



Courthouse Preservation Committee (CPC)

AGENDA

March 17, 2016
Courthouse Jury Room 114
120 NW 4th Street
5:00 p.m. to 6:00 p.m.

- I. INTRODUCTION AND VISITOR COMMENTS**
- II. AGENDA REVIEW**
- III. ADMINISTRATION**
 - Approval of January 2016 Minutes
 - Other -
- IV. OLD BUSINESS**
 - Follow-up to action items from January 2016
 - Update on Seismic upgrade estimates - Chris
 - Update on Courthouse History Manuscript & publication Costs - Hon. Robert Gardner/Judy
 - Update on Courthouse Tours - Jill
- V. NEW BUSINESS**
 - Update on potential preservation projects - All
 - Update on Donation Fund Box and Display - Judy
 - “Public Notices” signage and cost update - All
 - Update on Courthouse security upgrade estimate (Final) - Chris
- VI. NEXT MEETING**
 - April 21, 2016
- VII. ADJOURNMENT**

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Courthouse Preservation Committee (CPC)

MINUTES

BENTON COUNTY COURTHOUSE PRESERVATION COMMITTEE (CPC)

March 17, 2016
5:00 p.m. ~ 6:00 p.m.

Courthouse Jury Room 114
120 NW 4th St.
Corvallis, Oregon

Meeting Called to Order at 5:10 PM

Committee Members Present: Judy Juntunen, Scott McClure, Daniel Read and Jill Van Buren

Staff Members Present: Chris Beilenberg and Kris Pierce (Recorder)

Guest(s) Present: None

I. INTRODUCTIONS AND VISITOR COMMENTS

No visitors attended the meeting.

II. AGENDA REVIEW

No revisions to the Agenda were noted.

III. ADMINISTRATION

- Approval of October 2015 and December 2015 Minutes – There was not a quorum at the meeting. The Committee will hold over the vote on the January 2016 Meeting Minutes until the April 2016 meeting.

IV. OLD BUSINESS

- Follow-up on Action Items from January 2016 – The Committee reviewed the action items from the January 2016 meeting.

ACTION: The Committee agreed to revisit the action items and the March Agenda during the next meeting.

- Courthouse Seismic Evaluation Update – Chris said that the County has commissioned a Seismic Report from Moore Construction to help the County decide which direction to proceed with respect to the Courthouse complex and the seismic upgrade that is needed to meet the current seismic building codes. He explained that there were three levels. Level one and two are similar with each other in respect to the current seismic code as the building would need to withstand a small to moderate seismic event and would both meet the standard of life, fire and safety respectively. Chris said that level one would be cost between \$6 Million to \$7 Million to prepare the building to meet the above mentioned standard; level two would also meet the above mentioned standard but would also include the structure of the building at a cost estimate is between \$8 Million to \$9 Million. Chris explained that even if they were to include the building in level two there is no guarantee that the whole building would withstand a moderate to major seismic event and reiterated that levels one and two were only if the seismic event were small to moderate. Chris explained that if there were to be a major seismic event, one that is larger in magnitude and longer in duration, for example lasting up to five minutes, the cost to retrofit the Courthouse to meet the above mentioned standards of life, fire and safety, is in upwards of \$12 Million. Jill asked if they are saying what type of a seismic event that is predicted. Chris explained that experts are saying that we are plus or minus 50 years for a major seismic event. The question however is how close we would be to the epicenter, the actual size of the event and the duration of the event as to what we would need to prepare for. He said that under each scenario mentioned above the contractor would hide the improvements done. That is to say that the improvements will be inside the walls and the visual look of the building would stay the same, but cautions that the size of the rooms inside the building would be smaller.

