is a matter of authorization from them.

Chair Snedaker commented it is not the actual boring.

Mr. Nazaire stated the boring has been completed. They are just waiting for the FEC to approve it.

Chair Snedaker mentioned that the City already approved additional work for the FEC work plus the road drainage installation and now the contractor is looking for additional work and he does not understand why.

Mr. Nazaire stated when the original change order for the pipe was done, they did not think about what was installed in the ceiling. Now, they found out they have to deal with duct work, electrical work, and sprinklers.

Chair Snedaker commented that this is the same general contractor who did the roof and the work, but they did not know what they put in. He asked if the City was considering a change order for that.

Mr. Nazaire stated they have to talk with the consultant to see where the problem is and why they are at that point.

Mr. Tatelbaum mentioned this is the general contractor on Fire Station #54 as well.

Chair Snedaker indicated this is a different design team, but again, he is not happy.

### **Fire Station #13:**

Mr. Nazaire read the staff memorandum for Fire Station #13.

ACAI Associates, Inc., City of Fort Lauderdale's architectural consultant, is working on addressing the remaining comments from the Development Review Committee (DRC) as Site Plan Level II. 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 started working on the approved change order: the platting requirement, the offsite improvements and permitting, and the MEP redesign from chilled water to a VRF system. The platting process takes approximately 9-12 months to be completed: estimated completion date is October 2023. The City provided a Title Search report for the re-platting process. Staff is coordinating with Legal Department and requested an Adjacent Right-of-Way report for the completion of the re-platting process.

Construction is estimated to begin in February 2024.

Mr. Vratsinas indicated they are 49 weeks away from demolition and questioned if they are going to make it.

Mr. Nazaire replied that he would say yes.

Chair Snedaker mentioned while looking at the schedule the report says they are addressing remaining comments from DRC, but the schedule says work was supposed to have been done and submitted on December 6, 2022.

Mr. Nazaire advised they are two months late on the schedule.

Chair Snedaker asked if that is reflected anywhere.

Mr. Nazaire replied no, they provided it in the schedule, but his intention was to explain that they are two months late. They will provide an updated schedule.

Chair Snedaker questioned if the updated schedule could show the changes in the critical path with the dates.

Mr. Nazaire stated it will. They can put pressure on the consultant to move faster.

**Temporary Fire Station #13:** (This project is funded through other sources and managed by the City of Fort Lauderdale's Transportation and Mobility Division.

Mr. Nazaire read the staff memorandum updating for Temporary Fire Station #13.

The project for Temporary Fire Station #13 is currently in the construction phase. The trailer to be used as temporary is currently occupied by Fire Station #54 personnel due to HVAC issues at this Fire Station and will not be available for relocation until July 2023, pending Fire Station #54 completion. The Temporary Fire Station #13 will be used until the new Fire Station #13 is constructed and ready for occupancy.

The construction progress is at about 70% of site work. The contractor demobilized until we are ready to continue with the relocated trailer. The site will remain closed off until the trailer becomes available: TAM (Transportation & Mobility) is managing the project. TAM is coordinating the issuance of permits and legal requirements necessary for the completion of the parking lot before the relocation of the trailer, including the financial impact and revenue of the completed part of the parking lot.

Deputy Fire Rescue Chief Bacic added one update and noted that Ray and the team have been working diligently to try to find contractors to do repair work on the trailers. They are in the process of transitioning from trying to reuse the old trailer that has all kinds of issues and purchasing a new trailer the same size and dimensions and using the new one and putting it on that site. It will expedite the timelines, but they will not have to wait anymore, and they will not have to deal with the repairs. They are going to start focusing on a new trailer.

Chair Snedaker thinks that is a good decision. He asked what the time is to procure and have it shipped.

Deputy Fire Rescue Chief Bacic stated there is a potential to buy the trailer off co-op, and if they can do that, it will reduce the procurement process greatly. He would have a better answer at the next meeting once they get all the details.

Chair Snedaker questioned if the trailer would be identical to what they have for Fire Station #54.

Deputy Fire Rescue Chief Bacic advised it will be the same layout and footprint. The new site is already prepared for the same footprint.

Chair Snedaker commented that might speed up the date of July 2023 if the issues for Fire Station #54 are completed.

Deputy Fire Rescue Chief Bacic indicated they are not going to rely on the old trailer when the new trailer comes in, but they are not going to move the crews out of Fire Station #13 until everything is done and they are ready to do demolition.

Chair Snedaker understood.

Mr. Vratsinas mentioned if they get the trailer in place, they can complete the rest of the site work and Transportation and Mobility can start collecting parking fees. For the overall effect of the City, it is better to get that in sooner rather than later regardless of when the firemen make the move.

Mr. Cooper indicated while reviewing the spreadsheets, he noticed there are two different funds: the 336 and the 331, which almost every project has a line for. The 336 is the Bond itself and the 331 is called General Capital Projects Fund. He questioned what those funds are and requested clarification that those do not come out of the Bond, that they are sourced separately. He referenced Fire Station #54 and noted there are two lines; the first one is 331 and the next line is 336. The spreadsheets that come after that give a breakout of each of the lines.

Mr. Vratsinas stated 336 is the Bond and 331 is when the City Commission approves more money.

Danica Grujicic, PMII, advised this is per breakdown; the first is per project and the second is per funds. The General Fund is 331 and 336 is for Bonds.

