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CITY COUNCIL MEETING

September 16, 1981

LODI COMMUNITY
CENTER

A slide presentation on the Lodi Community Center as prepared by the Lodi Design Group and moderated by Mr. Lew Bishop was presented. Copies of the Lodi Community Center Master Plan Report as prepared for the City of Lodi dated September 7, 1981 was also presented for Council's perusal. In his presentation, Mr. Bishop indicated that the "group" feels strongly that the project design is viable and that the project can be started with virtually no money. The "Group's" recommendation have been and are:

1. Remove the following buildings:
 - a) Auto Shop
 - b) Shop Rooms
 - c) Old Bus Bard
 - d) Wood Shop
 - e) Girls Shower
 - f) Main Building Foundation
 - g) Custodial Building
2. Board up to preserve including roof repair
 - a) Science
 - b) Gyms
 - c) Pool
 - d) Auditorium
 - e) Music
3. Continue to use and improve:
 - a) Cafeteria
 - b) Sports Field

These recommendations are based upon a lack of capital expenditure allocations sufficient to reconstruct any of the "to preserve" buildings. It should be noted that the auto shop, wood shop and custodial buildings can be used until such time as their use interferes with the completion of the master plan development.

At the introduction of Councilman Pinkerton, Council commended the Lodi Design Group on the work they have accomplished.

Discussion followed with questions being directed to Mr. Bishop. Councilman Katnich indicated that he felt that the electorate should at the next election vote on a special tax to raise the funds necessary for this project.

Just prior to the close of the meeting, Council, on motion of Mayor Pro Tempore Murphy, Pinkerton second, adopted the Lodi Community Center Master Plan and directed the City Clerk to place the "Lodi Community Center" on the agenda for the October 7, 1981 meeting to receive further direction from the Council regarding the site.

LODI COMMUNITY CENTER

MASTER PLAN REPORT

Prepared for: CITY OF LODI

September 7, 1981

**Lodj
design
group**

LODI COMMUNITY CENTER

MASTER PLAN REPORT

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LODI COMMUNITY CENTER

LODI UNION HIGH SCHOOL

"The Center 10 Acres"

During the early years of Lodi, education was considered the backbone of progress for the community. Many of the residents, city fathers and school board members worked long, hard hours to develop an academic plant befitting a conservative, but progressive small town, something of which to be proud. The physical plant was constructed, and over the years expanded to include additional facilities such as the shops, gyms, pool, music and cafeteria buildings. Over the years, the school became a focal point for music and drama as well as academics. The Lodi Design Group's research into the architecture and planning has proven the soundness of this previous work, and has formed the basis upon which our directions, suggestions and conclusions are built. The community interest and support created when LUSD and the City of Lodi negotiated the sale/purchase of the site, has been the force behind our efforts and the efforts of countless citizen groups and individuals-- all with the goal of creating "something" out of the old campus. That something is what the City Council, City Administration, Old LUHS Foundation, the Community Development Committee, the Lodi Design Group and the residents of Lodi can be proud.

A community center can be numerous things -- sports complex for the physically active, meeting rooms for all manner of groups, and a cultural focal point for audio and visual arts. In addition, it could provide any number of other possible program homes. The search for those programs and places desired by the populace and not as yet supplied by the community, has resulted in a "shopping list" of services, from gyms to theater to swimming to running to music rooms to museum spaces. All have merit, and required the Lodi Design Group to examine the value both in terms of providing the space necessary and in determining how we might pay for the privilege. In this report, we have included the data presented as preliminary research as well as all of the statistical data and estimates we used in the development of the program presented.

A majority of respondents to our questionnaire indicated a desire to restore and/or rehabilitate all of the facilities. We have isolated several buildings which serve no apparent useful purpose, and recommend their removal. Each of the recommendations has resulted in a large quantity of soul searching to be sure of our directions. Even as this report is being completed, many other possibilities (variables) have presented themselves. As one possibility is considered, it affects all of the other variables. Therefore, our master plan should be considered as a base upon which decisions can be made, but not that these choices are the only ones possible. By changing the direction of the program from that established by our research, some alternatives would prove appropriate. One of these alternatives would be the re-development of the Science Building into a senior citizens housing center. This suggestion could be considered during the implementation phase of the project.

The physical plant was constructed during the years 1909 to 1965 of quality material and workmanship. The limitations imposed by the early construction time of the auditorium, science, gyms and pool structures are a lack of current earthquake resistance of the structure, no year around heating-air conditioning and electrical systems that are outmoded or damaged due to vandalism. For those buildings considered as part of our program, each of these constraints has been removed in our cost estimates and the buildings made to comply with current building and safety codes, (including the Field Act).

The selection of specific buildings was made based upon the program developed after our first workshop to answer the question, "What is a community center as it relates to Lodi". This program is shown in Workshop II report as "Lodi Community Center Program". In analyzing this program, several buildings existing on the property were obvious choices for restoration and use based purely upon economics. We found the costs less for restoration than a totally new structure (refer to Workshop II report "Cost Estimates"). During the finalization phase of the Master Plan, some additional components from Workshop II have been included and a more detailed analysis developed which has resulted in the increased cost estimate. We have included approximately 4000 square feet of office/storage space for the use of the Department of Parks and Recreation. This addition serves a two-fold purpose: To provide an easily accessible modern office for this segment of public service, and to locate administrative personnel near physical activity to reduce the number of personnel required to operate the sports portion of the Center.

Our recommendations have been and are:

1. Remove the following buildings:
 - a. Auto Shop
 - b. Shop Rooms
 - c. Old Bus Barn
 - d. Wood Shop
 - e. Girls Shower
 - f. Main Building Foundation
 - g. Custodial Building
2. Board up to preserve including roof repair:
 - a. Science
 - b. Gyms
 - c. Pool
 - d. Auditorium
 - e. Music
3. Continue to use and improve:
 - a. Cafeteria
 - b. Sports Field

The above recommendations are based upon a lack of capital expenditure allocations sufficient to re-construct any of the "to preserve" buildings. It should also be noted that the auto shop, wood shop and custodial buildings can be used until such time as their use interferes with the completion of the master plan development.

