



# Council Business Meeting

March 21, 2023

<b>Agenda Item</b>	Contract Amendment with ZCS Engineering for the Community Center and Pioneer Hall Design	
<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 type="checkbox"/> Update <input checked="" type="checkbox"/> Request for Direction <input checked="" type="checkbox"/> Presentation <input type="checkbox"/>	

## **SUMMARY**

Before the Council is a request to approve a contract amendment with ZCS Engineering and Architecture for work associated with the Community Center and Pioneer Hall Rehabilitation Project. The additional design work and associated fee is based on direction received from Council previously to resolve live and dead load structural issues within each facility along with Americans with Disabilities improvements.

## **POLICIES, PLANS & GOALS SUPPORTED**

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**

At the November 14, 2022 Council Study Session, staff and ZCS Engineering and Architecture presented the schematic design documents for the Community Center and Pioneer Hall Rehabilitation Project ([Staff Report, Minutes](#)). This presentation included an overview of the priority structural improvements required to reoccupy the Community Center, ADA improvements and a list of other deficiencies that could be resolved for each facility. ZCS broke the improvements down into priorities 1-5 with priority 1 being the needed improvements in order to reopen the Community Center and provide Americans with Disabilities (ADA) restrooms and ingress/egress accessibility.

As a reminder the priority one improvements for the Community Center were:

- 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





# Council Business Meeting

- 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

The priority one improvements for Pioneer Hall were:

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

Priorities 2-5 were not needed to directly reopen the Community Center and continue current operations for Pioneer Hall but were developed to show what would be required to provide upgrades to meet current building code and ADA requirements along with providing general improvements including upgrading the mechanical, electrical and plumbing systems, changing out light fixture systems to LED, adding insulation and upgrading windows.

The Council showed interest in performing additional improvements to each facility including meeting current building code live load and snow load requirements and performing more Americans with Disabilities (ADA) improvements. Council was informed these additions would require a contract amendment with ZCS in order to move forward with the design development phase for the additional improvements. This contract amendment incorporates the scope and fee necessary to provide the additional design for improvements and associated updated cost estimates.

## **FISCAL IMPACTS**

The proposed contract amendment with ZCS Engineering and Architecture preliminary/final engineering and cost estimating services is \$47,085. Proposed costs pertain to the Council direction to incorporate additional structural and ADA design solutions for each facility. There are current appropriations within the 2023 Biennium Budget to cover the cost increase for the additional design work.

Staff has attached a costing breakdown of all items and their priorities for each structure. This shows the cost for the priority 1 improvements along with the additions Council wanted to include to resolve all structural deficiencies except for the seismic conditions. The costing comes from the schematic design construction cost estimates developed by ZCS and provided to Council in November of 2022.

Staff will need to request funds be appropriated for the construction phase in the 2023-2025 Biennium Budget process.



# Council Business Meeting

## **STAFF RECOMMENDATION**

Staff recommends the Council authorized the City Manager to sign a contract amendment with ZCS Engineering and Architecture for design additions associated with the Community Center and Pioneer Hall rehabilitation project.

## **ACTIONS, OPTIONS & POTENTIAL MOTIONS**

1. I move approval of a professional services contract with ZCS Engineering and Architecture in the amounts of \$47,085.
2. I move to amend the contract amendment with ZCS Engineering and Architecture for preliminary engineering (insert amendment).

## **DISCUSSION QUESTIONS**

Does the Council have any questions about the contract amendment or process moving forward?

## **SUGGESTED NEXT STEPS**

Next steps include moving forward with the Design Development phase incorporating the additional design elements and updating construction costs.

## **REFERENCES & ATTACHMENTS**

Attachment #1: ZCS Engineering and Architecture contract amendment

Attachment #2: ZCS Engineering and Architecture Facilities Assessment Memo

Attachment #3: Schematic Design Construction Estimate Breakdown

February 03, 2023

City of Ashland Public Works  
51 Winburn Way  
Ashland, OR 97520

Reference: Ashland Community Center and Pioneer Hall

Subject: Additional Design Services Proposal (Phase 1 Services)

We are pleased to present our proposal for additional design services for the proposed improvements at the Ashland Community Center and Pioneer Hall. It is our understanding the scope involves additional improvements to accessibility, ADA, structural improvements to roof framing for snow loading, and structural improvements to existing floor framing for live loading.

