

NORTHWEST NEIGHBORHOOD CULTURAL CENTER BOARD

FINAL Minutes of September 11, 2017

Directors Present: Elizabeth Aaby, Dan Anderson, Ginger Burke, Don Genasci, Alisha Hanks, Bill Harris, Roger Jennings, Dan Volkmer, Bill Welch

Directors Not Present: Gordon Allen, George Wright

I. Call to Order

Elizabeth called the meeting to order at 6:19 PM.
No public comment was offered.

II. Presentation by SERA Architects & KPFF Engineers

Board introduced selves to presenters.

MARK TOBIN, PE, SE & Principal, KPFF

A. Seismic Improvements

3 major faults in Portland - crustal earthquakes max 7.0 magnitude
Cascade Subduction Zone - off coast N. CA to Alaska - potential of up to 9.0 magnitude
& up to 5 minutes in duration

9.0+ quake

12% probability in next 50 yrs

8.0 or less

37% probability in next 50 yrs

Intent of Seismic Code is to protect occupants, not preserve building; buildings are not earthquake-proof - they are earthquake-resistant

City of PDX prefers all-at-once construction phasing; there is a conditional 10 year phased plan that is the exception

3 Degrees of Performance Definitions:

Collapse Prevention

Life Safety

Immediate Occupancy

STEVE EHLBECK, SERA ARCHITECTS

Wedding cake construction is particularly vulnerable to prolonged earth movement.
Plywood diaphragms applied to floors and roof create synchronicity of movement.
Dome is protected with blocking and bridging.

Add shear-force resisting systems that will prevent motion of the done. All tied to walls and diaphragmed floors.

This is the most cost-effective method.

Portico must be reinforced with steel and tied to the building.

Walls constructed of limestone exterior, triple wythe brick wall, interior stud wall.

Previous teams proposed a more invasive method.

This team proposes helical masonry anchors with metal stud strong backs which will tie the interior to the exterior and ideally preserve the exterior as well.

This proposal is a “life-safety+” level of preservation. The “+” represents extra emphasis on safe exiting. This life-safety+ design standard emphasizes code compliance and safe exiting but may result in a building which is so severely damaged following a design basis earthquake that would not be practical to repair.

Beyond the life-safety+ design basis, there exists a range of more seismically resilient approaches to seismic damage control up to and including the standard of “immediate occupancy”. Costs of such more resilient approaches rise with the degree of resiliency and damage control sought. It is not necessary to adopt the “immediate occupancy” design basis to achieve meaningful improvements in seismic resiliency / building preservation. The next level of preservation (base isolation which would be Damage Control level on the matrix) would be up to 2x expense. It would require excavation with rigid beams below the building in a grid with plate isolators allowing building to roll on bearings.

Estimated cost details of the alternative levels of increased seismic resiliency were not presented other than to note that the “immediate occupancy” standard was quite rigorous and might increase estimated project costs by 100% or more.

The seismic preservation scale is a continuum and there are methods of making the building more robust for somewhere between cost at Life Safety + and the next level up.

B. Accessibility Improvements

concur with all previous work

elevator doesn't meet accessibility

double doors to not provide accessibility so must be changed out for some combination of differently-sized doors to accommodate accessibility

doors need lever-type latch

toilets need modification to meet code

18th Street entrance needs modification to slope, entrance door, exterior lighting and door configuration inside the building

19th Street entrance needs modification to parking stall configuration, grading, elimination of the 19th street parking lot exit ramp and lighting/handrail, doorway modifications.

C. Change of Use/E Occupancy

Assembly (A) v Educational (E)

Currently A use occupancy.

Must be E use occupancy per fire marshall

Previously completed elements of the transition:

fire sprinklers

fire alarm

egress lighting

Still need:

improvements to stair enclosures related to withstanding fire

handrails and conforming guardrails

likely need to add 5 water closets and 4 lavatories, so SERA recommends targeting these as the accessible facilities - this total will take some negotiation with the city bc the building is a school only a portion of the year

D. Roof Repair

Agree with majority of Peter Meiser's recommendation.

Do not recommend replacing metal dome. Spot repair and maintain. Min. 10 years

Hopefully 20yrs +.

Gable roof must be removed to incorporate seismic upgrades.

Flat roof (membrane) will be removed and a new roof installed following seismic upgrades.

E. Schedule

(see powerpoint)

Design & Documentation 6-12 mos

Jurisdictional Review 4-6 mos

Construction 12 mos

F. Cost Forecast

\$10.3M (see Powerpoint for detail)

MARK SHERMAN, Fundraiser

Stakeholder commitments

Formerly considering phased approach

\$4.5-6M initial investment

New lens - single phase approach

value to community is higher bc project will be completed all at once
structure of scope broadens pool of donors

\$10.4M does NOT include program improvements at a cost of up to \$6M that NWCT wishes to achieve

Pitching project as single-phase to broader arts community in PDX with regard to limited civic space for arts

2-4 years before enough fundraising to begin construction (85% funds raised)

III. Home Tour

Nick reported 310 tickets sold (down from 330 last year) but matched revenue due to day-of ticket price increase
sponsorships \$1000 up from last year
Just under \$20,000 revenue

IV. Membership Applications

Motion: Dan Anderson moved to accept 52 complete applications and to refer 57 applications back to NWCT for correction

Second: Roger

Vote: Motion passed unanimously

Nick describes process used to follow up with insufficient applications - NWCT uses contact information to contact applicant & solicit additional information to correct application

V. Ginger Burke, Secretary

NWNW potential advertising/solicitation of members

NNCC can submit a graphic that can be run monthly to solicit members of NNCC

As we get closer to the actual vote on disposition, NWNW will run an in-depth article of the proposed disposition and upcoming vote

VI. Roger Jennings, Treasurer

Monthly treasurer's

Motion: Dan Anderson moved to accept treasurer's report

Second: Alicia Hanks

Vote: Motion passed unanimously

VII. Dan Anderson, Website Committee

Need new webmaster

Alicia and Ginger agree

Dan will scrape the content from the current website & committee will investigate

VIII. New Business

Roger points out that we must have a Nominations Committee to determine nominees for the February 2018 Annual Meeting

Alisha declines to serve again

Dan Anderson volunteers to serve

Next Board Meeting, NNCC

11/13/2017 6:15 pm

Next Executive Board Meeting, Windermere Office (Office of the Dan Volkmer Team)

9/20/2017 6:00 pm depending on Elizabeth's consultation with George and Gordon

IX. Adjournment

The meeting was adjourned at 8:54 pm.

Dated: October 5, 2017

Respectfully submitted,

Ginger Burke, Secretary

NNCC Board of Directors

Approved: November 13, 2017