



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Indoor Sports and Activity Complex project review and request for direction

MEETING DATE: May 1, 2002

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review progress to date on the Indoor Sports and Activity Complex project and provide direction regarding specific design element components.

BACKGROUND INFORMATION: On February 6, 2002, the City Council approved a professional consulting services contract with ELS Architecture and Urban Design (ELS) and allocated \$681,135 for the design of an Indoor Sports and Activity Complex. As a reminder to Council, a project estimate of \$7,500,000 was discussed at shirtsleeve sessions last year during consideration of COP financing. Actual costs of the project will depend upon its actual design. Also, staff has attempted to estimate annual operations and maintenance costs but this will also vary depending upon actual design. ELS can conduct a detailed economic analysis upon request and for an additional fee. For our project to date, ELS has provided rough estimates of annual operating subsidies based upon their experiences with other similar facilities.

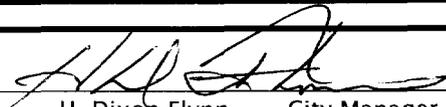
The basic services included in the contract include a scope of services/work plan to be performed in phases. The City must approve proceeding with each phase and may elect to terminate services at the end of each phase. The phases are as follows:

- Planning Phase
- Schematic Design Phase
- Design Development Phase
- Construction Documents Phase
- Bid and Permit Phase
- Construction Phase
- Post Construction Phase

The City established an ambitious timeline for the construction documents phase and has established a goal for construction documents to be at 90% completion by November 1, 2002.

The consulting firm (ELS) has been working for several weeks now and clear direction regarding the elements for the project are needed. Specifically, the schematic design phase will require detailed components identified and clear direction for a preferred site plan.

APPROVED: _____


H. Dixon Flynn -- City Manager

04/25/02



CITY OF LODI

COUNCIL COMMUNICATION

To date a variety of actions have occurred with regards to the project. Per the contract, ELS has been working with a steering committee on the project. This group has included representatives of several City departments (Parks & Recreation; Public Works; Community Development; the City Manager's Office), representatives of the Lodi Sports Foundation, representatives of the Boosters of Boys and Girls Sports (BOBS), and a representative from the Parks and Recreation Commission. Field trips have been taken and items of consideration have included site location and a wide range of program issues and design ideas. On March 7, 2002, a public workshop was held at the Carnegie Forum to encourage input and ideas for the project.

One of the primary issues of discussion has been the question of what the purpose of the facility should be for the community. Gymnasium spaces have been a priority focus along with the need for flexibility and multiple uses. The preferred site plan selected will have an impact upon initial costs to construct and cost recovery potential annually.

Our process has seen strong support among the advocates for gymnasium space and multi use rooms for programs and rentals to be included in the design. With these factors in mind our process has focused upon two plans which both occupy just over 30,000 square feet. I have attached information which ELS has prepared which provides some of the estimated costs for two plans. **I would like to remind all that these are only estimates and will change depending upon the various design decisions which are made.**

Attached for your information is a variety of supplemental information in response to questions posed at the Council meeting of April 3, 2002. It includes:

- A current overview of gymnasium facilities which are utilized by Parks and Recreation for programs. Please note that the use of the Lodi Grape Pavilion is restricted to five months out of the year. Also, the National Guard Armory five year lease has now been approved by Council and the use of the full size court it contains will occur in the coming months. Participant numbers for basketball are also listed. (Attachment A)
- An excerpt from the request for qualifications advertisement which addressed the design concept intended for the project. (Attachment B)
- A listing of program offerings which might be possible with an indoor sports complex facility. (Attachment C)
- A listing of possible sites which are under consideration as possible locations to utilize the Breakaway Sports donated surfaces. (Attachment D)

APPROVED: _____
H. Dixon Flynn -- City Manager

04/25/02



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We intend to have ELS in attendance at the May 1, 2002, City Council meeting to present the project status and answer questions. If the Council is able to provide clear direction regarding which concept it prefers, it will allow schematic work to move forward with one preferred site plan.

FUNDING: None

Roger Baltz
Parks and Recreation Director

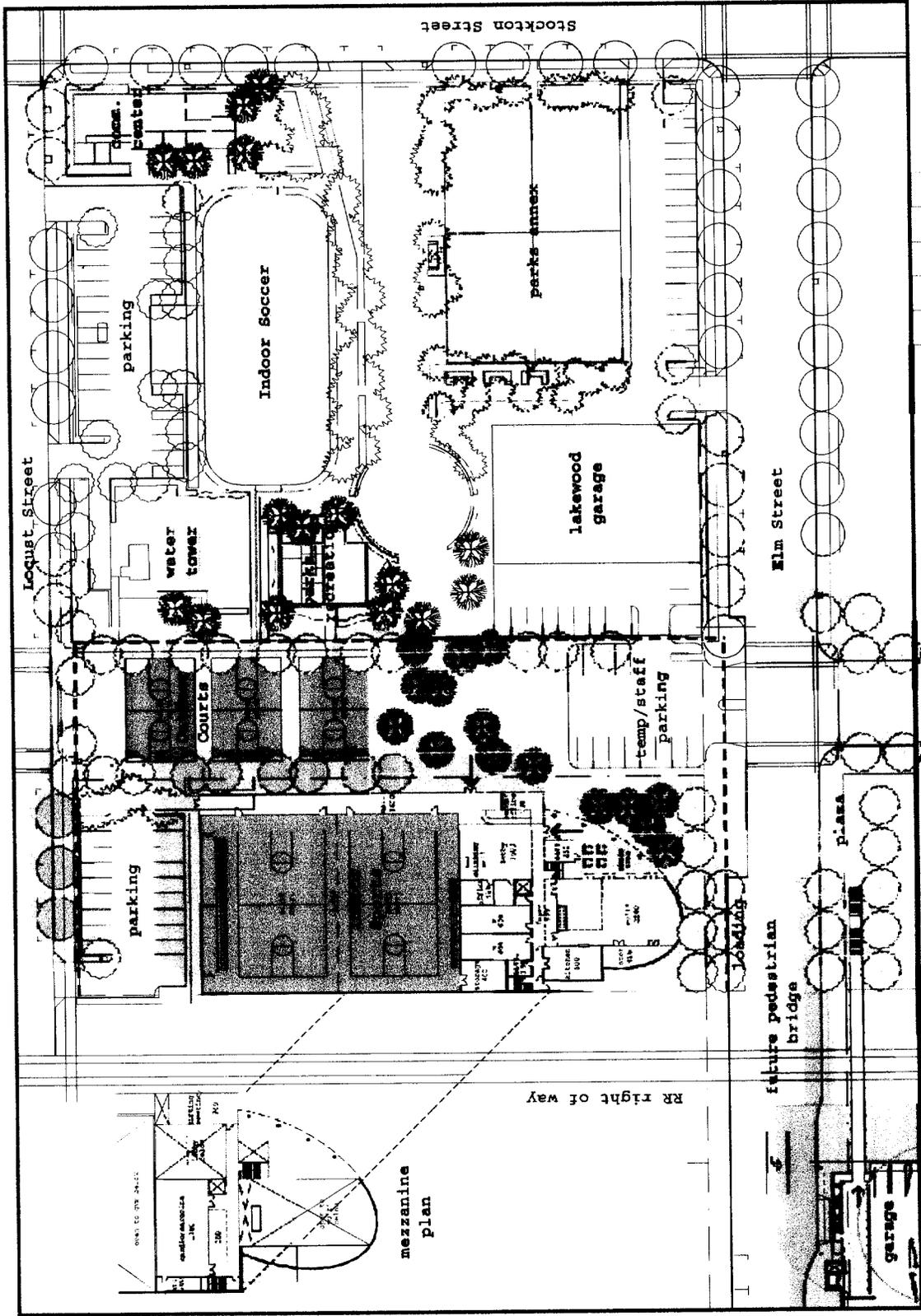
RB:tl

cc: City Attorney

APPROVED: _____

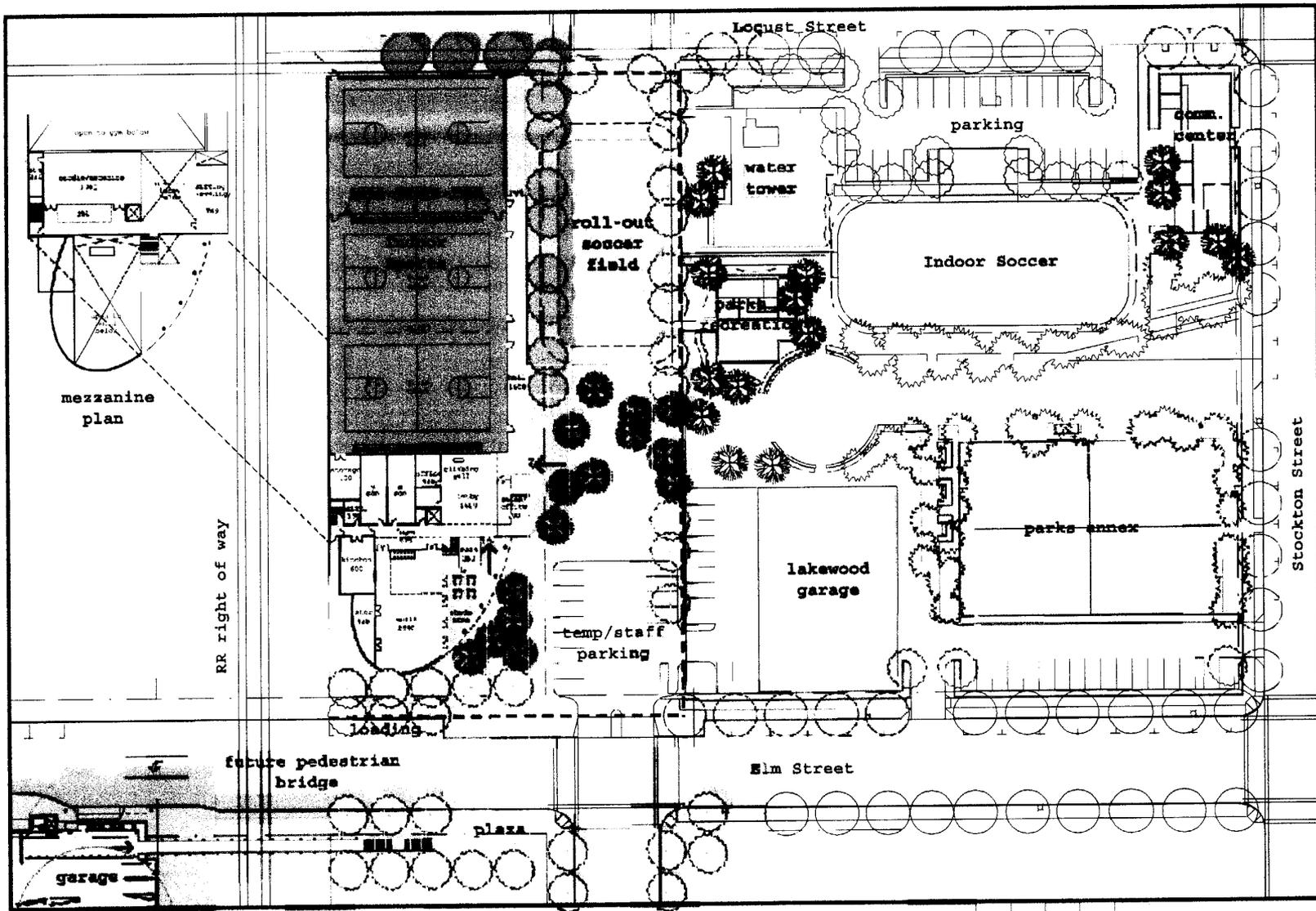
H. Dixon Flynn -- City Manager

04/25/02



**SLS Lodi Downtown Community
Indoor Sports Complex**

scheme A site plan



**Lodi Downtown Community
Indoor Sports Complex**

scheme B site plan



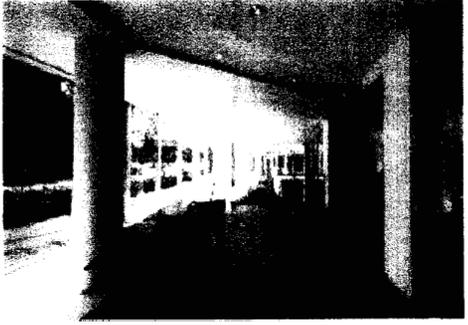
cafe/juice bar cardio
activities

reception meeting
multi-purpose spaces

martial arts

yoga

basketball



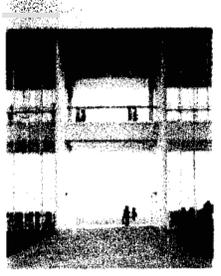
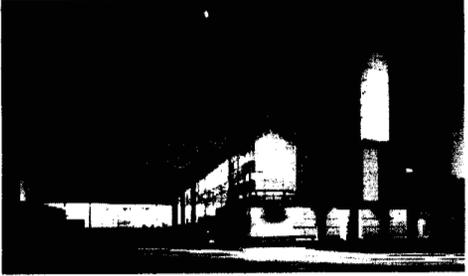
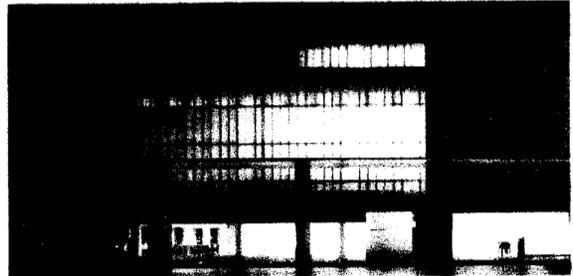
north light in gym

cafe/ lobby

view to Main St from lobby

pedestrian bridge/ hall

naturally illuminated interior spaces



nighttime exterior entrance
exterior transparency

circulation /volume

bridge plaza

**Lodi Downtown Community
Indoor Sports Complex**

architectural character

From
 ELS
 4-23-02

Program and Budget Analysis

	Program Areas	Plan A	Plan B
1			
2	Indoor Sports Building		(Same Program as Plan A)
3	A. Support Spaces	4,800	
4	B. Large Gym: 2 x 50' x 84'	15,230	
5	C. Activity Rooms		
6	Divisible Multi Use for 80	2,925	
7	Cardio / Aerobics Studio	2,250	
8	Climbing Wall	300	
9	Babysit Room	750	
10	D. Food		
11	Catering Kitchen	600	
12	Café	250	
13	Total Net Area	27,105	
14	Gross Area	31,825	
15	Cost \$/sq.ft.	\$190	
16	Cost	\$6,046,750	
17			
18	Small Gym 1 x 50 'x 84'		
19	Net Area		7,150
20	Gross Area		7,280
21	Cost \$/sq. ft.		\$175
22	Cost		\$1,274,000
23			
24	Site Work		
25	Civil	\$500,000	\$500,000
26	Landscape	\$357,000	\$357,000
27	Contingency 15%	\$1,035,563	\$1,226,663
28	Total Recommended Budget	\$7,939,313	\$9,404,413

**CITY OF LODI
YOUTH BASKETBALL**

	<u>1995</u>	<u>2002</u>
Junior Basketball League (City)	711 (70 teams)	1055 (105 teams)
Comet/Cardinal Basketball (BOBS)	140 (14 teams)	253 (24 teams)

City owned gymnasiums – NONE

Facilities used (rented or leased)

- Lodi Grape Pavilion (2 city owned wood floors)
- Lodi High School – when available on Saturdays
- Tokay High School – when available on Saturdays
- Lodi Middle School (tile floor) – when available
- Lawrence School (tile floor) – when available
- Lodi Boys and Girls Club – Monday through Thursday, 6:00p.m.-9:00p.m. and Saturdays

Notes: Game lengths are constricted because of gym availability. Comet/Cardinal teams (7th & 8th grade) receive only 3 hours and 45 minutes of preseason practice time. JBL receives only 30 minutes practice time with slightly more pre-season time inside. The JBL and Comet/Cardinal programs need longer game times and practice time in order to teach the sport. What we are accomplishing is barely adequate. Compared to other sports, basketball falls short. Soccer, baseball and softball have 4 ½ to 6 hours a week of practice time.

