

JOINT KCCA BOARD AND POOL CONSTRUCTION MEETING AGENDA

MEETING INFORMATION

Date: 1/5/18
Time: 8:00 AM

Location: Crown Center

Call to Order
Pledge of Allegiance
Roll Call

OLD BUSINESS

- Code of conduct – communicate respectfully
- Telephone line and gas install update/cost for AC & CC facilities - Paul
- Discuss and review proposed project plan / assign to procure bids for dressing room items
- Discuss items assigned to Administrator for the pool vs. committee responsibility
- Private dressing room walls – Walls vs. partitions discussion
- Floor seal discussion – Seal before plumbing fixtures install
- Pool signs - Sandi

Gordy Follow-up

- Tile budget / proposal from KKLA & Thompson
 - Use wonderboard in M/W showers / use Durock under tiling locker room walls
- Update on project plan schedule/timelines

Change orders and/or bid proposals needed:

NEW BUSINESS

- Gordy's weekly progress review 12/29/17
 - Crooked wall in women's dressing room
 - Gordy's weekly progress review 1/5/18
 - Meeting change proposal
 - BOD review and vote payment - Gordy's invoice
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JOINT KCCA BOARD-POOL CONSTRUCTION COMMITTEE MEETING

January 5, 2018

8:00 a.m. at the Crown Center

Call to Order: Valerie Schuyler, Vice President, called the meeting to order at 8:00 a.m.

Pledge of Allegiance

Roll Call:

Board of Directors: Present - Valerie Schuyler, Marty Williams, Joe Wilson, Paul Downing, Diana Platika; Absent - Terry Pittsley, Blair Wyatt

Pool Construction Committee: Sandi Fuhrman, Denny Gelfand, Don Ryan; Absent – Sue Miller, Blair Wyatt, Chris Walbridge.

Other participants: Gordy Lusk, consultant; Jeff Halfman, KCCA Superintendent

I. OLD BUSINESS

- A. Code of conduct – Schuyler asked that Board and committee members communicate respectfully.
- B. Telephone line and gas install update/cost for AC & CC facilities: Downing reported the following:
1. Cost to install phone lines to the Aquatic Center and Crown Center is \$2,250.
 2. Gas line will be installed by NW Natural; once meter is installed, inspection is passed and the area has been cleaned of dust residue from sanding sheetrock, equipment can be turned on.
 3. PGE hooked up the exterior lights on the Crown Center; these lights are on at night.
 4. Wiring is in place for an additional exterior light pole at to be dealt with at a later date; the new pole has been ordered.
 5. Sheetrock impact – mud/tape must have heat to cure.
- C. Private dressing room walls partition change: Wood frames that were installed will be removed by KKLA so plastic partitions that stand on legs can be installed for ease of cleaning and lower maintenance cost.
- D. Floor seal discussion:
1. Halfman reported on his conversation with Mike, formerly with the Tigard pool, who advised that “chlorine kills everything” and “pay now or pay double later and again and again”. Mike installed doubles of every critical piece of equipment so if one piece fails, the facility does not have to be shut down. Mike advised that floors should be concrete.
 2. Halfman and Lusk continue to get information about sealing the concrete floors with epoxy and on the effectiveness of other floor sealers vs. leaving them as brushed concrete, to which a coating could be added at a later date.
 3. *The BOD needs to make a decision about floors within six weeks.*
- E. Lusk will push KKLA for a schedule of finishes to include dates of order and completion.
1. The BOD asked Lusk to bring an update on the schedule to each meeting.



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F. Deck drain shop drawing review

Halfman discussed concern FRP in pool areas need to be sealed with silicone to avoid water flicking. It was agreed KKLA should seal around entire base of the walls in pool room areas.

1. **Motion:** Approve Drain shop drawing submitted by Eric and Sons for installation of deck drains. Moved by Platika, seconded by Wilson. **Motion passed** unanimously.

G. Lusk Follow-up

1. Tile budget / proposal from KKLA & Thompson
 - a. Use Durock on perimeter tile walls and shower walls – may be change order for cost difference between Wonderboard and Durock.
 - b. Lusk re-measured the tile areas and added cost of installing Durock on entire job, blue tile stripe around top of 4' of tile and coving around bottom of walls. Lusk noted tile would not be installed behind the lockers and would include floor to ceiling install in showers per original KKLA contract. Includes coping at the bottom to seal with the floors (not included in original KKLA contract).
 - c. Bid from Advanced M&D in the amount of \$37,343.81 includes Durock installation and all tile except cost of the blue tile (100sq ft. of tile @ \$3/ft.).
 - d. Lusk has not heard back from KKLA on his tile bid.

H. Decisions on payment of Change Orders and/or bid proposals.

1. **Motion:** KKLA install handicap access ramp at front entrance between brick pillars into parking lot in the amount of \$2,556. Moved: Downing; Second: Schuyler. In favor: Wilson, Downing, Schuyler; Opposed: Platika; Abstain: Williams. **Motion passed.**
2. **Motion:** KKLA install concrete pads for exterior HVAC equipment in the amount of \$810. Moved: Wilson; Second: Platika. In favor: Schuyler, Wilson, Platika, Williams; Abstain: Downing. **Motion passed.**
3. **Motion:** KKLA install concrete walks at entrances to Equipment and Chemical rooms. In the amount of \$1,838. Moved: Platika; Second: Schuyler; In favor: Wilson, Platika, Williams, Schuyler; Abstain: Downing. **Motion passed.**
4. **Motion:** KKLA remove and replace curb along building frontage (at cost to KCCA of \$3,054). Moved: Schuyler; Second: Platika. In favor: 0; Opposed: Platika, Wilson, Williams, Schuyler; Abstain: Downing. **Motion FAILED.**
5. **Motion:** KKLA replace the curb along the building frontage to the condition it was in before KKLA started the job, at KKLA's expense. Moved: Wilson; Second: Platika. In favor: Wilson, Platika, Williams, Schuyler; Did not vote: Downing. **Motion passed.**
6. **Motion:** KKLA pour remaining concrete walkways between driveway and CC. Moved: Platika; Seconded: Schuyler. In favor: Downing, Platika, Wilson, Williams, Schuyler. Opposed: 0. **Motion passed.**

A decision about the change order to move exterior downspouts to connect with drains was **deferred** until further information could be obtained.



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II. NEW BUSINESS

- A. Motion:** Pay Lusk invoice dated January 2, 2018 in the amount of \$1,620. Moved: Downing; Second: Wilson. In favor: Wilson, Downing, Schuyler, Williams; Opposed: Platika. **Motion passed.**
- B. Motion:** Pay KKLA invoice #10 in the amount of \$145,330. Moved: Wilson; Second: Downing. In favor Wilson, Downing, Williams, Schuyler; Abstain: Platika. **Motion passed.**
- C.** The following Agenda Items were not addressed before adjournment:
1. Lusk's weekly progress reviews of 12/29/17 and 1/5/18 (dated 1/6/18) were provided but not discussed. See attached. The crooked wall in women's dressing room was observed during walk-through of Aquatic Center; Lusk will ask KKLA to fix.
 2. KKLA replace fence around facility upon construction completion
 3. Meeting change proposal

Motion: Adjourn the meeting at 10:00 a.m. Moved: Wilson; Seconded: Platika. In favor: Wilson, Platika, Williams, Schuyler; Downing did not vote. **Motion passed.**

Marty Williams
Director

Valerie Schuyler
Vice President/Secretary

APPROVED