

**MINUTES**  
**SPECIAL BOARD MEETING**  
**LOMBARD/CONRAD ARCHITECTS**  
**1221 Shoreline Lane, Boise, ID 83702**  
**April 24, 2019 at 1:30PM**

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

Director Dan Gillies called the meeting to order at 1:32pm, 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 Robert Wright 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

Russ Holloway, CADD Professional. LCA

Geoff Johnson, Electrical Engineer, Eidam & Associates (via Phone)

Aldo Coronado, WTI (via Phone)

Guest: Vivian Meyer, Merla Gillies

**II. ARCHITECT/CONSTRUCTION/ENGINEERING**

Scott began the meeting by saying he has all the documents up-to-date and if we would like a hard copy or digital, since it's quite large. The Board and staff agreed a digital copy of the documents would be fine. LCA has not received an update regarding the Conditional Use permit from the City of Mountain Home. Scott doesn't foresee any concerns but will have to wait until he heard back to confirm. Lee mentioned that the City Council approved the recommendation from Planning and Zoning at the meeting April 22, 2019.

**1. Site Review**

Eric went through the site plans on the changes they have made. They reduced the sidewalk to five feet instead of ten. They removed a flag pole. Moved the 'Benches and Tables' as owner provided items so they will not be listed in the scope of work. He asked if they could remove the gravel sidewalk on the south end, it would be a little cost savings. The Board agreed that is fine to remove it. Eric said the trees, plants, and shrub count is at the minimum per the City of Mountain Home ordinance. They removed boulders that were placed around the site, this is a cost savings. Lee stated that the approaches are being put in by the City so that can be removed from the scope. They will put chain link fence around the mechanical systems and trash area outside. It is believed that all the utilities are in and at the correct locations but Lee will confirm after he checks the site. The grading and elevation are worked out with the civil engineer and geotech. The Land Group has a hydraulic engineer that will analyze and make sure they are within the grading requirements. A couple options for alternates in the scope of work are canopies and fancier fencing around the outside deck space .

Jeremy asked if WECRD was getting the fill dirt proctored. The company to do that will be MTI, Jeremy said he could help coordinate it but needs approval first. Lee Pierce made a motion to contact MTI to proctor the site fill dirt as soon as they are available. Doug Meyer seconded the motion. All Directors voted in favor of the motion. The motion carried.

## 2. Building

### D. Electrical / Data systems

We jumped to this section since Geoff was on the phone. He said he is continuing to work on all of the electrical for the site. He did state the power source will need to be moved and he is figuring out where that needs to go, since there has been some interior walls moved. The lighting in the lobby area will still be welcoming but will incorporate less expensive lighting scheme than previously discussed.

### A. Floor Plan Review

Jeremy said Billy from the Pool Company was able to contact the vendor about the slide he mentioned in a previous meeting. They can most likely integrate that slide into the design, they just need to know the specs required. Vivian asked if there was a cost yet for the slide as she is preparing to get it donated. Jeremy estimated roughly \$160,000 for the slide but it could possibly be less, depending on the length of the slide. The pool design is 100% finished. The only major change in pool systems was the sand filter versus the regenerative media filter. LCA was able to rearrange the mechanical room to fit the sand filters accordingly.

### B. Structural Systems

Sprung should be done in about two weeks with their portion of the design documents. Once it's complete they will send the layout to LCA so their team can put the final touches on the structural features.

### C. Mechanical Systems

Brittany went through the mechanical systems and changes they made after the last meeting. The biggest cost savings they provided was removing the cooling system. They did add a small mini split inside for cooling in the office space, multipurpose rooms and storage room. The duct work is being configured around the slide but after discussing with Aldo, the slide can be moved over to allow for the duct work as needed. She explained that the exhaust fans need to be closer to the ground for air quality and those are placed strategically around the building. The mechanical systems is 90% complete at this time.

Michael explained the plumbing systems. His biggest issue right now is the sand filters and making sure there is adequate space for a holding tank and the size of lines to handle the backwash system. The water heater has been moved into the mechanical room. Lee asked if any of the backwash water can be used for irrigation or other means of water conservation? They will do some research. Michael said after talking with WTI they will go with the trench drains around the pools, they figured they were the most cost effective. Plumbing is 90% complete at this time.

## 3. Interiors

The lockers will be owner provided. The paint is still an area to be worked out, depending on cost. The bathrooms will need appropriate sealants and paint but the common areas are places that the paint might need to come later. The floor finishes throughout the building will stay in the contract as is.

## 4. Schedule of Project and Time Lines

Scott said the main thing at this point is structural. Wright Brothers would like a list of owner provided/donated items that can be put in the bid documents as alternates. Lee will work on that list. The next step will be to have the construction documents at 100% by May 20, 2019.

## III. 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 3:00pm.

Submitted by:

\_\_\_\_\_  
Michelle Heins, Administrator

\_\_\_\_\_  
Date

APPROVED:      as written      as amended

\_\_\_\_\_  
Dan Gillies, President

\_\_\_\_\_  
Date

DRAFT

Posted on \_\_\_\_\_ at \_\_\_\_\_ on WECRD window.