Adults must begin play between 8:00p.m. and 9:00p.m. in the evenings. We are not able to run other programs such as Open Gym because we have no time due to lack of facilities.

CITY OF LODI ADULT BASKETBALL

Winter Basketball League	20 teams	220 participants
Late Night Basketball League		131 participants
Spring Volleyball League	25 teams	250 participants

Facilities used (rented or leased)

Lodi Grape Pavilion: basketball
Tokay High Gymnasium: volleyball

Note: The game times available for adult basketball have negatively impacted the popularity of the program, with games beginning at 8:00 and 9:00 pm. Two-thirds of all adult games begin at 9:00 pm.

The adult volleyball league now begins later in the year and has a shorter season due to the limited availability of the high school gym.

Late night basketball operates during the limited season available at the Grape Pavilion. The popularity of this program by the participants would be met with additional opportunities at a year-round facility. We know that the Police Department supports this program as "crime-prevention," as it provides a Saturday late night activity for at-risk older teens and younger adults.



CITY OF LODI

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The City of Lodi Parks and Recreation Department currently operates indoor gymnasium facilities owned by San Joaquin County through joint use agreements with the County. In 1994, a Park, Recreation and Open Space Plan was developed. From a survey and workshop meetings revealed considerable interest for an indoor recreation center. The need assessment indicated a specific need for a gymnasium. The plan spells out the following design requirements for a successful Indoor Recreation Facility:

- (1) The facility should provide a wide range of facilities and activities of interest to all age groups.
- (2) Spaces should be provided for competitive and active sports, passive activities, receptions and general leisure.
- (3) Multi-use spaces should be favored over single purpose spaces. Flexibility is very important.

In the fall of 1996, the City of Lodi commissioned a feasibility study for constructing and operating facilities for indoor sports and recreational activities within the community of Lodi. A committee of citizens and City representatives was assembled for the purpose of defining project parameters and to provide leadership, direction and representation during this process.

The following goal statement written by the committee expresses the overall mission of facility:

To enhance the quality of life for all residents by providing affordable and accessible indoor facilities and sports activities. The center must be flexible to accommodate future growth and trends and designed for cost effective maintenance and operations. The center should provide a friendly, inviting atmosphere that fosters a sense of community. The center must provide a secure environment for participants of all ages and abilities to pursue fitness and recreation opportunities in the City of Lodi.

Beginning In January 2001 public workshops were held with citizens, staff, and the Parks and Recreation Commission which resulted in an indoor sports and activity center facility being identified as a priority for the City.

The City is attempting to acquire property located near the current Parks and Recreation offices to create a "campus" effect to an indoor sports complex. The goal of the Indoor Sports and Activity Center design plan is to provide detailed information regarding cost estimates; scale model for the project; concept design; preliminary design; and final design of the project. Construction plans and specifications will be produced from this work.

In response to the RFQ advertisement the City received roughly forty four (44) inquiries for information.

Thirteen (13) firms submitted statements of qualifications by the required deadline. A review group made up of representatives of the Boosters of Boys and Girls Sports (BOBS), the Lodi Sports Foundation, the Parks and Recreation Commission, the Public Works Department, the Community Development Department, the City Manager's Office, and the Parks and Recreation Department reviewed the submittals and conducted interviews with six (6) firms.

Through this process ELS Architecture and Urban Design was selected as the top ranked firm and staff conducted reference checks. A contract has now been negotiated and is attached for Council consideration for approval.

APPROVED: _____

H. Dixon Flynn -- City Manager

Indoor Sports Center

Future Activities

Sports Activities

Adult Basketball
Youth Basketball
Adult Volleyball
Youth Volleyball
Tournaments
Badminton
Rock Climbing Wall

Classes

Karate
Yoga Tai Chi
Gymnastics
Judo
Aerobics/Fitness
Cooking
Babysitter Training
First Aid/CPR
Cooking
Crafts
Kite Making
Photography
Chess
Cheerleading
Bridge
Financial Planning
Emergency Preparedness

Meetings

Teen Nights
Boys and Girls Scouts
Coaches Training
Community Groups

Rental Opportunities

Banquets
Birthday Parties
Receptions
Kitchen Use

D

BREAK AWAY SPORTS DONATION:

(As a reminder, the list of items follows this page)

Staff has discussed possible uses of these items. No final or approved uses of the donated items have been made as yet. Some possible uses and locations which may be available might include:

Soccer-Hockey Field Surfaces:

- A surface may be utilized as part of the campus master plan and designed by ELS.
- A surface may be utilized at the corner of Lockeford and Stockton near the Armory building. Staff has determined that adequate space does exist at this site to accommodate a surface area.
- The City owns a wedge shaped piece of property next to Salas Park which might also be utilized for a surface. This is a site which has also been discussed as a possibility for a bicycle BMX track as well.
- Public – Private partnerships may be possible for utilizing these surfaces as well.

Basketball Court Surfaces:

- It may be possible to place one or both surfaces inside facilities at the Grape Festival Grounds. Our City currently leases the Pavilion building and Cabernet Hall for parts of each year.
- It may be possible to place one the surfaces in a leased building in our City.
- It may be possible to work together to utilize the court surfaces in partnership with the School District or other agencies.

As an additional reminder, the donated items will be stored at no cost to the City for up to twelve months. If any of the major items are not put to use or are not a key component of a City capital project, approved by Council including funding for construction, within 24 months of the date the donation was accepted, then all equipment/items will be returned.

Breakaway Sports Centers, LLC

Fixed Asset Schedule

As of:

11/30/01

Description	Equip ID #	Date Acquired	Asset Cost
Furniture & Fixtures:			
Pro-Shop Fixtures		11/01/99	4,509.06
Party Room Furniture		11/01/99	903.38
Total Furniture & Fixtures			<u>8,258.35</u>
Equipment:			
Soccer			
Arena #1		11/01/99	54,850.00
Scoreboard		11/01/99	3,555.75
Turf - Arena #1		11/01/99	64,102.34
Turf - Arena #2		11/01/99	33,731.00
Benches		11/01/99	614.18
Nets		11/01/99	3,823.21
Misting Fans		11/01/99	18,232.09
Hockey			
Arena #2		11/01/99	67,965.75
Scoreboard		11/01/99	3,555.75
Hockey Floor (Icecourt)		11/01/99	34,325.00
Benches		11/01/99	614.18
Nets		11/01/99	3,900.00
Basketball			
Floor - NBA		11/01/99	99,215.38
Floor - NCAA		11/01/99	29,487.00
Brass Floor Plates		11/01/99	480.00
Benches		11/01/99	581.36
Scoreboards		11/01/99	5,902.86
Standards (Hoops)		11/01/99	22,234.70
Other			
Snack Bar - Kiosk		11/01/99	56,284.00
Sales Tax on Kiosk Equipment		04/01/00	1,136.07
Snack Bar - Equipment		11/01/99	25,580.66
Party Room Dasherboard System		11/01/99	6,133.00
Bleachers		11/01/99	2,171.90
Cooling System		11/01/99	3,450.00
Gas Heaters		11/01/99	30,812.00
Murals		11/01/99	47,800.00
Padding on Structural Poles		11/01/99	5,749.98
Pro Shop Displays		11/01/99	2,000.00
Benches		04/01/00	858.72
Bleachers-M.A.S.A		05/31/00	2,179.50
Bleachers		02/28/01	1,344.12
Bleachers		03/31/01	590.48
Total Equipment			<u>748,734.74</u>

Breakaway Sports Centers, LLC

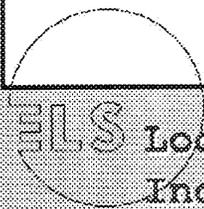
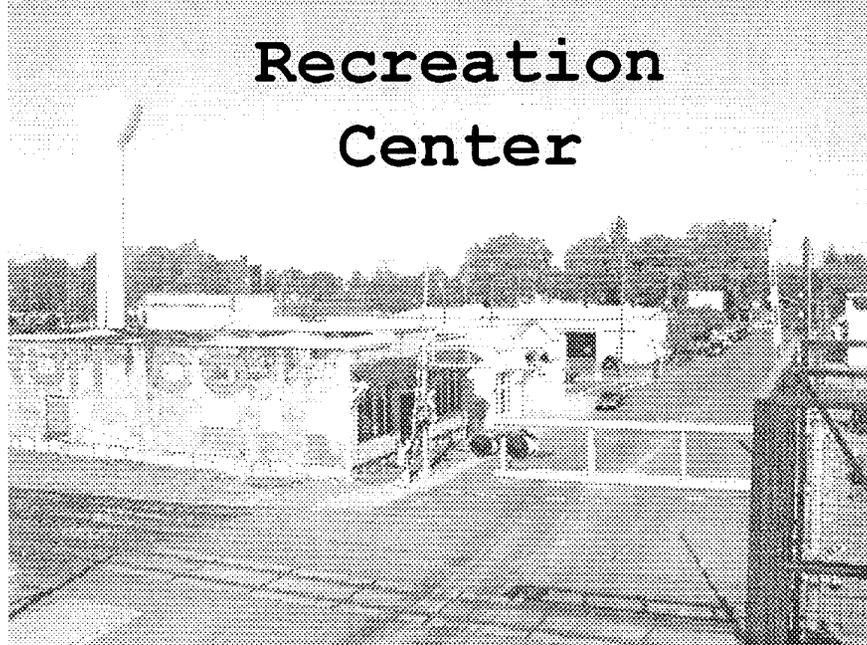
Fixed Asset Schedule

As of:

11/30/01

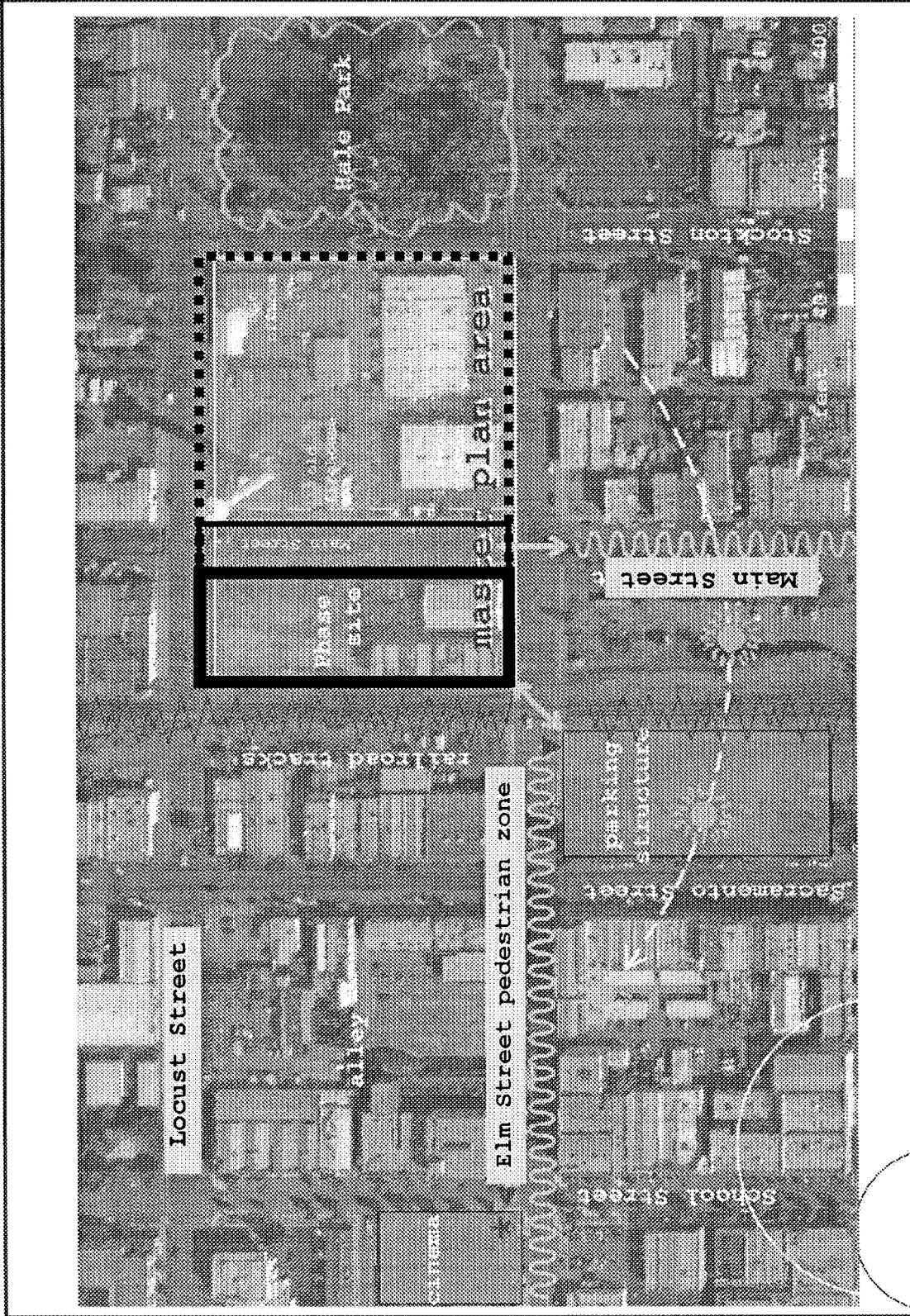
Description	Equip ID #	Date Acquired	Asset Cost
Computer Equipment:			
Smartcard I.D. System		11/01/99	9,002.05
Total Computer Equipment			<u>12,840.78</u>
Buildings:			
Modular Buildings		11/01/99	292,788.00
Permits		11/01/99	6,790.00
Total Buildings			<u>299,578.00</u>
Grand Total			<u>1,069,411.87</u>

