

# Council Study Session

November 14, 2022

<b>Agenda Item</b>	Community Center and Pioneer Hall Schematic Design Update	
<b>From</b>	Scott Fleury PE	Public Works Director
<b>Contact</b>	<a href="mailto:Scott.fleury@ashland.or.us">Scott.fleury@ashland.or.us</a>	
<b>Item Type</b>	Requested by Council <input checked="" type="checkbox"/> Update <input checked="" type="checkbox"/> Request for Direction <input type="checkbox"/> Presentation <input type="checkbox"/>	

## SUMMARY

Before the Council is an update on the Community Center and Pioneer Hall improvement project. ZCS Engineering and Architecture have developed schematic design (SD) documents and associated cost estimates for their recommended building improvements to resolve structural issues for each facility and improve Americans with Disabilities (ADA) access. ZCS Engineering and Architecture will present their recommended structural enhancements and cost estimates that will mitigate the issues keeping the Community Center closed.

## POLICIES, PLANS & GOALS SUPPORTED

CEAP Goals:

- Strategy BE-2. Encourage increased building energy efficiency and conservation.
- Strategy BE-3. Maximize efficiency of City facilities, equipment & operations.
- Strategy BE-5. Prepare and adapt buildings for a changing climate.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

## BACKGROUND AND ADDITIONAL INFORMATION

The City Council awarded the engineering design contract to ZCS Engineering and Architecture at the May 17, 2022 Business Meeting ([Minutes](#), [Staff Report](#)).

ZCS Engineering and Architecture has completed the schematic design phase for the project and have provided their initial findings and recommendations, reference attachment #1.

The primary focus of the schematic design phase has included the following:

- Review existing facility documentation
- Review recommendations generated by the Ad-Hoc Committee
- Develop preliminary design of improvements to defined structural deficiencies
- Identify additional building deficiencies and develop list of optional upgrades (**not required to reopen the facility**)
- Develop planning level costs estimates for improvements

As part of the schematic design phase tasks, ZCS Engineering and Architecture also developed a complete 3D model for each facility. The model is dimensionally accurate and reduces the need for additional site investigations as part of the design development process.

The 3D models can be viewed here:

Pioneer Hall: <https://my.matterport.com/show/?m=3YTZaTpLFno>

Community Center: <https://my.matterport.com/show/?m=z82HyNnGpXH>

As a reminder, the previously appointed Ad-Hoc Committee recommended multiple improvements to the Community Center and Pioneer Hall to provide structural enhancements to meet building codes and improve ADA accessibility. There were considered by ZCS Engineering and Architecture as part of the schematic design phase.

### [Ad-Hoc Committee Report to Council September 21, 2021](#)

#### **Community Center Recommendations:**

1. Install a moment frame internal to the main hall
2. Install a retaining wall along the boundary of the building (both buildings)
3. Install gated access to behind the building (both buildings)
4. Install an Americans with Disabilities (ADA) unisex bathroom
5. Replace rear entry steps
6. Install basement Strong Ties/sill clips, re-shim/replace footings, add x-bracing and strapping for lateral shear as needed.

#### **Pioneer Hall Recommendations:**

1. Install Strong Ties at plate connections, enhance roof framing with collar ties and gussets
2. Reinforce south wall window opening

#### **Current Recommendations:**

ZCS Engineering and Architecture's analysis and recommendations can be referenced in attachment #1. The recommendations are broken into priorities one through five for the Community Center and priority one and three for Pioneer Hall.

Priority one items for the Community center are focused on resolving the structural deficiencies that will allow the facility to be reopened. Priority two items resolve ADA deficiencies and priority three through five resolve other code related items but are not required to be completed in order to reopen the facility, they are mentioned for understanding and planning for future improvements.

Priority one items for Pioneer Hall resolve ADA deficiencies and priority three items resolve the structural deficiencies that will allow the building to be opened under all loading conditions (snow & live loads).

#### **FISCAL IMPACTS**

At the time of this staff report ZCS Engineering and Architecture was still finalizing the associated cost estimates and the final information will be presented to the Council at the Study Session meeting.

#### **DISCUSSION QUESTIONS**

Does the Council have any questions about the schematic design documentation developed by ZCS Engineering and Architecture?

### **SUGGESTED NEXT STEPS**

Next steps include moving forward with the design development phase as outlined in the scope of services. The intent is to complete the construction documentation package for public solicitation of the construction phase in spring of 2023. ZCS Engineering and Architecture estimate as six (6) month construction timeline to complete all recommended structural improvements.

### **REFERENCES & ATTACHMENTS**

Attachment #1: ZCS Engineering and Architecture Facility Assessment Memorandum

Attachment #2: Community Center and Pioneer Hall Council Decision Point Memorandum

Attachment #3: Building Official Memo

November 7, 2022

Attn: Scott Fluery  
City of Ashland, Public Works Engineering  
51 Winburn Way  
Ashland, OR 97520

Reference: Ashland Community Center and Pioneer Hall Improvements

Subject: Facilities Assessments

ZCS Engineering & Architecture has developed Facility Assessment plans for required and recommended improvements at the Ashland Community Center and Pioneer Hall. In addition to the attached Assessment plans, we are providing this narrative to further define the background, evaluation, and recommended scope of work at each building.

