

AD HOC COMMITTEE ON CAPITAL PROJECTS AND FACILITIES REPORT 7-2-16

The Ad Hoc Committee on Capital Projects and Facilities report consists of three parts: Community Center maintenance, replacement of current deck railing and pool table placement.

COMMUNITY CENTER FACILITY PRIORITIES

The committee met on three occasions to discuss maintenance and renovation priorities at the Community Center. The committee agreed unanimously that many areas of the building have been neglected and are in need of repair and prepared an itemized list of priorities for improvement. Some of the problem areas pose health concerns, injury and even death. The committee urges immediate attention to three areas: At a minimum, the propane tank needs to be mounted on a concrete pad and an earthquake valve installed. It should also be inspected for rust and possibly replaced. The framing (roof supports) in the main room -- the big beams -- should be inspected by an engineer to make certain they are secure and resistant to earthquakes. The "Kids' Room" reeks of mold, a health hazard. The carpet should be replaced and the walls and floors washed to kill mold. The sliding door needs to be reset to eliminate water penetration. Some wood may need to be replaced. The committee considered 17 other needed repairs and fixes. They are listed below in order of priority.

The committee believes continued care of the Community Center, a treasured community asset, has been spotty and neglected, with no one individual clearly in charge of noting what is broken, non-functioning, badly worn or outdated. The committee strongly recommends that one individual be responsible for keeping track of maintenance needs and work with the District Manager to organize repair and replacement as needed. A line item for maintenance should be included in the CSD budget with a specific amount specified.

The committee's list of Community Center Maintenance follows:

1. Propane Tank -- strap down, install earthquake valve, possibly replace.
2. Framing in main meeting room -- inspect for seismic safety and repair as needed.
3. Downstairs "Kids Room" -- Replace moldy carpet; wash floors and walls to kill mold; reset sliding door to eliminate water penetration; replace rotten wood in limited areas.
4. Repair lock on storage shed door.
5. Upstairs deck -- Replace rotten and termite damaged rails; replace rotten areas; oil.
6. Main meeting room -- replace floor; replace carpet on risers.
7. Upstairs meeting room -- Replace flooring.

8. Upper meeting room built-in electric heater -- replace or remove.
9. Downstairs bathrooms -- Replace floors; fix loose sinks; update cabinets and lighting fixtures.
10. Main deck -- Replace damaged decking and railings as needed.
11. Sliding glass door overlooking Marilyn Styles fountain/sculpture -- replace with fixed window.
12. Fireplace -- Inspect chimney firebrick for safety.
13. Deck glass cover -- clean gutter; oil wood.
14. Upstairs bathroom -- Replace toilet with low flow model; update cabinets and doors.
15. Meeting Room Sink -- update sink area; install cabinet doors over sink.
16. Kitchen -- Replace oven with larger "commercial" unit.
17. Electrical -- Rewire and relocate confusing switches.
18. Exterior siding -- Set some nails; oil wood; replace wood in some areas.
19. Windows -- Replace single pain windows.
20. Walls -- paint walls; consider painting concrete

DECK RAILING

The committee met several times with the Quilters to discuss window treatment of the main deck. The Quilters have donated \$10000 toward new window and awning treatment along the south-facing deck. The committee considered reservations by some community members about covering the entire area with glass windows and the Quilters agreed there were some problems with the proposal, including view impairment and losing a feeling of "openness."

After consulting among themselves, the Quilters suggested a new approach -- removing the pickets from the lower portion of the railing and replacing them with solid glass panels. The upper portion would remain open and the canvas awning shades that are now in place would be retained and trimmed so that when lowered, they would extend only to the railing. A method of fastening them to the railing will have to be devised.

In addition to the fixed glass panels below the railing, fixed glass panels would be installed on three upper sections that are perpendicular to the main railing -- both ends of the upper section and one small section where the deck and railing jog.

The Facilities Committee unanimously approves of this approach and recommends approval of a motion to implement this plan with the understanding that major changes not be made without prior approval of the Quilters. Outi Onorato, Leslie Riehl, Tayeko Kaufman and Kathy Sward represented the Quilters and were most helpful and accommodating.

POOL TABLE

At the direction of the Board, the committee considered a request to relocate the pool table from the Piotter's garage to the upstairs meeting room. Gerry Pearlman, the major proponent of this proposal, attended several meetings and advocated moving it to facilitate recreational use. He suggested it could be covered with plywood when not in use so it could also be used for ping-pong or as a table. The committee consulted with other users of the upper room including MBVFA, Emergency Preparedness and rental coordinators. There is agreement by all parties that the table takes up too much room, could not be moved to facilitate other activities, and was an awkward height for use a conference table. The committee does not recommend approving this request.

Facilities Committee members included Frank Schoenfeld, Laurie Piel, Mike Moore and board member Paul Jeschke. Kathy Sward attended most meetings.