

JOURNAL OF CITY COMMISSION WORK SESSION
June 18, 2019

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Kelly presiding

CALL TO ORDER: 5:30 p.m.

CITY COMMISSION MEMBERS PRESENT: Bob Kelly, Bill Bronson, Mary Sheehy Moe, and Tracy Houck. Commissioner Owen Robinson was excused.

STAFF PRESENT: City Manager Greg Doyon; City Attorney Sara Sexe; Finance Director Melissa Kinzler; Park and Recreation Director Steve Herrig; Planning and Community Development Director Craig Raymond; City Forester Todd Seymanski; Police Chief Dave Bowen; and, City Clerk Lisa Kunz.

PUBLIC COMMENT

None.

1. NEIGHBORHOOD COUNCIL UPDATE-COUNCIL #9.

Shannon Wilson, NC 9, reported that Sletten Construction frequently updates the council on the Great Falls High School expansion project, and have addressed neighbor concerns. The Ace Hardware project manager has also updated the council. She also discussed the process for dealing with neighbor's nuisance properties.

Neighborhood Council 9 meets on the second Thursday of each month at 7:00 p.m. at the First Church of the Nazarene, 1727 2nd Avenue South.

Commissioner Moe noted that an abutting Neighborhood Council member discussed the increased traffic and speeding on 36th Street, and inquired if that has been a complaint in this neighborhood. Ms. Wilson responded in the affirmative, adding that speeding is also a concern on 20th Street.

2. CITY PARKS AND BOULEVARD TREE REPORT

City Forester Todd Seymanski provided an update on the status of City trees subsequent to the late April freeze, including the Siberian Elm, Green Ash, Flowering Crab Apple, and Amur Chokecherry trees, as well as bushes and hedges. The weather was colder for a longer period of time this winter. He thinks most trees will come out pretty good, except for the flowering Crab Apple trees and certain hedges. He will be reassessing the trees in July, and then will start removing and chipping. After getting a more accurate number, the department will begin replacing trees at some point.

Mayor Kelly inquired if Park Maintenance District funds could be used for trimming trees. Forester Seymanski responded that a crew will be trimming trees in February/March timeframe to catch up, and then the trees will be maintained on a five-year trimming rotation schedule.

Commissioner Houck inquired what could homeowners be doing to protect trees on their properties. Forester Seymanski suggested holding off on trimming. If the tree is 40-50% dead, trim off the dead branches. The Cascade County Extension Office is also a good resource.

3. CIVIC CENTER FACADE REPORT

Planning and Community Development Director Craig Raymond commented that staff has been concerned about the Civic Center building and the façade for a number of years. An RFQ was issued in February, 2017. After going through an extensive process, CTA was awarded the contract. Since that time CTA has been evaluating the building.

Tony Houtz, CTA Architects, reviewed and discussed the attached PowerPoint slides, depicting deterioration of the Civic Center exterior and lack of mechanical attachment, heavily corroded exposed rebar, heavy separation and entry points for air and water, and water ponding on the rooftop.

Architect Houtz reported that CTA has completed a full photographic and drone capture of the existing façade; performed enhanced testing, including more cores to find out what the mineralogy of the panels is, and also to look at the attachment techniques when the building was built; engaged Hydro-Tech to sample and investigate; explored the results of the testing; engaged the Masonry Institute; and, discussed solution development.

He displayed a PowerPoint slide of one of the concrete panels cut in half that makes up the bulk of the façade on the Civic Center. He reported that the rebar is corroding causing the concrete panel to break from the inside out. Typically the chloride level should be .03% or less so it won't activate corrosion within the rebar. In the bulk of the concrete piece depicted, the chloride level was at .09% and .048% at the face of the concrete. The rebar corrosion is slow until it gets activated by water and air, and then it starts to accelerate.

Architect Houtz discussed the unique challenges of coming up with a solution to fix and repair the building. After reviewing case studies of the International Building Code pertaining to historic properties, CTA recommends the panels be replaced in a load bearing situation like they are now, but with a different type of concrete mix in the panel. The project would need to be staged and in phases, and it will be a time consuming, long process. As part of the bid package CTA put together, they structurally designed a system to protect the entry doors so that staff and the public can continue to use the building as the work is being accomplished. The total cost estimate is \$5,513,126.30. If the project goes further than May, 2020, the costs would need to be re-evaluated.

City Manager Greg Doyon inquired what concrete material is being recommended, and is it significantly different than the current panels. He also inquired if the panels will be tested for chlorides.

Architect Houtz responded that the concrete panels will have a lower chloride and carbonation quantity.

Mayor Kelly inquired when the Civic Center was built and was informed the 1930's. He asked if the building would last another 50+ years with the \$5.5 million dollar investment.

Architect Houtz responded that if the panels were replaced, the City could expect the same lifespan if not longer of those panels. He also noted that there are a couple of areas that can be structurally reinforced behind the stone to ensure a better system that exists now.

Mayor Kelly inquired if the City did nothing, what happens to the building.

Architect Houtz responded that the likelihood is the Civic Center would start to lose panels and drop debris, and have more exposed rebar. An alternative could be to replace two to 10 panels at a time as they start to fail if it is more financially feasible.

