

Council Business Meeting

December 19, 2107

Title: Approval of a Change Order in Excess of 25% for Butler Bandshell Improvement and Repair
From: Kaylea Kathol Public Works Project Manager
kaylea.kathol@gmail.com

Summary:

Before Council is a change order request in excess of 25% of original project cost to perform improvements and repairs at the Butler Band Shell. The change order includes (a) removal of a previously undiscovered moisture damaged segment of wall, (b) installation of a drip edge along the shell overhang to prevent future moisture intrusion, and (c) fabrication of two metal mounting plates for attachment of the speakers to shell overhang. The change order request causes the total project cost to exceed Oregon’s \$50,000 prevailing wage threshold. Consequently, the change order request includes escalation of hourly labor rates to prevailing wage rates for the contractor’s employees and all first-tier subcontractors for all work.

Actions, Options, or Potential Motions:

Council has the option to approve this change order in full or in part. Potential motions include:

1. Move approval of a full change order for \$19,726 to remove a moisture-damaged wall and install a drip edge to prevent future damages, paid at prevailing wage labor rates.
2. Move approval of a partial change order for \$1,663 to remove a moisture-damaged wall, paid at contractor’s standard labor rates

Staff Recommendation:

Staff recommends Council approve the full change order request of \$19,726, which is the amount required to remove moisture damaged features, prevent future damages through the installation of a drip edge, and mount the speakers in a manner that is consistent with the current version of the Oregon Structural Specialty Code. While approval of a partial change order will provide near-term cost savings by keeping project costs below the prevailing wage rate threshold, staff does not recommend approval of a partial change order, as failure to install a drip edge along the shell overhang will result in continued moisture intrusion into the interior rooms of the Bandshell, thereby perpetuating the cycle of moisture damage and short-term facility repairs.

Resource Requirements:

The Bandshell repair contract was awarded for \$47,543. The recommended change would increase the total cost by twenty-nine percent for a total cost of \$67,269. The 2017-19 Biennium Budget for Public Works Facilities Expenses includes Capital Outlay funds for repair and maintenance of City facilities in the amount of \$355,000.

Policies, Plans and Goals Supported:

City Council:

4. *Evaluate real property and facility assets to strategically support city mission and goals.*

4.1 *Identify and evaluate underperforming assets*

21. *Be proactive in using best practices in infrastructure management and modernization*

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- 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:

In June 2016 the City Building Official issued a memo to Public Works facilities staff identifying potential structural deficiencies at the Butler Bandshell. The memo recommended Public Works conduct a comprehensive evaluation of the Bandshell to determine the extent of the deficiencies. Public Works commissioned ACE Engineering, a structural engineering firm, to evaluate the Bandshell and develop construction plans and specifications for repairs and improvements identified by the evaluation. The evaluation found that the Bandshell was structurally sound, but was characterized by numerous non-structural damages or deficiencies caused primarily by years of deferred maintenance, moisture damage, and improper use of the structure.

The City developed and bid repair and improvement work for the Bandshell in the fall of 2018 to correct identified deficiencies. Three responsive bids were received, all of which were within the \$40,000 range. A contract was awarded to Vitus Construction, the lowest responsible bidder. After initial demolition began, pervasive dry rot was found in the frame of an interior partition wall. The contractor proposed demolition of the wall and abandonment of plumbing features, or removal and reconstruction of the wall. Staff opted for demolition, as it was the least expensive option and removed a “nuisance” feature that restricted functionality of the facility. The contractor also proposed installation of a drip edge along the shell overhang as a long term, reliable solution for preventing future moisture intrusion into the structure. The initial change order request for work items was estimated at \$3,615 which would result in a total project cost that exceeds Oregon’s \$50,000 prevailing wage threshold. At the City’s request, a revised change order request was issued by the contractor for \$19,476. The revision included an escalation factor to the prevailing wage rate for all employees and first tier subcontractors involved on the project from start to finish. This is consistent with the provisions of ORS 279C.800 to 279C.870, the Oregon Prevailing Wage law for proposed bid prices that exceed \$50,000.