## **Background**

At the direction of the City of Ashland Public Works Engineering Department ZCS Engineering & Architecture (ZCS) has reviewed the Ad-Hoc Committee recommendations and previous assessment reports for the Ashland Community Center and Pioneer Hall to confirm and identify structural and code deficiencies requiring remediation. The Community Center has been closed due to structural deficiencies identified within the roof framing, ceiling framing, and the north wall foundation. Addressing these deficiencies will be required for re-occupancy of the building. In addition, ZCS has performed an Assessment of both the Community Center and Pioneer Hall to identify additional recommended scope items to improve the structural performance, egress, fire /life safety, ADA, building envelope, and MEP systems. The recommendations have been categorized into priority levels one through five below.

## **Evaluation**

ZCS has evaluated the Community Center and Pioneer Hall to confirm noted structural deficiencies and further define structural and code deficiencies within the buildings. We have summarized the results of our evaluations and recommended priority level below.

### **Ashland Community Center Priority One**

In review of the Ad-Hoc Committee recommendations, previous assessment reports, site observations, and preliminary calculations ZCS has confirmed and identified structural deficiencies within the Community Center which require remediation for re-occupancy. These deficiencies have been assigned priority level one within the attached assessment plans and include:

- Roof repairs over auditorium where existing trusses have inadequate capacity to support dead load of roof and ceiling framing

- Repairs to address phantom bearing wall where ceiling joists do not have adequate gravity support
- Foundation improvements at north wall where settlement has occurred, and previous work has resulted in lack of definable lateral load path between shear walls and foundations

At the direction of the City and review of Ad-Hoc Committee recommendations, ZCS has evaluated ADA and egress deficiencies within the Community Center to address as part of priority level one, addressing these deficiencies include:

- Renovation of existing restrooms to provide compliance with ADA and accessibility. In addition, remove attic stairs to accommodate restroom reconfiguration and provide adequate egress to rear exit
- Removal of existing non-compliant rear stairs and re-work of porch framing to provide compliant egress at rear exit
- Provide 3'-0" wide door to existing kitchen for accessibility
- Provide new ramp at main entry for accessibility and ADA compliant entrance

#### Pioneer Hall Priority One

At the direction of the City, ZCS has evaluated ADA and egress deficiencies within Pioneer Hall to address as part of priority level one, addressing these deficiencies include:

- Renovation of existing restrooms to provide compliance with ADA and accessibility

#### Ashland Community Center Priority Two

ZCS has identified accessibility code deficiencies within the Community Center. While these deficiencies may not be required for re-occupancy, we are providing these recommendations to further improve the accessibility of the space. These deficiencies have been assigned priority level two within the attached assessment plans and include:

- Provide ramp for ADA access to existing stage
- Replace north wood stairs and landing to be fully accessible
- Increase existing doorways within Community Center to minimum 3'-0"
- Renovate existing kitchen to be fully accessible and ADA compliant

#### Ashland Community Center Priority Three

ZCS has performed evaluations of the structural systems and identified additional structural deficiencies within the Community Center. While these deficiencies may not be required for re-occupancy, we are providing these recommendations to further improve the structural performance of the building. These deficiencies have been assigned priority level three within the attached assessment plans and include:

- Existing roof framing is not adequate to support snow loads
- Existing lateral systems are not adequate to support prescribed seismic forces

- Roof diaphragm is straight sheathed and does not have adequate capacity for code seismic forces
- Existing foundations do not provide adequate support of shear walls for transfer of code seismic forces
- Existing narrow shear walls, and plaster shear walls do not have adequate capacity for code seismic forces
- Existing floor framing does not have adequate capacity for code live loads

#### Pioneer Hall Priority Three

ZCS has performed evaluations of the structural systems and identified additional structural deficiencies within Pioneer Hall. We are providing these recommendations to further improve the structural performance of the building. These deficiencies have been assigned priority level three within the attached assessment plans and include:

- Existing roof framing is not adequate to support code snow loads
- Existing floor framing does not have adequate capacity for code live loads

#### Community Center Priority Four

Priority four involves upgrades to existing mechanical systems and lighting. These are recommended to improve the energy usage of the space. These upgrades include:

- Provide new heating and cooling systems to serve the Community Center
  - May require upgrades to existing electrical service and plumbing systems
- Replace existing light fixtures with LED fixtures
- Evaluate and replace existing electrical wiring throughout Community Center

#### Community Center Priority Five

Priority five involves upgrades to the thermal performance of the Community Center. These upgrades include:

- Replace existing single pane windows with new vinyl frame windows with insulated glazing
- Replace roof insulation to improve energy efficiency
  - Option 1: Replace existing insulation with new blow in insulation
  - Option 2: Replace existing insulation with closed cell spray foam insulation, this removes the requirement for ventilated attic cavities
- Provide new insulation at exterior walls
  - Replace existing insulation with new closed cell spray foam insulation from interior side of wall
  - Replace existing insulation with new batt insulation, will require removal of interior finishes

**Conclusion:**

It is our opinion the priority one structural deficiencies noted above will need to be addressed prior to re-occupancy of the Community Center due to the potential risk to life-safety. The existing trusses over the main hall do not have adequate strength to support the dead load existing roof and ceiling framing. The main hall ceiling framing between the proscenium wall and truss are not adequately supported at the phantom bearing line. In addition, the north wall foundation does not contain a definable path for transfer of lateral forces between existing shear walls above and foundation elements.

Priorities two through five may not be required for re-occupancy but have been provided for planning purposes. Addressing the deficiencies noted in these priority levels will further improve the use and performance of the structures.

We have provided a raw order of magnitude (ROM) construction costs associated with the required and recommended improvements to be utilized for planning level decisions for improving the performance of the Ashland Community Center and Pioneer Hall. Please see attached cost breakdown for reference.

