

December 16, 2015

CM 2015-368

BEACHWOOD CITY COUNCIL MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD AT BEACHWOOD CITY HALL, CONFERENCE ROOM A, 25325 FAIRMOUNT BOULEVARD, BEACHWOOD, OHIO HELD ON WEDNESDAY, DECEMBER 16, 2015 AT 8:00 A.M.

The meeting was called to order at 8:00 A.M. by Council President Fredric S. Goodman, seconded by Alec Isaacson.

ROLL CALL: Present: F.S. Goodman, M.S. Horwitz, A. Isaacson,
M.M. Jacobs, M. Mintz, J. Pasch, M.I. Wachter
Absent: None.
Not present: None.
Also Present: Mayor Gorden, H.L. Jones, P.J. Kearns, P. Corpora,
G. Liggett, B. Janovitz, D. Pekarek,

1. Discussion regarding Fire Station Design

Chief Kearns stated that the meeting is being held today to discuss the HVAC for the proposed new fire station. The discussion is about deciding if the HVAC should be inside the building or outside on the roof.

Captain Corpora and Firefighter Liggett presented a PowerPoint that is attached.

Mr. Jacobs asked if there was a reason for the cutouts on the building design.

M. Horwitz asked what was housed under the cutouts.

Firefighter Liggett explained that the cutouts were on the drawings to highlight what the building would look like with the HVAC on the roof.

Chief Kearns stated that initially, Seventy One Thousand (\$71,000.00) Dollars would be saved by moving the unit outside. A life cycle analysis showed that it would cost an extra Twenty One Thousand (\$21,000.00) Dollars over the buildings life time if the HVAC remains outside.

Mr. Horwitz stated that he would like a number figure for the entire construction.

Chief Kearns stated that 6.5 Million Dollars would be the final number. Cost could come down if some rooms were unfinished.

Mr. Horwitz asked about the Police presence. How much will be needed for Police presence and the Community Health Area.

Chief Kearns stated that the extra space could become a community room. It could also include walled offices and partitions.

Mr. Horwitz stated that a community room might be hard to secure for dual purpose.

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Mr. Jacobs asked about the Army Corps of Engineers progress.

Chief Kearns stated that it should be settled by April.

Chief Kearns stated that call volume is increasing. Call volume has increased 18% just this year.

Mr. Pekarek stated that houses are being rebuilt in the area and they are going to be filled with new residents.

Mr. Pekarek stated that extra space is needed for future expansion.

Mr. Pekarek stated that everything that is built needs to be built to be the best.

Mr. Pekarek stated that the City needs to “think big” and “think long term”.

Chief Kearns stated that the architects have a concern that the cut out could be a snow catch.

Mr. Pekarek stated that most units are on the roof but it is better to put the HVAC unit inside. The maintenance is better and the unit will last longer.

Mr. Pekarek stated that flat roofs leak and the cutout will be a snow catch.

Mr. Pekarek stated that this is a “no-brainer,” the unit needs to be put inside.

Mr. Goodman stated the he would like to know how to get in and out of the building when the unit needs to be serviced or replaced.

Mr. Pekarek stated that the door in the back would be the egress.

Mr. Goodman asked about the air circulation.

Mr. Pekarek stated there would be no issue in the building.

Mr. Jacobs asked what the architect preference is.

Chief Kearns stated that the architects would like to keep the unit inside for ease of serviceability. The unit inside costs less and lasts longer.

Mr. Pasch stated that there are other things to be debated about the fire station and that this is a “no-brainer”.

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Mr. Wachter asked if the HVAC was forced air, is there an outside compressor.

Mr. Pekarek stated that there may be a radiator outside but, the compressor is inside.

Mr. Wachter asked if there would be any mechanical issues with the sleeping area.

Chief Kearns stated that the architect doesn't think there will be a noise issue.

Mr. Horwitz asked what the next step is. When would we get plans and dollar figures?

Chief Kearns stated that all the numbers are an estimate and a concrete price would not be set until the plans are finished.

Mayor Gorden stated that it is pretty clear that we go with the architecture recommendation.

Mayor Gorden stated that we have cost estimates and sketches. There is no reason to change the architect recommendations.

Mr. Horwitz stated that he was not sure if anything could be discussed until the City has figures.

Mr. Horwitz stated that the City should go with the design recommendations.

Mr. Jacobs stated that it isn't free to change the plans. It will cost money.

Mr. Goodman asked if Council will get one set of options back or two.

Chief Kearns stated that it is being decided along the way.

Mr. Isaacson stated that he would like to see the numbers again.

Mayor Gorden stated that the plans and figures we brought out at the last meeting.

Firefighter Liggett stated that it would be a major redesign to take out the Police presence and that the building could have structural deficiencies.

Chief Kearns stated that if the HVAC stays inside the Police area can be left alone.

Chief Kearns stated that this decision will keep the architects moving forward and the numbers will be more precise.

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Chief Kearns stated that design cost could come down if some areas were left unfinished.

Mr. Pekarek stated that it won't be cheaper in the future to finish areas.

Chief Kearns stated that when considering the plans it needs to be remembered that the Rescue Squad has to be in compliance with HIPAA.

Mr. Pasch stated that he was frustrated that there was never an option presented with different square footage. Mr. Pasch is frustrated that it will cost Two Hundred Thousand (\$200,000.00) Dollars to redesign. Mr. Pasch feels that two options with two different square footages should be presented.

Chief Kearns stated that three different agencies came up with the square footage number.

Mr. Horwitz stated that cutting 800 square feet means costing more money.

Mr. Kearns stated that as is, the station is 5.4 Million Dollars in construction costs.

ADJOURNMENT

Moved by F.S. Goodman, seconded by M.I. Wachter at 9:08 A.M. to adjourn the Committee of the Whole Meeting to the next regularly scheduled Council meeting.

ROLL CALL	Yes:	F.S. Goodman, M.S. Horwitz, A. Isaacson, M.M. Jacobs, M. Mintz, J. Pasch, M.I. Wachter
	Abstain:	None.
	No:	None.
	Not Voting:	None.
		MOTION ADOPTED

Approved:

Merle S. Gorden, Mayor

Whitney M. Crook, Assistant Clerk of Council