Mr. Cooper asked if the General Fund is when there are project overruns or rework and then the City Commission approves separate funding.

Mr. Nazaire replied yes.

Chair Snedaker stated that every year the City Commission casts a Capital Budget and includes specific things.

Mr. Vratsinas commented that they have known there was a budget problem for a couple years. Staff put together their added budget and presented it to the Commission and it was approved.

Mr. Cooper stated they have \$900,000+ required for HVAC rework on Fire Station #54 and he asked if that is coming out of the 331 funds.

Mr. Vratsinas indicated that was approved during the November Commission meeting.

Chair Snedaker advised that most of the expenditures are through the Bond money. It has not all been spent on Fire Station #13 and there is still some Bond money that has been appropriated, but not spent. The Board's charge is to look over the Bond money, but he thinks they need to be more observant of all the funds.

Mr. Cooper agreed. He was trying to pull up the original Charter and asked if it is within their Charter to provide oversight to overages and if there is any way to call in the City Manager to explain things.

Chair Snedaker replied he was not sure they had any pull under the documents, but he thinks they do as a body that is looking at it for this construction project.

Mr. Tatelbaum recalled when they had the issue of a location abate, it was because the City had swapped a piece of property from the trolley, and it was not Bond money. He thinks they had the authority of public opinion and their oversight. It was responsiveness from the Commission and the City Manager; legally the Board does not, but they have exercised that in the past and no one has challenged it because they are doing it for the good and they are the only oversight body.

Chair Snedaker commented that they expanded the request when they talked about the satellite station, which actually got some weight. He thinks money has been set aside for it.

Deputy Fire Rescue Chief Bacic noted they already have the land purchased and they have money set aside for the Fire Station.

Mr. Tatelbaum stated the Vice Mayor is telling the community the Fire Station is coming.

Chair Snedaker thinks they need to make a note that they would like to see the City Manager, but he did not know how that process goes.

Betty Crews, Administrative Assistant, advised they can find out. If the City Manager can appear at the next meeting, they can invite him.

Mr. Cooper commented that a date needs to be set for the March meeting. There is a conflict; the City Commission moved their meeting to the same meeting date, and he did not think they could have meetings at the same time.

Ms. Crews clarified they cannot meet at the same time. She noted that the Board cannot meet off site per their ordinance, they must be at City Hall. She noted that Chambers and this room are not available.

Mr. Tatelbaum suggested meeting earlier than the Commission meeting because if they are going to invite the City Manager to the meeting, it might be a good idea to have it prior to the Commission meeting.

Chair Snedaker agreed. He asked if this room is available on March 16, 2023.

Ms. Crews stated she would have to check with the Clerk to see if this room is available. She questioned if they would have enough time to put the things together that the Board is requesting.

Mr. Nazaire could not make that decision; he would have to talk to the City Manager to provide direction.

Chair Snedaker stated that is a separate issue. As far as putting numbers together, someone in Finance has the numbers and should be able to put together a complete report covering the additional costs for the Temporary Fire Station #13 based on the delays and costs of the continued rental of Fire Station #54.

#### **4. March Meeting Discussion**

Chair Snedaker asked if there were any other dates when the room is available.

Ms. Crews advised she would have to check.

Mr. Tatelbaum questioned if the Board ever asked about meeting in a room at the Fire Station.

Ms. Crews reiterated the Board cannot meet at any other location than City Hall.

Chair Snedaker asked if the meeting has to be in one of the public rooms and noted there are meeting rooms and conference rooms all over the building.

Ms. Crews indicated that the meeting must be able to be recorded and all the rooms do not have capabilities of recording. This room and Chambers are the only rooms with recording capabilities.

Deputy Fire Rescue Chief Basic stated it is a public meeting, so it must have public access.

Chair Snedaker noted that public access is fine, the building is a public access building.

Ms. Crews discussed the rooms with IT.

Chair Snedaker thought a suggestion should be made for a meeting date, and available dates will be sent out.

Ms. Crews advised that she would check on available dates in March, but stated it is very slim.

Chair Snedaker commented that he is not available for the April meeting, so someone else would have to Chair. He suggested Ms. Crews send out available dates.

Ms. Crews stated if the meeting is the first Thursday in April, they would have to cancel the meeting scheduled for April 20, 2023.

Chair Snedaker asked if the meeting has to be held at 6:00 p.m.

Ms. Crews stated that is the time listed when this Committee was set up, so it is at 6:00 p.m. She did not foresee them changing the time; they would have to get permission from the Clerk and the Commission.

Chair Snedaker commented that the Board met at Fire Stations in the past.

Ms. Crews advised those were not official meetings. She reiterated that official meetings, by ordinance, must be at City Hall and cannot be off site.

Chair Snedaker stated if Ms. Crews could find out what dates are available, the Board will see if they can put together a quorum.

Ms. Crews indicated if they could get a meeting in early March, they would not be able to meet at the end of April because it does not give them enough time to put anything together.

Chair Snedaker commented even if they go to the 30<sup>th</sup>, it is still in March. He suggested Ms. Crews send those dates to everyone and he and she will talk as far as getting something put together.

**5. Adjournment – Next regular meeting: TBD**

There being no further business to come before the Committee at this time, the meeting was adjourned at 6:44 p.m.

[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 2<sup>nd</sup> draft. We will also make final changes after Board approval. Contact Lisa with any questions.***