PRIORITY ONE: STRUCTURAL REPAIRS

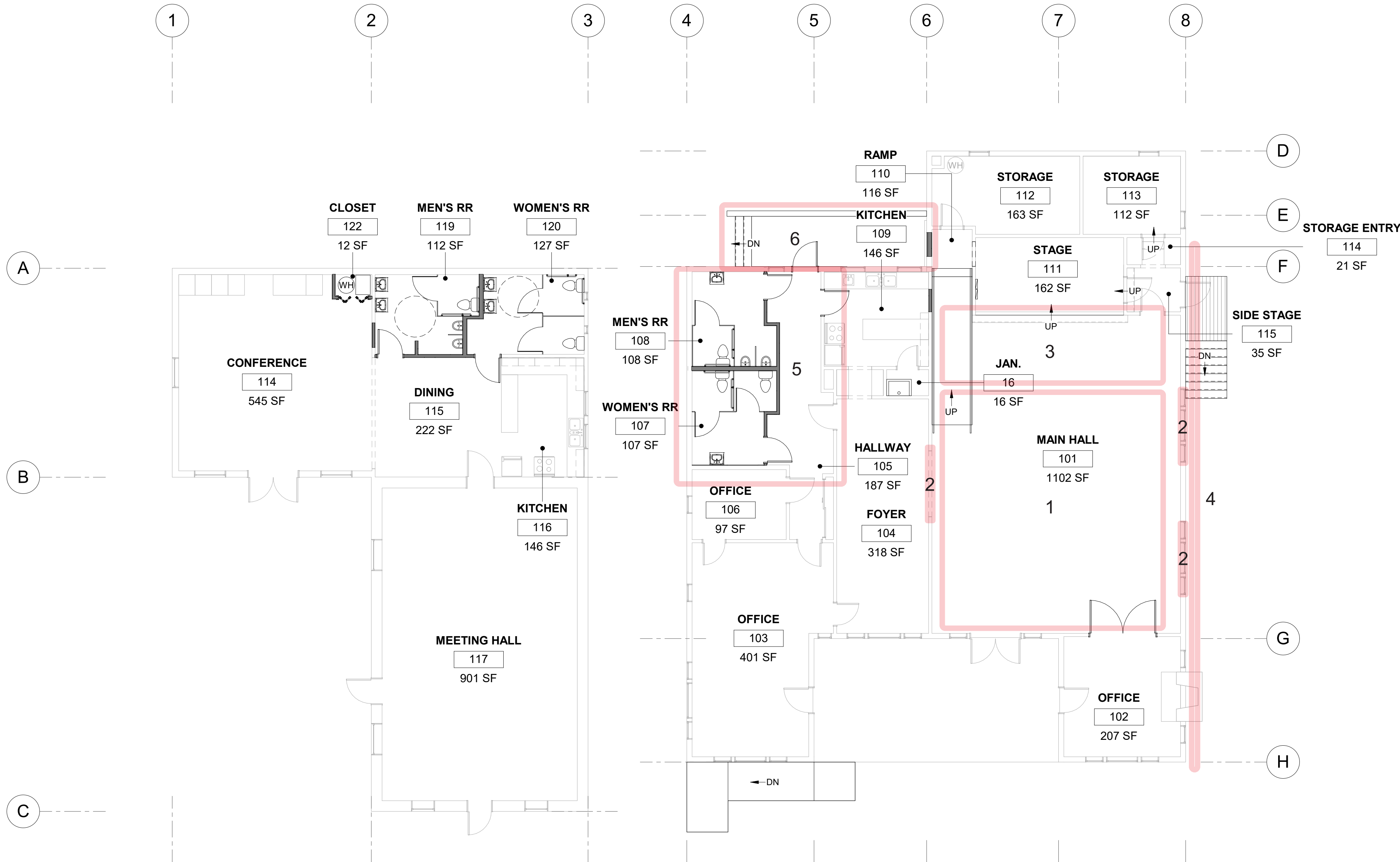
- 1 - STRENGTHEN EXISTING MAIN HALL TRUSSES.
  - A. DEMOLISH CEILING FINISHES AND WALL FINISH AS NECESSARY TO ADD NEW STRUCTURAL MEMBERS.
  - B. INSTALL A NEW BOTTOM TRUSS CHORD AND WEBS. NEW BEAMS AND SUPPORT WEBS TO BE GLU-LAM OR LVL. STAIN TO MATCH THE EXISTING TRIM IN MAIN HALL.
- 2 - PROVIDE NEW HEADERS ABOVE THE OPENINGS AROUND MAIN HALL TO SUPPORT STRENGTHENED ELEMENTS.
  - A. DEMOLISH THE FINISH AROUND WINDOW AND PASS THROUGH OPENINGS AS NEEDED TO ADD NEW STRUCTURAL HEADERS.
  - B. REPAIR AND REPLACE THE INTERIOR FINISH AND TRIM TO MATCH EXISTING.
  - C. PAINT THE INTERIOR OF MAIN HALL.
- 3 - REPAIR CEILING FRAMING IN ATTIC NEAR PROSCENIUM.
  - A. THIS WORK WILL REQUIRE REMOVAL OF CEILING FINISHES BETWEEN NORTH TRUSS AND PROSCENIUM.
  - B. SISTER NEW CEILING FRAMING TO EXISTING FROM TRUSS TO PROSCENIUM WALL PROVIDING ADEQUATE BEARING.
  - C. PROVIDE NEW HEADER AND SUPPORTING POSTS AT PROSCENIUM OPENING (STAGE).
- 4 - REPLACE THE NORTH CONCRETE STEM WALL ALONG GRID LINE 8.
  - A. DEMOLISH THE EXISTING CONCRETE POST AND PIER FOUNDATIONS, PROVIDE TEMPORARY SHORING FOR INSTALLATION.
  - B. INSTALL NEW CONCRETE STEM WALL AND FOOTING WITH NEW CONNECTION HARDWARE TO WALL ABOVE.
  - C. APPLY STUCCO SCRATCH COAT TO MATCH EXISTING FINISH.
- 5 - NEW CEILING FRAMING TO SUPPORT THE RESTROOM AND HALLWAY RECONFIGURATION.
  - A. RECONFIGURE AND INSTALL NEW CEILING FRAMING TO SUPPORT NEW RESTROOM AND HALLWAY CONFIGURATION.
  - B. PREOVIDE NEW HEADERS AND CEILING FRAMING AT RE MOVED STAIRWAY TO SUPPORT NEW FOLD-DOWN ACCESS LADDER.
- 6 - REPLACE REAR EXIT PORCH FRAMING INSTALL RETAIN WALL TO ACCOMODATE NEW EXIT PATH.
  - A. REMOVE EXISTING REAR PORCH FRAMING.
  - B. INSTALL NEW RETAIN WALL.
  - C. INSTALL NEW CODE COMPLIANT EXIT STAIRS.



