

**CITY OF INDEPENDENCE
PUBLIC LANDS & BUILDINGS COMMITTEE MEETING
MINUTES
NOVEMBER 24, 2020 4:30 P.M.
VIA ZOOM**

Present: Chairman Chris Walchanowicz
Councilperson Tom Narduzzi
Councilperson James Trakas

Also Present: Mayor Gregory P. Kurtz
Vice Mayor Dave Grendel
Councilperson Kathleen Kapusta
Councilperson Kenn Synek
Councilperson Dale Veverka
Procurement Coordinator Dennis Zdolshek
City Engineer Don Ramm
Service Director Leon Karas
Joe Steines – GPD Group

Chairman Chris Walchanowicz called the meeting to order at 4:32 p.m.

Chairman Walchanowicz said there's only one item on the agenda today. It's a big item. I know we have been waiting quite some time for the report. I know Council has many questions; so let's have at it. I will have Dennis Zdolshek take over and introduce the gentleman from GPD.

Procurement Coordinator Zdolshek said good afternoon everyone. Today we have Joe Steines from the GPD Group to go over the report that was compiled on the different facilities, buildings within the City. I am not going to try to attempt to disseminate some of the information that Joe put together, but Joe please give a quick overview of what the scope of the project was and get into your report.

Mr. Joe Steines of GPD Group said probably the easiest thing to do if I could share my screen I have a little slide show that would probably help out.

Chairman Trakas said we like slide shows. We are pretty primitive here.

Mr. Steines said so I will just real quick for those of you who don't know me or who I work for I will tell you real quick. I am going to talk about what we were looking for, how we prioritized things. We will go through these buildings one at a time and just kind of give an overview of what we found, what the priorities were and that could maybe start some conversation about each building.

GPD Group like I said real quick, I am an architect; but the GPD Group employs engineers from disciplines. So, for the building world, mechanical, electrical, plumbing, civil, structural, and then we have some technology consultants looking at security cameras as well. We have about 600 people total; and 70 of us work for public buildings, and we have been around for a while. I have not been around for 59 years, but the company has.

The assessment that we are looking at, we looked at this group of buildings here. So, you can see it's a long list of buildings which is why your report is so many pages. We can break it down. Some of these buildings are a lot bigger than others as you all well know. What we looked for, the physical characteristics of the buildings and the condition that they are in. So, we break them down into four categories, and each of these categories that is kind of who looked at them. So, me and the architect that they had with me looked at these first couple of things which are primarily just the architectural aspects of the building; and they also had a structural engineer and mechanical engineer. I won't go through these one at a time, but they are the obvious points of a building, different systems of a building and the things that tend to wear out.

What is a little less obvious is how we rank them in priority. So, 1 and 2 are pretty much things that we feel you should be taking a look at. The difference being that 1 may cause one of these three things here. It may cause future damage to the building. So, if there's like a roof leaking, that's not something you could really just take lightly because it will cause further damage or something that is going to cause harm to one of the occupants of the building.

Then 2 is equally as important just not as detrimental to the health, safety and welfare of the people of the building.

Then 3 are things that would make a better building that you might have to look at in the future, but right now they are kind of up to you if you need to address these or not.

In a nutshell that's what we will be looking at and how are they ranking.

Mr. Steines said that's how we rank them. It's not always how a community or an owner wants to rank the items that we find. So, this is an example, this is future work and something that you should want to investigate, having a little workshop where we actually find out either from the community, generally we don't see the people who are trying to reach out to the broader community; but to this group of people, to the Administration and kind of change what we are calling our priorities.

So, for instance ADA access and sprinklers; those are two safety issues that the code may not have required when the building was built, and no one is making you put sprinkler systems in on existing buildings. That may be something that is a high priority to someone in the community, and that's something that we want to elevate. That's just an example.

We can talk about should we want to kind of go through another process of brainstorming and taking some notes from you folks or whoever to reorganize our priorities. Of course, the pictures are covering my priorities here.

City Hall, it's generally in pretty good shape. There are a couple of things that we found that, you can see how many 1's and 2's we have there which again aren't necessarily things that need repair, but things that we definitely think that you should start looking at.

I should have asked, everyone has had a chance to take a look at the report I assume. If not, these charts are taken from the end of each section so you can see what we are talking about here.

There are some life safety code things; so Priority 3. Really the only thing, there is some roof issues. Really how water would come down the side of the building; pretty minor repairs as far as the amount of work and cost that would go into it that probably should be done just to stop any further damage to the building. Your windows and finishes are starting to get aged. Windows cause problems with heat loss and things like that and water infiltration. So, definitely that we suggest that we look at sooner than some other things; and the finish primarily, there was some carpet that you had some problems there. There are a few handicap access problems, and then kind of as a general rule as for all of these buildings we are going to see mechanical and electrical recommendations. A lot of them are to investigate further. That's pretty much because as far as lighting, lighting always getting improved. So, no matter how old or new your building is, there's probably a more efficient system out there as far as electrical lighting and HVAC. So unfortunately it's a moving target. There's always something that you can improve there; and at least for the HVAC, there's equipment full of moving parts. There are things that tend to wear out.

There is another slide for this building talking about security; but aside from security, what we will get into in just a second, do we want to spend any time addressing any of these or were there any questions that I could answer?

Councilperson Trakas said I was just kind of curious Joe on the carpet issues, I saw the photographs; was that the carpet that was just installed a couple of years ago?

Mr. Steines said I don't know.

Mayor Kurtz said actually Jim that's carpeting that is 38 years old.