Lodi Downtown Community Recreation Center



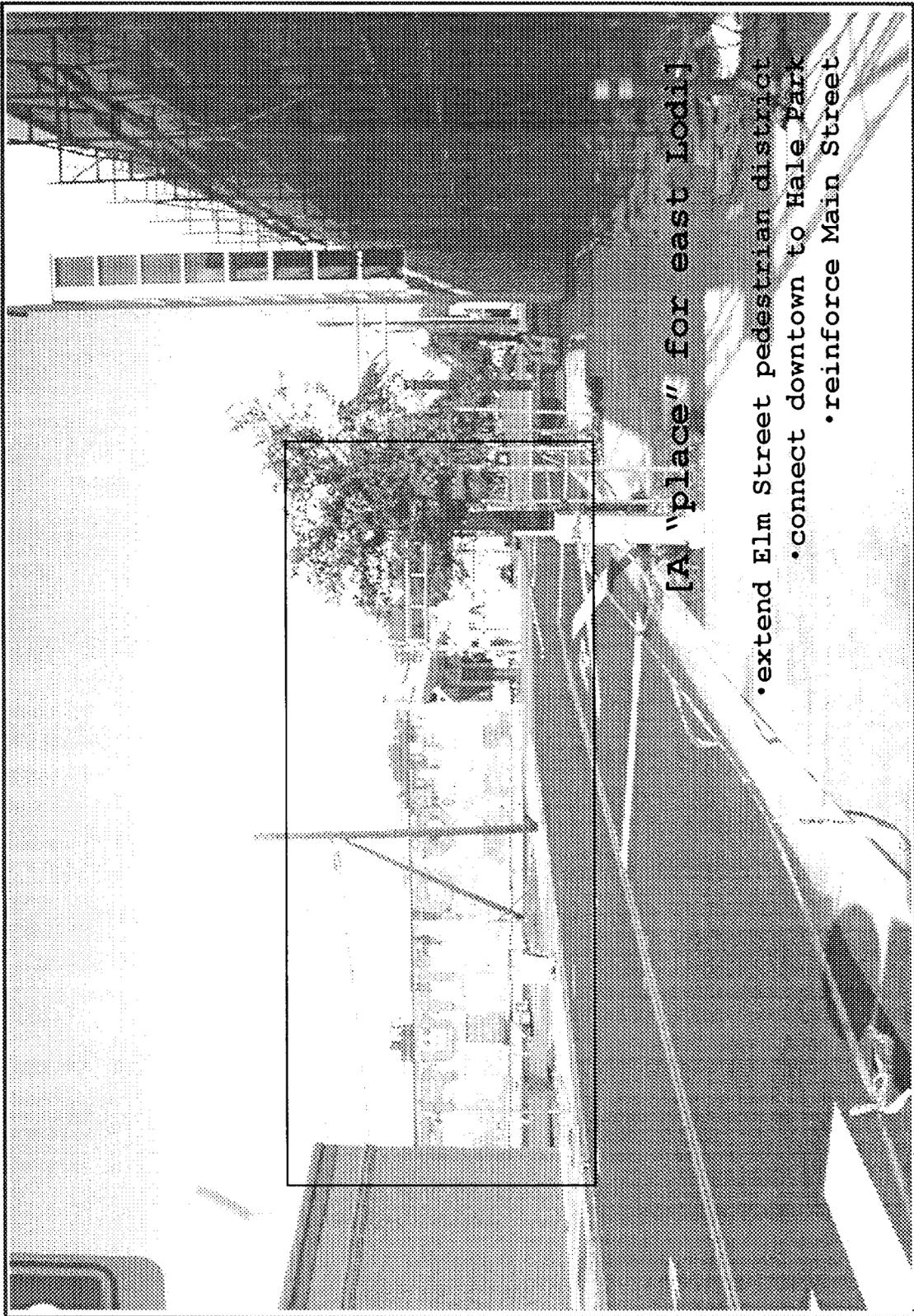
Lodi Downtown Community
Indoor Sports Complex

presentation to city council
May 1, 2002



ELS Lodi Downtown Community
 Indoor Sports Complex

site context

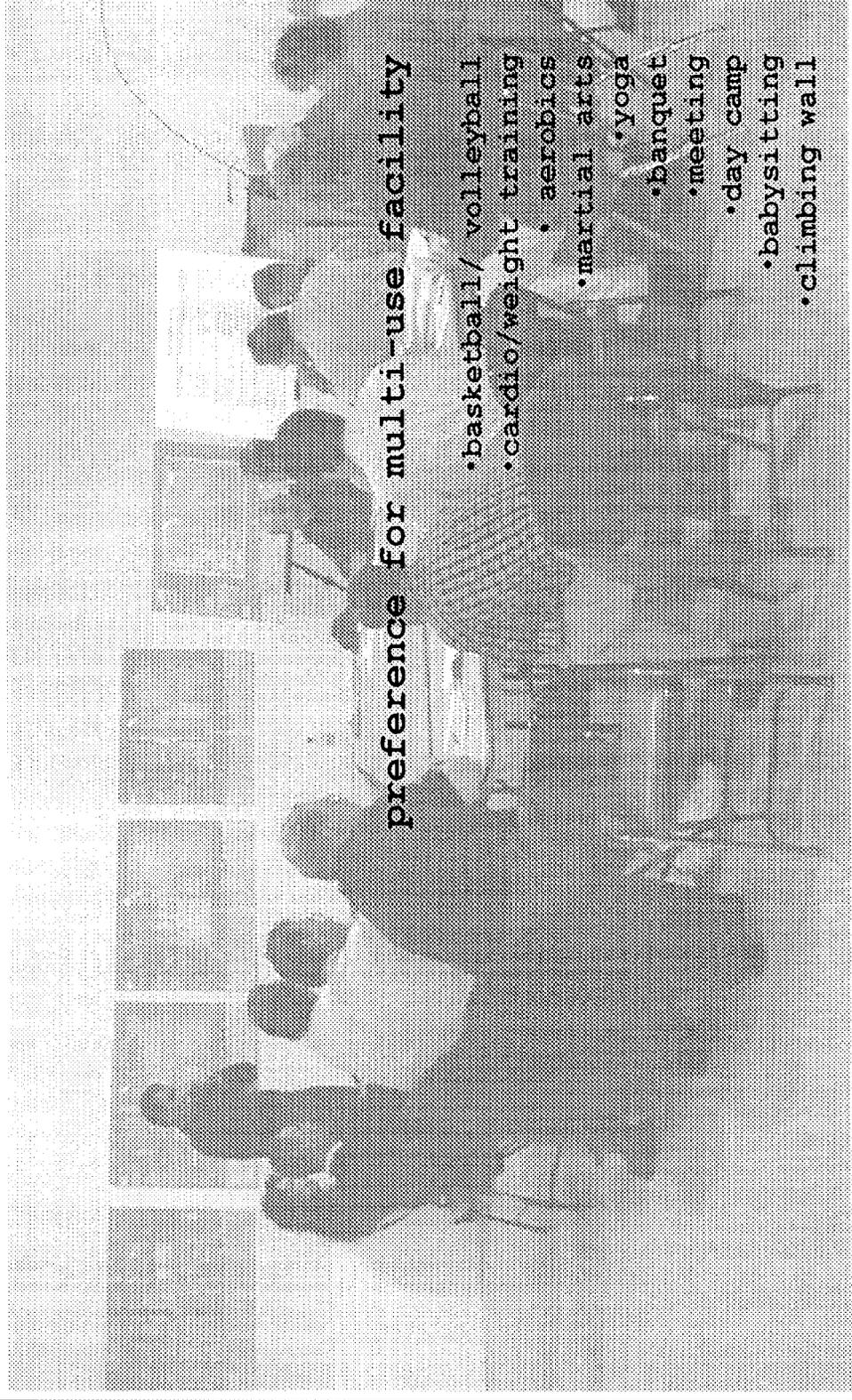


[A "place" for east Lodi]

- extend Elm Street pedestrian district
- connect downtown to Hale Park
- reinforce Main Street

ELLS Lodi Downtown Community
Indoor Sports Complex

urban design opportunities
site context

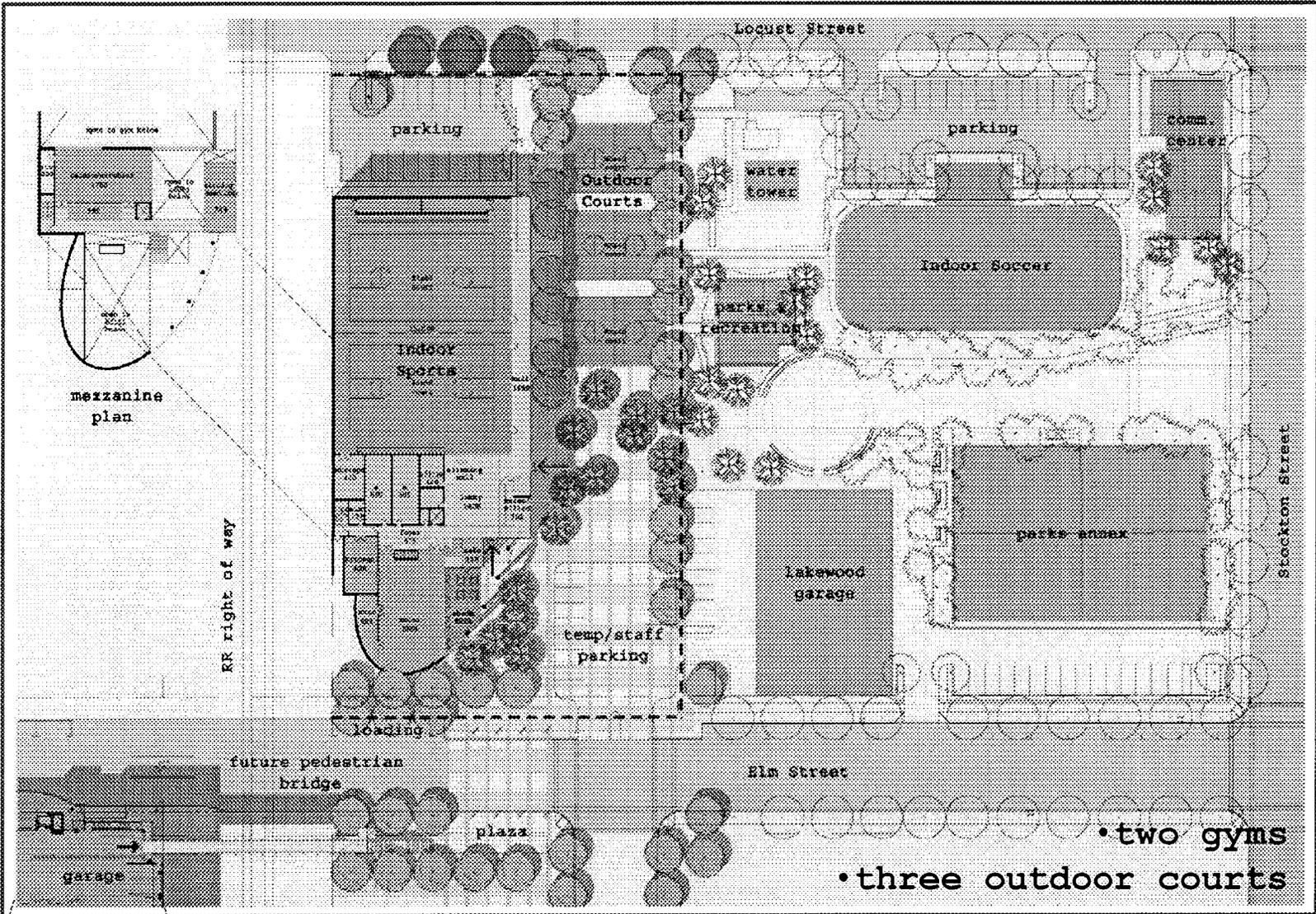


preference for multi-use facility

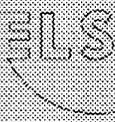
- basketball/ volleyball
- cardio/weight training
- aerobics
- martial arts
- yoga
- banquet
- meeting
- day camp
- babysitting
- climbing wall

**ELS Lodi Downtown Community
Indoor Sports Complex**

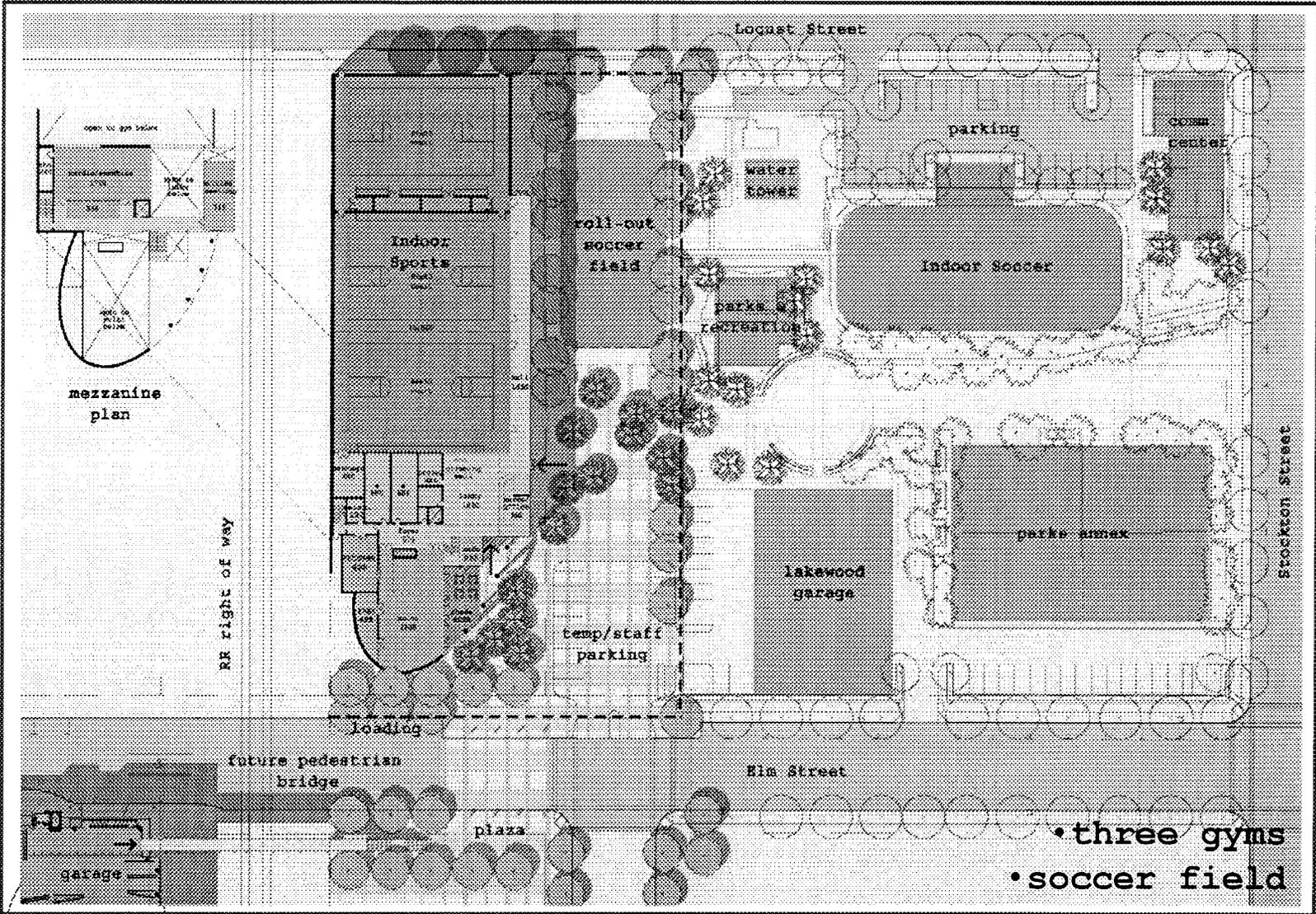
**steering committee input
program development**



