Davis County Memorial Courthouse Renovation Committee

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Davis County Memorial Courthouse Renovation Committee

Meeting Minutes August 23, 2019

The Davis County Memorial Courthouse Renovation Committee met on August 23, 2019, at 1:00 p.m. in room 306 of the Davis County Administration Building, 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 Koch, Clerk/Auditor; Mack McDonald, Facility Management Director; Lane Rose, Facility Management Assistant Director; Kyle Phillips, Facility Management Project Manager; Mark Langston, Information Systems Director; Ken Anderson, Community and Economic Development Director; John Ewanowski, CRSA Architects; Kevin Debold, CRSA Architects; Zach Helsop, CRSA Architects; Paul Stead, CRSA Architects; John Anderson, Farmington Preservation Commission Chair; and Megan Booth, Farmington City.

There was no public in attendance.

The meeting commenced at 1:04 p.m.

Meeting was adjourned at 2:11 p.m.

1. **Review or Progress Since Last Meeting (Minute 1:48)**
    a. Finalized schematic design phase scope; continued development of Landscape options; verification of selective demo drawings of the historical portion of the courthouse; and coordinating design work of consulting engineers.

2. **Design Development Discussion (Minute 3:09)**
    a. **Landscape options prepared by Paul.**
        - Based on the last meeting's feedback, the committee opted out in creating more parking spaces and voted on having a mini plaza that will bring more interest in the community and elevation to the landscape. The landscape choices were narrowed down to two options:
            - **Option A (exhibit A)** – linear-shaped design layout that has a nice outlay connection on both buildings. ADA ramp accessible. The plaza will have terraced planters to help elevate the landscape and its aesthetic appeal.
            - **Option B (exhibit B)** – curvilinear-shaped design layout which also has a good outlay connection on both buildings. It is ADA ramp accessible with larger areas to place benches for leisure time.

- Both options works well with the layout and functionality. The idea is with the plaza being there, it would create a more emphasis to the building, and it will create a much more inviting area for people to gather, to take breaks and to enjoy leisure time. But there are a few concerns and ideas that were brought up by the committee and these are as follows:
    - Federal election guideline regarding ADA should be in compliance within 200 feet distance for a polling location.
    - As an addition to the design, bringing back the water fountain feature located in the front of the Memorial Courthouse was discussed, but no decisions have been made as of yet.
    - A designated space to accommodate food truck vendors.
    - Monuments are required to be displayed in the new plaza for the community to see.
    - Placing another flagpole in front of the Memorial Courthouse.
- As of August 23, 2019, the committee voted for Option A as the new Memorial Courthouse plaza design layout.

See attached documents exhibits A and B.

b. Demo investigation from John and Zach.

- This part of the Agenda was not discussed because of time restriction.

c. Sole source equipment (i.e. elevator, ground source, etc.)

- CRSA mechanical engineers are wondering if for the county is required a sole source equipment such as the elevator and if it is important to use the same company that did the ground source based on their experience and familiarity of the area.
- As of this current meeting, the committee permitted CRSA to do a basis to basis design in regards to the size of the elevator shaft. Regarding the seismic design, CRSA Architects thinks that it will be beneficial to hire the same company that did the geothermal study for the Admin building based on their familiarity of the area and its surroundings.

d. Progress work of consulting engineers.

- Here is the discussion regarding the changed floor plan after consulting with the engineers:
    - **Basement** - Ongoing discussion. In the basement open storage, the plan is to keep the existing electrical panel and conduit from the main transformer in the building. Create this kind of mechanical rooms to make spaces for the geothermal and heat pump connection. The basement is to remain vacant until further notice. Discussions for records storage and placement of County Investigators and Pre-Trial service back in the Memorial Courthouse is still ongoing. It is advised to have County Attorney Elected Official, Troy Rawlings and Human Resource Director, Debra Alexander. Review these depending on final use.
    - **Main floor** – This is where we need to prioritize the space. The importance of having a receptionist in the front window to help the public was brought up by Commissioner Kamalu. Pulled the restrooms from the east side over to the west side to avoid cramming everything in one place. More room to spread out and provides more privacy. Information Technology (IT) closet will have to be

reconfigured and contained close to where the elevator is. Architects are experiencing a challenge in finding the right spot to place the mechanical equipment. Their solution is to place the mechanical equipment on the ceiling in the elevator lobby. By doing so, it accommodates the functionality and does not affect work flow by having to force someone out of the office to change the filter.

