Neighborhood Improvement District (NID) Board Minutes
January 28, 2021

The meeting began at 3:16 p.m. and was conducted over ZOOM, a video conference platform. Present were President Garrett Lepire, Treasurer Jenny Lopiccolo and Secretary Jeanne Yaple, A quorum was present. Lee Plemel, Carson City Community Development director joined the meeting.

Carson City Redevelopment Authority and its consideration of a shade structure for the McFadden Plaza: The purpose of the meeting was to review the proposed conceptual plans for a shade structure at the McFadden Plaza,

NID Recommendation: Jenny Lopiccolo made a motion that the NID supports a conceptual design for a shade structure extending from Curry Street to Carson Street and urges the Redevelopment Authority to provide funding. Garrett Lepire seconded and Jeanne Yaple concurred, The motion carried,

Both Jenny and Garrett said they will participate in the Monday RAC meeting.

General Discussion at Meeting: Jenny said the shade structure, as pictured in the RACC meeting materials, could be described as an arbor. There was discussion of adding foliage, such as wisteria or Virginia Creeper, which would provide shade in the summer and die off in the winter. Lee Plemel said the roof slats in the structure are adjustable and would provide shade to existing benches on the north side of the plaza.

A separate line item in the RACC budget would allocate $25,000 for downtown maintenance. Lee said the proposal is to make this an on-going budget item and it would probably be managed by the NID.

Old Business/New Business/Adjournment: Garrett gave an update on the mural project. The owners of the building that houses the Carson City Visitor's Authority will allow panels to be installed on the North Side. A "Welcome to Carson City" mural would be painted on the panels.

The meeting adjourned at 3:48 p.m.

I, Jeanne Hall Yaple, certify that I am the Secretary of the NID. The minutes are based on my meeting notes and reflect the NID Board's decisions.

_____

Jeanne Hall Yaple, Secretary

Mom and Pop's Diner
224 S. Carson Street • Carson City • Nevada
(775) 884-4411

January 29, 2021

RE: FY22 - Feb 1 meeting regarding McFadden Plaza Shade Structure Option

Dear RACC,

As the owners, Doug & Jamesa Cramer, of Mom & Pop's Diner, we are happy that the RACC board is talking about shade on Bob McFadden plaza.

When this project was designed by the architects they knew that cement gets hot during the summer. In the first plans for the plaza there was a structure for shade. Now it is five years later, no shade.

Putting any type of shade is a very good idea. The biggest complaint about the plaza from people is NO SHADE!

Over the past five years I have seen people sit on plaza benches during the summer but not stay long. We have seen Mom & Pop's customers move empty tables with umbrellas closer to be under more shade. People want to be outside on the plaza, eating, using the splash pad, or just hanging out, but summer it is too hot on the plaza, until the sun starts setting.

As most know, I fought to keep shade at Mom & Pop's Diner.

If FY22 is passed, Mom & Pop's Diner and Piazza would appreciate if our 20 feet x 12 feet area outside our business doors have the same outdoor covering, this would make our businesses have one umbrella area and one covered area.

Mom & Pop's Diner is paying redevelopment each month for an old grant, we would be happy to pay for the extended patio covered area in a payment plan.

Everyone that I've talked to during the past several years say it's a great plaza but needs shade. This board has to know that the Plaza is only used during sunny warm days.

Thank you,

Doug and Jamesa Cramer

Lee Plemel

Subject: RE: McFadden Plaza Shade Structure Option

---------- Forwarded message ---------
From: **Jim Phalan** <jim.phalan@foxbrewpub.com>
Date: Thu, Jan 28, 2021 at 6:46 AM
Subject: Re: McFadden Plaza Shade Structure Option
To: Jenny Lopiccolo <jennylopiccolo@gmail.com>
Cc: doug cramer <dougmcramer@yahoo.com>, Doug Cramer <jamesa.cramer@yahoo.com>, Kimberly Landry <klscoupsbar@gmail.com>, loridecarlo62@gmail.com <loridecarlo62@gmail.com>

Thank you Jenny!

I for one, would like to see the shade structure go from Curry all the way down to Main Street. Two years ago, on a Saturday in July after visiting the farmers market, my daughter went onto the plaza and there was a vendor doing paintings. Sofia wanted to do a painting, so while the rest of us went inside to the Fox, she stayed out there painting. About 15 minutes later, the booth vendor came running into the Fox telling us that Sofia had fainted. The temperature was hovering right around 95F that day and she had fainted due to the extreme heat and lack of shade.

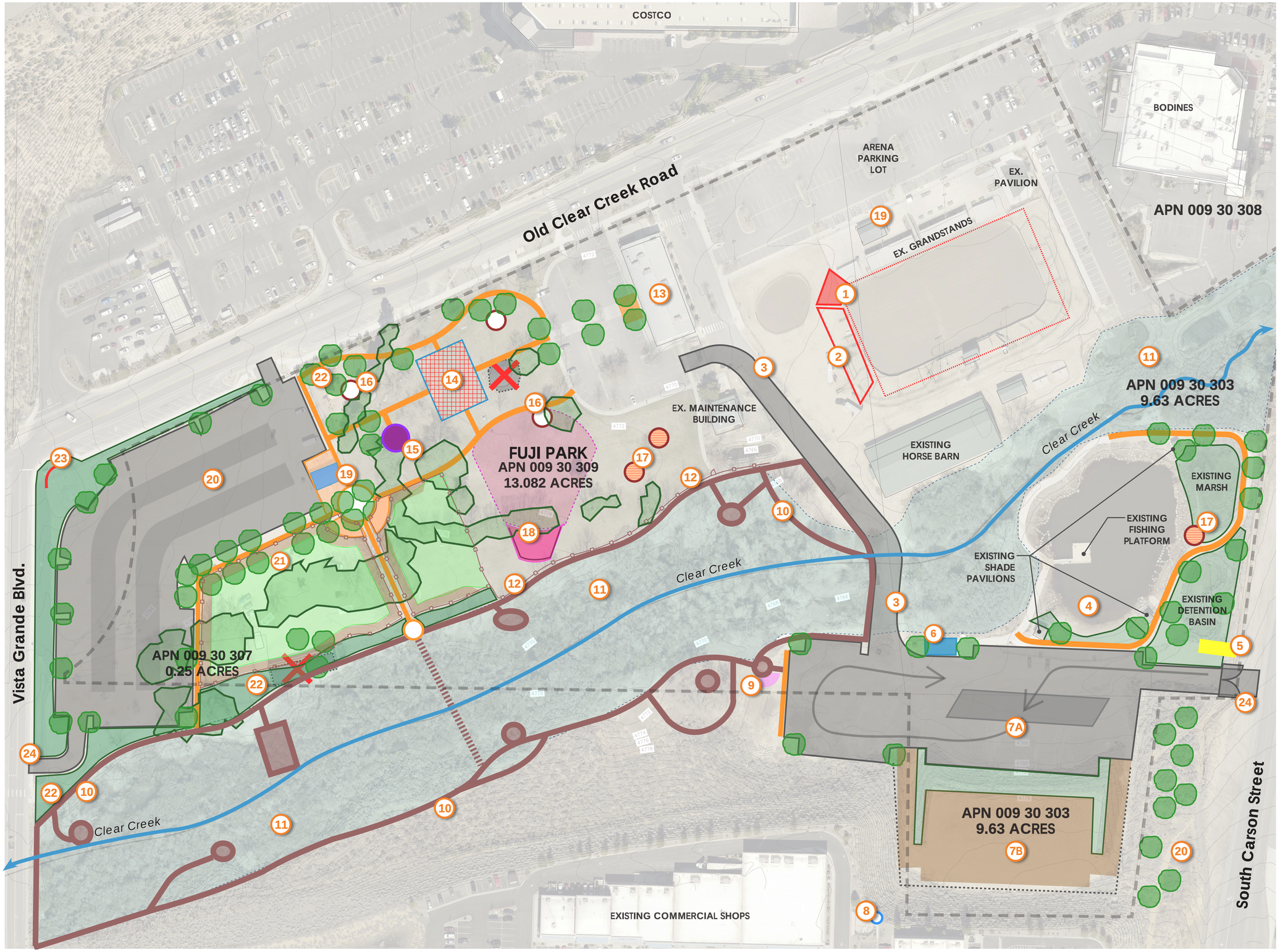
There are very few events held during the day on the plaza for that exact reason, it is just too damn hot.

