Davis County Memorial Courthouse Renovation Committee

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Meeting Minutes August 9, 2019

The Davis County Memorial Courthouse Renovation Committee met on August 9, 2019, at 1:00 p.m. in room 306 of the Davis County Administration Building located at 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of Utah Code Annotated §52-4-202.

Committee members present were: Commissioner Randy B. Elliot; Commissioner Bob Stevenson; Commissioner Lorene Miner Kamalu; Cutis Kock, Clerk/Auditor; Mack McDonald, Facility Management Director; Lane Rose, Facility Management Assistant Director; Mark Langston, Information Systems Director; John Ewanowski, CRSA Architects; Kevin Debold, CRSA Architects; Zach Helsop, CRSA Architects; Paul Stead, CRSA Architects; John Anderson, Farmington Preservation Commission Chair; and Inger Erickson, Farmington Preservation Commission Vice Chair.

There was no public in attendance.

The meeting commenced at 1:04 p.m. The following agenda items were proposed.

1. **Review or Progress Since Last Meeting (Minute 00:24)**
    a. The Architects provided an overview and update on the ongoing work such as preparing written needs assessment reports; documentation of the historic preservation design of the Memorial Courthouse; narratives such as structural, mechanical and plumbing systems; defining complete information regarding the size, historical focus, function, and aesthetics of all existing, new, and renovated spaces; and defining the overall scope and program.

2. **Programming/Schematic Design Discussion (Minute 2:36)**
    a. The Architects presented narratives from Calder Richards Consulting Engineers which involved the renovation and seismic upgrade of the Memorial Courthouse structure. As there were concerns prior to this meeting about the exterior walls and roof/floor foundation, the engineers proposed plan is to (a) reinforce shotcrete to the exterior walls to prevent catastrophic damage due to a significant seismic event and (b) by

drilling and epoxying a continuous steel angle or plate at top of sheer walls for connection to the roof and floor structure.

b. Other miscellaneous discussions focused on modifications to include items such as the removal of numerous existing interior walls and the need for obtaining a site investigation/soil report for the County property. Structural Beams were suggested to help fix the removal of interior walls that are thicker and load bearing. An in-depth geotechnical study is recommended by engineers to provide a cost-effective seismic design that will provide an accurately measured site investigation. If the committee decides to vote on this study, the County will have to pay for the cost up front. This is something that was anticipated in the RFP and could potentially be amended and authorized through the Architect's Contract.

c. Calder Richards Consulting Engineers proposed three recommended mechanical and plumbing systems to the committee to choose from. The following choices are: (Minute 7:50)
    i. Air Source VRF
    ii. Packaged VAV System
    iii. Ground source heat pump (GSHP) also known as geothermal heat pump.
    iv. Mack explained to the committee the beneficial of geothermal heat pump. He gave a cost comparison between the Admin building (which uses geothermal heat) $500.00 for power use, $2,512.00 on gas and the Memorial Courthouse (which uses VAV system) $17,850.00 for power use and $14,000.00 on gas to date as indicated on Lucid. A significant decrease on the utility and power bill from the Admin building by placing the geothermal heat pump. (Minute 19:35)

d. As of 08/09/19, the committee has not made a decision as of yet on which mechanical and plumbing system to choose from.

3. Review Schedule, Scope, and Budget (Minute 35:42)

a. A schematic discussion of the possibilities of moving/housing departmental offices after the renovation process is complete. In the basement, the current design shows the County Investigators are being put in. Commissioner Kamalu relayed the investigators request of possibly getting natural lighting and an exercise room. On the main floor level design, it is designed for the Community Economic Development (CED) department to occupy and where County Records are being stored. Lastly, the 2nd floor level, there was an ongoing discussion to put a conference room (ran by CED) and/or

reference area should take place and to create a few rental offices to increase the County revenue.

Curtis Koch left the meeting at 2:05 p.m.

b. Because this move requires decision making, it was advised to have the directors of the departments involved to meet for discussion. This meeting will be scheduled in the future.

Minutes prepared by:

Roussella Peirce
Administrative Secretary
Facilities Management

Minutes approved on:

X Mack McDonald 8-29-2019

Mack McDonald, Director
Davis County Facilities Management