

City Manager's Weekly Report

raleighnc.gov



Issue 2020-36

September 25, 2020

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INFORMATION:

Connect Raleigh Lecture Series: Fire Safety Trivia

Staff Resource: Megan Hinkle, City Manager's Office, 996-4668, megan.hinkle@raleighnc.gov

The *Connect Raleigh* lecture series continues next month with a focus on fire prevention and fire safety. Organized by an interdepartmental staff team, the series aims to highlight various topics within municipal government. Past events have focused on entrepreneurship and minority owned businesses, creating healthy communities by design, placemaking, and emerging topics in water, wastewater, and stormwater.

The next lecture is scheduled for Tuesday, October 6 at 6:00 P.M. The event will be a virtual trivia game format, in partnership with the NC Museum of Natural Sciences. Participants will learn about fire prevention, some key moments in the history of the fire service and the Raleigh Fire Department, and the fascinating science behind the challenging work that firefighters do every day. This free event is in partnership with the NC Museum of Natural Sciences. The theme for this *Connect Raleigh* event coincides with National Fire Prevention Week, held annually during the first full week in October.

Participation in this event is free, but registration is required. More information is available on the city website: <https://raleighnc.gov/events/connect-raleigh-fire-safety-trivia-virtual-1>

(No attachment)

Utilities Assistance Program - Project Share Update

Staff Contact: Eileen Navarrete, Raleigh Water, 996-3480, eileen.navarrete@raleighnc.gov

Project Share is a utility bill contribution program funded by customer and corporate contributions. Sponsors can elect to contribute monthly as part of their utility bill payment or can send in a one-time contribution. While the program is administered under the same criteria as the Utility Customer Assistance Program, or UCAP, assistance for utility customers is available within the entire utility service area.

Staff continues to collaborate in promoting Project Share to the ratepayers. Project Share is being promoted in the following ways:

- Article in Your Service Connection, the monthly newsletter that accompanies Raleigh Water bills.
- Promotion on front page of City website (144 unique page views since September 16th)
- Continued promotion on both Raleigh Water and Citywide social media channels
- Update to City Communications video promoting Project Share
- Local media outreach

Earlier this week an individual citizen contributed the \$1,200 she received in federal stimulus money to the program, stating that “She didn’t need the money and wanted to help neighbors who did”; bringing the total amount contributed to Project Share to date at just more than \$5,000.

In the coming weeks there will be additional promotion of the program to include social media accounts, print materials, the City website, and the *Your Service Connection* publication.

(No attachment)

Crabtree Valley Mall to Implement Youth Escort Program

Staff Contact: Jim Greene, City Manager’s Office, 996-3070, jim.greene@raleighnc.gov

Staff was contacted recently by representatives of the management company for Crabtree Valley Mall to discuss a desire to implement a Youth Escort Program, effective the weekend of October 9-10. Beginning tomorrow and for the weekend of October 2-3, Mall staff will be working to educate customers on program requirements. Other malls, shopping centers, and town centers throughout the country have implemented similar escort programs to promote safety for customers and to encourage a family-friendly shopping experience.

The program requires that mall customers under 18 years of age be accompanied by a parent or guardian 21 years of age or older, on Fridays and Saturdays from 4:00 P.M. until closing. Mall customers younger than 18 and not accompanied by a parent or guardian on Fridays and Saturdays after 4:00 P.M., will be asked to leave by mall security or, in the alternative, wait in the mall’s community room while transportation is coordinated. While management representatives with Crabtree Valley Mall have discussed this program

with the Raleigh Police Department, the implementation, communications, and enforcement of this program is entirely the responsibility of the mall, enforced on the private property of Crabtree Valley Mall.

Included with the *Weekly Report* materials, for the reference of Council, is a sample handout that mall staff plans to use to educate businesses and customers. City staff has been advised that signage has been placed in and around the Crabtree Valley Mall to inform customers of the Youth Escort Program. This information is being shared with Council as you may be contacted by constituents as the program begins implementation.

(Attachment)

Airbnb City Portal: Raleigh to Participate in Pilot Program

Staff Resource: Patrick Young, Planning and Development, 996-2704, patrick.young@raleighnc.gov

Airbnb recently approached the City with a request to participate in a *City Portal* pilot program, announced earlier this week. The *Airbnb City Portal* tool will be managed by staff with the Planning and Development department.

The City Portal tool provides local and global Airbnb data insights into short-term rental market characteristics, information on remitted tax revenue, a central location for resources such as the Airbnb Neighborhood Support hotline and Law Enforcement portal, and direct access to Airbnb team members which can coordinate with the City on zoning enforcement complaints and law enforcement matters. As noted above, this program is a pilot and is in “beta testing”. Airbnb has committed to updating the platform in light of feedback from Raleigh as well as peer communities.

Raleigh is one of approximately one dozen mid- and large-size cities participating in the pilot program; there is no cost or obligation to participate in the pilot. The program was announced by Airbnb September 23.

Council may recall that during the March 3, 2020 meeting staff was requested to report on trends with regard to short-term rentals in one year. Staff anticipates that data and information gained from participating in the pilot will provide insights that can inform short-term rental policies, allow for better understanding of the extent and impact of Airbnb operations in the Raleigh community, and generally assist with managing the issue of short-term rentals.

(No Attachment)

Walnut Creek Athletic Complex – Youth Baseball and Softball Tournaments

Staff Resource: Ken Hisler, Parks, 996-4823, kenneth.hisler@raleighnc.gov

The Walnut Creek Athletic Complex (WCAC) was constructed in 1992. This 2-spoke, 9-field complex annually hosted 25+ youth baseball, softball and adult softball tournaments and welcomed more than 1,000 teams and nearly 20,000 visitors to the area. The facility has hosted the NCHSAA Softball Championships; served as the home field for many of the local collegiate softball teams; hosted the NCAA Division III Softball Championships; and played host to many other high-profile events.

Taken together, these activities have stimulated an estimated \$2.4 million of economic activity annually in the local economy. In late 2017 the facility was closed to begin a \$6.0 million renovation that included comprehensive improvements to the playing surfaces and perimeter fencing; upgrades to the “towers”;

improved ADA accessibility; and other facility upgrades. With renovations now complete, the COVID-19 pandemic put a pause on the Spring 2020 softball season.

COVID-19 has required staff to rethink how to deliver programs and services to the community. Staff continues to work with sporting event organizers and associations, as well as the Greater Raleigh Convention and Visitor's Bureau, to balance community desires related to sporting events with public health goals. How to re-enter the tournament market with the introduction of a few, significantly smaller youth baseball and softball tournaments prior to the end of the fall season has had the attention of staff, assuming public health restrictions continue to be eased. Staff believes tournament modifications will comply with required guidelines and best practices will enable programming to return to the WCAC. Limitations include constraining tournament size, limiting the number of players per team and number of spectators per team in accordance with current limits of 50 each per field. All persons entering the complex will be required to pass through a wellness checkpoint and also use face coverings in accordance with the current requirements.

Staff intends to use the potential small-scale opportunities to "test" WCAC with hosting events; playing on five fields with far fewer people in the complex will allow for risk mitigation gaining operational experience in preparation for the Spring 2021 season.

(No attachment)

Council Member Follow Up Items

General Follow Up Item

Community Engagement Consultant Progress Report (Council Member Knight)

Staff Resource: Linda Jones, Housing & Neighborhoods, 996-5707, linda.jones@raleighnc.gov

Staff was requested to provide periodic updates for the progress of work from Mickey Fearn on his community engagement consulting work. The City Council can expect monthly reports from the consultant. Included with the *Weekly Report* materials is a status report for the period August 19 through September 23.

(Attachment)

Follow Up from the September 1 City Council Meeting

Federal Emergency Management Agency Floodplain Maps/Stormwater Design Manual - Storm Events

Staff Resource: Ben Brown, Engineering Services, 996-3515, ben.brown@raleighnc.gov

During the meeting Council asked for updates with regard to three different stormwater and drainage-related items.

- Update on the status of the adoption of the preliminary Federal Emergency Management Agency (FEMA) floodplain maps
- Update on the timeframe for the *Stormwater Design Manual*
- Update on the reevaluation of the definition of design requirements for stormwater

Included with the *Weekly Report* materials is a staff memorandum summarizing the status of each of these items.