- two gyms
- three outdoor courts


 Lodi Downtown Community
 Indoor Sports Complex

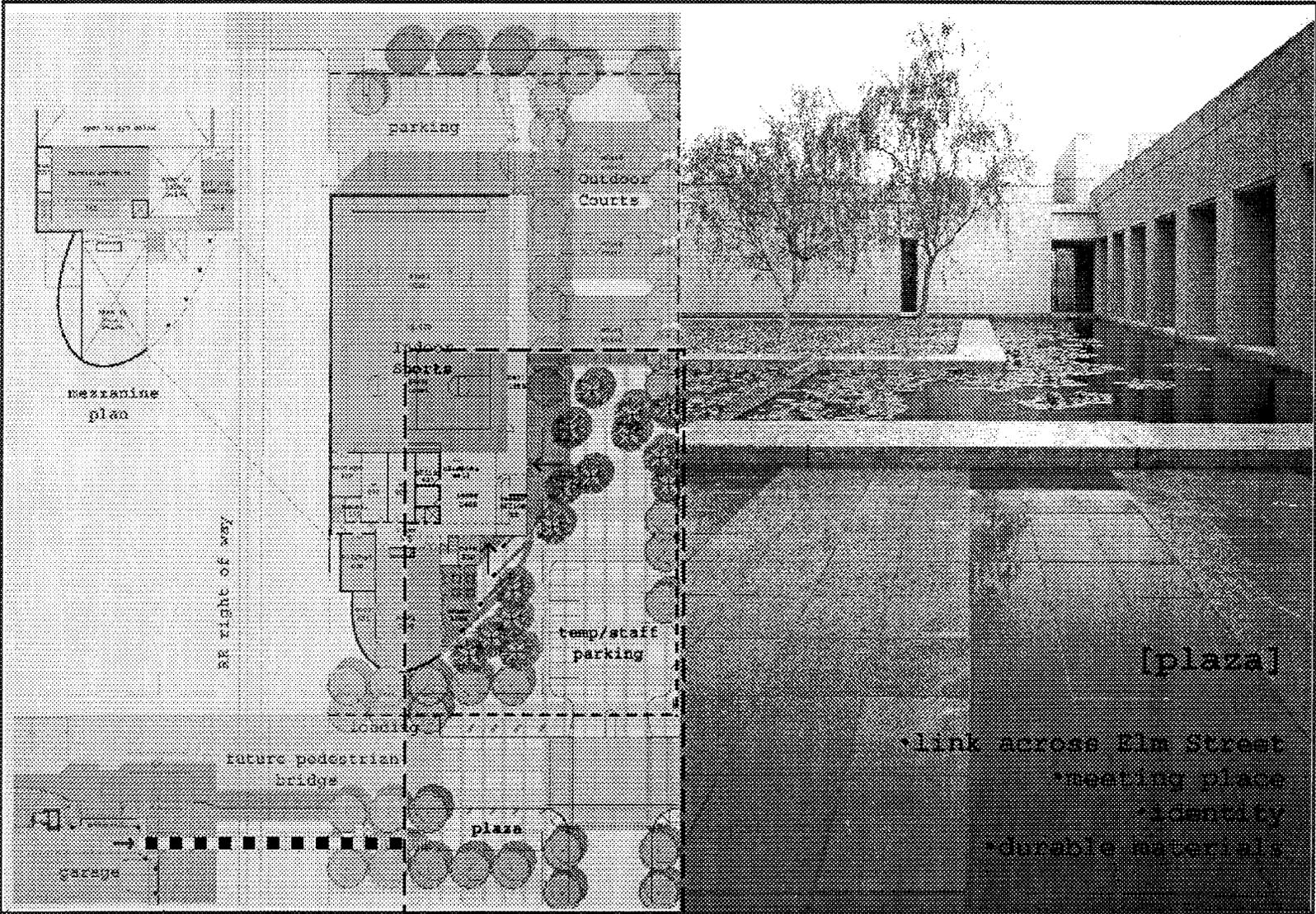
scheme A
 plan alternatives



- three gyms
- soccer field

LLS Lodi Downtown Community
Indoor Sports Complex

scheme B
plan alternatives

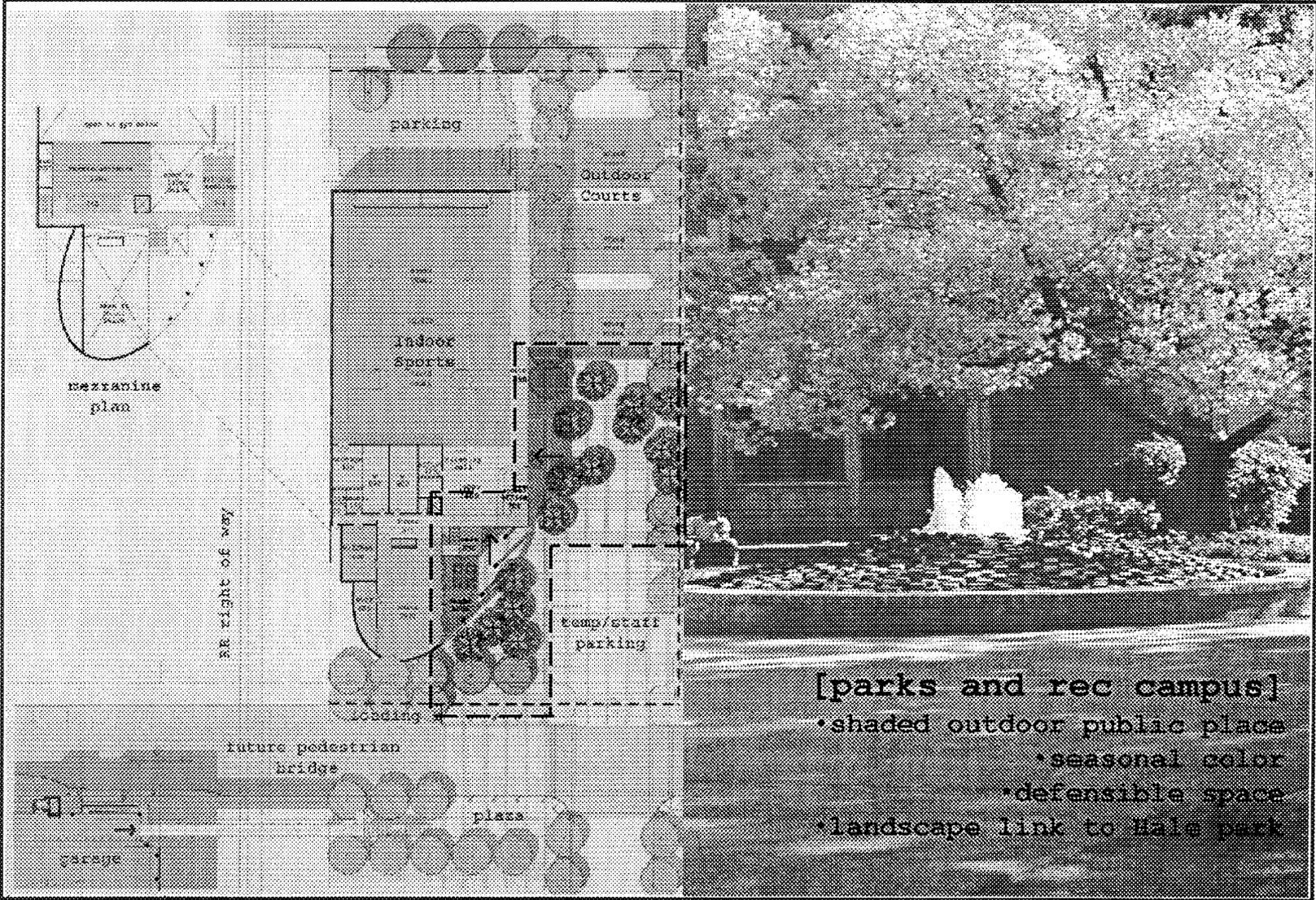


[plaza]

- link across Elm Street
- meeting place
- identity
- durable materials

ELS Lodi Downtown Community
Indoor Sports Complex

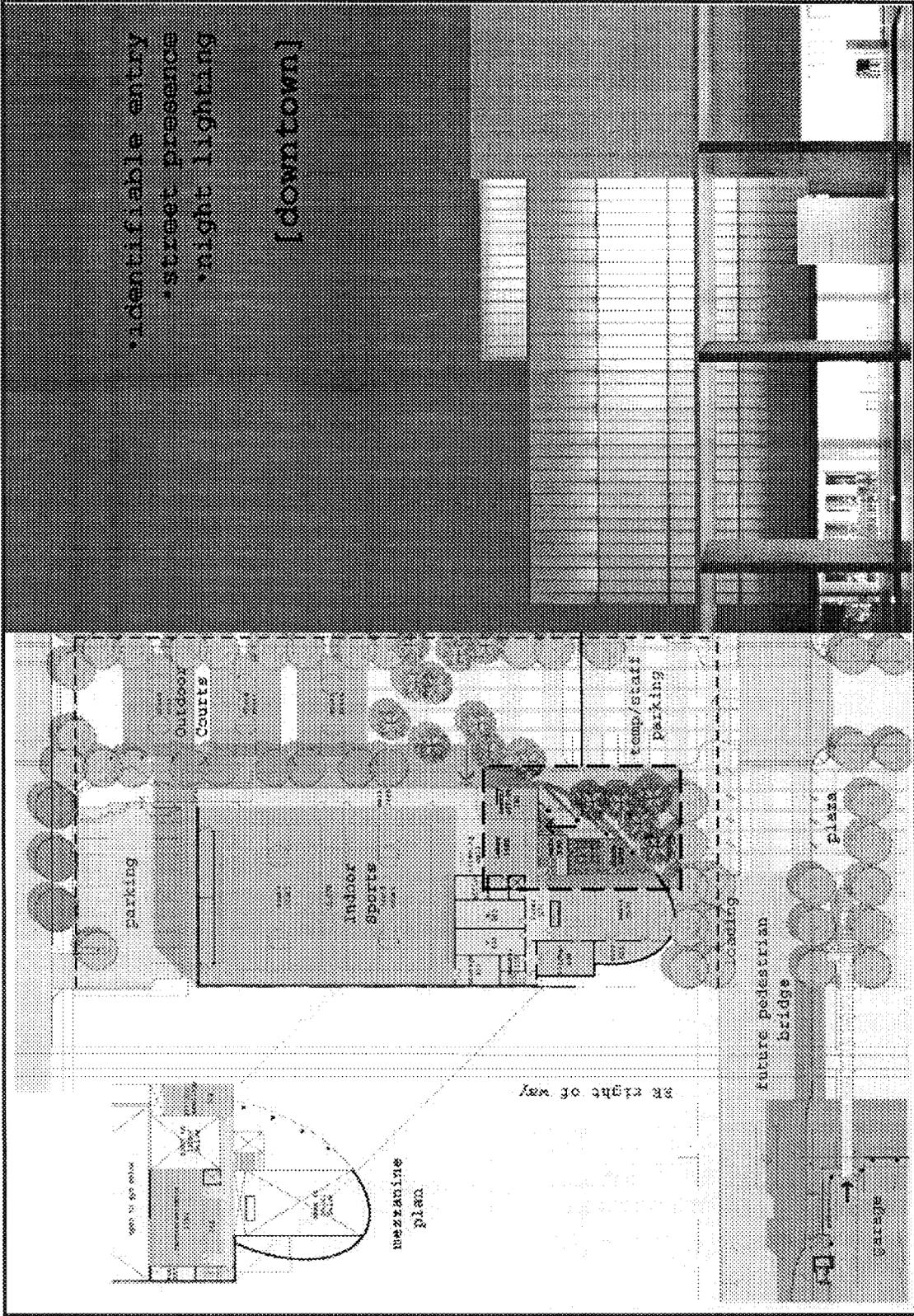
paving
site elements



- [parks and rec campus]
- *shaded outdoor public place
 - *seasonal color
 - *defensible space
 - *landscape link to Hale park

ILS Lodi Downtown Community
Indoor Sports Complex

green canopy
site elements

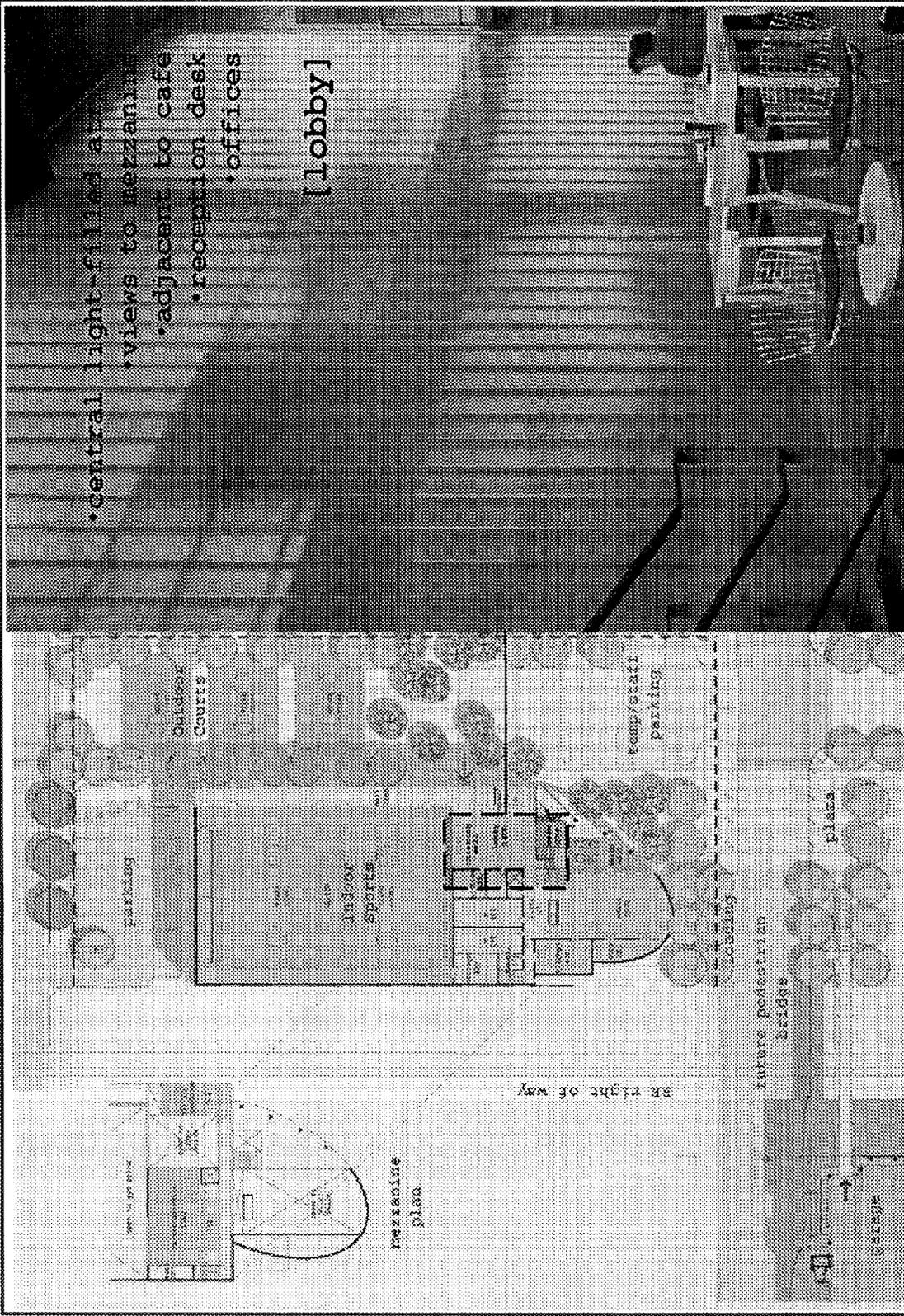


- identifiable entry
- street presence
- night lighting

[downtown]

