

**Pleasant Grove City
City Council Special Meeting
Bowen Collins & Associates Kick-off
June 3, 2015
4:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Ben Stanley

Excused: Cindy Boyd

Staff Present: Scott Darrington, City Administrator
David Larson, Assistant to the City Administrator
Degen Lewis, City Engineer
Deon Giles, Parks and Recreation Director
Mike Smith, Police Chief
Dave Thomas, Fire Chief
Corey Cluff, Deputy Fire Chief
Kathy Kresser, City Recorder
Tina Petersen, City Attorney

Other: David Triplett, CRSA Architecture
Stephen Cohen, Bowen Collins & Associates

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) CALL TO ORDER

Mayor Daniels called the meeting to order and noted that Council Members Stanley, Andersen, LeMone and Jensen were present. Council Member Boyd was excused.

2) PRESENTATIONS

Bowen Collins & Associates was awarded the bid for a structural engineering study to be conducted on four City-owned facilities. Mayor Daniels stated that staff and the elected officials want to make sure they have provided Bowen Collins & Associates with the correct scope of work.

Mayor Daniels explained that the project was put out for bid because there have been lingering concerns over several decades that some City facilities are not in good condition for withstanding

a seismic event. Furthermore, the purpose of the study is to determine whether the buildings are up to Code for their intended uses, and what actions need to be taken to that end. In this particular study, the City is not asking Bowen Collins to evaluate future types of uses.

Mayor Daniels noted that the Old Recreation Center will be of particular concern. There was brief discussion regarding the floor. The study will determine whether it is practical for the City to save the building. Stephen Cohen added that they hope to provide the City with enough data for a decision to be made. Council Member Andersen mentioned that Fire Chief, Dave Thomas, has three volumes of Pleasant Grove history in his office where photos of the buildings can be found. She encouraged Mr. Cohen to use these historical documents as a resource throughout the study.

Council Member Andersen asked Mr. Cohen to explain the difference between the terms "structurally sound" and "seismically sound". Mr. Cohen explained that structurally sound refers to daily wear and tear, whereas seismic events rarely occur. He referenced the Abatement of Dangerous Buildings Code, which lists seismic events as a parameter for the abatement of buildings. Other examples of structural and seismic issues were discussed. Mayor Daniels noted that the Old Recreation Center currently has several different community uses including youth athletic programs, craft fairs, weight training for Fire Department personnel, etc.

With regard to the small building located on the west side of the Old Recreation Center, the City was told that the exterior looks good. However, an examination of the entire building has never been done to see whether it can be remodeled for other purposes. Mr. Cohen explained that they will inspect the energy efficiency of the building and present their findings. In the overall study they will inspect both the interior and exterior of each building.

Mr. Cohen provided a short presentation on how they conduct seismic studies, and evidence of an imminent earthquake along the Wasatch Front. When seismic upgrades are made life safety, financial loss, functional loss, and historic preservation are all considered. As part of his presentation, Mr. Cohen displayed several photos of the damage that can occur to buildings with unreinforced masonry. One of the photographs shown was of a building in Cache Valley where a parapet fell and caused significant damage to a neighboring lower roof.

Mr. David Triplett explained that parapets are classified as a nonstructural building component that needs to be braced. He added that the vast majority of deaths and injuries caused by earthquakes are attributed to objects falling off of buildings and hitting people, as opposed to buildings collapsing. Additional photos of buildings damaged in earthquakes of varying magnitudes were presented. Mr. Cohen stated that if the epicenter of an earthquake were to hit Provo, potential losses in Utah County were estimated at around \$7.8 billion.

Mr. Cohen explained that a performance objective needs to be established for each of the buildings in the study. In other words, the objective will determine how well the City wants the building to perform in the event of an earthquake. The study will also provide an overview of building target, overall damage, structural and nonstructural performance of the building, and collapse prevention. The goal of collapse prevention is to protect the lives of the people inside the building in the case of a seismic event. Life safety provisions are the standards by which new buildings are constructed. Immediate Occupancy means that the structure is safe and not damaged. Mr. Cohen explained that there are different levels of immediate occupancy that are

classified by the colors green, yellow and red; green being the safest and red being the most hazardous.