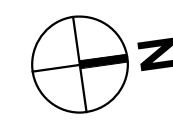
45 Hawthorne Street, Medford,  
Oregon 97504 | 541-500-8588

CITY OF ASHLAND  
74 WINBURN WAY  
ASHLAND, OR 97520

COMMUNITY CENTER & PIONEER HALL RENOVATION



1 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"



11/7/2022 10:28:37 AM BIM 360//M0298.Ashland Community Center & Pioneer Hall/M0298\_ARCHL\_R21.rvt

ONE INCH EQUALS FULL SCALE

STAMP

REVISION ID:	DATE:

PROJECT NO. M-0298-22  
DRAWN: JAH/MEG  
CHECKED: JEZ  
DATE: M-0298-22

FIRST FLOOR PLAN

A1.1

SCHEMATIC DESIGN | NOT FOR CONSTRUCTION



**PRIORITY ONE: CODE DEFICIENCIES**

- 1 - DEMOLISH THE EXISTING ATTIC STAIRS, RENOVATE THE EXISTING RESTROOMS TO BE FULLY ACCESSIBLE.
  - A. NEW PLUMBING FIXTURES IN RESTROOMS.
  - i. RECONFIGURATION OF EXISTING PLUMBING IN CRAWL SPACE TO ACCOMMODATE NEW FLOOR PLAN
  - B. NEW FINISHES THROUGHOUT RESTROOMS.
  - C. NEW TOILET PARTITIONS.
  - D. NEW LIGHT FIXTURES AND CEILING EXHAUST FANS.
  - E. NEW ATTIC LADDER ACCESS IN HALLWAY 105
  - F. NEW JANITOR'S CLOSET INTO EXISTING PANTRY IN KITCHEN
  
- 2 - PROVIDE AN ADEQUATE EXIT PATH OUT OF THE WEST SIDE OF THE BUILDING.
  - A. DEMOLISH THE EXISTING ENCLOSED PATIO AND ROOF.
  - B. PROVIDE A NEW CONCRETE RETAINING WALL.
  - C. NEW CODE COMPLIANT STAIRS
  - D. NEW 3'-0" WIDE EXTERIOR DOOR
  - E. PATCH EXTERIOR SIDING
  - F. PROVIDE EXTERIOR PATIO LIGHT
  
- 3 - PROVIDE A NEW 3'-0" DOOR INTO THE KITCHEN, REVERSE THE SWING OF THE DOOR.
  - A. DEMOLISH EXISTING DOOR AND FRAME
  - B. PROVIDE NEW DOOR AND FRAME.
  
- 4 - PROVIDE NEW ACCESSIBLE RAMP AT THE ENTRANCE OF THE COMMUNITY CENTER.
  - A. REMOVE LANDSCAPING AND NEEDED.
  - B. PROVIDE NEW CONCRETE ACCESSIBLE RAMP AT THE SOUTH EAST CORNER OF THE BUILDING.
  
- 5 - RENOVATE THE EXISTING RESTROOMS TO BE FULLY ACCESSIBLE.
  - A. REMOVE EXISTING OFFICE TO ACCOMMODATE NEW RESTROOMS
  - B. NEW PLUMBING FIXTURES IN RESTROOMS.
  - i. RECONFIGURATION OF EXISTING PLUMBING IN CRAWL SPACE TO ACCOMMODATE NEW FLOOR PLAN
  - C. NEW TOILET PARTITIONS.
  - D. NEW LIGHT FIXTURES AND CEILING EXHAUST FANS.

**PRIORITY TWO: ACCESSIBILITY**

- 6 - PROVIDE RAMP ACCESS TO THE EXISTING STAGE.
  - A. DEMOLISH THE EXISTING WALL, DOOR, AND STAIR.
  - B. RELOCATE EXISTING ELECTRICAL PANEL TO OTHER SIDE OF WALL ON GRID LINE 6.
  - C. NEW ACCESSIBLE RAMP WITH HAND RAILS.
  - D. WIDEN THE STAGE ACCESS OPENING TO 3'-0". PROVIDE NEW WOOD TRIM TO MATCH THE EXISTING.
  
- 7 - REBUILD THE WOOD STAIRS AND LANDING ON THE NORTH SIDE OF THE BUILDING TO BE FULLY ACCESSIBLE.
  
- 8 - WIDEN THE OPENINGS IN THESE AREAS TO BE A MINIMUM OF 3'-0" WIDE.
  