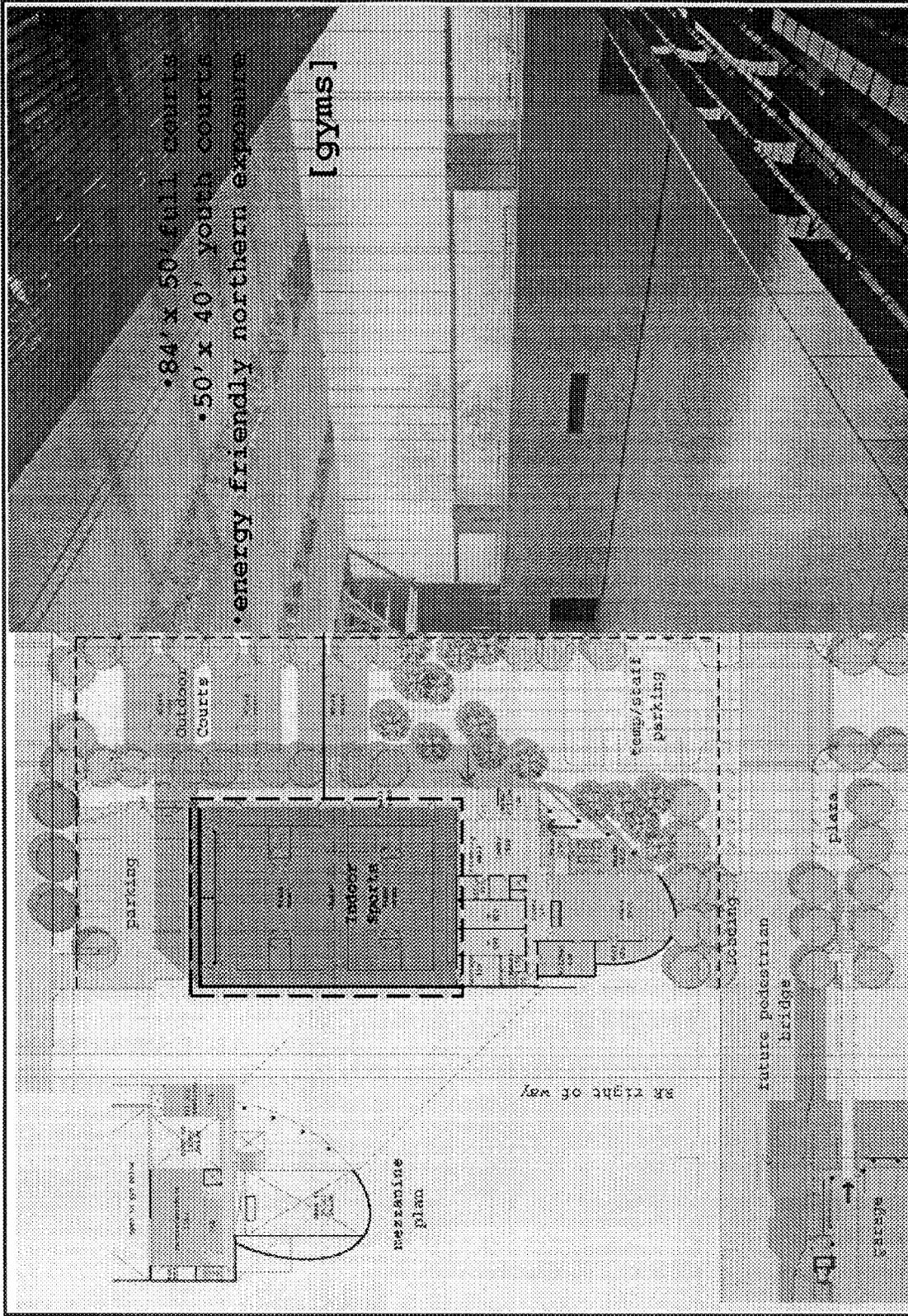
**ELS Lodi Downtown Community
Indoor Sports Complex**

**public identity
architectural elements**



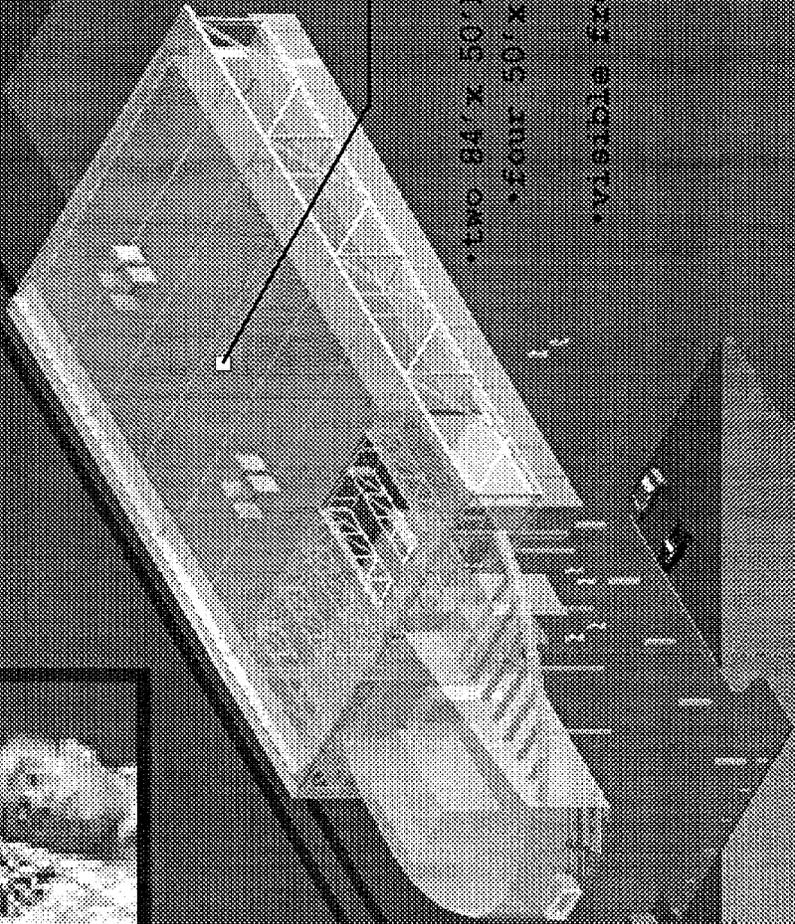
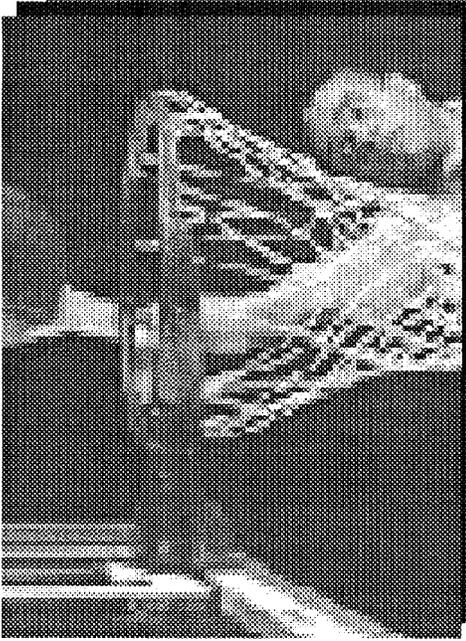
ELS Lodi Downtown Community
Indoor Sports Complex

daylit interiors
architectural elements



**ELS Lodi Downtown Community
 Indoor Sports Complex**

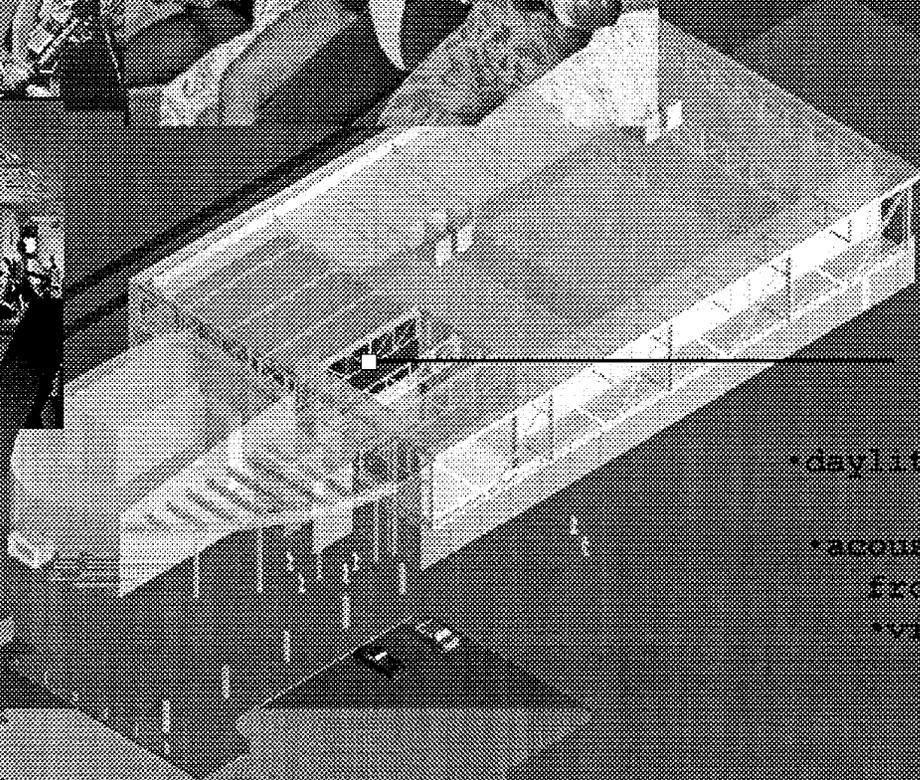
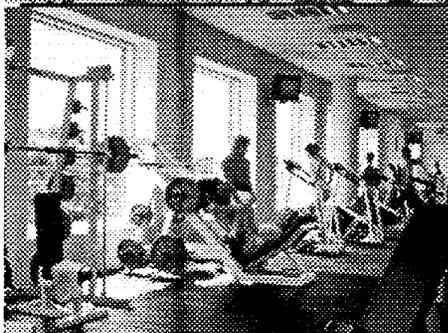
**daylit interiors
 architectural elements**



[gyms]

- two 84' x 50' basketball courts
- four 50' x 40' youth courts
- dividing curtain
- visible from reception desk

gyms
program elements

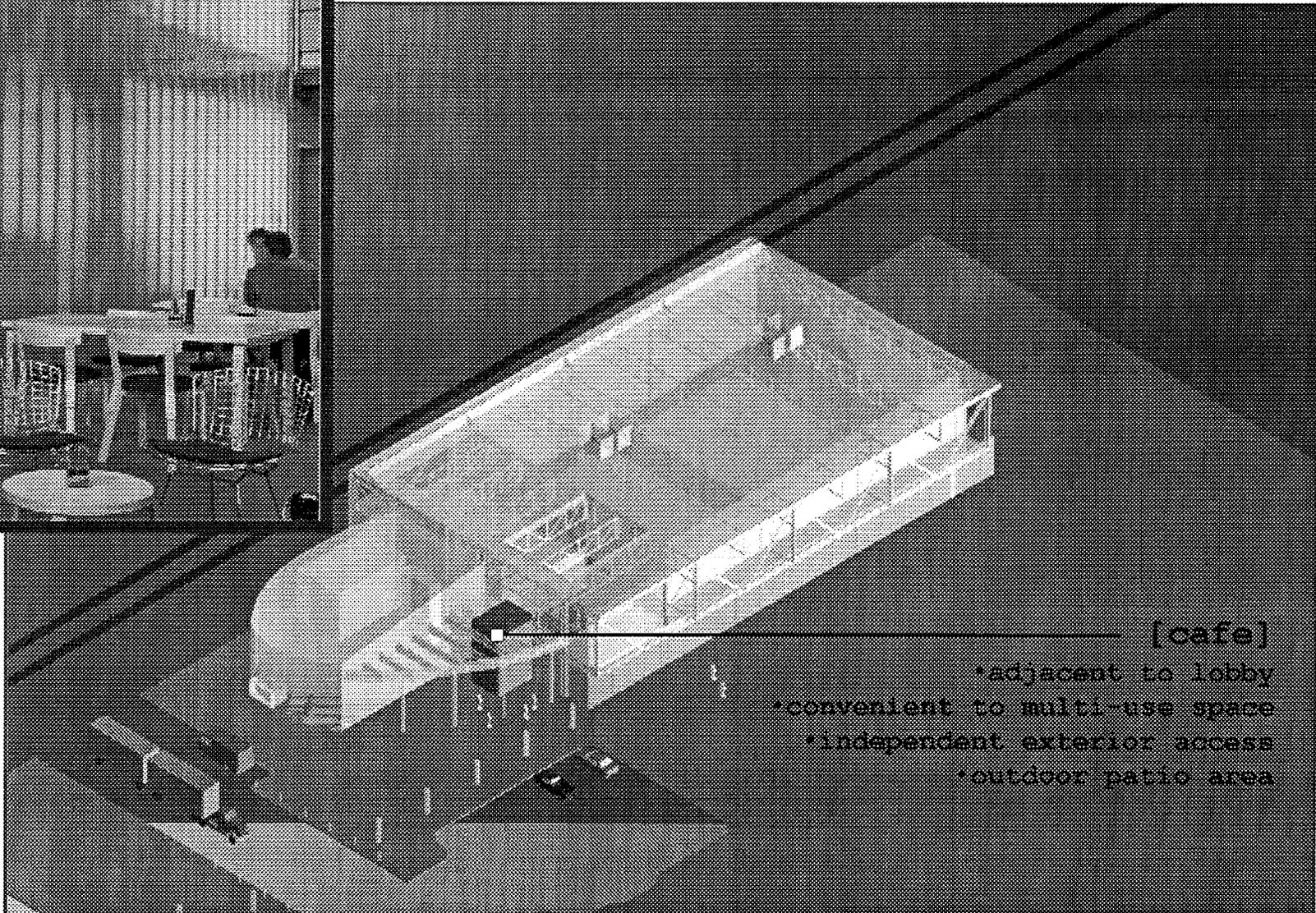
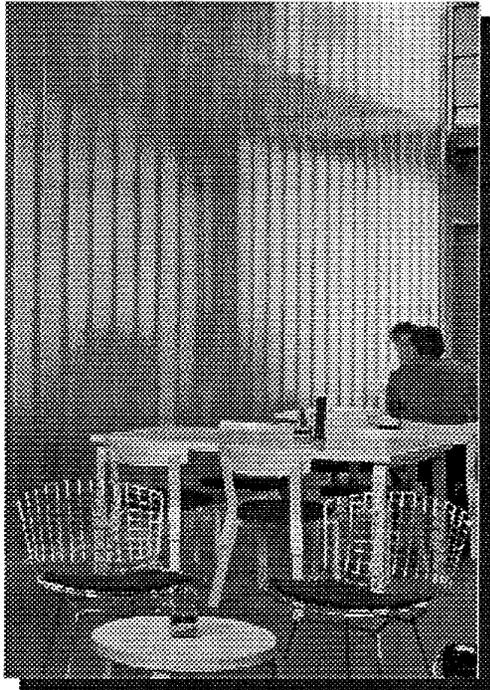


[cardio loft]

- daylit exercise studio
- views into gym
- acoustical separation from meeting spaces
- visible from lobby

