

February 25, 2021 10:00 a.m. - 12:00 p.m.

Sundance Hills Metro District Pool and Park Renovation

Meeting Minutes:

1. In attendance:
 - a. (EA) Christa, Alyssa and John
 - b. (SH) Sarah Shepherd, Donna Johnson, Tom Rogan, Amy Fetter, Wade Young, Lindsay Moriarity, Jeffery Erb, Allyson Ross, Sally Newcomb, Gabe Gelman, Lindsay Reese, Terry Wong, Jack Campbell, Michael M., Lisa
 - c. (KH) Mike Leuteneker
2. Budget and Schedule Discussion (Please refer to the Sundance Hills program list and budget distributed with the meeting agenda)
 - a. EA works with a third-party cost estimator and he is generally very accurate with his estimates. The cost estimator will look at our master plan exercise and provide pricing on that scope.
 - b. Parts of the project may need to go through the planning review process and that process will take 3-6 months. If public hearings are required, then it may take longer.
 - c. There is a column on the far right of the program and budget spreadsheet labeled Planning Dept Review Required. Items labeled yes in this row could potentially be required to go through the 3-6 month review period with the planning department.
 - d. Due to the long review time with the planning department these items may not be able to begin construction in time to be completed prior to the 2022 swim season.
 - e. It is possible to separate the project into different phases, one phase that does not need planning review and one that does so that the items that do not require planning review could be complete prior to the 2022 swim season.
 - f. Phasing the project may increase overall budget, in both design fees, and contractor fees because that would require different bid packages, two separate mobilization fees and other fees from contractors.
 - g. Decisions on phasing the project can be decided after the master plan is complete.
3. Project Program Scope Discussion (Please refer to the Sundance Hills Program List and Budget)
 - a. Discussed that everything in the pool pump room is currently working, however, the equipment is old and needs a lot of maintenance. Follow up with JC Chambers indicated that they could make something run for the existing pool systems could last two more swim seasons if construction cannot start until Labor Day of 2022. We should coordinate a new equipment list with JC and Matt so we can replace equipment properly if needed before the full remodel occurs.
 - b. Noted that if additional pool items/features are added then more pool pump room space may be needed.
 - c. EA recommends Diamond Brite pool plaster because it has about twice the life span as Maracite plasters, however it is about 1.5 times more expensive.

These minutes constitute our understanding of the discussions and conclusions reached. Please advise the writer within (4) days of any corrections or exceptions.

- d. New outdoor pool deck furniture could be included in the project scope or potentially purchased with the maintenance budget if the current budget does not allow. The picnic tables were noted to be in good condition and could be repainted. Deck furniture is not a critical item.
- e. Noted that there is no current direction on whether the ownership group would like to add any pool games. The note about games may relate to a ping-pong table for the community room.
- f. One member asked about including a fire pit in the scope of work. These do add safety concerns but could potentially be added pending jurisdictional review if it is a priority. It appears that a fire pit may not be a priority due to the safety concerns.
- g. The PA and audio systems need to be upgraded and categorized as a high priority. The PA system can be heard from the pool area, but it is hard to hear from under the shade pavilion.
- h. The Check-In area needs to be remodeled and overhauled, design, space planning and exact needs and functions will be determined later in the design process. In addition, some items will need ADA upgrades per code. Initial comments included the need for medical supply storage, a trophy case, updated lighting, and maintain access to the sailfish room. A separate cash counting area is not needed.
- i. Typically, in remodel projects we will see jurisdictional requirements indicating that 20% of remodel costs will need to be applied towards ADA upgrades.
- j. The Ownership group noted that the reduction of the pool deck size would be dysfunctional because members use it so often.
- k. Discussed the overall site plan of the pool and adjacent area.
 - i. Potentially locating a new kiddie / zero depth entry pool along the south side of the property in place of the existing baby pool and playground. The existing baby pool is not very safe and is cold because of the shade
 - ii. The large grass area is often used by swim teams during meets and they set up tents. The area is also used by the middle school age demographic for impromptu sports and playing. We could look at leveling of the hillside near the tennis courts or adding retaining walls to flatten the area out to make it more functional.
 - iii. The volleyball net was noted to be in need of replacement. Team mentioned the Tommy Davis Park for reference in a preferred volleyball net system.
 - iv. We will need to provide some emergency egress gate in the fence.
 - v. If the upper playground is removed it would be nice if the new playground still had a way to connect to the other playground.
 - vi. Site plan design would need to be sensitive to all age groups.
- l. A key card or membership code to enter the tennis courts or pool area is needed. An access system for the tennis courts may already be in the process of being designed and installed. Sundance team to follow up on this item.
- m. Team would like to see an outdoor usable area for cooking, such as a sink / ice machine and fridge that could be used by the public, something near grills or in place of the vending machines.
- n. The adult pool can be removed from the scope of work.
- o. The deterioration of the retaining wall at the tennis court may be related to insufficient site drainage and may need to be studied holistically. EA noted that the civil engineer will look at the site drainage in that area.
- p. The ownership group showed concern about the potential of increased site lighting and light pollution. Discussed that there is a concern that current light levels at night could be

a safety hazard. In addition, night lighting at the pool and tennis courts are considered a low priority.

- q. Remove the tennis court resurfacing from the scope because the courts have been recently resurfaced, however, one corner of the court may need repair due to some spray painting.
- r. Discussed the possibility of adding pickleball court lines to the existing tennis court, or a separate pickleball court with a basketball hoop to the scope, the location would need to be determined. Noted that this is a medium priority item. If pickleball lines are added to the existing courts only one court should be used.
- s. The ownership group expressed interest in adding restrooms and drinking fountains adjacent to the tennis courts. The ownership group mentioned they would like something more permanent than a porta john, but it could be a Vault Toilet that doesn't require plumbing. Noted that this should be a high priority item.
- t. Noted that the roofing has been repaired on the building and large shade pavilion in the last five years however the small gazebo near the tennis courts may need a new roof.
- u. Discussed the use of the sailfish room, noted that it is available to the public as a rental and that the intended use of it will not change, however that could change as space planning and design is to be determined.
- v. Updating the light fixtures at the pavilion should be a high priority.
- w. Sustainable initiatives, such as roof top PV or geothermal, should be considered a medium priority.
- x. Adding fencing at the volleyball court is not a high priority and it should be considered holistically with the overall site plan.
- y. The facility needs a trash enclosure. Currently during the summer season, a dumpster is located on the east side of the parking lot. During the non-summer season, they use the trash bins located on the south west side of the building. A trash enclosure on the south west side of the building would be more practical, however it may not fit due to setbacks and it could be an issue with the adjacent residence. It should be of medium priority.
- z. Roof drainage on the north east corner is a problem. Water ponding occurs. The downspouts on the east side towards the pool deck also appear to be a problem as puddles and ice was present on the pool deck during our site visit. EA to explore the possibility of directing drainage underground. Noted it should be of medium priority.
- aa. Additional egress, including emergency exit devices, from pool area may need to be added per code.

Next Steps / Action Items:

Action By:

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| 1. Assessment Report & Programming | 3/4/21 |
| 2. Next Working Group Meeting | 3/11/21 |
| 3. Board of Directors Meeting | 3/17/21 |