Chris told the Committee that there will be a Public Meeting and Stakeholders meeting taking place so that all involved are aware of the possibilities and costs of the retrofit. The BOC wants the discussion with the public to decide if the community would support a putting \$12 Million into the building with no guarantee that in the case of a major seismic event we would still end up losing the building. Committee and staff continued to discuss the possibilities of what would potentially happen to Corvallis and Benton County in the event that there were a major seismic event and the potential costs associated with that event. Chris also said that for the age of the building it is in good shape compared to others around town and feels that the community would like to preserve it. The Committee mimicked the feeling and added that they feel that the Courthouse is a major part of the history of the County and Corvallis and means a lot to the community. Chris said that the BOC will be having a Q&A on Wednesday, March 30th from 5:30 pm to 7:30 pm and would like to hear from the Committee. He asked that the Committee attend the meeting and provide input. **ACTION: Members of the Committee will attend the Q&A on Wednesday, March 30th and give an update at next month's meeting. Chris will update the Committee as the Seismic Evaluation information becomes available.**

- Update on Courthouse History Manuscript & Publication Costs – Judy reported to the Committee she will take the first part of the existing manuscript and edit it for publication. She said the more recent history and Ed's manuscript on the History of the Courthouse, she will find someone who can finish that portion and have them write the more current history for the book. She again suggested that the Committee and Staff talk to the BOC to get the OK to use the manuscript since they have been unable to find Ed to ask him for permission. **ACTION: Judy will edit the existing manuscript and make some inquiries for someone to write the more current Courthouse history and report back to the Committee at the next meeting.**
- Update on Courthouse Tours – Jill reported that the Courthouse tours typically start picking up during April and anticipates that there will be three tours booked for Government Day. She asked Staff if there were any other persons that would need to be on the contact notification list so that she can make sure to have notifications of tours out prior to the day of the tentative tour. Chris said that we will put together a tour notification so all the departments will have ample notice to prepare for the tours coming through

the Courthouse. Jill also commented that she will work with staff on getting the availability Courthouse Tours on the County's website. Jill will start tracking the requests for tours and report back to the Committee at the monthly meeting and will be a standing item on the Agenda. **ACTION: Jill will continue to work with staff on getting the Courthouse tours on the County's webpage and will continue to update the Committee at future meetings. Staff will put together a contact list for Jill so that she will be able to notify Staff of upcoming Courthouse tours. Jill will continue to tract the tours.**

- Other – Update on Roofing Shingles – Chris reported to the Committee that they have found replica roofing shingles from two different vendors. He would like to purchase all of the shingles that would be needed to roof the tower from the Preservation Fund and put them into storage until they can be used on the project. He also said that the County is pursuing other grants from other sources that will be used for upgrades to the Courthouse. He said that the County would like to coordinate and incorporate the upgrades to the Courthouse complex to be done during the same time period. Chris also spoke to the Committee regarding a potential opportunity for a geo-thermal system upgrade for the boiler system for the Courthouse. He said that they would like to partner with the City for the system since that it will need to be intertwined with the domestic water supply. He said that they would like to begin discussions with the City on the idea, but have nothing set yet. **ACTION: Chris will check into additional grant opportunities and continue to peruse purchasing the roofing shingles. He will update the Committee at the next meeting.**

V. NEW BUSINESS

- Update on Potential Preservation Projects – There wasn't anything to report to the Committee at this time. This item will be revisited at a future meeting.
- Update on Donation Fund Box and Display – The Committee would like to run this idea by the BOC prior to pursuing this Agenda Item and intends to do so at a later date. As of the date of the March meeting there wasn't anything to report to the Committee at this time. This item will be revisited at a future meeting.

- "Public Notices" Signage and Cost Update – **ACTION: The Committee will continue to discuss "Public Notices" and costs at a future meeting.**
- Continuing Discussions on Possible Grants for Seismic Upgrades – The Committee Chair was received a packet of possible grant opportunities and will look over the packed and report back to the Committee at a future meeting. **ACTION: The Committee will continue to discuss potential grant opportunities at a future meeting.**
- Update on Courthouse security upgrade estimate (Final) –This item will be revisited at a future meeting.

VI. NEXT MEETING

- April 21, 2016

VII. ADJOURNMENT

- The meeting adjourned at 6:00 PM