- 9 - RENOVATE THE KITCHEN TO BE FULLY ACCESSIBLE.
  - A. DEMOLISH EXISTING CASEWORK TO RELOCATE THE EXISTING RANGE AND REFRIGERATOR. PROVIDE A 5' DIAMETER TURNING RADIUS, AND REPLACE THE CASEWORK TO HAVE A 34" TALL COUNTER TOP.
  - i. RECONFIGURATION OF EXISTING PLUMBING AND ELECTRICAL.



**1 FIRST FLOOR PLAN**  
A1.1 1/8" = 1'-0"



45 Hawthorne Street, Medford, Oregon 97504 | 541-500-8588

CITY OF ASHLAND  
74 WINBURN WAY  
ASHLAND, OR 97520

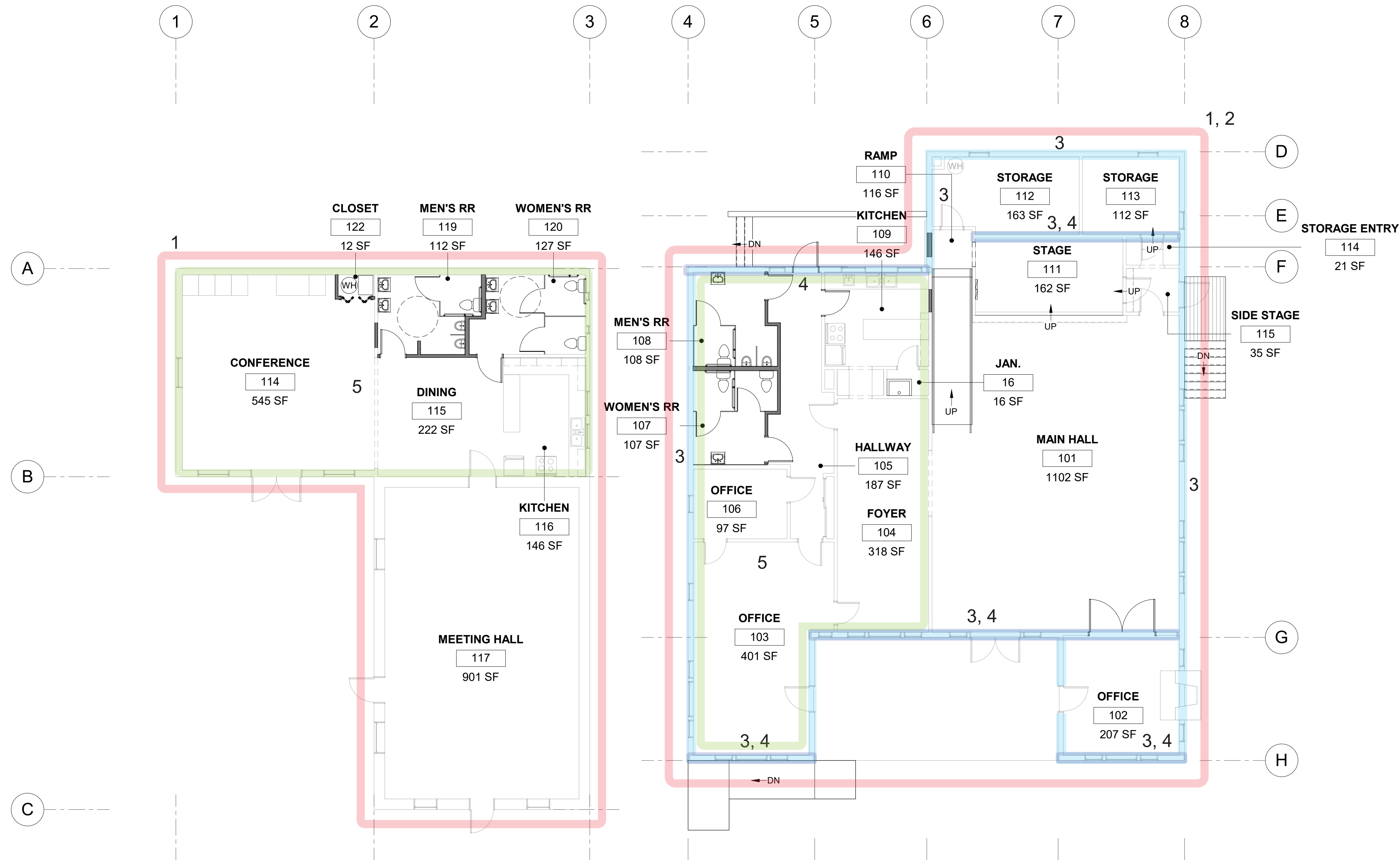
**COMMUNITY CENTER & PIONEER HALL RENOVATION**



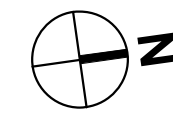
STAMP

REVISION ID:	DATE:

PROJECT NO. M-0298-22  
DRAWN: JAH/MEG  
CHECKED: JEZ  
DATE: M-0298-22



1 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"



