

MINUTES  
FROM THE  
COMMUNITY DEVELOPMENT & CAPITAL IMPROVEMENT PROJECTS  
BOARD MEETING (CDCIP)  
Monday, February 25, 2019  
451 South State Street, **Room 126**  
City & County Building  
Salt Lake City, Utah  
*5:30 p.m.*

**1. Board Members** **Board Members Not Present**

Loree Hagen  
Hannah Lockhart  
Tony Mastracci  
Andrew Saalfield  
Pamela Silberman  
Heidi Steed  
Brooke Young

**Staff Present**

Melissa Jensen, HAND Staff  
Dan Rip, HAND Staff  
Callye Cleverly, HAND Staff  
Shyann Hugoe, HAND Staff  
Ben Luedtke, Council Staff

**2. Staff Updates**

There were no updates by staff.

**3. Approval of the minutes of the February 4, 2019 February 11, 2019 meeting.**

Ms. Silberman asked for a motion to approve the minutes. Mr. Saalfield moved to approve the minutes of February 4, 2019 as presented. Ms. Young seconded the motion. Motion carried unanimously.

Ms. Silberman asked for a motion to approve the minutes. Ms. Young moved to approve the minutes of February 11, 2019 as presented. Ms. Lockhart seconded the motion. Motion carried unanimously.

**4. Business**

A. Welcome

Ms. Silberman welcomed the CDCIP Members and opened the meeting on February 25, 2019 at

5:37 PM.

B. Application Review and Discussion

- 1) Facilities – Facilities Capital Asset Replacement Plan (\$6M investment) (Deferred Capital Replacement): Ms. Lorna Vogt showed the impact of insufficient funding over the years and explained the funding gap. Ms. Vogt stated that each building has many assets and Facilities tries to replace these assets on a regular schedule. She further stated that they are currently behind 41 million dollars in capital assets, and they have created a prioritized so the highest priority will be funded first. Ms. Lisa Shaffer explained that Facilities manages 83 buildings, has 1 billion of insured value, and 2.5 million square feet. Ms. Shaffer stated that asset management is what is missing in the 41 million dollar funding gap. Ms. Shaffer explained that with this plan, CIP could fund the plan instead of each individual project and Facilities would refer to the priority list. She stated in MicroMain they have every building cataloged, and can track asset building assets. Mr. Cleland explained that last year in all their CIP applications, they were funded \$350K and with this new plan, if they were funded \$350K again, it would go straight to priority number 1. Ms. Shaffer added that with this plan they can be more proactive instead of reactive. There was open discussion with the Board about the Facilities Capital Asset Replacement Plan
- 2) Facilities – Build a New Sugarhouse Business District Maintenance Shop: Mr. Jim Cleland discussed with the Board that the RDA has plans for this property, and if action is taken Facilities will be displaced so they are starting to look for a new location. Ms. Hagen asked why a new building for Facilities would not be included in RDA's plans. Ms. Jensen explained that timing is difficult, the City would have to sell the property to the RDA, and there is an argument to be made that the purchase money should go towards relocation of the maintenance building, but it is hard to know at this point. Ms. Silberman asked if it was possible to consolidate Facilities buildings rather than having them spread out. Ms. Vogt explained that would cause operational deficiencies and it is for efficient to have the buildings spread out.
- 3) Facilities – Connecting Corridor for Sorenson Multicultural and Unity Center: Mr. Cleland stated that the City is in agreement with the County to share maintenance for the Sorenson and Unity center. He explained that access through the buildings is hard to provide security for and that Youth and Families have asked for a connection between the two buildings. Mr. Mastracci asked if there have been any reported incidents. Mr. Cleland confirmed there have been no reported incidents. Ms. Silberman asked if the County has been approached about funding this project, or how the shared maintenance works. Ms. Shaffer explained that the County manages the programing.
- 4) Facilities – Downtown Irrigation and Water Conservation and Asset Renewal – Phase II Construction: Mr. Cleland informed the Board that the current irrigation system was installed in 1989 with galvanized pipes, and this is a capital asset that needs to be renewed. He stated that the design work has already been completed and can be sent out to get bids quickly. Ms. Hagen asked about the phases of the project. Mr. Cleland stated that the design was phase I and construction is phase II. Ms. Silberman asked when the

cost estimate was done. Mr. Cleland stated it was done in 2014 and they have added 3% inflation every year.