(Attachment)

Stormwater Drainage Issues - New Bern Avenue, Swain Street, Mosely Lane (Mayor Pro Tem Branch)

Staff Resource: Ashley Rodgers, Engineering Services, 996-3970, ashley.rodgers@raleighnc.gov

During the meeting an evidentiary hearing was held for subdivision case SUB-0054-2019, located at 542 E Jones Street. During discussion, Council requested that staff provide a report with more information about any known standing water issues on New Bern Avenue in the vicinity of Swain Street, as well as any known drainage issues along Moseley Lane from Jones Street.

A staff memorandum is included with the *Weekly Report* materials.

Follow Up from the September 15 City Council Meeting

Park Project Implementation Improvement Options (Council Member Buffkin)

Staff Resource: Stephen Bentley, Raleigh Parks, 996-4784, stephen.bentley@raleighnc.gov

During the meeting Council requested staff to review options for accelerating the implementation of parks capital projects. A portion of this request is currently being addressed by the Parks, Recreation and Greenway Advisory Board (PRGAB) via a work plan item to review the current Public Participation in Park Planning Policy (P5); information on the status of that review may be found in the staff memorandum included with the *Weekly Report* materials.

In addition to the P5 update, staff continues to review opportunities to improve the timing and delivery of capital projects. The summary memorandum offers several, preliminary options that are being considered to improve project delivery. A full review of PRGR project implementation processes will be conducted by staff from multiple departments. A summary review will be presented to the City Manager's Office by the end of November 2020.

(Attachment)

Method Road Community Center Capital Improvement Projects (Council Member Forte)

Staff Resource: Conrado Merced, Raleigh Parks, 996-4797, conrado.merced@raleighnc.gov

During the meeting Council requested information on capital improvements needed at Method Road Community Center, including air conditioning of the gymnasium. In the spring of 2019, staff completed an

assessment of needed improvements at both the Method Road Community Center and the Pioneer Building. Method Road Park is a registered Raleigh Historic Landmark and with this designation there are some limitations on the exterior improvements that can be made. The assessment includes recommended improvements ranging from life safety issues, air conditioning, and interior floor plans to improve functionality.

Staff will continue analysis of the Method Road Community Center and focus on options for an HVAC (heating, ventilation, and air conditioning) system for the gymnasium, and discuss options with the City Manager by the end of the calendar year.

(Attachments)

**ATTENTION: GUESTS UNDER 18
PLEASE READ - THIS INFO APPLIES TO YOU**

YOUTH ESCORT PROGRAM

WHO: Guests under 18

WHAT: Must be accompanied by a parent or guardian 21 years or older
One parent or guardian can escort up to 4 minors

WHEN: Fridays and Saturdays 4PM until close beginning
on Friday, September 25

WHERE: All Crabtree Valley Mall property -
inside and outdoors

A detailed description of our Youth Escort Program can be found on the
backside of this poster, or on our website at shopcrabtree.com.



**ATTENTION: GUESTS UNDER 18
PLEASE READ - THIS INFO APPLIES TO YOU**

Our Youth Escort Program is established to ensure our guests and employees enjoy a safe, pleasant, and family friendly shopping environment.

The following are the program policies and procedures:

GUESTS:

1. All guests under the age of 18 must always be accompanied by a parent or supervising adult age 21 or older on Fridays and Saturdays after 4:00 PM. We encourage persons under the age of 18 to enjoy the mall with a parent or supervising adult on Friday and Saturday evenings.
2. Unsupervised youth, under the age of 18, shopping prior to 4:00 PM on Friday and Saturday evenings must leave the mall by 4:00 PM or be joined with a parent or supervising adult age 21 or older.
3. Unaccompanied minors using public transportation, or relying on other forms of provided transportation, must schedule their departure time to ensure compliance with Youth Escort Program.
4. Proof of age will be required for the youth and the supervising adults. Those who fail to produce proper identification will be asked to leave the property.
5. Proper identification includes a state issued driver's license or ID card, resident alien card, school ID card, a passport, or a military ID. The identification must include a photograph, date of birth, and be tamper proof.
6. One adult may accompany up to four youth. The supervising adult must remain with the youth at all times.
7. Supervising adults are responsible for the actions of the youth they accompany and must ensure they are following Crabtree Valley Mall's Code of Conduct.

EMPLOYEES:

1. Mall employees under the age of 18 may continue to work in their store during youth escort policy hours. Persons under the age of 18 must adhere to the Youth Escort Policy if their shift ends during policy hours. Employees of the mall must be prepared to show valid ID and proof of employment.

WAITING AREA:

1. The Youth Escort Program pick-up/waiting area is located in the Community Meeting Room, on the upper level, in the food court.

Please note: The Youth Escort Policy can be implemented at management's discretion at any other day and time when it is deemed appropriate or necessary by management, security and/or local authorities. Please contact the Center management office for additional information. Crabtree Valley Mall, including parking areas, is private property. Persons violating Crabtree's Youth Escort Program, or Code of Conduct, will be asked to leave. Those who continue to violate will be subject to rules governing Banning Procedures and may be charged with trespass and subject to a ban from the center.



Council Member Follow Up

ML FEARN, LLC
201 Lord Berkley Rd
Raleigh, NC 27610
Mickeyfearn47@gmail.com
206 931-8035

September 25, 2020

To: Linda Jones,

Re: RCE Report: 3

Community Engagement Project Report: 9/9-23

Activities:

City Council

- Council presentation: Update on progress, process, task, and concerns
- Check in conversations with several Councilors
- Check-in discussion with Mayor Baldwin

City Staff

- Check in meeting with City Manager's staff
- Continuing staff and department head interviews
- Conducting Department Head survey regarding how they experience community engagement

Community Engagement staff:

- Regular process check-in conversations with Linda Jones
- Two meetings with the Community Engagement Team regarding:
 - Their continuing work
 - Interview findings and perceptions
 - The formation of the City staff/community CE team, and
 - Creating new CE activities that inspire and excite residents to engage, and that provide valuable information about what does and doesn't work

Communications with residents and other stakeholders:

- Meeting with Mordecai
- Community Tours: Worthdale, Mordecai, Barwell Road
- One on one meetings with residents
- State Caldwell Fellows regarding engaging youth
- Designing a stakeholder analysis to identify organizations that have civic interest, but have not historically engaged

Discussions with City staff:

- Damien Graham, Communications
- Oscar Carmona, Parks and Recreation
- Kerry Painter, Convention and Performing Arts

Project administration and research:

- Synthesizing, and analyzing the volume of information coming in from various sources



Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ben Brown, Stormwater Administrator

CC: Wayne Miles, Stormwater Program Manager
Scott Bryant, Stormwater Administrator
Ashley Rodgers, Engineering Supervisor

DEPARTMENT: Engineering Services

DATE: September 18, 2020

SUBJECT: Update on FEMA Floodplain Maps and Stormwater Design Manual Requirements for Storm Definitions

Introduction

At the September 1, 2020 City Council meeting, the Council asked for updates for three different Stormwater related items.

- Update on the status of the adoption of the preliminary Federal Emergency Management Agency (FEMA) floodplain maps
- Update on the timeframe for the Stormwater Design Manual Update
- Update on the reevaluation of the definition of our design storms

Adoption of the Preliminary FEMA Maps

The North Carolina Department of Public Safety (NCDPS) works with FEMA as a Cooperating Technical Partner and acts as liason between the City and FEMA in issues of mapping of federally regulated floodplain. NCDPS is currently working to get the revised preliminary maps published on the Federal Register. Once that is done, a 90-day appeal period will start for these revised preliminary maps and any appeals will need to be resolved if needed after the appeal period. Upon completion of the appeal period, FEMA will issue the "Letter of Final Determination" for the preliminary maps and give the City six (6) months to adopt the preliminary maps.

NCDPS estimates that this entire process should take 12 months, thus they expect it to be completed by September of 2021.

