

**Pleasant Grove City  
City Council Special Meeting  
Bowen Collins & Associates  
July 29, 2015  
4:30 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  
Marty Beaumont, Public Works Director  
Degen Lewis, City Engineer  
Ken Young, Community Development Director  
Deon Giles, Parks and Recreation Director  
Dave Thomas, Fire Chief  
Kathy Kresser, City Recorder  
Tina Petersen, City Attorney

PSB Committee: Jason Hunter  
Larry Nielson  
Christy Belt  
Jan VanOrman  
Molly Andrew  
Andrea Snow  
Brian Gwilliam  
Steve Shrader

Frank Mills  
Jacob Sutch  
Randy Kummer

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

The City Council, staff, and the Public Safety Committee 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

City Administrator, Scott Darrington, explained that Bowen Collins & Associates was selected to conduct a study on Pleasant Grove's four historical buildings. He then turned the time over to Mr. Stephen Cohen.

Mr. Cohen thanked the Mayor and Council for entrusting his firm with the project and explained that the study will be a seismic analysis. In conducting a standard screening test, all of the buildings received a "poor" rating, which means that in the event of a major earthquake there would be significant damage. All of the buildings have unreinforced masonry (URM), which means they lack the structural strength to outlast natural disasters. With regard to the Fire Station, seismically they could put up new concrete walls to help as a backup system. Mr. Cohen explained that a diaphragm system ties the walls and roof structures together, and all four buildings lack this system. This can be easily remedied by applying plywood sheeting. However, because the roof of the Fire Station was recently redone, it will be difficult to remove. Non-structural elements are not braced properly, which also creates major problems in the event of a severe natural disaster.

Dave Triplett, from CRS Architecture, explained that basic life safety requirements are also considered throughout the study, such as exit requirements, construction type, and handicapped accessibility. Furthermore, they will evaluate fire sprinklers and property lines. Mr. Triplett explained that the fire station was initially intended to be a shop building for the high school, which means it should have been constructed to withstand higher strength; however, it was not. For example, the sleeping quarters are at low ceiling heights in the rafters, there isn't an emergency generator or fire sprinklers, the restrooms are accessible to the public and not all of the exits meet accessibility codes. Furthermore, the electrical transformer room has many open wires and is not contained properly. Mr. Triplett recommended fixing the aforementioned items, as well as adding on a separate wing for administration offices. This would get the public out of employee areas and bring the building up to Code. Mr. Triplett added that all four buildings have issues with their roofs. The old Recreation Center, for example, has roof damage that is visible from outside.

### ***Old Recreation Center***

Mr. Cohen explained that the URM walls, roofing, and sheeting are not properly spaced. On the old Recreation Center, the short parapets where the walls extend past the roof can cause major issues in the event of an earthquake. While the roof structure isn't part of the project, Mr. Cohen noted that it was not compliant and wanted to ensure that it is addressed. He then presented pictures of the heavy plaster ceiling, and explained that it wouldn't meet the Code division. He acknowledged that the roof has remained intact for many years and would likely remain stable for many more years. It's not necessary to change the structure of the building if it's still in use for the original intent of the building.

Mr. Cohen stated that the building has been in service for over 100 years and is a cultural resource. If the City plans to spend time and money to retrofit the buildings they should be improved to meet Code. The basic square area is 9,000 square feet, which could be increased to 13,500 square feet. Based on life safety access requirement codes, the doors need to be widened. Furthermore, the stairs and doors accessing upper levels are grossly deficient in width railings for safe access. Mechanical and plumbing systems would need to be replaced entirely.

Mayor Daniels asked if the cracks that are starting to appear in the foundation have been covered. Mr. Cohen explained that they would take another look at the issue, but he did not know how much the repairs would cost. Old buildings tend to move as a result of water damage and repairs typically involve removal of the cracked area which is then replaced with new mortar.

Mr. Triplett stated that the cracks might not be doing any harm now, but they are at a higher risk to become more damaged due to weather. He noticed that there was a lot of damage in the lower four feet of the exterior brick that appears to be from sprinklers spraying the building, and stated that the City should fix this immediately. Mr. Triplett warned of the risk of putting in non-breathable sealant, as it can trap moisture into the walls. He was of the opinion that the first action should be to redirect water away from the building. Second, the damage on the exterior of the building should be repaired, followed by roof repairs.

Mr. Mark Ryan asked if covering the plaster would be possible. Mr. Cohen explained that covering it would just add weight on the ceiling. They would need to reevaluate the roof to make sure that it can handle the extra weight. Mayor Daniels explained that when making a decision, the Council should consider whether to also restore the historic beauty of the building. Mr. Cohen presented a picture of the interior where there are rods going across the roof. Council Member Andersen asked if the rods were original and Mr. Cohen answered affirmatively. Mr. Triplett showed photos of the stairwell and noted that they do not have a handrail. Furthermore, the stairwell is very narrow, which also doesn't allow proper air flow.