More shade on the plaza, equals more events and equals more sales tax revenue for the City…its a no brainer.

Take care,

Jim

310 S Carson St - Carson City, NV 89701
Fox: 775.883.1FOX (1369) - Cell: 775.901.3477



LEGEND

1. **Outdoor Arena**
2. **Grandstands**
3. **Paved Driveway Connection**
4. **Fishing Pond**
5. **35' Tall LED Event Sign**
6. **New Restroom**
7A. **Paved Southeast Parking Lot** - 80 single car stalls, 19 RV stalls
7B. **Upper Overflow Southeast Parking Lot** - 55 stalls
8. **Potential Trail Connection**
9. **Historical Cemetery**
10. **Interpretive Creek Multi-Use Path**
11. **Clear Creek Maintenance Plan**
12. **Existing Multi-Use Path and Fence**
13. **Existing Exhibit Hall**
14. **Outdoor Pavilion**
15. **New Playground**
16. **Picnic Table Nodes**
17. **Shaded Picnic Nodes**
18. **Stage**
19. **Existing Restroom to Remain**
20. **West Parking Lot** - 275 stalls
21. **1.3 Acre Dog Park**
22. **Tree and Landscape Buffer Areas**
23. **Evergreen Windscreen and Corner Entry Signage**
24. **New Vehicular Access**

Project Size: 26 Acres

Carson City Fairgrounds - Fuji Park | Plan Concept Option A

Carson City, Nevada

Stantec

January 29, 2021

LEGEND

1. **Outdoor Arena**
Enlarge existing arena to 300’ x 180’ and provide shade coverage over 50% of existing bleachers. Remove pens and shoots from Western edge. Relocate announcer’s booth to northwest corner.

2. **Grandstands**
Add new grandstands to West with 100% shade coverage.

3. **Paved Driveway Connection**
With 8-10’ wide stabilized DG shoulder for pedestrian and animal access. Final Design requires evaluation of impacts to creek. Relocate dumpsters to north of existing maintenance building and provide City water line extension for future use (landscaping and restroom).

4. **Fishing Pond**
Completed ADA compliant concrete loop. Restore landscape areas adjacent to pond and new pathway. Add detention area to the South for parking lot runoff.

5. **35’ Tall LED Event Sign**

6. **New Restroom**

7A. **Paved Southeast Parking Lot**
Right in, right out driveway off of S. Carson Street with locking double gate. 25 paved single car stalls along pond (first phase), 19 RV parking stalls and 80 total single car stalls.

7B. **Upper Overflow Southeast Parking Lot**
Maintain existing natural surface and provide traffic control using boulders or post and cable fencing. Approx. 55 single car stalls.

8. **Potential Trail Connection**
Access from Commercial Lots down to park. Route would require switchbacks and cooperation with property owner.

9. **Historical Cemetery**
Entry node with bench and interpretive signage recognizing the Ormsby Co Poor Farm.

10. **Interpretive Creek Multi-Use Path**
1/2 mile trail loop with clearings or observation decks with benches and interpretive signage, including recognition of Stewart Indian Colony.

11. **Clear Creek Maintenance Plan**
City to develop a long-term riparian zone maintenance plan for brush removal and vegetative clean up.

12. **Existing Multi-Use Path and Fence**
Replace existing fence with split rail and square wire fence along existing pathway to protect animals and children and provide gates for pedestrian access to creek path.

13. **Existing Exhibit Hall**
Enhance entrance architecturally and add flanking landscape planters. Provide ADA improvements to upper level to house Coop Extension. Provide HVAC, kitchen, audio/ visual, acoustic and insulation improvements.

14. **Outdoor Pavilion**
With enhanced landscaping from Exhibit Hall.

15. **New Playground**
Centrally-located, small 5-12 play structure.

16. **Picnic Table Nodes**
Individual picnic tables at concrete pads.

17. **Shaded Picnic Table Nodes**
Individual picnic tables at concrete pads with shade shelters.

18. **Stage**
Stage size and viewing area similar to Wingfield Park. Location would require selective tree removal for unobstructed views.

19. **Existing Restroom to Remain**

20. **West Parking Lot**
Approximately 275 stalls. Install 50 amp power drop and frost-free water hydrant every 100 feet around parking lot perimeter for special events. Add City bus stop.

21. **1.3 Acre Dog Park**
Small and Large Dog Areas with double-gated entrances. Each area has a central turf area with perimeters sidewalks and benches.

22. **Tree and Landscape Buffer Areas**

23. **Evergreen Windscreen and Corner Entry Signage**

24. **New Vehicular Access**
New right in-right out access to US 395, and new access to Vista Grande Boulevard

All existing site trees should be evaluated for preservation or replacement. Reforestation plan to be developed by City arborist.

LEGEND

1. **Outdoor Arena**
2. **Grandstands**
3. **Paved Driveway Connection**
4. **Fishing Pond**
5. **35' Tall LED Event Sign**
6. **New Restroom**
7A. **Paved Southeast Parking Lot** - 80 single car stalls, 19 RV stalls
7B. **Upper Overflow Southeast Parking Lot** - 55 stalls
8. **Potential Trail Connection**
9. **Historical Cemetery**
10. **Interpretive Creek Multi-Use Path**
11. **Clear Creek Maintenance Plan**
12. **Existing Multi-Use Path and Fence**
13. **Existing Exhibit Hall**
14. **Combined Stage and Outdoor Pavilion**
15. **New Playground**
16. **Shaded Picnic Table Nodes**
17. **Picnic Table Nodes**
18. **Existing Restroom to Remain**
19. **West Parking Lot** - 285 stalls
20. **1.4 Acre Dog Park**
21. **Tree and Landscape Buffer Areas**
22. **Evergreen Windscreen and Corner Entry Signage**
23. **New Vehicular Access**

Project Size: 26 Acres

Carson City Fairgrounds - Fuji Park | Plan Concept Option B

Carson City, Nevada

Stantec

January 29, 2021

LEGEND

1. **Outdoor Arena**
Enlarge existing arena to 300' x 180'and provide shade coverage over 50% of existing bleachers to the north. Remove pens and shoots from Western edge and relocate announcer's booth to northwestern corner.

2. **Grandstands**
Add new grandstands to West with 100% shade coverage.

3. **Paved Driveway Connection**
With 8-10' wide stabilized DG shoulder for pedestrian and animal access. Final Design requires evaluation of impacts to creek. Relocate dumpsters to north of existing maintenance building and provide City water line extension for future use (landscaping and restroom).

4. **Fishing Pond**
Completed ADA compliant concrete loop. Restore landscape areas adjacent to pond and new pathway. Add detention area to the South for parking lot runoff.

5. **35' Tall LED Event Sign**

6. **New Restroom**

7A. **Paved Southeast Parking Lot**
Right in, right out driveway off of S. Carson Street with locking double gate. 25 paved single car stalls along pond (first phase), 19 RV parking stalls and 80 total single car stalls.

7B. **Upper Overflow Southeast Parking Lot**
Maintain existing natural surface and provide traffic control using boulders or post and cable fencing. Approx. 55 single car stalls.

8. **Potential Trail Connection**
Access from Commercial Lots down to park. Route would require switchbacks and cooperation with property owner.

9. **Historical Cemetery**
Entry node with bench and interpretive signage recognizing the Ormsby Co Poor Farm.

10. **Interpretive Creek Multi-Use Path**
1/2 mile trail loop with clearings or observation decks with benches and interpretive signage, including recognition of Stewart Indian Colony.

11. **Clear Creek Maintenance Plan**
City to develop a long-term riparian zone maintenance plan for brush removal and vegetative clean up.

12. **Existing Multi-Use Path and Fence**
Replace existing fence with split rail and square wire fence along existing pathway to protect animals and children and provide gates for pedestrian access to creek path.

13. **Existing Exhibit Hall**
Enhance entrance architecturally and add flanking landscape planters. Provide ADA improvements to upper level to house Coop Extension. Provide HVAC, kitchen, audio/ visual, acoustic and insulation improvements.

14. **Combined Stage and Outdoor Pavilion**
Stage to include lighting and power. Size and viewing area shown is similar to Wingfield Park in Reno. Location would require selective tree removal for unobstructed views.

15. **New Playground**
Centrally-located, small 5-12 play structure.

16. **Picnic Table Nodes**
Individual picnic tables at concrete pads.

17. **Shaded Picnic Table Nodes**
Individual picnic tables at concrete pads with shade shelters.