## **Project Scope**

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Based on direction from Ashland City Council and previous discussions with you, our understanding of the additional project scope to be included is as follows:

- Accessibility improvements to north exit stair of Community Center.
- Concrete ADA access / ramp to main entry.
- ADA access to the existing stage of the Community Center.
  - Install of new ADA compliant ramp.
  - We have partnered with Pariani Land Surveying to provide survey services for install of the new ADA ramp.
- ADA and accessibility improvements to the existing kitchen of the Community Center.
- Structural retrofit of existing roof framing within the Community Center to support snow loading.
- Structural retrofit of existing floor framing within the Community Center to support live loading.
- Structural retrofit of existing roof framing within Pioneer Hall to support snow loading.
- Structural retrofit of existing floor framing within Pioneer Hall to support live loading.

## **Fees**

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Our services will be performed on a lump sum basis and billed based on percentage of completion unless otherwise noted in the fee schedule. We have attached a fee schedule exhibit showing additional project fees required for the completion of the projects.

Any significant scope changes made by the Owner or required by local review committees after commencement of work affecting design or drawings may be considered extra services and would be billed with your prior authorization.

Additionally, it is assumed that our current insurance coverage will be satisfactory and not required to be increased under the agreement.

### **Exclusions and Assumptions:**

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The following services are not included in the above fee proposal but can be provided upon your request:

- It is assumed all design phases will take place at the same time at both sites.
- Design of HVAC, Plumbing, Electrical and Fire Alarm upgrades is excluded.
- Fire Sprinkler, Site Utility, and Low Voltage System design are excluded.
- All third-party special inspection fees during construction are excluded.
- All Hazmat reporting and abatement scope development is excluded.
- All System Development Charges, land development fees, permitting fees, LEED design and documentation are excluded.
- It is assumed that full public utilities are available and adequate on-site. Off-site utility improvements have been excluded.
- Design revisions associated with value engineering (VE) after completion of design (100% CD) will be considered additional service and may require additional fee.

Please review the above proposal. If you have any questions, feel that we have misinterpreted the scope of work, or feel that the fee proposed is beyond your expectations for this project please contact us so that we can work together to develop an acceptable package for this project. The services outlined above are proposed to be performed on a Lump Sum basis and billed based on percentage of completion.

We appreciate the opportunity to submit this proposal.

Sincerely,



Stephen L. Chase  
Project Manager



Syllas E. Allen, PE  
Principal

Enclosure: Appendix 'A' – Design Fee Schedules

## Appendix 'A'

# Design Fee Schedule

**ASHLAND COMMUNITY CENTER IMPROVEMENTS**

**CONSULTANT FEES INCLUDE + 10%**

Additional Services	Schematic Design	Design Development	Construction Documents	Total
Architectural	\$1,000	\$6,000	\$8,000	<b>\$15,000</b>
Civil		\$2,000	\$4,000	<b>\$6,000</b>
Site Survey (Pariani)		\$2,085		<b>\$2,085</b>
Structural	\$1,000	\$3,500	\$7,500	<b>\$12,000</b>
<b>Total</b>	<b>\$1,500</b>	<b>\$4,000</b>	<b>\$6,500</b>	<b>\$35,085</b>

**PIONEER HALL IMPROVEMENTS**

Additional Services	Schematic Design	Design Development	Construction Documents	Total
Architectural	\$1,000	\$2,500	\$3,500	<b>\$7,000</b>
Structural	\$500	\$1,500	\$3,000	<b>\$5,000</b>
<b>Total</b>	<b>\$1,500</b>	<b>\$4,000</b>	<b>\$6,500</b>	<b>\$12,000</b>

