

STRAWBERRY RECREATION DISTRICT  
BOARD OF DIRECTORS MINUTES

Date: January 25, 2018

Time: 6:30pm Open Session

Places: Strawberry Recreation District –1<sup>st</sup> Floor Meeting Room, 118 E. Strawberry Dr., Mill Valley, CA 94941  
and Director Bohner conferencing into meeting location: 63 W. 38<sup>th</sup> Street, New York , New York 10018

Chair Nichols called the regular meeting of the Board of Directors of the Strawberry Recreation District to order at 6:08 PM.

Chair Nichols reported

**QUORUM CALL:**

Present were Directors Francis, Nichols, and Teese. District General Manager Leanne Kreuzer, and members of the public were also present. Director Marino joined the meeting during Item A1. Director Bohner did not conference into the meeting from posted alternate location.

**CHAIR OPENING COMMENT:** Chair Nichols opened the meeting and welcomed the public and introduced Adam Winig of Arcsine Architecture.

**A. Old Business – Items**

- 1. Discussion/Action:** Proposed New Community Building presentation and progress report by Arcsine Architecture on the design development and preparation to submit application for planning review and building permit.

Mr. Winig provided an electronic presentation to the SRD Board of Directors as submitted in the packet. The six slide presentation included a full campus site plan illustrating the proposed 2018 new community building foot print, an enlarged cropped image of the 1<sup>st</sup> level of the proposed new community building, enlarged cropped image of the 2<sup>nd</sup> level, proposed elevations, proposed exterior materials with pricing, and the 2013 floor plan and elevations used as reference.

Slide 2 of the 1<sup>st</sup> level illustrating 2 to 1 multi-purpose convertible rooms, kitchenette, office, 1-ADA family/gender neutral bathroom with shower, 1-ADA gender neutral toilet and lavatory, 3 gender neutral toilets, 2 outdoor lavatories, two outdoor shower heads, men's locker room with two urinals, women's locker room, mechanical storage room.

Slide 3 of the 2<sup>nd</sup> level illustrating a 1500 square foot deck, kitchenette, 3-1 multi-purpose convertible rooms, 1- ADA gender neutral toilet and lavatory, and 2 storage closets.

Slide 4 contained the north elevation and south elevation with proposed exterior materials and reflecting the added lower walls reducing the glazing proposed in the 2013 design.

Slide 5 provided detail on three exterior products for each area including the exterior wall panel finish, exterior wall accent, exterior deck.

Slide 6 provided floor plans and elevations of the 2013 design.

Mr. Winig reviewed the 2018 design referencing and providing information on each of agenda items A2, A3, A4, A5, and briefly noted A6. Mr. Winig commented that Arcsine has worked to calculate the egress occupancy and plumbing fixture occupancy determining that a total of 8 fixtures will be required. The original 2013 design had a total of 10 on the 1<sup>st</sup> level and 1 on the 2<sup>nd</sup> level. Following SRD Board's directive to work to reduce the number of plumbing fixtures the revised 2018 design now has 7 on the 1<sup>st</sup> level and 1 on the 2<sup>nd</sup> level meeting the required 8 total fixtures. By relocating a door entry to an ADA stall and removing one ADA bathroom there is room to place outdoor showers out of the path of travel improving the facility fixtures and function of the design.

Mr. Winig discussed occupancy noting that the existing building occupancy was 174 and the current propose occupancy for the new community building and pool is 859 persons egress if all areas were being utilized simultaneously however noted that likely occupancy would be a maximum of 333 to 500 when fully occupied.

Mr. Winig discussed exits and referenced their location as the main entry, the 2<sup>nd</sup> level courtyard entry and the likely use of the grey gate on the pool deck that may require retrofit with a panic bar for use as a fire exit and alarm for security purposes.

Mr. Winig continued with the foot print of the pool noting the shift in placement to retain the existing path of travel and elimination of the bleacher renovation and related structural retaining system on the slope. The placement of the building is shifting 4'4" to the south and closer to the Main Pool. This change creates a significant cost savings. Mr. Winig discussed the path of travel with Director Francis in relationship to the newly upgraded utility trench.

Mr. Winig presented the locker room square footage and the consideration to expand the locker rooms to acquire more square footage on the north side in an under-utilized space. Mr. Winig presented costs and impacts for consideration.