- 5) Facilities – Install New Escalators at the Leonardo (209 E 500 S): Mr. Cleland informed the Board of the application. Ms. Hagen asked if stairs would be a better option than escalators. Mr. Cleland stated stairs would create a handicap issue, and switching from escalators to stairs would change the architecture of the building. He also added that they have to get parts machine because manufactures no longer sell parts to maintain the escalators, and since they have to be inspected annually, it is costing 30-40 thousand dollars every year to make sure they pass inspection. Mr. Mastracci asked how often they are out of service. Mr. Cleland stated that so far only once since July this year, but the previous year they were out of service for about 6 months.
- 6) Facilities – Library Parking Structure Security Upgrades (241 E 500 S): Mr. Cleland discussed this application with the Board. He stated that the park closes at 11 PM and that leaves the parking structure open for anyone walking down the stairs. Mr. Cleland added that the security guards are consistently removing the homeless population from the structure after hours because there are car break ins, multiple things that need to be cleaned up, and employees accessing the structure have to fend for themselves. Ms. Silberman asked if there have been incidents of attacks on staff. Mr. Cleland stated that on the grounds there have been, but not in the parking garage. Mr. Mastracci asked how much is currently being spent. Ms. Shaffer responded that with the addition of another security guard and increased exterior patrols is costs \$300 K annually. Ms. Silberman asked what the security upgrades looked like. Mr. Cleland explained the upgrades would be glass enclosures.
- 7) Facilities – Parks & Public Lands Admin Bldg. HVAC Upgrades Supplemental Funding: Mr. Cleland explained this project was funded last year but once the design was done and the application was submitted technology had changed, and the HVAC engineer did not include all the necessary components of the estimate. He added that the temperature is uncontrollable in this building, so this application request is to finish this project. Ms. Silberman explained that \$747K was already funded and now the ask is for \$722, that is almost 1.5 million to complete this project. Ms. Silberman asked if the HVAC engineer was still employed at the City. Mr. Cleland explained the engineer was not a city employee for an employee for a respected firm that has been a long time partner with the City. Ms. Silberman asked who would be constructing a new cost estimate. Mr. Cleland stated that while he will continue working with the firm, they would be using a different engineer.
- 8) Facilities – Plaza 349 Parking Canopy and Solar PV Array (349 S 200 E): Mr. Cleland explained this structure is deteriorating and when they did the polymer coating last time it only covered ½ of the upper deck, and by salting it each year it is deteriorating faster. He stated that by building a structure above it, it would stabilize the structure and they would put solar panels on the roof to add to the solar production of the electricity going into the building. Ms. Silberman asked if the budget included solar panels. Mr. Cleland confirmed it did. Ms. Silberman asked about the \$760K grant they applied for with the power

company. Mr. Cleland explained that if they are successful they would get that money back through the Blue Sky Program, but they would need to build the structure first and be reimbursed later. Ms. Silberman asked when they would know if the grant was approved. Mr. Cleland stated if they put the application in immediately, and this CIP funded were approved, they could get the funding as soon as a year from now. Mr. Mastracci asked where the reimbursed money goes to. Ms. Shaffer explained since it is a grant reimbursement it would go into the General Fund.

- 9) Facilities – Re-Purpose Old Fire Station #3 For Relocation of Sugarhouse Business District and Fairmount Park Maintenance Shop (1085 E Simpson Ave): Mr. Cleland asked if the Board had any questions about this application. There were no further no questions.

C. Other Business

Ms. Cleverly discussed with the Board about the meeting next week.

**5. Adjournment**

There being no further business. The meeting was adjourned at 7:04 PM.



CDCIP Board Chair

This document along with the digital recording constitute the official minutes of the CDCIP Board meeting held February 25, 2019.