

Phase 2 Hildreth House COA Subcommittee
Friday, September 13, 2019
Hildreth House
Minutes

Present: Guy Oliva, Connie Larrabee, Carl Sciple, Cathy Walker, Beth Williams, COA Director Debbie Thompson, Sharon Briggs, Permanent Building Committee member Pablo Carbonell, DAI architect Tom Lam

Guy called the meeting to order at 9:04 a.m.

The minutes of the September 6, 2019 meeting were approved as submitted.

The subcommittee discussed design elements and a list of possible cost reductions proposed by DAI architects and members of the Permanent Building Committee. Starting with the architects' list, the group first decided by unanimous vote that connecting the buildings by a covered walkway would be nice, but not essential. After considering the pros and cons of having the connection, the group agreed that the pros are not worth the estimated \$79,000 cost. Tom Lam said the connection could be added later if it becomes necessary in the future.

Moving to DAI's list of potential cost reductions, subcommittee members agreed to:

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| 1. Reduce the building width by 2 feet | (\$23,000) | |
| 2. Replace wood slats with GWB ceiling | (\$14,500) | |
| 3. Remove dormers on east and west side | (\$26,000) | |
| 4. Remove infrastructure upgrade for solar panels | (\$53,000) | |
| 5. Remove dumpster screen | (\$20,000) | |
| 6. Reduce landscape allowance by 50% | (\$46,500) | Total: \$183,000 |

They decided not to:

- | | | |
|--|------------|----------------|
| 1. Remove side porch and replace 3 doors with windows | (\$82,500) | |
| 2. Remove 1 folding partition and support | (\$20,000) | |
| 3. Replace luxury vinyl tile with vinyl composite tile | (\$5,500) | Total: 108,000 |

Although the group did not know the cost differential, members agreed that they want a generator large enough to power the whole building, not just the sprinkler system.

Permanent Building Committee members Pablo Carbonell and Steve Moeser each submitted a list of potential cost reductions for the subcommittee's review. A number of those items were included in the architects' list as well.

Commercial versus warming kitchen – Both Pablo and Steve advised against installing commercial kitchen equipment, asserting that the building inspector might not require it, given that the kitchen will be used as a warming kitchen only. They urged the architects to meet with the building inspector and fire chief to determine what they will require, and Tom said intends to do that.

Pablo recommended revising the plan to connect the kitchen more closely with the dining room. Tom will work on the plan to see what changes might work.

Cathedral versus flat suspended ceiling – After first agreeing to forego the cathedral ceiling for a less costly suspended ceiling, several committee members expressed regret about that choice for aesthetic reasons. Tom said he would get cost figures to clarify the decision, and suggested possibly reducing the ceiling height by 2 feet. All agreed the cathedral ceiling could be an alternate if necessary.

Furnishings allowance – Guy suggested reducing the allowance for dining room furniture and kitchen equipment, based on his research on the cost of tables. Connie pointed out that there is some money in the COA gift account that was specifically earmarked for kitchen equipment.

Contingency allowances – Steve suggested reviewing the contingency allowances, which now come to \$1.2 million. Tom pointed out he had been asked to increase the construction contingency from 15% to 20 %, and that contingencies are needed because there are so many unknowns at this point.

Tables – Steve suggested reducing the size of the dining room, which could be accomplished by having tables for eight instead of six, and reducing the amount of space between tables. But the group agreed that conversation is easier with six at a table, and there has to be enough space for wheelchairs to move around easily.

Other items on the list, such as the final layout of the kitchen, will be resolved later in the design process.

Tom Lam will bring an updated cost estimate to the COA board meeting Sept. 17, and to the next Permanent Building Committee meeting Sept. 18. Carl Sciple will represent the subcommittee at that meeting.

The COA Board of Directors will hold a special meeting October 1 at 4 p.m. to review and approve the Phase 2 capital request.

The meeting was adjourned at 11 a.m.

Respectfully submitted,
Connie Larrabee, recorder

