

Aspen Fire Protection District



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Board of Directors Special Meeting December 16, 2020

The Board of Directors of the Aspen Fire Protection District met for their special meeting. The meeting was held virtually via Zoom.

Meeting called to order by John at 12:05pm

Roll Call:

- Board of Directors Present: John Ward, Denis Murray, Dave (Wabs) Walbert, Michael Buglione, Stephen Wertheimer
- Board of Directors Absent: None
- Staff/Volunteers Present: Rick Balentine, Parker Lathrop, Nikki Lapin, Jan Schubert, Ken Josselyn
- Public/Others: Karl Hanlon, Paul Broome

North 40 Housing Project Update: Paul Broome

- Paul presented the current projected financials on the project with a list of costs for the board to review. The current estimate is \$17,270,000. The board reviewed each line item with the following discussions:
 - Item #5 Hydraulic Elevator ILO Traction: After much discussion it was decided to move forward with this line item.
 - Pavers versus Concrete: There was discussion of taking out pavers and going with concrete and the benefits. It was decided to make this decision closer to the time of putting in pavers/concrete when more of the unknowns have been taken care of.
 - Staging Property: There may be a \$13,000 savings if the McBride property is used.
 - Item #15 Hydronic Snowmelt ILO Electric: It was decided to go ahead with this item.
 - Item #21 Removal of Loft Building 1: Discussion of whether there will be savings with removing the loft. Paul will get numbers.
 - Item #43, #44, #45 Insulation: There was discussion of eliminating these items, however the board decided not to do this.
 - Item #24 Lowering Contingency to 3%: There is \$430,000(3% of construction cost, not including soft costs) in owner contingency and 5% on FCI for construction related items. Paul clarified that the contingency FCI carries needs to be owner approved as they need to use funds. These funds to come back to the owner if it is not used.
 - Permit Cost: This is a projected cost. The water, electric and gas tap fees have already been paid.
 - Item #29 Ramp to be 6" Concrete ILO Pavers: This line item was accepted.
 - Item #4 Concrete ILO Pavers at All Areas: This will be on hold until later in the project.
 - Triple Pane vs Double Pane Windows: Discussion of only doing partial for noise mitigation on west side. The cost is \$101,000 to put in throughout to help alleviate noise. The board agreed.

- Solar: They are carrying \$240,000, but still working out pricing.
- Thin Brick vs Stucco: Once starting into the plaza area this decision will need to be made.
- Building 5: Discussion of doing this project now. This would be a change order to the permit. The board tabled for a later time.
- Garbage Enclosure Area: This will be moved toward the tower and is included in pricing.
- Canopy over stairway: It was decided to go ahead with it.
- Garage Door Remotes: There will be 2 per unit with a punch pad planned for top of ramp. Door will open automatically when leaving garage. It was agreed this is a small cost to do.
- The board gave direction to move forward with the following line items, creating a savings of approximately \$240,000:
 - Item #5 Hydraulic Elevator ILO Traction
 - Item #15 Hydronic Snowmelt ILO Electric
 - Item #24 Lowering Contingency to 3%
 - Item #29 Ramp to be 6" Concrete ILO Pavers
- The board gave direction to not move forward with Item #3 Eliminate Composite Screens. They would like to keep composite screens.
- Shuttle service during construction: There was discussion of encouraging workers to park at intercept lot and shuttle to construction site. If the McBride property is leased for staging, this would not be needed. There will be cost to prepping staging area and restoring after construction is completed. The Smith property has been taken off the table due to Pitkin County not approving. There is not a number included for staging property. The benefit of staging area is to park people and being more efficient. There was concern of COVID-19 protocols. It was agreed to keep the shuttle service.

MOTION: Motion by John to move into Executive Session: Pursuant to §24-6-402(4)(f), C.R.S., to discuss personnel matter, Chief contract. Wabs second. All approved. Executive session started at 1:30pm.