In any planning program, choices and decisions are made on the best information available at the time. Our choices are the interpretation of the data available to use, including financial choices made for us by the various levels of government, (Prop. 13, federal tax laws, etc.) -- refer to the information developed by our counselor, Wes Dunn, for the relationships currently available for investors. This portion of the report was developed for the purpose of analyzing proposals developed by private industry as this direction may be the only way this project could be built in a short period of time (in the magnitude of two to five years). If private, corporate, state and federal donations and grants would be available, and the time schedule could be expanded to a "do it as you can" type program, the overall development could take ten to fifteen years. Both ways would provide the desired results -- a community center available to the residents of Lodi.

Attached is additional data including a revised cost estimate based upon the final master plan program, concluded financial analysis and the transcript of Workshop II. We hope all who read this report will feel the appropriateness of our plan and express their feelings to all the people responsible for the decisions necessary to - or not to - implement the program.

Much credit and thanks to our consultants, Wes Dunn and John Hagy and to the staff at the City of Lodi for their invaluable assistance.

LODI COMMUNITY CENTER
Cost Estimate
August 4, 1981

Scheme 1

1.	<u>GENERAL CONDITIONS</u> Includes Bond, permits, insurance, clean up, Contractor's overhead	\$ 110,000
2.	<u>SITE WORK</u> Includes walks, parking lots, landscaping, irrigation system, new sidewalks, fencing, lighting	875,000
3.	<u>CONCRETE</u> Includes excavation, footings, slabs, strengthening existing footings	50,000
4.	<u>MASONRY</u> Includes repoint existing brick work	55,000
5.	<u>METALS</u> Includes structural steel, miscellaneous iron, stairs	150,000
6.	<u>CARPENTRY</u> Includes rough finish, labor and materials, case work, rebuilding wood gym floors	250,000
7.	<u>MOISTURE PROTECTION</u> Includes reroofing, new built-up roofing, new metal roofing, insulation	295,000
8.	<u>DOORS, GLASS AND GLAZING</u> Includes exterior and interior doors, rolling grilles, glass curtain walls, replacing all windows, glass swimming pool enclosure	495,000
9.	<u>FINISHES</u> Includes painting, gyp board, acoustical ceiling, vinyl wall covering, plaster, ceramic tile floor coverings	380,000
10.	<u>SPECIALTIES</u> Includes restroom accessories, signage, lockers	26,000

11. <u>EQUIPMENT</u>	
Includes swimming pool accessories	12,000
12. <u>FURNISHINGS</u>	
Includes reupholstery theater seats, window coverings	75,000
13. <u>SPECIAL CONSTRUCTION</u>	
Includes stage lift, stage curtain, fly, rebuild stage area	175,000
14. <u>CONVEYING SYSTEM</u>	
Includes small handicap use elevator	35,000
15. <u>MECHANICAL</u>	
Includes plumbing, swimming pool equipment, sprinkler system, air conditioning system, fire protection	750,000
16. <u>ELECTRICAL</u>	
Includes new service, distribution system, fixtures, stage lighting, sound system, alarm system	<u>750,000</u>
	\$4,483,000
15% Contingency	<u>672,450</u>
	\$5,155,450
7% Profit	<u>360,881</u>
	<u>\$5,516,331</u>

The increase over Workshop II report reflects an increase in square footage of approximately 4000 square feet.

This estimate is based upon July 1981 costs. Increases for inflation should be considered at a minimum rate of 1% per month.

FINANCIAL ANALYSIS

Introduction

The first segment of this financial analysis focuses upon the operating entity known as the Community Center and develops projected operating statements for the first five full years of operation. These financial projections outline the estimated revenues and expenditures of three different cost and revenue centers (the Multi-Purpose Center, the Recreation Center, and the Cultural Center), and summarizes all of these centers into what is called the projected operating statement.

The second segment of this financial analysis section focuses upon the relationship between the City of Lodi and the private sector in regards to financing arrangements to achieve the remodel and construction of the Community Center. This second section contains an example of private industry's perspective, and develops a financing model based upon a hypothetical sale/leaseback arrangement between a private developer and the City of Lodi.

Projected Revenues and Costs

The projected operating statement enclosed addresses estimated revenues for the first five full years of operation and breaks these revenues into two general categories (maximum revenues and projected revenues). This format provides the reader with information regarding the architects' perception of the maximum possible revenues generated from each of the individual revenue centers, as well as an estimation of the projected actual revenues in comparison to those maximums. In addition to the dollar amounts for the maximum and projected revenues, there are two percentages displayed, one called "breakeven % of maximum", and one called "projected % of maximum".

The breakeven % of maximum is the percent of the maximum revenue capacity required in order for the operations of the Community Center to break even. It should be noted here that this percentage does not include any debt service or lease payments which might arise from negotiations with the private sector. The breakeven % of maximum addresses only the percentage of the maximum attainable revenues required in order for the operating entity itself to break even. For example, in year 1 the breakeven % of maximum is 33%. The interpretation of this 33% is simply that in order for the Community Center operations to meet operational expenses, actual revenues must be 33% of the \$676,280 maximum revenues shown.

The projected % of maximum represents a ratio between the total projected revenues and the total maximum revenues. For example, in the first year the projected % of maximum is 30%, which is interpreted as the revenue projections for the first year equal 30% of the maximum revenues.

