



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
FIRE-RESCUE FACILITIES BOND ISSUE
BLUE RIBBON COMMITTEE
THURSDAY, JUNE 22, 2023
6:00 P.M.**

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

Board Member	Attendance	Present	Absent
Frank Snedaker, Chair	P	3	0
Mark Booth	A	1	2
David Cooper, Vice Chair	P	2	0
John Vratsinas	P	3	0

Also Attending

- Danica Grujicic, PMII
- Robert Bacic, Deputy Fire Rescue Chief
- Jill Prizlee, Chief Engineer
- Vickie Beauvais, Senior Administrative Assistant
- Carla Blair, Prototype, Inc.

1. Call to Order

The meeting was called to order at 6:12 p.m.

• Roll Call

Roll was called and quorum was present. Chair Snedaker shared that Mr. Booth had gone to City Hall and was on his way.

2. Approval of Previous Meeting Minutes

• February 23, 2023

Mr. Vratsinas highlighted an issue on page eight (8) of the draft minutes. He noted the the third paragraph should read 900,000 instead of 9,000.

Motion was made by Mr. Vratsinas, and seconded by Mr. Cooper, to approve the minutes of the February 23, 2023 meeting as amended. In a voice vote, the **motion** passed unanimously.

3. Staff Liaison Report

Jill Prizlee, Chief Engineer, read the memorandum dated June 22, 2023, written by Raymond Nazaire, Senior Project Manager. She stated the Fire Bond Expenditure Report (Exhibit 1) through June 12, 2023, was attached, and staff distributed the Fire Station No. 13 design and construction schedule.

Fire Station #8:

Ms. Prizlee read the staff memorandum for Fire Station No. 8, as follows:

Fire Rescue Station No. 8 is complete and operational. The warranty period for the building and the site expired January 2023. City Staff conducted the one-year warranty inspection, on February 3, 2022. The Contractor is currently working on addressing the unforeseen additional (Florida East Coast Railway (FEC) work) and deficient items (pipe insulation) and is expected to be completed by the end of September 2023.

FEC signalization work is to synchronize the Fire Station signals with the adjacent railway crossing as a requirement by Broward County Traffic Division. The contractor, Burke Construction Group, Inc. has completed the underground boring part of the signalization work and FEC completed their portion under the tracks. The contractor received a Maintenance of Traffic (MOT) permit on May 18 from Transportation and Mobility (TAM) and is waiting for MOT permit from Broward County Traffic Engineering Division to complete work on the control cabinet at the intersection of Andrews Avenue and Southwest 17th Street. This item also includes required pull boxes and demolition/restoration of sidewalk at the area of the control box. MOT permit request was submitted on June 8. The contractor will complete the work as soon as Broward County MOT permit is issued, which is estimated to be by the end of July 2023.

The change order for adding roof drain piping insulation (\$6,757.26) is for the installation of sound insulation pipe wrap for the PVC pipes leading from the roof drains above the ceiling space over the bunk rooms area, to dampen the loud sound of rushing water in the drainpipes. However, the contractor has amended the funding request for the existing pipe insulation in the amount of \$15,766.44 due to impact of the work on existing fire sprinkler system, HVAC ducts and light fixtures. This new request must be Commission approved. Engineering Staff is preparing a Commission Agenda Memo (CAM) for the new funding request for additional work. The new CAM will be submitted for approval for the August 16, 2023, Commission meeting.

Chair Snedaker stated the MOT permit requirement had been known about for months, and asked why it was just applied for. Ms. Grujicic responded that she was not on the project, but it was possible there was an oversight or an issue with the system.

Chair Snedaker asserted the permit should have been done months ago. Ms. Prizlee stated staff was aware it was an oversight, so now they are working to expedite the

permit and play catch up. She noted the additional time required by other agencies should have been anticipated in the critical path, but it was overlooked.

Chair Snedaker referenced the original change order for the drain pipe installation in the amount of \$6,757.26 and stated he was not sure why it was being multiplied by 2.5 times in the updated request. He noted this was discussed in the February meeting, but the contractor should know how they have to go up because they are the same contractor that did the existing work. Ms. Grujicic stated the first proposal was only for soundproofing and did not include taking down the ceiling and electrical fixtures to make space to work on the pipes.

