

MINUTES
SPECIAL BOARD MEETING
LOMBARD/CONRAD ARCHITECTS
1221 Shoreline Lane, Boise, ID 83702
March 14, 2019 at 1:30PM

I. CALL MEETING TO ORDER/ ESTABLISH QUORUM

Director Dan Gillies called the meeting to order at 1:20pm, and a quorum was established with all Directors present. (Dan Gillies, Lee Pierce, and Doug Meyer)

Others in attendance:

Michelle Heins, Administrator

Judy Erwin, Treasurer

Scott Wendell and Ken Gallegos, LCA Partners

Jeremy Schalk and Cole Krueger, Wright Brothers

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

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

Betty Ashcraft, Foundation Director

Guest: Vivian Meyer

II. ARCHITECT/CONSTRUCTION/ENGINEERING

All parties involved in the design phase were at the table again to discuss the scope cost estimates and value engineer (V/E) deductions to bring the the project within budget. Scott started the meeting using his agenda.

A. Site

The site portion includes the earthwork, landscaping, irrigation, paving and utilities. Lee mentioned that some of the scope in this estimate could be eliminated due to the City of Mountain Home having the ability to do it, such as the parking lot and compaction testing. Lee also thought the community could help with providing a donation of trees and labor for landscape work. Also, having most all of the dirt on the property already there would be some cost savings there. WECRD will need to provide the Wright Brothers with what the community involvement and donations would look like.

Ideas for cost reduction for sitework consisted of: removing paving from portion of the project; remove asphalt and flatwork prep for a portion of the project; reduce to seed instead of sod; remove the west patio and make that a sidewalk connecting the doors; reduce the size of the south patio; and reduce the size of the sidewalk to the required 5' instead of 10'.

The Land Group explained that the ground needs to be elevated one foot above the base elevation for FEMA. It will take a substantial amount of fill dirt to raise that, but he was confident there would be enough to make it happen with the fill dirt WECRD is receiving from the City of Mountain Home. They are working on the No Rise report and will mimic what was done before.

B. Building

Architectural

Scott brought up the areas for cost savings in the architectural areas of the building. He mentioned removing the mezzanine which was going to be used for storage, the Board felt this could be eliminated. Scott mentioned removing some windows and doors as another possible cost savings. The final option

and worst case scenario would be to do one pool now and another later. The Board would like to see the building built as designed.

Structural

Scott mentioned going to a basic tan, grey, or white color for the outside of the building and removing some windows on the front. The Board felt they didn't want to compromise the look of the building. Scott suggested removing the divider wall between the pools. There was discussion and the Board felt that could be removed for a cost savings.

Mechanical

Brittany Austin explained the update on the mechanical systems. She said they could cut out the chillers which will be an approximate \$175,000 cost savings. They do not need them for dehumidification purposes. She did say there is ventilation systems in place but it will get hot inside. The ventilation system will be based on best practice. Venmar units are top of the line so they could look at other cost savings on the units but she said "you get what you pay for" and the Board felt mechanical is not an area to try and save money. Michael Wendell explained that the plumbing number that was given is a blanket number. He is working on getting the exact number of fixtures and various plumbing items that are going to be needed in the facility. Then they can have a more accurate number.

Pool Systems

The engineers are working with WTI about the trench drain versus deck drains. They feel there are more than enough deck drains in the plans so the possibility of removing some might be a cost savings. They mentioned the diving boards, climbing wall, etc. can be added later. The Board was under the impression that was already discussed and those items will be added down the road. The Board needs to decide what filtration system they would like, sand or regenerative. Depending on that decision the cost will change.

Interiors and Materials

There was discussion on the lockers. LCA priced lockers with the clear fronts and with the padlocks installed. The Board would like the price for ones without locks. The Board is also looking at areas to remove the lockers or maybe have them all added in later. The Board maybe also be able to find a donor for lockers. The cabinetry for the multipurpose rooms, office space, and lobby were discussed. LCA will only put in the cabinet for the multipurpose room. The office and lobby furniture can come later. Another option for a cost savings would be paint. The Board was comfortable with the possibility but would like the bathrooms and locker rooms completed for sure.

C. Next Step

This was the end of the LCA agenda. Scott suggested that they stop with the design documents until the Wright Brothers can get them further numbers. Lee will work on getting a list of items that could possibly be donated and send them to Wright Brothers so they can limit the scope of work on some areas. Lee thought maybe he could get a Telehandler and trees possibly donated. Jeremy can have the new numbers by the April 3rd meeting at LCA.

III. RECESS

The Board took a recess at 3:17pm. The Board reconvened at 3:20pm with item II on their agenda.

II. ARCHITECT/CONSTRUCTION/ENGINEERING

There was no action needed on the Cost of Project discussion. It was there as a placeholder in case. The final cost estimate will be an action item but we are not there yet.

Lee Pierce made a motion to table the filtration system decision until they get more information from WTI. Doug Meyer seconded the motion. All directors voted in favor of the motion. The motion carried.

Lee Pierce made a motion to table the signing of the design development package until we receive it from LCA. Doug Meyer seconded the motion. All directors voted in favor of the motion. The motion carried.

IV. NEW BUSINESS

There was no update regarding the Dodge Boys' bill. Lee was unable to get ahold of John Dodge to explain the issue about the electrical sleeve. He will try him again on Monday. Lee Pierce made a motion to table the decision until he gets ahold of John Dodge. Doug Meyer seconded the motion. All directors voted in favor of the motion. The motion carried.

V. GENERAL DISCUSSION

No general discussion at this time.

VI. PUBLIC COMMENT

No public comment at this time.

VII. ADJOURNMENT

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 4:00pm.

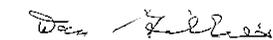
Submitted by:



Michelle Heins, Administrator

3/27/19
Date

APPROVED: as written as amended



Dan Gillies, President

3/27/19
Date