Timeframe for the Stormwater Design Manual Update

The revised draft City of Raleigh Stormwater Design Manual was distributed for public comment this past summer. Staff is reaching out during the month of September to discuss review comments with the commenters (Engineers,

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Residents, Builders and Professional Associations). Staff plans to take the updated Design Manual to the Stormwater Management Advisory Commission (SMAC) to discuss comments and any changes to the draft manual this fall. Once that is complete, the manual update will be presented to City Council in early 2021, when staff will request the Authorization for Text Change from the City Council in order to codify the manual update. At that point, it will go to the Planning Commission to start the text change process.

Reevaluation of the Definition of Design Storms

Staff currently defines our design storms based on rainfall intensity. With the rainfall events in the past few years becoming more intense and more frequent, staff sees the need to update the rainfall intensity values. The first step in making these updates will be to include in our Stormwater Design Manual Update a section which references the City's adoption of the National Oceanic and Atmospheric Administration (NOAA) values for rainfall intensity. These values are maintained by NOAA and are updated on a regular basis. In addition, staff is contracting with a consultant to further refine the NOAA rainfall values with data from Raleigh during the time period of 2006-2019. Staff believes this will provide the most up to date data available. We anticipate that this effort will be complete by summer of 2021.



Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Wayne Miles, Stormwater Program Manager

CC: Ben Brown, Stormwater Administrator
Ashley Rodgers, Engineering Supervisor

DEPARTMENT: Engineering Services

DATE: September 18, 2020

SUBJECT: Known Drainage Issues In the Vicinities of New Bern Ave/Swain Street and Moseley Lane/Jones Street

Introduction

At the September 1, 2020 City Council meeting, an evidentiary hearing was held for subdivision case SUB-0054-2019 located at 542 E Jones Street. During that discussion, MPT Branch requested that staff provide a report with more information about any known standing water issues on New Bern Avenue in the vicinity of Swain Street, as well as any known drainage issues along Moseley Lane from Jones Street. This memorandum summarizes known drainage issues based on complaints and engineering evaluations completed in this area.

Known Drainage Complaints

Records of drainage complaints received by the City of Raleigh in this area revealed the following instances of drainage concerns reported to us:

- Parking lot flooding at 603 New Bern Avenue in 2005
- Basement flooding at 546 E Jones Street in 1997
- Roof drain problems at 546 E Jones Street in 2007
- Drainage questions related to 552 E Jones Street in 1996

See Figure 1 "Area Map" below showing the general vicinity of the area in question, with the lot approved to be subdivided under SUB-0054-2019 highlighted in red. The southern property line of this parcel backs to Moseley Lane. Locations of the four known drainage complaints referenced above are identified with yellow stars on the area map.

The recent evidentiary hearing case was an application to subdivide the parcel at 542 E Jones Street, a 0.29 acre residential lot zoned R-10, into two lots. As a residential subdivision less than one acre, both newly created lots would maintain their status as exempt from active stormwater control measures under

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UDO 9.2.2. Essentially this means that both the existing lot, and the two proposed subdivided lots, are subject to maximum impervious areas based on their zoning (R-10). As R-10 lots, 65% of the lot(s) area(s) would be allowed to be impervious surfaces, without requiring additional studies or stormwater control measures.

Due to the documented structural flooding at 546 E Jones Street, stormwater review staff were able to require an additional stormwater impact analysis from the applicant to ensure that the proposed subdivision development would not increase flood levels at the point of structural flooding more than 0.04 feet (reference UDO 9.2.2.E.3). The submitted analysis met those requirements. Since there were no other documented cases of structural flooding downstream of the proposed development, Code did not allow for staff to require additional analyses during subdivision review.

Other Nearby Drainage Issues

As part of the New Bern Avenue Bus Rapid Transit (BRT) project, a drainage technical study was performed by WSP in November 2019. This report noted field observed drainage concerns in the vicinity of New Bern and Swain Street. WSP observed sediment deposition and ponded water following rain events in the New Bern Avenue and S. Swain Street intersection. There is currently no stormwater infrastructure in this intersection despite sags in the pavement. Initial design plans for the New Bern Avenue BRT project propose to add catch basins connected by a 15 inch reinforced concrete pipe (RCP) in the intersection and south on S. Swain Street. See Figure 2, excerpt of 30% design plans, below. We believe this added infrastructure will address observed drainage concerns in this intersection.

Figure 1: Area Map

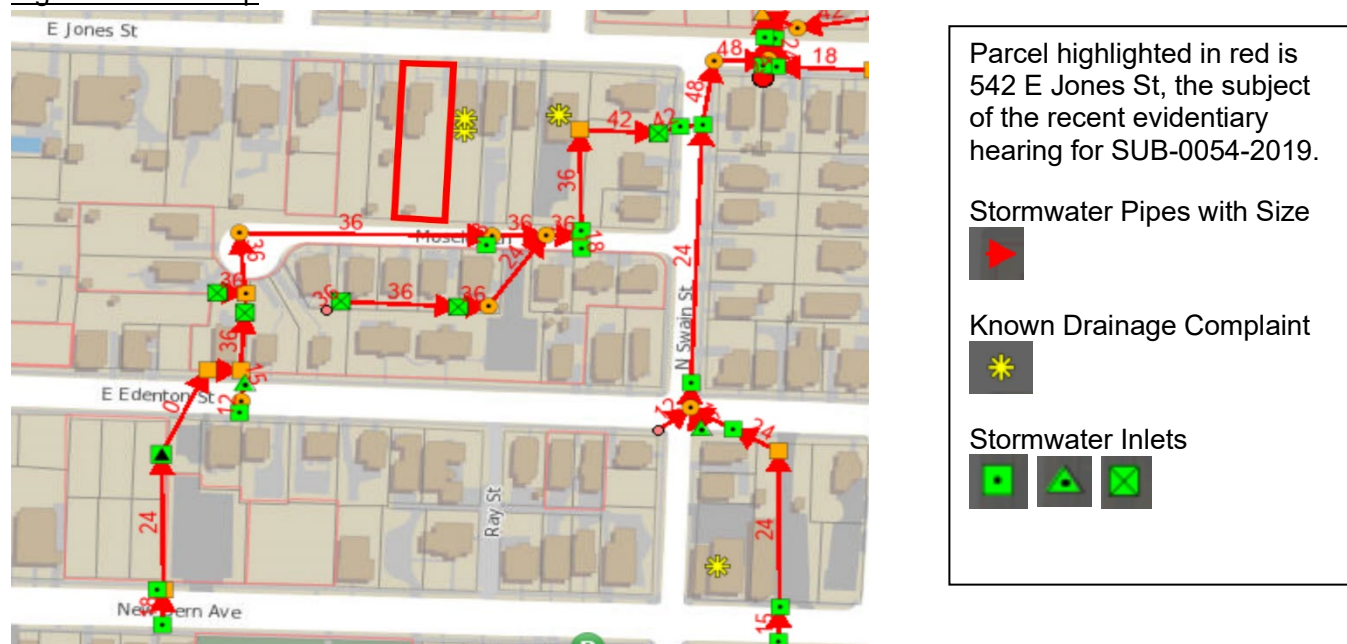
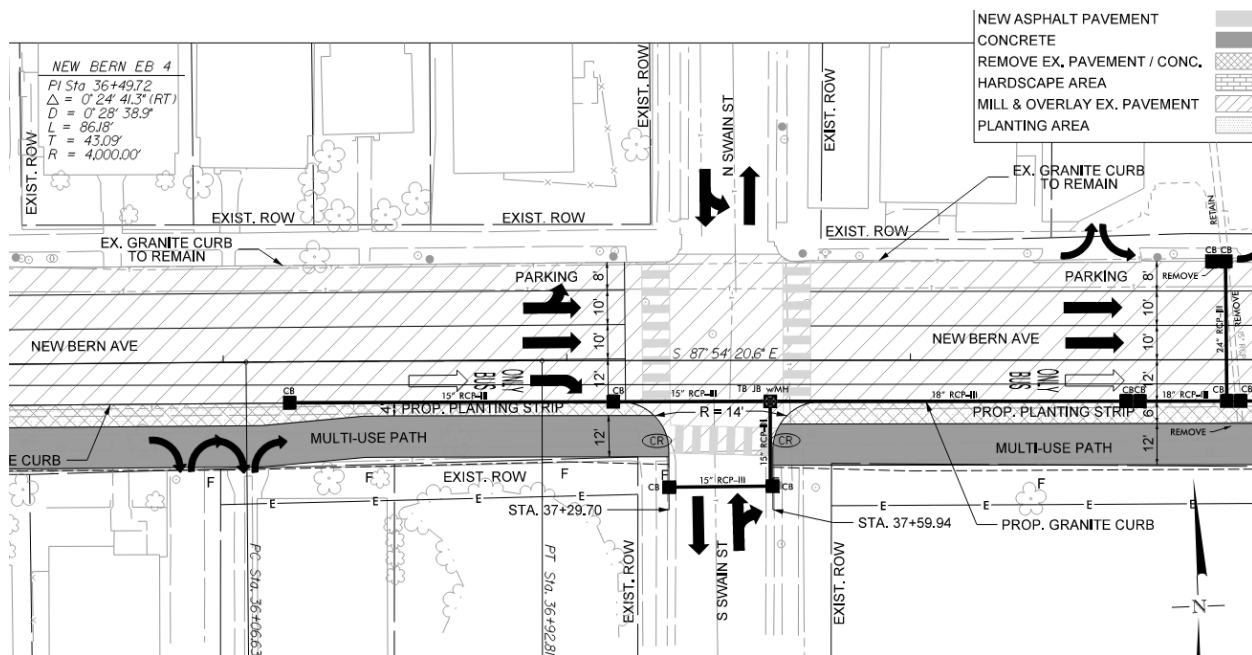