Chair Snedaker stated this was Construction 101. Ms. Prizlee explained staff was just as frustrated when they were told the contractor could not proceed with the change order, because it was a long process with an estimate and Commission approval. She stated there were several meetings to get things back on board.

Mr. Cooper stated it was incumbent upon the contractor to do their due diligence.

Mr. Vratsinas stated it is a seller's market right now, and it is hard to get a contractor to show up to do anything. He asserted in the future, the City needs to do its best to tighten the requirements up as best they can so there are not changes later. He stated the Committee cannot go in and do the work themselves, so they just need to acknowledge that they don't like it and continue on.

Chair Snedaker expressed concern regarding the spending of taxpayer money.

Mr. Vratsinas argued they should worry about Fire Station No. 13, because there are a lot more zeros involved.

Ms. Prizlee stated they are trying to be good stewards of taxpayer money and the budget requested, so anytime there are change orders, staff cringes. She noted any meetings with the contractor and documented so the Committee knows where they are every step of the way.

Mr. Vratsinas asked whether feedback regarding change orders is provided to the procurement department so that might be part of the decision making process in the future selection of contractors. Ms. Prizlee explained there are evaluation forms completed internally.

Mr. Vratsinas recommended making a note on the evaluation form regarding this issue. Ms. Prizlee stated the request was duly noted, and the minutes of this meeting could be attached.

Chair Snedaker stated this was the same contractor that did Fire Station No. 54.

Fire Station #13

Ms. Prizlee read the staff memorandum for Fire Station No. 13, as follows:

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; and continue 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. We continue working with the Consultant and City Legal Department on the requirement for platting as per Broward County Planning Council; and Public Information Office (PIO) on required outreach. Legal Department is working on the Adjacent Right-of-Way report required for the completion of the re-platting process. The Consultant has submitted the required documentation for the replating permit and will submit the Adjacent Right-of-Way report when is completed. The estimated completion date of platting process is March 2024. The MEP redesign will be submitted per schedule at the end of June 2023.

Construction is estimated to begin in September 2024.

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

Ms. Prizlee read the staff memorandum for Temporary Fire Station No. 13, as follows:

The project for temporary Fire Station No.13 remains on hold until Change Order is approved. The construction progress is at about 70% of site work, as per engineer of record Craven Thompson & Associate, Inc. The contractor demobilized until we are ready to continue with the relocated trailer. Per City Manager's directive from June 2023, the Fire Rescue Department will purchase the new trailer for temporary Fire Station No.13. 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. The CAM 23-0523 for the change order for the development of a new surface parking lot and the site improvements is on the June 20 City Commission meeting agenda. Pending the decision of Commission, TAM will provide a revised construction schedule and updated scope of work after the City Commission meeting.

Chief Basic clarified that there is an old trailer being used at Fire Station No. 54 which can be utilized. Ms. Prizlee stated the memo would be amended to include this updated information.

Chief Basic stated staff is working on a Request for Proposals (RFP) for the complete remodel of that trailer.

Ms. Prizlee noted the change order referenced was approved at the June 20 Commission meeting, which took place after the memo was completed.

Mr. Cooper asked for clarification on whether the change order mentioned at the beginning of the memo as the reason for the hold was the same change order which was approved on June 20. Ms. Prizlee confirmed this was correct, and the memo would be revised after the fact and attached to the meeting minutes.

Mr. Cooper asked whether the project was demobilized because of the parking lot or the trailer. Ms. Prizlee explained they were demobilized because the trailer was not ready for the contractor to complete the work. She stated as a result, TAM had discussions, and because Fire Station No. 54 was not going to be completed for another month, they are going to refinish the entire parking lot and start using it until the Temporary Fire Station No. 13 project is ready to roll again.

Chair Snedaker reiterated that they would finish the paving, then come in to install the rehabbed trailer. He asked whether the utilities were already roughed in to the proper locations. Ms. Prizlee confirmed that they were.

Chair Snedaker asked whether the contractor would take the tent structure as well. Chief Bacic stated he believed they were moving it or putting in a new one. He noted there was an area for the apparatus and the trucks would be protected.

Chair Snedaker asked what the plans for the trailer and apparatus bay would be after the work was done on Fire Station No. 13 and the Fire Department moves into it. Chief Bacic responded that because the City owns it, they are going to wait until the time comes and repurpose it for another use in the City if possible.