Mr. Winig reviewed the 2<sup>nd</sup> level design and briefly discussed exterior materials proposed to the Board for consideration before taking questions and comments from the Board. The Board discussed the placement of showers in the locker rooms and the square footage. The Board discussed the proposal to expand the locker rooms and the impacts and costs. The Board discussed the proposed separate building for bathrooms that might be located next to the Tennis Office. Mr. Winig commented that the proposed separate building was explored and was determined as cost prohibited at this time referencing quotes for prefabricated structures between 125K-135K excluding preparing and grading the site and bringing utilities to the area.

Chair Nichols commented on the need to provide as many showers as possible as well as options for privacy in the locker rooms. Director Teese responded that SRD may wish to limit shower fixtures and encourage short showers. Mr. Winig noted that the Board had previously discussed timed shower and sink valves to encourage water conservation.

A member of the public noted that timed plumbing valves on fixtures will also keep operational expenses for utilities lower.

Mr. Winig asked for direction from SRD for features and desired goals for the locker room. The Board provided direction to staff to work with Arcsine on the detail.

Staff requested that the Board move onto items A2-A5 before further discussing exterior materials as the Board appeared to be in agreement with the arcsine proposal.

**2. Discussion/Action:** Approve proposed Occupancy of New Community Building -Maximum Egress Occupancy (859 persons) and Plumbing Fixture Occupancies (333 persons) for the new community building area for application

(Study utilizes Plumbing Code classification A-4 and A-5. Egress-TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT. Plumbing Fixture Occupancies - TABLE A. OCCUPANT LOAD FACTOR: [DSA-SS & DSA-SS/CC])

Staff commented that it is in the best interest of the community to design and construct for maximum occupancy and SRD can manage simultaneous use as desired.

**Motion:** Move to Approve design for maximum egress occupancy of 859 persons.

M/S/C SM/PT Ayes: Francis, Marino, Nichols, Teese Noes: None Absent: Bohner

**3. Discussion/Action:** Approve proposed Bathroom fixture count related to plumbing code/ occupancy for application:  
Required for 333 persons: 4 women toilets, 2 men's toilets, 2 urinals, 2 female lavs, 1 male lav, 2 drinking fountains.

Mr. Winig reiterated that the plumbing count is related to occupancy. Staff read the proposed fixture counts. The Board reviewed the design proposal. Chair Nichols reiterated the desire for 3 showers in each locker room if space permits.

**Motion:** Move to Approve design floor plans and plumbing fixture counts.

M/S/C PT/SM Ayes: Francis, Marino, Nichols, Teese Noes: None Absent: Bohner

**4. Discussion/Action:** Approve new community foot print and proximity to the pool.

Mr. Winig restated the placement of the new community building. Chair Nichols confirmed the set back from the Main Pool.

**Motion:** Move to Approve foot print and location of the new community building.

M/S/C PT/SM Ayes: Francis, Marino, Nichols, Teese Noes: None Absent: Bohner

**5. Discussion/Action:** Proposed expansion of the locker rooms towards the courtyard

The Board discussed costs and potential impacts of expanding the footprint. Mr. Winig commented that once the interior design is completed for the locker rooms the Board may wish to revisit the item and consider expanding between 2-3 feet if not the entire available width of 8 feet.

**Motion:** Motion to retain the footprint as design and not expand the locker rooms further into the courtyard at this time  
M/S/C PT/SM Ayes: Francis, Marino, Nichols, Teese Noes: None Absent: Bohner

**6. Discussion/Action:** Proposed design material selections and provide direction to the SRD Design Sub Committee regarding this item.

Mr. Winig presented 3 material selections and pricing for exterior wall panel finish, exterior wall accent, exterior deck material.

Exterior wall finish products:

- 1) Cement Plaster at \$15/SF covering a total of 1565 SF with an estimated cost of \$23,475.
- 2) Nichiha Concrete Series \$25/SF covering a total of 1565 SF with an estimated cost of \$39,125.
- 3) Cembrit Granit (2013 proposed material) \$65/ SF covering a total of 1565 SF with an estimated cost of \$101,752.

