

**MINUTES**  
**SPECIAL BOARD MEETING**  
**LOMBARD/CONRAD ARCHITECTS**  
**1221 Shoreline Lane, Boise, ID 83702**  
**February 22, 2019 at 10:00AM**

**I. CALL MEETING TO ORDER/ ESTABLISH QUORUM**

Director Dan Gillies called the meeting to order at 9:55AM, and a quorum was established with all directors present.

Others in attendance:

Michelle Heins, Administrator

Judy Erwin, Treasurer

Scott Wendell and Ken Gallegos, LCA Partners

Jeremy Schalk, Trevor Wright, and Cole Krueger, Wright Brothers (via Phone)

Doug Whitaker and Aldo Coronado, WTI (via Phone)

Geoff Johnson, Electrical Engineer, Eidam & Associates

Jyl Glancy, Landscape Architect and Eric Cronin, Civil Engineer, The Land Group

Michael Wendell, Plumbing and Brittany Austin, Mechanical Engineer, Cator, Ruma & Associates

Russ Holloway, CADD Professional. LCA

Elizabeth Henson, Interior Design, LCA

Betty Ashcraft, Foundation Director

Guests: Vivian Meyer and Merla Gillies

**II. ARCHITECTURE/CONSTRUCTION/ENGINEERING - [LCA Detailed Agenda](#)**

All parties involved met today to discuss the design development phase of the indoor pool facility.

**A. Site - latest information**

Director Lee Pierce provided an update of what has been happening with the 18th St. project and how it relates to the WECRD indoor pool project. He has been working with the City of Mountain Home regarding the sewer lines, com lines, and water lines being put in before the road is complete. There are two existing cleanouts on the WECRD property but Lee is unsure if they were ever connected. Brittany Austin is working on getting the correct flow for the sewer lines depending on what will be installed. There are two 6 inch lines currently so mechanical will work with what is there. During construction on 18th St. someone hit the water valve so they will be replacing it and hooking it up. No cost to WECRD. Idaho Power has been in the discussion as far as where they will place the transformer on the WECRD property. There was discussion regarding putting Fiber Optic into the building. The Board agreed they most likely will never need it in the building or any future building so they will not incur the expense of putting Fiber Optics in the building.

Scott Wendell said that they are moving forward with getting the Conditional Use Permit with the City of Mountain Home. The neighbors, within 600 feet diameter, will be notified as well as a public hearing. LCA will notify WECRD of the costs associated with the permit next week.

Lee has coordinated with the City of Mountain Home and Wright Brothers on where to pile the fill dirt from the street and retention pond. There will have to be soils testing and inspection of that fill dirt. Wright Brothers will solicit for a third party testing agency. They would like to test it now so they will know where it can be used in construction.

**Lee Pierce made a motion to approve Wright Brothers to contact MTI to do the soils test for the proposed soil that will go on the property. Doug Meyer seconded the motion. All directors voted in favor. The motion carries.**

Civil Science is handling the swift plan and stabilization of the 18th st. When it's completed, they will transfer off the dirt. Wright Brothers can handle it versus hauling it in.

**Lee Pierce made a motion to coordinate with Wright Brothers to get a swift plan in place and get bids from appropriate contactors. Doug Meyer seconded the motion. All Directors voted in favor of the motion. Motion carries.**

## B. Building

### 1. Architectural

Wright Brothers will need to kick off the design plans with Sprung. Wright Brothers was waiting on the signed contract from WECRD to execute that. Dan Gillies signed the contract at this time.

Scott heard back from Sprung regarding the exterior coloring and there is no additional cost for the various colors and elevation to the design of the outside of the building. Wright Brothers is researching options for a canopy over the front entry. A custom steel fabricated one is around \$25,000 and a flat tapered covering is \$16,000-\$18,000. These options will be in the construction documents for the Board to decide on.

### 2. Structural

Wright Brothers will coordinate with Sprung on and kick off the structure layout with them. There will be concrete block walls on the inside of the building. The storage units on the west end of the pools were discussed and will most likely be a fence type structure enclosing them versus a block wall, since that will cost more to do. The mezzanines are a lighter load bearing so that has reduced cost. LCA is researching putting a chlorine resistant roof type material to help with condensation from the roof (water droplets).