Chair Snedaker inquired as to whether there was a secondary phase to add additional parking when the station is occupied. Chief Bacic stated that was not under the Fire Department scope but would be under TAM.

Ms. Prizlee stated it makes sense, and she would recommend to TAM that once they are done with the Fire Station, the parking lot should be restored to make it used to the full extent possible.

Mr. Vratsinas compared the construction schedule distributed at the February meeting to the construction schedule distributed and stated the completion date had slipped seven (7) months. He asked for a big picture view of how seven (7) months were lost in only four (4) months.

Ms. Grujicic stated there had been some delay as a result of the consultant working on the change order for the platting and design, and the previous schedule did not reflect that. She noted that process and permitting are taking longer than expected. She

explained staff had asked that the schedule was updated to include these additional deliverables.

Chair Snedaker asserted it was the Committee's understanding at previous meetings that those items could proceed concurrently and the construction would not be held up due to platting. Ms. Grujicic responded that was correct, but the platting process was taking longer than was previously anticipated.

Mr. Vratsinas asked whether Chair Snedaker was trying to say the platting should not be in the critical path.

Chair Snedaker stated he did not think it should be. Ms. Prizlee responded that staff would take the Committee's concerns and meet with the consultant to revise the schedule related to concurrent items.

Mr. Vratsinas asserted the big picture was that in February, Mr. Nazaire had confirmed the project was 49 weeks away from demolition, and now they are nowhere near that. He stated he understands things happen, but a seven (7) month delay with six (6) percent inflation would raise the total by \$400,000 and require it to go back to Commission. He noted the consultants needed their feet kept to the fire throughout this long schedule. Mr. Vratsinas stated he did not believe the schedule disseminated was an accurate schedule, and he hoped it was a lot better.

Chair Snedaker asked that an updated construction schedule be provided each month with the staff report.

Chair Snedaker referenced the statement in the memo that the consultant is working to address comments made by the DRC, and noted that according to the schedule, those comments were received in January 2022 but would not be complete until January 2024. Ms. Prizlee stated staff would take another hard look at the schedule and get answers from the consultant, as well as confirming the correct schedule was submitted.

Chair Snedaker reviewed the delay briefly and stated what Mr. Vratsinas said was true, and with inflation as it is, the cost will only keep going up.

Chair Snedaker asked about Fire Station No. 54. He stated he knows they are working on the site, because he drives by and sees people there. He asked the anticipated completion, noting they cannot rehab the trailer until they are back in the main station.

Ms. Prizlee stated she had spoken with the project manager earlier in the day, and the estimated completion is the end of August, but they are ahead of schedule. She noted they are pleased with the progress, but cautious as they continue to work to complete it quickly in light of the importance of completion.

Chief Bacic shared that staff had been working diligently on Fire Station No. 54, and it had been going smoothly. He stated once the air conditioning work is complete, there will be an additional week or two (2) of work to include mold mitigation and cleaning up an issue with the seal on the tile floors.

Chair Snedaker referenced the mold remediation and asked whether the old wall board had all been taken out. Chief Bacic stated there were a couple of places where small dots had been seen, so specialists were coming in to make sure that whatever needs to be cut out is cut out and replaced, as well as to check the floors. He noted the Fire Station had been uninhabited for some time, so they also wanted to make sure it was clean for the return.

Chair Snedaker asked when the lease would run out on the trailer. Chief Bacic stated the City had renegotiated with the owner and completed a new agreement.

Mr. Cooper confirmed the trailer would then go into rehab. Chief Bacic stated that rehab of the trailer along with cleaning and moving it would be part of the RFP process.

Mr. Cooper noted Fire Station No. 13 was waiting on the trailer and asked if there was an indication of the timeline. Chief Bacic responded that the trailer would be in place and sitting for a while because they would not move the firefighters out until the station is ready for demolition.

Ms. Prizlee added that the RFP process had already begun, and consultants had come by to look at the existing Fire Station No. 54 trailer to assess the costs of rehab and moving.

4. Discussion of Fire Stations

Chair Snedaker noted the Committee now only has four (4) members and was originally meant to have 10. Ms. Beauvais noted the City Clerk's office was working on the issue of appointments.

5. Adjournment – Next regular meeting: Thursday, July 27, 2023

Chair Snedaker asked whether a July meeting was required.

Mr. Vratsinas stated he believed the Committee needed to meet monthly. Consensus was to meet on July 27.

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