



BUCHANAN COUNTY COMMISSION

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Ron Hook
Western District Commissioner

Scott Nelson
Presiding Commissioner

Scott Burnham
Eastern District Commissioner

Progress Meeting Roof & Dome & Storm Damage Discussion

Thursday, July 13, 2023, at 11:30 am

Attendance: Commissioner Ron Hook, Maintenance Supervisor Roger Murphy, Purchasing Agent Kim Hartman, Administrative Coordinator Amy Kendall, Jeff Ellison with Ellison-Auxier Architects, Commissioner Scott Burnham, Presiding Commissioner Scott Nelson, Fritz Ambrozi and Tim Miller with Ambrozi Contracting, and Greg Kozol with NewsPress

Presiding Commissioner Nelson asked where are we on roof project? Fritz Ambrozi replied 80% of roof being torn off today. Scaffolding guys will be here next Wednesday and set up inside and, on the dome, it will take about a week to get the scaffolding built. Tim Miller passed out updated project schedule sheets (attached). Fritz Ambrozi added that roofing installation will start July 24th. Shingles will be here the 21st. We will be able to install shingles the whole time the dome is being worked on. They will roof up to the scaffolding on the dome. Judge Schaefer joined the meeting at 11:35. Fritz Ambrozi continued explaining about scaffolding and setting up in the courthouse and beam support in the basement, the boiler room area. Roger Murphy stated they can pull ceiling tiles needed when they are ready, his team can be there and let them in the basement south door to make it easier. Tim Miller asked Jeff Ellison if glass is approved; Jeff Ellison confirmed yes, the glass is approved. Presiding Commissioner Nelson asked about first panels and glass size for the dome. Tim explained once the panels are in place then the glass can be installed, need to get to a place where it can be measured. The glass has to be ordered the size it needs to be, it cannot be cut it will take 2 to 3 weeks after ordering to and get it in. Four sections of the dome windows will be removed at one time. Tim added there will be tarps like awnings that can be rolled up and rolled down on the dome windows. Fritz Ambrozi brought up gutters, the last time they were coated, the coating didn't cover entire area up, that should be brought up and under the shingle and then bring flashing under it. Plywood goes under but synthetic will go over it. Tim Miller said we need to bring up soffits. Presiding Commissioner Nelson asked now that we know we have soffits, how is that going to work for us? Fritz Ambrozi said you will have a soffit vent and need it to work with blowers. There are fans that are not working. Fritz Ambrozi asked what do we want to do with some of those fans? Roger Murphy said there are some motor louvers, not enough air flow. We are going to have to put in more power louvers, soffits, or gable vents. Fritz Ambrozi said they will get some stuff priced out. Terry Clark is checkin with the historical society to see if there are any issues with putting vents in the soffits. Discussion on options. Presiding Commissioner Nelson said we need to talk about the reconstruction from the July 4th storm. He advised we are bringing in Pure Air to test the quality of the air, they are coming tomorrow at 2:00. We are doing that for the entire courthouse, we are led that way at this point in time. Our question and our decision needs to be moving forward who is going to do reconstruction. We know you jumped in on July 5th to clean up and went through the week working. Presiding Commissioner Nelson asked Fritz Ambrozi, does it still stand you will do whatever, at this point in time that needs to be done? Presiding Commissioner Nelson added that we are going to allow you to do reconstruction, or we will file an insurance claim and take over reconstruction it's not anything to do with quality of work. There is a ground swell about air quality. Fritz Ambrozi brought up there was a ground swell about asbestos and that was negative. This gets going or gets blown up because no one knows the process. Fritz Ambrozi continued; "I was up there a few minutes ago and Tim test the moisture in the wall panel and there is no moisture, and we are still moving all the drywall. Everything will be put back in better condition than it was." Tim Miller mentioned if there is damage to the equipment and if we need to bring in an IT guy to look at computers and equipment, if it needs to be replaced, we will replace it. Fritz Ambrozi added, we don't see a reason to file a claim it raises taxes for taxpayers. We have worked here before, and there were no issues. In the end we will do a walk through and make sure you are happy with everything. If someone is not happy, we will address it and take care of it. Fritz added maybe we can do better at communicating as we go. Tim Miller stated all the wet sheet rock is removed in the courtroom and they will start installing gridwork and ceiling tiles. Tim Miller added he has not seen any