Councilperson Trakas said so that's the carpet, okay.

Mayor Kurtz said it's the main facility that needs to be replaced.

Councilperson Trakas said thank you.

Mr. Steines said it was delamination issues, the carpet becomes loose; so we are saying it's a Priority 2. I think carpet would typically be a 3, but because it's kind of delaminating in public areas, it may cause a bit of an issue down the road. I could always go back if someone would like me to.

This building in particular, and actually just half of this building, the City Hall half; we took a closer look at some security issues and kind of did a preliminary report. We met with your Fire and Police Chief and some of their staff to go over some of these ideas, and I think we are all kind of on the same page. There are some ways that we can compartmentalize and separate employees from public with some new doors, some new walls, this green area. I know it's probably small on your screen, and I apologize. We can provide compartmentalization so that foot traffic from the public side could not access the offices. If they tried, they would kind of get trapped here and have a new way out, so there would be a new exterior door. So, it poses no threat to safety but increases security.

The same thing going on in the lobby where we can secure the wall between the lobby with the bell in it and the reception area for the Mayor; we worked some things. We move the reception desk to where there's actually a window. Put a transaction window in Court so that they can collect ticket fees without people actually coming in and going to the office and posing a security breach into this area. We also looked at how that would look inside the lobby. I know we are looking at the lobby as 100% here, but basically (inaudible) with the three arches, moving the reception desk, creating a transaction counter and using some sort of bullet resistant glass and access control so then people were buzzed into these doors here. This is kind of just all glass. Obviously, you have some historic nature to the building so we wanted to show you what it looked like to kind of keep with the raised panel theme as well.

Mr. Steines said we talked about cameras. We talked about added cameras in the parking lot and inside the space and how we deal with the public when they come to the very public gathering space for either Council meeting or for Court. So, there's a lot to unpack with the security. Are there any questions that I could help you with on this front?

Councilperson Narduzzi asked Joe, did we put a cost analysis together to do some of these things?

Mr. Steines said no, not really; but we can do that. That becomes kind of difficult not knowing the scope. So, with the security portion I believe we have a proposal in, and there is a lot more work to be done on the security side, certainly coming up with some costs for that. With the general assessment, we are happy to provide some estimated costs, but before we can do that we kind of have to narrow down the scope just a little bit, a conversation. Maybe that could take place per building with whoever is making the decisions on what items we want to include.

Mayor Kurtz said the thought would be that we would be able to look at some of the more, right now when somebody comes to City Hall for example, the gate is locked. So, we have to have somebody open access for them to make a delivery or to have access past the gate. What we would anticipate would be to have a more permanent road map to solving the security problem on a permanent basis along with some of the aesthetics, carpeting, etc. and security cameras so that we would end up with a fully functional facility with a secure environment that when there would be a public meeting, we would have the additional capacity of opening the doors, but we would have a Police Officer or Officers available for the constant security. This would be consistent with most other City Halls today.

Mr. Steines said that's very true. You have an assembly area along with private offices, an area where the public comes in; so it becomes a very dynamic space. Usually security unfortunately is in opposition to fire safety. You want people to be able to move freely through the building in case of a fire, and you want to stop them from being able to move with security.

Mayor Kurtz said what we propose is that we have the Procurement Coordinator determine maybe through the help of the committee to frame up the minimum we need to do to facilitate some of the security recommendations; and then we would price that out and bring it to Council.

Mr. Steines asked shall I move on?

Councilperson Veverka said this question is related to the new access doors, the new emergency escape doors in the Mayor's office. We were told that it's a good way for us to exit is through the door from Council Chambers into the Mayor's office and out onto a patio. I was just curious on how that is indeed a good emergency escape route with the height of the walls, etc.

Mayor Kurtz said there's a planned door that you can see through Council Chambers too. So, we would have to put some steps or some other way to navigate that if it becomes a permanent structure.

Councilperson Veverka asked so is it currently a safe escape route or not?

Mayor Kurtz said yes for the Mayor, but if we have a Council meeting you are going to have to determine if you want to invest the money in giving these additional escape routes installed.

Councilperson Veverka said okay. So, in other words the wall that's there is scalable?

Mayor Kurtz said it is for me.

Councilperson Veverka said okay.

Mr. Steines said it's not an accessible route, and obviously a wheelchair couldn't do it, but most people would be able to.

Mayor Kurtz said it's 18 inches.

Mr. Steines said this one here is the proposed new exit as well as one up this side for the Council members to be able to kind of go into this lockdown room. There would be a panic room for Council or in the case of Court for the judges. Then they would have an easy way out of the building if necessary.

Councilperson Trakas said I would just say for the amount of time that Chamber is used, I don't know that investing money into an egress there would make sense; but I appreciate the thought. It's just not used that frequently.

Mr. Steines said I may add the current location of the doors does not actually meet code for fire egress, just the remoteness of the door. There are plenty of doors, the amount of doors and the width of the doors is not the problem. Today's code says that doors can't all be this close together. With that said, there is no code police telling you that this door has to be there. If it were built today, we would have put it there though.

The other buildings will be a little bit easier. Should I move on?

Chairman Walchanowicz said yes sir.

Mr. Steines said the Fire Department, luckily here we have very few public occupants, just the Fire Department themselves; so security isn't quite the same issue. So, again just going back to looking at the environment, the finishes; there were some cracks in the masonry that should probably be addressed or at the very minimum investigated. It's a very cheap solution. Sometimes when we find these cracks, the important thing to know is if the cracks are growing or changing in any way or moving; and there are very inexpensive devices that we can put on the cracks, not necessarily us, but anyone could put on the cracks and monitor the movement which would give piece of mind. If there's a crack, it's not causing you a problem unless it's moving. There were some more important things, the HVAC, that should probably be looked at; and then again the typical things I said like the lighting system.

