

March 9, 2020 Special City Council Meeting

MINOT CITY COUNCIL – SPECIAL MEETING – MARCH 9, 2020 AT 4:46 P.M.

ROLL CALL

Members Present:

Jantzer, Olson, Pitner, Podrygula, Sipma, Straight, Wolsky

Members Absent:

None

TOUR OF THE “M” BUILDING

The City Engineer began by introducing members of the Assessment Team who were available for questions throughout the tour. Scott Jordan-Denny, Principal-in-Charge from JLG Architects, Jim Kunzelman, Environmental Consultant from Materials Testing Services, Caleb Bulow, Mechanical Engineer from Prairie Engineering, and Jason Hunze, Electrical Engineer from Prairie Engineering.

The group toured the basement which housed the electrical components for the building. Mr. Hunze explained that the electrical unit was flooded at one point, completely destroying the electrical cabinets for the building. He said, it would need to be entirely replaced. The rest of the basement was mostly storage space. Mr. Kunzelman pointed out asbestos under the tiled floor where areas were broken or chipped. He said the best option would be to cover the floor rather than remove it since asbestos is only dangerous when damaged.

The next level of the building held additional rooms where Mr. Kunzelman pointed out areas of asbestos through missing ceiling tiles. He estimated it would take 40-50 days per floor to abate the asbestos. He explained that each room would be encapsulated with a negative air pressure unit and air quality would have to be monitored throughout the process. The cost could be between \$1.9-\$4.2 million to abate the asbestos. The engineers also pointed out that all ductwork would need to be replaced and nothing could be reused.

Continuing to the third floor, Mr. Jordan-Denny said the open floorplan is usable but the building would need stairs, ADA updates and a new, larger elevator shaft. He also said the windows are near the end of life and he recommended a re-skin of the building. He then mentioned the columns throughout the floorplan and said the first floor would be near impossible to remove the columns to house the Council Chambers. He continued by saying, the restrooms are not ADA compliant and the plumbing throughout the building was shot. The light would all need to be replaced as well since the type of bulb has been discontinued.

A tour of the boiler room revealed more asbestos and the boilers would need to be replaced.

As the tour concluded, Mr. Jordan-Denny said, on a positive note, the building is 86,000 square feet which is more than enough space for the City and potential future expansion. The foundation is structurally sound but there is a slight chance of flood impacts that would need further evaluation.

TOUR OF THE WELLS FARGO BUILDING

The group then toured the Wells Fargo Building which has three floors and was built in 1975. Each floor is about 16,000 square feet for a total of just under 47,000. The columns are spaced out around the edges of the building and the ceiling height is good. The building has been well-maintained and all systems are functioning. There is a small life safety generator which is good for 911 system backup. The heat pump system is set up so that each unit heats and cools its space. The systems are move-in ready and will last a long time. The foundation of the building is structurally sound.

They explained that several areas were tested for asbestos including mechanical rooms, floor tile, sheet rock, and ceiling tiles but all results came back negative for asbestos. There were six tests ran to test lead paint, which also came back negative. Existing reports note the removal of two underground fuel tanks however, there may have been a total of five tanks. The environmental consultant said additional tests should be done to determine soil condition. City staff mentioned that since NDR dollars would be used, an environmental assessment will be included in the process.

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An escalator is in place in the building however, elevators would be required for ADA compliance. The second floor has high ceilings and a lot of windows. They mentioned it would be smart to replace the windows now so the cost was included in the estimate. The lighting could be disregarded and replaced with new LED lighting. There are also two vaults in the building.

The third floor includes the cooling and mechanical room. It is an open floor plan like the second floor. A security and surveillance system was included in the estimates for both buildings. The restrooms are not ADA compliant and would need to be remodeled. There are options for a fire suppression system. Sprinklers could be added but if they are not installed, all exit corridors are required to be one-hour rated.

There are current tenants in the building, the longest being a dentist's office with about 6-7 years left on their lease. The other tenants have up to one year remaining in their leases.

The tour concluded with a few members of the group visiting the roof. They explained, the roof is ten years old and at the end of its warranty but still has about ten years left before it should be replaced.

A meeting of the Technical team will take place the following day at 11:00 at City Hall and a recommendation will go to City Council March 16th.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 pm.

ATTEST: _____
Kelly Matalka, City Clerk

APPROVED: _____
Shaun Sipma, Mayor