Figure 2: Excerpt of 30% Design Plans for the New Bern Avenue BRT Project, at the intersection of New Bern Ave and S. Swain Street





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Stephen C. Bentley, Assistant Director, PRCR

CC: Tansy Hayward, Assistant City Manager, City Manager's Office
Oscar Carmona, Director, PRCR
Rich Kelly, Director, Engineering Services
Blair Hinkle, Assistant Director, Engineering Services

DEPARTMENT: Parks, Recreation and Cultural Resources (PRCR)

DATE: September 21, 2020

SUBJECT: PRCR Project Implementation Follow Up

During the September 15, 2020 City Council meeting, Council Member Buffkin asked that staff to look at options for speeding up the implementation of Parks, Recreation and Cultural Resources projects. A portion of this request is currently being addressed by the Parks, Recreation and Greenway Advisory Board (PRGAB) work plan item to review the current Public Participation in Park Planning Policy (P5).

The PRGAB began its review of the P5 in the fall of 2019 but it was postponed by the Board in order to fulfill the City Council request to develop a process and prioritized list of potential 2020 bond projects. The bond project recommendation process was completed by the PRGAB in March 2020. With the onset of the COVID-19 pandemic in the spring and summer of 2020, multiple PRGAB meetings were postponed. At their September 17, 2020 PRGAB meeting, they received an update and recommendations on how to reconvene on the review of the P5. Staff shared updates related to the recent work completed by City Planning on the "Community Engagement Playbook" and the ongoing work of Mickey Fearn. Staff recommended that the Parks subcommittee of the overall PRGAB review the new Playbook and consider it as a primary tool in the future for the P5. The Parks Subcommittee of the PRGAB will meet in October with staff and final recommendations on changes of the P5 will come back to the full PRGAB for their consideration in November. Based on this schedule, staff will bring forward the PRGAB recommended changes to the P5 to the City Council in December 2020.

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Weekly Report

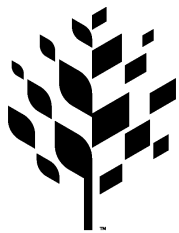
Additonal Project Delivery Options Under Consideration

At the September 15, 2020 City Council work session, PRCR staff presented a summary on the status of the 2014 Parks Bond Referendum. The current implementation status generally includes 60% of the projects are complete, 20% are in construction and 20% are in planning, design and permitting. Staff is continuously reviewing ways for improved efficiency and effectiveness of project delivery. Here is a draft list of processing and timing improvement options staff is exploring:

- Stay engaged in the process and review of the proposed Unified Development Ordinance (UDO) changes currently under consideration by the Planning Commission.
- Negotiate more aggressive park planning, design and construction contract schedules with our vendors to complete projects faster. This change will have a trade off of requiring more fulltime staff to complete the projects faster and our vendor costs will increase.
- Advance more park and greenway feasibility studies and preliminary design processes prior to full construction funding being available. The tradeoff for conducting more of these without public input could be future conflicts with public expectations. If these studies are conducted with public input involved, the City could be setting expectations too early in the overall process considering that it may take much more time until construction funding is available.
- Implement alternative project delivery means including Construction Manager At Risk and Design Build methodologies. These should only be used for when the project, process and goals all align. It does give the City some additional flexibility for issuing early site construction packages and other unique opportunities that are not part of the traditional Design Bid Build process which is most commonly used by the City.

Next Steps

Parks, Recreation and Cultural Resources staff in conjunction with other City departments, including but not limited to, Engineering Services, Planning and Development, Finance, Budget and others will conduct an assessment of park and greenway project delivery and present a report and recommendation for improvement to the City Manager's Office no later than the 1st week in November. This timeline should align with the P5 recommendations from the PRGAB completing a holistic look at parks and greenway project delivery improvements.



Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Conrad Merced, Engineer,
Parks, Recreation and Cultural Resources

CC: Oscar Carmona, Director,
Parks, Recreation, and Cultural Resources

DATE: September 21, 2020

SUBJECT: Report on capital improvement plans at Method Community Center including HVAC upgrades to the gym

Overview

Method Community Park, historically known as the Berry O'Kelly School Campus located at 514 Method Road, Raleigh, NC, is a designated Raleigh Historic Landmark by the Raleigh Historic Development Commission due to its architectural, historical and cultural associations with African American ethnic heritage and education. Contribution sites and structures include:

- Gymnasium Building / Method Community Center
- The Agriculture Building / Pioneer Building
- Athletic / Agriculture Field
- Basketball Courts

In 2019, Phillips Architecture completed a study of the Method Community Center and the Pioneer Building with a focus on preservation and improvement. Renovations to the Method Road Community Center and site have been a priority of the Parks department for several years. This study included review, investigation, and documentation of the Method Community Center and the historic Pioneer Building. Additionally, the consultant and PRCR staff developed design schemes that would improve the use and efficiency of the space within the Center.

In anticipation of a potential 2020 parks bond referendum and a way to be timely and in a better position if the opportunity presented itself, this study was an internal process and did not include public engagement. If the project is approved in future fiscal years, staff will engage the community in a design process.

This study prioritized improvements based on life and safety issues, building system repairs needed related to plumbing, electric, heating and air conditioning and building functionality.

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Weekly Report

The study recommends the following improvements:

Method Building Recommendations

Priority 1:

- Asbestos and lead abatement (Partially completed without interrupting on-going building use)
- Security upgrades including site/building lighting

Priority 2:

- Building roof replacements
- Brick tuckpointing and sealer
- Hardscape improvements
- Window replacement/repair
- Exterior door replacement and building perimeter drainage repair

Priority 3:

- Floor plan modifications
- ADA improvements (e.g. trim, door actuators, etc.)
- Mechanical improvements including building system upgrades and gym air conditioning
- Interior and exterior electrical and plumbing improvements
- Removal and infill of existing coiling door at gym
- Two drinking fountains

Pioneer Building Recommendations

Priority 1:

- Security upgrades including sites/building lighting

Priority 2:

- Building roof replacements
- Brick tuckpointing and sealer
- Hardscape improvements
- Window replacement/repair
- Exterior door replacement and building perimeter drainage repair

Priority 3:

- Finish modifications (e.g. flooring, paint, ceiling repair, etc.)
- ADA improvements (e.g. trim, door actuators, etc.)
- Exterior electrical improvements
 - Additional (6) building mounted GF1 duplex receptacles

Recommendation

Parks, Recreation and Cultural Resources staff will work with the designer to study short-term options for air conditioning the gym and will deliver these options by the end of November. The estimated cost to develop these options and design range from \$15,000 to \$25,000. The outcomes of the air conditioning study will be presented to the City Council before end of the 2020 calendar year.

