



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Architect Services for Evaluation of Main Street Fire Station and Recreation Site Master Plan

MEETING DATE: April 5, 1995

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council consider reusing the Main Street Fire Station and authorize a professional service contract to address concept design, cost estimates, and Parks and Recreation Master Plan.

BACKGROUND INFORMATION: Seven years ago the Parks and Recreation Department developed a master plan depicting the planned renovation for the Parks and Recreation Office and corporation yard; included in the plan was the demolition of the Main Street Fire Station.

Public Works Director, Jack Ronsko, sent a correspondence to Parks and Recreation and the Lodi Historical Society in November 1994, indicating that they were preparing to demolish the Fire Station in order to comply with our master plan (See Exhibit A). Shortly thereafter Mr. Ronsko received a response from Susan Benbrook, Chairman of the Lodi Historical Society, requesting the building remain at it's present location. (See Exhibit B).

Mr. Ronsko contacted Parks and Recreation for their opinion on the Fire Station as a usable building. Capital dollars have been at a premium the past three to five years. Initially, staff felt the building had possibilities but inadequate funding. The request was presented to the Parks and Recreation Commission at a monthly meeting. Commissioners Keith Land and Elvera Melby were asked to tour the facility and compile a report. Land and Melby toured the facility and concurred on the feasibility of the plan and reported back to the Commission. Mr. Ronsko suggested a meeting with the City Manager and me to discuss renovation possibilities and request funding to develop a design concept, cost estimates to remodel, and address the old Parks and Recreation Master Plan issues and facility needs. The City Manager approved the idea in general. Mr. Ronsko produced a professional services contract (\$6,770). The City Manager suggested we take this to Council for consideration and approval to obtain an analysis of the project and costs and relationship to Park and Recreation Master Plan.

Mr. Ronsko requested CDBG funding for the project but it did not qualify.

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

Note the attached Main Street Fire Station proposal submitted by Wenell, Mattheis, and Bowe, Architects (Exhibit C).

Included are the Parks and Recreation Facility and Corporation Master Plan as prepared in 1988 by Morris and Wenell Architects (Exhibit D).

To further understand the general concepts we need to discuss the particulars (from Wenell, Mattheis and Bowe) to move ahead and make sound decisions on this project.

FUNDING: \$6,700 from General Fund

A handwritten signature in black ink, appearing to read "Ron Williamson". The signature is fluid and cursive, with a large initial "R" and "W".

Ron Williamson
Parks and Recreation Director

RW/jo

cc: City Attorney
Parks Superintendent

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY C. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

November 15, 1994

EXHIBIT A

Lodi Historical Society
Attn: Lynn Benbrook
P. O. Box 264
Lodi, CA 95241-0264

SUBJECT: Main Street Fire House
114 North Main Street

The structure at 114 North Main Street will be vacated at the end of this month (November 1994). The area this building sits on is needed for the ultimate Parks and Recreation corporation yard. The City is planning to remove this building from the site.

Since this building has some historical significance, we would like to have the Lodi Historical Society's input before any final recommendations on this structure are taken to the City Council. If you are interested and wish to comment on the structure, we would appreciate having your input prior to the end of this calendar year, December 31, 1994.


Jack L. Ronsko
Public Works Director

JLR/m

cc: City Manager
Parks and Recreation Director
Building and Equipment Maintenance Superintendent



EXHIBIT B

December 4, 1994

Mr. Jack Ronsko
Public Works Director
City of Lodi

Dear Mr. Ronsko,

In reply to your letter of November 15, 1994 in regards to the structure at 114 North Main Street, the Lodi Historical Board of Directors, on behalf of the Lodi Historical Society, wishes to thank you for your notification regarding its possible removal. Although, we appreciate your concern regarding our opinion, we cannot concur with your decision to remove it from the present site.

As you acknowledged in your letter, this particular structure has historical significance, and we steadfastly maintain that it must be retained at its present location on Main Street. It is known as the first City of Lodi official building and as City Hall was the headquarters for all city utilities. Having being built in 1912 and in city use until 1928, it was also at one time Lodi's main fire house. We cannot allow any further part of Lodi's unique history to be destroyed. What will then be left but modern sub-divisions and up-to-date shopping centers.

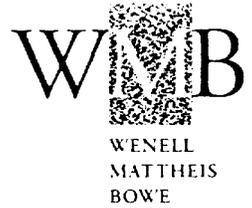
We have contacted and have the united support of the East Side Improvement Committee and are in the process of contacting Janet Keeter, Economic Development Coordinator for Lodi, and Tony Segale, Chairman, Revitalization Task Force Committee. We are confident that we have the citizens of Lodi supporting us 100% as well.

We implore you to make other arrangements for the Parks and Recreation corporation yard, if indeed needed, and we are anticipating a prompt reply to our request. We await your decision so that our further course of action can be implemented.

Susanne L. Benbrook, Lodi Historical Board of Directors member and Chairperson, Committee to Retain Bldg. at 114 North Main Street.

cc: Lynn Benbrook, Pres., Lodi Historical Committee
City Manager
Parks and Recreation Director
Building and Equipment Maintenance Superintendent
City Council
Lodi News Sentinel
Stockton Record

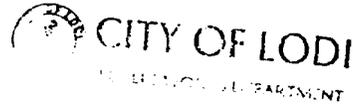




February 15, 1995

RECEIVED

FEB 16 1995



Jack Ronsko, Director
Public Works Department
CITY OF LODI
P.O. Box 3006
Lodi CA 95241-1910

SUBJECT: MAIN STREET FIRE HOUSE PROPOSAL

Dear Jack:

We are pleased to propose architectural services to provide design concepts for the reuse of the Fire House building for Parks and Recreation offices as well as addressing the site issues of the park maintenance and storage yard. This proposal does not include design concepts on the proposed remodel of the Parks and Recreation office building into a community center building.

