Construction Committee Minutes

May 16, 2018, 5:30

PPHFH Class Room

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| **Committee Members** | **Staff / Guests** |
| Matt Manzione, *Board Member & Chair* | Jeff White, *Chief Operations Officer* |
| Jim Riggins | Trevor Bennett, *Construction Superintendent* |
| Laurel Thorstensen, *Board Member* | Linda Stahnke, *Exec Assistant* |
| Larry Gilland |  |
|  |  |
| **Excused Absence** |  |

**CALL TO ORDER**

The meeting opened at 5:30 PM.

**CONSTRUCTION UPDATE**

Mr. Bennett remarked that there are 3 dedications and 1 closing coming up in the next few weeks. Energies will be focused largely on those properties for now, finishing up before the end of the fiscal year.

He expressed concerns for the condition of the sidewalk at 214 Red Finch Lane. They will be working to repair that soon. They will also check the driveway. Subcontractors who performed the work have been spoken to.

Overview:

* 210 Red Finch – rough mechanical
* 214 Red Finch – final inspections, touch ups, carpet
* 215 Red Finch – counters this week, landscaping almost done
* 218 Red Finch – counters this week, final mechanicals
* 219 Red Finch – rough mechanicals, siding
* 222 Red Finch- awaiting 3201.1 plan approval at PPRBD
* 226 Red Finch- ground blessing this weekend
* 831 Bunting – everything done but carpet

Discussion of the delay on closing at 207. Not due to construction.

Mr. Riggins asked about the Energy Logic inspections. Mechanical finals are next. Staff will get these scheduled within two weeks. He also asked a question about the discount program on water taps. Is that continuing? Yes it is.

A discussion followed about ERVs and the specs that show their effectiveness for small homes. Options and the expense of others that meet code were discussed. Future possible mandates were discussed.

211 Red Finch Lane closes tomorrow.

Thrivent Build (226 Red Finch Lane) is this weekend. Crew will start building on Monday.

There are 5 remaining lots open at Country Living.

**NEW LAND**

Mr. Manzione told the committee about the land that is being purchased, pending due diligence, in Fountain. This was reviewed and approved at the last Board meeting.

**PLANS**

Dale Street location (2620 & 2618 at Yuma & Dale)

The committee reviewed plans brought in by Mr. Gilland for the redesign of our duplex plans to add additional bedrooms as requested by Ms. Risley for the upcoming Family Selection process. These duplexes will be built with HOME funding from the City of Colorado Springs. Drafts of the redesign need to go to Regional Building Department in August.

Mr. Riggins said that they will qualify for energy efficiency rebates if we are meticulous in our air sealing/caulking. Mr. Manzione asked if they would qualify for Water Sense rebates as well.

There were questions and discussion about the neighborhood and how begin working with them. There is no official HOA, but a loose association. Mr. White has already reached out to them and begun dialog.

Members of the committee will do a field visit to review the area and what façades would fit in best.

Discussion followed about getting the new plans drawn up and who would be available to do that. Mr. Gilland’s firm is available if the current drafter does not have time to work it in as we are on a tight timeline.

The committee review how the addition of more bedrooms fit into the plans. 3-, 4-, and 5-bedroom options are needed. Roof lines, plenum walls, etc. were considered. The truss packages will have to be engineered to fit. Need to get our supplier started on that.

Mr. White commented that these plans are simple and variable. We will be able to adjust them and reuse them with a number of different configurations. If you needed walkouts on a future site, they could be adapted to that.

Mr. Riggins noted that the lots are narrow and deep. With an east face, they would be solar ready.

The team discussed ADA compliance with the plans as well.

Soils test are needed at the site. This will determine whether crawlspaces or slab on grade will be necessary.

Next steps:

* Mr. White will see about getting the CAD files of the current plans
* Mr. Gilland will create a laundry list of info he needs to put into the updated plans
* The committee will make a decision about exterior finishes after they complete a field visit
* New plans will be drawn by Mr. Gilland to be submitted to RBD
* Mr. Riggins will take a set of plans to Energy Logic for review