**ASHLAND COMMUNITY CENTER & PIONEER HALL  
FACILITIES ASSESSMENT**

**PRIORITY THREE: STRUCTURAL CODE DEFICIENCIES**

- 1 - STRENGTHEN EXISTING ROOF FRAMING TO SUPPORT CODE LEVEL LOADS.
  - A. SISTER NEW ROOF FRAMING ELEMENTS TO EXISTING FRAMING.
  - B. PROVIDE ADDITIONAL PONY WALLS IN ATTIC SPACE TO REDUCE SPANS OF EXISTING FRAMING.
- 2 - PROVIDE PLYWOOD SHEATHED ROOF DIAPHRAGM TO SUPPORT CODE LATERAL FORCES.
  - A. REMOVE EXISTING ROOFING, INSTALL NEW CONNECTION HARDWARE AND PLYWOOD SHEATHING.
  - B. INSTALL NEW COMPOSITION ROOF.
- 3 - PROVIDE FOUNDATIONS AT SHEAR WALLS TO SUPPORT TRANSFER OF LATERAL FORCES.
  - A. PROVIDE TEMPORARY SHORING, REMOVE EXISTING POST AND PIER FOUNDATION SYSTEMS AT DISCRETE LOCATIONS FOR INSTALL OF NEW CONCRETE STEM WALL AND FOOTINGS AND ANCHORAGE TO EXISTING WALLS.
- 4 - PROVIDE NEW PLYWOOD SHEATHING AT EXISTING WALLS FOR ADEQUATE CAPACITY OF CODE LATERAL FORCES.
  - A. REMOVE EXISTING INTERIOR OR EXTERIOR FINISHES, INSTALL NEW CONNECTION HARDWARE AND PLYWOOD SHEATHING.
  - B. TO PROVIDE ADEQUATE IN-PLANE LATERAL CAPACITY SELECT WINDOWS WILL REQUIRE INFILL WITH NEW SHEAR WALLS.
- 5 - PROVIDE ADDITIONAL FLOOR SUPPORT BEAMS FOR ADEQUATE LIVE LOAD CAPACITY OF FLOOR FRAMING.
  - A. PROVIDE NEW POST AND BEAM SYSTEM IN CRAWL SPACE TO REDUCE SPAN OF EXISTING FLOOR FRAMING.



45 Hawthorne Street, Medford, Oregon 97504 | 541-500-8588

CITY OF ASHLAND  
74 WINBURN WAY  
ASHLAND, OR 97520

**COMMUNITY CENTER & PIONEER HALL RENOVATION**



STAMP

REVISION ID:	DATE:

PROJECT NO.	M-0298-22
DRAWN:	JAH/MEG
CHECKED:	JEZ
DATE:	M-0298-22

FIRST FLOOR PLAN

**A1.1**

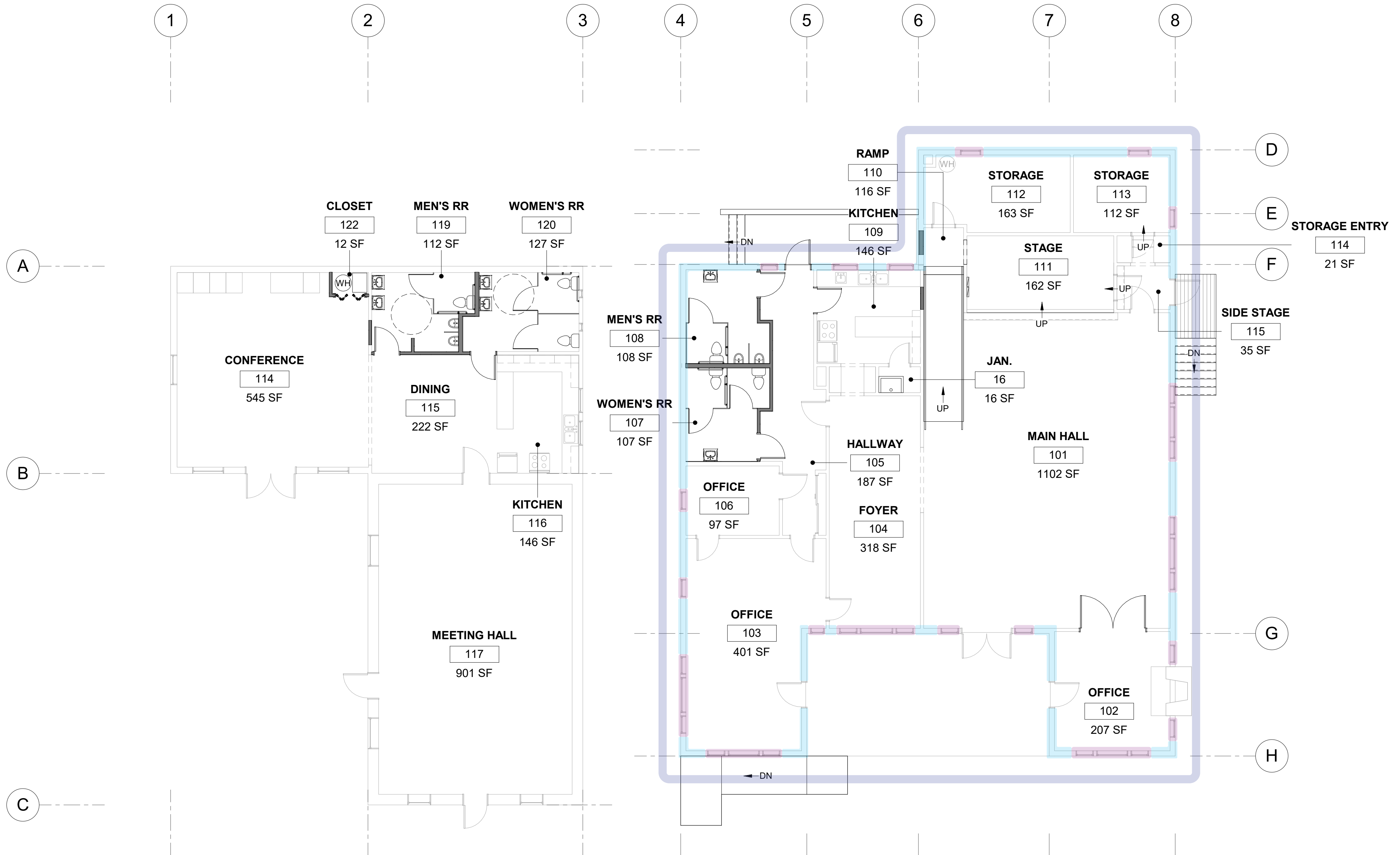
SCHEMATIC DESIGN | NOT FOR CONSTRUCTION

**PRIORITY FOUR: MECHANICAL SYSTEM UPGRADES**

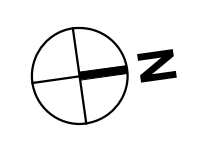
- 1 - UPGRADE THE EXISTING HEATING AND COOLING SYSTEMS IN THE COMMUNITY CENTER.
  - A. ALONG SIDE THE HVAC UPGRADES TO THE BUILDING, UTILITIES SUCH AS ELECTRICAL SERVICE AND PLUMBING MAY NEED TO BE UPGRADED. THIS MAY INCLUDE INCREASING THE SERVICE SIZE TO THE BUILDING, UPGRADE THE EXISTING ELECTRICAL PANELS TO NEW 3 PHASE PANEL, AND UPDATING THE SEWER/PLUMBING LINES IN THE BUILDING TO ACCOMMODATE THE NEW FIXTURES.
- 2 - REPLACE LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED'S.
  - A. SIMILAR TO THE HVAC UPGRADES, WHEN REPLACING THE EXISTING LIGHT FIXTURES, NOW WOULD BE THE TIME TO REPLACE ANY OUTDATED WIRING OR REMOVE ANY ABANDONED WIRING AND CONDUIT.

**PRIORITY FIVE: THERMAL PERFORMANCE**

- 1 - REPLACE THE EXTERIOR WINDOWS WITH NEW VINYL FRAME WINDOWS WITH INSULATED GLAZING UNITS.
- 2 - REPLACE THE ROOF INSULATION.
  - A. OPTION 1, REPLACE WITH NEW BLOWN-IN INSULATION.
    - 1. REMOVE EXISTING BLOWN-IN INSULATION. REPLACE WITH NEW. THIS OPTION MAY REMOVE THE AVAILABLE STORAGE IN THE ATTIC.
  - B. OPTION 2, SPRAY FOAM INSULATION ON UNDERSIDE OF ROOF STRUCTURE.
    - 1. REMOVE EXISTING BLOWN-IN INSULATION.
    - 2. USE 2 POUND, HIGH DENSITY, CLOSED CELL SPRAY FOAM INSULATION ON THE UNDER SIDE OF THE ROOF STRUCTURE. THIS SOLUTION REMOVES THE REQUIREMENT TO VENTILATE THE ATTIC SPACE. ALLOWS FOR MORE ATTIC STORAGE.
- 3- NEW INSULATION IN EXTERIOR WALLS.
  - A. OPTION 1, REPLACE THE EXTERIOR WALL INSULATION FROM THE INTERIOR WITH NEW SPRAY FOAM INSULATION.
    - 1. REMOVE THE EXISTING BLOWN-IN INSULATION. AT EACH STUD BAY, DRILL A HOLE AT THE TOP OF WALL, UNDER THE TOP PLATE. FILL CAVITY WITH NEW 2 POUND, HIGH DENSITY, CLOSED CELL, SPRAY FOAM INSULATION.
  - B. OPTION 2, REPLACE THE EXTERIOR WALL INSULATION FROM THE INTERIOR WITH NEW BATT INSULATION.
    - 1. REMOVE THE EXISTING BLOWN-IN INSULATION. REMOVE THE EXISTING INTERIOR FINISHES TO ALLOW FOR INSTALLING THE NEW BATT INSULATION. DEPENDING ON THE DEPTH OF THE EXISTING STUDS, THIS CAN BRING THE BUILDING UP TO CURRENT CODE.
    - 2. WALL FINISH REPLACEMENT WILL DEPEND OF THE DESIRED LEVEL OF FINISH. IN MOST AREAS OF THE BUILDING, THE WALL FINISH IS LATH AND PLASTER. THIS IS A MORE EXPENSIVE SOLUTION COMPARED TO DRYWALL WITH A SANDED PAINT FINISH TO IMITATE THE PLASTER LOOK. IN ALL ROOMS WHERE THE FINISH IS REMOVED, WE WOULD INDICATE THE WHOLE ROOM TO RECEIVE A NEW COAT OF PAINT TO HAVE A SIMILAR FINISHED APPEARANCE. NEW TRIM TO MATCH THE EXISTING WOULD BE ADDED TO THE OPENINGS. THIS OPTION HAS A LOT OF VARIABLES AND WOULD BE THE MOST EXPENSIVE SOLUTION DUE TO ACCESSING THE EXTERIOR WALLS. REMOVING CASEWORK, FINISHES, TRIM, AND WALL MOUNTED FIXTURES TO ACCOMPLISH THE WORK.



1 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"



STAMP

REVISION ID:	DATE:

PROJECT NO.	M-0298-22
DRAWN:	JAH/MEG
CHECKED:	JEZ
DATE:	M-0298-22

# Memo

CITY OF  
ASHLAND

Date: November 10, 2022  
From: Scott Fleury PE, Public Works Director  
To: Joe Lessard, City Manager Pro  
RE: Community Center & Pioneer Hall Decision Point History

## Chronological Background:

1. September 19, 2017 Study Session (Pioneer Hall)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

A draft structural and code assessment report were presented to Council.  
Council discussed having cost options for improvement developed for the facility.