Any specific questions here?

Technical Director Snyderburn said the HVAC I noticed that both those air handlers, both those units have recently been replaced in the last two years. We have some boilers that are 7 or 8 years old, I wonder what your concerns were.

Mr. Steines said with the HVAC, in the Fire station yes. The engineer was saying that the VAV boxes are.

Technical Director Snyderburn said we are currently replacing all the HVAC. We are currently doing that now. We have some construction going on there. I don't follow you, both of those units have been replaced. We put some sensors on there just in the last month or so, humidity sensors; but other than that, every temp in there, if you turn the thermostat, they are right on the money. We monitor that pretty close. Those boilers are approximately 7 years old. I am not trying to dispute it, I just want to be sure that whatever you guys want me to address, I would be more than happy. That's all I wanted to know Joe. Thank you.

Mr. Steines said I circled it here so I will make sure the engineer responds and tells you exactly what he saw that triggered that.

Technical Service Director Snyderburn said okay.

Mr. Steines said Building and Engineering, more of the same really here. I guess there were some problems with the interior lighting. It was emergency lighting. What triggers the 1 priority there was that there was lacking some emergency lighting on the egress. Obviously, that's a

lifesaving issue so it popped up. Other than that, the handicap access was one that I believe this building lacks handicap access. There is a stair to almost every door, whether it's one or two concrete steps; but the public does enter that building. There again, there's no ADA police telling you that you have to do this, but if someone wanted to push the issue, they may be able to make you.

Mr. Steines said the Service Garage, a lot of these buildings have a summary after them in the report where it's some kind of ancillary additional things that were mentioned. We were looking at what is in place, like I said all of these items on the screen here. In talking to people and doing kind of quick interviews with the people who use the building, issues were identified that aren't physical issues that are things that are programmatic issues like we need more office space. We need additional conference rooms. That kind of stuff is not necessarily in the building assessment. If it was mentioned, it was put in that particular building's summary. That's just kind of a side note across all these when you read the report and look at the very end. Some of them, and when we get to the Civic Center there's a little bit more there than in the rest of them; but this particular building is not in my opinion serving the functions as well as it could be or as well as a newer facility could provide. This type of building just gets worn out, gets beat up a little bit more than most buildings from the nature of what's going on in it, trucks driving in and out. Things change, the size of vehicles change. It's kind of lacking some storage area. The fact that the mechanic bays are all using one kind of ingress overhead door and one exit door; typically what people would seem to prefer is for the maintenance individual bays so vehicles can pull in and out without having to worry about traversing through the building.

Also, when vehicles come out, they kind of cross the path of pedestrian traffic which is not ideal; so there's a whole slew of kind of small little programmatic problems with this building, along with a whole handful the building's getting old too. The roof, the windows, your office space is on the second floor. Your locker rooms are on the second floor which is not common.

The finishes aren't bad for the kind of space. It's an industrial space so they get beat up pretty good, but everything is taken care of well; it's just getting a little beat up. There's some rust on some doors. There are some cracks in the masonry. Part of the masonry in here, it's not masonry, it's poured concrete. The wall acts as a retaining wall, and that's showing some signs of water infiltration which will over time start to deteriorate and could cause more problems. That's why Section H here got the 1 designation, and big spaces like this are just notoriously expensive to heat. All that said, if you had a building to replace, this would be it. It's probably the cheapest to build per square foot because it's garage space. It's probably going to be a pretty (inaudible) building, and it could serve the City much better. It's just really because things change over time. This building was probably great for the functions it was serving when it was built, but over the past years it has changed. Basically I am telling you, I would love to build you a new building here. Give me a checkbook, and I will make it happen. Otherwise, it's not falling down; so it will serve you for several more years. Any questions on this one?

Mr. Steines said the Civic Center, which is probably the last of our big buildings that we are going to talk about. This one obviously does have a large public component. So, there's no security system in place or there's no robust security system in place at least. Those items don't really show up on a report because there's nothing really to say that's wrong with them; but this

is something, if you are going to look at security at City Hall, we are talking access control which is either fob readers or some sort of key cards that open doors and cameras that are sent back to a central system. The same system could be scaled to work multiple buildings on your campus. Obviously, City Hall and Civic Center being the ones with the biggest public component; so extending the City Hall security system and access control to this building would certainly be something that you might want to look into.

Other than that, again some of masonry is moving. You have some bricks sliding around a little bit which probably should be looked at. It's relatively low cost, and it will save the building in the long run. Interior lighting, some of the lights are just high intensity discharge lights that are sucking up a lot of power. You could probably save money by replacing the lights in a relatively short period of time just for energy usage.

Technical Service Director Snyderburn said just so everybody knows too, I would say about 90% of that building LED. There are a few high hats there that we have to replace. Those fixtures are in drywall, and what we do is retrofit those fixtures, but I would say 90% of the Civic Center is LED lighting, excluding the parking lot which most of your parking, quite a few of our parking lots are LED. We haven't done anything with that exterior because they are high pressure sodium, they are more of an amber light right now. If we do change them to LED, it's going to be much brighter. As far as the LED in the building itself, 90% of the lights are LED.

