

Meeting minutes

number name	meeting date	time	recorded by:
1730 Summit County Fairgrounds	June 22, 2017	9:00am MST	ajc architects

attendees in bold	company	email for distribution and records
Jill A. Jones	ajc architects	jjones@ajcarchitects.com
Ryan McMullen	ajc architects	rmcmullen@ajcarchitects.com
Brandon Budd	ajc architects	bbudd@ajcarchitects.com
Eric Stratford	R & O Construction	erics@randoco.com
Kelly Hansen	R & O Construction	kellyh@randoco.com
Peter Barnes	Summit County Planning	pbarnes@summitcounty.org
Michael Crystal	Summit County Facilities	mcystal@summitcounty.org
Sterling Banks	USU	sterling.banks@usu.edu
Lisa Yoder	Summit County	lyoder@summitcounty.org
Anita Lewis	Summit County	alewis@summitcounty.org
Ron Boyer	Summit County	rboyer@summitcounty.org
Arlin Judd	Coalville City	arlinjudd@allwest.net
Mark Vlasik	Landmark Design	markv@ldi-ut.com
Scott Stephens	Blueline Design	scott@bluelinedesigns.com
John Burningham	UNVC	joburningham@gmail.com
Travis English	Summit County Fair/Events	tenglish@summitcountyfair.org
Corrie Forsling	Summit County	cforsling@summitcounty.org

General information:

- Site Survey-Received— ajc's civil engineer will review to see if any additional info is needed
Epic Engineering did the original survey
- Geotechnical Investigation-Received
- Flood Plain-Location of the Community Center—as far outside of the flood plain.
FEMA has a new flood plain map for Coalville—ajc to look into this updated version

Verification of Phase 1:

Community Center Area

- The official name for the Multi-Purpose Building will be the Community Center.
- Not a Rec Center – No basketball or any kind of "sport" activity.
- Entire site function as city park.
- Animal Holding Buildings will now be referenced as the Livestock Buildings.
- Road change is critical as part of Phase 1—city owned road through a parking lot.
- Axis selected to the PH. 1 & PH. 2
- Alignment/approach
 - Exist road – challenging grade
 - City road – main access into parking

- Not just a rodeo facility—needs to be felt as a county community park.
- Retain the hillside for sledding—this is a priority.
- Move the existing playground.
- Temporary playground—part of Phase 1? Outside of Phase 1? A decision still needs to be made on what scope is in Phase 1. NEED DIRECTION FROM COUNTY.
- Potential cost savings (delete playground).
- Need bus zone/drop off lane.
- Building to be flexible and available for many uses.
- Plaza area to the rear with some sort of pergola structure—indoor/outdoor relationship.
 - shift north/south to get exposure at front.
 - amphitheater considered at hillside.
- Siting of the building—if you move it –may be able to relocate the pergola.
- Maintain the trees on the hillside.
- Restrooms – high traffic.
 - Access during non-building use hours
 - Auto-lock at night
 - Extra family restroom (ADD)
- Parking-roadway relationship to the building—could have significant traffic.
- Traffic calming on this new roadway—critical.

Livestock Area and Building Program

- May still need 1 or 2 temporary tents during Fair.
- Entry drive to be flexible for large type of vehicles coming in.
- Road base / Gravel at loading and unloading.
- Vehicles to drive between the buildings.
- Turn-around for 60' vehicle.
- 12' driveway is not adequate—needs to be 20' wide with 5' each side.
- 60' turnaround.
- Pathways to accommodate service vehicles.
- Lions Club – Plaque (Monument)
- Bowery open sided
 - (1 building fully enclosed for storage with a 10' x 10' office
 - Public art 1% interior or exterior
- Wash racks between the two buildings.
- Hogs wash pens inside.
- Used in non-fair time for other users—picnic shelter or bowery (Buildings A-B-C).
- All the pens—moveable.
- High enough for bobcat.
- PIG—All concrete floor.
- A – Shift wash pens to east.
 - Need lighting outlets
- B – Building for cows/steers—gravel floors.
 - Add ventilation
 - Wash pens at east side, shift
 - All gravel floor (preferred)
 - Enclose and add storage
- C – General
 - All pens by others
 - Vandal resistant lights
 - Loc. of pen buildings sited based on road clearances, and radius – turning
 - Critical to maintain boundary to not impact phase 2, etc.
 - Wash rack located at wall (Part of our scope)
 - Extend foundation up (wainscot)
 - Conditioning office only – receptacles, computers