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

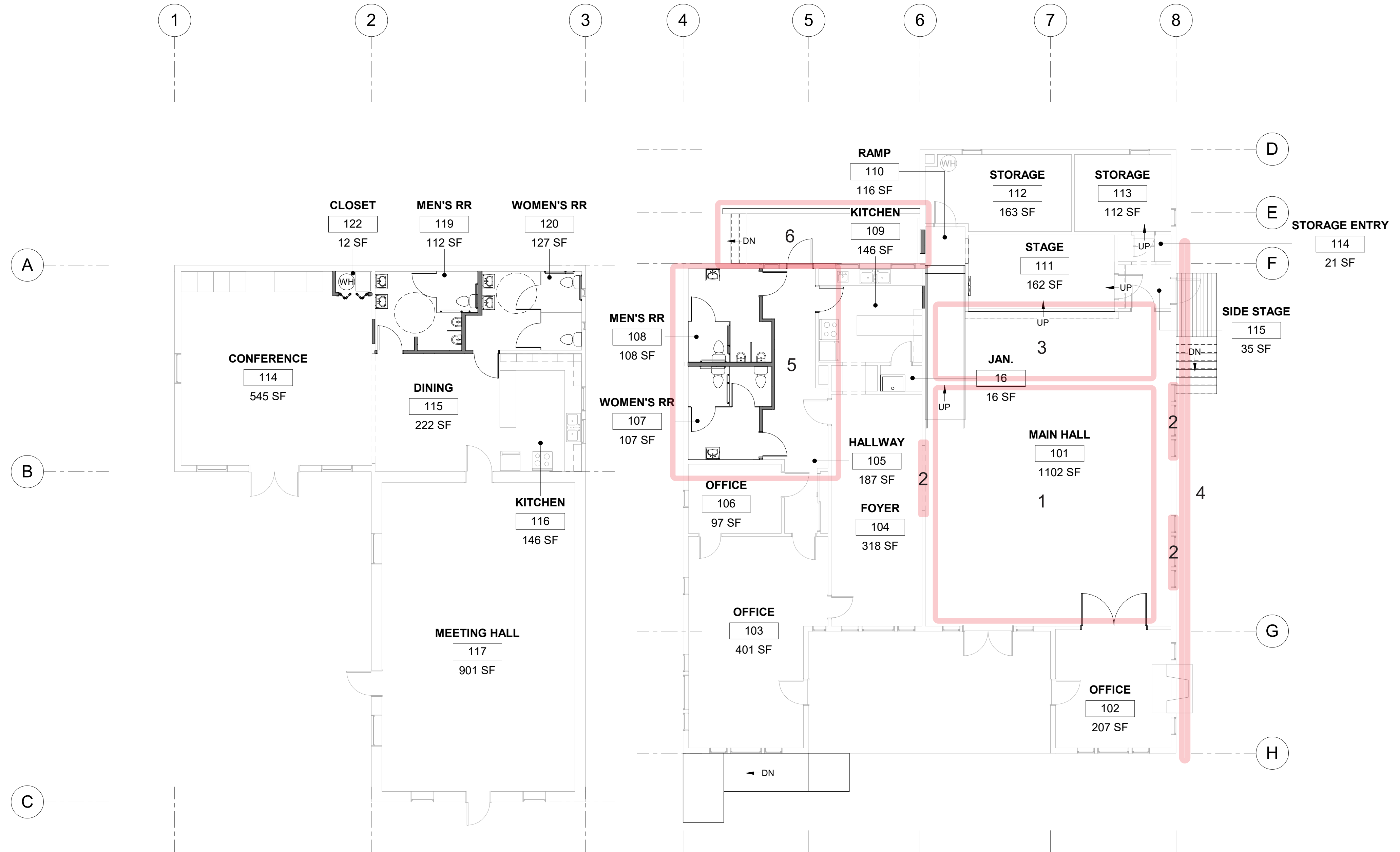
- 1 - STRENGTHEN EXISTING MAIN HALL TRUSSES.
  - A. DEMOLISH CEILING FINISHES AND WALL FINISH AS NECESSARY TO ADD NEW STRUCTURAL MEMBERS.
  - B. INSTALL A NEW BOTTOM TRUSS CHORD AND WEBS. NEW BEAMS AND SUPPORT WEBS TO BE GLU-LAM OR LVL. STAIN TO MATCH THE EXISTING TRIM IN MAIN HALL.
- 2 - PROVIDE NEW 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 COMPLAINT EXIT STAIRS.



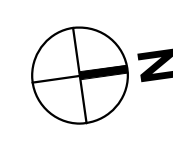
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COMMUNITY CENTER & PIONEER HALL RENOVATION



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



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PROJECT NO. M-0298-22  
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 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 ACCOMODATE 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

