

COMMUNITY CENTER COMMITTEE

May 4, 2022 | 5:30 P.M.

Meeting was held via Zoom videoconference

Meeting was called to order at 5:30 p.m.

Attendees: Rick Coldsnow, David Besel, Mark Berkstresser, Rick Forsman, Mark Kinslow, Chris Bolz, Tom Norton, Jennifer Grant – Quintessence Design Group, Aaron Curtiss, Holly Svetz, Kay Norman, Barbara Tung, Russ Paper, Kate Innes, AJ Beckman, Sarah Warner, ChungWai Tung, Dennis Colwell, Dick Cassella, Helen Cassella, Jan Bronson, Kathy Friend, Larry Frackman, Gary & Judy Knoller, Kevin Buehner, Mike & Brenda Patrick, Martin Berger, Paul Frechette, Randy Haifley, Rea Heatherington, Renato Martoleto, Bob Plowman, Robert Brayman, Sandra Budden, Steve Powers, Kevin Carney, Paul Westby, Tracy Nichols.

Appointment of officers.

- Rick Coldsnow was nominated and voted in as Chair of the committee.
- David Besel was nominated and voted in as Vice Chair.
- No committee members volunteered as Secretary; the role is vacant.

The committee charter was reviewed.

- Committee members are desired for the duration of the project.
- Rick Forsman clarified the process of conveying input to the Board of Directors.

Architect Jennifer (“Jen”) Grant from Quintessence Design Group reviewed the initial site drawings with the committee.

- There are opportunities to value engineer (achieve cost savings).
- There may not be a need for a fire pump or sprinklers in the building.
- Windows need to be added to satisfy city requirements, they will be done in an economical manner.
- The exterior material has been changed from masonry to stucco to achieve cost savings.
- The hearth element could be removed, the offices could wrap around.
- She summarized the comments from various City of Aurora officials from the pre-application meeting held on April 28th.

Committee Discussion:

- Rick Coldsnow noted that projects like this often start out with more design features than can be supported by the budget.
- David Besel asked about the square footage needed for the maintenance garage area. Planned building size is approximately 7,000 sqft. Of this, 1,410 sqft are currently apportioned to the maintenance garage which would also contain storage. The fire pump room on the drawing might be removed.
- David Besel also asked if the larger meeting room could be subdivided to accommodate smaller groups of ~25 people. Jen Grant said operable partitions can be used, this requires planning of ingress/egress and beam support.
- Chris Bolz asked about the goals for the multiple uses of the building. AJ Beckman said the primary uses as envisioned by Board members will be to provide meeting room space for District Board meetings, annual budget hearings, other meetings, and a central hub for maintenance and district management operations.

- Mark Kinslow commented that initial renderings were provided for the community pool years ago that were later cut down by the developer-controlled board (the pool ended up being shallow). There needs to be a feedback loop back to the community to show when features are lost. AJ Beckman stated the open communication process with the committee meetings and transparency are intended to avoid this scenario.
- Russ Paper asked what existing utilities run to the site and whether they're adequate. Rick Coldsnow replied there's water service with a meter, no sanitary sewer - closest is 400' away at the corner, it can't be extended across lot lines. Russ asked if there's a cost per linear foot. Rick replied that \$80-100/per linear foot might be a good initial estimate. Jen Grant noted that a general contractor will be engaged to provide initial cost estimates and the civil construction documents will be a future step that will include utilities information once the site selection is confirmed.
- Russ Paper asked questions on behalf of the Finance Committee: Q: How does the planned maintenance area compare to our existing two temporary storage containers? A: It is much bigger. Q: Will there be a floor drain for snow melt from equipment? A: Yes. Q: Will there be a dumpster? A: Yes, dumpster positioning has not yet been determined but will be close to the garage. Q: Is parking a function of building occupancy? A: Yes, we're also trying to use on-street parking to reduce parking lot size. Q: Why 3 offices? A: Based on staffing to support the district needs. He noted that the sleep pod will have to change as it triggers a requirement for fire suppression sprinkling. He asked how 'skinny' we can make the building in terms of requirements/size. He noted a concern about vandalism and asked whether the building would be locked down when not in use. Q: Is LEED certification a possibility? A: Yes, but can become expensive, Jen Grant could get an estimate, it typically adds 1-3% to a project.
- Aaron Curtiss noted that occupancy of 100 people is not an arbitrary number but is to avoid excess costs such as sprinkling. 'Extra' offices could be double purposed as breakout rooms. Every part of the building is meant to be as flexible as possible to allow events, activities, and meeting rooms for residents.
- Tom Norton asked whether there are more amenities to consider while we've still got an open design. He noted that lessons can be learned from A/V issues at the Hilltop Club multipurpose room. He suggested a xeriscaping demonstration garden. Jen Grant replied that the City of Aurora had suggested a community garden, she sees an opportunity to incorporate something along these lines.
- Rea Heatherington commented that club activities and private social events require significant staff resources to assist residents with setup, such as tables/chairs or other needs for each event. He mentioned that Hilltop Club staff stay very busy doing this type of task.
- Rick Forsman asked about whether the building would be built to allow future expansion if the community would later desire that.
- Chris Bolz asked whether there will be an outdoor amphitheater or other meeting place in the community that could accommodate the entire community since that can't be done indoors. Rick Coldsnow commented it would be an impact to open space. Aaron Curtiss said the IGA (intergovernmental agreement) with Douglas County may not allow some uses of open space. Russ Paper said it might trigger a larger parking requirement.
- Rick Coldsnow mentioned concerns with sewer line extension and the fact that the City will not allow on-street parking and will require 150 feet between entrances may require consideration of alternative sites.
- AJ Beckman screen-shared a basic draft budget provided by the Finance Committee. Rick Coldsnow noted that construction costs in general continue to go up.
- Rick Forsman asked if there's a public art requirement of 1% of budget. AJ Beckman answered that he thinks not. Aaron Curtiss said it was not brought up at the city pre-app

meeting.

- Russ Paper asked Rick Coldsnow for his opinion on whether we can make the construction expenditures within the next 2.5 years to use the bond proceeds. Jen Grant noted that building code IBC 2015 is in effect until October 15th, 2022, if we submit after that we'd be building under the more stringent IBC 2022 codes which would add potential expense. The development approval is the big hurdle that must be overcome.
- Rick Coldsnow suggested identifying 1-2 alternate sites to compare costs. He noted that contractors typically have the most accurate cost estimates. AJ said the District can engage a civil engineer directly. Jen Grant offered that Quintessence Design Group can do it under their existing contract with the District.
- Holly Svetz clarified that bond money only has to be spent on capital projects, not necessarily on this capital project.
- Aaron Curtiss noted that we can potentially re-plot the adjacent parcel (Picnic Park) to combine the park tract and this parcel to reduce sewer line costs. Other site possibilities likely have same sewer line challenges as the current site being considered.
- David Besel said if submitting the application before October 15th is the critical path, perhaps Jen Grant can put together a schedule of the necessary steps to get there in time - she agreed to do so. Alternative site evaluation would require getting a civil engineer engaged ASAP. AJ Beckman noted that we're in a brief holding pattern awaiting election certification before our new board members are seated and can approve new expenditures. Jen Grant asked if we have a preferred general contractor, the group replied that there is not one and she can select from her existing contacts.

A meeting schedule was determined to use the first Wednesday of each month. The next meeting is planned for Weds 6/1 @ 5:30pm.

Meeting was adjourned at 7:12p.m.

##