Mayor Kurtz said we are also reviewing the possibility of extending the entrance and creating a canopy for safety for the senior population and also a central entrance position where you have to enter and go to either side of the building rather than right now you have two ways, you have to identify yourself when you go to the Recreation side or the Civic Center portion, the socialization side. So, we are putting together some ideas and concepts so that we can create one central access point for security as well as function. When we have something, we will present it to the Public Buildings & Lands Committee.

Chairman Walchanowicz said thank you.

Vice Mayor Grendel said I also think that the water supply rendered a 1 there and needed some preserving the water heaters for the locker room.

Technical Service Director Snyderburn said those are 21 years old. They are 100 gallon water heaters I am pretty sure. I think they have them as 200 gallon. What we are going to do is put tankless in there. They work fine, there's no problem with them right now. I understand they are aged, they are a little bit inefficient. I agree. We can do that in-house. We have already installed, pretty much the majority of our buildings now are tankless. These were working fine. I just haven't done it yet, but we can certainly do it in-house. It's not a very huge cost item on it. It's not extraordinarily expensive. It's probably \$5,000 apiece or so, maybe even less.

Councilperson Veverka said unless I misread part of the report where they were talking about we had some tankless in place, and the recommendation was to replace, is that correct?

Mr. Steines said because of the volume that is what the engineer recommended. You are correct.

Councilperson Veverka asked okay so but the tankless were ones that we just replaced very recently?

Mr. Steines said I don't think they are suggesting to replace the new tankless with tanks. The areas of high volume in the locker room, they would like those replaced with actual tanks, not tankless; but again I can look at that. Dave knows how much water is being used there. We can certainly have that discussion with the engineer.

Technical Service Director Snyderburn said I think all the tankless we put in there, every one of them is working very well right now. I haven't had any complaints in any of our buildings; and they make quick recovery tankless obviously for commercial use. We will look at both and get the costs.

Councilperson Veverka said that was kind of what I wondered is there enough frequency in having a bunch of water hot as compared to moving to tankless because there's not a huge amount of use there at one time, is there?

Technical Service Director Snyderburn said it depends on how many showers are going at once, but no I think you are right Councilperson. I don't believe in any of our buildings we use that much water at any given time.

Councilperson Veverka said thank you. It just seemed kind of strange.

Technical Service Director Snyderburn said everything was tanks years ago, and now they are all tankless.

Councilperson Veverka said right. It just seems strange to me that we would be going backward, particularly when it seems like it's supplying pretty well with the new tankless.

Technical Service Director Snyderburn said in every building we put them in, they seem to be fine and efficient.

Mr. Steines said so the Community Theatre, obviously a relatively small building compared to the rest of these. As you all know, it has a historic component to it which makes it difficult to really recommend anything be done because the building is functioning. There are couple of items, the one flagged is one where there was some structural failure of the tops of walls that will start to allow water in. So, again relatively minor masonry repair and concrete repair; but something that should be looked at before a freeze/thaw cycle to prevent damage to more of the masonry.

Other than that, I mean the windows are old probably because they have historic value. They are functioning. Do we really want to, you are not going to get too much of a return replacing the windows with energy efficient windows; I understand that. Obviously, when we see windows that old, they get noted; but they have historic value. So, this among some of the buildings we will be looking at momentarily, is one of those things where if Council and the Administration and the City gets together, they may reorganize these priorities based on how little the occupancy

is in this building and how frequently it is used, but the structural items should be addressed. It's a valuable building, and we need to protect it.

Technical Service Director Snyderburn said I agree with you Joe, and also just Council and the Mayor know, I have applied for, this is the third year, I applied for a grant through the State in regard to tuck pointing this building and doing some work on it, getting a better handicap access to it; and I thought that maybe this third year would have been the charm, I put it in there. Obviously, with Covid, I think it's all, I am going to have to regroup; and there are some things that we will definitely need to do. All in all, I agree with your assessment Joe, it needs some exterior work on it. I think the building all in all is a decent building; I agree with the HVAC, the structure. We were putting money away for windows. I think the windows are about \$45,000. We installed new doors up top, the second floor. We installed all new exterior doors in there. We did some repairs.

Councilperson Trakas said Dave there are also a Cultural Arts Facilities Fund that if we apply like with the Independence Theatre we might have a chance to score some funds there. The State Capital Improvements Budget is coming out next week, so we will find out what they look at. It's a lot more (inaudible) when we first talked about it.

Technical Service Director Snyderburn said I agree with you Jim. I even met Matt Dolan in the parking lot there at the Civic Center and cornered him and gave him my card. I did tell him to please give us some consideration, but that was part of it. The theatre was part of my grant when I wrote it. So, I don't know. It would be nice, and I think it was for \$250,000.

Councilperson Trakas said well there is another entity that might be help us, and I will follow up with you on that.

Technical Service Director Snyderburn said anything I can do, I would be more than happy to fill out paperwork.

Mr. Steines said Historic Hall was more of the same as the last. There are some tuck pointing needs. We got some exterior doors that are starting to show some decay. Anywhere there is a crack or damage to skyward facing joint where water can get in, those are things that are Priority 1. Water gets in and freezes, and it causes damage. It causes more problems. It's really kind of the same with the HVAC as well.

A grant for these would be great if that could be secured.

Mr. Steines said the press box, they are recommending some further investigation and maybe the possibility with new lights; but that's pretty minor. There's not really a whole lot to say with this building. It's well taken care of.

Technical Service Director Snyderburn said I saw you had the heating system. We did put a split system in the concession stand there. It helped immensely because those people who were working in there, they were getting pretty hot; but it seems to be working pretty well for them.

