



Community
MENTAL HEALTH
CLINTON • EATON • INGHAM

BUILDING AND SITES AD HOC COMMITTEE
Meeting Minutes
Wednesday, November 4, 2015, 12:00 p.m.
812 E. Jolly Road, Conference Room G11-A&B
Lansing, MI 48910

Committee Members Present:

Kay Pray, Maxine Thome, Kam Washburn, Joseph Brehler, Carol Koenig

Committee Members Absent:

None.

Staff Present:

Stacia Chick, Chelsea Christensen, John Peiffer, Sara Lurie

Public Present:

Alan Goschka

Call to Order:

The meeting was called to order by Chairperson Kam Washburn at 12:00 p.m.

Previous Meeting Minutes:

MOVED by Kay Pray and SUPPORTED by Maxine Thome to approve the meeting minutes of August 5, 2015.

MOTION CARRIED unanimously.

Adoption of Agenda:

MOVED by Kay Pray and SUPPORTED by Maxine Thome to adopt the agenda.

MOTION CARRIED unanimously.

Public Comment on Agenda Items:

Building and Sites Committee (jh)
November 4, 2015

MINUTES ARE DRAFT PENDING COMMITTEE APPROVAL

No comment.

BUSINESS ITEMS:

812 Jolly Road Building Expansion Project Update – Schematic Design Options

John Peiffer presented an update on the 812 Jolly Road building expansion project. John and Alan Goschka, Architect - Bergman and Associates, have been meeting with CMHA-CEI leadership regularly. The early phase of the planning process included accommodating current occupied space and projecting future CMHA-CEI growth and preferred adjacencies to enhance processes. Another component was to identify which programs will be integrated back into the 812 Jolly Road building. The programs identified were Human Resources, ACT, and the Recovery Center. Concurrently, Alan has worked on schematic designs. Four options were presented and reviewed.

Carol Koenig joined the meeting at 12:08 p.m.

Option 1 Review: Option 1 includes an addition to the East side of the existing building. This option can alleviate some water issues and prevent access disruption for the front entrance of the building. Traffic would need to be re-routed temporarily to accommodate a new drive and the entrance would be disconnected from the new parking area. The new parking area would also be decreased in size from moving the drive over. Another negative to consider with this option is the basement level that would be created and the elimination of many windows. There is the option to accommodate more light with a three story atrium but that will include extra cost and create circulation issues. Discussion ensued regarding the possibility of adding an entrance on the East side of the building. There are opportunities; however, staff would like to maintain one entrance for security reasons. CMHA-CEI staff expressed the importance of keeping all staff and consumers as integrated as possible.

Option 2 Review: Option 2 includes an addition to the South side of the existing building. The new entrance and lobby entrance would remain on the South side of the building. The new parking space (to the East of the building) would be separated but could be dedicated to staff with a side door staff entrance. This option eliminates some windows but maintains the most natural light. The only potential storm detention issue would be with the parking area. A storm detention area and redundant pumps can be created for the problem area. CMHA-CEI currently has one pump. The new pumps would be back up and would both be tied to the generator. The Building and Sites Committee has concerns with water issues. It is a large

Building and Sites Committee (jh)

November 4, 2015

MINUTES ARE DRAFT PENDING COMMITTEE APPROVAL

priority that should be solved during the expansion project. John is confident that the redundant pumps will work. This option does not include a basement level. There would be a small space in a lower level dedicated to mechanical rooms, electrical rooms, and storage only. Negatives with this option include the relocation of sanitary lines and the front entrance disruption. The loading dock entrance would potentially need to be used as the temporary main entrance.

Option 3 Review: Option 3 includes a new building with a crosswalk connecting to the existing building. There would be no disruption to the existing building but there are concerns with the disconnect and parking. The flow and functionality of the building would not be optimal. There are also concerns with water issues and safety with the underground parking associated with this option.

Option 4 Review: Option 4 includes a two story addition that wraps around the Southeast corner of the building. This option eliminates some windows and green space (required by some programs) and creates grading issues with parking and water flow. The main drive would also need to be relocated.

After considerable review, Alan and CMHA-CEI staff suggest Option 2. CMHA-CEI staff asked the Committee to consider the long term benefits along with the short term inconveniences. Discussion ensued regarding accessibility concerns and alternative entrance options. The priority with a temporary entrance would be keeping staff and consumers safe during construction. The suggestion was made to add security presence outside during construction to help with guidance. The Building and Sites Committee would like more details regarding additional elevator expenses associated with Option 2 and a cost evaluation for Options 1 and 2.

John and Alan are going to meet with contractors to provide details and cost estimates at the next Building and Sites Committee to be scheduled in approximately two weeks. A meeting notification will be sent at least one week prior to the meeting.

The Building and Sites Committee would also like to confirm that no services will be negatively impacted by removing the property located to the East of the building for parking. John has met with the Program and services will not be disrupted.

Discussion ensued regarding the importance of using this opportunity to create a space that is inviting for consumers and staff.

Old Business:

Building Authority Proposal Update

Stacia Chick provided an update from Tim Dolehanty regarding the CMHA-CEI proposal for the 812 East Jolly Road lease agreement. The Ingham County Building Authority is currently working with legal counsel.

New Business:

None.

Public Comment:

None.

Adjournment:

The meeting was adjourned at 1:25 p.m. Committee meetings will be scheduled as necessary.

Minutes Submitted by:

Chelsea Christensen
Finance Secretary