On December 13, 2017, the contractor discovered that the speakers could not be mounted on the bandshell overhang as specified in the construction plans due to the presence of a metal plate embedded in the concrete overhang. The contractor could not drill anchor holes through the metal plate, and instead proposed fabrication of a wider speaker mounting plate that would extend beyond the edges of embedded metal. Estimated fabrication costs were \$250 for the new mounting plates. Staff approved the change verbally and documented the approval in an email. The issue was discovered on the afternoon of the deadline for completing Council meeting packets. Due to the late date of the finding, a formal change order request had not yet been

issued in time to be included in this staff report. Therefore, the email confirmation of a \$250 change is attached in lieu of a formal change order.

Next Steps:

If approved, staff will execute the change order and provide approval to the contractor to move forward with completion of Bandshell repairs and improvements. The proposed changes will constitute the final components for completing the project. The project is currently on track to be completed two months ahead of schedule.

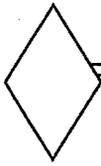
Attachments:

- Engineer's evaluation report (oversized construction plans are available upon request)
- Contractor's change order request for wall removal, drip edge installation, and prevailing wage upcharge
- Email confirmation of December 13, 2017 change order request

Reference:

The following are available upon request – kaylea.kathol@ashland.or.us:

- Building Official's 2016 memo regarding Bandshell condition
- Construction solicitation: Invitation to Bid – Lithia Park Bandshell Repair and Improvement
- Engineer's construction plans



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September 16, 2016

City of Ashland
Public Works/Engineering
Attention: Kaylea Kathol
51 Winburn Way
Ashland, Oregon 97520

Subject: Lithia Park Band Shell, Winburn Way, Ashland, Oregon

Ms Kathol,

ACE Engineering LLC visited the Lithia Park Band Shell site several times over the past few months to evaluate the integrity of the structure.

It appears the Band Shell was originally designed and built around 1949. The Band Shell has experienced some damage due to flooding several times during its lifetime and repairs have been made. The building has received some minor improvements and regular maintenance throughout its lifetime.

The primary structure is cast in place, reinforced concrete. The main roof structure was designed and built as a series of sloped, cantilevered, inverted, concrete T shapes. The sloping main roof structure provides a cover over the stage which is used by the Ashland City Band, other performers and as an event podium throughout the seasons. The sloping main roof has sound baffles, lights, speakers and miscellaneous hooks suspended from the underside of the primary structure.

Behind the stage is a storage room that formerly housed an organ, storage area and restrooms. The storage room is divided into several small rooms, one at the main stage level with wood framed walls and floor. The remaining rooms are concrete exterior walls, wood framed & plaster interior partitions and concrete slabs on grade. These storage rooms are used by the Ashland City Band and other event coordinators to securely store equipment when not in use.

There are two small rooms flanking the stage. These rooms are outside the main roof structure and have their own flat concrete roof supported by concrete walls. The roofs of these rooms were apparently filled with soil and acted as flower boxes. The roof of the room to the north has had the soil removed and appears to be sound and is currently used for storage. However, the roof of the room to the south still contained some soil at the time of the site visit. The south roof has experienced decay and the concrete has crumbled. The room to the south is unoccupied and signed to limit occupancy.

Original design drawings for the Band Shell were provided by the City of Ashland. These drawings were used to evaluate the capacity of the structural elements of the Band Shell.

Using the original design drawings, calculations for the primary structural elements were performed based on the current Building Code. The current Building Code requires structural elements to support loads that act vertically and laterally. Vertical loads include the self weight of the structure, snow load and live load (occupants & moveable elements). Lateral loads include wind and seismic loads. After performing calculations for the primary structural elements it was determined that the existing structure is capable of supporting current Building Code prescribed loads.



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To assist in the structural evaluation guidelines for the rehabilitation of structures published by FEMA were used. These guidelines start with a broad overview of the building then focus attention on the primary structural system and conclude with consideration of many secondary structural elements. Only non-destructive methods were used to observe the elements of the Band Shell. Not all of the elements, connections, reinforcing and fastenings are able to be examined due to finish materials such as floors, ceilings, roofing, plaster & siding therefore some assumptions were made based on visible elements and experience with similar structures of this age. The FEMA guidelines highlighted a few elements of the Band Shell that require some attention, strengthening or repair.

Checklists from the FEMA guidelines are included in Appendices A-C. The items in the guidelines that are marked NC (non-compliant) have been analyzed and remediation measures have been designed into the accompanying set of drawings suitable for obtaining a building permit, soliciting bids and construction.

The City of Ashland's Lithia Park Band Shell is generally in fine condition. Very few deficiencies were discovered during the structural evaluation as noted. It is recommended that the work described and specified on the accompanying drawings be performed in the near future to keep the Band Shell functioning properly.

