

Capital Improvements Committee  
Report to Council  
April 14, 2015

1. Background
  1. I decided to hold meetings to get the discussion of remodeling of the Village Center underway in an informal setting. I did not expect that things would move quickly and I was correct.
  2. Our first meeting was on May 20, 2014. The discussion started with a list of at least 14 items that needed to be fixed, replaced, added, or modified.
  3. At the first meeting we decided to start by concentrating on the main hall and then expand our consideration to the rest of the items on the list and any new items that would arise over time.
  4. We decided to meet approximately quarterly. Since we were rapidly approaching summer, we set the second meeting for August 5, 2014 and rescheduled it to September 16, 2015, the third meeting was December 3, 2015 and the most recent meeting was March 17, 2015.
2. Main Hall
  1. In the main hall, we determined that we needed new flooring, a new divider wall, new acoustical materials for the walls, and improved lighting for showing off the artwork.
  2. Betty Ardizzone has obtained bids for some of these four projects and we have had presentations by two vendors on flooring options.
    1. For the divider wall she has spoken with Hufcor who is the vendor for the current divider and to Modernfold. Hufcor can use the existing track, which saves several thousand dollars. The two bids are for \$18,685 and 26,539 respectively.
    2. For track lighting she has spoken with Dominion Electric Supply Company and with Fab Electric. Dominion Electric was recommended by one of the residents and Fab Electric is our usual electrical contractor. The bids for this work was \$14,644 and 20,250 respectively.
    3. Betty also brought up the need for security cameras. This item was under \$5,000 so the staff proceeded to contract the work and the cameras are now installed and need some final adjusting.
    4. We do not have any information on replacing the acoustical material on the walls.
    5. We have had several meetings with flooring vendors to talk about the options. There are many options. The ones that we were presented by the vendors were, two types of wood and vinyl. The consensus of those present at the meetings was that we should go with wood. There are two types of wood product in question. One is Mirage wood floor, which is a hard finish wood floor. The other is Hardwax oil finished wood. Betty has been following up with the two vendors to see if she can get enough information on the options to help us make an informed decision. As we were discussing the building with the vendors, the problem of water penetration into the building came up. One vendor suggested a ceramic border along the window wall to shield the wood from water leakage at the window. Unfortunately, the problem with the water penetration seems to be more complicated.
    6. Finally, we came to realize that the work will take at least two full weeks and perhaps another week or two. This will require that the main hall be unavailable for activities during the construction phase. We will be working out how to phase the work and coordinate the closing of the room to be least disruptive.