- **Second floor** – The committee has not voted on whether or not this floor is going to have some leasable space or a conference/receptionist area. But all agreed to have an open finish design that incorporates expandable spaces for future functionalities.

e. SD cost estimate

- CRSA Architect presented the committee with a summary print out of the Davis County Memorial Courthouse Restoration & Remodel estimated cost. Documents attached.

See attached document exhibit C

3. Review schedule, scope, and budget.

a. CM/GC procurement

- The committee made progress in the Schematic Design and layout and is ready to advance to the next step process – selecting the Construction Manager/General Contractor (CM/GC). What is included in the RFP is for the CM/GC is to not only oversee the project, but also to be in charge of the demolition and preserving some elements (stones) that can be put back in the building. After the meeting with Farmington Planning Commission is going to be issued for conditional use for historical preservation ticket?

b. DD deliverable deadline

- Ongoing. The contractor's involvement in the Design Development phase is important – hence the stress in selecting one ASAP. They need to go through the estimations and making sure what the architects are seeing is true to from the constructability side of it.

Minutes prepared by:

Roussella Peirce
Administrative Secretary,
Facility Management

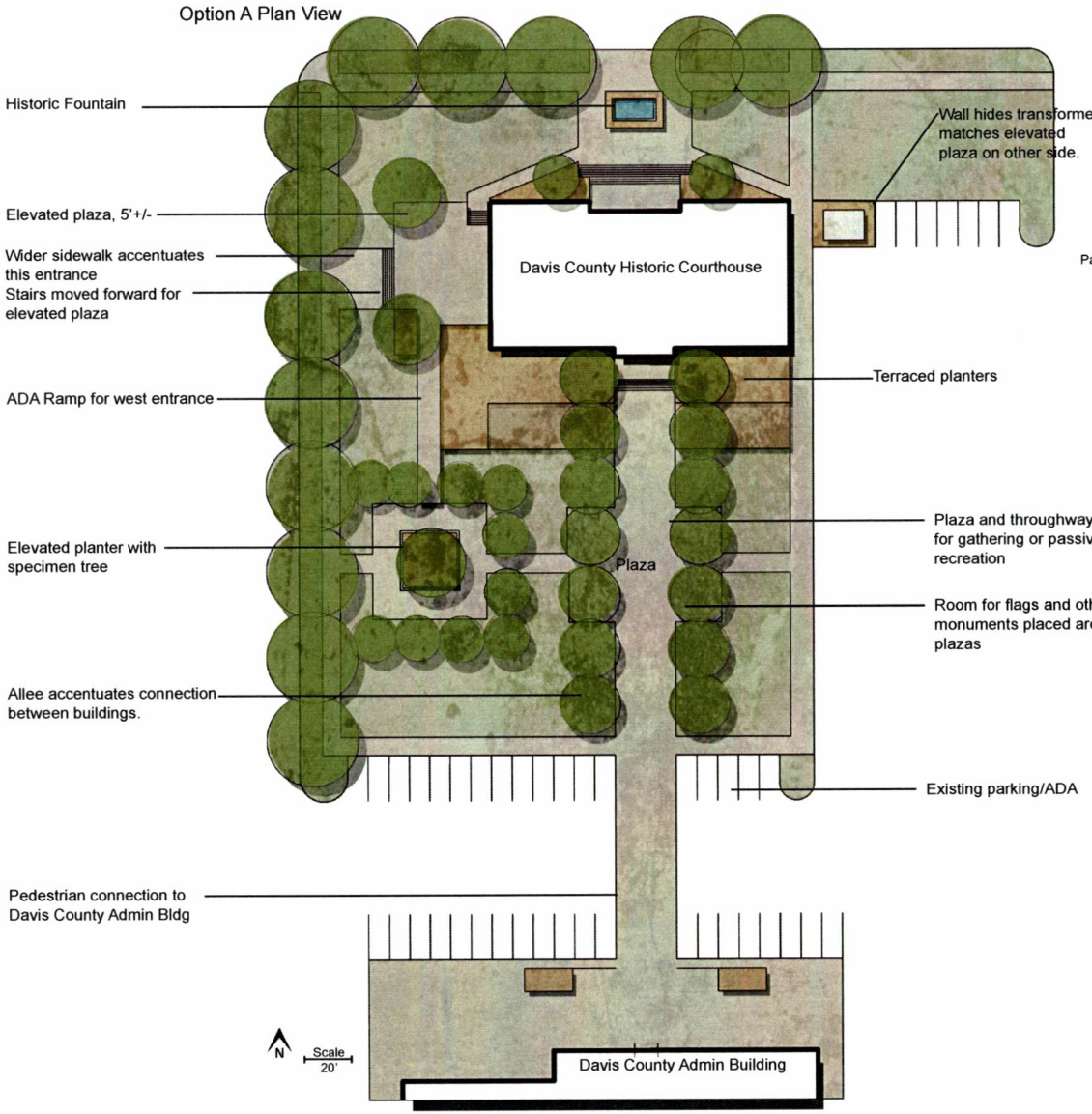
Minutes approved on: September 20, 2019

X  9.20.2019

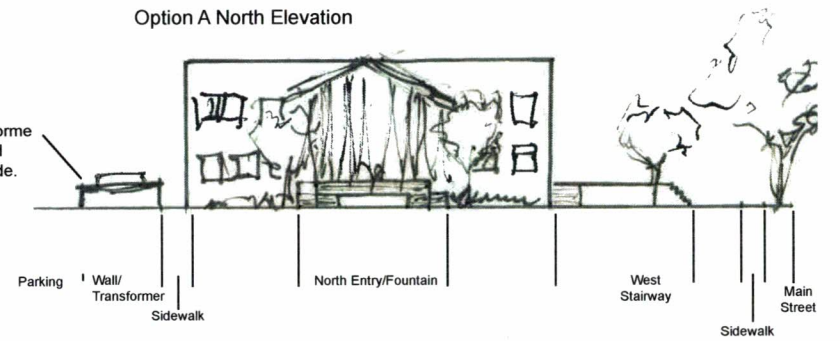
Mack McDonald, Director
Davis County Facilities Management