18. **Existing Restroom to Remain**

19. **West Parking Lot**
Approximately 285 stalls. Install 50 amp power drop and frost-free water hydrant every 100 feet around parking lot perimeter for special events. Add City bus stop.

20. **1.4 Acre Dog Park**
Small and Large Dog Areas with double-gated entrances. Each area has a central turf area with perimeters sidewalks and benches.

21. **Tree and Landscape Buffer Areas**

22. **Evergreen Windscreen and Corner Entry Signage**

23. **New Vehicular Access**
New right in-right out access to US 395, and new access to Vista Grande Boulevard

All existing site trees should be evaluated for preservation or replacement. Reforestation plan to be developed by City arborist.

Facility		Building System/Asset	Description	Estimated cost	FY22	FY23	FY24	FY25	FY26	Fy27	FY28	FY29	FY30	FY31
Fuji Park														
Site Systems	Routine Maintenance	Parking lots	Crack repair, seal coating and restriping	**$73,416**	**$24,472**				**$24,472**				**$24,472**	
	Deferred Maintenance	Sidewalks	Crack repair with Epoxy concrete repair	**$9,048**				**$4,524**				**$4,524**		
	Capital Renewal	Park Benches	Repaint Park Benches	**$2,000**		**$1,000**					**$1,000**			
	Capital Renewal	Pavilions	Repaint metal Park pavilions	**$12,000**			**$12,000**							
	Capital Renewal	Wash Rack	Replace sewage pump	**$9,977**								**$9,977**		
				$0										
				$0										
				$0										
				$106,441	**$24,472**	**$1,000**	**$12,000**	**$4,524**	**$24,472**	**$0**	**$1,000**	**$14,501**	**$24,472**	**$0**
Arena Ticket Booth	Deferred Maintenance	Building Interior	Replace Carpet Tiles	**$1,246**	**$1,246**									
	Capital Renewal	Building Interior	Repaint interior light fixtures	**$404**					**$404**					
				$0										
Arena Announcer's Booth	Routine Maintenance	Building Interior	Repaint	**$2,200**	**$2,200**									
	Capital Renewal	Building System/Asset	Upgrade PA	**$5,600**				**$5,600**						
	Capital renewal	Building System/Asset	Replace Split System	**$3,039**									**$3,039**	
	Capital renewal	Building Interior	Replace Light Fixtures	**$3,334**									**$3,334**	
	Capital renewal	Building Exterior	Replace Light Fixtures	**$3,381**									**$3,381**	
				$19,204	**$3,446**	**$0**	**$0**	**$5,600**	**$404**	**$0**	**$0**	**$0**	**$9,754**	**$0**
Maintenance Building	Capital Renewal	Building System/Asset	Replace Blanket Insulation	**$3,150**					**$3,150**					
	Capital Renewal	Building System/Asset	Replace Interior Light Fixtures	**$14,142**					**$14,142**					
	Capital Renewal	Building System/Asset	Refinish Concrete Floor	**$14,413**										**$14,413**
				$0										
				$0										
				$0										
				$31,705	**$0**	**$0**	**$0**	**$0**	**$17,292**	**$0**	**$0**	**$0**	**$0**	**$14,413**
West Restroom	Deferred Maintenance	Building System/Asset	Replace Interior Light Fixtures	**$6,776**	**$6,776**									
	Capital Renewal	Building System/Asset	Replace Exterior Drinking Fountain	**$5,468**				**$5,468**						
	Routine Maintenance	Building Exterior	Repaint Building Exterior	**$5,000**								**$5,000**		
	Capital Renewal	Building System/Asset	Replace Hand Dryers	**$10,515**										**$10,515**
				$0										
Arena Restroom	Capital Renewal	Building System/Asset	Replace Rigid Board Insulation, tapered 6"	**$8,755**					**$8,755**					
	Capital Renewal	Building System/Asset	Replace Exterior FR Drinking Fountain	**$6,440**					**$6,440**					
	Capital Renewal	Building System/Asset	Replace Ext. wallpack light fixtures	**$5,072**					**$5,072**					
	Capital Renewal	Building System/Asset	Replace Light Control Panel	**$21,031**					**$21,031**					
	Capital Renewal	Building System/Asset	Replace Interior Light Fixtures	**$8,755**					**$8,755**					
	Deferred Maintenance	Building System/Asset	Replace space Heaters with fans	**$6,435**						**$6,435**				
	Routine Maintenance	Building Interior	Repaint walls and ceiling	**$13,000**							**$13,000**			
	Capital Renewal	Building Interior	Replace Corrugated wall Panels	**$7,211**									**$7,211**	
				$104,458										
				$104,458	**$6,776**	**$0**	**$0**	**$5,468**	**$50,053**	**$6,435**	**$13,000**	**$5,000**	**$7,211**	**$10,515**
Exhibit Hall	Routine Maintenance	Building - Exterior	Repaint Exterior metal doors	**$1,575**	**$1,575**									
	Deferred Maintenance	Building - Interior	Replace Vinyl Sheet	**$18,365**	**$18,365**									
	Deferred Maintenance	Building - Interior	Replace Carpet Tiles	**$2,180**	**$2,180**									
	Deferred Maintenance	Building System/Asset	Replace Make-up Air Unit MUA-2	**$44,770**	**$44,770**									

Facility		Building System/Asset	Description	Estimated cost	FY22	FY23	FY24	FY25	FY26	Fy27	FY28	FY29	FY30	FY31
	Deferred Maintenance	Building System/Asset	Replace AHU-2	$75,469	$75,469									
	Deferred Maintenance	Building System/Asset	Replace Make-up Air Unit MUA-1	$44,770	$44,770									
	Deferred Maintenance	Building System/Asset	Replace Make-up Air Unit MUA-3	$44,770	$44,770									
	Deferred Maintenance	Building System/Asset	Replace AHU-3	$75,469	$75,469									
	Deferred Maintenance	Building System/Asset	Replace AHU-4	$75,469	$75,469									
	Deferred Maintenance	Building System/Asset	Replace Duct over Mezzanine	$2,000	$2,000									
	Deferred Maintenance	Building System/Asset	Replace AHU-1	$75,469	$75,469									
	Deferred Maintenance	Building System/Asset	Replace HVAC electric controls	$58,725	$58,725									
	Capital Renewal	Building - Exterior	Replace Plastic Skylight	$6,730			$6,730							
	Routine Maintenance	Building - Interior	Repaint Interior Doors	$4,750			$4,750							
	Capital Renewal	Building System/Asset	Replace Restroom Exhaust Fan	$2,599			$2,599							
	Capital Renewal	Building System/Asset	Replace Kitchen Extract Fan	$4,550			$4,550							
	Capital Renewal	Building System/Asset	Replace Rolling Overhead Doors, electric	$9,085				$9,085						
	Routine Maintenance	Building - Interior	Repaint GWB ceilings	$11,090				$11,090						
	Routine Maintenance	Building - Interior	Replace Painted Finish	$14,717					$14,717					
	Capital Renewal	Building System/Asset	Replace Switchboard-120-208V, 400-2000amp	$35,328					$35,328					
	Capital Renewal	Building System/Asset	Replace panel Board -B, 225amp	$6,857					$6,857					
	Capital Renewal	Building System/Asset	Replace Panel Board -A, 225amp	$6,857					$6,857					
	Capital Renewal	Building System/Asset	Replace Countertop Kitchen sink	$1,358					$1,358					
	Capital Renewal	Building System/Asset	Replace Service Sink	$7,245					$7,245					
	Capital Renewal	Building System/Asset	Replace Security System	$74,778					$74,778					
	Capital Renewal	Building System/Asset	Replace Fire Alarm System	$85,527					$85,527					
	Capital Renewal	Building - fixtures	Replace Hand Dryers	$1,988					$1,988					
	Capital Renewal	Building - Exterior	Replace Galvanized Steel Hatch	$2,704						$2,704				
	Capital Renewal	Building - fixtures	Replace Wall hung urinals -2	$5,195							$5,195			
	Capital Renewal	Building - fixtures	Replace wall mounted water closets -6	$19,320							$19,320			
	Capital Renewal	Building - fixtures	Replace wall mounted lavatories -6	$14,827							$14,827			
	Capital Renewal	Building - Interior	Replace Toilet Partitions -5	$10,515							$10,515			
	Capital Renewal	Building System/Asset	Replace Telephone and Data System	$40,894								$40,894		
				$885,945	$519,031	$0	$18,629	$20,175	$234,655	$2,704	$49,857	$40,894	$0	$0
60 Stall Barn	Capital Renewal	Building System/Asset	Replace CW Circulation Pump/Motors	$4,206				$4,206						
	Capital Renewal	Building System/Asset	Replace Unit Heater, small electric	$1,262				$1,262						
	Capital Renewal	Building System/Asset	Replace Fire Alarm System	$110,309				$110,309						
	Capital Renewal	Building System/Asset	Replace Rigid Board Insulation	$41,291									$41,291	
	Capital Renewal	Building System/Asset	Replace Interior Light Fixtures	$110,309									$110,309	
	Capital Renewal	Building System/Asset	Replace Exterior Wall Pack Light Fixtu	$6,762									$6,762	
	Capital Renewal	Building System/Asset	Replace Light Control Panel	$21,031									$21,031	
	Capital Renewal	Building System/Asset	Replace Exit Lights LED	$2,905									$2,905	
				$0										
				$298,075	$0	$0	$0	$115,777	$0	$0	$0	$0	$182,298	$0
				$2,074,550	$588,419	$2,000	$61,258	$187,311	$653,752	$18,278	$127,714	$120,790	$265,172	$49,856