LODI COMMUNITY CENTER
PROJECTED OPERATING STATEMENT

REVENUE ANALYSIS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
MAXIMUM REVENUES:					
CULTURAL CENTER	391800	423144	456996	493555	533040
RECREATION CENTER	91280	98582	106469	114987	124185
MULTI-PURPOSE CENTER	195200	208656	225348	243376	262846
TOTAL MAXIMUM REVENUES	676280	730382	788813	851918	920071
BREAKEVEN % OF MAXIMUM	0.33	0.32	0.33	0.33	0.33
PROJECTED % OF MAXIMUM	0.30	0.48	0.67	0.85	1.00
PROJECTED REVENUES:					
CULTURAL CENTER	101550	193266	299006	420431	533039
RECREATION CENTER	62164	74551	88519	104249	121574
MULTI-PURPOSE CENTER	42000	86418	137672	196576	262846
TOTAL PROJECTED REVENUES	205714	354235	525197	721256	917459
PROJECTED DISBURSEMENTS					
COST CENTER DISBURSEMENTS:					
CULTURAL CENTER	1169	2266	3511	5023	6358
RECREATION CENTER	48964	52881	57112	61681	66615
MULTI-PURPOSE CENTER	820	886	956	1033	1116
ADMINISTRATIVE COSTS:					
SALARIES	119926	129520	139882	151072	163158
OUTDOOR MAINTENANCE	37000	39960	43157	46609	50338
PAYROLL TAXES		0	0	0	0
SUPPLIES	15011	10092	11303	12660	14179
INSURANCE	549	593	640	692	747
TOTAL OPERATING DISBURSEMENTS	223439	236198	256561	278770	302511
TOTAL OPERATING SURPLUS/-DEFICIT (NOT INCLUDING FINANCE COSTS)	-17725	118037	268636	442486	614948

INFLATION PERCENT 8
(EXCLUDING OVERALL CENTER SUPPLIES)

COST CENTER ANALYSIS - CULTURAL CENTER

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE ANALYSIS					
MAXIMUM REVENUES	391800	423144	456996	493555	533040
BREAKEVEN % OF MAXIMUM	0.00	0.01	0.01	0.01	0.01
PROJECTED % OF MAXIMUM	0.26	0.46	0.65	0.85	1.00
PROJECTED REVENUES	101550	193266	299006	420431	533039
PROJECTED DISBURSEMENTS					
DIRECT COSTS		0	0	0	0
SALARIES	1053	2041	3163	4525	5728
PAYROLL TAXES	116	225	348	498	630
SUPPLIES		0	0	0	0
INSURANCE		0	0	0	0
UTILITIES		0	0	0	0
MAINTENANCE		0	0	0	0
TOTAL OPERATING DISBURSEMENTS	1169	2266	3511	5023	6358
OPERATING SURPLUS/-DEFICIT	100381	191000	295495	415408	526681

COST CENTER ANALYSIS - RECREATION CENTER

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE ANALYSIS					
MAXIMUM REVENUES	91280	98582	106469	114987	124185
BREAKEVEN % OF MAXIMUM	0.54	0.54	0.54	0.54	0.54
PROJECTED % OF MAXIMUM	0.68	0.76	0.83	0.91	0.98
PROJECTED REVENUES	62164	74551	88519	104249	121574
PROJECTED DISBURSEMENTS					
DIRECT COSTS		0	0	0	0
SALARIES	32760	35381	38211	41268	44570
PAYROLL TAXES	3604	3892	4204	4540	4903
SUPPLIES	3600	3888	4199	4535	4898
INSURANCE		0	0	0	0
UTILITIES	5400	5832	6299	6802	7347
MAINTENANCE	3600	3888	4199	4535	4898
TOTAL OPERATING DISBURSEMENTS	48964	52881	57112	61681	66615
OPERATING SURPLUS/-DEFICIT	13200	21670	31407	42568	54959

COST CENTER ANALYSIS - MULTI-PURPOSE CENTER

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE ANALYSIS					
MAXIMUM REVENUES	193200	208656	225348	243376	262846
BREAKEVEN % OF MAXIMUM	0.00	0.00	0.00	0.00	0.00
PROJECTED % OF MAXIMUM	0.22	0.41	0.61	0.81	1.00
PROJECTED REVENUES	42000	86418	137672	196576	262846
PROJECTED DISBURSEMENTS					
DIRECT COSTS		0	0	0	0
SALARIES		0	0	0	0
PAYROLL TAXES		0	0	0	0
SUPPLIES	820	886	956	1033	1116
INSURANCE		0	0	0	0
UTILITIES		0	0	0	0
MAINTENANCE		0	0	0	0
TOTAL OPERATING DISBURSEMENTS	820	886	956	1033	1116
OPERATING SURPLUS/-DEFICIT	41180	85532	136716	195543	261730

Since the breakeven point is defined as that point of revenue volume whereby the revenues equal the expenses, one can compare the breakeven % of maximum with the projected % of maximum and conclude that wherever the projected % of maximum exceeds the breakeven % of maximum, the Community Center will be operating at a surplus and will be able to, at least partially, contribute toward the financing costs.

The details for the revenue analysis section are fully developed in the financial analysis appendix. To fully understand the revenue section of the projected operating statement, the reader should know the basis for determining the maximum revenues and the projected revenues. Basically, the maximum revenues represent the total expected revenues that the architects felt could be acquired at a "maximum pragmatic use" level. This concept of MAXIMUM PRAGMATIC USE addresses the issue of capacity that would reasonably be expected, were the facilities to be used to their OPTIMUM. For example, the Cultural Center includes an auditorium, some music rooms, a small meeting room, other art and display rooms, and a museum. Focusing on the auditorium, the architects projected that at full utilization, the auditorium would be used three times per week. Since the auditorium has a planned seating capacity of 900 people, and a reasonable price for a ticket might be \$2.50, and since there are 52 weeks in a year, the MAXIMUM PRAGMATIC CAPACITY for the auditorium could be expressed in the following algebraic formula: 52 weeks x 3 uses/week x 900 seats x \$2.50/seat for a maximum pragmatic capacity in today's dollars of \$351,000 per year. The PROJECTED use; on the other hand, represents the EXPECTED UTILIZATION rather than the maximum pragmatic utilization. The expected utilization is that level of use which is EXPECTED in years 1, 2, 3, 4, etc. For example, with regard to the auditorium the architects felt that in year 1, utilization would equal 25% of the maximum pragmatic use. In year 2 that utilization would be increased to 45% of the pragmatic use figure. In year 3 the utilization would be 65%, in year 4, 85%, and in year 5, 100%. The details of these assumptions, related to the revenues and expenditures of the individual centers and also of the Community Center as a whole, are outlined in the financial analysis appendix.