Davis County Courthouse Concept - Option A

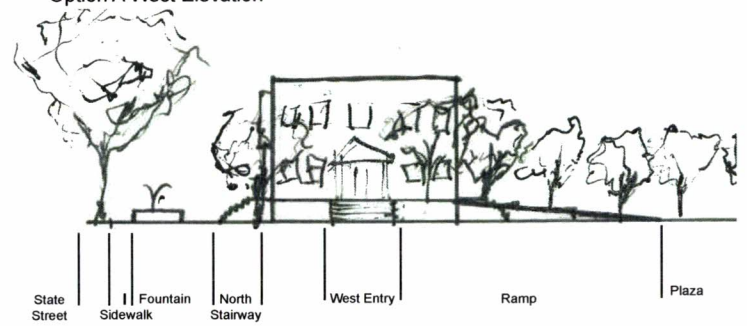
Option A Plan View



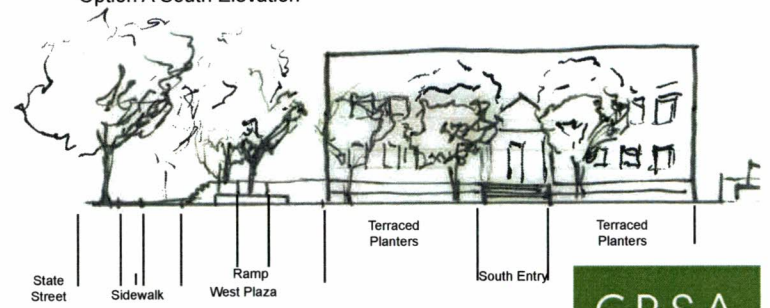
Option A North Elevation



Option A West Elevation



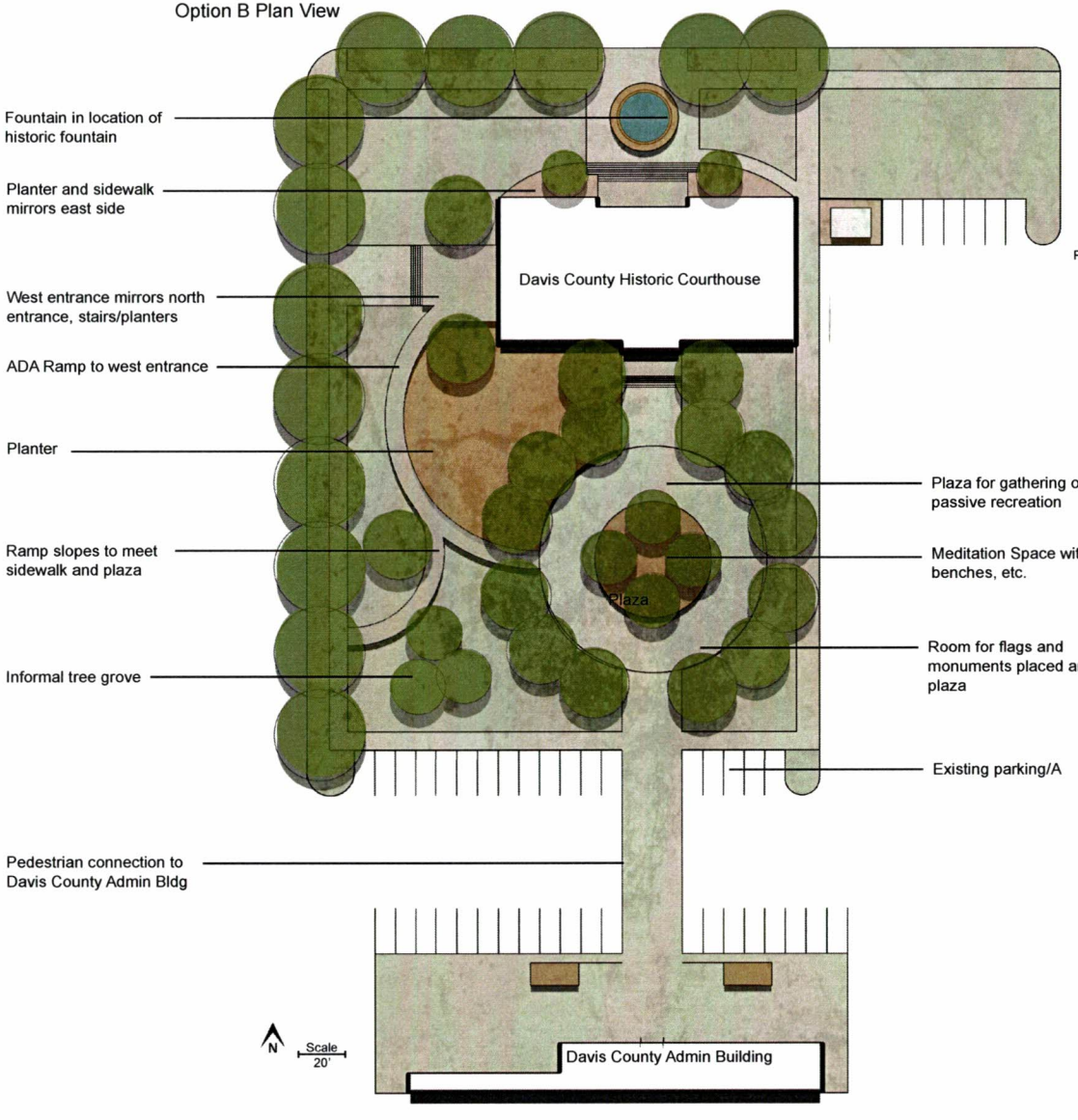
Option A South Elevation



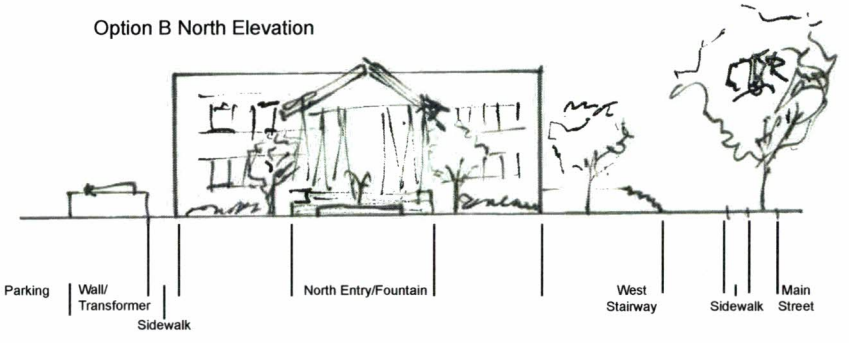
CRSA

Davis County Courthouse Concept - Option B

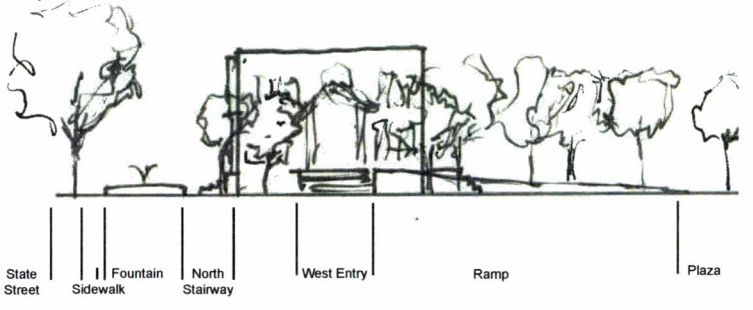
Option B Plan View



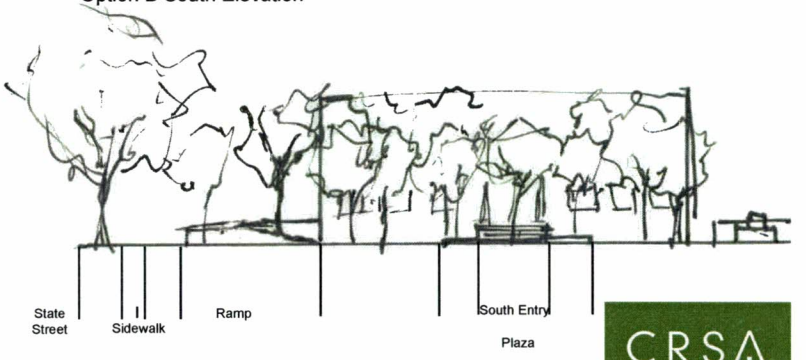
Option B North Elevation



Option B West Elevation



Option B South Elevation



CRSA

DAVIS COUNTY MEMORIAL COURTHOUSE
Restoration & Remodel
28 East State Street
Farmington, Utah
S U M M A R Y

Draft: Schematic Design - Construction Cost Estimate
August 21, 2019

DESCRIPTION		QUANTITY	UoM	COST/SF	COST
02 EXISTING CONDITIONS				19.27	$368,182
03 CONCRETE				16.59	$316,915
05 METALS				5.46	$104,239
04 MASONRY				5.85	$111,777
06 WOOD AND PLASTICS				3.71	$70,938
07 THERMAL AND MOISTURE PROTECTION				6.02	$115,020
08 DOORS AND WINDOWS				18.23	$348,251
09 FINISHES				21.64	$413,515
