

NORTH BREVARD SENIOR CENTER REFERENDUM COMMITTEE

Minutes of the North Brevard Senior Center Referendum Committee, appointed by the North Brevard Commission on Parks and Recreation, an advisory board, held Wednesday, December 4, 2002, at 2:00 p.m., at the North Brevard Senior Center.

Members Present

Joseph Mangino, Chairman
Gene Burden, Vice Chairman
Ann Hodge
Rachel Kusterer
Eric Rhys
Harry Ross
Scott Johnson, Ex-Officio (NBCPR)

Member Absent

Wayne McCall

A&E Present

Joe Morgan, KZF, Inc.

County Staff Present

Charles S. Nelson, Parks & Recreation Director
Cheryl Page, North Area Parks Operations (NAPO) Manager
Judy Inman, NAPO Administrative Secretary

I. CALL TO ORDER

Joseph Mangino called the meeting to order at 2 p.m.

II. APPROVAL OF MINUTES

Motion by Gene Burden, seconded by Ann Hodge, to approve the minutes of October 23, 2002.

A YE: Burden, Hodge, Kusterer, Mangino, Rhys, Ross

NAY: None

Carried: 6-0

III. STAFF REPORTS

Cheryl Page introduced Judy Inman.

IV. OLD BUSINESS

Joe Morgan, A&E, reviewed the last meeting where the possibility of doing away with three offices, keeping door, front office, and restrooms was discussed. Mr. Nelson expressed concerns of roof lines and keeping the building dry. Four different roof lines would dump water in the same area and cause pooling which is a maintenance nightmare as the water can't be removed fast enough. The only way to address that would be to recreate the roof. Mr. Mangino suggested putting in a larger drain to remove more water. Mr. Nelson indicated that oversimplifies the problem and the roof would leak in five years or less, maybe right after opening. From a professional perspective, Mr. Nelson can't recommend that as he believes it can't work. If asked, he would have to tell the Board of County Commissioners, yes, it would leak. Mr. Burden agreed completely with Mr. Nelson from his experience with building. Mr.

Nelson stated the need to look at other alternatives and meet needs of the center without creating a problem that can't be fixed.

Mr. Morgan reported he tried to address all concerns. A restroom in the lobby is not a desirable thing. Mr. Morgan left existing office, lobby stays as is. He pulled the restroom back away from lobby which is the same distance as existing restroom. He moved the unisex restroom across the hall. The three offices are in the plan and can stay or go. Parks & Recreation recommends leaving them in. They could be used as dressing rooms, office, etc.

There are two dedicated dressing rooms which could also be used as offices. The ramp was relocated to behind the stage, with loading area. The stage is not being put in at present time due to cost, but is being designed and can be bid as an alternate. A covered porch by the ramp was added for people in wheelchairs. Mr. Morgan stated he is trying to maintain the existing look of the building. All roof lines are maintained with no flat roofs, and shingles will continue on down. He suggested small trees down one side and continuing look with shrubs. Parks & Recreation is to do the landscaping.

Mr. Morgan distributed copies of the floor plan. In response to an inquiry from Mr. Burden, Mr. Morgan stated one set of windows will be lost, but he is putting in a window on the diagonal. Mr. Burden suggested the 25' extension can't be afforded. Chairman Mangino suggested waiting to see what staff says.

Gene Burden stated he likes the concept as it is now. Rachel Kusterer indicated the plan is okay. Chairman Mangino reported the women sitting at desk felt visual access to parking lot was a safety feature. Eventually a closed circuit TV is needed. Mr. Nelson related similar concerns expressed at the pier committee meetings and the solution is to get cameras to keep an eye on what is going on. Chairman Mangino agreed that would work with the center and needs to be done regardless of design.

Harry Ross inquired what comes off first if the project is over budget. Chairman Mangino, asked to not talk about budget now, but get as much as possible, and Mr. Nelson can go get the money. Mr. Nelson agreed it is his job to get all possible for the center. Chairman Mangino stated that if the project is greatly over budget, the committee can go back to see what can be eliminated or what can be postponed. He would, however, like the drawings and layout so the costs don't need to be paid again. Mr. Nelson stated Parks & Recreation is able to work with Mr. Morgan. In response to Ann Hodge's inquiry as to how much the ramp will be used, Eric Rhys indicated it has been needed already. Mr. Nelson stated the project is almost compelled to have it for ADA requirements and the length is determined by height. The height of stage was discussed and it was agreed 39" is a good number with which to work. Discussion ensued on ramp and stage area. The wall has to have rails. Mr. Morgan stated the drywall wall is up 42" but can go all the way up. Chairman Mangino stated it is most likely a full wall is needed since the stage isn't going in yet. Mr. Morgan stated the ramp will go in when the stage goes in.