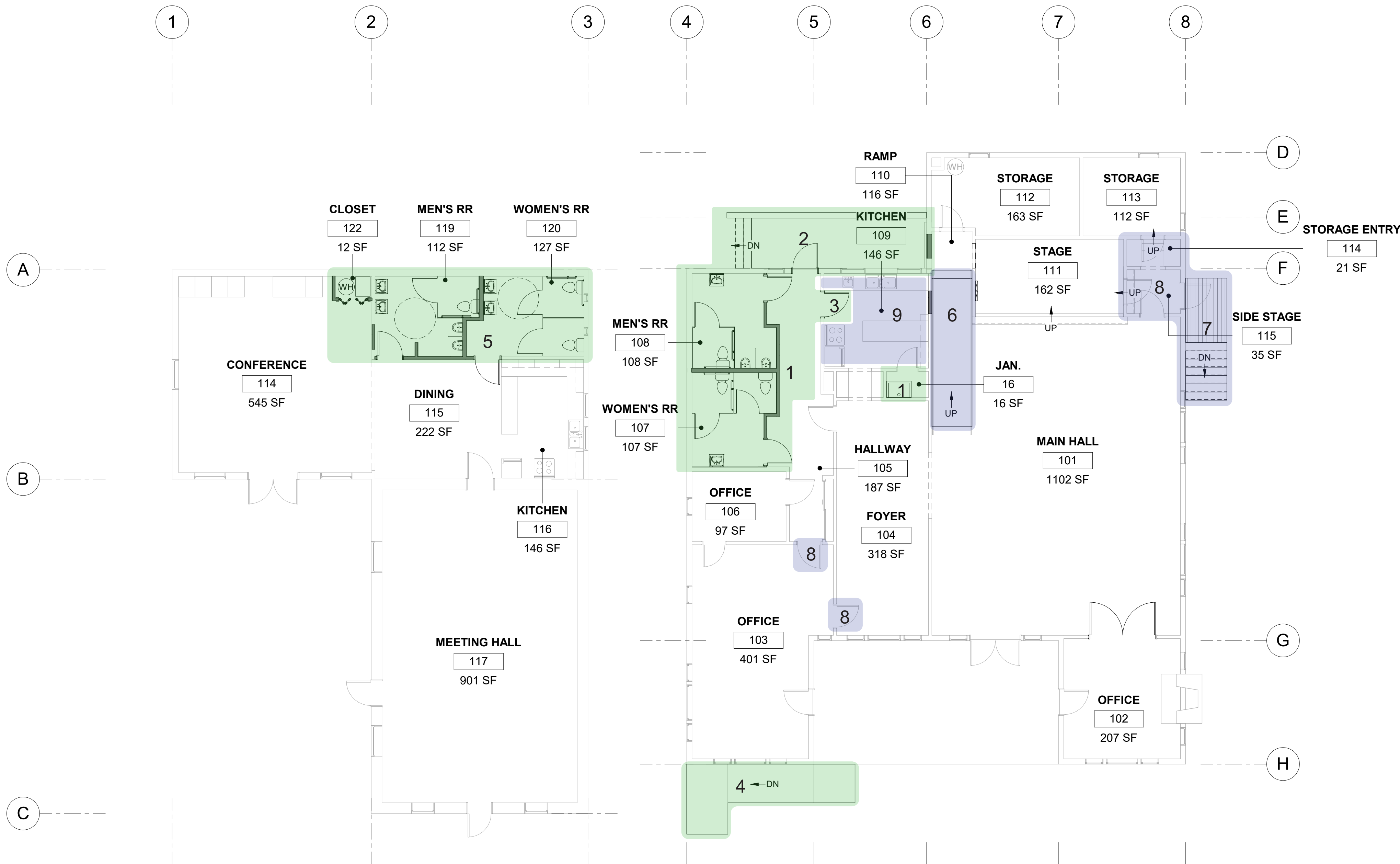
- 3 - PROVIDE A NEW 3'-0" DOOR INTO THE KITCHEN, REVERSE THE SWING OF THE DOOR.
  - A. DEMOLISH EXISTING DOOR AND FRAME
  - B. PROVIDE NEW DOOR AND FRAME.

- 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.

