

Matlacha/Pine Island Fire Control District
RFP Station 2: Q&A Minutes
January 22, 2024, 3:00pm
Pine Island Fire Station 1, 5700 Pine Island Road, Bokeelia

Call to Order: Chief Mickuleit called the meeting to order at 3:00pm. Attendance was as follows:

For the District: Chief Mickuleit, Assistant Chief Davis, and Administrative Assistant Miles

Public:

Lennard Davis, Khine Pwint, & Bill Spencer all with Forefront Architecture & Engineering
Rafael Jimenez with Weston & Sampson
Albert Lopez with CPH, Consulting LLC
Brett Misoyianis with Castellanos & Tramonto Architects
Shannon Lane with Manhattan Construction

Overview of Request for Proposal: Chief Mickuleit gave a brief overview of the project. Station 2 is currently a metal building with two bays, in one bay there are living quarters built out inside of the structure. 2 acres of land were purchased from the neighboring property. One acre to the north and one to the west. The site plan submitted to the county for re-zoning and strapping was provided to those in attendance, showing the footprint of a station similar size to Station 4 in Matlacha, a helipad on the parcel purchased to the north and retention on the parcel to the west. Although the district likes the footprint of Station 4 the main design difference would need to be the exterior feel of the building, so that it fits the community in Saint James City.

Questions & Answers: Once a brief description was given the floor was open to questions from the public in attendance.

Q: What is the plan for temporary housing?

A: The hope is to keep the trucks and crew housed on the property during construction. Obviously, the current building would need to be torn down, so a thought we had was to start with the pouring of the helipad and then place temporary housing there while the building is constructed.

Q: When re-zoning was obtained, was the property approved for a shelter.

A: No, since the entire island is zone A, no shelters are allowed on the island.

Q: Is there a desire to have a decontamination room?

A: Yes, here at Station 1 we have a restroom in the bays that includes a shower and is also where the gear washer is.

Q: Does the gear room need to have a separate AC system?

A: Yes, with Station 4 we originally went with a separate negative pressure system, however that has broken within a couple years. We replaced that system with a mini split, which works much better.

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Q: What square footage are you looking for?

A: We would like to stick to something like station 4, we believe that it is about 4,000, including the bays.

Q: Will there be generators to power the station?

A: Yes, each station must be fully backed up with generator power. For reference, Station 4 has a 100kw and two 100 gal tanks for propane.

Q: In the patient treatment room, will there need to be special places for equipment?

A: Everything will be removable, maybe just a wall of cabinets and counter to store supplies. We would like the room to be easily cleaned.

Q: Is there a need for any extra electrical systems?

A: Motorola will oversee all the toning systems, including speakers throughout the station and different measures outside of the normal internet and electrical outlets. Station 4 does have some features related to tones that we would like to see in Station 2. One being that the exhaust system in the bay automatically turns on when the tones go off. Another being that the gas to the stove shuts off when the tones go off. Additionally, every station has a security system consisting of exterior cameras and electronic locking doors.

Q: Does the bid need to include a consultant?

A: No, this is strictly for the design of the station. Additional consultants and construction firms will be hired separately.

Q: What is the timeline for a decision and moving forward?

A: Proposals are due February 29th at 4pm. At that time, we will open the proposals publicly and then set a time for the committee to meet to review them. Once the board selects a firm we hope to move quickly. We are spending more and more money to band aid the station.

Q: Are there any design aspects that need to go into the helipad?

A: The main design aspects of the helipad are the spacing between structures and trees and we would need electrical run to have lights on the pad for night.

Q: Has any soil or environmental testing been done?

A: No

Q: How many copies of proposals need to be provided?

A: 10

Q: Will the station use the septic system currently in place?

A: No, the plan is to remove/crush the current septic and hook the new station into the sewer across the street. Lee county utilities.

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Q: Will fuel tanks be above ground or below?

A: There will be a gas and diesel above ground vault system just like Station 4. And in the ground propane for the generator and kitchen.

Q: Will the structure be single level?

A: Yes

Q: Any desire for LED fixtures or solar power?

A: All LED fixtures, no solar power.

Q: Any special flooring?

A: Epoxy in all the living and bathroom spaces. Carpet in bedrooms and classroom.

Q: Any sprinklers or alarm systems?

A: Yes, the building will need to meet current commercial fire alarm and sprinkler code.

Q: Gas lines for kitchen?

A: Yes, Station 4 has a gas line for the oven in the kitchen, and there is an exterior line to hook up to the grill.

Q: ADA compliance?

A: Yes, there was some confusion on the ADA compliance of Station 4. The public spaces need to be ADA compliant, while the living quarters do not. However, if there are any updates to those standards, we need to follow them.

Q: Exterior finish?

A: Hardy Board seems to be the most durable for standing up to storms.

Q: Any special bathroom needs for the crew's space?

A: Yes, there needs to be at least one urinal in the crew's restroom.

Q: Roofing material?

A: Metal roof

Q: Any special IT/Mechanical room needs?

A: Yes, station 4 has a room dedicated to electrical and IT which makes it easy to have it all in one place.

Station 4 is available for anyone who would like to look around at the design and layout. Please give us a heads up before showing up, but you are welcome to stop by.

Adjournment: Seeing no more questions, the meeting is adjourned.