

MINUTES
SPECIAL BOARD MEETING
LOMBARD/CONRAD ARCHITECTS
1221 Shoreline Lane, Boise, ID 83702
February 7, 2019 at 10:00AM

I. CALL MEETING TO ORDER/ ESTABLISH QUORUM

Director Dan Gillies called the meeting to order at 10:00AM, and a quorum was established with all directors present.

Others in attendance:

Michelle Heins, Administrator

Scott Wendell, LCA Partner

Ken Gallegos, LCA Partner

Jeremy Schalk, Wright Brothers Project Manager

Guests: Vivian Meyer, Merla Gillies

II. ARCHITECTURE/CONSTRUCTION/ENGINEERING

The WECRD Board of Directors met with LCA and Wright Brothers to discuss the AIA Document A133-2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor. This is an agreement with the Wright Brothers for the Pre Construction Phase Services. The WECRD attorney provided the Board with questions about the contract since he was unable to attend the meeting. The Board felt his questions were answered to their satisfaction. LCA will make the required changes to the contract and send over a final draft for signatures. Lee Pierce made a motion to table the signing of the AIA Document A133-2009 until the agreed upon changes are made to the contract. Doug Meyer seconded the motion. All Directors voted in favor of the motion.

Ken Gallegos explained that the AIA Document A201-2007 between WECRD and LCA is a reference for the contract we are already in with LCA. Ken wasn't sure if it was sent over before. This document does not require a signature. No action needed.

Since the City of Mountain Home is working on 18th St. there are a few urgent matters to get done. LCA became aware of the gas line urgency this morning so they are working on figuring out the size of the lines that need to go in so they can get put in now. Otherwise, the City will not allow 18th St. to be torn up for three years. That is not an option for the WECRD building. There needs to be gas lines for operating the pool facility.

LCA indicated that the soils test WECRD had done shows the groundwater is approximately 7 feet deep. The engineers and architects are working on figuring out the size of the drain needed to pull that groundwater. There may need to be another groundwater test done towards the end of construction and WECRD needs to be aware that they will have to incur that expense.

At the pool facility tour in Kearns, there was discussion on the interior doors. They had wood door and due to the moisture in the air that deteriorated them faster than say a fiberglass door. The WECRD Board agreed that fiberglass doors are the better option since they won't rust or deteriorate over time, even though they are more expensive.

There was discussion on the site work and landscape; such as having a fence surrounding the south patio area to keep people from coming and going and having emergency access on the back half of the property Lee will contact Richard Urquidi with the City of Mountain Home about getting the curb cutout.

Scott brought up the splash pad and even though there are no intentions to have it operable when the pool is first opened the architects need to figure out now where the connectors, sprayers, etc. will go. Ken stated the only thing needed for the design plans now would be a connection to the water supply to the building and an outlet to the sanitary sewer. The other design work of the splash pad can be done later. The WECRD would have to demolish the concrete patio area when they are ready to put in the splash pad. Scott will continue researching the cost to design and estimated cost to operate a splash pad. The Board discussed the possibility of doing away with the splash pad completely, especially if the City has plans in the future to put one in.

III. GENERAL DISCUSSION

No general discussion at the time.

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 11:30AM.

Submitted by:

Michelle Heins
Michelle Heins, Administrator

2/27/2019

Date

APPROVED:

Dan Gillies
Dan Gillies, President

as written

as amended

2/27/2019

Date