Attachments:

Method Assessment Report



METHOD COMMUNITY PARK FACILITY ASSESSMENTS

COMMUNITY CENTER & PIONEER BUILDING

FEBRUARY 22, 2019



The following report details the findings of our Facility Conditions and Accessibility Assessment at Method Community Center and Pioneer Building, 514 Method Road in Raleigh, NC. The site is on the National Register of Historic Places and is a Raleigh Historic Landmark. The report was prepared based on field visits and the review of existing drawings and documentation collected by Phillips Architecture. It should be noted that the "Proposed Resolutions" included are based on ANSI A 117.1-2009, (the current standard for accessibility in North Carolina) and the 2018 North Carolina Building Code. As with any such study there may be alternative solutions to address these issues, such as using the North Carolina Rehab Code, which would allow the conditions to be reviewed based on the code under which the building was originally constructed. The focus of our investigation was to document areas of non-compliance and to offer a possible resolution.



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METHOD COMMUNITY CENTER FACILITY ASSESSMENT SUMMARY EXTERIOR FINDINGS

Overview:

This section is intended to point out miscellaneous items found in the Method Community Center that need repair or non-compliant in accordance with ANSI A117.1-2009.

Items that need repair (please refer to attached photographs):

- Single pane metal frame windows in the Gym and maintenance rooms
- Existing glazing with broken thermal seal
- Brick needs to be repointed
- Brick planter is cracking
- Irregular cracks in the brick, may require structural analysis
- Rain leaders need to discharge into underground tiles
- Exterior doors missing weather-stripping
- Flooding at entry points, points visually appear to be lower than adjacent grade
- Damaged column surrounds
- Roof in need of full replacement

Non-compliant Items (please refer to attached photographs):

- Accessible path between buildings on site provide an irregular finish
- Accessible parking spaces
- Door actuators consistently located / lacking

METHOD COMMUNITY CENTER FACILITY ASSESSMENT SUMMARY EXTERIOR FINDINGS

Proposed Resolutions:

We recommend the following:

- Replace the single pane metal frame windows in the Gym with an aluminum, thermal break, insulated glazing system
- Replace glazing with broken seals with insulated glazing
- Repoint all exterior brick and remove planter
- Irregular cracks in the brick, may require structural analysis
- Replace rain leader and discharge into underground tiles
- Install new exterior doors throughout
- Inspect columns and ensure columns are without damage. Replace damaged column surrounds.
- Full replacement of roof membrane
- Clear existing yard drain at main entry. Lower finish grade at main entry
- Remove tree roots as required along sidewalk between buildings
- Strategically locate door actuators at points of entry
- Add accessible parking spaces and associated striping to building

METHOD CC ASSESSMENT SUMMARY





SINGLE PANE
METAL FRAME
WINDOWS

Proposed Resolution:

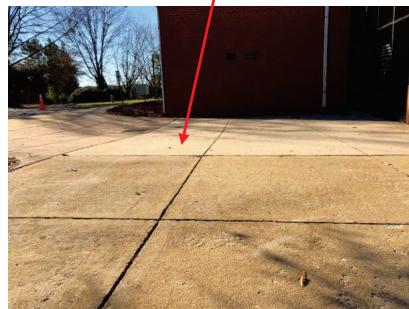
Replace windows in Gym and maintenance rooms with aluminum window systems with insulated glazing.



EXISTING
GLAZING
WITH BROKEN
THERMAL
SEAL

Proposed Resolution:

Replace all glazing with broken thermal seals



FLOODING AT MAIN ENTRY.
MAIN ENTRY IS LOWER
THAN THE SURROUNDING
FINISH GRADE.

Proposed Resolution:

Regrade the finish grade lower than main entry. Install new concrete entry walkway.



ACCESSIBLE PATH BETWEEN
BUILDINGS ON SITE PROVIDE
AN IRREGULAR FINISH
BETWEEN PARKING AND
SIDEWALK

Proposed Resolution:

Replace accessible path between buildings. This may require tree root removal.

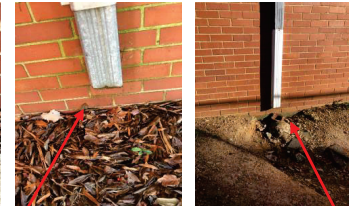


COLUMN SURROUNDS DAMAGED
BRICK PLANTER TO BE REMOVED

BRICK NEEDS TO BE REPOINTED
AND SEALER APPLIED (TYP)

Proposed Resolution:

Remove brick planter as previously discussed. Inspect columns to insure they are not damaged and replace surrounds as needed.



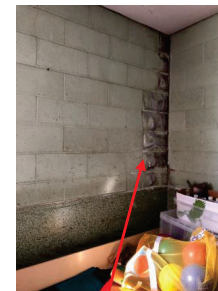
RAIN LEADERS ARE NOT DISCHARGING INTO
UNDERGROUND DRAIN TILES.

Proposed Resolution:

Replace rain leaders and discharge into underground tiles.



IRREGULAR CRACKING



EXTERIOR DOORS
LACKING WEATHER-
STRIPPING

Proposed Resolution:

May require a structural analysis to ensure there is not an underlying foundation issue.



Proposed Resolution:

Install weather-stripping on all exterior doors.



METHOD COMMUNITY CENTER FACILITY ASSESSMENT SUMMARY
INTERIOR FINDINGS

Overview:

This section is intended to point out miscellaneous items found in the Method Community Center that need repair or non-compliant in accordance with ANSI A117.1-2009.

Items that need repair (please refer to attached photographs):

- Asbestos floor tiles
- Lead paint on walls and ceilings
- Mold on walls, floors and ceilings
- Poor Air Circulation in the Gym, Men's and Women's Restrooms and Mechanical Room
- Acoustics in the Gym are poor
- Suspended acoustical ceiling is damaged
- Doors and frames are rusted and damaged
- Cracking in walls and ceilings
- Gym floor is curling
- Flooring throughout the building is worn and damaged

Non-compliant Items (please refer to attached photographs):

- Room signage
 - Specific health hazards need to be acknowledged (i.e. arc flash warnings, etc.)
- Electric water coolers
- Door hardware
- Door swings and clearances
- Kitchen sinks are too deep and base cabinets are not configured with knee clearance for wheelchair access. Clearance between cabinets and refrigerator door swing do not meet ANSI A117.1-2009
- Restroom vanity heights
- Shower stalls
- Toilet stalls

METHOD CC
ASSESSMENT SUMMARY



METHOD COMMUNITY CENTER FACILITY ASSESSMENT SUMMARY
INTERIOR FINDINGS

Proposed Resolutions:

We recommend the following:

- Asbestos floor tiles must be abated
- Lead paint must be abated from the entire building
- Mold abated from the restrooms and mechanical room
- Install additional ductwork and venting for proper air circulation in the Gym, Men's and Women's Restrooms and Mechanical Room
- Install acoustics baffles on walls in the Gym
- Replace acoustical ceiling system
- Replace all doors and frames with new galvanized hollow metal doors and frames
- Patch and repair cracking in walls and ceilings
- Replace gym floor with a new sports floor, i.e. oak, sheet vinyl
- Replace flooring throughout the building with carpet tile in the office areas, vinyl composition tile in the public spaces and ceramic tile in the restrooms
- Room signage that is missing throughout the building. Provide room signage with integral Braille mounted between 40"-70" above the finish floor
- Electric water cooler is wall mounted on the Lobby wall and does not have adequate toe clearance for wheelchair access. Remove existing and provide new high-low electric water coolers
- Several of the existing doors have orbital or push/pull door hardware, which doesn't meet ANSI A117.1-2009. This hardware should be changed out to lever type, with keyed cylinders to match existing building keying standards
- Kitchen sinks are too deep and base cabinets are not configured with knee clearance for wheelchair access. Replace the base cabinets to have doors with built-in toe kicks and replace sinks with shallow bowl depth to allow for wheelchair access
- Reconfigure restrooms to provide toilet stalls and shower stalls to meet ANSI A117.1-2009. This will require the restrooms to increase in size

METHOD CC
ASSESSMENT SUMMARY





ASBESTOS
FLOOR TILES



Proposed Resolution:

Asbestos floor tiles abatement is required. Install new VCT tiles in the community areas.



