

**Greatwood Community Projects Committee**  
**Meeting Minutes - DRAFT**

Monday, October 10, 2016

5:30pm-7:00pm

Greatwood Rec Center 1 – 7225 Greatwood Parkway

**In Attendance:**

Kim Icenhower

Jim Kidda, FBC MUD 109

Ann Cantu, FBC MUD 117

Larry Schultz, FBC MUD 106

Jack Molho, FBC MUD 106 & HOA

Nikkole Luna, HOA

Bob DeForest, KGA DeForest Design

Dick Cate, MCC Architects

**Desired Outcomes:**

- Update on 3-Acres
- Update Shadow Bend Pool
- Review Design Drawings for Rec 1

Kim Icenhower opened the meeting at 5:30 PM.

**3-Acres and Rec. Center 3 Bids**

Kim Icenhower opened the meeting by asking Bob DeForest to provide an update on the discuss the status of the bids for the 3-acres and the Rec. 3 site bids. Bob stated bids were due today, but some of the contractors had asked for additional time. The bid date was extended to Wednesday at 2 pm. He expected to have a bid tabulation by Thursday for review.

Bob also updated the platting status of the 3-acres and the Rec. 3 site. The plat has been submitted and is expected to be recorded November 2, 2016.

**Rec 1 Design Drawings Review**

Kim stated that the Design Team has seen a list of items for the committee to review and provide guidance. Bob asked Dick Cate to review the list of items to review.

1. Confirmation that the floor plan shown on Sheet A1.01 still meets the needs.
  - After review of the current site plan the committee discussed with the Design Team the final square footage of the all-purpose meeting room. The existing site plan is proposed to be 2,260 SF and the committee wanted to find out how much larger the room could be keeping the building footprint inside the existing sidewalk - and the impact on the budget. The committee also asked about finishing the storage area so that it could be future useable space in the future - possible office if needed. It is currently planned as storage. The design team agreed to review and get back to the committee. The final

decision will be made after the bids are back from the Pool and the 3-Acres, so the budget status will be known.

2. Two versions of the elevations are included. Elevations on Sheets A2.01 and A202 are the same as the previously approved elevations. Elevations on Sheets A2.01a and A2.02a have been modified to eliminate the dormer windows that were originally indicated to add interest and provide daylight into the building interior. After developing the building sections I think we may want to reconsider and discuss the cost/benefit ratio of the dormers.
  - The design team discussed the cost savings for the removal of the dormers (approximately \$30,000). After discussion the committee agreed to remove the dormers.
  
3. Interior finishes for each room are shown on the room finish schedule on Sheet A4.01. Ceiling finishes are also indicated on the reflected ceiling plan on Sheet A1.02 and floor finishes are also indicated on the floor plan on Sheet A1.03. Although we don't need to select colors at this time I would like to get a consensus on the type of finish. I will bring product information sheets for each type of finish indicated to the meeting.
  - The following is a summary of the finishes discussed and committee consensus for each. Please note color and final product will be discussed at a future date.
    - Entry will be tile approximately 18-inch square
    - All Purpose and meeting rooms will be carpet tiles to reduce noise.
    - Kitchen - quarry tile floor
    - Bathrooms - stone for bathroom counters and quarry tile floor
    - Walls - Drywall / Sheetrock/Paint
    - Ceilings will be sheetrock with acoustic panels.
    - Wood baseboards with some crown molding
    - Folding Parturitions will fold back into a closet and a cleanable surface.
    - Ceiling in the All-purpose meeting rooms will be clear glass to keep noise down and increase light.
  
4. Ceiling heights are indicated on the room finish schedule on Sheet A4.01 and building sections shown on Sheets A3.01 and A3.02. As we are keeping part of the existing building we are maintaining the eave height of the existing building throughout the new construction. For this reason the ceiling heights at the perimeter of the building is 8'-0", but the interior spaces are shown to have higher ceiling heights. Note that the ceiling in the multipurpose room is vaulted as

indicated on Sheets A3.01 and Sheet A3.02. Movable partitions are +/- 11'-11" high and supported by tracks attached to beams at that height. The space above the supporting beams are shown to be glass on building section on Sheet A3.02. We would like a consensus on ceiling heights indicated or we can discuss alternatives at the meeting.

- Ceilings will be vaulted to 25 feet with remaining heights being 8 feet.
5. Door sizes and types are shown on the door schedule on Sheet A4.01. Doors in the existing building are 6'-8" high doors which work well with the exterior brick wall fenestration. All new doors are indicated to be 6'-8" high but we can discuss alternative heights. 8'-0" high doors are possible for most interior doors, the main entry doors and the doors the covered porch at the back of the multipurpose room. Except for the door to the chemicals room, door frames are indicated as hollow metal but we might want to consider aluminum as an alternative. All interior doors are indicated as solid core plastic laminate but other type can be discussed. Door and frame to the chemical room are indicated to be fiberglass.
    - It was agreed to have all doors be 8 feet high.
  6. We are proposing two HVAC systems for the building. One system will be for the multipurpose room and spaces to the west (left on the floor plan). The mechanical room will house the air handling equipment for this system. The other system will be for all of the other spaces. This system may also be located in the mechanical room if it will fit but may have to be located elsewhere, either in the attic or in the storage room 2. The idea for the two system is that the multipurpose room may not be in use during the same times as the the other space. We may want to discuss having the capability of providing independent temperature control in each of the subdivided multipurpose spaces to allow for different occupant loads in each space.
    - It was agreed to have two systems and possibly a third for redundancy.
  7. Note that building sections on sheets A3.01 and A3.02 a large attic storage space is indicated. If you want the keep this space we will need to discuss how it might be used and where to locate a stair to access it. A fold down stair would be possible but there might be other alternatives.
    - It was agreed to have a permanent stairwell and the Design Team will review options and present back to the committee. It was also agreed to include options for a dumb waiter to help moving boxes to the attic space.
  8. Counter top materials are indicated on interior elevations on Sheet A4.01. Stainless steel counters are indicated for the catering kitchen. Stone counter tops are

indicated in the men and women restroom. We can discuss alternatives at the meeting.

- The committee agree with the design team, with final decisions on exact stone to be agreed upon at a future date.
9. We also need to discuss kitchen equipment and whether any cooking will done in the kitchen that will require a commercial hood with a fire suppressor system.
- It was agreed to have a commercial refrigerator with freezer, ice maker, range/oven and a 2 compartment and a 3 compartment sink. Jack asked to provide input from a caterer and the design team agreed.
10. Audiovisual equipment.
- It was agreed to have wifi and a dropdown screen.
11. Emergency generator requirements.
- It was agreed to have the largest generator the budget could afford.
12. Additional design elements
- Security - where to run conduit. Jack will provide information to the design team.
  - Lighting options will be discussed at a future meeting
  - Fans - discussion on size and where needed - final decision will be made at a future meeting.

The meeting was adjourned at 7:00 pm.