### ***Seminary Building***

Mr. Triplett explained that the retrofit for the Seminary Building would not be as extreme and noted that the size of the building is 2,555 square feet. He remarked that according to his calculations, the roof shouldn't still be standing; however, it is still in place. From a structural standpoint, there is nothing that would mandate the City to update the roof structure. However, he recommended lengthening the life of the building by replacing it anyway. He opined that the building could potentially be used for City offices. The major issues that would need to be addressed would be the restrooms, windows, and the ramp outside that leads into the building and is not up to Code.

### ***Beck Home 1926***

Mr. Cohen explained that the Beck Home is similar to the previous two buildings. Furring the walls is a great way to insulate the building as well as input new electrical. The only negative would be the finish on the inside which is considered historical and would be lost. The old wiring has been abandoned and there is a newer electrical system which he does not recommend redoing.

Overall, Mr. Cohen was impressed with the structure, especially that the historical fabric interior and exterior are still intact. The main floor areas and bedrooms are original, and the building is very beautiful for its age. However, if the City intends to use it for any use other than storage, there are issues. It is not handicap accessible, and to make it such they would have to get rid of some of its historical value.

Council Member LeMone asked if the building could be relocated, and Mr. Triplett answered affirmatively. He explained that the process can be very expensive, especially with a historical building. Jan VanOrman asked if the main floor could be used for as a Mayoral office. Mr. Triplett explained that once the building becomes a public building, the City will run into access issues. They would need to raise the outside for the ramps into the building as well as widen the doorways. He suggested that the City try and find a buyer and negotiate a property trade.

Council Member LeMone asked if the City would have to bring the building up to Code if they were to rent it out. Mr. Triplett explained that they could essentially leave the building the way that it is, and would only need to address ongoing maintenance issues. He stated that selling it as a home would be much more beneficial for the City as opposed to making it a public facility. There is a great deal of original furniture that was built into the house such as a trundle bed and all original cabinets. Council Member LeMone asked if any of the buildings have old artifacts that could be displayed in a museum or repurposed in some way. Mr. Triplett replied that they could hire a specialist to preserve and sell historical items, and/or the items could be used as decorations in other City buildings.

Mr. Cohen reviewed project finances and stated that the City needs to determine a performance level for each building. Collapse prevention retrofitting would only be sufficient for keeping people alive in the building in the event of an earthquake. Life safety retrofitting would upgrade the facility to be a new office building. He then provided a cost breakdown for providing immediate occupancy in all of the buildings, noting that providing this level of retrofit to the Fire Station would cost \$1,790,000.

In response to a question from Jason Hunter, Mr. Cohen explained that the cost of a new roof is included in the overall estimate. Christy Belt asked if the estimate includes improvements to the living areas and restrooms, and Mr. Cohen answered affirmatively. He continued to explain architectural costs, such as adding diaphragms and seismic retrofits. Mr. Triplett explained that he made cost estimates for each of the architectural requests that were made. The Fire Station has been planned to be gutted in order to make it a usable resource for the Fire Department. Mr. Cohen explained how each cost estimate was determined, noting that the City will be able to be selective on which repairs and changes they would like to have made. Council Member Andersen asked if the living quarters and offices are included in the cost estimate for the Fire Station, and Mr. Cohen answered affirmatively. However, they are still trying to determine where the public and office areas will be located.

Mr. Triplett provided a review of all of the potential remodeling projects. Council Member Jensen asked if the remodeling accounts for future growth. Mr. Triplett was of the opinion that the available space will accommodate growth. Living quarters and office space will depend on what is required in the future. City Engineer, Degen Lewis, asked if there is a projected timeline for construction. Mr. Triplett explained that currently only cost estimates have been provided.

Mayor Daniels explained that the City will need to work with the Public Safety Building Committee to disseminate the information that has been presented. Ms. Belt asked if the cost estimates include soft costs that can be compared to other bids. Mayor Daniels answered that soft costs include items that the occupant would provide on a regular basis, such as desks and chairs. Mr. Cohen added that bids will include structural needs and will not include furnishing costs or exterior updates. Mr. Triplett clarified that the cost for adding fire sprinklers assumes the cost of the sprinkler service as well, provided that an appropriate water source is available in the area. The sprinkling system would cost around \$78,000 and the alarm system would cost \$40,000.