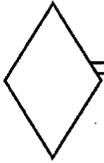
If any clarification about the study of the Band Shell's structural system is needed, please feel free to contact me.

Sincerely,

Allan T Goffe, P.E., S.E.
ACE Engineering LLC
P. O. Box 231
Ashland, Oregon 97520



EXPIRES 6/30/2017



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Appendix A

Basic Structural Checklist

3.6 Region Of Low Seismicity Checklist

This Region of Low Seismicity Checklist shall be completed when required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked compliant (C), non-compliant (NC), or not applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this Handbook, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 evaluation procedure; the section numbers in parentheses following each evaluation statement correspond to Tier 2 evaluation procedures.

Structural Components

- (C) NC N/A LOAD PATH: The structure shall contain one complete load path for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)
- (C) NC N/A WALL ANCHORAGE: Exterior concrete or masonry walls shall be anchored for out-of-plane forces at each diaphragm level with steel anchors or straps that are developed into the diaphragm. (Tier 2: Sec. 4.6.1.1)

Geologic Site and Foundation Components

- (C) NC N/A FOUNDATION PERFORMANCE: There shall be no evidence of excessive foundation movement such as settlement or heave that would affect the integrity or strength of the structure. (Tier 2: Sec. 4.7.2.1)

Nonstructural Components

- C NC (N/A) EMERGENCY LIGHTING: Emergency lighting equipment shall be anchored to prevent falling or swaying during an earthquake. (Tier 2: Sec. 4.8.3.2)
- (C) NC N/A CLADDING ANCHORS: Cladding components weighing more than 10 psf shall be anchored to the exterior wall framing at a spacing equal to or less than 6 ft (Tier 2: Sec. 4.8.4.1)
- C NC (N/A) GLAZING: Glazing in curtain walls and individual panes over 16 square feet in area, located up to a height of 10 feet above an exterior walking surface, shall be laminated annealed or heat strengthened safety glass that will remain in the frame when cracked. (Tier 2: Sec. 4.8.4.9)
- C NC (N/A) PARAPETS: There shall be no laterally unsupported unreinforced masonry parapets or cornices above the highest anchorage level with height-to-thickness ratios greater than 2.5. (Tier 2: Sec. 4.8.8.1)
- C NC (N/A) CANOPIES: Canopies located at building exits shall be anchored at a spacing of 10 ft. (Tier 2: Sec. 4.8.8.2)
- (C) NC N/A STAIRS: Walls around stair enclosures shall not consist of unbraced hollow clay tile or unreinforced masonry. (Tier 2: Sec. 4.8.10.1)
- C NC (N/A) EMERGENCY POWER: Equipment used as part of an emergency power system shall be anchored. (Tier 2: Sec. 4.8.12.1)

3.7.9 Basic Structural Checklist For Building Type C2: Concrete Shear Wall Buildings With Stiff Diaphragms

This Basic Structural Checklist shall be completed when required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked compliant (C), non-compliant (NC), or not applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this Handbook, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 evaluation procedure; the section numbers in parentheses following each evaluation statement correspond to Tier 2 evaluation procedures.

Commentary:

These buildings have floor and roof framing that consists of cast-in-place concrete slabs, concrete beams, one-way joists, two-way waffle joists, or flat slabs. Floors are supported on concrete columns or bearing walls. Lateral forces are resisted by cast-in-place concrete shear walls. In older construction, shear walls are lightly reinforced, but often extend throughout the building. In more recent construction, shear walls occur in isolated locations and are more heavily reinforced with boundary elements and closely spaced ties to provide ductile performance. The diaphragms consist of concrete slabs and are stiff relative to the walls. Foundations consist of concrete spread footings or deep pile foundations.

