

JOINT KCCA BOARD AND POOL CONSTRUCTION MEETING AGENDA

MEETING INFORMATION

Date: 12/1/17
Time: 8:00 AM

Location: Crown Center

NEW BUSINESS

- Approve meeting minutes from 11/10 & 11/17
- BOD re-vote on motion of 11/3/17 for steam cleaner - BOD/PCC meeting was unofficially called to order.
- BOD to vote on dressing room lighting change order cost increase from 10/27 (\$400) increase to \$795.
- BOD to vote on cost of (2) duplex speaker receptacles \$325
- Execute change order for 1 hr. fire rated door 106b \$3,336
- Gordy's weekly progress review
- KKLA construction schedule
 - Gutters installation date
 - Brick installation date
 - Exterior doors install
 - Family shower install
 - Electrical inspection
 - HVAC inspection
- Interior paint choice
- Locker color choice – revisit
- Toilet room accessories – Sandi's follow up with Jeff
- Cameras in pool area - Re-visit discussion

OLD BUSINESS

Submittal / change order Follow up

- Gordy to provide submittals for benches
- Gordy to provide updated submittal for double stacking lockers – need to verify color
- Gordy to provide submittal for Men's dressing room partitions
- Gordy to provide updated submittal for grab bars –to include amount per building plan
- Gordy to provide Cost reduction for Toilet Room accessories
- Gordy to provide Deck drains – linear feet confirmation + 3" vs 5" grates – cost reduction
- Gordy to provide 2 hr. LV over ride switch change order proposal \$1,185 (previously approved by BOD 10/27)
- Gordy to provide justification for 1 hr. fire door (106b) \$3,337 paid w/KKLA payment request #8 – door included in original building plans, or KKLA to credit back cost
- Tile submittal / bid proposal from Thompson & KKLA

Future change orders – need bid proposals:

- Emergency exit lights with battery backups – review building plans pg A.1.1.2 section 1006
 - 5 LED lights w/battery backups for pool area – will stay on 24/7 in case we lose electricity
 - 3 additional outlets for chemical distribution buckets
 - Install vents / pressurization per MFIA submittal
 - Parking lot wheel chair ramp – hold until we get closer to sidewalk install
-

MINUTES OF THE JOINT KCCA BOARD AND POOL CONSTRUCTION MEETING

December 1, 2017, 8:00 a.m.

Crown Center

Call to order by President Pittsley at 8:02 a.m.

Pledge of Allegiance

Roll Call: Board Members Present: Paul Downing, Terry Pittsley, Valerie Schuyler, Marty Williams, Joe Wilson, Blair Wyatt; Absent: Diana Platika.

Pool Construction Committee members present: Sandi Fuhrman, Chris Walbridge, Sue Miller; absent: Don Ryan, Denny Gelfand

Construction Consultant: Gordy Lusk

KCCA Staff: Jeff Halfman, Superintendent

OLD BUSINESS

1. **Motion:** Purchase a Landa hot water pressure washer, model VHPZ-15024D with 50' hose and propane regulator and tank for \$4,000. (First voted on and passed at meeting on November 3, 2017; meeting was not official since roll call did not take place.). Moved by Downing, seconded by Wyatt. In favor: Downing, Pittsley, Schuyler, Wilson, Wyatt. Opposed: Williams. Motion passed. (See number 2. under "New Business" below for discussion of ordering a steam cleaner rather than a water pressure washer).
2. **Motion:** Approve dressing room lighting change order cost increase as approved on 10/27/17 from \$200 to \$380 and from \$200 to \$415. Moved by Wilson, seconded by Wyatt. Motion passed.
3. **Motion:** Approve change order cost of two (2) duplex speaker receptacles for the total cost of \$350. Moved by Wilson; seconded by Schuyler. Motion passed.
4. The motion to "Execute change order for one (1) hour fire rated door Model 106b for the cost of \$3,336" as shown in the Agenda for 12/1 was not put forward since Board members believed this change order had already been approved. This was voted 10/27, change order total \$4,318 (this change order was for 2 doors).

DISCUSSION AND ACTIONS NEEDED

1. Emergency exit lights with battery backups: Gordy will talk to the fire marshal about what is needed and where they will be placed. Refer to MFIA lighting plan.
2. Re: 5 LED lights with battery backups for pool area that would stay on 24/7 in case we lose electricity. Board members prefer to have a bank of LED lights in the pools area that stay on 24/7.
 - a. The electrician who has worked on installing wiring and lights in the Aquatic Center will be consulted about the best way to do this. Gordy will confer with electrician and MFIA on optional solutions.
 - b. With a bank of lights left on 24/7, there is no need for timers at the entries from the 3 dressing rooms into the pools area.
 - c. The Energy Trust of Oregon will be asked to provide projected savings resulting from having LED lights on 24/7 instead of having a system of timers at each entry to the pools.
3. **Motion:** Approve the addition of three (3) outlets for chemical distribution buckets at the cost of \$450. Moved by Downing, seconded by Wyatt. Motion passed.
4. Install vents / pressurization per MFIA submittal. The submittal is not available. The installer of the HVAC system will be consulted about this issue. Gordy is working with Cascade Pools and KKLA (JET).
5. Hose bibs: Revisit change order approved 11/17/17. Plans of 7/26/17 includes 3 hose bibs. Halfman said hot water bibs are needed in the dressing rooms and, if the steam cleaner requires cold water, cold water bibs are needed as well. No bibs are needed in the Family Dressing Room since hoses will reach from other dressing rooms. The change order