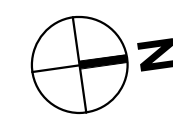
- 5 - RENOVATE THE EXISTING RESTROOMS TO BE FULLY ACCESSIBLE.
  - A. REMOVE EXISTING OFFICE TO ACCOMODATE NEW RESTROOMS
  - B. NEW PLUMBING FIXTURES IN RESTROOMS.
    - i. RECONFIGURATION OF EXISTING PLUMBING IN CRAWL SPACE TO ACCOMODATE NEW FLOOR PLAN
  - C. NEW FINISHES THROUGHOUT RESTROOMS.
  - D. 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"



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FIRST FLOOR PLAN

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**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.**

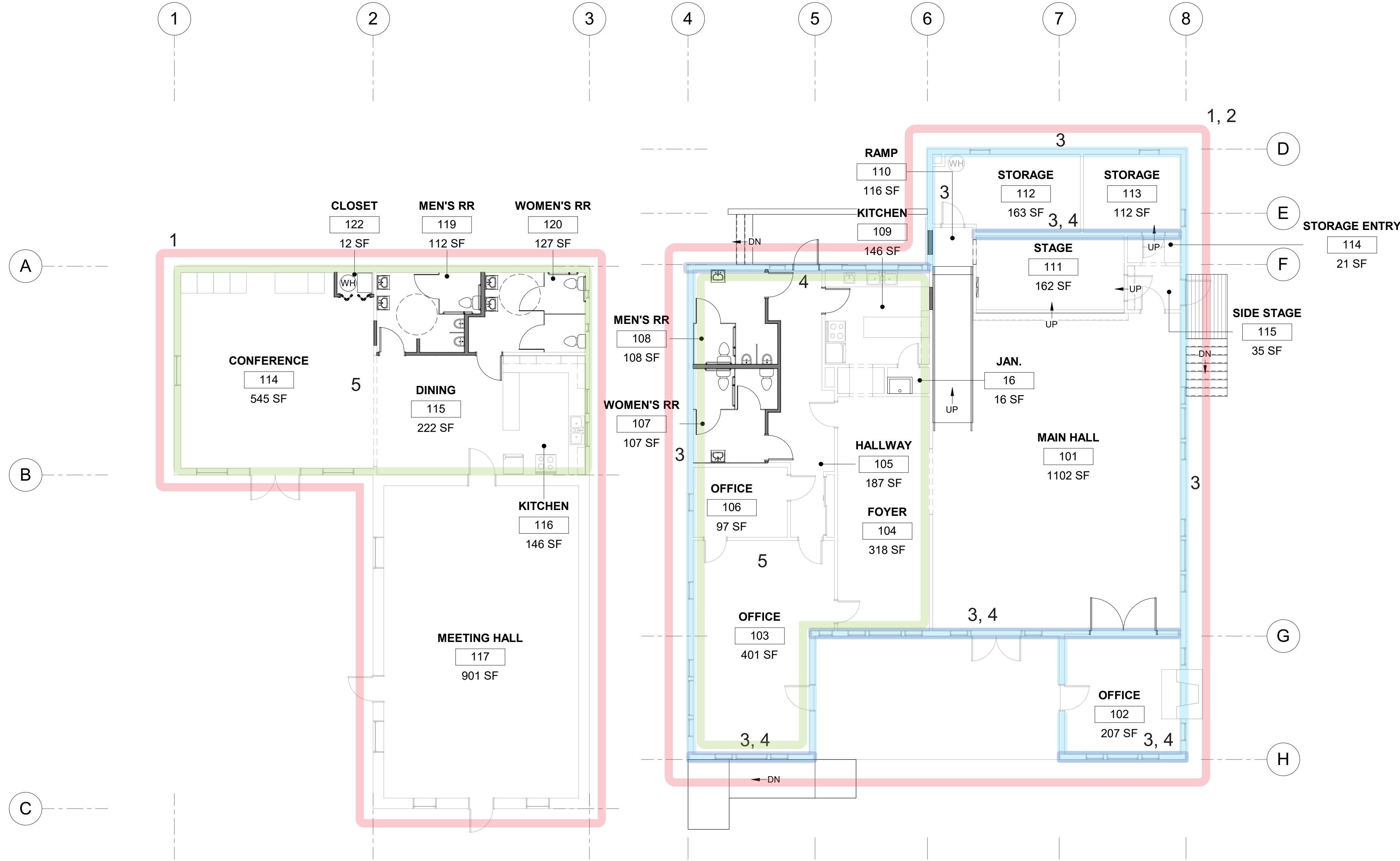
- A. PROVIDE NEW POST AND BEAM SYSTEM IN CRAWL SPACE TO REDUCE SPAN OF EXISTING FLOOR FRAMING.



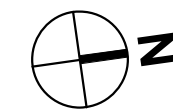
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**COMMUNITY  
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RENOVATION**



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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.