Building System

- | | | | |
|-----|----|-------|--|
| (C) | NC | N/A | LOAD PATH: The structure shall contain one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1) |
| (C) | NC | N/A | MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Tier 2: Sec. 4.3.1.3) |
| C | NC | (N/A) | WEAK STORY: The strength of the lateral-force-resisting-system in any story shall not be less than 80% of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy (Tier 2: Sec. 4.3.2.1) |
| C | NC | (N/A) | SOFT STORY: The stiffness of the lateral-force-resisting-system in any story shall not be less than 70% of the stiffness in an adjacent story above or below, or less than 80% of the average stiffness of the three stories above or below for Life Safety and Immediate Occupancy. |
| (C) | NC | N/A | GEOMETRY: There shall be no changes in horizontal dimension of the lateral-force-resisting system of more than 30% in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses. (Tier 2: Sec. 4.3.2.3) |
| (C) | NC | N/A | VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4) |

Chapter 3.0 - Screening Phase (Tier 1)

- C NC N/A MASS: There shall be no change in effective mass more than 50% from one story to the next for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.5)
- C NC N/A TORSION: The distance between the story center of mass and the story center of rigidity shall be less than 20% of the building width in either plan dimension for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.6)
- C NC N/A DETERIORATION OF CONCRETE: There shall be no visible deterioration of concrete or reinforcing steel in any of the vertical- or lateral-force-resisting elements. (Tier 2: Sec. 4.3.3.4)
- C NC N/A POST-TENSIONING ANCHORS: There shall be no evidence of corrosion or spalling in the vicinity of post-tensioning or end fittings. Coil anchors shall not have been used. (Tier 2: Sec. 4.3.3.5)
- C NC N/A CONCRETE WALL CRACKS All existing diagonal cracks in wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in one location, and shall not form an X pattern. (Tier 2: Sec. 4.3.3.9)

Lateral Force Resisting System

- C NC N/A COMPLETE FRAMES: Steel or concrete frames classified as secondary components shall form a complete vertical load carrying system. (Tier 2: Sec. 4.4.1.6.1)
- C NC N/A REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1)
- C NC N/A SHEAR STRESS CHECK: The shear stress in the concrete shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than 100 psi or $2\sqrt{f'_c}$ for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.2.1)
- C NC N/A REINFORCING STEEL: The ratio of reinforcing steel area to gross concrete area shall be greater than 0.0015 in the vertical direction and 0.0025 in the horizontal direction for Life Safety and Immediate Occupancy. The spacing of reinforcing steel shall be equal to or less than 18" for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.2.2)
- N.G.*
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Connections

- C NC N/A TRANSFER TO SHEAR WALLS Diaphragms shall be reinforced and connected for transfer of loads to the shear walls for Life Safety and the connections shall be able to develop the shear strength of the walls for Immediate Occupancy. (Tier 2: Sec. 4.6.2.1)
- C NC N/A WALL REINFORCING: Walls shall be doweled into the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Tier 2: Sec. 4.6.3.5)

3.7.9S Supplemental Structural Checklist For Building Type C2: Concrete Shear Wall Buildings With Stiff Diaphragms

This Supplemental Structural Checklist shall be completed when required by Table 3-2. The Basic Structural Checklist shall be completed prior to completing this Supplemental Structural Checklist.

Lateral Force Resisting System

- C NC N/A DEFLECTION COMPATIBILITY: Secondary components shall have the shear capacity to develop the flexural strength of the elements for Life Safety and shall have ductile detailing for Immediate Occupancy. (Tier 2: Sec. 4.4.1.6.2)
- C NC N/A FLAT SLABS: Flat slabs/plates classified as secondary components shall have continuous bottom steel through the column joints for Life Safety. Flat slabs/plates shall not be permitted for the Immediate Occupancy Performance Level. (Tier 2: Sec. 4.4.1.6.3)
- C NC N/A COUPLING BEAMS: The stirrups in all coupling beams over means of egress shall be spaced at or less than $d/2$ and shall be anchored into the core with hooks of 135° or more for Life Safety and Immediate Occupancy. In addition, the beams shall have the capacity in shear to develop the uplift capacity of the adjacent wall for Immediate Occupancy. (Tier 2: Sec. 4.4.2.2.3)
- C NC N/A OVERTURNING: All shear walls shall have aspect ratios less than 4 to 1. Wall piers need not be considered. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.2.4)
- C NC N/A CONFINEMENT REINFORCING: For shear walls with aspect ratios greater than 2.0, the boundary elements shall be confined with spirals or ties with spacing less than $8d_b$. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.2.5)
- C NC N/A REINFORCING AT OPENINGS: There shall be added trim reinforcement around all wall openings. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.2.6)
- C NC N/A WALL THICKNESS: Thickness of bearing walls shall not be less than $1/25$ the minimum unsupported height or length, nor less than 4". This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.2.7)