BOB BOLDRICK THEATER
ADA ASSESSMENT

Prepared for:

Carson City Public Works
Carson City Parks, Recreation, and Open Space

Prepared by:

Dubé Group Architecture
458 Court Street
Reno, NV 89501

December 14, 2020

DRAFT

Table of Contents

1.0 Executive Summary

Purpose and Scope of Assessment

In 2018, Dubé Group Architecture was selected to design the "Bob Boldrick Theater Project" which was completed in February 2019 and consisted primarily of upgraded seating and interior finishes.

During the course of design, we identified several accessibility issues that were beyond the scope of that project.

Because public accommodations are required to remove architectural barriers that are readily achievable even when no alterations or renovations are planned, Dubé Group Architecture was retained in early 2020 by Carson City to prepare this assessment, whose purpose is to propose solutions and estimated costs to address those previously identified accessibility issues. The scope is focused on the following:

Site Accessibility

- East parking lot including accessible route to building
- West parking lot including accessible route to building

Building Accessibility

- Accessible route to the upper and lower ADA seating areas from the lobby and corridors
- Accessible route to the stage from the auditorium

The assessment does not include restrooms, drinking fountains, or other spaces outside the auditorium, nor does it include an accessibility review beyond the scope noted above.

Recommendations

East Parking Lot

- Restripe parking stalls, access aisle, and accessible route
- Install new signage
- Install wheel stops

East Arrival Point

- Install new concrete walkways and ramp to provide an accessible route from east parking lot to east entry

West Arrival Point

- Install handrails along portion of accessible route that exceeds 5% slope in direction of travel

East Lobby

- Reconstruct ramp to provide level landing at top, bottom, and at any change in direction

West Lobby

- Reconstruct ramp to provide level landing at top, bottom, and at any change in direction

Upper ADA Seating Area

- Extend concrete platform, including perimeter railing
- Install new egress door from platform to main lobby

Lower ADA Seating Area

- Install inclined or vertical platform lift
- Extend concrete platform, including perimeter railing

Stage

- Infill orchestra pit flush with stage
- Install vertical platform lift

2.0 Applicable Codes

The 2010 ADA Standards for Accessible Design (ADASAD) are currently the federal ADA standards and "units of government at the state, county, and local levels are subject to the ADA and must comply with the ADA standards in new construction and alterations", according to www.access-board.gov/ada/guides/chapter-1-using-the-ada-standards/.

Although the 2010 ADASAD is currently the federal standard, Carson City, like countless jurisdictions, has adopted the International Building Code (IBC). IBC Chapter 11 tells us what has to be accessible and ANSI A117.1 tells us how to do it. In the event of a conflict between the ADASAD and ANSI A117.1, whichever standard provides more accessibility would prevail.

Carson City adopted the International Code Council Family of codes and the 2018 Northern Nevada Amendments. The applicable codes used in this assessment to determine compliance are highlighted in **bold**.

- 2018 Northern Nevada Amendments
- 2018 Northern Nevada Fire Amendments
- **2018 International Building Code**
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Property Maintenance Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 Wildland Urban Interface Code
- 2018 Uniform Mechanical Code
- 2018 Uniform Plumbing Code
- 2017 National Electrical Code
- **2009 ICC/ANSI A117.1**

3.0 Accessible Parking

Accessible parking spaces should always be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. For the purpose of this assessment, the two primary parking lots serving the theater are located on the east and west sides of the Carson City Community Center as shown in Figure 1.

- The required number of accessible spaces is found in the current edition of the International Building Code (IBC) Chapter 11 Accessibility (Table 1106.1)

- A standard accessible parking space should be 8’ wide adjoining a 5’ wide access aisle

- A van accessible parking space should be 11’ wide adjoining a 5’ wide access aisle, or 8’ wide adjoining an 8’ wide access aisle

Figure 1 Google Earth Aerial Image of Carson City Community Center

East Parking Lot

There are 98 spaces in the east parking lot of which 4 are currently striped as accessible parking spaces with accessible signage. Per IBC Table 1106.1, we need a minimum of 4 accessible parking spaces with at least one of the spaces a van accessible parking space.

Photo 1 East parking lot looking west

As shown in the photo above, there are two accessible parking spaces that share a common access aisle facing west toward the building. The access aisle intersects the accessible route, tucked up against the building, which leads to the accessible building entrance.

<u>We recommend the following improvements:</u>

- As part of routine maintenance (note deteriorating asphalt repairs), the pavement markings denoting “no parking zone” should be re-applied at a diagonal similar to access aisle striping on west parking lot
- Each van accessible parking space and intermediate access aisle should be 8’ wide
- The signs should be replaced with new signs indicating van accessible parking with the bottom of signs at 60 inches above finish surface of parking lot
- Maintain (and stripe) a minimum 48” clear accessible route where the access aisle intersects the accessible route (against the building)

- Provide wheel stops (minimum six feet long) to prevent overhanding vehicles from encroaching into the accessible route or consider installing concrete filled metal pipe bollards with integrated pole and sign at each accessible parking space

Photo 2 East parking lot looking north

As shown in the photo above, there are two angled van accessible parking spaces that share a common access aisle facing north toward the lawn area. Neither the stall width nor the access aisle width meet the standards. Note that there is no defined path from the access aisle leading to the accessible route and disabled users are forced to wheel or walk behind parking spaces and out into the vehicular way.

<u>We recommend the following improvements:</u>

- Consider adding a new accessible sidewalk, 48” wide minimum, along the north side of the access aisle and parking spaces, leading to the accessible route to the building entrance

- The access aisle width should be increased to 8’ or the van accessible sign should be removed

- Van accessible parking spaces should be 8’ wide

- As part of routine maintenance (note deteriorating asphalt repairs), the pavement markings denoting “no parking zone” should be re-applied at a diagonal similar to access aisle striping on west parking lot

- Signage should be consistent in messaging, style, color, etc., throughout the parking lots

- Provide wheel stops to prevent overhanding vehicles from encroaching into the accessible route

West Parking Lot

There are 69 spaces in the west parking lot of which 2 are currently striped as accessible parking spaces and 2 as van accessible parking spaces. Per IBC Table 1106.1, we need a minimum of 3 accessible parking spaces and at least one of the spaces must be a van accessible parking space.

Photo 3 West parking lot looking east

There are two 8’ wide van accessible parking spaces that share a common 8’ wide access aisle and two 8’ wide accessible parking spaces that share a common 5’ wide access aisle facing east as indicated in the photo above.

- The accessible parking and access aisles connect to the accessible route and are compliant

4.0 Accessible Route

The primary entrances to the theater are on the north side of the building facing the expansive lawn and flanked by the parking lots on the east and west sides of the building.

East Arrival Point

From the east parking lot, patrons navigate up a flight of steps or the ramp as shown in the photo below to reach the eastern-most pair of entry doors by the ticket office, which is signed as the accessible entrance to the auditorium (theater).