### 3. Mechanical

Brittany Austin gave a presentation of all the mechanical systems for the pool. The air handler systems will be outside and will use outside air to help dehumidifier the building. This direction will make is so there won't be a need for a cooling system which will save in operating and maintenance costs. She mention the use of two cooling/condensing unit but after looking at the Kearns facility and Caldwell YMCA the Board and LCA thought maybe we wouldn't need those units. Brittany will research that further.

Michael Wendell began his presentation on the plumbing of the facility. He said it would be about 100 gpm to fill each pool. There will be a 4 inch water entry since the fixtures need to be running at the same time as the pool and that size entry will allow for that. The locker rooms will have modular shower systems where the plumbing will be exposed vs. in the wall. Michael is addressing the draining for the pools currently which will most likely drain got the west side of the building. He said there will be a sump pump system in the mechanical room as well.

### 4. Electrical

Geoff Johnson began his presentation on the electrical aspects of the building. He is designing the system as an indirect lighting system, which will give off less glare. Which is a safety concern in pools. The lighting around the pools will be Echo round LED pendants along the pool deck. The translucent skylight will factor into the lighting options to meet code. These types of pendants are rust free and designed for natatoriums. Geoff went over the lighting plan throughout the building. They will put in conduits for the

scoreboard. There was discussion on head and hand dryers in the locker rooms/restrooms. The Board said no to the head dryers and no to paper products, they will move forward with electrical hand dryers. The Board also decided that they will not put in suit dryers at first but would like the electrical in place if they would like to put them in down the road. Geoff mentioned the fire alarm system and how that will need to be a voice activated one versus a beeping one due to the noise of a natatorium.

#### 5/6. Pool Systems

Aldo Coronado and Doug Whiteaker with WTI, began discussion on the filtration systems. There was a lengthy discussion on using sand filtration versus regenerative system. The Board would like to have further discussion on what system to use and will let WTI know their decision after the next board meeting. The current plans are for a regenerative system. Doug will work on a breakdown of the two versions.

The conversation moved to the chemical systems. There are two systems, pellet or liquid, or a combination of the two. The current design plans show two rooms inside the mechanical room for the storage of chemicals, to keep them separated. The initial system of dry/pellet is more expensive than the pumps for liquid but the longevity and ease of the pellet system is better. The WECRD Board agreed to go with pellet system.

#### 7. Interiors and Materials

Elizabeth Henson began her presentation on the interior design features. She showed us a couple options for flooring. She gave examples of the concrete options for the concrete blocks on the interior walls. Elizabeth showed us the countertops for the front desk. She gave imaging for bathroom signage as well as standard “womens” “mens” signs. She showed the Board the paint colors she is working with. She gave examples of the showers for the locker rooms. There was discussion on the lockers and whether to use full length, double stacked, or even triple stacked lockers. LCA will use their discretion on where the best fit and size of the lockers should go.

#### 8. Overall schedule from this point

LCA is 80% complete with the design development phase. LCA will work on getting the Conditional Use Permit going with the City of Mountain Home next week.

#### 9. Cost Estimates

Jeremy Schalk with Wright Brothers will have better numbers next week, hopefully by Wednesday for the Board meeting but if not, for sure by the end of next week.

#### C. Wright Brothers review - comments

No comment at this time besides getting a copy of the signed contract and working on the areas discussed in the meeting.

#### D. Next Steps - Owner Comments

Everything looks great so far and WECRD will wait to hear from LCA on what is needed next.

### **III. GENERAL DISCUSSION**

No general discussion

### **IV. ADJOURN**

Doug Meyer made a motion to adjourn the meeting. Lee Pierce seconded the motion, and all Directors voted in favor of the motion. The meeting adjourned at 1:59PM.

Submitted by:

*Michelle Heins*

Michelle Heins, Administrator

2/27/2019

Date

APPROVED:

as written

as amended

*Dan Gillies*

Dan Gillies, President

2/27/2019

Date