

Building Renovation Committee Meeting Minutes

March 24, 2022

Present: Cathy Johnson, Craig Martin, Jon Meredith, Brian Nielsen, Terry Nordheim, Gail Seaver

Guest: Scott Mower, Progressive Architecture

Discussion points:

1. We reviewed the revised architectural plan from Scott Mower's. The plan is divided by Tasks with a list of Must Have Needs for Option 1 and Option 2. Committee members should spend some additional time reviewing the plan in detail and provide any comments to Gail to forward to Scott.
2. The Committee and architect reviewed the 2019 Budget plan prepared by Trinity member Scott Johnson which was annotated to add Figure references to the available estimates that the Committee had gotten. This task is to provide more information for the architect to come up with a preliminary budget.
3. Scott will work on creating identifying features for the main entrance to the building where the ramp is presently located.
4. Scott reported on his code review for the requirement of a fire sprinkler system. The code states that a building over 12,000 sq ft and occupancy A3 as well as classrooms being downstairs require a fire sprinkler system. However, by possibly breaking up the building into separate areas with a 2-hour burn firewall we could avoid installing a sprinkler system. He noted that building a fire wall all the way up to the roof is expensive. However, under the Building Conservation Code, the building inspector may consider our building as "grandfathered in" and not require a sprinkler system or a 2-hour burn firewall. For now, for our planning purposes we are not considering a fire sprinkler system. If we expand into the courtyard, the new space would definitely require a fire sprinkler system. A large percentage (possibly 25%) of the cost of a fire sprinkler system is getting the water from the street into the building. Scott is waiting for Justin, the building inspector, to get back to him for guidance.
5. If we do not expand into the courtyard, it is our intent to not make changes in the Kirvida lounge that provide extra room for the kitchen refrigerator.
6. In regard to air purification, Scott talked to a mechanical engineer and was told there are currently no requirements in the building code for air purification or virus filtration. The engineer stated that he has done some schools and elderly housing projects and they have essentially added an electronic "Zapper" to the return air duct that enlarges the virus so that the filters can catch them.
7. Gail will talk with Aerotek to see if they can provide additional guidance on ductwork and air purification. This will help in making the decision on whether we stick with boilers or convert everything to forced air.
8. The committee confirmed that the responses prepared by Gail to the three questions that were received after the Annual meeting were good and they can be posted to the Building Committee Website when available.

Actions:

1. Gail - Contact Aerotek to get their opinion for the need of air purification and if they will provide an estimate to install ductwork in the building if needed for purification. If Aerotek agrees to provide a bid and needs to come to Trinity, Gail and Brian will do the walk-thru with them.
2. Gail – Sent carpet bids to Scott when they are available.
3. Pastor Terry – Check with Enerchange to find out status of their energy inspection.
4. Scott Mower – Prepare a preliminary cost budget and some "big picture" details for the renovations.

Gail Seaver

Next Meeting: TBD, when Scott Mower has a budget and sketches for us to review.