All in all, I think we repaired some units there this past year. Obviously, with Covid we had less people there. I think it's pretty good.

Mr. Steines said so this is an interesting one, the pre-school. The building, and we can look at this further if you should ask us to, the building is as far as an education space it has a lot to be desired; but it's a pre-school. It is leased. It is functioning. It's dry. I don't really know how far you guys want me to take this one just because of how it's being used, and it's not really being used by the City. It is rented space, but all in all the building is safe. Again, there were a couple of cracks that should be looked at structurally in the masonry, and the heating and lighting system are aged. They are getting old. It's rough for me to recommend you spend a lot of money on a rental property, but at some point those systems are going to become, either of them would need replaced.

Technical Service Director Snyderburn said I agree with your assessment Joe. I think the only thing we could do is put a new rooftop up there for them. The lighting, most of those fixtures are P12's. We haven't changed them. They don't use it that much. They really don't. That building is not used. The kids are gone most of the year. They have a shortened school year, but all in all it's a good building. I agree with your assessment. Structurally there is some masonry that can be worked on. We were thinking about replacing those fixtures this spring when the kids were out of school or even if they stop attending school this winter. We were thinking about it, but when look at energy costs on these things, we look at replacing the fixture, how much time that fixture is used and how long it will take to get the payback. The LED lighting would be nice to have in there, but all in all, I think Kelly Lozar runs that over there; and she is pretty happy with the building I have to say. I do agree with your assessment Joe.

Mr. Steines said Rec Services. Again, these are functional building, all the doors work. It keeps the stuff dry and out of the weather and out of the freeze. Flagged a couple of things on the HVAC and the lighting again; things that tend to just wear out over time. Not a whole lot of attention to this area, this building.

Maple Shade, I think there were some structural issues to address here. Again, not a real large building, so that something that isn't going to cost too much for the City to take care of just to protect the building. Other than that, things are getting old; so it should be on your radar as far as mechanical and electrical.

Technical Service Director Snyderburn said I think the garage, there are a couple of components there, there were a couple of buildings that they looked at. One was the hearse house that is closer to Rockside Road, the gray building. You looked at that, and there are some joists there that were probably taken out for storage or something. That's not a big fix there for us. The other building there, the maintenance garage and the office there, it's maintained pretty well. There are some things, I agree with your assessment of cleaning the outside of that building. We could probably pressure wash it and do a little painting, but all in all that building is in pretty good shape. I think all of the buildings there, obviously you talked about the cemetery yesterday in the Finance meeting. We could go over and put some money into every one of those buildings just to spruce things up. I do agree.

Mr. Steines said the outdoor pool, aside from some, I didn't even realize the bird's nest in the picture.

Several people began speaking at once.

Mr. Steines said some of the aluminum soffit fascia is coming loose. I am sure that it could be fixed pretty easily. All in all, it's a fairly new building. It's in good shape. The bathrooms were clean and functional, and the HVAC is getting old just like everything else.

The Old Recreation building, this is the last building on our list. Again, for what it is used for, the Rec area, I don't know there's any reason for me to recommend any drastic improvements to this building. It's certainly functional. It can definitely use some attention on some of the exterior masonry. Obviously, that was a thread throughout a lot of these buildings. It could be, and I don't know if you do this in-house, or one masonry restoration company could probably give you the contract in looking at all of these buildings; and it probably wouldn't be too unreasonable. In looking at the structure, probably the only thing I would say should be done, should be looked at in the future.

Technical Service Director Snyderburn said we just replaced a lot of brick in that chimney that was flaking. I had a bricklayer come in, and we probably put, if you look at it you can tell from the outside, probably 100 bricks in there. I think the cost was about \$800 or \$900. I don't think you have a whole lot of cost in these items, but I have to say, I have to agree with you on most of your assessment of the buildings. You have to tell Council and the Mayor all these buildings are safe. You have had some hellacious rains the past few years. There were very, very few leaks if any; and if they were, they were very minor. If you all remember City Hall, we had a problem with the cupola up there and it had to get repaired. Everything, there's emergency generators in these buildings, and they all work. They are all very well maintained. I have to say, I think the report is excellent. I think I appreciate the comments, you telling us how well our maintenance staff maintains them; and I think there are some things that we can do. There is money that is put in place already for these items that need to be replaced. I just want to give the Mayor and his Administration and Council members a comfort level that we looked at all these buildings. We are in them almost every day, and we take pride in what we do. When we see something; and if somebody says anything, we respond immediately.

So, that's all I can tell you. I wanted to let you know too, we have seven emergency sirens out there too; and all those sirens are operable, all work very well. We had a couple that we had to rebuild; but we did most of that work in-house. That's it. I appreciate the assessment, I really do. It gives us a bit of an insight of what we need to do.

Councilperson Trakas said a couple of quick things, and I really appreciate it. Mayor Kurtz I am glad you prioritized this, it's a very healthy look at because sometimes you get information here and there. This is very comprehensive, and it does really frankly comprehend that Technical Services when we set it up in the 1990's has really done its job. A lot of these buildings don't show the age that they really are.

One thing that I thought we were going to do with this and perhaps we can subsequently was to create an actual security plan with cameras and entrance and exit. We talked about that with City Hall of course, but we didn't talk about it extensively for the other buildings. I am particularly interested in the Civic Center. I'm just curious, is that what one of the next steps is to do where the public goes mostly to the Civic Center and the Recreation areas. When you are outdoors it's a little bit different situation; but those are what I would consider soft targets for evildoers, terrorists, bad guys. Any thoughts on how we protect the public in those areas?