ELS Lodi Downtown Community
Indoor Sports Complex

cardio loft
program elements

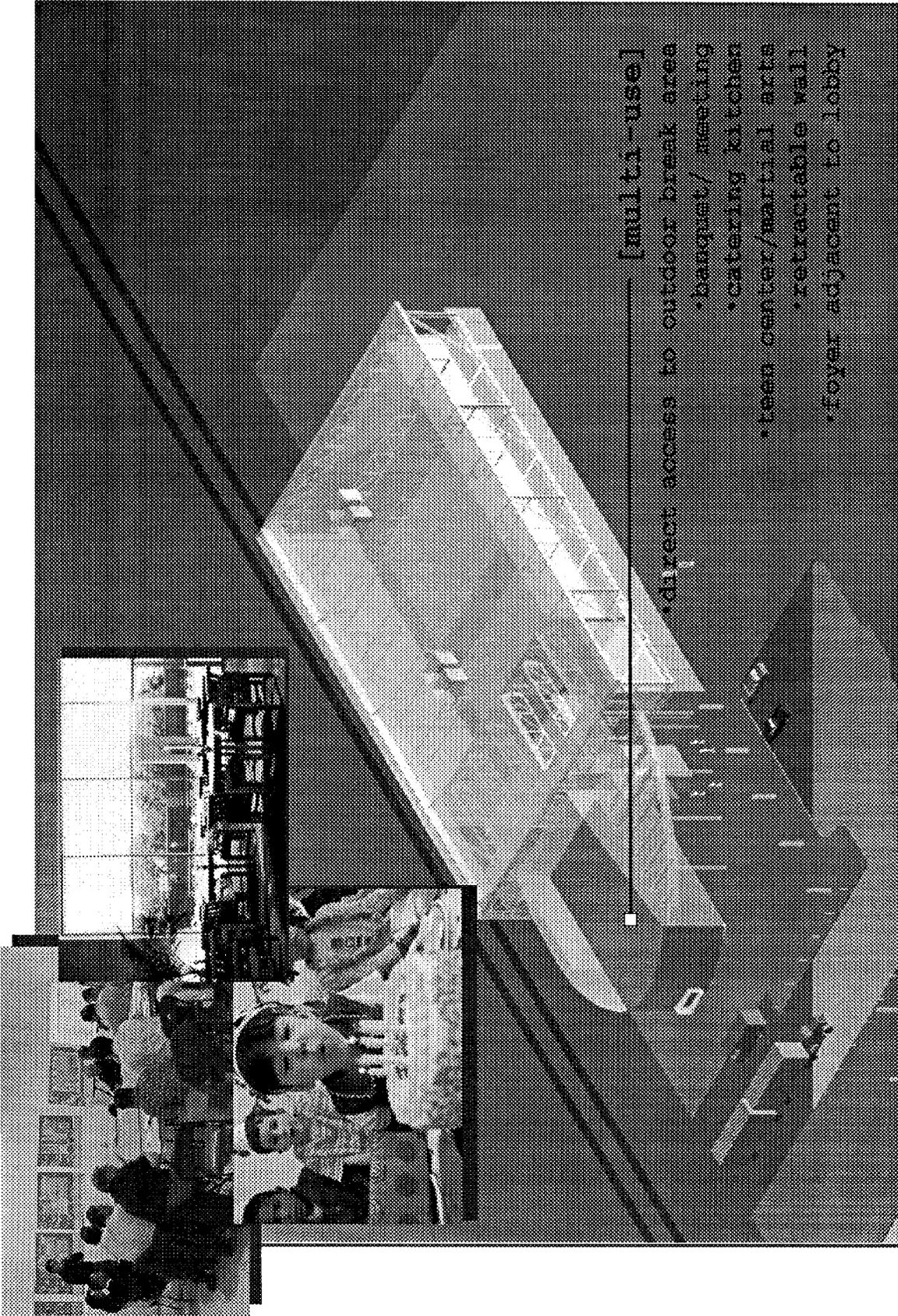


[cafe]

- *adjacent to lobby
- *convenient to multi-use space
- *independent exterior access
- *outdoor patio area

ELS Lodi Downtown Community
Indoor Sports Complex

cafe
program elements

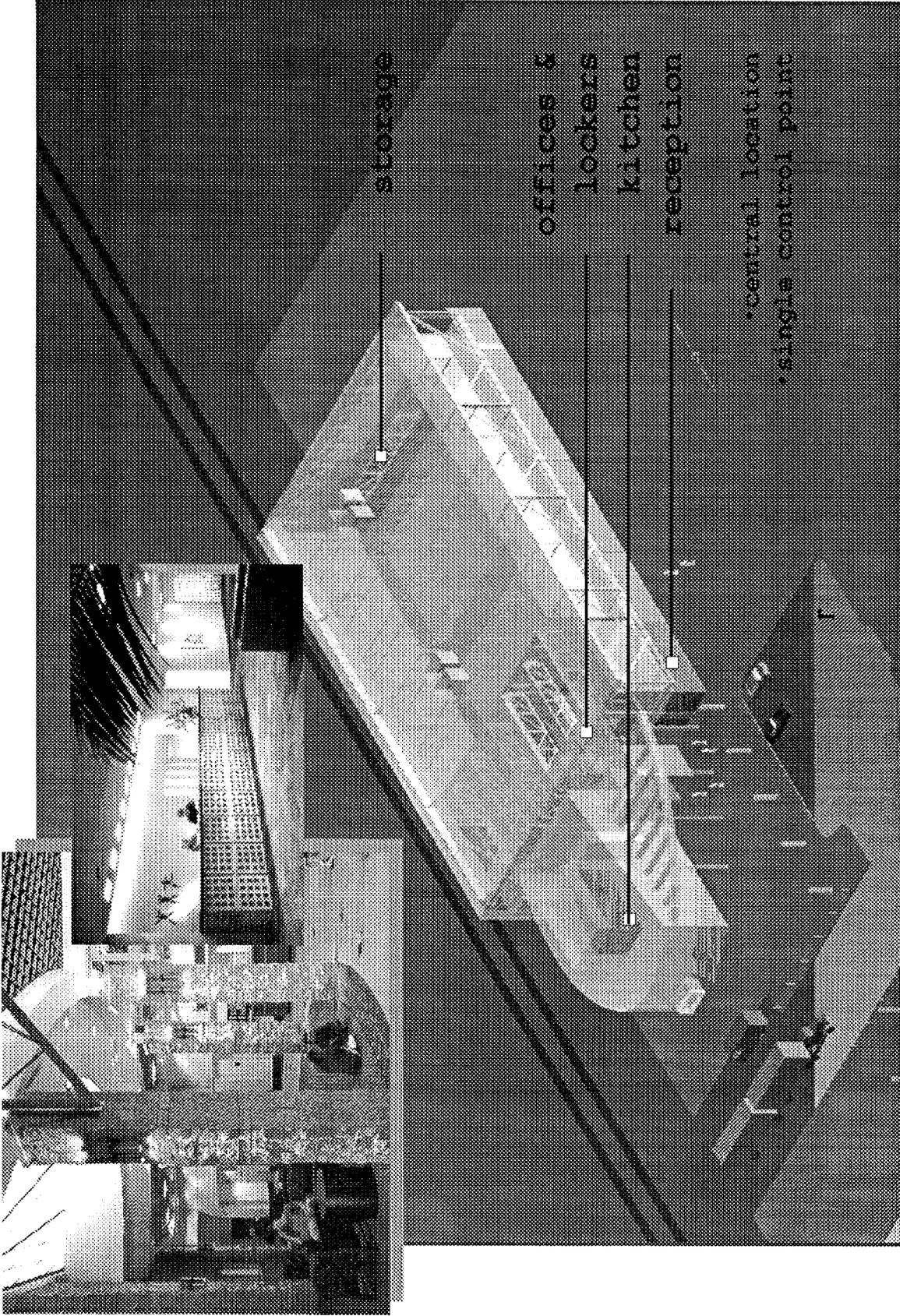


[multi-use]

- direct access to outdoor break area
- banquet/ meeting
- catering kitchen
- teen center/martial arts
- retractable wall
- foyer adjacent to lobby

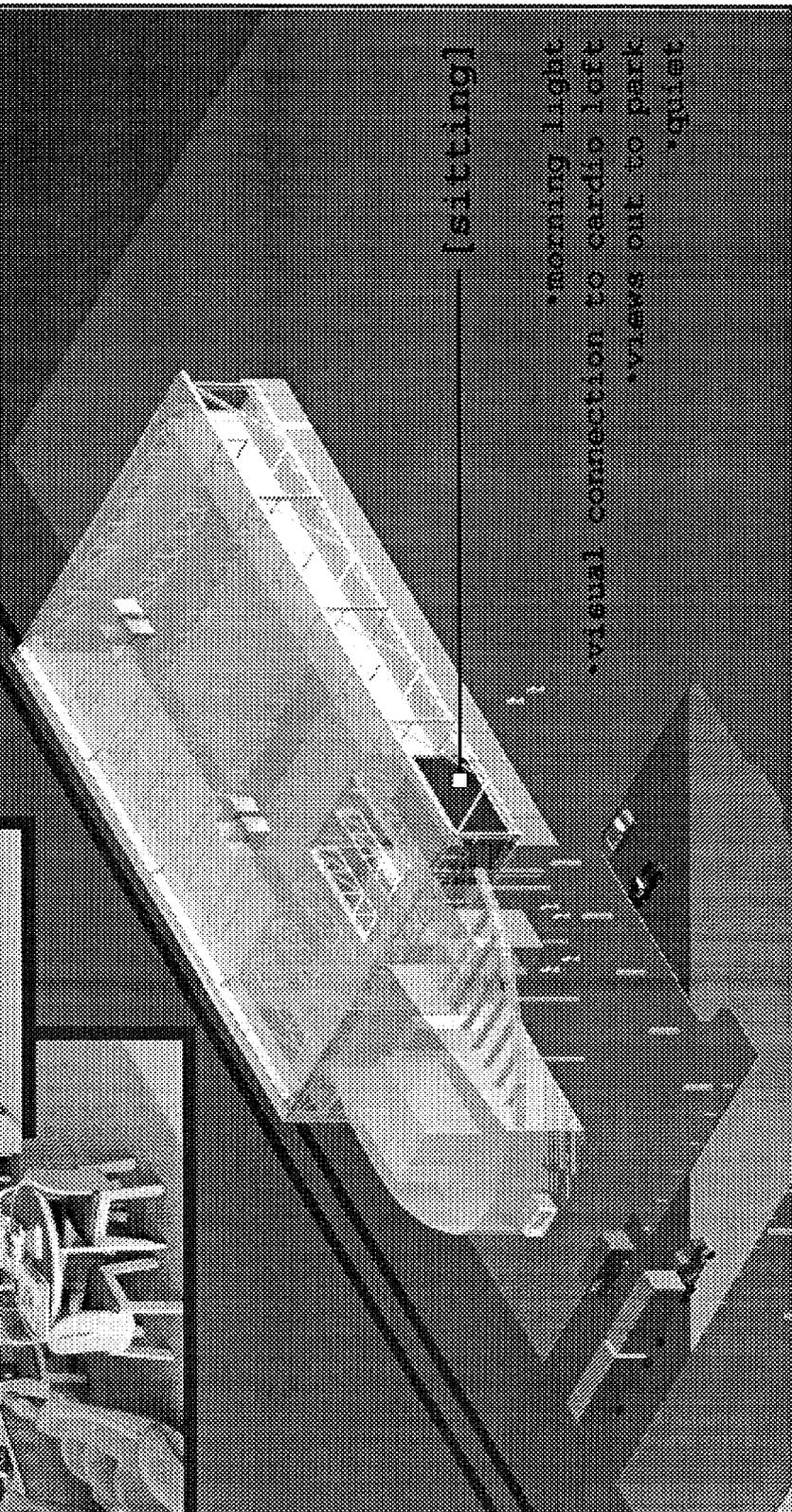
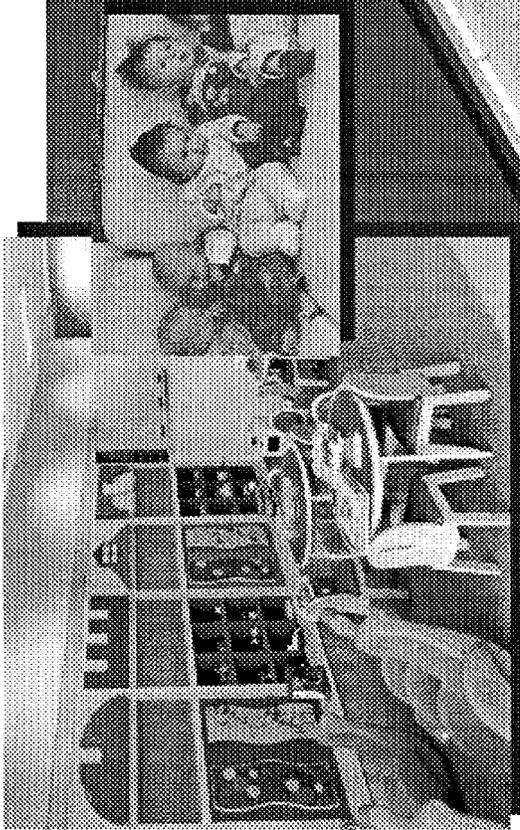
**ELS Lodi Downtown Community
Indoor Sports Complex**

**multi-use space
program elements**



ELS Lodi Downtown Community
Indoor Sports Complex

support
program elements

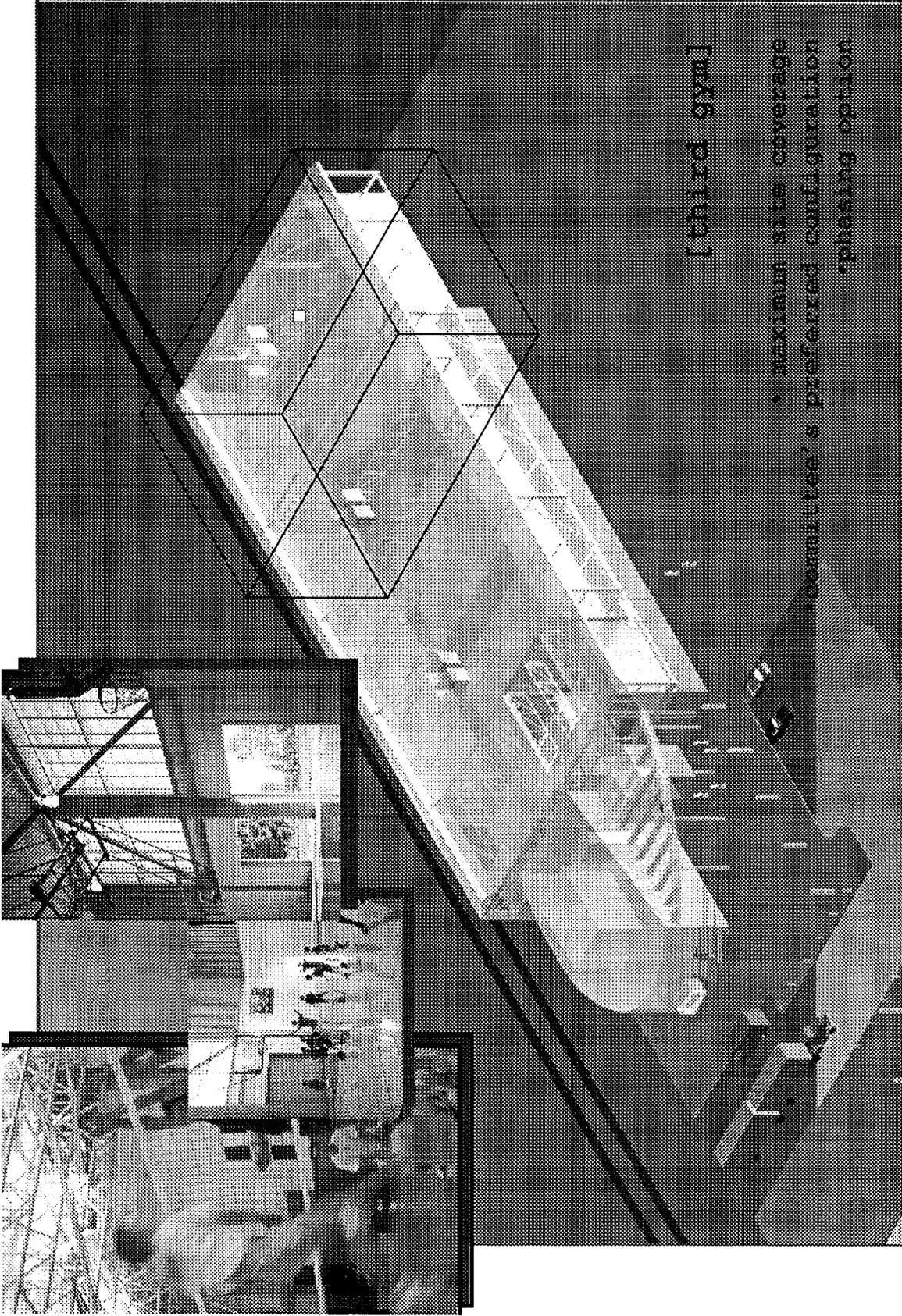


[sitting]