Photo 4 accessible route from east parking lot looking northwesterly

We noted the following deficiencies:

- The cross slope exceeds 2% on concrete walkway leading from the asphalt parking area to the ramp and stairs

- The intermediate ramp landing exceeds the maximum 2% slope because the tight radius and angled ramp runs result in compound slopes in direction of travel

- The deteriorated electric vault lid disrupts accessible route and should be replaced or the vault relocated outside the accessible route

- The running slope in the direction of travel exceeds 5% leading to the east entry

Photo 5 east ramp intermediate landing looking southeasterly

Photo 6 damaged vault lid in accessible route at east ramp looking north

Photo 7 Running slope in direction of travel exceeds 5% and should be considered a ramp with level landings top and bottom and handrails on both sides

We recommend the following improvements:

- Consider reconstructing new accessible route from east parking lot to east entry that includes new walkway, stairs, and ramp.

> Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes.

Figure 2 2010 ADA Standards for Accessible Design

West Arrival Point

From the west parking lot, patrons navigate down a flight of stairs or the sloping accessible path as shown in the photo below to reach the eastern-most pair of entry doors by the ticket office, which is signed as the accessible entrance to the auditorium (theater).

Photo 8 Accessible route from west parking lot to theater entrance

We recommend the following improvements:

- The slope of the curved accessible route shown at right in the photo above exceeds 5% in the direction of travel – regrade or provide handrails both sides

- If possible, relocate the vault shown in the photo above out of the accessible path

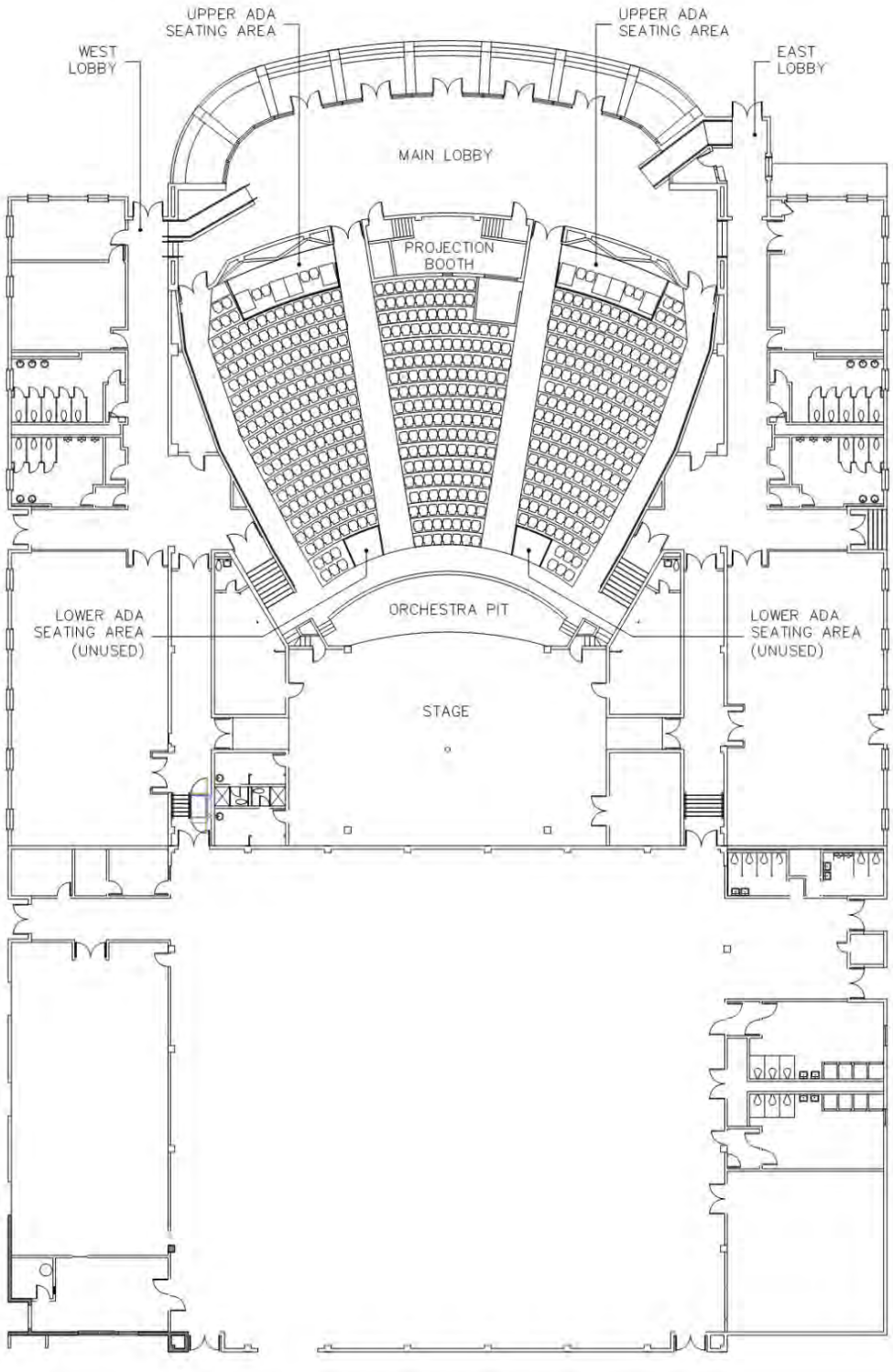


Figure 2 Overall existing floor plan

East Lobby

An addition to the east lobby was added at some point in the past to provide a ticket office and a new interior ramp leading from the east lobby up to the main lobby level as shown in the photo below (see also Figure 2).

Photo 9 East Lobby at ticket office

- The ticket counter is 36 inches in width and measures 34 inches from the floor to the top of the counter, allowing a forward approach that meets the requirements of ANSI A117.1

- The ramp is approximately 58 inches in width, exceeding the minimum 36 inches requirements of ANSI A117.1. However, the ramp doglegs to the left as shown in the photo above and does not meet the requirement for a landing at any change of direction

<u>We recommend the following improvements:</u>

- Reconstruct the ramp to provide level landing at top, bottom, and intermediate landing at change in direction

West Lobby

The steps leading up to the main lobby level from the west lobby were previously modified by shortening the steps and constructing a new ramp. Similar to the east lobby's ramp, there is no level landing provided at the change in direction.

Photo 10 West lobby looking east

- The ramp is approximately 42 inches in width, exceeding the minimum 36 inches requirements of ANSI A117.1. However, the ramp doglegs to the left as shown in the photo above and does not meet the requirement for a landing at any change of direction

- The stairway is approximately 38 inches in width and doesn't meet the minimum 44 inch requirement in IBC Section 1011 or the minimum 48 inches for accessible means of egress per IBC Section 1009.3

<u>We recommend the following improvements:</u>

- Reconstruct the ramp to provide level landing at top, bottom, and intermediate landing at change in direction

Theater

The theater floor slopes from the edge of the back wall by the main lobby down toward the stage, dropping six feet until it levels out about five feet in front of the orchestra pit as shown in Figure 3. Per ANSI A117.1, the maximum allowable slope is 8.3% and the maximum ramp rise for any leg of a ramp is 30 inches; unfortunately, the theater floor slopes in excess of 9% and lacks intermediate landings and a level landing at the top by the exit doors.

Prior to the 2018-2019 renovation, there were four wheelchair space locations – one each at the east and west sides of the theater at the back wall (upper ADA seating area) and one each at the east and west sides near the stage (lower ADA seating area) – refer to Figure 2. However, without an accessible means of egress, the lower ADA seating areas are not compliant and aren't currently used for wheelchair seating.

