

MONTGOMERY COUNTY
EMERGENCY SERVICES DISTRICT #8
BOARD MEETING
January 10, 2012

Members Present:

James Kelly, President
Rodney Otto, Treasurer
George Biernesser, Vice-President
Andy Walters, Asst. Treasurer

Members Absent:

John Rodriguez, Secretary

Guests Present:

Sylvia Olszowy, Jeff Gerber with PGAL, Rick Gaul with LGI,
Asst. Chief Mike Johnson, Deputy Chief Clinton Cooke, Kaye
Townley, Howard Katz, FF Varady

Call to Order:

The Board meeting was called to order by President James Kelly at 6:37 p.m. at 335 Volunteer Lane.

Swearing in of Commissioners

Commissioners Kelly, Otto and Walters were sworn in by Sylvia Olszowy.

Citizen Comments (for matters not on the agenda) – this provides an opportunity for citizens to comment on non-agenda items in advance of the regular business of the Board. Comments shall be limited to five minutes per person. Comments by Commissioners in response to such citizen comments shall be limited to:

- A. Statements of specific factual information in response to an inquiry;
- B. Statements of existing District policy;
- C. Direction to place an item on a future District Agenda.

No comments were made.

To consider and approve the minutes from prior meeting(s).

Rodney Otto made a motion to accept the minutes as presented for the December 5, 2011 meeting. Andy Walters seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

Rodney made motion to accept the minutes as presented for the December 27, 2011 meeting. George Biernesser seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

To receive Treasurer's report.

Kaye Townley presented to the Board.

To consider and act on any Resolution(s) to designate and authorize Municipal Accounts to execute wire transfers, open and close Certificates of Deposit by telephone/fax/email.

None were presented

Review and take action on District bills.

Andy Walters made a motion to accept bills. Rodney Otto seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

To consider and take action on attendance to the SAFE-D annual conference, February 22, 23 & 24, 2012, at Moody Gardens, Galveston, Texas.

James Kelly wants all Commissioners to attend SAFE-D as well as Chief Hudson and Chief Cooke. Andy Walters made a motion that all Commissioners attend SAFE-D. George Biernesser seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

To receive report from the District's Fire Chief.

Asst. Chief Michael Johnson presented Chief Hudson's report to the Board.

To consider and take action on purchase of 2005 Ferrara Igniter Custom Pumper being offered for sale by Montgomery County ESD 4 and amending the capital budget for said purchase.

Chief Johnson presented the communication from Chief Hudson to the Board. The truck is now a surplus apparatus after Needham purchased a new pumper. We have a need to meet the requirements for ISO. We are short one engine company at STA 5 by end of Feb. 2012. We had slated Unit 105, but this leaves us without a reserve apparatus. This also causes use of apparatus in an inefficient or appropriate area or function when a vehicle is taken out of service. Purchasing the pumper, would eliminate this issue as we would have a reserve apparatus. This would take us where we need to be without going out and buying a new apparatus. The vehicle has low mileage and comes with equipment. It would be utilized as a front line reserve pumper. We would have to buy a reserve before end of February 2012 to get to ISO Class 1 if we do not purchase this vehicle. By meeting the ISO requirements, the entire District would be a Class 1 instead of a 2/10 Class District. The benefit of moving to an ISO 1 Class is the insurance premiums dramatically reducing for citizens as well as businesses. Having a Class 1 ISO grading is greatly beneficial to and for economic investing and development.

The bid for the apparatus needs to be \$170,000.00; with the additional cost of another \$29,000.00 to stripe and equip the truck. The minimum bid is \$170,000.00 and Asst. Chief Johnson wouldn't suggest bidding over \$183,000.00.

George Biernesser made a motion to bid on the 2005 Ferrara not to exceed \$183,000.00. Rodney Otto seconded the motion.

Discussion: Andy Walters wants to see the 5 yr plan and the 10 year apparatus purchase plan. Deputy Chief Cooke is going to email Andy Walters the plans he has requested. Andy Walters does not agree with buying any used apparatus, would prefer to purchase a new apparatus. Andy Walters believes that the fire fighters are still underpaid and that we should be adding more personnel and that is where the focus should be.

