

April 22, 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, Jack Campbell, Allyson Ross, Michael Draudt, Terry Wong, Lindsey Reese, JC Chambers, Jeffery Erb, Amy Fehr, Lindsay Moriarty
 - c. (KH) Mike Leuteneker
2. Restroom/Port-o-jon discussion
 - a. The board nor the HOA likes the idea of a port-o-jon toilet on site.
 - b. The working group reviewed a couple locations to be further investigated for tennis bathroom access.
 - i. Adding a new year-round restroom at the boy scout storage area, in the pool equipment room, or provide access through the admin./guard room area that leads to the sailfish bathrooms. EA can produce concept layouts of both areas with cost estimates.
 - ii. Alternatively, we could explore a nicer vault toilet on the site, but this was not preferred by the team.
3. Detailed Program and Cost Estimate (Please refer to the SDH Program, Budget & Cost Estimates distributed for this meeting)
 - a. EA explained the idea is to determine/prioritize the scope so that design fees can be established regarding the scope of work.
 - b. The improvements to the tennis wall will be aesthetic in nature with a waterproof coating. In addition, site grading will be reworked to enhance drainage so that it flows away from the tennis wall so that it does not create structural issues in the future.
 - i. The structural engineer noted that there is currently no structural damage to the wall.
 - ii. EA noted that the technical details will be addressed in the DD/CD phases of design.
 - c. The ownership group expressed interest in moving the pickleball court up in priority in lieu of painting blended lines on the court. The idea is to move money from other line items.
 - i. The idea of adding a multipurpose court in lieu of a pickleball court was discussed as an alternate.
 - ii. Later discussion showed there is no budget to add a pickleball / multi-sport court to the project, but the drainage improvements should accommodate it as a future phase project.
 - d. It was agreed to list line item 6 dive pool improvements as critical and that it related to line item 3 dive well safety padding.
 - e. It was agreed to split line item 7, new pool covers will become its own line item and reduced in priority.

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

- f. Line item 2, replastering of the pools cost needs to remain at current listed budget because they have been plastered twice before and will need a full removal of existing finishes and a primer.
- g. The ownership group agreed to a 600 s.f. baby pool instead of 800 s.f..
- h. Pool entrance remodel needs to remain as critical because of ADA requirements and improved aesthetics.
- i. EA explained that 20% of the project budget needs to go towards ADA upgrades.
 - i. Discussed that percentage could be incorporated into the new bathroom and not necessarily the locker room remodel.
 - ii. Noted to list line item 9 locker room remodel as critical.
- j. Line item 10 facility ADA improvements was agreed to list as medium priority.
- k. It was agreed to list line items 11, 12, 13, 14 & 15 as critical.
 - i. Line item 13 egress gates will be strategically located for emergency egress use only.
- l. Line item 17 mulch refill to be listed as critical.
- m. At line item 18, it was agreed to restripe the parking lot at the ADA parking spaces only and not reseal it.
 - i. Resealing to be moved as a maintenance item.
- n. The trash enclosure to be listed as critical.
 - i. EA to confirm if a new trash enclosure will be required during a future pre-submittal meeting with the planning department.
- o. Line item 20, exterior improvements moved to critical.
 - i. SDH mentioned they would like a bolted down bike rack.
- p. It was agreed to remove line item 21 Landscape design from the scope of work as it will be incorporated in the owner provided work by JBK.
- q. The ownership group would like line item 23 to be listed as an alternate, they like the idea of new lighting at the pavilion, EA noted it would need to be engineered and therefore included in the design fees.
- r. It was agreed to list the pool speaker replacement as a design build item. The general contractor will coordinate with the owner's consultant.
- s. SDH would like to list all Landscape items as design build including the playground updates.
 - i. Landscape designer to design the site so that the consultant can plug in playground elements and coordinate with playground manufacturer to verify clearances are accounted for.
 - ii. Revised site plan should accommodate access from the playground to the kid pool through a gate.
- t. It was agreed to keep the windscreens in the masterplan, however, remove from the budget.
- u. Noted that SDH will present the revised scope of work and design fees to the board for a vote in May.
 - i. EA recommended to move forward with the survey and geo-tech as soon as possible. The board members on the call voted and agreed to the motion of adding 12k for moving forward.
- v. It was noted at the board meeting to not separate out the dive well improvements of the phase fee, but to lump it in with everything else and prioritize it in the contractors phasing, to make sure they get it done before May of 2022.