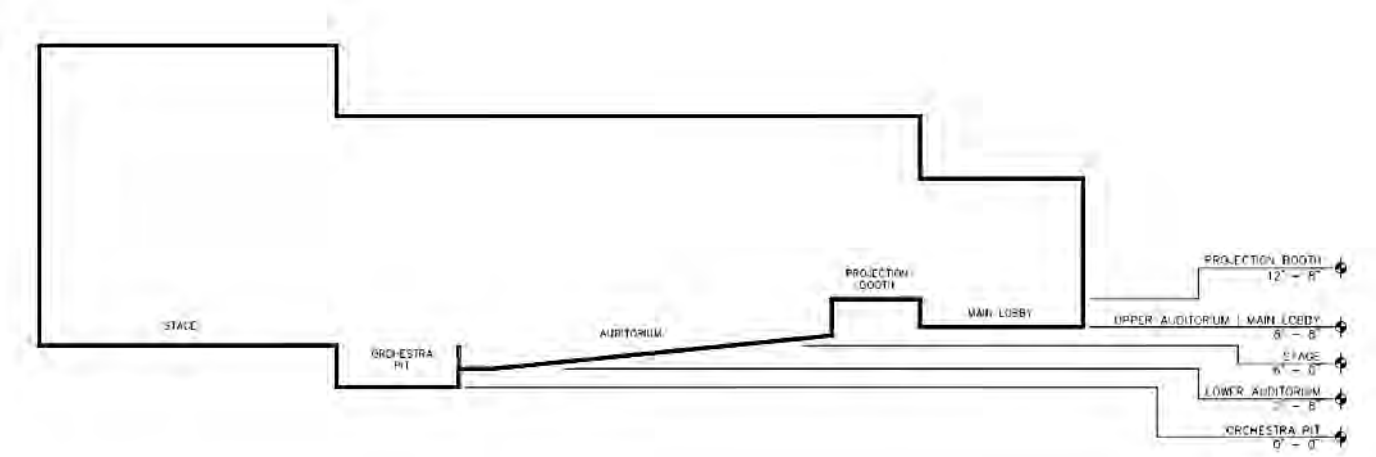


Figure 3 Theater longitudinal section

The theater accommodates 575 standard seats, 8 wheelchair spaces, and 8 companion seats, for a total seating count of 591 seats. The minimum required number of wheelchair space locations is found in ANSI A117.1 Table 802.10, and for 501 to 1000 total seat capacity, we are required to disperse a minimum of three wheelchair space locations throughout the theater.

Upper ADA Seating Area

The upper ADA seating area is on a concrete platform and is accessed via a flared curb-ramp as shown in the photo below. There is no level landing at the doorway, nor adjacent to the platform, because the auditorium floor slope starts at the door threshold and drops down toward the stage. Consequently, the platform doesn't meet the accessibility requirements.

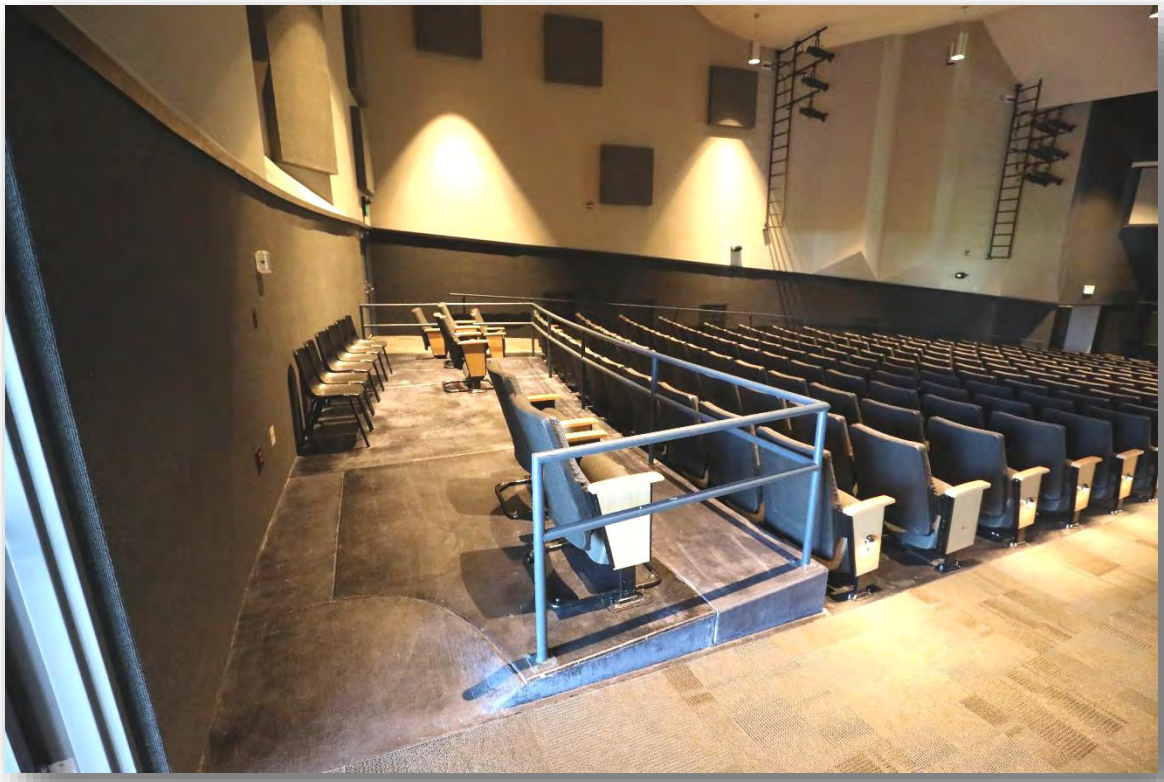


Photo 11 Upper ADA seating area looking toward east lobby – west lobby similar

Photo 12 Possible door location to upper ADA seating area – note the recessed fire extinguisher cabinet and electrical outlets that will have to be relocated

We recommend the following improvements:

- Demolition and new structural steel frame as required to cut in a new in-swinging door to access the platform from the main lobby as shown in Figure 4 below
- Extend platform as indicated, including handrails
- Eliminate non-compliant existing curb-ramp at platform with new level concrete section and extend handrails to back wall
- Relocate fire extinguisher and cabinet
- Relocate existing electrical outlets

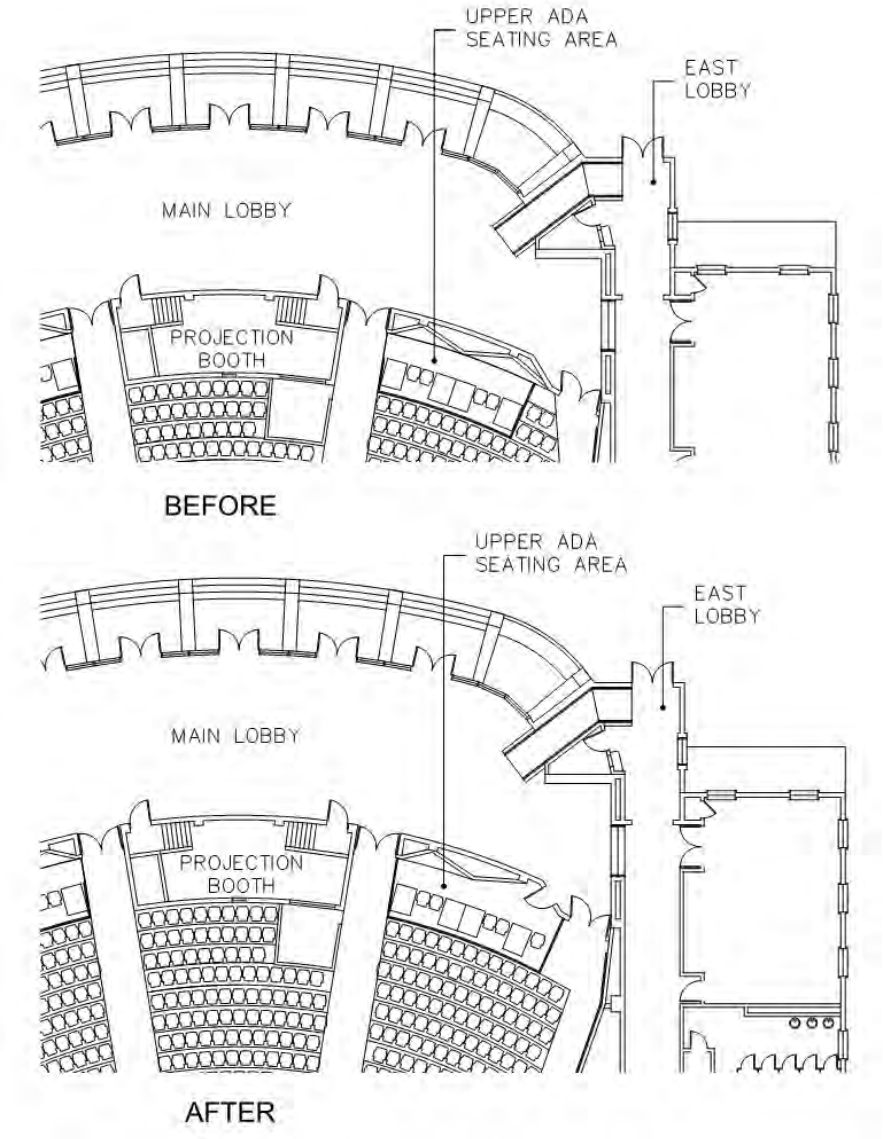


Figure 4 Upper ADA seating area

Lower ADA Seating Area

During a previous renovation, a portion of the existing sloping concrete floor was removed and a level concrete platform was poured to form the lower ADA seating area – one each on the east and west sides of the theater as shown in the photo below and on Figure 6.

