

**2022-2023 MCC Governing Board
Capital Facilities Committee
May 10, 2023 – 6:30 p.m.**

MINUTES

Committee Members Present: *in-person:* Rasheq Rahman, Chair; Melanie Sletten; Kristina Groennings
Committee Members Absent: Bill Glikbarg
MCC Staff Present: Betsy May-Salazar, Executive Director; Joe McGovern; Ashok Karra;
Jennifer Garrett
Guests: Paul Reynolds, Stormwater Management, Fairfax County (virtual)

CONVENE MEETING

Committee Chair Rasheq Rahman convened a meeting of Capital Facilities Committee of the Governing Board of the McLean Community Center on May 10, 2023, at 6:30 p.m. He announced that the meeting was being audio recorded. No changes were requested to the Agenda; it was adopted by acclamation.

MCC Stormwater Study Presentation – Paul Reynolds, Stormwater Management, Fairfax County (virtual)

Mr. Reynolds provided an overview of the stormwater study for MCC grounds, providing overview of flooding issues at front (along Ingleside) and back of the building and suggested remedies. The issues in the front of the building are that the building sits in a bowl and in the event of a 10 year storm water will enter the building before receding. At the rear of the building water should flow to the pond. Settlement of the sidewalk, and poor grading has caused water to come towards the building rather than away.

For the front of the building three options were presented:

1. Creating culvert along entrance to the building (parking lot side) and adding pipe & inlet.
 - Pipe and inlet recommended – will improve drainage in every storm.
 - Mr. Reynolds is not supporting the addition of culvert along entrance of building, commenting that it will not relieve flooding.
2. Adding Pipe & inlet; and berm along Ingleside
 - Berm would require coordination and approval with VDOT. Would redirect water from above to the parking lot
3. Adding pipe & inlet, possibly berm, and flood proofing building
 - Flood proofing building would include building a small wall outside the windows under awnings (could be treated as a landscaping feature with plantings) as well as small wall and step up to door (or replace door with window).

This project in the front of the building would be a county project with county funding.

For the rear of the building – grading project to create drainage away from building including replacing sidewalk and sloping new sidewalk away from building and adding shallow swale. This project is considered a grading project and would not be a county project – it would be an MCC cost.

A discussion took place around recommendations. Recommendation from Mr. Reynolds is to move forward with the pipe & inlet and flood proofing the building at a minimum. The process was discussed with strong interest in the pursuing both projects as one contract with one contractor but allowing for the projects to be segregated with potentially different timelines and separate funding sources – with the county taking the lead and financing the front

project and MCC financing the rear grading/sidewalk project. Mr. McGovern thanked Mr. Reynolds for the extensive study and great opportunity to partner with the County on the projects. Chairman Rahman thanked Mr. Reynolds for his presentation and indicated that the committee members will discuss the options and staff will get back to him on next steps.

PRELIMINARY REVIEW/DISCUSSION OF CAPITAL BUDGET CARRY-OVER

Executive Director May-Salazar provided an overview of the current capital budget, reviewing the carryover from FY22, the FY23 approved budget, proposed carryover for FY23 and the approved FY24 budget. Staff will be developing the FY25 proposed budget over the summer during the budget process for presentation in August 2023.

Ms. Garrett provided a review of three theater projects currently in development that need additional funding to move forward. These projects include the Cat6e wiring design and installation and the house light/work light LED renovation installation. An adjustment is requested for the wiring based on recommendation from consultant for the work to expand to all spaces used by the artists – including rehearsal hall and lobby, as well as to include fiber in addition to Cat6e. This work will support needs of artists for video and projection, for example and future proofs for anticipated programming. It does not include livestreaming capability. The house lights budget increases due to an increase in costs. Chair Rahman confirmed that the work would take place in FY24 and FY25 ahead of the 50th Anniversary.

MOTION: to approve mid-year funding items for the Alden Theatre including: Cat6 wiring design and installation and house lights installation totaling \$150,000.

Approved by a vote of three: Rasheq Rahman, Melanie Sletten, Kristina Groennings– all voting “AYE.” Bill Glikbarg was absent. **The motion passed.**

UPDATE ON CURRENT PROJECTS

Discussion took place regarding the EV Stations and possible study for Solar on the Roof. Ms. May-Salazar confirmed that she had reached out to the county staff to get an update on the EV Station process and guidance on a Roof study, if the board decides to move forward. Staffing has changed at the county, so staff has not yet connected. Discussion took place around the Old Firehouse – with a consensus that it is an asset for MCC in downtown McLean and merits an overall review. A draft list of potential projects for FY24 and FY25 was shared including Drainage/Stormwater project; OFC review: ADA compliance, Sensory room, van replacement; outdoor signage – all sites; landscaping – overall concept before 50th anniversary project; 50th anniversary Community Art Project and Art Installation. These ideas will be fleshed out in FY25 budget meetings. Chair Rahman inquired about the status of the McLean Central Park amphitheater project. Ms. May-Salazar gave a brief update and shared that a meeting is being scheduled for an update from the Fairfax County Parks.

ADJOURNMENT

Nothing else was mentioned as a further topic for discussion; and with no further business, Chair Rahman adjourned the meeting at 8:05 p.m.

Respectfully Submitted, Betsy May-Salazar, Executive Director