Diaphragms

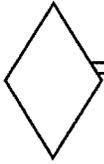
- C NC N/A DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors. In wood buildings, the diaphragms shall not have expansion joints. (Tier 2: Sec. 4.5.1.1)
- C NC N/A OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25% of the wall length for Life Safety and 15% of the wall length for Immediate Occupancy. (Tier 2: Sec. 4.5.1.4)
- C NC N/A PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7)

Chapter 3.0 - Screening Phase (Tier 1)

- C NC **N/A** DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragms openings larger than 50% of the building width in either major plan dimension . This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8)

Connections

- C NC **N/A** LATERAL LOAD AT PILE CAPS: Pile caps shall have top reinforcement and piles shall be anchored to the pile caps for Life Safety, and the pile cap reinforcement and pile anchorage shall be able to develop the tensile capacity of the piles for Immediate Occupancy. (Tier 2: Sec. 4.6.3.10)



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Appendix B

Geologic Site Hazards and Foundations Checklist

3.8 Geologic Site Hazards And Foundations Checklist

This Geologic Site Hazards and Foundations Checklist shall be completed when required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked compliant (C), non-compliant (NC), or not applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this Handbook, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 evaluation procedure; the section numbers in parentheses following each evaluation statement correspond to Tier 2 evaluation procedures.

Geologic Site Hazards

The following statements shall be completed for buildings in regions of high or moderate seismicity.

- C NC N/A LIQUEFACTION: Liquefaction susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 feet under the building for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.7.1.1)
- C NC N/A SLOPE FAILURE: The building site shall be sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or shall be capable of accommodating any predicted movements without failure. (Tier 2: Sec. 4.7.1.2)
- C NC N/A SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site is not anticipated. (Tier 2: Sec. 4.7.1.3)

Condition of Foundations

The following statement shall be completed for all Tier 1 building evaluations.

- C NC N/A FOUNDATION PERFORMANCE: There shall be no evidence of excessive foundation movement such as settlement or heave that would affect the integrity or strength of the structure. (Tier 2: Sec. 4.7.2.1)

The following statement shall be completed for buildings in regions of high or moderate seismicity being evaluated to the Immediate Occupancy Performance Level.

- C NC N/A DETERIORATION: There shall not be evidence that foundation elements have deteriorated due to corrosion, sulfate attack, material breakdown, or other reasons in a manner that would affect the integrity or strength of the structure. (Tier 2: Sec. 4.7.2.2)

Capacity of Foundations

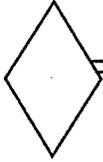
The following statement shall be completed for all Tier 1 building evaluations.

- C NC N/A POLE FOUNDATIONS: Pole foundations shall have a minimum embedment depth of 4 ft. for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.7.3.1)

Chapter 3.0 - Screening Phase (Tier 1)

The following statements shall be completed for buildings in regions of high seismicity and for buildings in regions of moderate seismicity being evaluated to the Immediate Occupancy Performance Level.

- C **NC** N/A OVERTURNING: The ratio of the effective horizontal dimension, at the foundation level of the lateral-force-resisting system, to the building height (base/height) shall be greater than $0.6S_a$. (Tier 2: Sec. 4.7.3.2)
- C** NC N/A TIES BETWEEN FOUNDATION ELEMENTS: The foundation shall have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Class A, B, or C. (Tier 2: Sec. 4.7.3.3)
- C NC **N/A** DEEP FOUNDATIONS: Piles and piers shall be capable of transferring the lateral forces between the structure and the soil. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.7.3.4)
- C** NC N/A SLOPING SITES: The grade difference from one side of the building to another shall not exceed one-half the story height at the location of embedment. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.7.3.5)



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Appendix C

Basic Nonstructural Component Checklist

3.9.1 Basic Nonstructural Component Checklist

This Basic Nonstructural Component Checklist shall be completed when required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked compliant (C), non-compliant (NC), or not applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this Handbook, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 evaluation procedure; the section numbers in parentheses following each evaluation statement correspond to Tier 2 evaluation procedures.