Mr. Triplett commented that if a change in use is considered, then depending on the intensity of the use the building may need to be modified to meet current Code standards. For example, if the Beck home is transformed from residential to office use, certain modifications will need to be made. Mayor Daniels remarked that the data presented in the report will influence the City's decision on how to best utilize the buildings. City Administrator, Scott Darrington, asked if the report will include cost estimates on how to bring the buildings back up to Code. Mr. Cohen answered in the affirmative. In response to a question from Council Member Stanley, Mr. Cohen indicated that it will also be possible for the report to include seismic information on how much it would cost to bring the buildings up to the varying immediate occupancy levels.

Mr. Cohen stated that they have recommended the rapid visual screening method for this study, and mentioned that FEMA paid for a trial run of this method to take place in Salt Lake County. The rapid visual screening process has a simple scoring procedure. The companion document is FEMA 156, which is also the cost estimating tool that will be used for the project. Additionally, FEMA has a database that contains upgrade costs to approximately 10,000 buildings based on different levels seismicity and a specific statistical model.

Mr. Cohen explained that the International Building and Fire Codes are required for new buildings, and there are separate International Existing Building Code requirements. One of the appendix chapters deals specifically with URM (Unreinforced Masonry) buildings; however, it is a collapse prevention level of design. The best performance based codes were presented, and Mr. Cohen indicated that these codes are more expensive from an engineering perspective, but are advantageous because they involve lower construction costs. Different preservation techniques were then discussed.

Mayor Daniels noted that the exterior of one building has two separating cracks, and he asked how this can be repaired. Mr. Triplett explained that the border joints need to be routed out, and eroded, damaged or missing bricks need to be replaced. Mr. Cohen added that everything in place also needs to be stabilized, and that water is the primary enemy of every stone masonry building. Cracks indicate some differential settlement and none of the current building conditions appear to be unusual for their age. In inspecting the buildings earlier in the day, Mr. Cohen stated that there aren't any signs of current movement. Mr. Triplett then explained that when the buildings are repaired to meet current Code standards and that selecting the right type of mortar will be critical to their preservation.

Council Member Jensen asked how future growth and add-ons will be accounted for in the study. Mr. Triplett answered that this is not part of the scope. Mayor Daniels explained that they will be looking at what it will cost to bring the buildings into compliance with current Code. There was discussion about the level of upgrades the City wants to make on each of the buildings. Mr. Triplett explained that there is a seismic report that was conducted in San Francisco, which indicated that on average it takes about \$1 million of investment to save one life in URM buildings in the event of an earthquake. The same study also projected that if this same amount of money were to be invested in emergency services that get used every day, the number of lives saved would be even more significant. Ultimately, the study conducted by Bowen Collins & Associates will help the City of Pleasant Grove decide whether or not to save their buildings.

Council Member Stanley commented that there has been a lot of debate over the years about whether any of these buildings can be refurbished to meet the City's public safety needs. He hoped the study can yield objective data that can be used for decision making. It was noted that there are a lot of people who love these buildings and will be quick to scrutinize the results of the study. Mr. Triplett stated that this is also their goal. The project timeline was reviewed. Mr. Cohen stated that they will spend four weeks preparing the draft report. After the draft report is presented to the Council, a final report will be prepared. It will take a couple of hours in order to present the findings on all four buildings.

Mr. Triplett explained that for these types of projects, oftentimes cities organize a Steering Committee and identify stakeholders from various organizations. This committee then provides feedback on the draft report. Mayor Daniels replied that for purposes of the kick-off, the City Council will act as the Steering Committee. He mentioned that the Public Safety Committee will also be very interested in the results of this report. Council Member Stanley suggested that it would be helpful if Mr. Cohen and Mr. Triplett interacted with the Public Safety Committee. Mr. Triplett stated that as questions arise they will submit them to the City, and one or two members of the committee can act as representatives. Mayor Daniels suggested that Mr. Cohen and Mr. Triplett be isolated from the political arena, and there was further deliberation on previous discussion points.

3) ADJOURN

The City Council Special Meeting adjourned at 5:20 p.m.

Minutes of June 3, 2015 were approved by the City Council on September 1, 2015

Kathy T. Kresser, City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)