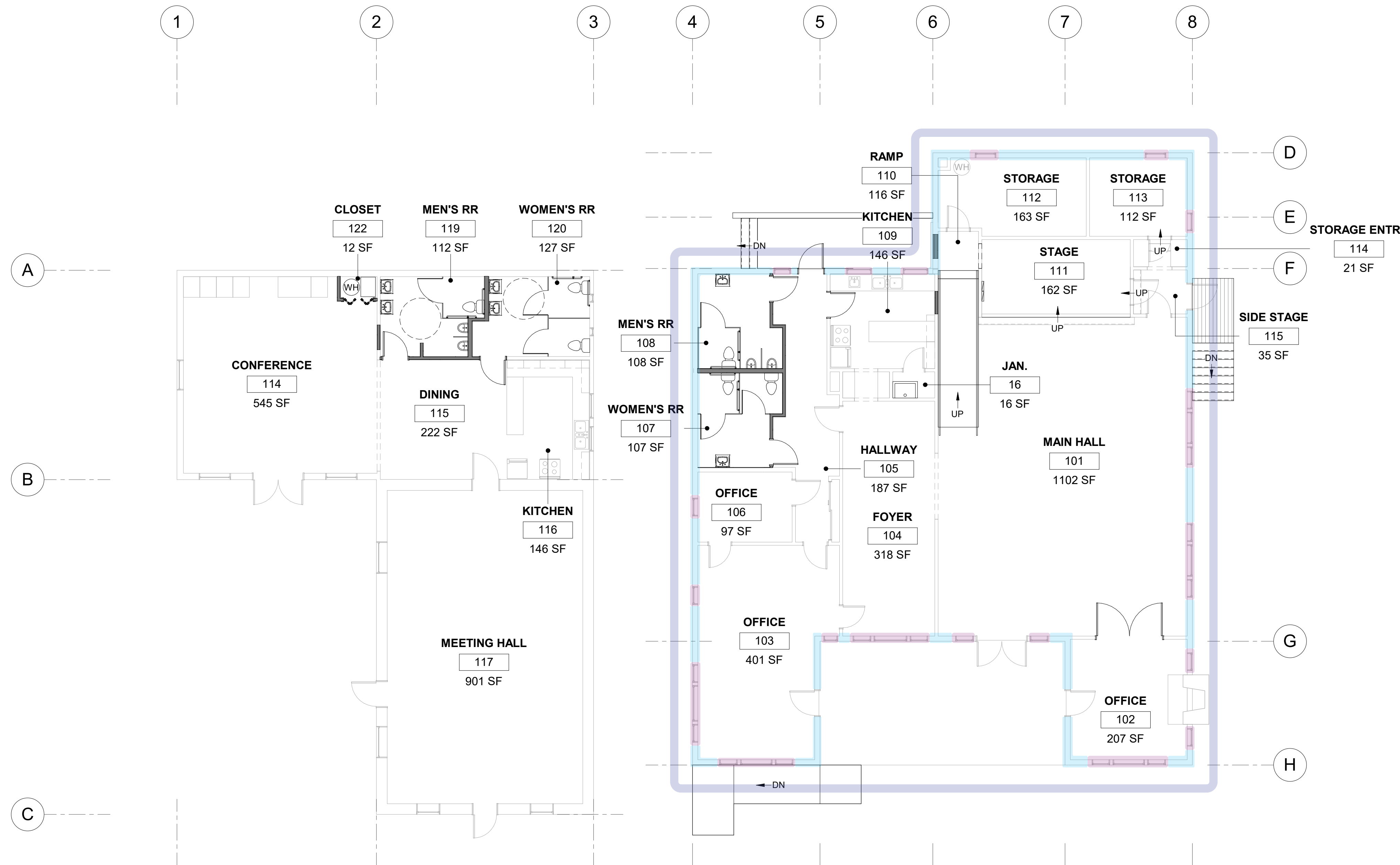
A. OPTION 1, REPLACE THE EXTERIOR WALL INSULATION FROM THE INTERIOR WITH NEW SPRAY FOAM INSULATION. 1. REMOVE THE EXISTING BLOWN-IN INSULATION. AT EACH STUD BAY, DRILL A HOLE AT THE TOP OF WALL, UNDER THE TOP PLATE. FILL CAVITY WITH NEW 2 POUND, HIGH DENSITY, CLOSED CELL, SPRAY FOAM INSULATION. B. OPTION 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.