Partitions

- C NC N/A UNREINFORCED MASONRY: Unreinforced masonry or hollow clay tile partitions shall be braced at a spacing of equal to or less than 10 feet in regions of low and moderate seismicity and 6 feet in regions of high seismicity. (Tier 2: Sec. 4.8.1.1)

Ceiling Systems

- C NC N/A INTEGRATED CEILINGS: Integrated suspended ceilings at exits and corridors or weighing more than 2 lb/ft² shall be laterally restrained with a minimum of 4 diagonal wires or rigid members attached to the structure above at a spacing of equal to or less than 12 ft. (Tier 2: Sec. 4.8.2.1)
- C NC N/A LAY-IN TILES: Lay-in tiles used in ceiling panels located at exitways and corridors shall be secured with clips. (Tier 2: Sec. 4.8.2.2)
- C NC N/A SUPPORT: The integrated suspended ceiling system shall not be used to laterally support the tops of gypsum board, masonry, or hollow clay tile partitions. (Tier 2: Sec. 4.8.2.3)
- C NC N/A SUSPENDED LATH AND PLASTER: Ceilings consisting of suspended lath and plaster or gypsum board shall be attached for each 10 square feet of area. (Tier 2: Sec. 4.8.2.4)

Light Fixtures

- C NC N/A INDEPENDENT SUPPORT: Light fixtures in suspended grid ceilings shall be supported independently of the ceiling suspension system by a minimum of two wires at diagonally opposite corners of the fixtures. (Tier 2: Sec. 4.8.3.1)
- C NC N/A EMERGENCY LIGHTING: Emergency lighting shall be anchored or braced to prevent falling or swaying during an earthquake. (Tier 2: Sec. 4.8.3.2)

Cladding and Glazing

- C NC N/A CLADDING ANCHORS: Cladding components weighing more than 10 psf shall be anchored to the exterior wall framing at a spacing equal to or less than 6 ft. for Life Safety and 4 ft. for Immediate Occupancy. (Tier 2: Sec. 4.8.4.1)
- C NC N/A CLADDING ISOLATION: For moment frame buildings of steel or concrete, panel connections shall be detailed to accommodate a drift ratio of 0.02 for Life Safety and 0.01 for Immediate Occupancy. (Tier 2: Sec. 4.8.4.2)

Chapter 3.0 - Screening Phase (Tier 1)

- C NC N/A MULTISTORY PANELS: For multistory panels attached at each floor level, the panels and connections shall be able to accommodate a drift ratio of 0.02 for Life Safety and 0.01 for Immediate Occupancy. (Tier 2: Sec. 4.8.4.3)
- C NC N/A BEARING CONNECTIONS: Where bearing connections are required, there shall be a minimum of two bearing connections for each wall panel. (Tier 2: Sec. 4.8.4.4)
- C NC N/A INSERTS: Where inserts are used in concrete connections, the inserts shall be anchored to reinforcing steel. (Tier 2: Sec. 4.8.4.5)
- C NC N/A PANEL CONNECTIONS: Exterior cladding panels shall be anchored with a minimum of 2 connections for each wall panel for Life Safety and 4 connections for Immediate Occupancy. (Tier 2: Sec. 4.8.4.6)
- C NC N/A DETERIORATION: There shall be no evidence of deterioration or corroding in any of the connection elements. (Tier 2: Sec. 4.8.4.7)
- C NC N/A DAMAGE: There shall be no damage to exterior wall cladding. (Tier 2: Sec. 4.8.4.8)
- C NC N/A GLAZING: Glazing in curtain walls and individual panes over 16 square feet in area, located up to a height of 10 feet above an exterior walking surface, shall be laminated annealed or heat strengthened safety glass that will remain in the frame when cracked. (Tier 2: Sec. 4.8.4.9)

Masonry Veneer

- C NC N/A SHELF ANGLES: Masonry veneer shall be supported by shelf angles or other elements at each floor above the first floor. (Tier 2: Sec. 4.8.5.1)
- C NC N/A TIES: Masonry veneer shall be connected to the back-up with corrosion-resistant ties. The ties shall have a spacing of equal to or less than 36" for Life Safety and 24" for Immediate Occupancy with a minimum of one tie for every 2-2/3 square feet. (Tier 2: Sec. 4.8.5.2)
- C NC N/A WEAKENED PLANES: Masonry veneer shall be anchored to the back-up at locations of flashing. (Tier 2: Sec. 4.8.5.3)

Parapets, Cornices, Ornamentation and Appendages

- C NC N/A URM PARAPETS: There shall be no laterally unsupported unreinforced masonry parapets or cornices above the highest anchorage level with height-to-thickness ratios greater than 1.5 in regions of high seismicity and 2.5 in regions of moderate or low seismicity. (Tier 2: Sec. 4.8.8.1)
- C NC N/A CANOPIES: Canopies located at building exits shall be anchored at a spacing 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Tier 2: Sec. 4.8.8.2)