Directing attention to the projected operating statement under the category of projected disbursements, there are two subtitles, "cost center disbursements", and "administrative costs". The cost center disbursements represent those projected expenses that can be directly assigned to each one of the individual cost centers. For example, within the Recreation Center it was felt that certain staff salaries would be necessary for individuals who would be needed for operational functions of the swimming pool (namely a lifeguard and manager). Since their functions would be limited to managing and overseeing the swimming pool, their salaries could be directly assignable to the cost center known as the "Recreation Center". The second category of administrative costs outlines those types of general overhead costs of operating the entire Community Center which cannot be directly assignable to any one of the specific cost centers. Using this format, the projected operating statement outlines the direct and indirect costs of operations as projected by the architectural group.

The total operating surplus or deficit represents the difference between the total operating disbursements and the total projected revenues. It should be noted that the total maximum revenues do not enter into this computation in any way, and it should also be noted that this operating surplus or deficit represents a surplus or deficit directly attributable to the active operation of the Community Center and does not include any financing costs such as lease or mortgage payments.

It should also be noted that in the case of most revenues and expenses an 8% annual inflationary factor was used in order to make the projected operating statement more closely approximate reality.

Financing Costs

In order to complete the financial framework, the financing costs must be identified. These financing costs represent either debt service or lease payments that would be required on the development costs of the property. At this point in the analysis it is necessary to make a number of very complex assumptions regarding the relationship between private industry and the City of Lodi, as well as the private sector's desired rates of return on investment, and the private sector's cost of capital. Inherent within all of these assumptions, of course, are the tax benefits that inure to the private sector as a result of the acquisition of tax beneficial property.

At this point, let us assume for the sake of discussion that the City of Lodi sells the existing buildings to a private developer who then develops those buildings and leases them back to the City. Let's assume for a moment that the sales price is \$200,000, and that the developer desires a 12% after tax, time-adjusted internal rate of return on all investments. The result of the complex computations generated by these assumptions indicates that under this set of circumstances, the contractor would be willing to lease the completed facilities to the City of Lodi at a lease contract of \$648,224 a year for a period of 50 years. The assumptions and analysis necessary to arrive at the \$648,224 will be discussed in detail later in this report. For the moment, focus on that lease payment and how it affects the City's perspective. The following numerical analysis summarizes the City's position under the set of assumptions outlined above, as well as the projected operating statements:

	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Surplus/-Deficit (From Projections)	-17,725	118,037	268,636	,486	614,948
Deduct: Financing Costs (See Analysis Below)	-648,224	-648,224	-648,224	-648,224	-648,224
Project Surplus/-Deficit	-665,949	-530,187	-379,588	-205,738	-33,276
 Total Projected Deficit - First 5 Years					1,814,738

DEFICIT FUNDING OPTIONS

1. Sale of Land Assumed	200,000
2. Private Citizen Contributions	?
3. City Subsidy	?
4. Bond Issue	?
	1,814,738

It is easy for the reader to see that the deficit period for the Lodi Community Center, under the above set of circumstances, would be a period of approximately five years as the deficit decreases each and every year, until in the fifth year when the deficit is \$33,000. The question then, arises as to how the deficit might be funded. There are three options outlined above and one might focus on item number 2, "private citizen contributions". Of course, such contributions are tax beneficial to the private citizen in the sense that these contributions are tax deductible to the individual, which represents a discount to the dollar value of the property or cash contributed. Various other arrangements can be made with the private citizen groups related to dollar contributions that are tax beneficial. The private citizens' estate tax can be affected by any contributions made during the lifetime, as well as any contributions being made of a testamentary nature. The citizen need only seek tax counsel to structure the gifts in such a manner as to optimize their tax benefit.

THE PRIVATE SECTOR'S PERSPECTIVE

The previous analysis developed the basics regarding a single choice of relationship between the City of Lodi and the private sector developer. This section of the report will further develop the posture of a private developer in a sale/leaseback transaction, and will outline in detail the assumptions made in order to arrive at the above stated lease figure of \$648,224 per year.

Private industry is most likely to view this entire project from the position of optimizing time-adjusted internal rate of return on investment. In order to make the proper analysis regarding optimization of time adjusted internal rate of return, one must first identify the returns and then identify the expenditures, combine the two and make a series of calculations to arrive at the time-adjusted internal rate of return.

Generally speaking, there are two categories of returns that could be associated with a sale/leaseback transaction between the private sector and the City of Lodi. The private sector would receive returns from revenues collected and returns from tax incentives. Since the revenue returns from the rents collected are obvious in nature, this report will now focus upon the tax incentives.

Tax Incentives

The new 1981 Tax Law provides expanded tax incentives for investment in real estate and especially of investment in real estate of the type under study. Following is a list and description of each one of the tax incentives legislated in the 1981 Act:

1. **Fifteen Year Depreciation on All Real Estate** - Prior to 1981, the useful life of real estate was determined on a "fact and situation" basis. Normally the posture of the Internal Revenue Service was that a useful life of 35 to 60 years was reasonable on real estate structures. The Tax Act of 1981 includes a concept called "accelerated cost recovery system", whereby the cost recovery of all depreciable real property is designated to be 15 years. The tax benefit generated by this change is simply that the depreciation deduction is now more than twice as large on a straight-line depreciation basis as it has been in the past, and the tax deduction for depreciation therefore is more than twice as large.
2. **Investment Tax Credit** - The 1981 Act provides for a 25% investment tax credit for qualifying cost of rehabilitating "certified historical" structures. This simply means the government will rebate 25% of the

rehabilitation costs on a structure that has been previously certified as a historical structure by the Office of the Secretary of the Interior of the United States. In order to qualify for this 25% investment tax credit, the expenditure must be for the purposes of rehabilitating existing buildings with many exterior, structural, and site improvements included in the category of eligible expenditures.

