

MINUTES  
CITY & COUNTY BUILDING CONSERVANCY AND USE COMMITTEE  
MONDAY, APRIL 9, 2012, 4:00 P.M.

Committee Members Present:

Terry Wright    Chairperson  
Ken Pollard  
Jerod Johnson  
Paul Heath  
Mark Vlasic

Committee Members Not Present:

John Phillips  
Lisa Thompson Co-Chair

Ex Officio Members:

Jim Cleland

Interested Persons

Jaysen Oldroyd-Salt Lake Attorney's Office  
Janice Lew – Historic Landmarks

Terry welcomed everybody and opened the meeting with roll call. Roll call: Terry Wright, Mark Vlasic, Jerod Johnson, Jaysen Oldroyd, Paul Heath, Janice Lew, Ken Pollard, and Jim Cleland. Terry stated we recognize that we have a quorum in attendance so we can take care of business here today.

Terry started the meeting with agenda item one, to review and approve the March 12, 2012 minutes. Terry suggested that some wording be modified. "On page one under the committee members present I think we need to take Ken's name off of the list of committee members present. The other is on page 3, 7<sup>th</sup> paragraph down where it talks about, 'Sean asks what the 1990 study...' I would like to suggest that the word elusive be changed to the work exclusive, which probably meets of the meaning of what the discussion was about. On page 4<sup>th</sup>, 4<sup>th</sup> paragraph down, 3<sup>rd</sup> line where it talks about the design parameters of the 1990's, I think it should be changed to 1980's. The 6<sup>th</sup> paragraph down, the one that Jerod had talked about in changing that to state: the fact has been established that the system would roll over at probably about 14", it cannot reach 14" without impacting the moat bumpers (8")." There was some confusion about the exact measurements to the moat walls as well as the moat bumpers. It is determined that the moat bumpers would hit at 8", and the wall is out at 18". The minutes were accepted as amended. The minutes were corrected.

Terry moved to the second item on the agenda, which is the recommendation for Council money, safety and energy items.

Jim started the discussion by saying, "We have these energy items like the lighting for these chandeliers, it was number 3 on the agenda , but it got bumped because they couldn't get the color rendering correct, so I vetoed it and took it off the agenda today. Some of the other items we are working with are the central plant with a reconfiguration or an upgrade to possibly include some co-generation and combined heat power that is going to impact this building. We finally got all of the metering correct. We're about to get our energy star rating for this building. Even with all of the corrections we made we're still about 86 Energy Star rating. I guess it pays to have 2-3 foot thick walls in your building as your designing them." Terry asked what Jim meant when he said 86? Jim explained, "The rating is anything over 76 score of energy efficiency of the Energy Star rating system in buildings of its class qualifies the building for Energy Star. When we first started doing this it scored about 96; we thought there's something wrong, so we got engineers involved. EMC engineering, they were our commissioning agents at the time on contract. They found we had some problems with the metering for the power usages, so

we've corrected that. We used more power than we thought we were, but we're still well within the ratings that we will be getting that Energy Star plaque."

Mark asked where the central plant is located. Jim answered that it's over in the basement of the old library and that it feeds all of the chilled water and hot water from there.

Terry asked if the LED lights and chandeliers will be a future agenda item, Jim answered yes.

Jim continued with, "We're still going to continue to look for items we can do. Most recently we had a failure of the water cooler to supply the cool drinking water for the building. We've isolated it now, but we're looking at utilizing outside air for the swing times when we can use outside air when it's cool outside to cool water with a heat exchanger. When it's summer we'll use the buildings chilled water through a heat exchanger and cool it with that rather than having another compressor running. We think we can save probably 10-15% on the energy use just by doing it that way instead of having another big compressor up there chinking away, plus it will be quieter." Terry asked if it will be water cooled or air cooled system. Jim answered, "It will be air cooled. We'll put the coil in the fresh air intake up in the attic. When it's winter time we can pull the cold air through the coils there to chill that water with it. In the summer we'll use the chilled water. One of the big things that prompted this idea, is the water cooler up there weighs about 1500 pounds, and the stairway isn't even wide enough to get parts of it down unless you chop it up. To get a new one in, they don't even make them. It will be a good thing because we can use a food grade liquid refrigerant, the food grade glycol for the system so we don't freeze it up. Those are the energy efficiency measures that we're looking at right now."

Terry asked if Jim would give a report on how that is progressing. Jim answered, "It will all have to be bids; we'll have all the bid documents and get ready to do it. We're looking into a mechanical design engineer to act as a consultant so that when he gets through we can get back with the committee."

Terry asked for that to be added to the agenda for next month. Jim answered that he should have the consultant selected and they will have gotten started. Terry asked if there were any questions for Jim. Ken asked how the mechanics are selected. Jim answered, "We have one firm that has been really successful on initiative systems. They were involved in the project; Jim believes the consultant name is Colvin. Jim continued with, they do a lot of good design work and it's underneath our consulting budget. So we don't have to go outside."

Terry asked if there were any other items. Mark thought it had been a while since the last tour of the building. He thinks a tour would be helpful for the newer members to understand a lot of these issues. Jim said he would be happy to lead the tour if the committee would like to schedule a tour for our next meeting or some other time. He also thought it would be good especially with this issue about the water cooler. Jerod suggested that the tour should also include going down to the basement and looking at isolators. Jim suggested looking at the roofing project that was completed in November/December. Jim also mentioned that he got a good video of how to replace the slates for the roof the recording is being kept on the hummingbird system for the City.

Terry asked to put the City and County tour on the agenda for the next meeting. The committee agreed that the committee should do a 45 minute tour of the City and County building as well as the grounds and it was added to the agenda for the next meeting. They also specifically want to take the cover off the moat so everyone can see that, as well as the isolators, and the roof.

Terry asked if there would be a final report on the stone. Jim said that he thought it was still tracking, but that Alden would have more details. Terry mentioned that things ought not to have changed too much, but there should be a short final report if needed. Jim said he thought they'd gotten really far on

the base isolated reports too. Jerod stated that he's 100% done and he's let the geo-seismic guys know that he's got to have the report by Wednesday. Jim said there was more to be done and explained, "There is a pre-disaster mitigation grant that's available and needs to be written. Jim will get in touch with them tomorrow or the next day and give you all of the information and have her get a hold of you. She's going to need some pretty detailed information on that to fill out the grant. There's a section that we would need you to submit for most grants." Jerod said he could do that. Terry suggested there should be a short update on the final seismic isolator report.

Terry asked if there were any other agenda items the committee would like to get an update on. Jim said he thought there was one more about the event power. "Engineering is getting pretty close to being done with their drawing. We are going to provide that power service and they're going to quit using the generator. The installation isn't going to be for this event season unfortunately; it will be next season." Terry asked if there would be an event power service design review. Jim said yes, we'll probably be at 90% review for everybody.

Terry asked if there were any other agenda items. He then asked to have those items put on the agenda and entertained a motion to adjourn the motion was seconded. The meeting ended and Terry thanked everyone for their attendance.