

COURTHOUSE RESTORATION COMMITTEE MEETING

March 6, 2009

PRESENT: Chair Milissa Holland Commissioner Elbert Tucker
Craig Coffey Sally Sherman
Mick Cuthbertson Faith Alkhatib
Richard Gordon Mary Ann Clark

STROLLO ARCHITECTS: Larry Strollo Tom Rapp
Bill Matthews

Items distributed: Strollo Architects Task 1 report
Universal Engineering Sciences asbestos report
Universal Engineering Sciences lead-based paint survey
Universal Engineering Sciences limited asbestos screening
Universal Engineering Sciences limited indoor air quality assessment

Mr. Rapp generally reviewed the report; noting their main task was to look at the structural condition of the building.

- There are not a good set of plans showing all of the interior walls that have been added over time.
- The building and annex are in really good condition.
- The cracks have been stabilized and do not appear to have gotten worse.
- Suggested not to tear down the annex because this will cause dynamic load shifting on the ground which could cause damage to the remaining structure.
- Not much is holding up the roof on the old courthouse building section.
- Would think restoration in appearance would be more financially feasible as opposed to factual restoration.

Chair Holland noted she is not in favor of saving the building, "just to save the building"; but that historic preservation was important.

Commissioner Tucker suggested repairing the roof to make the building stable and then look for original materials to restore later if possible.

Mr. Rapp noted there are two elements on the roof that would affect the historic registration.

- (1) roof balustrades – he stated this would mean re-engineering entire roofing because of steel rods across the balustrades; and that it would not be practical to do this.
- (2) skylights – he mentioned that remnants are visible in attic at old ceiling level; adding that these could be cut-in later but the roof needs to be addressed today.

Mr. Rapp noted the worse part of the roof is the northwest and northeast corners where there is no wood but only the membrane showing. Mr. Matthews agreed that these are the most critical issues. The 3 other roof drains have deterioration. There is some evidence of termite damage.

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The question before the Committee now is should the County repair or replace the entire roof? Mr. Rapp suggested the following regarding the roof:

- Use the same membrane as that used on the annex roofing.
- Use big relief scuppers to keep the water from backing up on the roof.
- Do not use an EDPM system.
- TPO (thermo plastic) and PVC are OK; hot air welded seams.
- Use system that is totally adhered to deck.

Lead report reviewed; the only locations where lead was found was around the doors and around the vault. The vault area can be totally encapsulated. The door and trims can be completely removed vs. sanding, which would remove the lead without disbursing into the air.

Asbestos report reviewed; none found.

Mold report reviewed; most issues will be remedied with HVAC repairs, removal of old carpet and use of the building.

Craig reviewed the Plan of Action set out by the Committee in mid-November. The Board of County Commissioners has authorized Step One, which has now been completed with receipt of all of the reports referenced today and authorized Step Two which is not yet completed.

Chair Holland requested Craig to prepare a memo to the Board stating the urgency of the roof repairs; that we will be in danger of losing the entire building if the roof is not repaired and request authorization to proceed with Phase II of the Plan of Action.

Mr. Rapp suggested removal of all interior walls/partitions that have been added over time.

Chair Holland noted that due to the good reports received, it is economically viable to restore the structure as much as possible.

Mr. Rapp noted there are two minor issues that can be addressed as the other repairs are done. One is the lack of support under the first floor in several areas where the flooring appears to be spongy.

Chair Holland requested Mrs. Clark to get as much of the historic background on the structure as possible from the records of the Historical Committee.

It was agreed that a workshop on the courthouse will be held with the Board of County Commissioners following the scheduled workshop on the Hunters Ridge development on April 1st.

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