2. November 6, 2017 Study Session (Pioneer Hall)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

Staff presented costs associated with developing design plans and final construction costs for the project. Council provided consensus to move forward.

3. November 21, 2017 Business Meeting (Pioneer Hall)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

Staff requested a special procurement to utilize the consultant team who prepared the initial structural and code assessment. Council approved the special procurement.

4. April 16, 2018 Study Session (Pioneer Hall)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

A comprehensive cost comparison report for improvements to Pioneer Hall were presented to Council using different occupancy options. Council directed Staff to work prepare and RFP for the Community to seek proposals for how the facility can be used.

5. July 2, 2018 Study Session (Pioneer Hall)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis: A draft solicitation for the future use of Pioneer Hall was presented before Council as requested from the outcome of the April 16, 2018 Study Session meeting. The solicitation was released, and the City received no responses.

6. June 16, 2020 Business Meeting (City Facilities)

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

Staff updated Council on structural, mechanical, electrical, and plumbing (MEP) deficiencies at Pioneer Hall and structural deficiencies at Community Center. Council directed staff to develop a plan to address deficiencies for both buildings.

7. October 6, 2020 Business Meeting

- a. [Minutes](#)
- b. [Staff Report](#)

Synopsis:

Staff recommended addressing deficiencies at Pioneer Hall and Community Center via release of a formal public solicitation for professional engineering and architectural services via a Qualifications Based Selection (QBS) Request for Proposal (RFP). Council approved staff's recommendation.

8. April 20, 2021 Business Meeting

- a. [Staff Report](#)

Synopsis:

Staff provided Council with a professional services contract with associated scope and fee for the rehabilitation project, as the next action based on previous Council direction.

9. May 18, 2021 Business Meeting

- a. [Staff Report](#)

Synopsis:

Council, with unanimous approval, voted to create an ad hoc committee to review, analyze and make recommendations to Council on alternative means of repair for each of the two buildings and requested that the creation, appointment of members and scope of work be brought forward at the earliest available Council meeting.

10. June 16, 2021 Business Meeting

- a. [Staff Report](#)

Synopsis:

Council approved the formation of the Community Center and Pioneer Hall Ad-Hoc Committee along with the formal charge of duties.

11. September 21, 2021 Business Meeting

- a. [Staff Report](#)
- b. [Minutes](#)

Synopsis:

The Ad-Hoc Committee presented its report and associated recommendations during the special awards and presentations section of the meeting. The Council had a long discussion about the report and work moving forward. They ended up making several motions and what

ended up being approved was moving forward with opening the Community Center and Pioneer Hall as soon as possible and implementing the recommendations of the Ad-Hoc.

12. November 16, 2021 Business Meeting

- a. [Staff Report](#)
- b. [Minutes](#)

Synopsis:

An update was presented to the Council on the implementation status of the recommendations and a legal memo regarding the liability was also included if the building was opened prior to modifications. There was additional context in this meeting as a community member was interested in having a discussion about leasing the building and doing the improvements himself. Due to time constraints the discussion did not finish and the item was moved to the next meeting.

13. December 7, 2021 Business Meeting

- a. [Staff Report](#)
- b. [Minutes](#)

Synopsis:

The discussion continued regarding a public private partnership to improve the facilities and open them for public use. The Council decided to not pursue a PPP.



## Ashland Community Center

In 2019 Marquess and Associates was hired to provide a structural evaluation to address concerns with the structural stability of the Community Center building. Marquess Associate Kristina Cooper, P.E. provided a detailed evaluation that outlined primary structural deficiencies of the building structure and concluded that “the current condition is unacceptable. If more outward deflection occurs at the top of the wall because of a failed member, or slipping connections, it could cause a **total collapse of the building.**” After reviewing the report, it was clear that the building needed to be closed to public access for life-safety reasons until the identified structural inadequacies could be addressed.

Recently, ZCS Engineering and Architecture provided an additional assessment of the Ashland Community Center. ZCS detailed recommendations broken down into a list of 5 priority levels, with the priority 1 structural repairs being listed as a requirement to be completed to restore the structural safety of the building to a point where it would be deemed safe to occupy. In the conclusion of the assessment letter, ZCS stated, “It is our opinion the **priority one structural deficiencies** noted above will need to be addressed prior to re-occupancy of the Community Center due to the potential risk to life-safety.”

The report provided by ZCS was a general summary report which addressed the structural deficiencies needing to be dealt with prior to the building being re-opened to the public, but it did not include load calculations for gravity and lateral loads, construction details, or the stamp and signature of a licensed Oregon Engineer or Design Professional.

In order for the Ashland Community Center to be re-opened to the public, a permit must be applied for to address the structural concerns identified in the reports provided by ZCS and Marquess & Associates, which are, at a minimum specific to the Structural Repairs identified in Priority 1 of the ZCS Report. Detailed plans and calculations need to be provided by an Oregon licensed design professional, which clearly identify how the areas of concern are being addressed, and ultimately, when the repairs are made, the building will be able to safely handle the loads imposed on it, and it will be safe to occupy. Once the review for code compliance has been completed, a permit can be issued. Only when all inspections are complete, and the permit is signed off, can the building be occupied by the public.

Steven Matiaco  
Building Official  
City of Ashland

X \_\_\_\_\_  
Steven Matiaco Date

Ralph Sartain  
Fire Chief  
City of Ashland

X \_\_\_\_\_  
Ralph Sartain Date