



CITY OF ORLAND STAFF REPORT

MEETING DATE: June 4, 2024

TO: Honorable Mayor and Councilmembers

FROM: Pete Carr, City Manager

SUBJECT: **Carnegie Center Facility Concept Options** (Discussion – Direction)

BACKGROUND:

In deciding to relocate City Council meetings, at least temporarily, to facilities more conducive to Americans with Disabilities (ADA) access, Council recently directed Staff to provide information about the cost of making needed improvements to the Carnegie facility. The building currently gets little use as most groups choose to meet elsewhere, but it is still of strong sentimental and some functional value. It may have added functional value if certain improvements were made. Staff seeks council direction on conceptual objectives before undertaking cost analysis.

ANALYSIS:

There are three levels of conceptual improvements to consider: necessary for facility viability, necessary for ADA, and potentially desirable improvements. Each has cost and benefit considerations.

1. ***Necessary for facility viability:***

- a. Roof – the building needs a roof replacement from its current wet mop & gravel, which is past its useful life. City staff recommend asphalt shingles over tar paper. Exposed structural components and overall sag indicate likely pervasive dry rot; this would suggest complete replacement of all or most of the roof structure before application of protective materials.
- b. Windows and trim – At a minimum, scraping and repainting are past due. The antiquated single-pane windows could or should be replaced with a more modern window treatment for durability, screened operation, energy efficiency and aesthetics while retaining the basic character of the building.
- c. Exterior walls – the brick appears sound, needs no improvement.
- d. Floor -- appears to be sound. Carpeting could be retained or replaced with new carpet.
- e. Interior walls – Suitable, no need to disrupt or change unless walls are relocated.
- f. HVAC – The central air conditioning is old, ready for a more energy efficient upgrade, but still operates.

2. Necessary for ADA:

- a. Access to the building via the existing ramps presents a steep incline not in conformance with today's standards. Three options:
 - i. Remove the steel ramp and replace it with a concrete ramp approximately twice its length, employing one or more switchbacks to achieve acceptable incline and start/end at the entrance to the library which is known to have a safe ADA-acceptable path of travel to the sidewalk. This would extend ramp infrastructure into the park and would pass close to the ground-mounted HVAC and generator units.
 - ii. Replace the steel ramp with a utility elevator designed for 1-2 persons, utilizing the current south-facing door on the west side as the elevator connection to the building. Initial cost, exposure to elements, electrical and mechanical maintenance, access to operational controls and risk of vandalism are all concerns to be reckoned. A safe and compliant path of travel would need to be provided from that point to the sidewalk.
 - iii. Remove or discontinue use of the steel ramp in favor of a mechanized stair lift seat. This would serve one person at a time. It could be mounted in the front of rear of the building. As with an elevator, initial cost, exposure to elements, electrical and mechanical maintenance, access to operational controls and risk of vandalism are all concerns to be considered. A safe and compliant path of travel would need to be provided from that point to the sidewalk.
- b. Elevation and accessibility within the room – mobility access to the rostrum is at an unacceptably steep incline. Extending the ramp at least to the restroom doorway will be necessary, potentially disrupting access to the west wall and placement of the speakers' podium.
- c. Restroom – one restroom is acceptable with 80-person room capacity. The current restroom is ADA-complaint. Any increase to capacity may trigger re-evaluation of the sufficiency of one restroom.
- d. Audio-visual accessibility – This is thought to be satisfactory, although it would be better to employ top-down speakers throughout the room in lieu of relying on TV monitor audio.

3. Potentially desirable improvements could include:

- a. Extension of the entrance steps eastward to bring the entrance to grade at the threshold.
 - i. This would include constructing a new set of steps which would be at least two steps taller than the current exterior steps, and raising the threshold and door.
 - ii. New or extended handrails would be necessary.
 - iii. Preservation of the façade décor would be critical.
 - iv. This project would enable removing the interior walls enclosing the current entrance vestibule, then completing construction of the floor to grade, thus producing a larger and more square-shaped public meeting area.
- b. Lowering the floor to grade.
 - i. This would eliminate the need for a ramp or elevator but would eliminate the basement except as a crawl space. The rostrum could even be removed.
 - ii. The ceiling would then be extremely high and the windows much higher than current.
 - iii. Removing the front steps would undoubtedly alter the character of the building.
 - iv. City staff does not recommend this change.
- c. Kitchen reduction. It is only a warming & serving area, not a permitted food prep kitchen. The range and island can be eliminated, leaving counters, a sink w/faucet, a refrigerator and a microwave. Combined with "A" above, this would expand the public seating area. Portable tables can be set up when additional serving area is desired.
- d. Reduce the width of the steps to the rostrum. The resulting steps would be safer and the recovered space would enable extension of rostrum and/or staff area.

Attachments: Schematics (not to scale) and elevation photos

RECOMMENDATION: Direct Staff.

FISCAL IMPACT OF RECOMMENDATION: Depends on direction given.