



Design Meeting #6 - Minutes

Date: 12/28/2017

Invitees: Tower Health: Dr. Romeo
Gordon Mitchell

PLN: Ric Avilez

Paradigm: Shawn Hemiller

Cal Mill: Geoff Powers
Jeff Cortinas

Layman Electric: Eric Layman

Solecon: Bob Stamy

Emcor: Jason Perry

Location: Tower Health & Wellness

Time: 10:00am

PREVIOUS ACTION ITEMS

<u>Task/Item:</u>	<u>Action/Goal:</u>	<u>Assigned to:</u>	<u>Resolution/Due Date:</u>
Develop Imaging suite floor plan	Updated floor plan presented, ready for tenant review	PLN	Week of Dec. 18th
Imaging equipment vendor info	Start communication on imaging equip. req's. Won't be available until plans are near submittal	Tower	Prior to permit submittal
Storage containers	Incorporate into planning submittal In process Did not discuss	PLN	Pending submission Resolved
Parking spaces	Lee to address the lack of available parking in Current design Overall building sf is smaller than initial foot-print, may not be a concern	PLN	Review prior to permit Submittal Resolved
Financing	Dr. Romeo working on establishing project Provided, will require revisions based on fp's	Paradigm	Next Meeting 1 st week of January
Utilities	Determine where/what utilities are stubbed Pending receipt of previous civil design	PLN	Next Meeting
Soils Report	New soils report required	Tower	TBD
Beam spans	Will a beam in the middle of PT be acceptable Pending tenant floor plan review	Dr. Romeo	Next Meeting
Floor plans	Review revised floor plans after tenant feedback Pharmacy complete, pending other tenant reviews	PLN	Next Meeting

- Geo-tech update – Tower Health to deal directly with Kleinfelder, Cal Mill to coordinate
- Floor plan review, consultant backgrounds – PLN was only able to meet with the Pharmacy tenant due to the holidays. Remaining tenant meeting scheduled for first week of January
- Equipment rooms – updated below



Notes

- Storage containers are a condition of the building permit and will be allowed to be on site through construction. Dr. Romeo would like us to order him an additional sooner rather than later to utilize while they move tenants.
- Parking will not be a concern based on planning departments preliminary review of the project.
- PLN to provide civil drawings from the first building to help pin down utility stub locations
- Electrical – Eric proposed locating the MSP in the planter near the xfmr and sub-feeding the building. One concern is any future needs, Eric proposed running additional conduits into the attic space for future use. This eliminates the need for an electrical room on the back side of the building that was discussed at last meeting which will save cost.
- It was proposed that we dedicate a small portion of the storage area to a small equip room for alarm panels and communication board.
- It was suggested that we keep the fire sprinkler valves and gauges exposed on the back side of the building, at the inside corner of storage and PT possibly, rather than building a separate room for it, Dr. Romeo has no concerns w/ the aesthetics of it being exposed.
- HVAC – Jason provided the expected point loads for his rooftop equipment from Cal Mill to utilize for their design.
- Imaging floor plan was updated to show the MRI space. After further examination Dr. Romeo would like to reverse the locations of the viewing & viewing /consult spaces. Additionally, examination rooms need to have the same orientation in lieu of “mirrored” layouts, to improve efficiency.
- Restroom in the waiting area, while not preferred, is drive by code requirements.
- Critical path to staying on schedule is tenant review of floor plans as consultants are limited on their ability to productive.

NEW ACTION ITEMS

<u>Task Item</u>	<u>Action/Goal</u>	<u>Assigned to:</u>	<u>Resolution/Due Date:</u>
Civil plans	Provide the civil design from the original const. For reference on utility stubs to the bldg. pad.	PLN	Next Meeting

Next Meeting:

Date: 1/11/2018
Time: 10:00 am
Location: Tower Health & Wellness