The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

Howard Katz will solicit for bids on financing of the \$183,000.00 for the purchase of the apparatus. Asst. Chief Johnson would like to tie this purchase to the refinancing of the L 11-1 with Leasing 2. The Board will have to take action on this addition. Howard Katz believes that using sales tax money in reserves as collateral will lower interest rate even more and will leave the Leasing 2 refinancing as it is, but if the interest rate is lower tacking it on to the Leasing 2 refinance, then that would be the most economical route.

To review and take action on the renovation of the living quarters at Station 11-3.

This item is on hold until other bids are received.

Side Note/Update on STA 2 easement property:

Rick Gaul would like at least the public notice to go out and the issues with the easement to be addressed within the next two weeks.

There will be a Board meeting to address moving forward with the sale for the easement, and other issues Friday, January 20, 2012 at 12 noon.

To receive a presentation by Jeffrey Gerber with PGAL about different methods for hiring a General Contractor for construction of Station 11-4.

Jeffrey Gerber: Presented a presentation regarding the several options available for hiring a General Contractor.

Project Delivery Method Options:

1. Bid Build – put out for bid documents
 - Traditional, well known and understood
 - Simple procurement process – low bid/best value
 - Defined scope
 - Simple, uncomplicated projects that are not schedule-driven and not subject to change
2. Competitive Sealed Proposal -
 - Selection based on qualifications as well as price
 - Ideal for straight forward projects
 - Takes advantage of competitive bid market, but avoids unqualified open bidders
3. CM at Risk –
 - Qualifications based selection
 - CM at Risk holds trade contracts/performance risk
 - Fosters team collaboration
 - Fast-track with overlap of design and construction
 - Minimizes errors/omissions, change orders, warranty issues and claims

If CM at Risk is selected this needs action within the next couple of months, the other two options allow more time before action needs to be taken.

LEED is extremely cost effective. The financial benefits can be as much as 10 times as high as the costs of going green. Further with increased experience using the LEED process, subsequent green buildings generally cost less than the first. This decision has to be made very quickly – this meeting.

Green Building – Why LEED?

Economic benefit – lower utility costs

Energy use reduced 24 – 50%, Co2 Emissions reduced 33-39%, Water use reduced 40%, and Solid waste reduced 70%

Reduced environmental impact

Buying locally

Human health, comfort and productivity increase

Healthy buildings, fresh air/daylight – less sick days and more productive employees due to unhealthy environments

Public relations

Plaques validating LEED building

Cost of having a LEED building:

Level 1 Certified - 0.66%

Level 2 Silver - 0.75%

Level 3 Gold - 1.82%

Level 4 Premium - 6.50%

Additional Costs: Required to have a LEED building:

Added design effort and scope: research, energy modeling, commissioning, M&V

LEED documentation costs

Registration and application fees to GBCI

Note: Amend Purchasing Policy to exclude Real Estate transactions. Real Estate transactions shall be dictated by State statute.

To review and take action on contract with PGAL for preliminary design phase of Station 11-4.

Andy Walters made a motion to engage PGAL as the architect for the STA 4 project. Rodney Otto seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

To consider and take action on possible compensation of KAHickman Architects for preliminary work done for Station 11-4.

KAHickman did some preliminary work on a design for STA 4. James Kelly believes they should be compensated for their work, but not at the cost that KAHickman is requesting. James Kelly believes the fair value is no more than \$10,000.00. James Kelly would like to offer that amount to KAHickman and then those documents created by KAHickman would then be turned over to PGAL. The floor plans are what would be most beneficial and usable by PGAL. KAHickman would have to accept the payment and release the floor plans for the ESD to turn them over to PGAL. KAHickman would have to sign a document releasing the documents to the ESD. The Board has directed Howard Katz to enter into discussion with KAHickman for preliminary work.

To consider agenda items for future meetings.

01-20-2012

CM at Risk

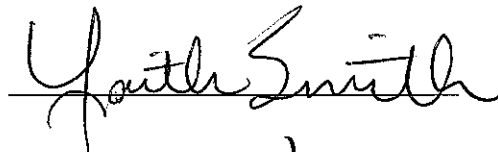
LEED

Adjournment.

Rodney Otto made motion to adjourn. Andy Walters seconded the motion. The motion passed with a vote of four (4) FOR and zero (0) AGAINST.

Meeting Adjourned at 9:15 p.m.

Respectfully Presented By: Faith Smith



Approved By:

President James Kelly

Secretary John Rodriguez