3. As well as the shortened lives related to the depreciation, the new Tax Law provides for an optional accelerated depreciation for real estate acquired after 1981. These accelerated depreciation rates will increase the tax write-off potential for an investment, and specifically would accelerate the recapture of monies invested.

In order to arrive at the private sector's lease payment requirements, several very specific assumptions were made related to the financial posture of the private developer. Following is a list of these assumptions:

1. City of Lodi sold the existing buildings to the private developer for a cost of \$200,000. Cost of construction was estimated to be \$4,989,580, 75% of which was includible as eligible investment tax credit property for rehabilitation of certified historical buildings.
2. Total project costs, therefore, were \$5,189,580 (200,000 + 4,989,580).
3. Financing arrangements were assumed to be such that the developer could finance 75% of the property with a 25 year loan amortization at 15% per annum, yielding a monthly payment of \$49,852 on the mortgage.
4. The developer was assumed to be eligible to take complete advantage of the \$935,546 investment tax credit over a period of three years through a series of either carryover or carryback maneuvers.
5. The developer chose the 15 year straight-line write-off method for depreciating the building and has a tax rate of 35%.
6. The developer desires a time adjusted internal rate of return, after tax, of 12% based upon the initial cash capital requirements of \$1,297,395.
7. The loan acquired by the developer was assumed to be \$3,892,185.
8. It was assumed that there was no change in the interest rate of the borrowed funds.

Given the above assumptions, the posture of the private sector under these circumstances can be outlined as follows:

1. The total cash needed from equity investors is \$1,297,395, and within a three year period the 25% rehabilitation investment credit would refund \$935,546 of the original capital required.
2. The operating position of the developer shows rents collected per year of \$648,224 with a mortgage payment of \$598,224 for a 25 year period of time. In the first 25 years there would be a \$50,000 cash surplus.
3. The tax loss of the private sector, under these circumstances, would begin at \$55,748 per year and reduce down to -0- in the 15th year, turning into a taxable profit for the remainder of the 50 years.
4. Since the 25 year mortgage would expire at the end of the 25th year, the private developer would have a period of 25 years of total pure cash flow income, which would be taxable to him at whatever tax rates (35% assumed) were prevalent in his tax position at that time.
5. At the end of the 50 year period, the lease would terminate with the buildings reverting back to the City of Lodi without any reversionary value being remitted to the developer.

The above set of hypothetical assumptions and positions indicate the type of analysis that private industry would most probably be using when viewing this investment. During negotiations, there are at least five particular directions which private industry might take to improve their 12% time adjusted internal rate of return position.

1. They may try to negotiate a longer lease in order to increase the period of time when they are receiving revenues.
2. At the end of the lease period, the private sector may desire a sale back to the City at some nominal price.
3. The lease arrangements suggested by the private sector may include a cost of living increase in the lease rents, perhaps tied to the consumer price index.
4. The private sector may want to acquire the buildings at the present time for a nominal price such as \$1.00.
5. The private sector may desire that certain operating expenses for insurance and taxes be paid directly by the lessee.

Summary

Based on a hypothetical set of assumptions related to utilization of the Community Center as well as the private sector's perspective, the estimated time necessary for the Lodi Community Center to be self-sufficient is approximately five or more years. In the interim period, the deficits created by the Lodi Community Center are estimated to be \$1,814,738, which must be funded from sources other than the operations of the Lodi Community Center.

It is entirely possible that during negotiations with the private sector, the City of Lodi may meet with different investment perspectives and parameters than have been established by this hypothetical case, and the actuality of these parameters could cause the deficit to either increase or decrease depending upon the reality of the private sector's attitudes. It is evident from the analysis that private industry tax benefits impact heavily upon this project and essentially represent a reduction in the financing costs for the project, which in itself indicates that a relationship between City and private sector is indeed a most advantageous arrangement for both the City of Lodi and private sector investors.

FINANCIAL ANALYSIS

APPENDIX

OVERALL COMMUNITY CENTER COSTS

	<u>MAXIMUM PRAGMATIC USE</u>	<u>PROJECTED USE</u>
(1) PERSONNEL		
A) Manager - \$35,000/year	\$ 35,000	\$ 35,000
B) Assistant - \$25,000/year	25,000	25,000
C) Appointment Secretary - \$15,000/year	15,000	15,000
D) Maintenance Technician - \$18,000/year	18,000	18,000
E) Groundskeeper - \$21,700/year	21,700	21,700
F) Part-Time Custodian (on call - set up people). (52 weeks x 20 hours/week x 1.5 persons x 3.35/hour)	5,226	5,226
(2) SUPPLIES		
Office Equipment - Initial Expenditure	6,000	6,000
Office Supplies - Estimated Annual Cost	1,000	1,000
Sundries, Supplies, Janitorial - Estimated Annual Cost	8,011	8,011
(Above estimates are based upon historical data of the City of Stockton and City of Lodi and are computed using 12% inflation factor)		
(3) INSURANCE - (if city as operator)		
Liability - assumed to be -0- due to coverage through existing policies	---	---
Fire - .11/\$1000 value:(\$4,989,580/1000) x .11	549	549
(4) OUTDOOR MAINTENANCE - \$37,000/year		
	37,000	37,000