LEAD PAINT



LEAD PAINT



Proposed Resolution:

Lead paint abatement is required on walls and ceiling throughout the building. Repaint all walls and ceilings.



EVIDENCE OF MOLD

Proposed Resolution:

Mold abatement is required on walls, floor and ceiling in restrooms, weight room, storage room and mechanical room.



SUSPENDED CEILING DAMAGED

Proposed Resolution:

Replace acoustical suspended ceilings in offices, teen room and lobby.





DOOR FRAMES
RUSTING
AND DAMAGED



DOORS
DAMAGED

DOOR
FRAMES
RUSTING



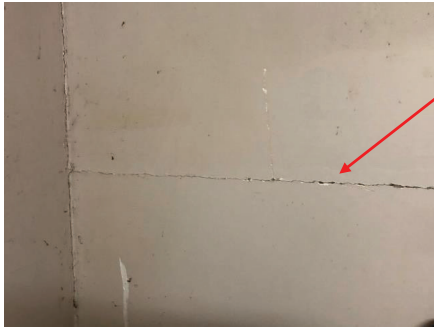
DOOR
FRAMES
DAMAGED



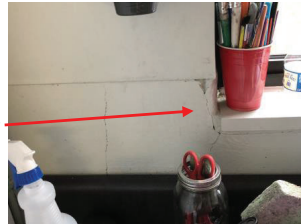
INTERIOR ITEMS

Proposed Resolutions:

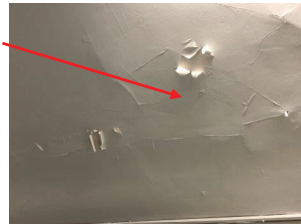
Replace all exterior doors and frames with galvanized hollow metal doors and frames with new door hardware. Eliminate center mullions.



WALLS
CRACKING

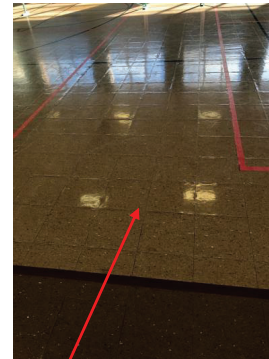


CEILINGS
CRACKING



Proposed Resolution:

Patch and repair cracking on walls and ceiling. Repaint the entire interior.



VCT GYM FLOORING
CURLING

Proposed Resolution:

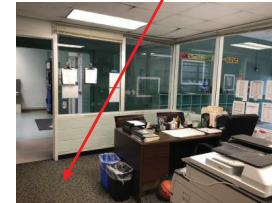
Replace gym floor with a sports flooring system.



VCT
FLOORING
DAMAGED



CARPET
TILE
WORN



Proposed Resolution:

Replace vct and carpet tile flooring throughout the building.



SIGNAGE IS
LIMITED IN THE
BUILDING.
SIGNAGE
MISSING BRAILLE.

Proposed Resolution:

Provide ADA room signage with braille at all spaces.



ELECTRIC WATER
COOLER DOES NOT
PROVIDE
ADEQUATE TOE
CLEARANCE.

Proposed Resolution:

Install new ADA compliant high-low electric water coolers

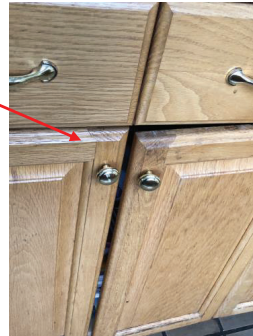


INTERIOR ITEMS



CABINETS
STAINED
AND IN NEED
OF REPAIR

SINK BASE
CABINET
NOT
ACCESSIBLE



INSUFFICIENT
CLEARANCE AT
REFRIGERATOR



INSUFFICIENT
CLEARANCE
BETWEEN
CABINETS

Proposed Resolution:

Redesign kitchen, increase size, install cabinets, sinks and appliances to comply with ANSI A117.1-2009.

INTERIOR ITEMS



METHOD COMMUNITY CENTER FACILITY ASSESSMENT SUMMARY RESTROOM FINDINGS

Overview:

- **Typical condition.** There are one Men's and Women's restroom which do not currently have full-size 60" x 60" accessible stalls, and do not have space and available clearances to be modified. Sinks and counters exceed height requirement above floor.
- A shower stall is provided in each of the Men's and Women's restrooms. These shower stalls do not provide the required floor clearances to access the shower stall and do not comply with ANSI A117.1-2009. Controls and a fold-up seat are installed at a height that meets current requirements. Horizontal grab bars are installed at a height that meets current requirements. A vertical grab bar is not installed and does not comply with ANSI A117.1-2009.

Non-compliant Items (please refer to attached photographs):

- Maneuvering clearances
- Toilet and shower stall sizes
- Accessory mounting heights
- Counter and sink heights

Proposed Resolution:

We recommend the following:

- Reconfigure restrooms to provide toilet stalls, vanities and shower stalls to meet ANSI A117.1-2009. This will require the restrooms to increase in size. The redesign shall also include restroom accessories mounted at heights that meet ANSI A117.1-2009.
- Based on the occupancy count, the plumbing code will require additional toilets per restroom to meet the minimum quantity of fixtures required by code.
- Install doors to provide adequate swing clearance on the latch side. Min 12" on push side and 18" on pull side.
- Address the layout and location of the main office to account for visual control of the facility

METHOD CC RESTROOM
ASSESSMENT SUMMARY



RESTROOM
ITEMS



RESTROOMS DO NOT HAVE A 60"x60" ACCESSIBLE TOILET STALL



Proposed Resolution:

Reconfigure restrooms to provide 60"x 60" accessible toilet stalls and clearances.



RESTROOMS DO NOT HAVE ADA COMPLIANT VANITIES.



SINKS DO NOT HAVE DRAIN PROTECTION

Proposed Resolution:

Reconfigure restrooms to provide accessible vanities and associated clearances.



RESTROOM
ITEMS



RESTROOMS DO NOT HAVE ACCESSIBLE SHOWER STALLS. EXISTING STALLS DO NOT MEET CLEARANCE REQUIREMENTS.



Proposed Resolution:

Reconfigure restrooms to provide shower stalls and proper clearances.



PIONEER BUILDING FACILITY ASSESSMENT SUMMARY
EXTERIOR FINDINGS

Overview:

This section is intended to point out miscellaneous items found in the Pioneer Building that need repair or non-compliant in accordance with ANSI A117.1-2009. It is important to note this building is on the National Register of Historic Places.

Items that need repair (please refer to attached photographs):

- Cracking in the concrete steps and stoop at the main entry
- Existing window frames and sashes are rotted. These windows are modern authentic divided lite wood windows with insulated glazing and not original to the building.
- Brick needs to be repointed
- Rain leaders discharge on to grade
- Exterior doors missing weather-stripping
- Flooding at the entry. Flooding at the entry is due to overflow from the gutter above.

PIONEER BUILDING FACILITY ASSESSMENT SUMMARY
EXTERIOR FINDINGS

Proposed Resolutions:

We recommend the following:

- Continue to monitor the cracks in the concrete steps and stoop at the main entry. If they continue to increase in size and quantity replace the steps and stoop.
 - Replace the existing windows with authentic divided lite wood windows with insulated glazing.
 - Repoint all exterior brick.
 - Replace rain leader and discharge into underground drainage system. Discharge drainage system away from building and to daylight.
 - Install weather-stripping on exterior doors
 - Install a gutter guard system to keep debris from building up in the gutter system.
- Additional resolution would be to construct a roof over the entry

PIONEER BUILDING
ASSESSMENT SUMMARY



CRACKING IN THE
CONCRETE STEPS AND
STOOP.

Proposed Resolution:

Monitor cracking and replace steps and stoop if required.