Chairman Mangino reintroduced discussion on the restroom location, stating that unless anyone has a violent objection, the restroom will go in the front. Ann Hodge agreed it is okay. Gene Burden had no objection. Harry Ross stated it seems as if the committee is being dictated to by

departments and personally doesn't like it, but if it is the best that can be done, he can accept it. He is very skeptical of the financial aspect. Rachel Kusterer thinks there has to be give and take, said it is okay, and kind of likes the unisex restroom separate. Eric Rhys stated it is a pity the space can't be used but will go with this design. Chairman Mangino stated the need to find some other use for area back there. Mr. Morgan stated it is a legal exit and is being used as such. Chairman Mangino noted only one exit is being added and two exits are within 10' of each other. Mr. Morgan stated code requires separate exits where a dividing partition exists. Chairman Mangino stated that as far as moving the restroom, he likes it the way it was before for utility, but will go along with how it is now. He likes the fact that it is a little more open and the existing office is still there. The committee in general was in consensus for changing the restroom from back to where it was originally planned.

Chairman Mangino reviewed the door, canopy, ramp, stage, which will be constructed later. There are new offices and new dressing rooms which could be offices. There are three closets where there used to be one. Mr. Morgan stated he needs to look at that, because if adding walls, he may have a problem matching existing surfaces.

Mr. Morgan stated he specifically tried to make it so people who don't want change won't experience a whole lot of change, but is trying to make life better for those wanting it.

Doug Brown inquired if there will be any down time. Mr. Morgan stated it will be necessary to shut off current stage and temporarily shut off exit door. In response to Chairman Mangino's inquiry, Mr. Morgan stated he can get a temporary permit for blocking the exit and estimated the temporary wall would be needed for six months. In response to Ann Hodge's inquiry about restroom access, Mr. Morgan stated the new ladies' restroom will be completed before opening the new area. It may be necessary for the men to use the back restroom. Mr. Nelson stated staff will need to work with the center for bookings. Mr. Morgan stated that aside from the inconvenience of walking past construction at the front door, the building can still be used.

Chairman Mangino introduced discussion about parking during construction. It was decided the north part of the parking lot could be used as a lay-down area. Construction workers can park in the east grass parking or west end of adjacent service center because most center activities are in the daytime. Mr. Morgan stated it may be necessary to bring things to kitchen from east entrance.

In response to an inquiry from Ann Hodge, Mr. Morgan explained the canopy is an 8' x 8' area and Chairman Mangino stated reducing the size would save only pennies.

Motion by Gene Burden, seconded by Eric Rhys, to approve the layout as on the page.

AYE: Burden, Hodge, Kusterer, Mangino, Rhys, Ross

NAY: None

Carried: 6-0

Chairman Mangino introduced discussion on parking lot surface costs. It was noted the surface must be asphalt, porous concrete or semi-turf block. Semi-turf block is more expensive than asphalt, but it reduces the amount of drainage. Mr. Nelson noted the City of Titusville has more restrictions than the County on parking surfaces and stated surface water is a whole other issue.

The City is needing some of the new property for stormwater which could possibly get some money back. Chairman Mangino stated if there are any bargaining chips, he would want the property tax exempt from stormwater which is \$9,000 on the new property. Mr. Nelson stated he will try to deal with it in a way that is painless to the center.

Chairman Mangino asked for copy of as-built plans on the 1989 additions. Mr. Nelson will check with the City to see if they have them.

Mr. Morgan stated he has nothing further to report on the parking lot because the survey which is underway is not complete. Mr. Nelson stated the survey won't get to Mr. Morgan before January.

Messrs. Nelson and Morgan reported the City says about 50 additional parking spaces are needed. Chairman Mangino related the center has access to parking at service center and inquired if that can be counted as part of the parking area. Mr. Morgan indicated it is worth a discussion with the City, with which Mr. Nelson agreed. As to size of parking spaces, Mr. Morgan indicated 9.5 feet is required, and Mr. Mangino stated some are up to 11 feet.

Mr. Nelson stated the County is working with Mr. Morgan on this project and Sandrift, and he is one of the top-notch A&E's and is very responsive and very timely. He has done an excellent job for County and Mr. Nelson has a real good comfort level with his work. Chairman Mangino stated the committee is in the same boat and appreciates everything he has done and he has been fair.

Chairman Mangino asked if the project finances are still on track to be only a couple hundred short. Mr. Morgan indicated they are the same. Mr. Nelson stated they are still in range and there is the real probability money can be found to make this work. As better detail is received, there will be better information for the committee. It is probably a foregone conclusion that the stage is not to be in first phase, but Mr. Nelson is comfortable the other things can be done. Mr. Nelson stated some other larger projects are taking longer, which allows money to earn interest which is a potential source. Also, some projects are eligible for grants.

Mr. Morgan explained the next step is to bring engineers in to look at existing systems. Also, he will come in to try to match colors to blend in. This will probably occur within the next two weeks.

The next meeting was tentatively set for February 5, 2003, at 2 p.m., if needed.

V. NEW BUSINESS—None.

VI. PUBLIC INPUT—None.

VII. ADJOURNMENT

Motion by Harry Ross, seconded by Gene Burden, to adjourn the meeting, shortly after 3 p.m.

AYE: Burden, Hodge, Kusterer, Mangino, Rhys, Ross

NAY: None

Carried: 6-0

Respectfully submitted,

Joseph Mangino, Chairman

jbi