Exterior wall accent products:

- 1) Fundermax or Prodema \$79/ SF covering a total of 3,045 SF with an estimated cost of \$240,555.
- 2) Pacs Theromy \$40/SF covering a total of 3,045 SF with an estimated cost of \$121,800.
- 3) Combination of Item 1 for the side wall accent and Item 2 for the underside of the cantilever

Exterior deck surface material:

- 1) IPE Wood \$13 /SF covering a total of 1,555 SF with an estimated cost of \$20,215
- 2) PACS Thermory \$10 /SF covering a total of 1,555 SF with an estimated cost of \$15,100

Director Teese provided his recommendation and preferences before excusing himself from the meeting at 7:30. Director Teese recommended Nichiha Concrete Series, a combination of Fundermax and Pacs Theromy, and IPE wood. Chair Nichols, Director Francis and Director Marino continued to view the products, discussed each product, and discussed impacts and longevity of each product. The Board members asked for confirmation on durability, maintenance requirements and recommendations and for Arcsine's recommendations.

The Board members arrived at a consensus and formalized the decisions with motions for each category.

**Motion:** Motion to approve Nichiha Concrete Series for exterior wall panel finish with graffiti coating and confirmation that it will withstand exposure to pool chemicals and elements.

M/S/C CN/SM Ayes: Francis, Marino, Nichols Noes: None Absent: Bohner, Teese

**Motion:** Motion to approve IPE wood as decking material

M/S/C SM/JF Ayes: Francis, Marino, Nichols Noes: None Absent: Bohner, Teese

**Motion:** Motion to approve Fundermax or Prodema for exterior wood wall accent and underside of cantilever

M/S/C SM/JF Ayes: Francis, Marino, Nichols Noes: None Absent: Bohner, Teese

**7. Discussion /Action Item:** Master Renovation Plan-Basic Plan, projects, funding & strategies – fund raising, donations, sponsor and advertisement signage, related public relations and correspondence.

Director Francis addressed the Board expressing concerns about the potential cost estimate and the process of acquiring building permits. Director Francis strongly feels that the new community building construction application will trigger a series of Main Building facility upgrades to utilities, structural and ADA upgrades. Additionally Director Francis additional repairs and upgrades to the path of travel, the parking lot, the Main Building lighting and fire preventions systems estimating that the total realistic cost is closer to 5 million dollars not the 1.3 that the Board has discussed for the new community building. Director Francis referenced the 2013 Schematic Design Estimate of the 2013 Master Renovation Proposal in which Hathaway and Dinwiddie projected a square footage cost of 900 for new construction. A member of the public commented that current construction costs are between \$400 and \$500 per square foot depending on how high end the design materials are. Director Francis asked Arcsine to provide a rough estimate. Mr. Winig stated that for a standard 4500 square foot building at \$400 the cost estimate is \$1.8 million. Director Francis recommended that the Board consider a fund raising campaign of 5 million dollars. A member of the public recommended that the Board consider establishing phased projects and retain a 1.5 million - 2 million campaign specifically for the new community building. Director Marino stated that she agreed with the member of the public and preferred keeping costs associated with the new community building separate from full SRD property improvements at this time stating that 5 million dollars is not reasonable at this time. Chair Nichols agreed that SRD should fundraise based on the new community building as a phase of facility improvements. Director Marino noted that SRD can engage in a “finishing campaign” once the primary structure is constructed and interior finish work is remaining. Director Francis indicated that he would like a professional costs analysis by spring prior to beginning fund raising. Staff noted that the Board’s decision to utilize the National Joint Powers Association for construction does provide a professional cost for a public project however it would require building plan sheets and all construction detail in order to be accurate. Chair Nichols stated that the organization should go through planning and review and then establish a revised cost estimate. Director Marino stated that there are two separate buildings at SRD and doesn’t believe that the fundraising campaign for the new community building should include infrastructure or Main Building upgrades and improvements. Mr. Winig addressed the Board regarding professional services needed to proceed with the project including structural and mechanical engineering services. The Board provided direction to Mr. Winig to have professional service provider’s contract directly with SRD. The Board discussed and concluded that fundraising efforts will begin with a target of 2 million dollars.

**F. GOOD OF THE ORDER**

**Sub Committees:** Public Affairs and Outreach, SRD Public Meeting Sub Committee, Finance, Human Resources Sub Committee, Design Sub Committee, Zone IV & Property Maintenance.

Chair Nichols thanked the Board members for their discussion. There being no further business to come before the Board, Chair Nichols motioned that the meeting be adjourned, seconded by Director Sylvia Marino. The meeting was adjourned by Chair Nichols at 8:15 PM

**The next regular meeting of the Strawberry Recreation District Board of Directors will be held on: Tuesday, February 13, 2018 at 6:30pm in the 1<sup>st</sup> floor meeting room.**

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Secretary, Board of Directors Strawberry Recreation District

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Chair, Board of Directors  
Strawberry Recreation District