- *morning light
- *visual connection to cardio loft
- *views out to park
- *quiet

ELS Lodi Downtown Community
Indoor Sports Complex

sitting
program elements



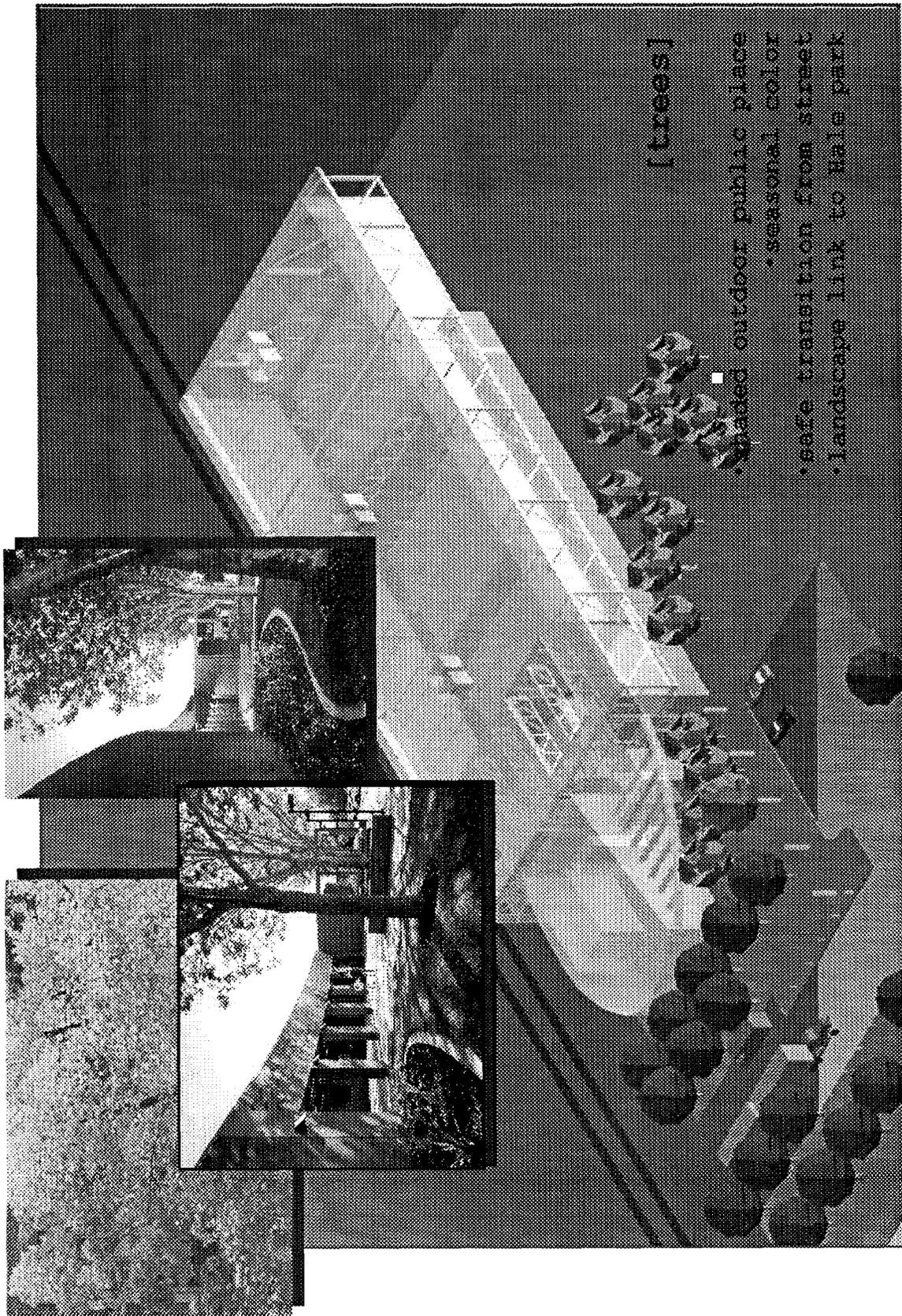
[third gym]

- maximum site coverage
- committee's preferred configuration
- phasing option

ELS Lodi Downtown Community

Public Sports Complex

third gym
program elements

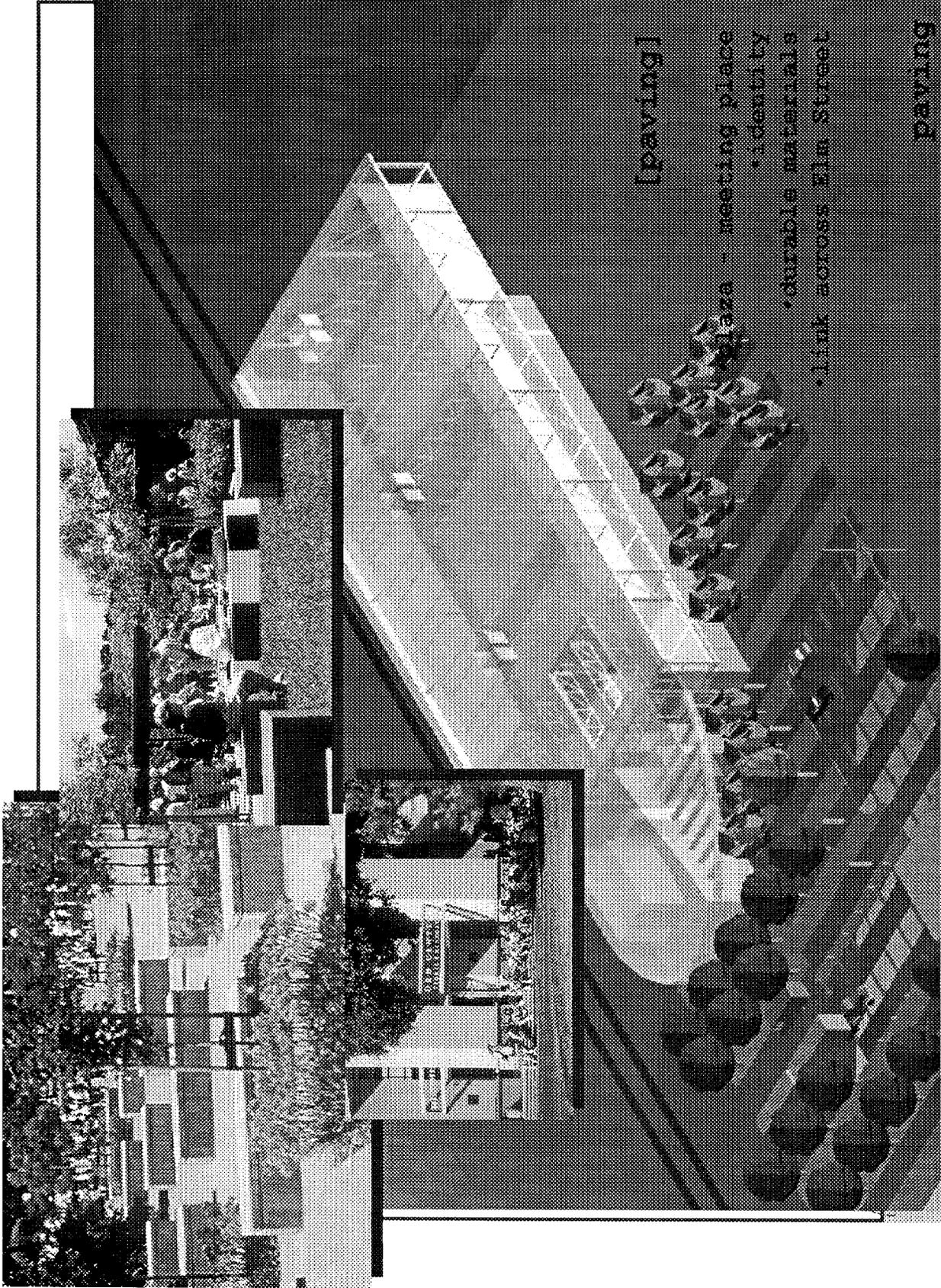


[trees]

- created outdoor public place
- seasonal color
- safe transition from street
- landscape link to Halm park

ELS Lodi Downtown Community
Indoor Sports Complex

trees
site elements



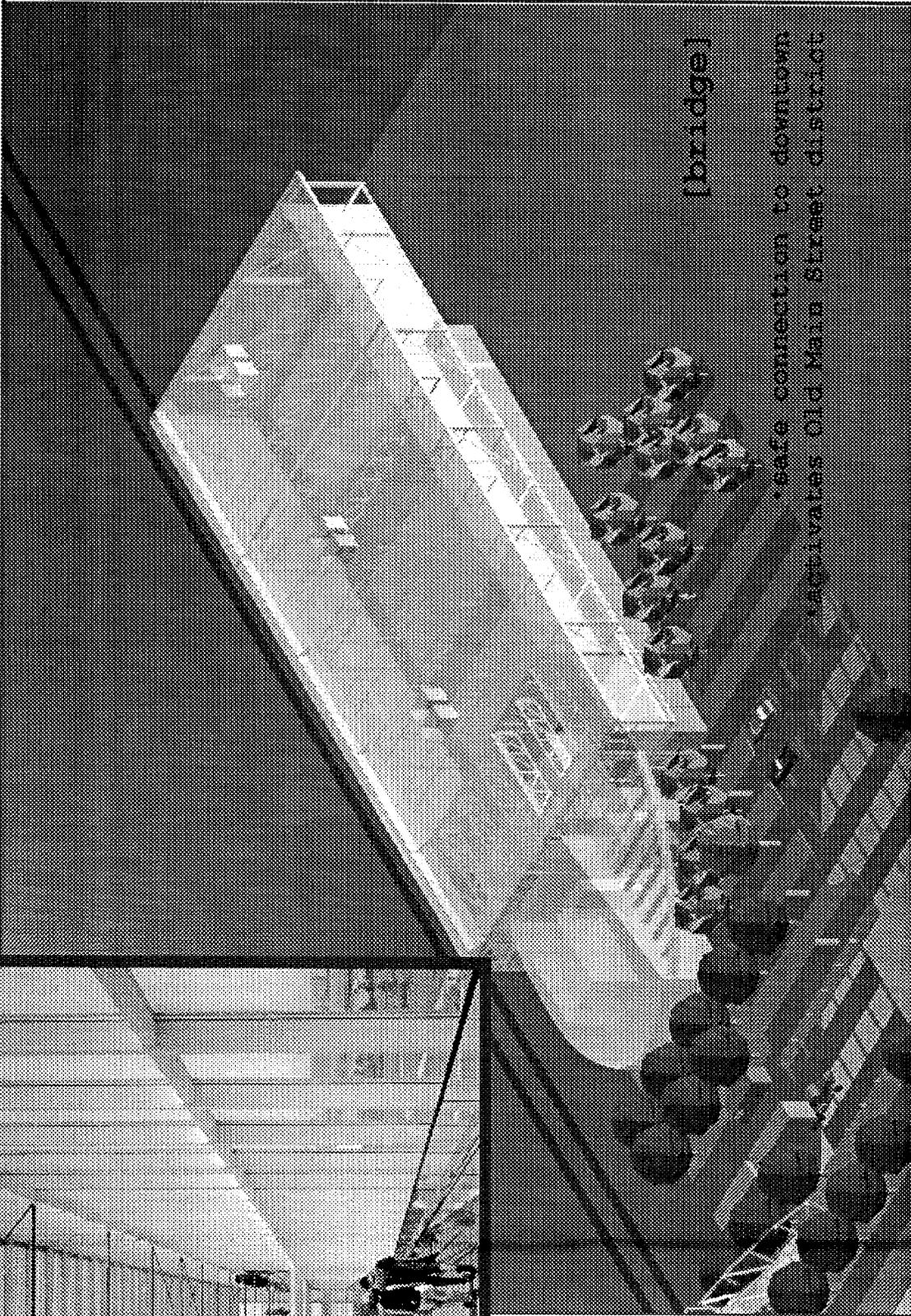
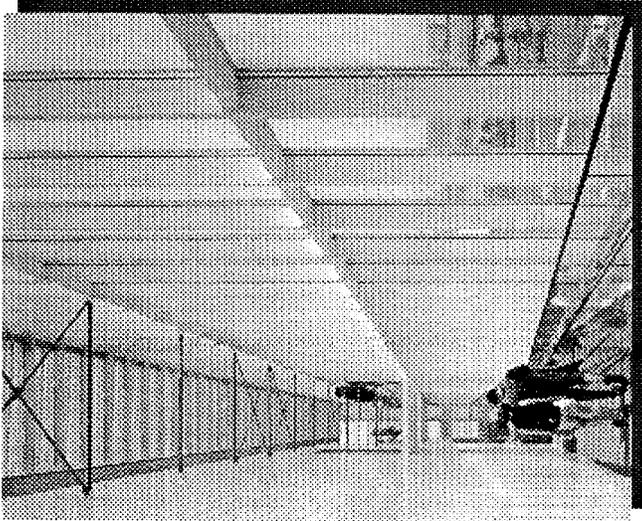
[paving]