- The slope of the auditorium floor is too steep for wheelchairs to safely navigate and the only other access to the lower level is via stairs flanking both sides of the theater

- Without an accessible route and accessible means of egress, the lower ADA seating areas cannot be used and the theater doesn't meet the minimum wheelchair space locations

Photo 13 Lower ADA seating area

<u>We recommend the following improvements:</u>

- Option 1: Installation of an inclined platform lift

- Option 2: Installation of a vertical platform lift

- Expand lower ADA seating platform to accommodate wheelchairs and companions

Option 1 Inclined Platform Lift

Theater staff identified the west stairs leading from the lower auditorium floor up to the west corridor as the preferred location to provide an accessible means of egress. The lift will have to climb approximately 56 inches (4'-8"), which is the floor elevation difference between the west (and east) corridor and the lower auditorium floor.

- An incline platform lift such as an example shown in Figure 5 below will fit easily within the existing stairway, requiring little modification other than attaching the extruded aluminum guide and support rails directly to the existing CMU wall

- The lift, when folded against the wall, may block access to the existing fire extinguisher which is located in a recessed fire extinguisher cabinet as shown in the photo below, requiring relocation of the fire extinguisher

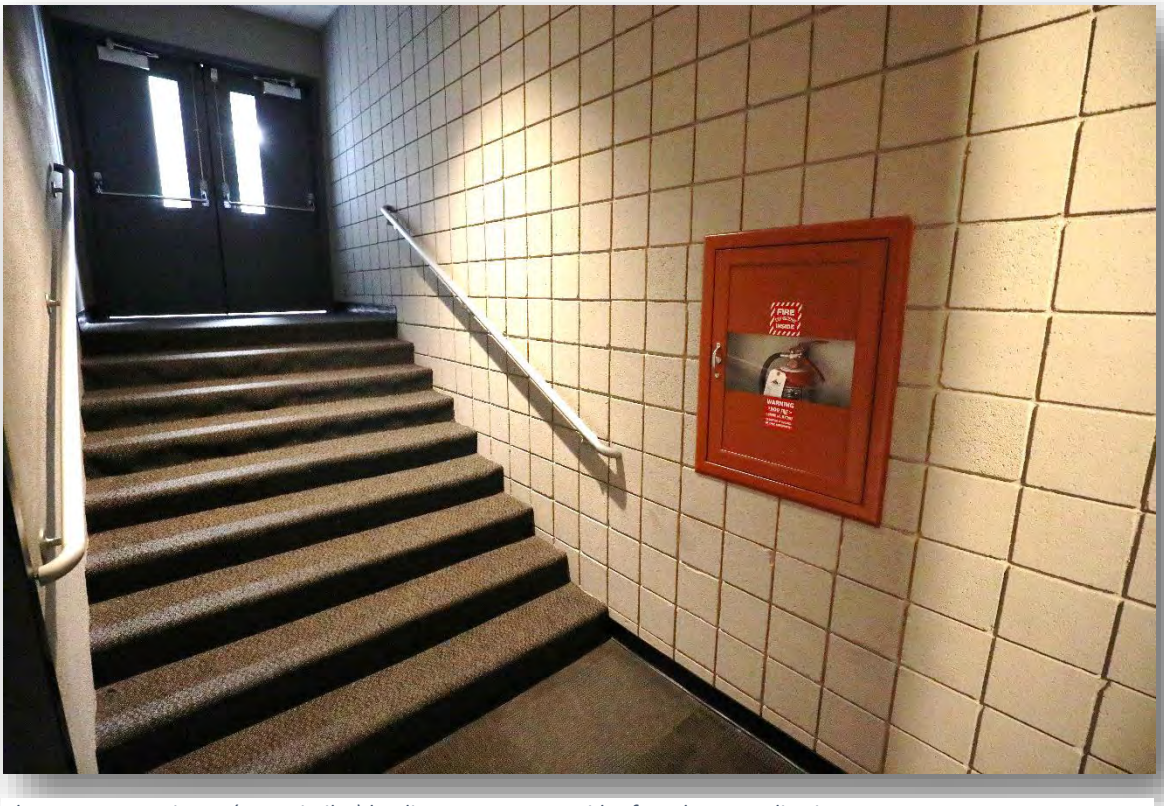


Photo 14 East stairway (west similar) leading up to east corridor from lower auditorium

Figure 5 Typical inclined platform lift (photo credit: Garaventa Lift)

Option 2 Vertical Platform Lift

The minimum platform lift size is 36 inches wide by 52 inches deep. Because the footprint and pit/runway dimensions are 52 inches wide by 58-1/2 inches deep and the existing stairs are approximately 71 inches wide, choosing this option will require the stairs to be removed.

- An vertical platform lift such as shown in Figure 6 will fit easily within the existing stairway footprint after removing the stairs flush with the top landing

Expand Lower ADA Seating Platform

- To meet the minimum requirements for three wheelchair space locations, it is recommended that at least one and preferably both of the existing lower ADA seating platforms be increased in size as shown in Figure 6

- The existing sloped floor will need to be removed and a level concrete platform constructed to match existing platform

- The railing should be extended at the perimeter of the expanded platform to match the existing railing

- If both platforms are extended, the new seat count will be 566 standard seats, 12 wheelchair spaces, and 12 companion seats, for a total seating count of 590 seats

