

Sierra Canyon Association

WEDNESDAY, SEPTEMBER 5, 2018 FACILITIES COMMITTEE (FC) MINUTES

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) Locker Room Tile Presentation
Owners in attendance – Sign in sheet on file

CALL TO ORDER / ESTABLISHMENT OF QUORUM:

Greg Mathis called the meeting to order at 9:02 a.m. and a quorum of Members was present.

WELCOME NEW MEMBER:

Greg Mathis – Recognized Matt Mulder.

APPROVAL OF MINUTES:

MOTION: Greg Mathis moved to approve the July 31, 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 July 31 Meeting:

David Proehl summarized previous goals and issues regarding the survey responses, and further community participation. The goal is to develop a ten (10) FAQ summary from the initial survey, and add points for residents' consideration regarding lodge extension (ALFEE). Among these points, focus on the lodge utilization and determining how the lodge may serve in an emergency shelter that is ready for power outages and short term resident needs.

Analysis of the facility space utilization can proceed with the available floor plans that are to be available to the ALFEE estimators. Planning to re-evaluate the existing uses, open spaces and current utility capacities should be areas of study. Sam Brown suggested funding might be achieved via a “haven” grant, outlining tangible benefits.

B. Update on contact with potential construction firm (Solum) regarding interest and possibility of providing an estimate at no charge:

Greg Mathis - A second building contractor will meet the FC after the meeting to prepare an estimate based on the same RFP to design build the main vestibule entry given to the only other firm Dianda. It was noted that equal information and resources were to be provided all firms involved.

C. Update on contact with previously solicited (RFI) Design-Build firms regarding estimate on a no charge basis:

Darren Null said that Dianda will provide an estimate. Waiting on more information from FC so that estimate can be as accurate as possible.

2) Update on Locker Room Repairs:

Darren Null and Sam Brown led a visit to the women’s locker room to view tile samples, the extent of repair and replace tile scope. Three (3) bids will be sought; no installation date was targeted. Lighter color preferred over darker scheme. Sam to provide more choices in lighter color combinations.

3) Update on Fan installation in Gym for Air Circulation re HVAC contractor assessment and next steps:

Darren Null reported that better circulation could not be achieved by a/c rebalancing. Extending ceiling diffusers to first floor level was not feasible. Open blade type fans and remote controls will be the best solution to achieve desired results.

4) Update on Exterior Doors on South Side of Lodge re Felt and Weather Proofing (especially gym doors):

Darren Null reported the work would all start on Friday, coinciding with the painting of the exterior.

5) Update on progress to upgrade existing sound system for events at the Lodge (specifically BoD meetings):

Darren Null - A variety of sound systems is being addressed by different SC groups. The theater group, board and speaker forums, music for karaoke, and remote resident

streaming video feed - all have different requirements. Three (3) vendors will be solicited for bids. Recommendation to be made to BoD in October.

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

Darren Null said that Monica Rios has ordered new flyer holders for the one alcove and has a concierge desk under review. Discussions of the data and power supply location by front doors under FSR control.

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

Darren Null reported that \$4,690 was approved to bead blast, clean and repaint both the main entry and the West end steps from the parking lot. This work will be performed by the same contractor who has the existing painting contract, but as a separate work order and outside of the contract. This company is being utilized to avoid mobilization / demobilization costs as advantage is realized with painting contractor already being on premises.

8) Fence enclosure under exterior stairwell for pool chemicals ... further discussion and possible motion:

Darren Null provided more background to separate bulk chemical storage and achieving relocation outside (under the stairway from the second floor east exit). Further criteria for modifying the space was debated to provide lockable, ventilated and snow blow barrier doors, and to be capable of chemical secondary containment. Work scope is encouraged before winter.

MOTION: David Proehl moved that FSR pursue the under exterior stair enclosure for hazardous pool chemicals with design build vendors. Greg Mathis seconded; motion carried unanimously.

New Business:

1) Further resources for the ALFEE estimation by contractors to be supported by the providing digital copies of the original Lodge plans. David Proehl noted that Rick's Reprographics can digitize the 24"x 36" plan set in storage. Cost per sheet and or a total reproduction fee will be requested for FSR expense up to 100 individual sheets of the set.

Action Items:

1) Matt Mulder will lead review of electrical scope work expected for the gym fans; and placement of lighting in the remodeled alcove.

2) Men and Women's locker room tile replacement / shower renovation has final color selection remaining. FSR will then solicit bids for work.

SC Residents' Comments / Questions: No guest resident was present.

Adjournment:

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

Meeting adjourned at 10:28 a.m.