



**BULLHEAD CITY FIRE DISTRICT
BOND COMMITTEE MEETING AGENDA
WEDNESDAY, MARCH 16, 2022**

**BOND OVERSIGHT COMMITTEE
PUBLIC NOTICE
AND AGENDA**

The Bond Oversight Committee for the Bullhead City Fire District will meet on Wednesday, March 16, 2022, at 2:30 p.m. The meeting will be held at Bullhead City Fire Department located at 1260 Hancock Rd. Bullhead City, AZ 86442.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CHIEF COMMENTS**
- 4. PUBLIC COMMENTS**

The public is invited to directly address the committee on any item of interest that is within the subject matter jurisdiction of the Bond Oversight Committee. The committee is not permitted to take action on any item not appearing on the agenda. *The chairperson may limit the time allocated to such comments from the public.*

5. BUSINESS

A. Approval of Meeting Minutes- September 24, 2021

B. Discussion only: Update on Construction of Station #2

B. Discussion only: Update from the Bullhead City Fire District Facility Committee related to the construction of the Laughlin Ranch Fire/Admin Station.

C. Discussion/possible action: Open seat on Bond Committee.

6. FUTURE AGENDA ITEMS

7. ADJOURNMENT

Posted this 14th day of March, 2022, by,

Paula Acker
Administrative Manager
Bullhead City Fire Department

Persons with a disability may request a reasonable accommodation for this meeting, by contacting Bullhead City Fire Department at 928-758-3971 at least 24 hours prior to the scheduled meeting time.



**BULLHEAD CITY FIRE DISTRICT
BOND COMMITTEE MEETING
MARCH 16, 2022**

DATE: March 14, 2022
TO: Bond Committee Members
FROM: Chief Moore
SUBJECT: Fire Station #2 Update
COPY: File

Staff will be providing an update on the construction, demolition and tenant improvement for Station #2. We will also be conducting an on-site visit for any interested Bond Committee members.



**BULLHEAD CITY FIRE DISTRICT
BOND COMMITTEE MEETING
MARCH 16, 2022**

DATE: March 14, 2022
TO: Bond Committee Members
FROM: Chief Moore
SUBJECT: Laughlin Ranch Station #7
COPY: File

Work continues on our Laughlin Ranch Station design, site plan, cost estimates and overall calendar. Weekly meetings with our internal building committee continue to occur at Station #1. A couple items of note will be the topic of the discussion at our Bond Meeting on March 16, 2022:

1. Overall update on Project.
2. Cost of the Project: We continue to see cost escalators in our efforts to finish all of the Bond projects. The current balance for the Laughlin Ranch Station is estimated to be \$900k-1.3 million underfunded. I will be presenting several ideas for the BCFD Fire Board to consider the shortfall.
3. Calendar for potential construction.

Staff has been working with our Architect and Construction firm diligently to provide the most cost effective and operational acceptable station design. I am confident we have reduced the unnecessary items from consideration and have reached a point to make a determination on the next steps.



**BULLHEAD CITY FIRE DISTRICT
BOND COMMITTEE MEETING
WEDNESDAY, MARCH 16, 2022**

DATE: 3/15/2022
TO: Bond Committee
FROM: Facility Committee
SUBJECT: Laughlin Ranch Station #7 & Station #2 Update
COPY: File

I. Update on progress of station 2 bond project

- a. Pre-construction contract is signed and fulfilled by Willmeng Construction. This included work with our architect, budget direction, material cost considerations and a final site plan/construction plan.
- b. Tenant improvement work began in mid-February and will temporarily house our fire personnel during construction.
- c. Civil work began in mid-February and will serve as the final grading and concrete needed to use the warehouse for primary response during construction.
- d. Demolition is set to begin in the last week of April after asbestos abatement is complete.
- e. The steel package is scheduled to arrive in late July and completion of the project is schedule for late December. Supply chain issues may affect these dates and push our move-in date to early January 2023.
- f. Tour of station 2 grounds (post meeting)

II. Discussion of station 7 bond project

- a. Project funding options will be an emphasis at the next fire board meeting. The buying power of the bond has been affected by a host of national and international events since early 2020. Along with inflation at record levels, this project cannot begin without exploring all available options.
 - i. Budget for the station 7 construction project exceeds the amount of funding left following the GMP contract for station 2.
- b. Project scope options are a budget consideration to bring station 7 within budget.
 - i. Site plan work has gone through the architect, facilities committee and Willmeng construction to put the footprint of the building on the most cost-effective part of our Laughlin Ranch property.
 - ii. Alternatives to this project will be discussed at the next fire board meeting. This includes removing the project from further consideration.
- c. Architect rendering for this project is in the bond committee packet and represents a possible rendition of the type of curb appeal intended for the fire station. All HOA, LR design review board and city construction requirements were utilized.
- d. The project calendar for station 7 illustrates the timeline for pre-construction, breaking ground, site improvements, construction, and completion if the GMP contract is delivered within the next four to six weeks.