Mayor Kelly inquired if there was a cost per panel.

Architect Houtz responded that he hasn't broken it down to a per panel cost. He would need to do some more research to see what factors would be involved.

Mayor Kelly commented that doing is a safety issue. He asked if there would be a building integrity issue.

Architect Houtz responded that building integrity would be an issue as well because of weather penetration. The façade is the primary source of protection against weather.

In response to Commissioner Houck's inquiry, Architect Houtz commented that the bid package did not take into consideration any City departments that would have to be temporarily housed someplace else during construction.

Manager Doyon inquired which offices would be affected and have to be temporarily relocated.

Architect Houtz responded the offices on the side of the building being worked on. The wall will be open, wind may potentially be somewhat of an issue, as well as the noise from the construction.

Architect Houtz concluded that CTA is through with its primary tasks of investigation and building a bid package. There is some of the fee left for adjustments or research as needed.

Finance Director Melissa Kinzler reviewed several timelines for Commission consideration of submitting the question of issuing bonds to the voters and estimated associated costs. She noted that the County Commissioners are also considering putting a bond/levy on the November 2020 election ballot.

Mayor Kelly inquired if the City could do a blend of voted and non-voted general obligation debt.

Director Kinzler responded she would have to look into that inquiry.

Manager Doyon added that the roof should be fixed as part of the project. It doesn't make sense to not do the roof for all the reasons that were talked about earlier. He also thought about using non-voted general obligation debt, if the budget was in the situation to do so, to reduce the amount of what the City would have to ask from the public.

He asked the Commission to keep in mind other issues, interconnected to the budget: space needs in the Civic Center and the radio infrastructure for 9-1-1 needs to be replaced in fairly short order. That is a public safety backbone issue that the City needs to be prepared to deal with.

Director Kinzler added that staff could approach bond counsel about a capital lease type of agreement or some other creative financing. But, at this point she thinks submitting the question of issuing bonds to the voters is the best way.

Mayor Kelly commented that he doesn't believe November 2019 is possible. He noted that a lot of education needs to happen about the reality of what's happening with the building, and the electorate has to be informed so they can make a decision. This is a community decision.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that his budget presentation to the Commission is scheduled for June 27, 2019 at 10 a.m. Topics for the July 2nd work session include an update by Commissioner Owen Robinson regarding the Animal Foundation/Animal Shelter, and the City Manager's presentation of the annual budget. He asked if the Commission had any items to add to or remove from the list.

Mayor Kelly reported that he will not be in attendance at the July 16th meeting. Commissioner Houck also noted that she has a potential scheduling conflict on July 16th.

Mayor Kelly noted that Mission over Malmstrom is scheduled for July 13-14, 2019. He suggested Malmstrom and/or MANG be given the opportunity to provide an update to the Commission regarding the logistics involved in that major event.

ADJOURN

There being no further discussion, Mayor Kelly adjourned the informal work session of June 18, 2019 at 6:33p.m.



Great Falls Civic Center
Exterior Envelope - A Review



deterioration of the exterior and lack of mechanical attachment













heavy separation and entry points for air and water



WHAT HAS TRANSPIRED

- a. Full photographic and drone capture of the existing facade
- b. Enhanced Testing, including more cores
- c. Engagement of Hydro-Tech to sample and investigate
- d. Exploration of the results of the testing
- e. Engagement of the Masonry Institute
- f. Solution Development













CTA



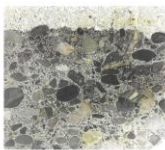
CTA

 Malisani Inc.
  HYDRO-TECH
  MINERALOGY INC
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it's the chlorides

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  WJE

A UNIQUE CHALLENGE

- a. A Gravity-Bearing system
- b. Multiple Materials
- c. Phasing and Staging
- d. Current Code and Preservation
- e. How far do we go

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  HYDRO-TECH
  MINERALOGY INC
  WJE

ASSUMED CONTRACT AWARD DATE: 5/2020
 CONTRACT BID DATE: 3/20

REPAIR/REMODEL/CONSTRUCTION		YEAR 0020	
	QTY	CD STAGE	
Envelope Exterior Cladding Repair	1		\$ 3,979,230.00
Roof Replacement	1		\$ 656,172.00
Temporary Canopy	1		\$ 97,432.00
TOTAL (BASE ESTIMATE)			\$ 4,732,834.00
ADD ALTERNATES			
Add Alternate #1 - Roof	1		\$ 136,252.00
Add Alternate #2 - Roof	1		\$ 134,028.00
Add Alternate #3 - Roof	1		\$ 8,819.00
ALTERNATES TOTAL			\$ 279,099.00
Cost Escalation - see below	0	0.0%	\$ --
BASE AND ALTERNATES TOTAL - Construction Costs			
			\$ 5,011,933.00
Cost Escalation Impacts / Tariff Impacts (7% / 7%)	10%		\$ 361,163.36
Construction Total with Contingency			\$ 5,373,096.36
ADDITIONAL CONSTRUCTION COSTS			
FFE	1.0	LS	
TOTAL ESTIMATE (Construction FFE Costs)			\$ 5,373,096.36



assumptions are included and should be validated

does it go far enough?