WINDOW FRAMES AND
SASHES ARE WEATHER
ROTTING

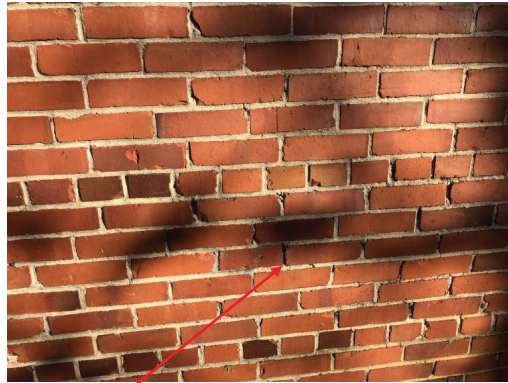
Proposed Resolution:

Restore existing windows with divided lite wood windows and insulated glazing.



EXTERIOR ITEMS

EXTERIOR ITEMS



BRICK NEEDS TO BE REPOINTED.

Proposed Resolution:

Repoint brick as required on the exterior of the building and seal.



RAIN LEADERS ARE DISCHARGING DIRECTLY ONTO GRADE

Proposed Resolution:

Install underground drainage system and discharge away from building.



EXTERIOR ITEMS



FLOODING OCCURS AT THE ACCESSIBLE ENTRY. THIS IS DUE TO THE OVERFLOW FROM THE GUTTER ABOVE AND DEBRIS BUILDUP IN THE GUTTER.

Proposed Resolutions:

Install a gutter guard system to keep debris from entering the gutter, or construct an entry portal.



ACCESSIBLE PATH HAS IRREGULAR WALKING FINISH SURFACE BETWEEN BUILDING ON SITE

Proposed Resolution:

Replace accessible path on site. This may require tree root removal.



PIONEER BUILDING FACILITY ASSESSMENT SUMMARY
INTERIOR FINDINGS

Overview:

This section is intended to point out miscellaneous items found at the Pioneer Building that need repair or non-compliant in accordance with ANSI A117.1-2009.

Items that need repair (please refer to attached photographs):

- Suspended acoustical ceiling is damaged
- Doors and frames are rusted and damaged
- Cracking in walls and ceilings
- Flooring throughout the building is worn and damaged

Non-compliant Items (please refer to attached photographs):

- Room signage
- Electric water coolers
- Door hardware
- Door swings and clearances
- Kitchen cabinets and sinks
- Restroom vanity heights
- Toilet stalls

PIONEER BUILDING FACILITY ASSESSMENT SUMMARY
INTERIOR FINDINGS

Proposed Resolutions:

We recommend the following:

- Replace ceiling system where damaged.
- Patch and repair cracking in walls and ceilings. Paint the entire interior.



PIONEER BUILDING
ASSESSMENT SUMMARY

DAMAGED VCT FLOORING



Proposed Resolution:

Replace VCT and carpet tile flooring throughout the building.

WORN
CARPETING



NO ROOM SIGNAGE IN THE BUILDING.

- Proposed Resolution:
- Provide ADA room signage with braille at all spaces.

ELECTRIC WATER
COOLER DOES NOT
PROVIDE
ADEQUATE TOE
CLEARANCE.



Proposed Resolution:

Install new ADA compliant high-low electric water coolers



INTERIOR ITEMS



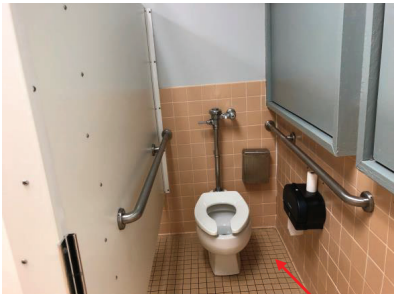
SINK BASE
CABINET NOT
ACCESSIBLE



INSUFFICIENT
CLEARANCE
BETWEEN
CABINETS

Proposed Resolution:

Redesign kitchen, increase size, install cabinets, sinks and appliances to comply with ANSI A117.1-2009.



RESTROOMS DO
NOT HAVE A
60"x60"
ACCESSIBLE TOILET
STALL

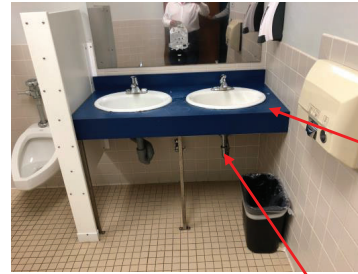


Proposed Resolution:

Reconfigure restrooms to provide 60"x 60" accessible toilet stalls and clearances.



INTERIOR ITEMS



RESTROOMS
DO NOT HAVE
ADA
COMPLIANT
VANITIES.



SINKS DO
NOT HAVE
DRAIN
PROTECTION

Proposed Resolution:

Reconfigure restrooms to provide accessible vanities and associated clearances.

RESTROOM
ITEMS



METHOD COMMUNITY CENTER ENGINEERING ASSESSMENT

The following is a summary of existing conditions prepared by Atlantec Engineers, PA for the plumbing, mechanical, and electrical systems along with our recommendations for the renovation and expansion. Please note that our existing conditions summary is based solely upon our visual observation at the site. No panel or equipment covers were removed. No walls, floors, or ceilings were cut to expose any existing concealed conditions.

PLUMBING

Existing Conditions:

Existing water closets are flush valve floor mounted type with battery operated sensors. Lavatories are drop-in china bowls with single lever faucets. There is a single shower in each male/female toilet. The wear of the fixtures appears to be appropriate to the age of the building. There is a backflow preventer in a hot box outside. It is a 2" Wilkins 950XL. The water heater location and size could not be determined.

Summary of New Plumbing Work:

It is our understanding that the new plan will reconfigure the toilets and kitchen areas. New fixtures will be located and piped to connect to existing services. A new water heater will be designed.

METHOD COMMUNITY CENTER ENGINEERING ASSESSMENT

MECHANICAL

Existing Conditions Summary:

The building is conditioned by a combination of hot water boiler and split-system air conditioning units. The boiler is a cast iron sectional steam boiler was installed in 2006 and new piping in 2011. The boiler and steam distribution provide heat to the entire building except the locker rooms off the rear of the gymnasium. The locker rooms are conditioned by a split system fan coil with hot water heat. Hot water for this unit is provided by gas-fired water heater in the boiler room. The age and capacity and make is indeterminant currently. The gymnasium is heated by (4) steam unit heaters suspended in the gymnasium ceiling. The gym is ventilated with side wall exhaust fans with intake wall louvers. The community room and fitness center are conditioned with a nominal 10-ton split-system installed in 2006. The remainder of the building, offices, lobby and toilets, is conditioned with small split-system units. Age and capacity of these units are not known at this time. A building automation system (BAS) was installed 2011 utilizing a JACE 6 Tridium front end.

Summary of New Mechanical Work:

- Replace steam boiler and piping for heat source for all areas.
- Provide new packaged air-conditioning units for gymnasium. Location of units to be coordinated with future expansion of gym.
- Replace all split systems due to age with new equipment of similar size.
- Provide new building automation system, current with city's new standards.



METHOD COMMUNITY CENTER ENGINEERING ASSESSMENT

ELECTRICAL

Existing Conditions Summary:

The Community Center Building is served from a 600-amp main circuit breaker panelboard. The service voltage is 120/208-volt, three-phase. The panel is in the old boiler room. This service was renovated in 2013. The existing branch circuit panels were not replaced. The branch circuit panels are in reasonable condition. The building has a fire alarm system. The existing gymnasium lighting is metal halide. The remaining interior lights are fluorescent.

Summary of New Electrical Work:

- Existing 600-amp service panel to remain and possibly have an additional service panel added adjacent to the existing panel. This would depend upon the new HVAC load and the existing peak utility load. The city of Raleigh would need to furnish our office with current utility peak load data for the previous 12 months.
- Provide power to new HVAC equipment.
- All new lighting to be provided and installed, per architectural direction. All light fixtures should utilize LED light sources.
- New receptacles to serve the renovated areas as indicated on the architectural plans. We understand the existing kitchen may be renovated.
- All lugs, terminals, and enclosures for power equipment shall be rated for 75C conductors.
- All circuit breakers shall be molded case, bolt-on automatic thermal magnetic type.
- Contractor shall demolish all existing lighting and circuitry.
- Branch circuits for lighting, general purpose receptacles, dedicated kitchen equipment, and other owner equipment/needs.
- New exterior emergency/exit lighting per the NC Building Code.
- Motion sensor-controlled lighting as required by the NC Energy Code.
- Any new voice/data wiring would be owner furnished. This contract will provide empty boxes and conduits.