March 16, 2022



BULLHEAD CITY FIRE DEPARTMENT

1260 HANCOCK ROAD
BULLHEAD CITY, AZ 86442

928-758-3971
www.bullheadfire.org

1947

75TH ANNIVERSARY

2022

PUBLIC MEETING MINUTES BOND OVERSIGHT COMMITTEE MEETING

September 24, 2021

1. CALL TO ORDER

The meeting was called to order at 8:57 am by Committee Chairman Paul Bull.

2. ROLL CALL

Present: Committee Chairman: Paul Bull
 Committee Vice Chair: Heather Brennan
 Committee Member: Randy Sierra
 Committee Member: Karla Brady
 Committee Member: John Pynakker
(Member Brennan joined the meeting after roll was called)

Absent: Committee Member: John Tesar

Staff Present: Fire Chief: Patrick Moore
 Assistant Chief: Scott Neal
 Administrative Manager: Paula Acker
 Administrative Clerk: Sarah Zink

3. CHIEF COMMENTS

There were no Chief comments.

4. PUBLIC COMMENTS

There were no public comments.

5. BUSINESS

a. Approval of Meeting Minutes – October 13, 2020:

Randy Sierra made a motion to approve the meeting minutes as drafted, John Pynakker seconded the motion, there was no opposition and the motion carried to approve the meeting minutes from the October 13, 2020 meeting.

b. Discussion only: Update for the Bullhead City Fire District Facility Committee related to the construction/remodel of Station #2 and construction of the Laughlin Ranch Station #7:

Chief Moore gave a brief update of what the facilities committee has been working on for Station #2, and the challenges we have faced with rising construction costs due to the pandemic. We have had to make some changes to our design, incorporating part of the existing building to cut down on cost. We have reallocated the Hydrant portion of the project to the Training Tower project. We have also proceeded to get a GMP based off the 60% design, in order to lock in the price and avoid further increases. There have been challenges getting to this point; ensuring the Station #2 project meets all future needs while remaining in service during construction. The total project is about \$450,000 over the original budget. John Pynakker asked for clarification on the contingency, what is left and if we have used contingency for the Warehouse project. We have not used the contingency previously, we are proposing to use part of the contingency to complete the Station #2 project, then use the remaining for the last 2 projects (the Auto Pulse machines & Station #7). John Pynakker asked about the purpose for the Station #7 project, he remembered previously it was a future project for projected growth, and if there is enough growth now for it? Chief Moore explained that in short no, the growth is not there but that he is looking to make some deployment model changes, and move all of the Administration department to the Station #7 location. Currently the Station #1 Administration facility does not meet our needs. Also we would like to make a change to our EMS deployment, housing EMS personnel at Station #1 and Station #7; deploying peak time ambulance service. This is all based on future Board approval. Karla Brady asked if the price per square foot amount for Station #7 is based on Station #2? Yes, we based the cost off about \$400 a square foot for 10,000 square feet. If the costs go up, we are not looking to cut corners, we will have to look at other funding sources. Karla Brady made a motion recommending moving forward with Station #2, as presented today. Randy Sierra seconded the motion, all were in favor, motion passed.

Chief Moore continued with a quick update for the Station #7 project. We are looking to continue contracting Seabury Fritz Architects for the project, and we are issuing a RFQ for Construction Manager at Risk for the Station #7 project. We are waiting for the RFP to come back from review with our attorney. We are looking for the committee's support to get the process started. Support from the committee was given.

6. FUTURE AGENDA ITEMS/COMMITTEE DIRECTION TO STAFF

Replacement for Mandy Doumit on the committee, appointment of Alternate Robynne Mieding.

7. ADJOURNMENT

Meeting was adjourned at 9:32 am.

Minutes prepared by,

A handwritten signature in black ink that reads "Sarah Zink". The signature is written in a cursive style with a horizontal line underneath it.

Sarah Zink, Administrative Clerk

Approved by,

Paul Bull, Chairman
Bond Oversight Committee