Procurement Coordinator Zdolshek said one of the things that GPD has in the works now, and I think we did a First Reading on legislation was for security. The thought process is taking a look at City Hall, Police station. I met with Chief Kilbane and Chief Rega, did an assessment of the building; and any recommendation they make for City Hall and this property will be something that will be able to be scaled campus wide. They have given a cursory look to the Civic Center on that, but we haven't moved forward with that. Joe, could you add a little bit more to that, what the process would be and what your recommendation would be and how we can tie City Hall, the Police station, Community Services center and Recreation building all together and make folks safe, but yet a great place to go and where you are not really going to notice the security.

Mr. Steines said so most of these systems are digital systems for the cameras, for the access control, for burglar alarm, fire alarm; and one step would be to get all of them on the same system. You can expand it, scale it up and provide it to a new building or should you realize another spot or make adjustments, you can easily change the building and keep it all on the same system.

So, the process for that would be to, like Dennis mentioned, we did it with City Hall. It would be to basically come up with a life safety plan for the Civic Center or for any other building that you should want to take a look at. What we would look at it is, first and foremost, code dictates emergency egress, primarily for fire, some sort of emergency, not necessarily a security type emergency, an intruder; but storm and fire and that kind of thing. We have to analyze that and make sure it meets code and then kind of work backwards and make sure that we have compartmentalization. We have checkpoints. We control how the public and the employees enter the building and maneuver through the building. It's not a real long exercise, it just takes a week or two to take a look at it and then apply those technologies that we talked about. Again, specify them so that they are non-proprietary so that in the future you don't get locked into one company that can only sell the cameras. Then when you go to buy them, they are three times as much because they know you have to get them. A non-proprietary spec is important there. I don't know if it fully answers the question.

Councilperson Trakas said it makes sense, and what Dennis said makes sense. I think that is a priority, I really think that protecting the public as we have been doing, the cameras we put on Rockside are extremely helpful; but we also have to keep in mind that we have a lot in non-Covid times, which is most times, that we have a lot of people congregating in areas that could potentially be problematic. So, that helps quite a bit. Thank you for your answer. Dennis, thank you.

Councilperson Kapusta said I would just add to what Councilperson Trakas said, and it's certainly our public; but having worked in that building for almost two decades would add that it is also our staff and our employees. That building is opened the longest timeframe in a day of any building in our City, and it's open to the public, while anything can happen at any time, the greatest concern is always early in the morning hours when it's still dark outside, and some people are coming in. The staff is very small, and late in the evening. I know for the Community Service side, but late in the evenings was often our young staff too; and I think they are perhaps a little less prepared to handle things. So, I am very concerned about that. Thank you.

Procurement Coordinator Zdolshek asked Chairman may I add one other point?

Chairman Walchanowicz said go ahead Dennis.

Procurement Coordinator Zdolshek said and one of the things when Joe had met with Chief Rega and Chief Kilbane, they were very much in tune that any system also has to be able to coordinate with Chagrin Valley Dispatch Center. I am not sure if GPD has had any conversation with them; but any system that we do put in, it will be compatible with what they have in place which is also a key factor going forward.

Chairman Walchanowicz said I think we are using this as a stepping stone so everybody knows where we sit with all of our buildings. Moving forward from here, if I can ask Mayor Kurtz to summarize what he feels after hearing everything, what his plan would be moving forward from here.

Mayor Kurtz said if Council is done summarizing their position, I would be more than happy to give you my overview of a few things.

Let me begin then, a couple of things. Civic Center, Purchasing is going to work with GPD to develop specifications for security, for roof repairs, working with Tech Services and replace carpeting. That will be a 2021 goal.

The Building Department, we can work on the ADA entrance accessibility.

With respect to the Service Department, look I think Joe said it best. It's aged. The building was from back in the 1970's. It needs to be replaced. There are a number of issues that compromise function and safety concerns; and a new building would be the way to go.

With respect to the Civic Center, I think some people have mentioned security. That's a priority. We are working right now with the architect that designed it, Norm Casini, who is looking at designing a new entrance amenity which would include a canopy over the driveway for security and safety of our seniors particularly. We would also have a single access point. We would take that courtyard area and convert it to a central access point so that both the Community Services and Rec Department would have one access point. We wouldn't have two wings. It would make us more efficient. We would also be able to, as Joe and Dennis both suggested, we would be able

to tie in security with the Police Department, City Hall, Civic Center. We would do that through our Master Plan of security.

The Community Theatre, there are some structural issues. There are some things that we have done that need to be addressed with respect to that facility; and all in all, I want to reiterate what several members of Council identified as being a good report. We have baseline now to work off of that we can keep active with respect to all the different things we want to do and need to do with these buildings with the labeling of 1, 2 and 3; we can identify the issues of 1's. We can make sure that the 2's are in our Five-Year plans, and we can make sure that between what we do with the Tech Services and the Service Department as well as the Rec Department. We can continue to maintain our facilities.

So, all in all, it's a good report. If Mr. Chairman and members of the Committee, members of Council, if it's okay, we will follow up with some of these suggestions; and once we have something for Council to weigh in on, and we can put some budget numbers together, then we will come back and ask for a meeting so that we can do these upgrades in 2021.

Chairman Walchanowicz said it sounds good. I think a lot of these issues can all be done through Dave's Tech Service Department. Granted some of the masonry stuff we may have to hire out, but I think Dave can handle the majority of it now that he knows what a lot of the pinpointing of issues we are having. Are there any other questions?