Chapter 3.0 - Screening Phase (Tier 1)

Masonry Chimneys

- C NC N/A URM: No unreinforced masonry chimney shall extend above the roof surface more than twice the least dimension of the chimney. (Tier 2: Sec. 4.8.9.1)
- C NC N/A MASONRY: Masonry chimneys shall be anchored to the floor and roof. (Tier 2: Sec. 4.8.9.2)

Stairs

- C NC N/A URM WALLS: Walls around stair enclosures shall not consist of unbraced hollow clay tile or unreinforced masonry. (Tier 2: Sec. 4.8.10.1)
- C NC N/A STAIR DETAILS: In moment frame structures, the connection between the stairs and the structure shall not rely on shallow anchors in concrete. Alternatively, the stair details shall be capable of accommodating the drift calculated using the Quick Check Procedure of Section 3.5.3.1 without inducing tension in the anchors. (Tier 2: Sec. 4.8.10.2)

Building Contents and Furnishing

- C NC N/A TALL NARROW CONTENTS: Contents with a height-to-depth ratio greater than 3 for Immediate Occupancy and 4 for Life Safety shall be anchored to the floor slab or adjacent walls. (Tier 2: Sec. 4.8.11.1)

Mechanical and Electrical Equipment

- C NC N/A EMERGENCY POWER: Equipment used as part of an emergency power system shall be mounted to maintain continued operation after an earthquake. (Tier 2: Sec. 4.8.12.1)
- C NC N/A HEAVY EQUIPMENT: Equipment weighing over 20 lb that is attached to ceilings, walls, or other supports 4 ft. above the floor level shall be braced. (Tier 2: Sec. 4.8.12.2)

Piping

- C NC N/A FIRE SUPPRESSION PIPING: Fire suppression piping shall be anchored and braced in accordance with *NFPA-13* (NFPA, 1996). This statement need not be evaluated for buildings in regions of moderate seismicity being evaluated to the Life Safety Performance Level (Tier 2: Sec. 4.8.13.1)
- C NC N/A FLEXIBLE COUPLINGS: Fluid, gas and fire suppression piping shall have flexible couplings. This statement need not be evaluated for buildings in regions of moderate seismicity being evaluated to the Life Safety Performance Level (Tier 2: Sec. 4.8.13.2)

Hazardous Materials Storage and Distribution

- C NC N/A TOXIC SUBSTANCES: Toxic and hazardous substances stored in breakable containers shall be restrained from falling by latched doors, shelf lips, wires, or other methods. (Tier 2: Sec. 4.8.15.1)

VITUS CONSTRUCTION, INC.
P.O. BOX 1097
GOLD HILL, OR 97525
(541) 855-7177

12/8/2017

CHANGE ORDER

(541) 855-7520 FAX
CCB: 63643

CR # 1A

PROJECT: Ashland Band Shelter

SUBCONTRACTOR:
SUPPLIER:

JOB #: 17-129
DATE: 12/8/2017

REASON FOR REQUEST:

ITEM	AMOUNT
------	--------

Demolition, removal of bathroom wall and patch column

Labor wall removal (6 hrs @ \$70.00)	\$	420.00
Labor plumbing removal (2 hrs @ \$95.00)	\$	190.00
Labor patch roof removal (2 hrs @ \$70.00)	\$	140.00
Plaster patch	\$	1,200.00

Sub total	\$	1,950.00
Vitus 8% OH&P	\$	156.00
Total Cost	\$	2,106.00

The contract time will be (increased) (decreased) (unchanged) by 0 days.
This proposal will be invalid after

CHANGE ORDER	NUMBER
--------------	--------

You are directed to make the above changes in this Contract only when fully signed below.

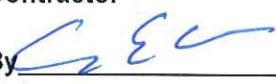
The original Contract Sum was
Net change by previous Change Orders
The Contract Sum prior to this Change Order was
The Contract sum will be (increased) (decreased) (unchanged) by this Change Order
The new Contract Sum including this Change Order will be
The contract time will be (increased) (decreased) (unchanged) by _____ days.
The date of completion as of the date of this Change Order therefore is

Architect

Contractor

Owner

By _____

By  _____

By _____

Date:

Date: 12-8-17

Date:

VITUS CONSTRUCTION, INC.
P.O. BOX 1097
GOLD HILL, OR 97525
(541) 855-7177

12/8/2017

CHANGE ORDER

(541) 855-7520 FAX
CCB: 63643

CR # 2A Revised

PROJECT: Ashland Band Shelter

SUBCONTRACTOR:
SUPPLIER:

JOB #: 17-129
DATE: 12/8/2017

REASON FOR REQUEST:

ITEM	AMOUNT
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To furnish and install drip flasings (110 l.f.)

