

Building Construction Committee Meeting Minutes
Monday, December 13, 2021, at 10:00 AM

Attendees: Iris Harrell, Matt Oliver, David Dearden, Tom Kendrick, Richard Kasten, David Harris, Troy Llopis, Ken Smith, Heidi Klyn, Wayne Van Bockern **Absent:** Kimberly Rowland **Staff Liaison:** Danielle Hannigan

Meeting called to order at 10:00 AM

1. **Meeting Minutes 11-5-2021:**

- Status of last meeting minutes: Approved

2. **West Rec Updates - Troy:**

- **Men's restroom**- Installation of new construction cans, sheet rock cleaned up, floors have been cleaned.
- **Women's locker room** – Partition and tiles have been removed; partitions will be re-used. Nordby is evaluating whether the drains can be saved or if new drains are needed. Wayne Bossier checked WRC for ADA non-compliance related to repairs; ADA inspection revealed that door into upstairs women's restroom was not adequate. Reframing has been completed.
- **Downstairs Ceiling**– Previous electrical wiring and fans removed to prepare for the new lighting system with dimmable LED lights. Insulation between floors and extra layer of acoustic tile have been approved for installation.
- **Pool stations** – New electrical boxes installed by the staircase near the tennis courts. Advance Security removed existing pool stations and some smoke detectors so that the sheetrock could be installed. These will be reinstalled at a later date.
- **Staircase** – Sheet rock has been replaced and dry wall has been repaired. Staircase material will be maple hardwood and stained to match the flooring.
- **Fire sprinklers** – Pending recommendation on whether the broken sprinkler heads that were defective need to be replaced vs. all the sprinkler heads.
- **Walkthrough with a city inspector** - A duct enclosure upstairs is missing a draft stop, Nordby has installed the draft stop, and is planning a few fixes pertaining to plumbing running through the walls and studs. ADA walkthrough in bathroom identified grab bars intruding into handicap seat, which must be corrected. Soap dispensers, hand sanitizer dispensers, and coat rack are too high, they will need to be lowered to under 40 inches.
- Insulation will be installed on 12/14, sheetrock will start on 12/15. Taping and texturing will be wrapped up in January. WRC estimated for completion around the first or second week of February.
- **West Rec fans** - Two options presented for lower level; Committee has chosen to move forward with most modern design.

3. **Berger Refresh:**

- **Fireplace** - Opening is being adjusted to the right height, an electrician will be back to hook up the wires. Durock to be installed on the fireplace wall, tile scheduled for installation on Dec. 29-30. Painting date pending confirmation. Committee preview of the proposed sculpture design to be created by Schnitzkräft. Sculpture will be 3 ft in height and 6.5-7 ft in width. Fireplace will be cleaned before sculpture is installed.
- **Stage draperies** - 2/3 fabrics have shipped from Minnesota, 3rd red fabric is still a few days out (same fabric for furnishings). Predicted delivery for both is scheduled for the new year.
- **Stage baffles** – Will be removed per Heidi's request. Art clubs are currently storing materials behind the stage area, to be moved to different location. Black drapes should be brought forward, eventually a red stage drape will be installed.
- **Berger Ceiling Tile** - 4 new white reversible fans will be installed due to mold concerns.

5. **Berger Screening / Planting:**

- Approval has been provided by the Planning Department. Screens are 8 ft high and very heavy; concern regarding size of the generator being misrepresented in plan. Iris spoke to PG&E rep. Joe Koerig regarding 8 ft clearance for hard materials/obstruction.

Action Items:

1. Troy to:
 - a. Research the cost of installing maple hardwood on the staircase and present findings to committee.
 - b. Reach out to vendor (Alpha?) regarding replacement of fire sprinkler heads and testing.
 - c. Send photos of repairs to City inspector for approval.
 - d. Meet with Richard Kasten and David Harris in-person to evaluate the staircase and create drawings.
2. Deanna to report on how the insurance negotiations are going at the next meeting.
3. Richard Kasten and David Harris to show off fireplace design at the next Board meeting (Dec. 21)
4. Richard Kasten to pursue an estimate for red fabric stage drape.