- plaza - meeting place
- identity
- durable materials
- link across Elm Street

paving

site elements

Indoor Sports Complex



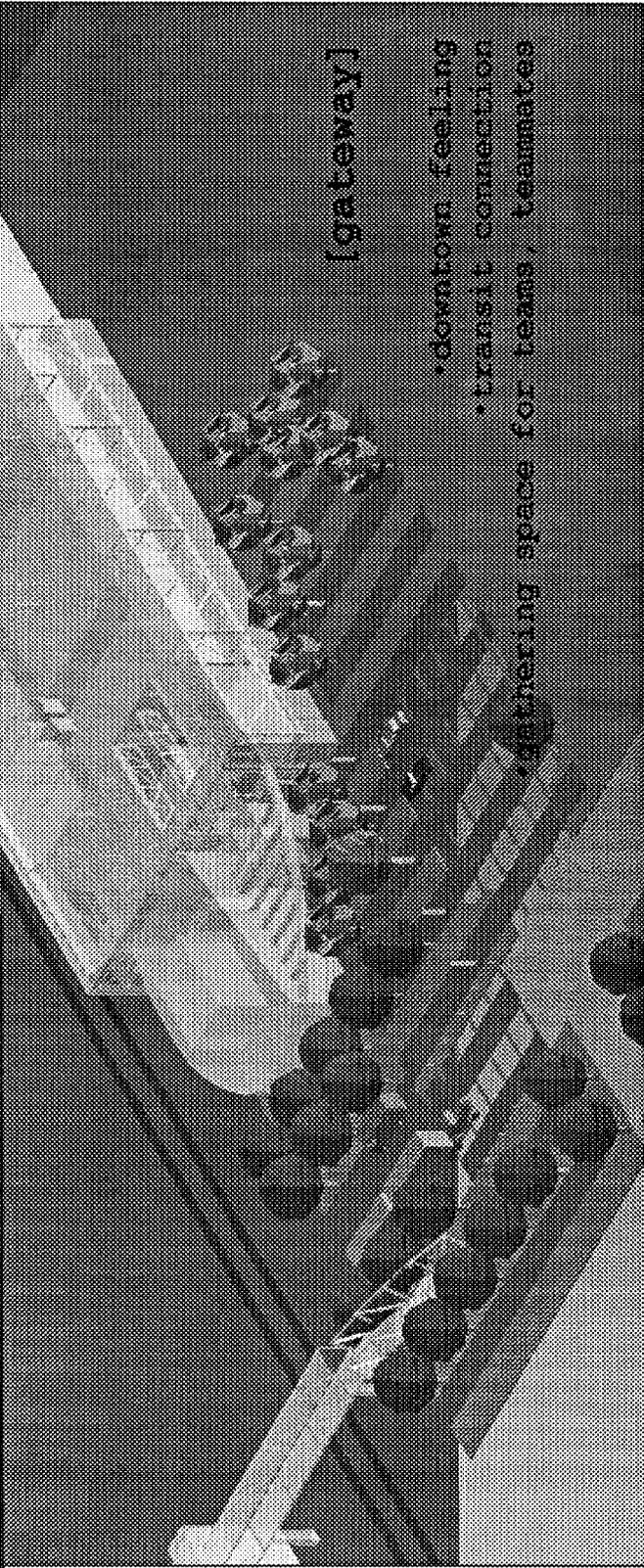
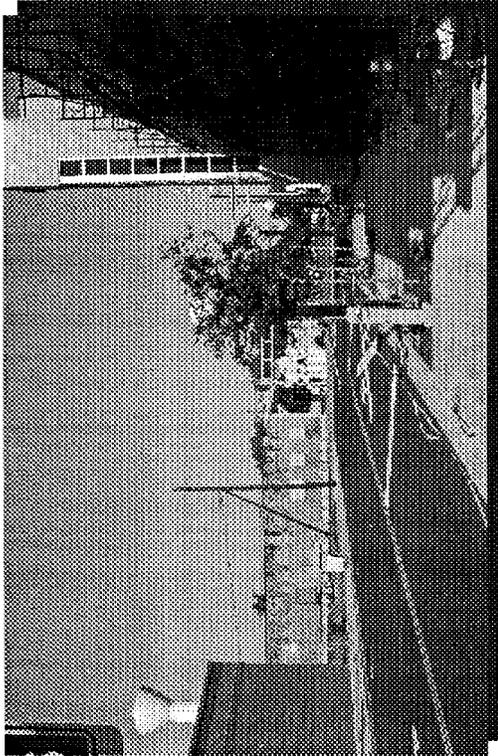
[bridge]

safe connection to downtown
reinvigorates Old Main Street district



Lodi Downtown Community
Indoor Sports Complex

bridge
site elements

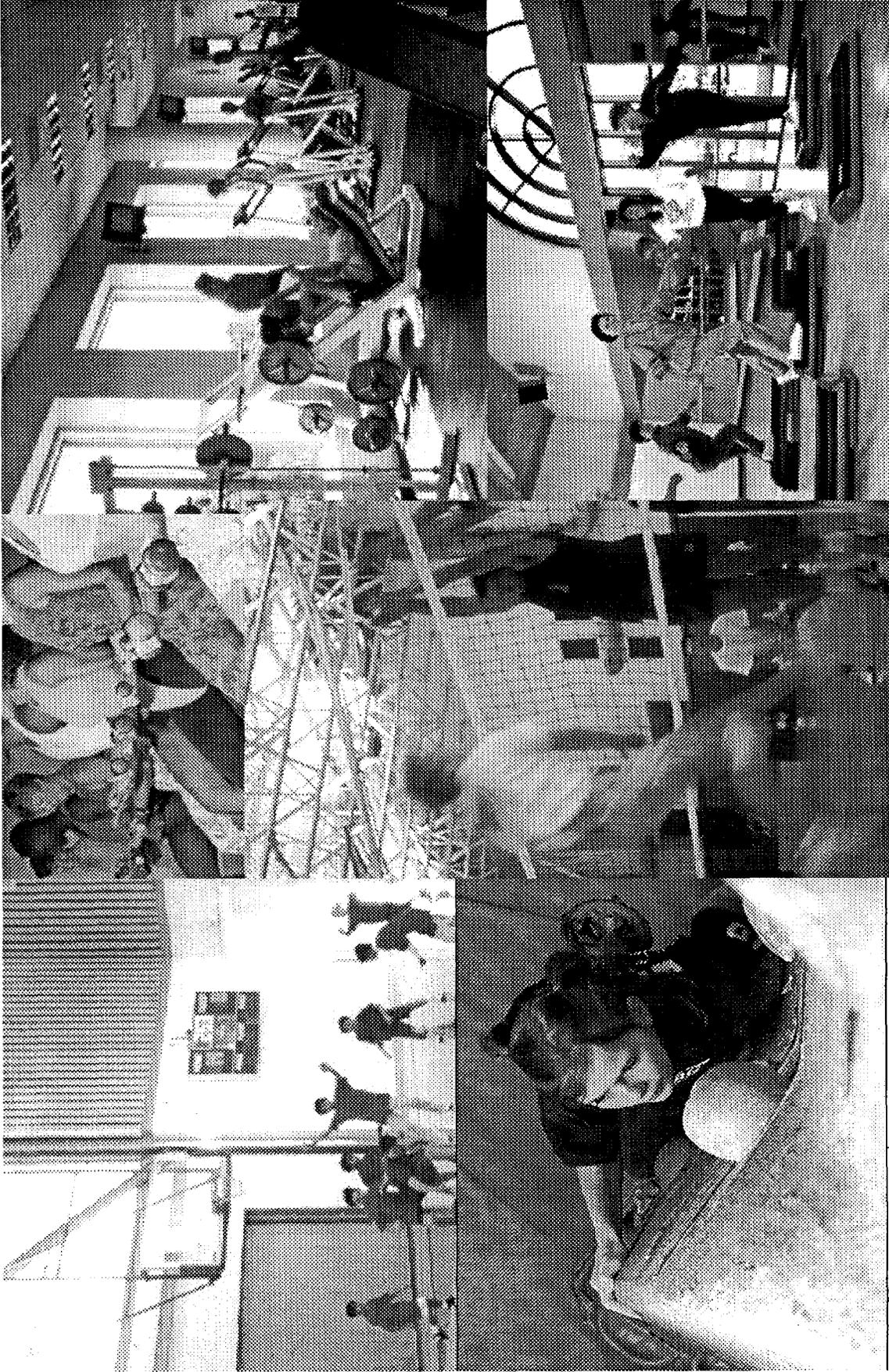


[gateway]

- downtown feeling
- transit connection
- gathering space for teams, teammates

ELS Lodi Downtown Community
Indoor Sports Complex

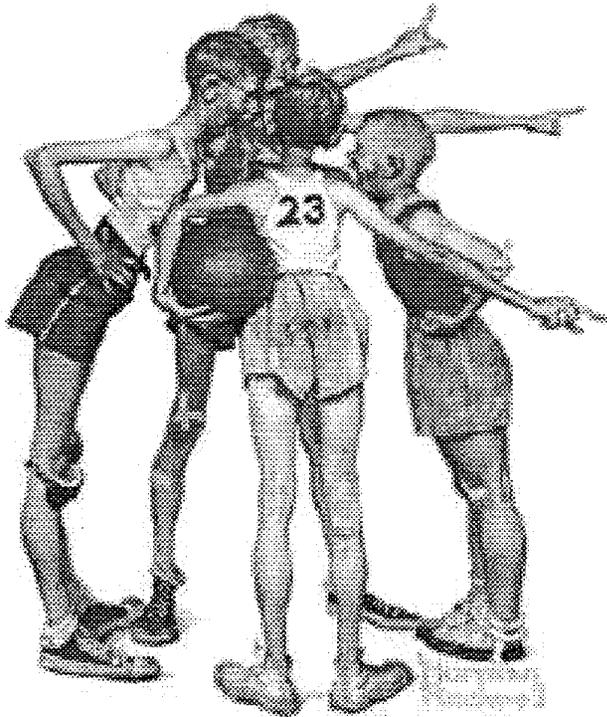
before and after
site elements



fitness and delight

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Indoor Sports and Activity Complex



- The City of Lodi's Family Recreation Center

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Lodi Parks and Recreation

- We Create
Community through
- People
- Parks
- Programs



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...how we create community



- Provide recreational experiences
- Promote health and wellness
- Strengthen Safety and Security
- Protect Natural Resources
- Strengthen Community Image
- Support Economic Development



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Current Indoor Programs

- Youth & Teen Basketball (Grape Pavilion, Boys & Girls Club, and high school gyms as available)
- Adult Basketball (Grape Pavilion)
- Late Night Basketball (Grape Pavilion)
- Adult Volleyball (Tokay Gym as available)

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Existing Facility Issues

- Grape Pavilion
 - Nov through Feb use
 - limited weekday hours
 - brief practice times for youth teams
 - 2/3 of all adult games start at 9 pm
- High School and Middle School Gyms
 - limited Saturday use
 - City programs are secondary priority
 - volleyball offerings only when the school's activities allow



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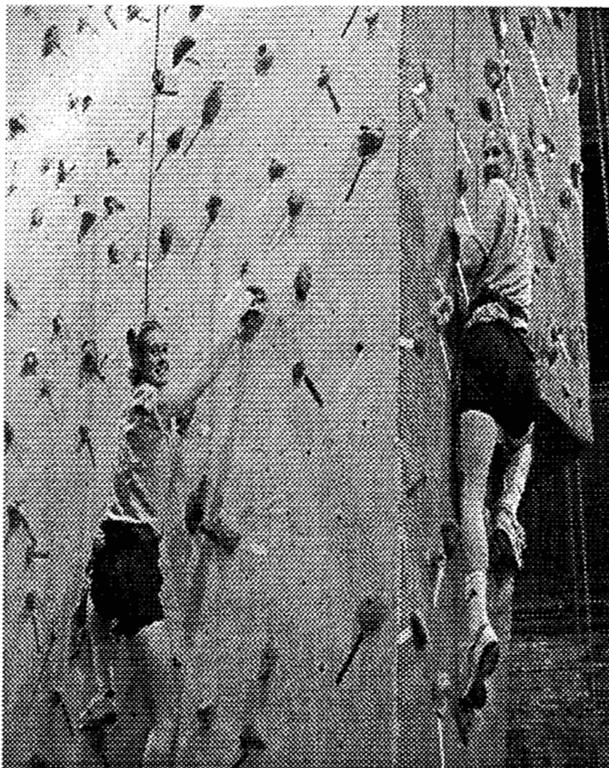
Current Recreation Annex Uses

- Yoga
- Karate
- Rentals
- Meetings
- Staff Training
- This large space allows for only one activity at a time

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Proposed Multi-Purpose Uses



- Karate
- Judo
- Fitness
- First Aid
- Cheerleading
- Bridge
- Rock Climbing
- Babysitter Training
- Yoga
- Tai Chi
- Aerobics
- CPR
- Chess
- Photography
- Cooking

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Proposed Multi-Purpose Space Uses

- Teen Nights and Dances
- Game Nights
- Boy and Girl Scout meetings
- Coaches Training
- Community group meetings

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Community Rental Opportunities

- Wedding Receptions
- Birthday Parties
- Quinceneras
- Baptism Receptions
- Banquets

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4988 W. Hwy 12, Lodi, Ca 95242
Ph: 209-368-7664, Fax: 209-367-0572

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Frank C. Alegre

May 1, 2002

LODI CITY COUNCIL

I am unable to attend the May 1st meeting of the Lodi City Council and wish to inform the Council members that on Agenda Item E-6, I support the adoption of the Scheme B Site Plan with a minimum of three (3) basketball courts for the Lodi Downtown Community Indoor Sports Complex.

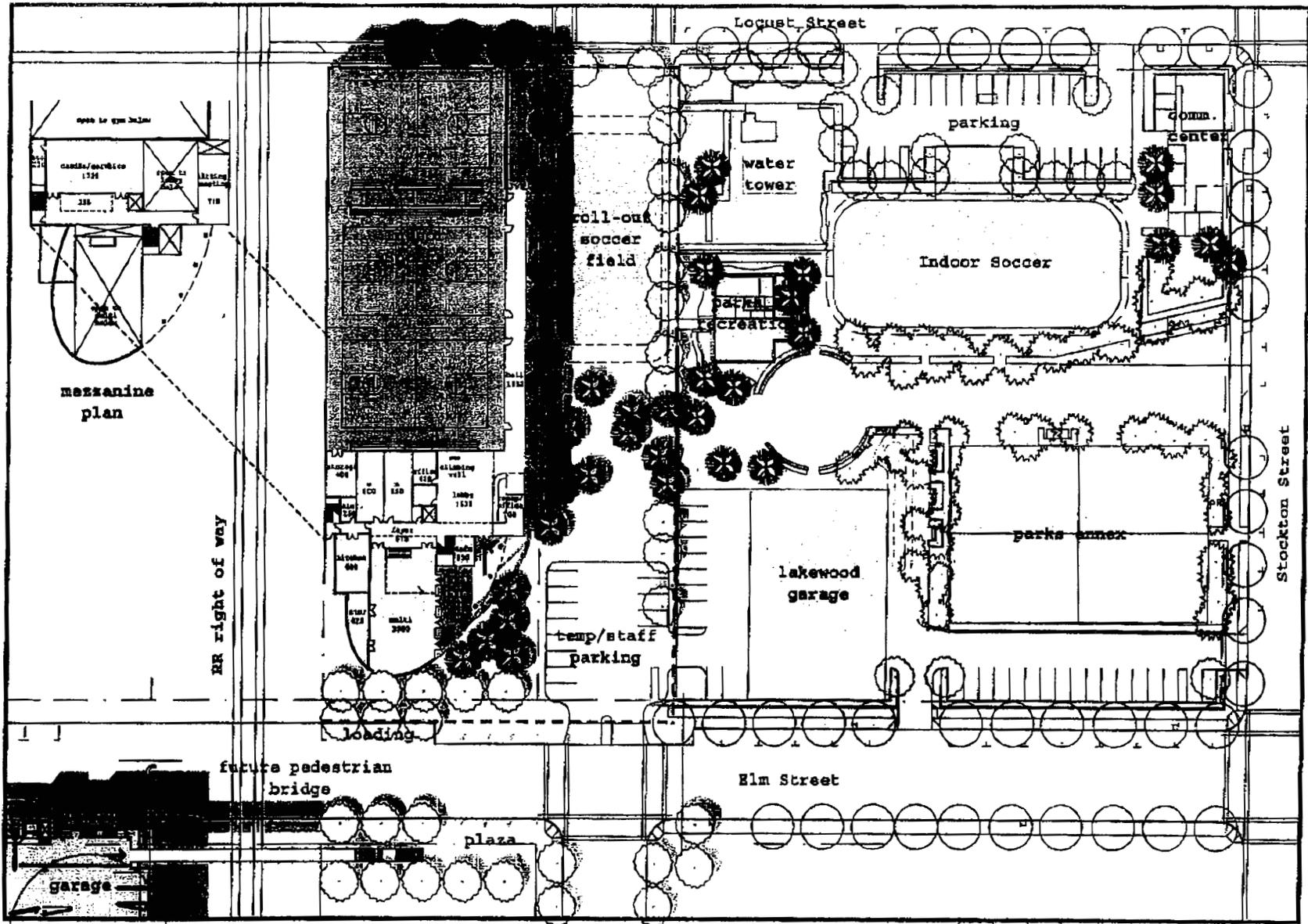
This is a long overdue project and should be started as soon as possible.

Sincerely,

Frank C Alegre

Frank C. Alegre

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**ELS Lodi Downtown Community
Indoor Sports Complex**

scheme B site plan