Materials	\$	715.00
Labor (16 hrs @ \$85.00)	\$	1,360.00

Sub total	\$	2,075.00
Vitus 8% OH&P	\$	166.00
Total Cost	\$	2,241.00

The contract time will be (increased) (decreased) (unchanged) by 0 days.
This proposal will be invalid after

CHANGE ORDER	NUMBER
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You are directed to make the above changes in this Contract only when fully signed below.

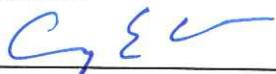
The original Contract Sum was
Net change by previous Change Orders
The Contract Sum prior to this Change Order was
The Contract sum will be (increased) (decreased) (unchanged) by this Change Order
The new Contract Sum including this Change Order will be
The contract time will be (increased) (decreased) (unchanged) by _____ days.
The date of completion as of the date of this Change Order therefore is

Architect

Contractor

Owner

By _____

By  _____

By _____

Date:

Date: 12-8-17

Date:

VITUS CONSTRUCTION, INC.
P.O. BOX 1097
GOLD HILL, OR 97525
(541) 855-7177

12/8/2017

CHANGE ORDER

(541) 855-7520 FAX
CCB: 63643

CR # 3 PROJECT: Ashland Band Shelter

SUBCONTRACTOR: JOB #: 17-129
SUPPLIER: DATE: 12/8/2017

REASON FOR REQUEST:

ITEM	AMOUNT
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Up charge if project changes to prevailing wage.

Vickland and Son	Struct. Steel	\$	800.00
Childress Roofing	Roofing	\$	700.00
Bill Britton Plastering	Stucco	\$	1,500.00
Welburn Electric	Electrical	\$	200.00
Lothrop Painting	Painting	\$	3,800.00
Vitus Labor	Carpentry	\$	7,000.00
	Sub total	\$	14,000.00
	Vitus 8% OH&P	\$	1,120.00
	Total Cost	\$	15,120.00

The contract time will be (increased) (decreased) (unchanged) by 0 days.
This proposal will be invalid after

CHANGE ORDER	NUMBER
--------------	--------

You are directed to make the above changes in this Contract only when fully signed below.

The original Contract Sum was
Net change by previous Change Orders
The Contract Sum prior to this Change Order was
The Contract sum will be (increased) (decreased) (unchanged) by this Change Order
The new Contract Sum including this Change Order will be
The contract time will be (increased) (decreased) (unchanged) by _____ days.
The date of completion as of the date of this Change Order therefore is

Architect

Contractor

Owner

By _____

By 

By _____

Date:

Date: 12-8-17

Date:

Kaylea Kathol

From: Kaylea Kathol
Sent: Wednesday, December 13, 2017 2:35 PM
To: Corey Vitus
Cc: Kaylea Kathol; Allan Goffe; Scott Fleury; Michael Morrison
Subject: Additional Change to Bandshell - Fabrication of Mounting Plate

Hello Corey,

This communication is to document a conversation I had today with your foreman today about a \$250 change for the fabrication of a speaker mounting plate. It appears that the speakers at the bandshell cannot be mounted as specified in the project drawings because there is a metal plate on either side of the ceiling girders, which is preventing the crew from drilling holes for anchor bolts. Scott has proposed fabrication of a wider metal mounting plate, that will extend beyond the limits of the metal barrier that flanks the girders. The estimate he gave me, from his fabrication shop, was \$250. I am satisfied that this is a necessary change at a reasonable price. While I eventually will need an official change order request from you to attach the contract, for the time being this written confirmation will temporarily be used in lieu of a change order request, as today is the deadline for City Council packets.

Thank you,

Kaylea Kathol, Project Manager
City of Ashland - Public Works/Engineering
51 Winburn Way, Ashland OR 97520
C: (541) 331-1144 | O: (541) 552-2419

NOTICE: This email transmission is official business of the City of Ashland, and is subject to the Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at 541-552-2419. Thank you.