CULTURAL ACTIVITIES CENTER

<u>REVENUES</u>	<u>MAXIMUM PRAGMATIC USE</u>	<u>PROJECTED USE</u>
(1) AUDITORIUM 900 seat capacity at \$2.50/seat (52 weeks x 3 uses/week (900 x \$2.50))	\$351,000	YR 1: 25% max. YR 2: 45% max. YR 3: 65% max. YR 4: 85% max. YR 5: 100% max.
(2) FUNCTIONAL ROOMS - Art Rooms		
A) 2 rooms rented at \$100/month each x 12 months	2,400	2,400
B) Art display	-0-	-0-
C) Museum (\$200 rental per month x 12 months)	2,400	2,400
(3) MUSIC ROOMS		
A) 1 large room 12 (192 hours/month at \$7.50/hour) x 75% usage	12,960	YR 1: 25% max. YR 2: 45% max.
B) 6 small practice rooms 6 x 12 (192 hours/month at \$2.50/hour) x 50% usage	17,280	YR 3: 65% max.
(4) SMALL MEETING - READING ROOM 12 (192 hours/month at \$5.00/hour) x 50% usage	5,760	YR 4: 85% max. YR 5: 100% max.

COSTS

(1) PERSONNEL - 4 people working for each hour auditorium is in use + 1 additional hour (clean-up, set-up, etc.) 4 x 1.5 (3 times/week x 52 weeks) x \$4.50/hour average wage	4,212	YR 1: 39 uses YR 2: 70 uses YR 3: 101 uses YR 4: 133 uses YR 5: 156 uses
(2) PAYROLL TAXES - (11% of total wages paid)	463	11%
(3) UTILITIES - considered in overall center costs	---	---
(4) INSURANCE - considered in overall center costs	---	---

RECREATIONAL CENTER

<u>REVENUES</u>	<u>MAXIMUM PRAGMATIC USE</u>	<u>PROJECTED USE</u>
(1) PLAYING FIELDS	\$ 3,840	\$ 1,920
(2) AMPHITHEATRE - COURTYARD use for anniversaries, weddings, receptions, etc. 26 weeks x 8 uses/week x \$25/use	5,200	YR 1: 25% max. YR 2: 45% max. YR 3: 65% max. YR 4: 85% max. YR 5: 100% max.
(3) GYMNASIUM - INDOOR RECREATION 52 weeks x 2 spaces x 7 days/week x 5 uses/day x 14 users/use x .50 per person	25,480	YR 1: 60% max. YR 2: 70% max.
(4) POOL 52 weeks x 7 days/week x 180 users/day x .50 per person	32,760	YR 3: 80% max. YR 4: 90% max. YR 5: 100% max.
(5) ADMINISTRATIVE		
A) Offices: 12 months (2,000 sq. feet x .75/foot)	18,000	18,000
B) Storage: 12 months (2,000 sq. feet x .25/foot)	6,000	6,000

COSTS

(1) PERSONNEL - Lifeguard and Manager 52 weeks x 1.5 persons x 12 hours/day x 7 days/ week x \$5.00/hour	32,760	32,760
(2) PAYROLL TAXES - (11% of total wages paid)	3,604	3,604
(3) SUPPLIES - pool chemicals, etc., \$300/month	3,600	3,600
(4) UTILITIES - pool gas and utilities, \$350/month pool water and electricity, \$100/month	4,200 1,200	4,200 1,200
(5) MAINTENANCE - small tools, repairs, etc., \$200/month additional electricity and utilities, \$100/month	2,400 1,200	2,400 1,200

MULTI-PURPOSE CENTER

<u>R E V E N U E S</u>	<u>MAXIMUM PRAGMATIC USE</u>	<u>PROJECTED USE</u>
(1) MEETING ROOMS 3 rooms at \$50/hour each - 50% usage x (12 months x 192 hours/month x \$150)	\$172,800	YR 1: 20% max. YR 2: 40% max. YR 3: 60% max. YR 4: 80% max. YR 5: 100% max.
(2) KITCHEN (assuming community center provides cooks) 25% usage x (12 months x 192 hours/month x \$30/hour)	17,280	YR 1: 25% max. YR 2: 45% max. YR 3: 65% max. YR 4: 85% max. YR 5: 100% max.
(3) ADMINISTRATIVE 400 square feet at .65/foot per month 12 months x (400 x .65)	3,120	3,120
 <u>C O S T S</u>		
(1) SUPPLIES - tables and chairs \$8,200 initial capital expenditure, renewable every 10 years Yearly cost: (\$8,200 / 10 years)	820	820
(2) SALARIES - considered in overall center costs	---	---
(3) PAYROLL TAXES - considered in overall center costs	---	---
(4) UTILITIES - considered in overall center costs	---	---
(5) INSURANCE - considered in overall center costs	---	---

COMPUTATION OF OVERALL CENTER SUPPLY COSTS

(using 12% inflation factor)

	<u>YR 1</u>	<u>YR 2</u>	<u>YR 3</u>	<u>YR 4</u>	<u>YR 5</u>
SUPPLIES					
(1) Office Equipment	6,000				
(2) Office Supplies	1,000	1,120	1,254	1,405	1,574
(3) Sundries, Janitorial	8,011	8,972	10,049	11,255	12,605
Totals	<u>15,011</u>	<u>10,092</u>	<u>11,303</u>	<u>12,660</u>	<u>14,179</u>

PROJECTED REVENUE TOTALS

(using 8% inflation factor)

	<u>YR 1</u>	<u>YR 2</u>	<u>YR 3</u>	<u>YR 4</u>	<u>YR 5</u>
CULTURAL CENTER					
Auditorium	87,750	170,586	266,114	375,835	477,532
Functional Rooms					
Art Rooms	2,400	2,592	2,799	3,024	3,265
Museum	2,400	2,592	2,799	3,024	3,265
Music Rooms					
1 Large room	3,240	6,299	9,826	13,877	17,632
6 Small practice rooms	4,320	8,398	13,101	18,503	23,509
Small meeting room	1,440	2,799	4,367	6,168	7,836
Totals	<u>101,550</u>	<u>193,266</u>	<u>299,006</u>	<u>420,431</u>	<u>533,039</u>

