

CITY COUNCIL STUDY SESSION DRAFT MINUTES Monday, November 14, 2022

HELD HYBRID - Council and some City Staff will be live in the Council Chambers, 1175 E. Main Street. Citizens and presenters can join via zoom

View on Channel 9 or Channels 180 and 181 (for Charter Communications customers) or live stream via rvtv.sou.edu select RVTV Prime.

Written and oral testimony will be accepted for public input. For written testimony, email public-testimony@ashland.or.us using the subject line: Ashland City Council Public Testimony.

For oral testimony, fill out a Speaker Request Form at <u>ashland.or.us/speakerrequest</u> and return to the City Recorder. The deadline for submitting written testimony or speaker request forms will be at 10 a.m. on the day of the Study Session meeting and must comply with Council Rules to be accepted.

5:30 PM Study Session

Council President Tonya Graham called the Study Session to order at 5:30 PM

She announced that we need to adjourn at 6:55 PM for the School Board to start their Meeting at 7 PM.

Joe Lessard explained the railroad item will be moved.

1. Public Input (15 minutes, maximum)

Linda Peterson-Adams – Ashland – comment period extension about railroad. Thanked Staff.

2. Community Center and Pioneer - Preliminary Schematic Design

Scott Fleury introduced ZCS Engineer Lead Designer Stephen Chase.

Stephen Chase gave a presentation (see attached).

Items discussed were:

- Priority 1
 - Structural repairs
- Priority 2
 - Accessibility
- Priority 3
 - Structural Code Deficiencies
- Priority 4
 - Mechanical System Upgrades
- Priority 5
 - o Thermal Performance

Council discussed the priorities.
Council discussed cost & design.
3. Emergency Shelter Location – Next Steps
Lessard gave a Staff Report.
Housing Program Specialist Linda Reid gave a brief Staff Report.
Council discussed options.
Council thanked Staff and Housing & Human Resources Commission.
4. Look Ahead
Lessard went over the Look Ahead.
5. Adjournment
Hyatt/Jensen moved to adjourn the Study Session. Discussion: None. All Ayes.
The Study Session was adjourned at 6:50 PM
Respectfully submitted by:
City Recorder Melissa Huhtala
Attest:
Mayor Akins

Hyatt thanked Fleury and Chase for the presentation.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).

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

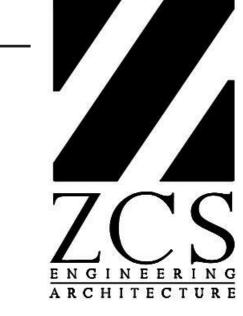


ASHLAND COMMUNITY CENTER FACILITIES ASSESSMENT

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 FINSHES 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 SUP PORT 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.



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

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COMMUNITY
CENTER &
PIONEER HALL
RENOVATION



STAM

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

FIRST FLOOR PLAN

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A1.1 1/8" = 1'-0"



ASHLAND COMMUNITY CENTER FACILITIES ASSESSMENT

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 SIDINGF. 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
- B. NEW FINISHES THROUGHOUT RESTROOMS.
- 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
 - 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.

ZCS ENGINEERING ARCHITECTURE

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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 EXISITNG POST AND PIER FOUNDATION SYSTEMS AT DISCRETE LOCATIONS FOR INSTALL OF NEW CONCRETE STEM WALL AND FOOOTINGS 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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ASHLAND COMMUNITY CENTER FACILITIES ASSESSMENT

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,
 UPGRADING 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 RE PLACE 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.

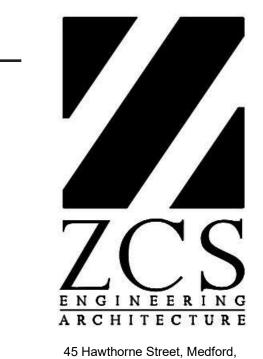
- A. OPTION 1, REPLACE WITH NEW BLOWN-IN INSULATION.

 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.
 - 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.
 - 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.



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