

INSPIRATION SERVICES CENTER COMMITTEE

MINUTES

February 1, 2023 | 5:30 P.M via Zoom

Attendees: Chris Bolz, Edwin Burk, Rea Heatherington, Rick Coldsnow, Rick Forsman, David Besel, Jon Doyle and Tom Norton. Members of the public: None. Public Alliance: Geol Scheirman. Quintessence Design: Jen Grant

Meeting was called to order at 5:31 p.m.

The agenda was approved with addition of a community comment section and the minutes from the January 4, 2023 meeting were approved.

Design Status

Mr. Coldsnow presented the update to the committee. Site plan was withdrawn in order to provide additional information requested for submission to the City of Aurora.

Review of Site Plan Status

Ms. Grant discussed meeting with the City of Aurora to verify items needed and what amendments to the area should be included. She also discussed the request for a traffic study. She is looking for clarification on this piece as well from the city as cost could range from \$500-\$2500 depending on scope.

Committee asked about if there were any solar requirements for the building. Ms. Grant explained that it would change the roof line if installed on top or could be installed in the back of the unit. However, at this time there is no requirement for solar for the building and would be considered before Construction Designs are final -2-3 months away. Committee discussed that any installation decision could impact nearby neighbors and would keep that in mind when selecting.

Review of Geotechnical Report

Ms. Grant discussed the geotechnical report that was provided by CTL Thompson. Clay soil was found that is a cause for concern because of expansion. There is also fill on the site. Five to eight feet of fill will need to be removed and reconditioned or piers would need to be constructed to bedrock. This would potentially mean additional cost for pouring the foundation to prevent cracking in the future.

Review of Structural Report

The Committee discussed trusses for the design and duct work for the different areas. The structural engineer requested feedback on the type of foundation to use, either footings with removal and replacement of 5-8 feet of soil or piers. The committee recommended footings with material removal and replacement.

Building Occupancy

Ms. Grant did verify the community room did have a 75-person occupancy limit and the conference room has a code capacity of 21 people though no more than 12 people are anticipated at any time.

Review of Electrical, Mechanical and Plumbing Report

Ms. Grant answered utility questions. She had no concerns for water supply and usage and will verify with Xcel regarding the current transformer set up. After discussion committee members requested to remove garage heating and A/C that could reflect in savings. A separate, less expensive area heater can be provided. The technicians can use the interior office during extreme cold.

Ms. Grant departed the meeting at 6:20pm.

Charter Amendment Discussion

Mr. Forsman presented potential changes to the committee charter. Committee discussed the ongoing role of committee and use of their expertise. After discussion committee would be used as needed once project is transitioned to an Owner Representative. Mr. Forsman will make discussed changes for the Board to review at the meeting on February 13, 2023.

Public Comment

None

Action Items and Additional Committee Input

Mr. Doyle briefly discussed items to present for the Finance Committee meeting.

Mr. Coldsnow review of the drainage and traffic study requirement and updates to the Board for the meeting on February 13, 2023.

The meeting was adjourned at 6:50 p.m.