10 SPECIALTIES				2.96	$56,521
11 EQUIPMENT				0.13	$2,500
12 FURNISHINGS					In FF&E
14 CONVEYING SYSTEMS				5.07	$96,900
21 FIRE SUPPRESSION				4.73	$90,381
22 PLUMBING				9.48	$181,170
23 HEATING, VENTILATING & AIR CONDITIONING				42.55	$813,004
26 ELECTRICAL				32.14	$614,215
27 COMMUNICATIONS				8.78	$167,705
28 ELECTRONIC SAFETY & SECURITY				5.30	$101,272
31 EARTHWORK				0.44	$8,436
32 EXTERIOR IMPROVEMENTS (Option A)				31.17	$595,619
33 UTILITIES				13.12	$250,743
SUB-TOTAL		19,108	SF	252.63	$4,827,303
CONTRACTOR GENERAL CONDITIONS	10.0%			25.26	$482,730
CONTRACTOR BOND	3.0%			7.58	$144,819
CONTRACTOR OVERHEAD AND PROFIT	10.0%			25.26	$482,730
SUB-TOTAL		19,108	SF	310.74	$5,937,583
DESIGN CONTINGENCY, ALLOW	12.0%			37.29	$712,510
INFLATION TO FY 2020					Not Included
TOTAL (Construction)		19,108	SF	348.03	$6,650,092

Estimate

Notes: Costs are for construction only (Bid Day). Costs are an Opinion of Probable Cost.
Costs are Based on an Pre-Qualified CM-GC with a Guaranteed Maximum Price.
Costs are Based on a Construction Start of Spring of 2020.