- D – Small animals - concrete floors
 - Make open sided
 - Closed walled for STG.
 - Corner office at north east corner
 - Other buildings open bowery type
 - Rough broom finish (concrete)
- All the pens by the client.
- Power-water-as needed—coordinate with Sterling.
- Shade cloth connection – Shading at open-walled structure.
- 25' between B and A buildings.
- Flip D and B buildings to have the open buildings along the grassy area.
- D stays the same for small animal but open.
- B stays the same for lamb—but is enclosed for lambs and office and storage.
 - Need to try to keep configuration to maintain the turning radii and critical dimensions of baseball field.
- Should have two open buildings along the field—C and D—with concrete floors.
- Can increase the buildings between from 15' to 25'.
- Wash rack are part of the building design and construction scope.
- Pre-engineered metal buildings OK.
- Storage buildings—do not need to have high foundations.
- No heating/cooling—just fans and windows for the enclosed building.
- No restrooms with these buildings.
- During the Fair—there will be temporary toilets.
- Non-insulated -cross ventilation.
- Sheep building—fans (not exhaust) and windows with cross ventilation.
- Physical (one main) shut off for the water taps.
- Lighting and power for the livestock buildings.
- Power for the beef shed-use livestock blowers.
- Large events –oversize power needs.
- Hose bibs a plenty.
- Parking lot lighting, roadway lighting—as minimal as possible for safety-low level and full cut off.
- Will need to bring three-phase into the building (Community Center)
 - Power from 100 South (Change)
 - Nothing sacred about plan (FP from prog)

4. Building Programs

- Community Center Program and Floor Plan confirmed.
- Restrooms to accommodate exterior access and off hours use.
- Quantity 4 women's 4 women's and 1 family restroom.
- Access needs to come from parking.
- Multi-purpose spaces
 - Exhibits (Fair, 4H)
 - AV and technology for large public meeting
 - No basketball-no sports
 - Weddings and special events
 - Dance, Yoga
 - Dividing partitions? (\$70,000/Door)
 - Conference rooms: diverse space and keep partition.
 - Building could be longer
 - Add storage for tables and chairs
 - Add custodial
 - Ticket Sales - Add Infor booth
 - Outside - within office
 - Add coat closet
 -
- Warming Kitchen – residential appliances (not full commercial kitchen).
 - Window to multipurpose room –(O.H)
 - Designed for residents (H.D.)

- Gas bib at ext. plazas
- Oven, hood, sink, MW, DW
- Kitchen
 - Connection to plaza (from kitchen)
 - Pavilion – small, adjacent to community center
 - Finish floor datum- raise above flood plan
 - Graffiti problem – add deterrents, lighting, landscaping, zones, fences
 - Landscape ext. of the park
 - Send base survey to blue

5. Architecture-Precedent Images

- Slide 1: Positive reaction
- Slide 2: Pole barn, thumbs up
- Slide 3: Wood, not excessive
- Slide 4: 'Look like church' – like blue sky (sold on)
- Slide 5: not for Coalville
- Slide 6: Butler building – still says "fair" view toward rock formations – Feasible aesthetic

6. High Performance Building Standards

- John Burningham (801-641-7270 Envelope Commissioning Agent > UNVC) will coordinate this effort for the client
- Client will engage a building commissioning agent
- Client will engage a building envelope consultant
- Energy Modeling Consultant—will not be utilized. John (and Matt Wilson with Colvin) will evaluate the building's energy performance utilizing the prescriptive method.
- Natural Light
- Contrast materials
- Visit Blue Sky reception
- Traditional/Contemporary Hybrid
 - 'The (N) Barn'

Next Meeting: Thursday, July 13 9 AM-To review Schematic Design Floor Plans and Massing

ajc architects will rely on these notes as the approved record of matters discussed and conclusions reached unless written notice received within seven (7) days of issue of notes