RECREATION CENTER

Playing Fields	1,920	2,074	2,239	2,419	2,612
Amphitheatre - Courtyard	1,300	2,527	3,942	5,568	7,075
Gymnasium	15,288	19,263	23,776	28,888	34,665
Pool	19,656	24,767	30,569	37,141	44,570
Administrative - Offices	18,000	19,440	20,995	22,675	24,489
Storage	6,000	6,480	6,998	7,558	8,163
Totals	<u>62,164</u>	<u>74,551</u>	<u>88,519</u>	<u>104,249</u>	<u>121,574</u>

MULTI-PURPOSE CENTER

Meeting Rooms	34,560	74,650	120,932	174,143	235,092
Kitchen	4,320	8,398	13,101	18,503	23,509
Administrative	3,120	3,370	3,639	3,930	4,245
Totals	<u>42,000</u>	<u>86,418</u>	<u>137,672</u>	<u>196,576</u>	<u>262,846</u>

Transcript of Public Workshop 2, Lodi Community Center -- July 16, 1981

Mayor
McCarty Good Afternoon, Citizens, Welcome to the Old Tokay Site. I'm Jim McCarty, supposed to be a City Official, and was asked to break off work and be here today and mingle with the citizens which I am delighted to do. I understand the room was just recently cleared from the utilization by the Jazzercise class, and we would like everybody here to know in case you don't know already, this particular structure is finding more members for our public activities all the time. Of course, that's exactly what we want. Somebody asked me to relate to the group what the City Council is doing, how the City Council feels in regard to the project, and of course I can't speak for the individual Councilmen, but I do construe from their dialogue and their manifestations that they are firmly behind this project, and I commend the leaders of the project for stalwarts, uh, swimming upstream, and for collecting additional supporters almost every day as is evidenced by this outstanding group of citizens today. Of course the City Council is behind this project - the activities that the Council is favorable towards certainly is the presentation of dollars at almost every one of our Council meetings, and I don't know how many of you participants are familiar with the graph (block graph) that we have recently posted in City Hall chambers, City Council chambers -- and that graph will remain there, and if you have seen it, or did see it on TV last night the Committee has taken a schematic drawing of the entire site and blocked off little squares approximately an inch by an inch, and then as every \$607.00 comes in, a square is filled in with yellow. It appears to me that roughly about half of the available squares have been filled in, and that has been confirmed by Mrs. Lang, in stating that some quarter of a million dollars has been received to date. I'll tell you why that's a significant figure - the reason for that is that as you read sometimes we may be on the fringe of a tax revolt, or certainly a great resistance to additional taxes. That's a fact. And while this event, or this resistance prevails, the citizens of the City of Lodi think enough about this project - I mean the big spenders and the little spenders to fork over a quarter of a million dollars in its behalf. Now that really shows me something. I'm not going to talk any further, the Council is behind this, I'm behind it, you're behind it, and really that's all it should take. I'll turn the mike over to the professionals now.

Lew
Bishop Thank you, Mr. McCarty. I'd like to welcome you all here, we appreciate your attendance, particularly in light that we did not have a totality of interest in our last meeting. That is one of the reasons we have taken it upon ourselves to schedule the meeting at noon - so you can grab a sandwich, sit back and relax and kind of see what we are doing. I'm Lew Bishop of, the spokesperson for the Lodi Design Group. With us here are five of the six of us, Bob Morris is out of town. I would like to introduce Larry Wenell of Morris & Wenell Architects, Steve Kikuchi of Dauber & Kikuchi Landscape Architects, Arlie Preszler of Preszler-Bishop Architects, and somewhere in the back is Dwight Dauber. We all feel very up about this project. The Community Center is a viable, workable project that has as its basis the interest of the community. The interest of the community means that by putting forth some effort, we can have facilities that the City does not now have or anticipate in the future. As part of what we are charged to do, we have developed another report, you know, any time a professional group gets together one of the things you get out of it is a report. And so our report is here and there are copies floating around - we would like to have you, if you like, review the report. There are some interesting statistics from a couple of communities outside of our area we would like to have you digest. Along with that, in order to keep you on schedule today, we would like to

arrange for a break about 1:00. For those of you who have to get back to the office, or back to the shop, we'll have a short break, and those who wish to stay on and discuss it further, we will be happy to do that. So, without too much further ado, I would like to bring you up to date with what we, as the Lodi Design Group, have done to develop a program, a Master Plan program for the Lodi Community Center. In order to do that, I'm going to have to refer to some notes because my memory doesn't work too well. After Public Workshop 1, which occurred in May, our group got together and tried to decide what it was that we were supposed to do. And what we were supposed to do was develop a program, not an architectural program, not a planning program, not a financial program, but a basic program as to what does a community center consist of as it relates to the City of Lodi. And that program is on the side wall - we'll show you in a minute in slides. The bubble diagram that relates to some uses, and uses are defined by those people in the community who are interested in finding a place to have their function, coming forth listing some objectives, listing some goals, and trying to create a space in which they can operate. That program was carried forth, and we developed three different alternative proposals of uses. If any of you were around or read the paper after our first workshop, one of the things we did was to come up with seven basic steps to get between then and September 7. Some of those steps were to remove certain buildings on the site including the shower building on the east side of the gym, a few of the little buildings in between the two shop buildings, and the foundation of the main structure. In addition to that, we recommended that the City establish a watering policy along Hutchins Street to get the grass back green, and a couple of other programs that the City has been very, uh the City Government and the City staff have been very generous in their efforts in that behalf. I am sure that between now and September you will all see an improvement in the external appearance of the site; and we hope that that will continue. And without further ado, I would like to go on to a little history of where we are with the slides, and just relax and kind of bear with me a little bit and we'll open it up for questions and answers and comments a little bit later. Oh, I forgot one other thing, thank you. I've got my pointer down here. Our time line is a bubble diagram that describes what we were supposed to do, and forms the basis of our contract with the City of Lodi. We are currently in that middle block there (Larry is pointing to it.) The middle block seems to consist of the most work at this point. The middle block consisted of all the design work that was necessary to come up with enough information so that people could either get turned on or turned off toward the project. And some decisions could then be made. It is our goal that after this meeting today we can define more closely what really constitutes the community center and from here, develop the final Master Plan. So, we are in that middle section now, we have gone through all of the information gathering stuff, and we are now going to move on toward the final Master Plan. So where we are bringing you up to date on our schedule. I think we have time enough we can switch the light off back there, John. The first group of slides we have here are parts, and if you can't see, please maneuver yourselves around a little bit so that you can. I realize our slides are up in the air a little bit. The first slide and several others are statistic slides to show you what we saw when we first walked on the site about six months ago. These are part of the background data we developed to see what kind of shape the buildings were in, what kind of relationships existed, what kind of facilities were available, that sort of thing. We are now walking around the north side of the property and looking at the cafeteria building in the center of the picture. As you walk toward the