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 EXISTING CONDITIONS				
Building Related:				
Hazardous Materials Abatement				To Be Determined
Remove Building Additions (1958 & 1979)	18,500	SF	9.12	$168,720
Remove Roofing & Insulation	7,494	SF	3.14	$23,531
Remove Floor Slabs for Structural Modifications	3,825	SF	2.85	$10,901
Remove Clay Tile Walls, Selective	850	SF	6.56	$5,576
Remove Exterior Window & Frame (Salvage Historic)	1,675	SF	11.40	$19,095
Remove Doors & Frames, Per Leaf (Salvage Historic)	25	EA	222.30	$5,558
Remove Interior Windows & Frames	200	SF	7.41	$1,482
Remove Interior Partitions	3,890	SF	3.14	$12,215
Remove Cabinets / Tops / Millwork	80	LF	39.90	$3,192
Remove Floor Finishes (Selective)	19,108	SF	0.74	$14,140
Remove Ceiling Finishes (Selective)	19,108	SF	1.31	$25,031
Remove Specialties / Equipment / Etc.	19,108	SF	1.71	$32,675
Remove, Patch & Repair Misc Items (Allowance)	19,108	SF	2.28	$43,566
Protect Historic Window, Finishes & Fixtures (Allow)	1	LS	2,500	$2,500
Site Related:				
See Division 32				Division 32
			19.27	**$368,182**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
03 CONCRETE				
Concrete Foundation, Underpinning	12	CY	484.50	$5,814
Concrete Footings & Foundations, Reinf	40	CY	381.90	$15,276
Shotcrete Wall Reinforcing, Exterior Wall - 4" to 6"	4,200	SF	57.00	$239,400
Concrete Slab - Infill, Patch & Repair	3,825	SF	10.83	$41,425
Epoxy Doweling, Structural	1	LS	15,000	$15,000
			16.59	**$316,915**
04 MASONRY				
CMU Wall, Reinforced (Elevator Enclosure)	1,680	SF	19.38	$32,558
Patch & Repair Cast Stone, Portico Columns (Historic)	6	EA	1,995	$11,970
Patch & Repair Cast Stone, Cornice (Historic)	1	LS	3,500	$3,500
Patch & Repair Cast Stone, Ext. Wall Cladding (Historic)	480	SF	62.70	$30,096
Restore, Patch & Repair South Façade	3,690	SF	9.12	$33,653
			5.85	**$111,777**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
05 METALS				
Steel Reinforcing, URM Walls	8,400	SF	6.84	$57,456
Steel Floor Bracing / Modifications (Minimal)	19,108	SF	1.14	$21,783
Steel Foundation Connections, Structural	1	LS	10,000	$10,000
Steel Structure Modifications (Allowance)	1	LS	15,000	$15,000
			5.46	**$104,239**
06 WOOD AND PLASTICS				
Wood Blocking	650	BF	9.12	$5,928
Cabinets / Millwork / Casework	80	LF	370.50	$29,640
Modify Existing Cabinets / Patch & Repair (Allowance)	1	LS	3,500	$3,500
Relocate Existing Historic Display Case	1	LS	1,500	$1,500
Wood Wall Trim / Base	525	LF	18.24	$9,576
Wood Wall Trim / Base, Historic (Allowance)	480	LF	43.32	$20,794
			3.71	**$70,938**

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07 THERMAL AND MOISTURE PROTECTION				
Dampproofing / Waterproofing, Foundations	1,280	SF	5.93	$7,590
Sealer & Water Repellants, Exterior	1,000	SF	3.71	$3,710
Membrane Roofing, Insulation & Flashings	7,494	SF	12.54	$93,975
Joint Sealants & Firesafing	19,108	GSF	0.51	$9,745
			6.02	**$115,020**