Mayor Daniels asked if the building could still be used during construction. Mr. Triplett explained that keeping the Fire Station operational during construction will likely take more time and be more expensive. He recommended that quick retrofitting take place instead. Council Member LeMone inquired as to what other cities have done in order to house a temporary fire station. Mr. Triplett replied that some cities have additional stations where they can store items, or they can obtain help from other cities. Mayor Daniels noted that there are costs associated with renting facilities in other cities, which has not been accounted for in the overall projected costs.

Council Member LeMone asked how long it will take to retrofit the Fire Station. Mr. Triplett estimated it would take at least six months for the design and another year for construction. He was of the opinion that even if the City opted to construct a new building, they would be looking at a similar time frame. Public Works Director, Marty Beaumont, commented that the numbers are not adding up. Mr. Cohen then reviewed the process by which the estimates were calculated and explained that their goal is to extend the life of the buildings by an additional 25 to 50 years. There was further discussion and Mr. Cohen clarified that the numbers being presented are presumed for the year 2018.

Mr. Triplett indicated that they have done everything possible to develop an appropriate budget for the projects being discussed. When an architect is hired, they will be given the building plans and instructed to keep within the allotted budget. Mayor Daniels pointed out that the City asked the firm to judge seismic capability and retrofits that need to take place in order to make the space useable. The costs that have been presented do not include housing or expenses related to keeping the department operational during the 18 to 24 months of design and renovation. Council Member LeMone added that the bid also does not include FFE, exterior improvements or parking. Mr. Cohen noted that the basement storage will also need to be relocated during construction. Mr. Triplett made a counter suggestion that the basement would be a good place for storage so that they can get items out of the rafters in the upper part of the building.

Council Member Stanley requested examples of what differentiates life safety and immediate occupancy. Mr. Cohen answered that from a seismic viewpoint, immediate occupancy can better sustain higher earthquake forces. Council Member Jensen asked how the square footage was determined. Mr. Cohen explained that they have created a report for each building and noted that the height of the basement in the Fire Station is around eight feet. Furthermore, the projected costs include new bays and the kitchen area as well. There was continued discussion on pricing and the outline of the report. Mr. Cohen explained that each individual section of the report provides a written structural evaluation for each building.

Randy Kummer inquired as to the experience that Mr. Cohen has in dealing with buildings that have gone through an earthquake. He asked if there is any way one can tell a building has been through an earthquake while conducting the inspection process. Mr. Cohen stated that there was nothing obvious in the buildings that indicated whether or not it had been through an earthquake. For instance, the differential elements of the south end of the Old Recreation Center had no indication of seismic damage. On the Beck Home, the chimneys are close to falling down and if there had been any seismic damage they would have come down a long time ago. Mr. Kummer recalled that there had been an earthquake in 1982, and there was discussion regarding different earthquake magnitudes.

Council Member LeMone asked what type of retrofit would be necessary to convert the Seminary Building into administrative offices. It was noted that life safety would be required. In response to a question from Frank Mills, Mr. Triplett stated that the parapets on the building would be modified with the other changes that would be made. Mr. Cohen then provided an overview of how to determine how much a building can withstand during an earthquake. Furthermore, he noted that existing buildings are treated differently than new buildings.

Steve Shrader asked if there are exceptions to any of the ADA requirements. Mr. Triplett responded that there were none. Mayor Daniels then provided a summary of the discussions that have taken place. Mr. Triplett remarked that the City's biggest priority should be the Fire Station. The other buildings should be secondary. Keeping the Fire Station operational will require immediate attention. Council Member LeMone opined that piecing the project slowly would end up costing more than doing everything as one large project. Mr. Triplett emphasized the importance of determining whether or not fire personnel can perform their jobs safely with their current environment.

Mayor Daniels indicated that tonight's meeting is a preface to another public meeting and stated that a copy of the draft report will be posted on the City's website. He asked Mr. Cohen when the final draft will be ready. Mr. Cohen responded that he hopes to have it turned around within one week. It was noted that the next meeting on the matter will be held on August 12, 2015, at 7:00 p.m. Council Member LeMone made suggestions that would alleviate any public confusion. Mr. Cohen explained that he could add footnotes, disclaimer statements, and notes to help better communicate the contents of the report.

Mr. Kummer expressed concerns because he was under the impression that they would only be discussing the Fire Station. Mr. Mills made additional comments on how to approach publishing the information and stated that what is important is that they are working as a committee. Council Member Jensen suggested that information outlining project differences be included, such as retrofitting an old structure versus building a new facility. Administrator Darrington suggested that a cover letter be used to address disclaimers. Council Member Stanley agreed to write the letter.

### **3) ADJOURN**

The City Council Special Meeting adjourned at 7:19 p.m.

Minutes of July 29, 2015 were approved by the City Council on September 1, 2015.

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Kathy T. Kresser, City Recorder

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