Mayor Kurtz said we just need to make sure that we budget appropriately for some of these issues so that we can forecast more accurately.

Technical Service Director Snyderburn said Mayor and Chris I agree with you both, and that's why I didn't want to go into that Five-Year Capital Plan too much until we review this report.

Councilperson Veverka said just a comment related to now that Leon's group has developed the soft skills related to sidewalk replacement, etc., I know that with the exterior information, they talked about concerns with some walks and some pavers and some other things. I know that it will be right up their alley. So, a lot of those exterior things are things that Leon Karas can deal with and pick away at also.

Mayor Kurtz said the challenge there is that there's 10 times more work with the limited resources of the Service Department; so we will have to prioritize some of his work and still have outside vendors to support some of the safety concerns throughout the City; and Dale you are probably more aware of having been on the sidewalks, you and I both witnessed a great deal of sidewalks that need to be repaired. So, that's what we are going to prioritize in the next couple of years.

Councilperson Veverka said absolutely.

Procurement Coordinator Zdolshek said we have some legislation that we had on First Reading and I don't know if it would be appropriate now for Joe to find out if Council has any questions on what they had put together, or if you want them to address that at a later date. I just figure

while we have them on board, it might be a good time; or even Joe if you could just summarize the proposal you presented for the City Hall security.

Mr. Steines said basically what we talked about is we would take that plan that we looked at earlier in the presentation and develop that actually into biddable documents so that the work could be fully designed step 1, and then step 2 specified so that you could get competitive bids.

Chairman Walchanowicz asked that proposal, was that strictly for City Hall or was that the Civic Center as well?

Mr. Steines said it was for City Hall, but with specifications that can be scaled to any one of your buildings. So, it would provide specifications.

Mayor Kurtz said what I heard Mr. Chairman was that we combine City Hall and the Civic Center under the same umbrella, trying to get that done simultaneously.

Chairman Walchanowicz said correct because I think that's what the majority of Council would like to see, City Hall and Civic Center done all at once.

Mayor Kurtz said I think Councilperson Trakas and Councilperson Kapusta said it was the most heavily trafficked area.

Chairman Walchanowicz said it could be one of our top priorities, the safety and security of our residents going there; and while there are less people at the Civic Center, it gives us an opportunity to make these innovations rather than inconveniencing the public.

Councilperson Veverka said just a question related to, a few years back there was some security proposals related to City Hall. Were any of those looked at in relationship to the GPD proposal?

Chairman Walchanowicz said well a couple of years ago I wasn't in, so I'm not 100% sure what those were.

Councilperson Veverka said I don't know if Dave could respond to that or not. I know that there was some proposal at one time related to getting rid of the gates and making that area more secure; and I am not sure how that may relate to this new proposal.

Mayor Kurtz said it's consistent with that.

Mr. Steines said that's probably the information that Dave shared with me. Is that right Dave? That was incorporated.

Technical Service Director Snyderburn agreed.

Councilperson Veverka said thank you.

Councilperson Narduzzi said we're talking with Norm Casini about doing the front entrance of the Civic Center. I think all of this should be coordinated at the same time so we are not redoing something two or three years down the road. If we are thinking about a canopy or reconfiguring the entranceway, I think that all should be looked at the same time.

Mayor Kurtz said I agree, and I think that would be a good catalyst to do this, do the Civic Center and City Hall both from a security and function; and I think Norm has drafted plans, historically has them available. I think he would be more than willing to work with GPD on it to put that together if that's Council's pleasure.

Chairman Walchanowicz said I think the Civic Center is our baby, that is what's most important to many of us.

Councilperson Trakas said we did consider that about five years ago for the Civic Center, the canopy end of it; and it was not quite vetted out. I think more than just like a schematic, I think there has to be a flow design there Mayor. I think we had talked about keeping people out of the rain at the time; so I think now we're talking about something a little bit different and frankly needed. The times have changed, so I think that a more comprehensive approach and a thoughtful approach that engages the Police and Fire as well as to how best to have ingress and egress during a time of an emergency might be helpful.

Mayor Kurtz said what I am hearing from members of Council who have spoken is that we should take City Hall and the Civic Center and combine those two facilities to come up with a comprehensive security as well as function standpoint; and I think that's the appropriate strategy. I agree with Council on that. We can do that under that proposal, and then we can come back to Council for a 2021 project.

Chairman Walchanowicz said okay, sounds good.

Procurement Coordinator Zdolshek said Chairman and Mayor would you like me to get together with Joe and have him put together a revised proposal to include the Civic Center from a security aspect of the building?

Chairman Walchanowicz said yeah if you could please.

Mayor Kurtz said and also contact Norm so that he can share with Joe, so they can combine their thought process.

Procurement Coordinator Zdolshek said early on I had mentioned it to Joe, and GPD and Joe agreed that it would be good to bring in the original architect and get some feedback to him so we are able to maintain the integrity and the look of the properties and get a feel of the City.

Mayor Kurtz said if Council wants to do that, that's how we will proceed.

Vice Mayor Grendel said we should also give the highest priority I think given the condition with Covid and the access being limited to the public, now is the time to get that done so that

when things get back to a more normal time, we will be up and running with a much better security system.

Chairman Walchanowicz said when Covid first hit, I know Rec Director Walchanowicz got a tremendous amount of stuff done when we closed it down before; and if we are still at that point, we can get a lot of stuff done before we go back to some normalcy and open that place back up again.

