

MINUTES
CITY & COUNTY BUILDING CONSERVANCY AND USE COMMITTEE
MONDAY, AUGUST 13, 2012, 4:00 P.M.

Committee Members Present:

Terry Wright Chairperson
Ken Pollard
Jerod Johnson
Mark Vlastic

Committee Members Not Present:

John Phillips

Ex Officio Members:

Jim Cleland
Jaysen Oldroyd-Salt Lake Attorney's Office

Interested Parties

Janice Lew

Guests

Jeff Sokol – Facilities Energy Coordinator
Elaine Fawson – Ken Gardner Engineering
Dale Cook – Salt Lake City Corp. landscape engineer

Terry welcomed everybody and opened the meeting with roll call: Terry Wright, Jerod Johnson, Jim Cleland, Ken Pollard, Dale Cook, Elaine Fawson, Jeff Sokol, Mark Vlastic and Janice Lew.

First item on agenda is to approve the June 11, 2012 minutes. There is no quorum and this item will be on the next meetings' agenda.

The second item on the agenda is the water cooling system review. Jim introduced Jeff Sokol. Jeff explained how the water system for the City and County Building worked. There is a chilled water system for the water fountains on each floor, which stopped working in the spring.

Jeff handed out a spreadsheet that illustrated the new chiller. A purchase order has been requested for a new chilled water system. Star Mechanical will install the new chiller in the current place as the old one. The tentative schedule is about a week and a half for construction, the project should be complete by mid September.

Terry asked how the contractor is getting the old chiller out of the building and the new chiller in. The contractor will take the old one out piece by piece and the new one actually fits and will not damage any part of the building getting the unit into place.

The third item on the agenda is the Gettysburg information plaque. It is a plaque that is an explanation of the Gettysburg address plaque that was donated to the City. The Gettysburg's plaque is on the west side of the stairs between the second and third floors. The committee is being asked the material, size and location of the plaque.

Terry and Ken thought a 12 pt. to 14 pt. size font would be suitable. Ken wants brass with raised letters to go with the one that is already there. Mark asked if the plaque needs to be ADA accessible and if so the letters need to be raised for the seeing impaired.

A Bronze plaque with raised lettering with a 16 pt. font was discussed and would be the preferable material and font. The committee would like to see a mock up first to see if the font size is readable. Ken asked what the fonts are in the other plaques around the building; Jim said he would have to find out. Ken would like the information plaque to be comparable with the other plaques in the building.

Jim stated that he can get some samples but wanted to know if the verbiage presented was acceptable, the attending members said yes.

The next agenda item is the event power installation. Jim introduced Elaine Lawson from Ken Gardner Engineering and Dale Cook from Salt Lake City Corporation Engineering to discuss the event power. Dale and Elaine have been working on the event power design phase.

Dale stated that the biggest concern is how to create junction boxes. Elaine stated that the plan is to locate some distribution boxes at five places on Washington Square. She referred to a presentation that has a map of the grounds with tentative locations for the junction boxes.

Elaine informed the committee when an event comes in they bring their own power distribution, they bring a distribution board with plugs that plug into generators. The goal is to get rid of the generator use and find a place to take the cords and plug them in on the site.

Elaine referred to the map that shows five points where the boxes could go. Elaine and Dale have come up with two options for these, one is below grade and one is above.

The concern of putting junction boxes below grade is safety, there is the potential that they will fill with water and short out and cause damage. Safety precautions and construction options were discussed but they do not guarantee that water would not get into the boxes. Jim stated that it is not that they can't be put below grade that there would be a greater cost to it.

Another issue is that if they try to install the boxes below grade they would have to dig down leaving the possibility of impacting the trees. They would need to trench to install the wires but it would not do the damage that digging would cause.

Terry asked if each panel would have hard wires coming out. Elaine said yes and referred to her presentation showing where the plugs would be plugged into.