08 DOORS AND WINDOWS				
Historic Replicated Storefront System & Insul. Glazing	225	SF	74.10	$16,673
Historic Replication Wood Framed Windows, Exterior	1,625	SF	82.08	$133,380
Historic Replication Wood Framed Windows, Interior	36	SF	77.52	$2,791
Historic Replication Wood Door, Glazing & Hardware	15	LEAF	8,550	$128,250
Historic Replication Wood Door Transom	6	LEAF	2,850	$17,100
Interior HM Windows, Tempered Glazing	60	SF	46.74	$2,804
Commercial Door, Frame & Hardware - Single	21	EA	2,109	$44,289
Access Door w/ Frame & Hardware	4	EA	741.00	$2,964
			18.23	**$348,251**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
09 FINISHES				
Metal Stud Wall Framing, Insulation & Gypsum Board	7,000	SF	13.68	$95,760
Metal Stud Furring & Gypsum Board	2,950	SF	9.12	$26,904
Historic Plaster - Courtroom Ceiling (Replace Brackets)	2,000	SF	3.42	$6,840
Historic Plaster - Skim Coat Courtroom	850	SF	14.82	$12,597
Historic Plaster - Patch & Repair (Allowance)	1	LS	10,000	$10,000
Gypsum Board Ceiling & Soffit with Furring Channels	5,725	SF	10.26	$58,739
Acoustical Tile Ceiling w/ Grid	6,128	SF	3.48	$21,325
Restore Historic Flooring (Allowance)	3,500	SF	3.99	$13,965
Floor Finishes, Commercial Office	13,375	SF	4.28	$57,245
Ceiling Finishes, Commercial Office	13,375	SF	3.71	$49,621
Paint, Wall & Ceiling	36,325	SF	1.14	$41,411
Patch & Repair, Allowance (Historic)	19,108	SF	1.00	$19,108
			21.64	**$413,515**
10 SPECIALTIES				
Bath Accessories / Partitions / Etc (Per Bathroom)	4	EA	5,415	$21,660
Fire Extinguisher w/ Cabinet	6	EA	438.90	$2,633
Visual Display Surfaces (Allowance)	240	SF	19.38	$4,651
Wall Bumper Guards / Corner Guards	1	LS	3,500	$3,500
Building Specialties, Miscellaneous (Allowance)	19,108	SF	0.40	$7,643
Building Graphics / Signage (Allowance)	19,108	SF	0.86	$16,433
			2.96	**$56,521**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
11 EQUIPMENT				
Misc Existing Equipment, Relocate (Allowance)	1	LS	2,500	$2,500
			0.13	**$2,500**
12 FURNISHINGS				
Furniture, Fixtures & Equipment				In FF&E
Window Coverings				Not Included
Furnishings, Misc				By Owner
				In FF&E
14 CONVEYING SYSTEMS				
Passenger Elevator - 3 Stop	1	EA	96,900	$96,900
			5.07	**$96,900**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
21 FIRE SUPPRESSION				
Remove Fire Sprinkler System	19,108	SF	0.80	$15,286
Fire Sprinkler System, Wet & Dry	19,108	SF	3.93	$75,094
			4.73	**$90,381**
22 PLUMBING				
Remove Plumbing Fixtures	20	EA	427.50	$8,550
Remove Plumbing Piping, Selective	19,108	SF	0.97	$18,535
Plumbing Fixtures, Water Closet	6	EA	1,910	$11,457
Plumbing Fixtures, Urinal	2	EA	1,596	$3,192
Plumbing Fixtures, Lavatory / Sink	10	EA	1,596	$15,960
Plumbing Fixtures, Drinking Fountain	2	PR	2,565	$5,130
Plumbing Fixtures, Secondary	12	EA	570.00	$6,840
Plumbing Fixtures Piping & Insulation	32	EA	2,565	$82,080
Plumbing Equipment, Piping & Specialties	19,108	SF	1.54	$29,426
			9.48	**$181,170**