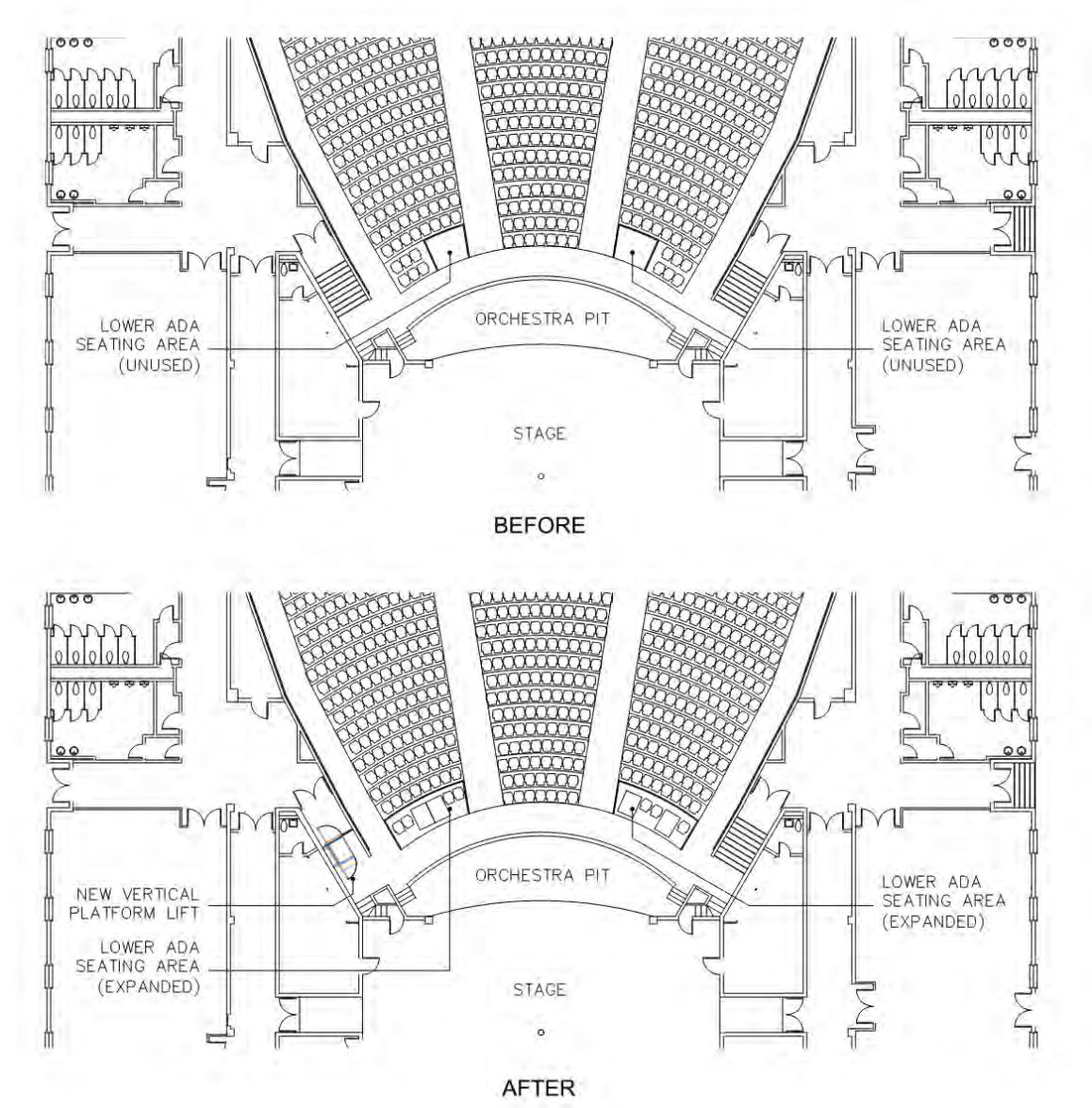


Figure 6 Lower ADA seating area

Performance Areas

IBC Section 1108.2 states "*An accessible route shall directly connect the performance area to the assembly seating area where a circulation path directly connects a performance area to an assembly seating area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers*".

The commentary further explains: *"Performance areas, such as stages, orchestra pits, band platforms, choir lofts and similar spaces, must be accessible. If there is a direct route from the seating to the performance area, there must also be an accessible route. For example, if steps are provided from the assembly seating area to the stage within the theater, then an accessible route (e.g., a ramp or platform lift) to the stage must also be provided within the theater. An accessible route must also be provided to any ancillary areas, such as green rooms or practice/warm-up rooms. The intent is that a person with mobility impairments could participate in the event. This could include high-school graduation with students coming from the audience onto the stage to receive their diplomas; participating in the community band; playing in the orchestra for a performance; acting in a production; or giving a speech".*

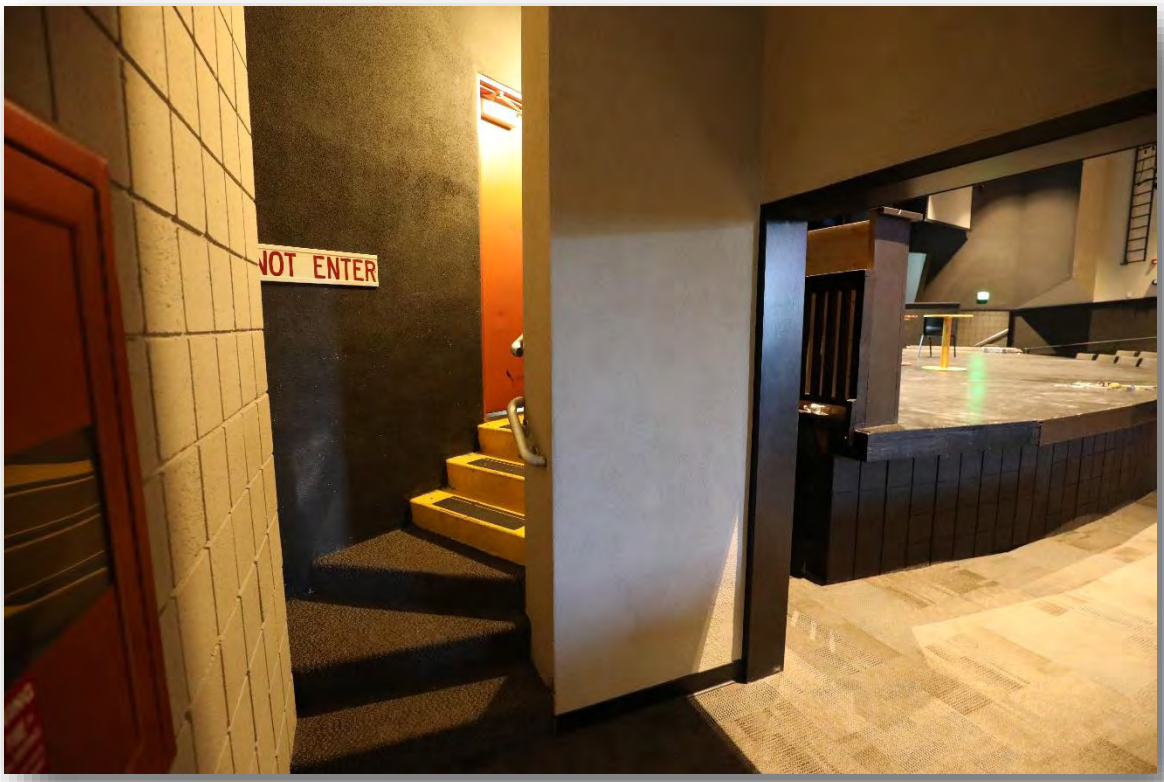


Photo 15 View looking south to stage access on east side of auditorium

As indicated in the photo above, the stage is accessed via a set of stairs leading up from the auditorium on the east and west sides. The steps leading down to the orchestra pit to the left of the stage in the photo above (and typical stage right and stage left) are hidden under the pit cover sometimes used to extend the stage during some performances.

Stage

Because there is a direct route within the theater to the stage (via steps which flank both sides of the stage), we need to provide an accessible route to the stage within the theater.

We recommend the following improvements:

- Infill orchestra pit flush with stage and install vertical platform lift to provide access to stage from seating area as shown in Figure 7

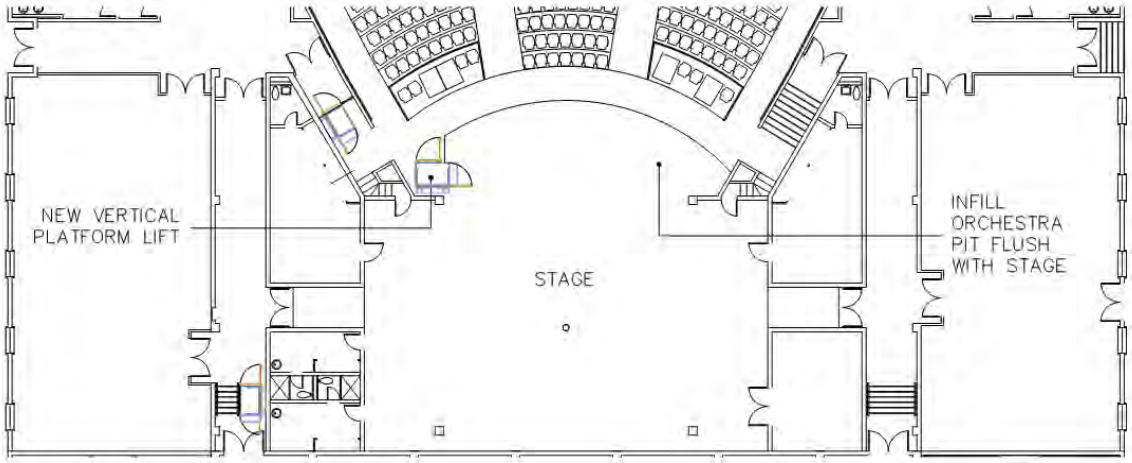


Figure 7

5.0 Preliminary Estimate of Probable Costs

#	DESCRIPTION	ESTIMATED COST RANGE	
1	**East Parking Lot**	$ 12,500.00	$ 15,000.00
	Pavement Markings		
	Signs		
	Wheel stops		
	Bollards		
2	**East Arrival Point**	$ 75,000.00	$ 115,000.00
	New concrete walkway and ramp		
3	**West Arrival Point**	$ 15,000.00	$ 35,000.00
	New handrails		
	New concrete walkway		
4	**East Lobby**	$ 30,000.00	$ 50,000.00
	R&R ramp		
5	**West Lobby**	$ 30,000.00	$ 50,000.00
	R&R ramp		
6	**Upper ADA Seating Area**	$ 90,000.00	$ 150,000.00
	Extend (2) concrete platforms & railings		
	New egress door, framing , int. finishes		
7	**Lower ADA Seating Area**	$ 45,000.00	$ 65,000.00
	Install new lift		
	Extend concrete platfrom inc. railing		
	Extend concrete platfrom inc. railing		
8	**Stage**	$ 65,000.00	$ 85,000.00
	Install new lift		
	Infill orchestra pit		
	Total	**$ 362,500.00**	**$ 565,000.00**