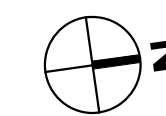
45 Hawthorne Street, Medford, Oregon 97504 | 541-500-8588

CITY OF ASHLAND 74 WINBURN WAY ASHLAND, OR 97520

COMMUNITY CENTER & PIONEER HALL RENOVATION



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



BIM 360//M0298-Ashland Community Center & Pioneer Hall//M0298\_ARCH\_R21.rvt 1/17/2022 10:28:37 AM

ONE INCH EQUALS FULL SCALE

STAMP

Table with columns for REVISION ID, DATE, PROJECT NO., DRAWN, CHECKED, and DATE.

FIRST FLOOR PLAN

A1.1

SCHEMATIC DESIGN | NOT FOR CONSTRUCTION

**Feasible Under Current Budget Conditions-Primary Recommendation**  
**Council Discussed Additions to Primary Recommendations**  
**Need Additional Funds to Complete**

Community Center		Construction Costs	Construction + Soft Cost	Contigency Addition (20%)
Priority #1	Structural	\$ 160,000	\$ 199,312	\$ 239,174
Priority #1	ADA & Access	\$ 175,000	\$ 217,998	\$ 261,597
<b>Total</b>				<b>\$ 500,771</b>

Community Center		Construction Costs	Construction + Soft Cost	Contigency Addition (20%)
Priority #2	Kitchen Accessibility	\$ 52,500	\$ 63,299	\$ 75,959
Priority #2	ADA Access to Stage	\$ 20,000	\$ 24,114	\$ 28,937
Priority #2	Accessibile North Exit Stairway	\$ 15,000	\$ 18,086	\$ 21,703
Priority #2	Widen Doorways	\$ 12,500	\$ 15,071	\$ 18,086
<b>Total</b>				<b>\$ 144,684</b>

Community Center		Construction Costs	Construction + Soft Cost	Contigency Addition (20%)
Priority #3	Strengthen Roof Framing (Snow Loading)	\$ 105,000	\$ 130,799	\$ 156,958
Priority #3	New Plywood Roof Diaphragm	\$ 95,000	\$ 118,342	\$ 142,010
Priority #3	New Foundation Systems	\$ 90,000	\$ 112,113	\$ 134,536
Priority #3	New Plywood Shear Walls	\$ 50,000	\$ 62,285	\$ 74,742
Priority #3	Strengthen Floor Framing (Live Loading)	\$ 27,000	\$ 33,634	\$ 40,361
<b>Total</b>				<b>\$ 548,606</b>

Community Center		Construction Costs	Construction + Soft Cost	Contigency Addition (20%)
Priority #4	Mechanical System Upgrades	\$ 147,000	\$ 177,238	\$ 212,685
<b>Total</b>				<b>\$ 212,685</b>

Community Center		Construction Costs	Construction + Soft Cost	Contigency Addition (20%)
Priority #5	New Vinyl Windows	\$ 32,000	\$ 38,582	\$ 46,299
Priority #5	Replace Roof Insulation	\$ 65,000	\$ 78,371	\$ 94,045
Priority #5	Ext. Wall Insulation	\$ 85,000	\$ 102,485	\$ 122,981
<b>Total</b>				<b>\$ 263,325</b>

**Community Center Project Total - All Priorities \$ 1,670,072**

**Pioneer Hall Project Totals - All Priorities \$ 283,002**

Pioneer Hall	Improvement	Construction Costs	Construction + Soft Cost
Priority #1	ADA Restrooms	\$ 90,000	\$ 108,513
			<b>Total</b>

Pioneer Hall	Improvement	Construction Costs	Construction + Soft Cost
Priority #3	Strengthen Roof Framing (Snow Loading)	\$ 84,000	\$ 101,278.80
Priority #3	Strengthen Floor Framing (Occupancy Live Load)	\$ 21,600	\$ 26,043.12
			<b>Total</b>

**Pioneer Hall Project Total - All Priorities \$ 283,002**

**Council Priorities (within budget)**  
**\$ 775,671**

**Council Priority Additions**  
**\$ 350,105**

**Total Council Priorities (November 14, 2023)**  
**\$ 1,125,776**

**Remaining Budget Priority Items**  
**\$ 827,298**

**Total All Items**  
**\$ 1,953,074**



Contigency Addition (20%)	
\$	130,216
\$	130,216

Contigency Addition (20%)	
\$	121,535
\$	31,252
\$	152,786