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23 HEATING, VENTILATING & AIR CONDITIONING				
Remove HVAC System - Equipment, Ductwork & Piping	19,108	SF	3.42	$65,349
HVAC Ductwork, Insulation & Devices	15,275	LBS	9.98	$152,445
HVAC Site Ground Source Well Field, Boring & Piping	6,500	VF	22.80	$148,200
HVAC Equipment (Ground Source Heat Pump)	19,108	SF	9.41	$179,806
HVAC Equipment, Misc	19,108	SF	0.93	$17,770
HVAC Piping & Specialties	19,108	SF	5.42	$103,565
HVAC Control System, DDC	19,108	SF	5.13	$98,024
HVAC Test & Balance	180	HRS	114.00	$20,520
HVAC Commissioning (Allowance)	19,108	SF	1.43	$27,324
			42.55	**$813,004**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
26 ELECTRICAL				
Existing Transformer / Main Distribution Panel				Reuse Existing
Remove Electrical Sys. - Equip, Lights/Devices & Wire	19,108	SF	2.39	$45,668
Emergency Generator, ATS & Enclosure	1	EA	74,100	$74,100
UPS System	1	LS	10,000	$10,000
Light Fixtures, LED	225	EA	370.50	$83,363
Light Fixtures, Historic	10	EA	1,710	$17,100
Power Outlets / Switches	305	EA	159.60	$48,678
Electrical Equipment Connections	12	EA	570.00	$6,840
Electrical Lighting Controls	19,108	SF	1.05	$20,063
Electrical Service & Distribution	19,108	SF	4.56	$87,132
Electrical Feeder & Branch Wiring	19,108	SF	7.13	$136,240
Fire Alarm System	19,108	SF	2.11	$40,318
TVSS System	19,108	SF	0.51	$9,745
Electrical Specialties	19,108	SF	0.97	$18,535
Electrical Commissioning (Allowance)	19,108	SF	0.86	$16,433
			32.14	**$614,215**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
27 COMMUNICATIONS				
Distributed Antenna System	1	LS	50,000	$50,000
Telecomm / Data System, Rough-in	19,108	SF	2.00	$38,216
Technology System, Structured Cabling (Fiber Optics)	19,108	SF	3.42	$65,349
A / V System (Allowance)	19,108	SF	0.74	$14,140
			8.78	**$167,705**
28 ELECTRONIC SAFETY & SECURITY				
Fire Alarm System, Addressable	19,108	SF	2.22	$42,420
Access Control System	19,108	SF	1.03	$19,681
Security System / Video Surveillance System	19,108	SF	2.05	$39,171
			5.30	**$101,272**
31 EARTHWORK				
Site Related:				
See Division 32				Division 32
Building Related:				
Excavate & Backfill, Foundations	200	CY	31.92	$6,384
Structural Fill, Engineered	50	CY	41.04	$2,052
			0.44	**$8,436**