STRUCTURAL

Existing Conditions Summary:

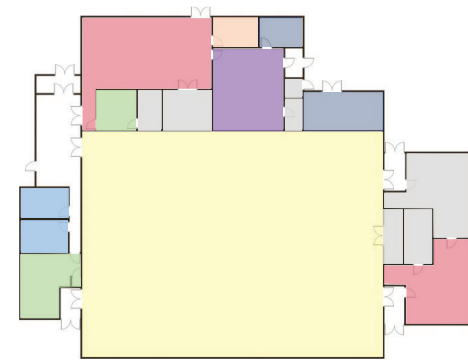
The building structure is predominantly comprised of convention steel, cmu and brick veneer. Plans for the original construction could not be located and were not available for use in our assessment. Our evaluation included a field inspection of the existing building to assess its current condition, and was limited to areas and elements that were accessible at the time of inspection. Elements concealed by non-structural elements were not reviewed. At this time the main structural components of the building appear to be in good structural condition. Where settlement has occurred and is visible it does not appear to be structural in nature at this time, however it is our recommendation that the settlement be continually monitored over time.

PIONEER BUILDING ENGINEERING ASSESSMENT

Existing Conditions Summary:

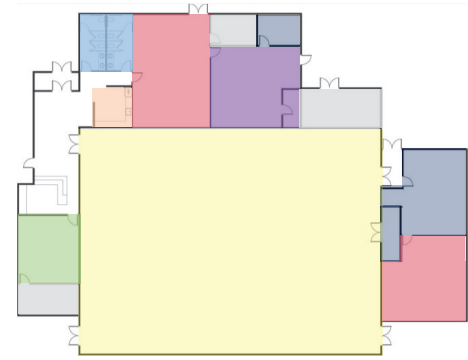
The pioneer building is served from a 600-amp main circuit breaker panelboard. The service voltage is 120/208-volt, three-phase. This service was renovated sometime prior to 2012. Mechanical / plumbing are in good working order. Structurally the building structure is predominantly comprised of cmu and brick veneer. Plans for the original construction could not be located and were not available for use in our assessment. Our evaluation included a field inspection of the existing building to assess its current condition, and was limited to areas and elements that were accessible at the time of inspection. Elements concealed by non-structural elements were not reviewed. At this time the main structural components of the building appear to be in good structural condition, but should be continually monitored over time.



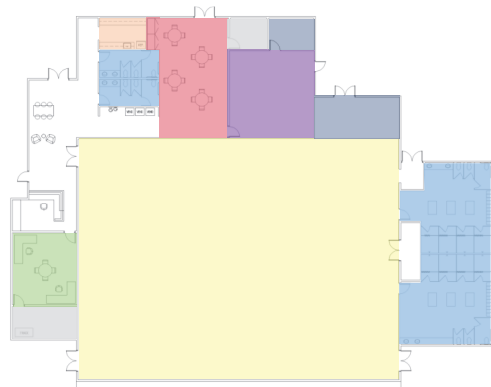


- LEGEND
- GYM
 - MULTI-PURPOSE
 - BREAK
 - RESTROOMS
 - OFFICE
 - WEIGHT
 - STORAGE
 - MECHANICAL

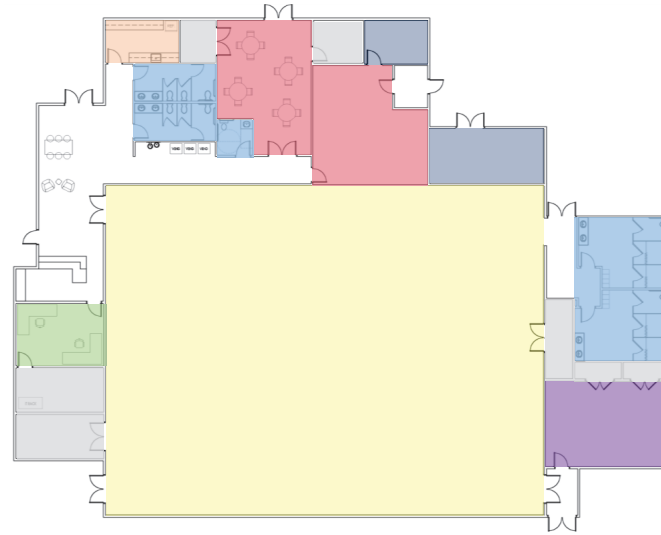
METHOD CC
EXISTING FLOOR
PLAN



METHOD CC
PROPOSED FLOOR
PLAN

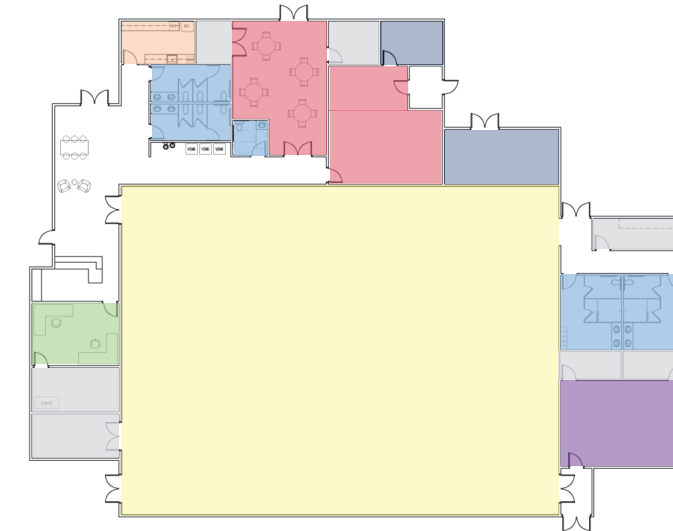


METHOD CC
PROPOSED FLOOR PLAN
UPDATED 02.07.19



- LEGEND
- GYM
 - MULTI-PURPOSE
 - BREAK
 - RESTROOMS
 - OFFICE
 - WEIGHT
 - STORAGE
 - MECHANICAL

METHOD CC
PROPOSED FLOOR PLAN
UPDATED 02.20.19



METHOD CC
PROPOSED FLOOR PLAN
UPDATED 03.01.19



METHOD COMMUNITY CENTER

RECOMMENDED ORDER OF PRIORITY

PRIORITY NO.1 - REPAIR NEEDS PRESENTING HEALTH HAZARDS

- Asbestos and lead abatement
- Security upgrades including site / building lighting

PRIORITY NO.2 - REPAIR NEEDS ADDRESSING DRAINAGE AND INTRUSION ISSUES

- Building roof replacements
- Brick tuckpointing and sealer
- Hardscape Improvements
- Window replacement / repair
- Exterior door replacement
- Exterior building perimeter drainage

PRIORITY NO.3 - REPAIR NEEDS IMPROVING SPATIAL / FUNCTIONAL INEFFICIENCIES

- Floor plan modifications
- ADA improvements (e.g. trim, door actuators, etc.)
- Mechanical improvements
- Interior Electrical improvements
- Interior Plumbing improvements
- Removal and infill of existing coiling door @ gym
- Exterior Electrical improvements
 - Power pedestal between Method & Pioneer
 - Additional (8) building mounted GF1 duplex receptacles
- Exterior Plumbing improvements
 - (2) Drinking fountains =



PIONEER BUILDING

RECOMMENDED ORDER OF PRIORITY

PRIORITY NO.1 - REPAIR NEEDS PRESENTING HEALTH HAZARDS

- Security upgrades including site / building lighting

PRIORITY NO.2 - REPAIR NEEDS ADDRESSING DRAINAGE AND INTRUSION ISSUES

- Building roof replacements
- Brick tuckpointing and sealer
- Hardscape Improvements
- Window & Exterior door replacement
- Exterior building perimeter drainage

PRIORITY NO.3 - REPAIR NEEDS IMPROVING SPATIAL INEFFICIENCIES

- Finish modifications (e.g. flooring, paint, ceiling repair, etc.)
- ADA improvements (e.g. trim, door actuators, etc.)
- Exterior Electrical improvements

