

Sierra Canyon Association

WEDNESDAY, SEPTEMBER 26, 2018 FACILITIES COMMITTEE (FC) AGENDA

MEMBERS PRESENT: GREG MATHIS (INTERIM CHAIRMAN)

DAVID PROEHL

MATT MULDER

MEMBERS ABSENT: DALE STEPHENS (NON-VOTING BOARD LIAISON)

OTHER ATTENDEES: SAM BROWN (COMMITTEE ADVISOR)

DARREN NULL (FIRST SERVICE RESIDENTIAL)

MONICA RIOS (FIRST SERVICE RESIDENTIAL)

CHIPPY FLYNN (GUEST BOARD MEMBER)

Owners in attendance – Sign in sheet on file None

CALL TO ORDER / ESTABLISHMENT OF QUORUM:

Greg Mathis called the meeting to order at 9:00 a.m. and a quorum of Members was present.

APPROVAL OF MINUTES:

MOTION: Matt Mulder moved to approve the September 5, 2018 Facilities Committee minutes. David Proehl seconded; motion carried unanimously.

BRIEFS OF ITEMS DISCUSSED:

Unfinished Business:

1) Front Entrance Remodel Update and Discussion (ALFEE):

A. Update on Analysis and FAQ's per last two FC Meetings / STRATEGIZE:

Greg Mathis – 11 FAQ's compiled for comment are being reviewed. It was discussed that the format should respond to survey comments by considering the concerns and community input in the responses as a Q & A on facility needs and not the expansion proposal as a means to an end. Committee will further study the new FAQs prepared by Greg. Partial responses will be presented at the following meeting to edit and adopt.

David Proehl – If another survey were taken, the format concept of “drill down” questioning could allow question of no interest ignored and of interest into further detail. What is interpreted from the survey is that the vestibule project was an imminent

decision of unknown cost to remedy too many issues needing more definition. Committee work should address the current facility building conditions and examine adjustments of space utilization and solutions for community use. Winterize the lodge.

B. Update on contact with potential construction firms regarding drawing distribution to enable cost estimates:

Darren Null A second construction firm, Solum has agreed to prepare an estimate for the ALFEE vestibule and will have the same information as the firm Deanda. Recently the original building drawing set has been digitized and all construction firms will receive the file backgrounds. Pertinent design and regulatory details are in the permitted set for both assessment and incorporation into the contractor estimates.

David Proehl noted that the estimate will be a first necessary step to look at a vestibule improvement, years ahead when there is sufficient capital funds to engage in a vote and contract. There are other scopes of smaller interior remodeling and re-use that we can look at to solve the main complaints of space utilization and management scheduling.

Means of the budget and finance policies with respect to a construction savings account were discussed for the Board to consider.

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2) Update on Locker Room Repairs; and Selection of Tile

Sam Brown provided an updated floor/wall and inset tile palette after considering comments from the last meeting. Color, texture and contrast styles were agreed to.

Tile selection by FC was forwarded to Darren Null, FSR to solicit bids from 3 contractors to present bid to the Board.

MOTION Greg Mathis moved to approve the tile selection GLS Vera Sample #2 and floor sample #1 to solicit bids for the Locker room restoration. David Proehl seconded; motion carried unanimously.

3) Update on Fans for Gym Cardio Area:

Matt Mulder reviewed for the scope of work with FSR to determine electrical pathways and circuits to minimize construction impact to ceilings and walls. Matt also researched fan types by first excluding residential grades, then presenting cut sheets of fan types, priced by size and features, hung from the lower overhead soffit.

MOTION Greg Mathis moved that FSR proceed to solicit bids from electrical contractors to power and install a 3 fan remote controlled system. Matt Mulder seconded; motion carried unanimously.

4) Update on Exterior Doors on South Side of Lodge re Felt and Weather

Proofing:

Darren Null reported the work was completed at 2 sets of doors with a rain deflection shield at the gym exterior. The pool to spa doors work were done and had no leaks into the pool area.

5) Update on progress to upgrade existing sound system

for events at the Lodge (specifically BoD meetings):

Darren Null 2 vendors are submitting proposals for a system utilizing the ceiling speakers. Consideration in design was planned to provide better direct sound attenuation to hearing impaired audiences. Theater group requirements can be tuned for sound modulation with the equipment system installed.

Final bid prep by at least 2 vendors will be ready for the November BoD agenda

6) Removal of Kiosk at Lodge entrance and shifting brochures / information packets to alcove(s) in corridor:

Darren Null reported the flyer holders are now in place and the overhead track lighting installed. Monica Rios had researched concierge desk configurations and that there were ongoing discussions with data and power supply to location by front doors under FSR control. Additional camera locations for the west entry and a second monitor screen for the concierge were noted by Monica, see below #9

7) Update on Concrete Resurfacing at Lodge main entrance and on west end:

Darren Null

8) Fence enclosure under exterior stairwell for pool chemicals:

Darren Null will inquire with pool services and others regarding the bulk storage strategies and application of both regulations and practical delivery systems at the proposed stairwell location. Conclusions are deferred until more information is reported.

9) Concierge Desk Update:

Monica Rios presented a desk cut sheet for review. The size, configuration and functionality criteria to make a choice were discussed. Further definition of the station attendant role as both concierge and activity manager was requested to assess the placement of the desk assembly.

Examination of reception layouts and backfill of a concierge functions will be continued in unfinished business.

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New Business:

1) Examination of former Pulte power towers in the parkway, formerly used for privacy gates across the model home street

2) The 2nd floor library space after the gym separation wall was installed is not finished for enclosure from ambient noise and use for closed door meetings. The proposed solution is to install a drop-in SAT ceiling which can incorporate the existing mechanical and lighting power there in place. Additionally the space between the track and room can accommodate a wall to the ceiling underside with recessed doors into the space.

MOTION David Proehl moved that FSR proceed to RFP bids from the current estimating contractors Deanda and Solum to design build the work scoped to fully enclose the existing library and adjacent FSR file/workroom. Greg Mathi seconded; motion carried unanimously.

3)

Action Items:

1)

2)

3)

SC Residents' Comments / Questions: NONE

Facilities Administration announcement:

Interim Chair Greg Mathis told the committee that he would be traveling and unavailable to organize and chair the ongoing meetings through the new year. He then passed the interim Facilities chair to David Proehl, who accepted. David noted that more members were needed not only for an effective quorum to make motions on recommended matters but to also have a broader community expertise and decision input. Such expertise can be found in life experiences, beyond the building trades; in project analysis and cost/benefit assessments.

Next Facilities Committee Meeting:

Scheduled for October 31, 2018 at 9:00 a.m. in Aspen Lodge Library

Adjournment:

MOTION: David Proehl moved to adjourn, Greg Mathis seconded; motion carried unanimously.

Meeting adjourned at 11:20 a.m.