mold; 75% of the insulation above the jury room, law library and Cindy Reeder's office has been moved. Once done, the sheet rock will be removed, and they will start replacing. Then at that time anything that could be mold will be gone. Once we get grid up in the courtroom, we can get speakers back in and make sure they work. Not sure, what is going to happen to wall panels. Fritz Ambrozi said it is protocol to clean everything then it will go to replacement if it needs to. It's process of elimination. The only thing we think that will be replaced is wall panel. Judge Schaefer stated only OSCA can touch the computers they are property of the Supreme Court. The carpet is new, it has been installed in the last three years. She added, Tim has gone above and beyond. No one knows what is behind the walls, no one has been back there. Lanham put in the speakers, and they need to come and evaluate. Fritz Ambrozi said he doesn't have a problem with OSCA or Lanham. This is no different than what an insurance adjuster will do. I have dealt this several times. Judge Schaefer said she lives in the courtroom, she knows what it should look like, one of the benches is destroyed. All the property has been left in the courtroom, covered in this stuff. The process is what it is. Judge Schaefer said she has been watching this, the carpet is drenched. Fritz Ambrozi said we are going through the process. Judge Schaefer asked why is wet carpet still in the courtroom? It's been 7 days. Judge Schaefer stated this is frustrating, this stuff is spreading, what is important is that these things are better than before. Judge Schaefer added that another question that should be asked is, shouldn't a top panel come off and be looked at now? Tim Miller said it won't make a difference. The walls underneath the panel that goes up to ceiling is plaster. Jeff Ellison asked when someone comes up to test for mold, can they test for moisture in the walls? Fritz Ambrozi said the guy that he sent has all the degrees to do it to check for moisture! We need to keep doing what we are doing to get it done. Presiding Commissioner Nelson said in the end the 3 of us (The Commissioners) need to agree how this gets done. Commissioner Scott Burnham added, we did call our insurance company and an adjuster is coming in, and that is to protect taxpayers and the courthouse. If anything happens at a later date, it is important to have someone on site to know where we are at now and what you guys have done. When we get through this and do the walk through and if we feel there are issues and you feel differently, that is when a problem is going to incur. This is something that can bite us later. The further we go down the path without an adjuster the harder it will be to resolve. Fritz Ambrozi said there has been a leak in the roof for how long. Where does this lead us? Jeff Ellison agrees, an adjuster needs to come in. They will want to see pictures, examples of carpet and so on. Commissioner Scott Burnham said they deal with this type of claim every day. It is a report only, don't know if it will turn into a claim. We have got to protect the interest of the taxpayers. Jeff Ellison said in the end, testing will be done to prove no moisture in wall or carpeting. Commissioner Scott Burnham added everyone knows we hired you to do the roofing, but you're not specialists on the cleanup, the water damage, that's not something you deal with every day. Fritz Ambrozi said he wants to remind us he did the cleanup at Hazmat all wet ceiling tiles, from the microburst. Commissioner Scott Burnham said that is fair enough, he thinks there is a significant difference in the warehouse and the courthouse, he's not implying you're not capable of doing the work. Asbestos did get done, but it should have been done day 1, there are a lot of people in the courthouse concerned about air quality and we need to put that fire out as soon as possible. Roger Murphy added to be fair people have different health issues and some have concerns for their health. Best thing to do is check the quality of air. Fritz Ambrozi said Justin will come up and check the air quality as well. Purchasing Agent Kim asked Fritz Ambrozi to get her the asbestos testing he had done on Friday, July 7th, so she has it on file. Fritz Ambrozi stated he would like to be here when the adjuster is here to walk thru. Tim Miller added he will be on site if the adjuster has any questions. Purchasing Agent Kim advised Fritz Ambrozi, she will let him know when the adjuster is coming. Jeff Ellison added, when the insurance guy comes it will be good to get his feel based on what has been done and what needs to be done. Presiding Commissioner Nelson said we had a general discussion. There was no disagreement on the process. You have to work the process and if the process goes farther than what is normal then that is the process. The sounding wall panels will be tested and dealt with, even if we the Commission have to do it. We need to see the backside of them. Fritz Ambrozi said we will have Justin here to test things through the process. Presiding Commissioner Nelson said sometimes perception wins, he knows communication is important and people need to know what the process is. We can do better at letting people know what is being done. Presiding Commissioner Nelson said we will follow the recommendations that Pure Air gives us and whatever the adjuster says. He told Judge Schaefer to make a list and he wants to get this place better than it was, he doesn't know who is to blame. We have insurance, those protocols and procedures be followed. If we have someone looking over our shoulders. What more can you do. Judge Schaefer said she has made a list and gave to Josh Bachman; in the last 4 years all of the items are new. She added she is not trying to get a new courtroom, but she has put a lot of work and money replacing very old things. The benches she did see after the damage look horrible and are in very bad shape. Presiding Commissioner Nelson said we will have a