Mayor Kurtz said well you might know Mr. Chairman that the Governor extended, the legislature extended the order that allows for remote meetings until July; and in talking with some of the business community through our Economic Development meetings today, and some of our major stakeholders stated that some of these companies aren't going to come back until June. So, I agree with you. This may be the perfect time to rethink this and come up with a plan strategy and implementation before we open up again. That's what we will follow. We will try to get that all organized, and we will try to get some budget information for the next Finance Committee meeting so that we can proceed along those lines.

Chairman Walchanowicz said that sounds great.

Councilperson Trakas asked one other item not related, but under other items that come before the committee, is this the appropriate time Mr. Chairman to bring that?

Mayor Kurtz said one more item Mr. Chairman if I may, sorry Councilperson Trakas. I just wonder if Dennis and Joe if you could, it would be a lot more valuable this report as a Five-Year Capital Improvement Plan if we had estimated costs associated with some of these line items. Then Council would very easily be able to adapt that just like we do with our streets; we would be able to use that as a framework for costs, for planning for the Five-Year Plan.

Vice Mayor Grendel said Mayor I agree with you. This way we can reprioritize, maybe move some things back and use those figures to plan for 2021 so that we can get that done and kind of push some other things back and be able to have the money to be able to accomplish these goals.

Mayor Kurtz said the Finance Director had suggested that one other time; so I think that would be appropriate to do that as part of this. Joe, is that possible?

Mr. Steines said absolutely. That is pretty common as the last step, once we know the scope.

Procurement Coordinator Zdolshek said Mayor I will follow up with Joe on that, and we will sit down and go over the report line by line. I will share our Five-Year Capital Plan format and make sure that we allocate appropriate funds to achieve the goal.

Mayor Kurtz said yeah he uses those line items in his proposal, that would be a great tool for Council I think.

Technical Service Director Snyderburn said Mayor and Chairman, I also have quotes on many of these items; so I will be more than happy to share them with Joe and Dennis.

Mayor Kurtz said as long as you get them done by Monday Dave, we will be in good shape. I'm just kidding.

Technical Service Director Snyderburn said you're a funny guy.

Councilperson Trakas said first of all, I wanted to thank you Mayor, you were very responsive in the budget which we talked about, we kind of glossed over it; but you did start adding, and Finance Director Blaze started adding money in for a fence that's been long talked about by this committee. Thank you for that. I think that's important. I know that maybe in a year or two, we will have that hopefully paid for; and we will be able to fence in our cemetery and make that really nice and secure for everybody. I wanted to thank you for putting that in, that was something that we discussed for quite some time; and it looks like it's going to come to fruition.

We had talked about putting a security fence up at the property by Chase Bank which would be near the Narduzzi mansion on Waldorf, and I was wondering if there was any type of an update on the security fence that we had talked about putting up there now that the property is coming closer to our possession.

Mayor Kurtz said if I could take a minute Mr. Chairman I would just like to share ideas on that property. We met with one of our Economic Development meetings, today as a matter of fact, we met with a corporate neighbor to the west where the fence stops today; and he has embraced the concept of us extending the fence. So, we intend to do that. We needed to get permission or at least an understanding with him because we have to tie into his fence. We had that discussion today as a matter of fact. So, we intend to continue that.

Also, our goal is to raze that house in December, and Don is going to be able to update with respect to the drainage in that area. So, that's the latest on that. The next Public Buildings and Lands, since you eluded to the fence, the cemetery fence; we would like to be in a position (inaudible) potential alternative burial options such as our columbarium wall and potential discussion on the future of that green space in that area. So, we would like to have that for the next Buildings and Lands Committee; we would like to be in that position also.

Then we would like to talk about downtown and the progress we are making there. So, Mr. Chairman I would really appreciate if you would consider having another meeting as soon as possible.

Chairman Walchanowicz said I did plan on having a year-to-date meeting in December just to clear up any of the 2020 stuff and then for the future.

Mayor Kurtz said that would be great.

Councilperson Narduzzi said and as far as the real estate we were looking at in downtown; is that still on track?

Mayor Kurtz said it's inch by inch, it's getting closer. I would hope to wrap a lot of these things up, at least give direction so that Council can put something in the budget if we are going to do

something at the cemetery in terms of alternative burial opportunities, and then yes we should be able to give some direction or at least clarity to those issues in December.

Vice Mayor Grendel said I think that's critical in order for our five year planning, if we need to move money around or that, we can get to some of these priorities before the end of the year.

Mayor Kurtz said absolutely.

Chairman Walchanowicz asked is there anything else that we want to discuss tonight? Otherwise, we can brainstorm and put stuff on the agenda for the December meeting.

Mayor Kurtz said Mr. Chairman I want to thank everybody because your input, it's really invaluable for the various Department Heads who are on this call. It gives clear direction as to what we put together so we would be in a position to get back to Council.

Chairman Walchanowicz said Joe I would like to thank you for the time you spent with us this evening going over the report. I think a lot of us are enlightened on a lot of different aspects of our buildings now. I know I am not the only one on Council who feels that we have several City employees who are capable of doing a lot of things in-house which I am an advocate of not having to hire outside contractors to fix things when you have great employees who can fix things. So, I think we are moving in the right direction, and with that being said, I would like to adjourn the Public Lands & Buildings meeting for tonight.

Moved by Trakas, seconded by Narduzzi, to adjourn the Public Lands & Buildings meeting of November 24, 2020. Voice Vote: 3 yes/0 no; motion carried.

There being no further business, the Public Lands & Buildings meeting of November 24, 2020 was adjourned at 5:56 p.m.

Debra J. Beal, Clerk of Council
Minutes Unapproved at Time of Release 11/30/20