APPROVED 12/12/2017

approved from 11/17 does not include hot water so **the BOD should review this on 12/8 and see if there is a need to modify this change order for cost.**

6. Parking lot wheel chair ramp – hold off until we get closer to sidewalk install, scheduled between 12/8 – 12/22
7. Responses to information requested from Energy Trust of Oregon:
 - a. Expected occupancy schedule: March 1, 2018
 - b. Expected schedule of drainage/refill of pools: Spa – every 14 days; lap pool – 2 times/year; pool – 1-2 times/year
 - c. Operating water temperature: Spa – 103 deg.; lap pool 82-84 deg.; pool 90 deg. These estimates may change once all water related systems are in place.
 - d. Cost of proposed water heaters: Three (3) at \$1,800 each.

NEW BUSINESS

1. Gordy's weekly progress review
 - a. Gordy to provide submittals for 1) benches, 2) double stacking lockers, 3) designs of partitions at entries to dressing rooms, 4) installation of grab bars and 5) submittal from Thompson & KKLA for tile. Halfman specified that KKLA install the grab bars professionally with plywood backing so they don't pull out of the wall.
 - b. Gordy to provide cost reduction for the three dressing room accessories – dispensers, soap, toilet paper, etc. – that will be supplied by KCCA vendors instead of by KKLA and he will inform KKLA of this change.
 - c. Gordy reported insulated HVAC supply pipes are now being installed.
 - d. PGE installed the transformer and meter and hooked up electricity to the building.
 - e. PSI framing inspection had correction of at least one bolt that needed to be tightened.
 - f. Clair Company submitted a short list of clarifications that need to be answered before they will inspect. Gordy notified Mark Stewart, Troy Lyver and Spencer White to submit the needed information by 12/4; KKLA will reschedule the inspection for 12/5.
 - g. Insulation is scheduled for installation next week
 - h. Drywall installation is scheduled for 12/11 and will take 3-4 weeks
 - i. Gordy provided a KKLA construction schedule for gutters/downspouts, brick installation, exterior door (Miller will contact Medallion to see if process can be sped up), family shower has been ordered – now waiting for delivery.
 - j. Gordy reported the electrical inspection is complete and the HVAC ducting has been inspected.
 - k. Deck drains (see ** below): Following the information that 3 different measurements of length of deck draining needed had been put forth, Miller asked why we are not considering the use of a floor scrubber in place of deck drains. The issue of whether the Board has approved the purchase of a power washer instead of a steam cleaner was raised, with Miller and Halfman advocating for the use of a steam cleaner and floor scrubber in place of the very expensive deck drains. During the meeting Gordy texted Kirk of KKLA telling him to hold off on any further work toward installation of deck drains while alternative options were being explored.
 - i. ****After the meeting Halfman called Spencer White at Cascade Pools who confirmed that the deck drains are an Oregon Health Authority mandate and must be installed.****
 - ii. ****Following receipt of the information from White, Gordy will instruct KKLA to go forward with deck drain order.****
2. Gordy was asked to tell KKLA the Board does not want a sink in the private toilet in the men's dressing room.
3. Interior paint choice – wait to determine after first of year.
4. Locker color – blue suggested; revisit
5. Benches – consider "natural wood" finish

APPROVED 12/12/2017

6. Cameras in pool area - Re-visit discussion. Halfman said there are four cameras available from the old building that can be used. Discussion of how to integrate cameras with ProTec job and camera system ensued. Fuhrman request that Halfman discuss options with Protec.
7. Halfman said OSHA requires that a shower and eye wash be located very close to the area in which chemicals are located. Gordy will ask Jet Plumbing for a bid.
8. Wilson noted that guests, including children, renting the Crown Center had exited from the Crown Center and gone into the unsecured Aquatic Center building. Wilson will ask Administrator Ronnda Zezula to order signs saying "Emergency Exit Only" to be installed on the inside of the Crown Center exit doors facing the Aquatic Center.
9. The issue was raised of the building site still being unsecured despite that having been a condition of the contract with KKLA. Gordy will notify KKLA that both the site and the building must be secured going forward.
10. Construction of the lap pool replaced the site of the retention pond for the Crown Center gutters, resulting in flooding outside the Crown Center. After the project is complete, including the installation of gutters/downspouts on the Aquatic Center a review will be conducted to determine if a new retention pond is needed.
11. Wiring for a telephone needs to be installed. **Revisit 12/8/17.**
12. Commercial/Hospital shower curtains were recommended for Women's shower and 2 private dressing rooms. Halfman voiced concerned regarding maintenance. Future discussion is needed.

12/8/17: Stoner Electric and ProTec will attend the BOD/PCC meeting. Energy Trust of Oregon staff will tour the Aquatic Center in the afternoon.

Motion: To adjourn the meeting at 10:34; moved by Schuyler, seconded by Wyatt. Motion passed.

Valerie Schuyler
Vice President/Secretary

Sandi Fuhrman
Pool Construction Committee

APPROVED 12/12/2017