

SANDRIFT COMMUNITY CENTER REFERENDUM COMMITTEE MINUTES

Minutes of the Sandrift Community Center Referendum Committee, appointed by the North Brevard Commission on Parks & Recreation, meeting held Tuesday, December 11, 2001, in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

Members Present

Hoot Gibson, Chairman

Doris Batt

Buz Hinke

Don McInnis, Vice Chairman

Pat Widick

A&E Present

Joe Morgan, KZF Design

County Staff Present

Jack Masson, Assistant Director Parks & Recreation

Chuck Mays, Construction Coordinator

Cheryl K. Page, North Area Parks Operations Manager

Jill Hill, Recreation Leader

I. CALL TO ORDER

Don McInnis opened the meeting at 4:35 p.m.

II. APPROVAL OF MINUTES

Don McInnis recommended accepting the minutes of the November 13, 2001, meeting as printed and all committee members agreed.

III. STAFF REPORTS

The committee elected to move to old business rather than receiving an update on other projects.

IV. OLD BUSINESS

Joe Morgan provided drawings for the committee to view with changes from the last meeting. Two topics discussed were the raising of the floor and storage areas. Mr. Morgan stated by removing the ramp it would provide more table space. The large room could accommodate 170 people plus a head table if it were being used for a wedding. Mr. Morgan stated rather than cabinets for storage, there would be a closet and a small storage room for chairs and tables. Mr. Morgan stated that by removing the ramp, 4'-6' would be added to the large room for arena style seating. He further stated to make these changes would cost approximately \$6000.

Doris Batt then inquired about storage areas for the different recreational groups that use the facility. Joe Morgan pointed out the new storage area on the drawings.

Joe Morgan addressed the high cost of a commercial kitchen compared to the cost of a warming kitchen, stating the project could save approximately \$60,000 by having a warming kitchen, if the committee agreed that would be best for the center. Mr. Morgan stated that a warming kitchen could have electrical appliances but not an open flame and that the major expense for the commercial kitchen was the hood.

Cheryl Page then introduced Jack Masson to the committee. Mr. Masson stated that there is a substantial cost difference between the two types of kitchens. He further stated that the cost of the commercial kitchen exceeds the budget. Joe Morgan suggested that the committee provide things for the center now that cannot be added at a later date.

Doris Batt stated that it looked like there were less windows in the new drawing. Joe Morgan stated that the number of windows was reduced because of the cost. He further stated that each window costs approximately \$2500. Jack Masson stated he believed it was a good idea to have windows in the center to let light in and get away from the boxy look of the building.

Hoot Gibson suggested doing away with the shuffleboard area that is currently outside the building and painting a shuffleboard area on the floor once it was raised. Joe Morgan stated that at this time they are not ready to do away with the outside shuffleboard area due to stormwater issues related to pervious surfaces.

Jack Masson inquired what type of flooring surface would be used. Joe Morgan stated it would be a vinyl composition tile. Mr. Morgan then passed around some samples of tile for the committee to view.

Mr. Masson asked Mr. Morgan to address the playground area. Joe Morgan stated the area designated for a playground was between the Sandrift building and the firehouse and the approximate cost would be \$60,000. Don McInnis inquired if the total cost would be \$60,000. Mr. Masson replied that there would be an additional \$20,000 needed in site work and asked what the committee would like to see. Members of the committee agreed that improvements from the referendum dollars should be spent on the existing facility and the playground could be added at a later date in another phase of the project.

Jack Masson asked Joe Morgan to address the parking areas. Mr. Morgan stated that there is \$90,000-\$100,000 designated for development of new and improvements to existing parking areas. He stated part of the high cost was due to impervious pavement in the new parking area. He then inquired if the repairing and resurfacing of the current parking area could be done through the maintenance department. Staff then recommended that the additional parking areas to be added be put on hold and to proceed with the repair and reseal of the current parking areas. Mr. Masson inquired if two handicapped spaces were sufficient. Hoot Gibson stated that he believed they were and that the new ramp would help with handicapped access.

Joe Morgan reported the following additional costs:

- \$10,000 for landscaping
- \$5,000 for a new sign
- \$2,500 for a walk way from Sandrift to the firehouse

Mr. Morgan inquired if the committee would like to do away with all parking area projects. The committee agreed to do away with the new parking area but would like the resurfacing, repair, and restriping of the current parking area to be done. The committee also agreed to do away with the walkway from Sandrift to the fire station at this time. Jack Masson suggested that the committee proceed with the landscaping and green area to which the committee agreed.

Don McInnis stated that all committee members agreed to go with a warming kitchen rather than a commercial kitchen. Joe Morgan stated that the kitchen on the drawing would be over-sized as a warming kitchen and he would like to extend the lobby area and downsize the kitchen.

Jack Masson asked the committee to address the HVAC system. Joe Morgan asked how the system is currently working. Hoot Gibson stated the system is up and down. Cheryl Page stated there are two units and one was replaced not long ago. Jack Masson conferred with Chuck Mays and suggested checking into designing a new heat/air system. The committee all agreed to Mr. Masson's suggestion.

Joe Morgan stated they would like to replace lighting and add receptacles. Cheryl Page inquired if dimmer lights were an option. Mr. Morgan stated that they are very costly and there may be some other options. Jack Masson then inquired if there were any special power needs in the building. Mr. Morgan stated that 220 would be needed for the stove.

Jack Masson asked Joe Morgan to discuss the issues with the roof. Mr. Morgan showed the committee a drawing with the new roof that would add architectural detail to the building and help with the problem of pooling water on the roof. Mr. Masson inquired if the roof would be constructed over the existing roof and Mr. Morgan replied it would. Mr. Masson inquired if there would be a problem with mildew or leaking because the current roof leaks. Mr. Morgan stated he did not have that information but would investigate it. Chuck Mays inquired what the life of the new roof would be. Mr. Morgan replied 25 years.

Joe Morgan asked the committee if there was a need for the operable wall at this time or if it could be drywall that could be knocked out easily at a later date. Doris Batt asked what the cost savings would be between the two types of walls. Mr. Morgan stated the drywall wall is ten times cheaper than the operable wall and the cost of the operable wall is \$15,000. Cheryl Page stated that some modular separations could be put in but there would be no sound proofing. Don McInnis stated that he would rather see the area open then have a wall built of drywall. Jack Masson excused himself from the meeting at approximately 5:40 p.m. to attend another referendum meeting in Cocoa.

Joe Morgan stated he would look at the mechanical and electrical costs for the project. Don McInnis asked if more windows could be removed to reduce costs. Cheryl Page stressed the importance of having windows in the building.

Joe Morgan stated the projected dollar amount for interior construction was \$64,000. He then inquired if the closets would be adequate for storage. The committee agreed closets would be fine if they could be locked. Mr. Morgan stated that they could.

Doris Batt inquired if moving the kitchen would cause more expense. Joe Morgan stated that it would not and suggested moving the kitchen closer to the restroom area to possibly save some dollars on plumbing. Committee members all agreed to this change.

Cheryl Page suggested Mr. Morgan come back to the next meeting with updated drawings of all the changes that had been discussed. The committee members all agreed and the next meeting date was set for Tuesday, January 29, 2002, 4:30 p.m., at the Brevard Room.

V. NEW BUSINESS–None

VI. PUBLIC INPUT–None

VII. ADJOURNMENT

The meeting adjourned at approximately 6:00 p.m. at the motion by Buz Hinkle, seconded by Doris Batt.

Respectfully submitted,

Hoot Gibson, Chairman

jh

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