professional cleaning company look at it and we will take their recommendation. It's not up to us or the judge it is up to who does upholstery cleaning. Presiding Commissioner Nelson said he believes he has heard and has been assured that you Fritz will make it the way it was. Fritz Ambrozi agreed and said more guys are coming on Monday. Presiding Commissioner Nelson said his point is this, he is going above and beyond, we don't know if remodeling will get done next week. Fritz Ambrozi said he is modifying labor so the other project will not be sacrificed. Commissioner Ron Hook said he couldn't have said it better himself to Presiding Commissioner Nelson, everything was fine you said it best. Roger Murphy said if your court room has more stuff, make your list of damaged items and what you would like in your courtroom, that way they can check your wants off the list. Judge Schaefer said professionals need to come in. Commissioner Hook said yes they will be in Monday. Presiding Commissioner Nelson wants weekly meetings on the progress. Another progress meeting is going to be next Thursday at 11:30 and the next couple of weeks. Purchasing Agent Kim asked if the workers on the roof are wearing harnesses. Presiding Commissioner Nelson added that John Q Public called him to say the guys are not harnessed. He's not going to get fined because of this. He was also told that he as Presiding Commissioner can shut you down because of that and he doesn't want to. Fritz Ambrozi said that it was addressed. Meeting ended at 12:36 pm.



GDS, LLC

DBA; Ambrozi Contracting

Buchanan County Courthouse Roof Replacement and Dome Rehabilitation

Project Schedule

June 26 - July 2

Material Procurement, Temporary Fence Installation, Northwest Scaffolding Stair Access & North Entrance Protection.

July 3 - July 13

Roof Removal, Sheathing & Underlayment Installation around Roof Dome.

Note: Update as of 7.13.2023: 80% of the old roof has been removed, and sheathing and underlayment has been installed.

July 17 - July 24

Exterior & Interior Scaffolding Installation

July 24 – October 12

New Roofing Material Installation and Complete Project Scope of Work

October 13 – 14

Completed Project Inspection

October 15 - October 23

Punch List (If Necessary), Final Project Clean-Up & Demobilization.

October 24

Final Project Inspection

Note:

All construction activities will be notified & coordinated with the Commissioner's Office & Roger Murphy.



GDS, LLC
DBA; Ambrozi Contracting

July 10th, 2023

Scott Nelson
Presiding Commissioner
Buchanan County
Phone: 816.271.1503
snelson@co.buchanan.mo.us

RE: Courtroom Repair

Mr. Nelson;

With regard to the clean-up and repair from the water leaking into the building on July 4th.

On Friday July 7th our environmental scientist Justin Arnold performed on-site testing for moisture in the Courtroom, including the sheetrock, which was negative. Justin also collected samples of the Insulation, sheetrock and ceiling tile for asbestos testing, all of which was negative. (Testing reports and certification attached below)

The protocol for making the necessary repairs are as follows;

Remove the ceiling insulation (has been completed). Remove and replace any water-stained sheetrock. Reinstall the dry ceiling insulation. Repair the Ceiling Grid as required, then install new ceiling tile as necessary. Complete all the necessary cleaning of the flooring, benches and wall panels.

All compromised ceiling insulation will be removed as of tomorrow 7.14.

All cleaning is being performed by All Surface Cleaning (Jason Dixson).

The schedule for the above scope of work is as follows;

Courtroom;

Work will be completed by Thursday July 20th. Ready for Public use on Friday July 21st.

Jury Room;

Work performed from Monday July 17th to Thursday July 27th. Ready for Public use on Friday July 28th.

Library;

Work performed from Monday July 24th to Thursday August 3rd. Ready for Public use on Friday August 4th.

Note:

If the Courtroom wall panels aren't able to be cleaned-up/repared. We will then replace them with like new panels. We'll collectively make that decision after we have them cleaned.

Occu-tech is a full-service environmental testing agency. We're following all their recommendations and protocol for all clean-up/repairs.

I will be on-site and available to meet any time after July 12th to answer any questions or concerns you may have.

Regards,

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