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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
32 EXTERIOR IMPROVEMENTS (Option A)				
Site Related:				
Remove Hardscape	7,250	SF	3.99	$28,928
Remove Softscape	42,750	SF	2.57	$109,868
Relocate Memorials & Monuments to New Plaza (Allow	1	LS	25,000	$25,000
Clear & Grub Site	50,000	SF	0.29	$14,500
Cut / Fill, Earthwork	600	CY	18.24	$10,944
Asphalt Paving w/ Base (Dedicated Parking)	5,500	SF	4.28	$23,540
Concrete Plaza, Retaining Walls w/ Base (Raised)	1,650	SF	17.10	$28,215
Concrete Plaza w/ Base	5,000	SF	10.26	$51,300
Concrete Paving w/ Base (Walks & Ramps)	12,500	SF	6.84	$85,500
Concrete Steps w/ Railings	375	SF	59.28	$22,230
Concrete Planter Wall & Footing	750	SF	36.48	$27,360
Concrete Curb & Gutter	400	LF	20.52	$8,208
Metal Fencing w/ Posts	300	LF	39.90	$11,970
Metal Bollards w/ Concrete Fill	6	EA	969.00	$5,814
Landscaping & Irrigation	29,975	SF	2.28	$68,343
Flag Pole with Base	1	EA	11,400	$11,400
Site Furnishings (Allowance)	1	LS	12,500	$12,500
Site Specialties, Misc (Allowance)	1	LS	5,000	$5,000
Site Signage / Paving Striping / Markings	1	LS	10,000	$10,000
Site Lighting	1	LS	35,000	$35,000
Site Monument Signage				By Owner
			31.17	**$595,619**

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33 UTILITIES					
Water Line		350	LF	91.20	$31,920
Sewer Line		350	LF	102.60	$35,910
Storm Sewer Line		650	LF	114.00	$74,100
Main Gas Line		350	LF	47.88	$16,758
Telecommunications Service Line		350	LF	131.10	$45,885
Site Electrical Service Line		350	LF	68.40	$23,940
Site Pole Lights		6	EA	3,705	$22,230
				13.12	**$250,743**
SUB-TOTAL		**19,108**	**SF**	**252.63**	**$4,827,303**
CONTRACTOR GENERAL CONDITIONS	**10.0%**			**25.26**	**$482,730**
CONTRACTOR BOND	**3.0%**			**7.58**	**$144,819**
CONTRACTOR OVERHEAD AND PROFIT	**10.0%**			**25.26**	**$482,730**
SUB-TOTAL		**19,108**	**SF**	**310.74**	**$5,937,583**
DESIGN CONTINGENCY, ALLOW	**12.0%**			**37.29**	**$712,510**
INFLATION TO FY 2020					**Not Included**
TOTAL (Construction)		**19,108**	**SF**	**348.03**	**$6,650,092**

Estimate

Notes: Costs are for construction only (Bid Day). Costs are an Opinion of Probable Cost.
Costs are Based on an Pre-Qualified CM-GC with a Guaranteed Maximum Price.
Costs are Based on a Construction Start of Spring of 2020.

(Continued on Next Page)

DAVIS COUNTY MEMORIAL COURTHOUSE
Restoration & Remodel
28 East State Street
Farmington, Utah

Draft: Schematic Design - Construction Cost Estimate
August 21, 2019

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST

CONTRACTOR GENERAL CONDITIONS NOTES:

General Conditions Included the Following (Where Applicable):

- Mobilization / Demobilization
- Project Management
- Superintendent
- Administrative Assistant
- Scheduling
- Layout
- Permits
- Utility Connection Fees
- Project Safety & Signage
- Temporary Office / Trailer
- Office Supplies
- On-Site Communications
- Large Equipment (Cranes / Trucks)
- Temporary Barricades
- Temporary Power
- Resource Protection
- Clean-Up
- As-Built Drawing Overview & Verification

Estimate Notes:

Costs are for construction only (Bid Day). Costs are an Opinion of Probable Cost.
Costs are Based on an Pre-Qualified CM-GC with a Guaranteed Maximum Price.
Costs are Based on a Construction Start of Spring of 2020.