The scope of work includes four major tasks:

- Develop as-built drawings as required for design work including field investigation and CADD input of floor plans and west elevation.
- Develop written design program for building and site.
- Develop design concepts and final building plan, site plan, and west elevation including presentation drawings.
- Develop concept cost estimate of building and site.

This proposal does not include consultant analysis of structural, mechanical and electrical systems. We will include cost factors in the estimate for new mechanical, plumbing and electrical systems and structural strengthening concepts similar to City Hall.

ARCHITECTURE

PLANNING

INTERIORS

Larry Wenell

Tim Mattheis

Thomas Bowe,

Architects

222

W. Lockeford St.

Suite # 9

Lodi, California

95240

209 / 369-8258

FAX:

209 / 368-5098

Stockton

209 / 944-9110

Sacramento

916 / 451-9268

Jack Ronsko
Proposal for Services
Main Street Fire House
February 15, 1995
Page 2

The fee is based upon the attached tasking sheets, and is broken down into two parts - building and site.

Building Design	\$4,970
Site Design	1,550
Materials (estimate)	<u>250</u>
TOTAL	6,770

We propose to bill the fees on a time plus materials basis not to exceed the fees proposed.

Again, thank you for allowing us to provide architectural services to the City of Lodi. We look forward to working with you on this interesting project.

Sincerely,

WENELL MATTHEIS BOWE



Larry Wenell, Architect
President

SITE PLANNING

PHASE "E" PROJECT INVESTIGATION								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
300	Site Analysis	1				2		\$ 180.00
400	Existing Site Plan					4		\$ 200.00
TOTAL HOURS		1.0	0.0	0.0	0.0	6.0	0.0	7.0 \$ 380.00
PERSONNEL WEEKS		0.0	0.0	0.0	0.0	0.2	0.0	0.2
TOTAL FEE BUDGET		80	0	0	0	300	0	\$ 380.00

PHASE "F" PROGRAMMING								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
331	User Interviews	1						1 \$ 80.00
336	Program Report/Writing/Prep	2					1	3 \$ 190.00
155	Meeting with Client	1						1 \$ 80.00
								0 \$ -
TOTAL HOURS		4.0	0.0	0.0	0.0	0.0	1.0	5.0 \$ 350.00
PERSONNEL WEEKS		0.1	0.0	0.0	0.0	0.0	0.0	0.1
TOTAL FEE BUDGET		320	0	0	0	0	30	\$ 350.00

PHASE "G" MASTER PLANNING								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
400	Architectural Site Plan Design	4				4		8 \$ 520.00
168	Presentation Documents					6		6 \$ 300.00
TOTAL HOURS		4.0	0.0	0.0	0.0	10.0	0.0	14.0 \$ 820.00
PERSONNEL WEEKS		0.1	0.0	0.0	0.0	0.3	0.0	0.4
TOTAL FEE BUDGET		320	0	0	0	500	0	\$ 820.00

CITY OF LODI
 MAIN STREET FIRE HOUSE
 Architectural Services Tasking

BUILDING

PHASE "E" PROJECT INVESTIGATION								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
302	Building Measurement	2				8		10 \$ 560.00
161	Copy & Plan Reproduction						1	1 \$ 30.00
304	Photograph Existing Conditions					1		1 \$ 50.00
406	Input Existing Floor Plans					10		10 \$ 500.00
409	Input Existing Elevations					5		5 \$ 250.00
TOTAL HOURS		2.0	0.0	0.0	0.0	24.0	1.0	27.0 \$ 1,390.00
PERSONNEL WEEKS		0.1	0.0	0.0	0.0	0.6	0.0	0.7
TOTAL FEE BUDGET		160	0	0	0	1200	30	\$ 1,390.00

PHASE "F" PROGRAMMING								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
331	User Interviews	2						2 \$ 160.00
336	Program Report/Writing/Prep	4					4	8 \$ 440.00
155	Meeting w/Client	2						2 \$ 160.00
170	Code Compliance Research	2						2 \$ 160.00
TOTAL HOURS		10.0	0.0	0.0	0.0	0.0	4.0	14.0 \$ 920.00
PERSONNEL WEEKS		0.3	0.0	0.0	0.0	0.0	0.1	0.4
TOTAL FEE BUDGET		800	0	0	0	0	120	\$ 920.00

PHASE "G" MASTER PLANNING								
TASK		PERSONNEL/TIMEFRAME					TOTALS	
		Princ	Princ	Princ	D/D	Drft		
151	Design Review	0.5	0.5	0.5				
406	Floor Plan(s) Design	12				8		20 \$ 1,360.00
409	Exterior Elevations Design	4				4		8 \$ 520.00
155	Meeting with Client	4						4 \$ 320.00
152	Correspondence						1	1 \$ 30.00
161	Copy & Plan Reproduction						1	1 \$ 30.00
168	Presentation Documents					8		8 \$ 400.00
TOTAL HOURS		20.0	0.0	0.0	0.0	20.0	2.0	42.0 \$ 2,660.00
PERSONNEL WEEKS		0.5	0.0	0.0	0.0	0.5	0.1	1.1
TOTAL FEE BUDGET		1600	0	0	0	1000	60	\$ 2,660.00

CITY OF LODI
 MAIN STREET FIRE HOUSE
 Architectural Services Tasking