Elaine showed a rough detail as to placing the junction box above ground. Showing how they could mount the connectors above ground with lids that the event people could plug into and close the lids when they are done.

If above ground Elaine and Dale were thinking maybe making the boxes decorative or adding a bench or bollard with the box. The box is currently 2' wide and 3' high, if a bench was going to be made the box could be fitted to a bench.

Ken asked about the sites, Elaine showed where the sites would be on her map. The question is trying to keep them out of the tree canopy. Dale showed where the conduit would be run. Ken asked why not put it under the pathway. Dale said they would have to take out the pathway or bore it. Ken stated that that would be preferable to harming the trees. Mark asked about the site on second east. That site is for the food booths.

Elaine stated that there are plans to put some sites on Library Plaza.

Elaine is asking the committee if they approve putting the boxes above ground. She was asked why the sites shown were chosen. Elaine stated the map for the sites are set up from how the events set up and where the generators are placed.

Ken's suggestion is to install the boxes above grade. That the boxes should be made to look like they belong on the grounds and that they have another function such as the bench, bollard or a table base.

Janice stated that the preservation team may need to look at this and see if it is appropriate. Janice needs to see the proposal to determine if it needs to go through Landmarks.

Dale stated that before they move forward with this it needs to be approved by the Conservancy Committee, Landmarks if applicable designed and approved by spring of 2013 before the event season begins.

Jim asked the committee if they approved the boxes to be installed above ground. Terry and Ken approve that the boxes are installed above grade.

Mark is concerned about the impact to the trees; he feels that all the options have not been explored. Mark referred to the map to show the committee where he feels the best place for the boxes to be placed and asked if there is any possibility to pull it away from the trees. Dale showed where another possible place may be to reduce tree impact but there is no way to avoid the trees altogether. Jim stated if they bore the damage to the roots is minimal.

Elaine asked what the general direction from the committee is, is it to put the boxes above ground as long as it meets Landmark and the Conservancy Committee's approval? Ken said he approves the installation above grade as long as the location of the boxes are placed where there is lowest impact to the trees, that the boxes would need to fit in with the building and grounds and have another function such as a bench.

Elaine stated that there are many options to look into at this point and this presentation was to get the committee's approval of where to place the boxes above or below grade. The committee members present approve above grade installation.

Dale said that the above ground installation is recommended, that he will get a site plan and present it at the next meeting.

The next agenda item is the base isolator update. Jerod referred to a previous Conservancy and Use Committee meeting when the members discussed the potential of the instrumentation of the building.

Jerod looked into the instrumentation of the building and what options were available. Jerod contacted Dr. Chelaby at USGS and according to Dr. Chelaby the City and County Building is already instrumented. According to their records the City and County building is station 2289 and is still active.

Dr. Chelaby's comment to Jerod was that the instrumentation is antiquated and needs to be updated. There are several components for the state of the art instrumentation, the excelameter can record up to three directions, there is cabling a transmitter and recorder. The transmitter would be located on the building and when an event occurs it will start to transmit to a satellite. Jerod's estimate would be \$25,000 for the recorder itself and the excelameter change out would be \$25,000 to \$30,000 the existing cabling should be sufficient.

Jerod stated that the City and County Building was one of the first buildings that received instrumentation at the time of renovation in 1986.

Ken asked about funding, maybe from the USGS, Jerod said probably not but it is suggested to go through the University of Utah geology department. Jerod said it doesn't hurt to ask and he would pursue it.

Jim stated that there are some emergency grants and that he would look into it.

The next agenda item is for committee member elections but there is not a quorum. This agenda item will be on the September 10, 2012 agenda.

The committee members asked if the approval of the minutes can be voted on via e-mail. Jaysen Oldroyd the City attorney said no, they have to be approved by the members through physical vote.

Terry asked about committee members. The committee is short three members. The three members whose terms are up and willing to do a second term, their applications are waiting approval through the council, their membership is still active.

Terry adjourned the meeting.