shops, you can see that some of the stuff, in fact one of the sections that you see we recommended removal of is the small one story section between the two shop buildings. This is the alley way between the wood shop and the girls' shower room. The girls' shower room is one of the buildings we recommended removal of mainly because it sits right in the middle of access ways and really doesn't fit any usable purpose. Back to the front, you can see the foundation of the main building which imposes itself along Hutchins Street, and you can also see that early in the spring the grass was green. In the courtyard which some of you may not have been in for a while, it is a rather nice space, bound on the south by the science building, on the west by the gym, on the east by the main building, and on the north by the auditorium. And that space is not in too good a shape because no one has been taking care of it. The trees, etc. are still in reasonably growing condition, but you can see that _____ do need some tender loving care. Back towards the auditorium you can see that the door to the gym is rather solid. The door has been busted into about fourteen times since. The portico that connected the old main building to the auditorium has been removed and _____ there rather forlornly. This is the space between the music building and the auditorium, and if anybody wants to verify it, they can turn around and look out the window. It's a little bitty narrow space that provides light into some of the classroom areas. This is the corridor between this building and the gym next door. One of the porticos outside the back of the pool building. And here we come to our program. Our program was alot of headbanging back and forth amongst us. We tried to develop inter-relationships that would exist if the program that we developed, use program that we developed, were to be followed, which included spaces of approximately 15,000 square feet for meetings, approximately 7,500 square feet for arts and crafts, 30,000 square feet for concerts and museum space, 2,000 feet of administrative space, and the most important thing, 316,000 square feet of open space, and 18,500 square feet devoted to sports activities. Now if you total all of that up, our program would have consisted of approximately 73,000 square feet of space. And by looking at what we have available in existing buildings on the site, this building that we're in now is 13,630 square feet, the music building is 7,000 square feet, the auditorium, 17,000 feet, we currently have if you take off all those buildings and the gym of 20,000 feet, open space of 383,000 square feet. So if we were to use the existing facilities, we would be almost meeting our program square footage. Now when I say program square footage, these are arbitrary numbers that we sat down and said, "If we had this many people they could be accommodated in about so much space." And we arrived at that by going around and looking at some other communities' facilities, looking at what is currently available in the City of Lodi, and looking at what other communities have projected is their growth goal as to provide facilities for their community. So, these rather dry statistics form themselves up into this little relationship diagram you see on the board up here. Another thing that comes to mind that we found that we didn't have is an indoor pool. That indoor pool stemmed out of trying to provide a facility that could be used more frequently rather than less frequently. One of the difficulties that we have had in trying to ascertain how the program is to be _____ was to arrive at spaces that can be used by more people more often, and the more you can do that the less it costs per person use. That is what was proven by our visit to Fairfield where they have a community center that last year accommodated some 193,000 people visits, and that's alot of folks, all different ages from seniors to beginners to nursery kids, etc. So part of our program was to develop square footages, relationships and having done that now, we'll go on to what we elected to do, and that is to develop t'ree separate, distinct scenarios as

to now we might best use the facility. And the first one we said was, "What happens if we leave most of the buildings on the site?" I say most, because some of the buildings have to be removed because they're just uneconomic to rebuild or to replace or to repair. Unfortunately the facilities have gone down substantially in the last couple of years, and the more they are left unused, the more they go downhill. So, _____ you see a first floor program keeping, these are strictly arbitrary ideas, not concrete in the ground, folks, the cafeteria building, music building, auditorium, the two gymnasiums and the pool, and removing everything else from the site. The building consists of this facility being opened up so that the kitchen that is presently here can be used by removing a wall that the screen is on and opening up into the shower room that's on the other side, and renovating that and attaching that to the wrestling room that is along side of it. Those three rooms can accommodate a sit down dinner of approximately 550 people, pretty nice, sight lines are pretty good and there are not too many facilities in the City of Lodi, not spoken for frequently that are available that would accommodate that many people. But at the same time we can divide it up into three smaller rooms that accommodate from 130 to 230 people. The little squared up area in between is called a connector, and that connector is the device that we can use to attach all these buildings so that they are usable and secureable. So anyone walking in the front door can then traverse the area and go to whatever facility he wanted to go to. Along side, taking the boys' gymnasium which is right to the south of us, and connecting it to this building, we can create another multi purpose space that is suitable for about 360 people at a sit down dinner, approximately 500 for a meeting, or a good game of basketball. And that is one of the things we have found lacking in the City, facilities to play basketball, volleyball, and other indoor wintertime-type games. So in renovating that into a multi-purpose space, and then keeping the girls' gymnasium as a gymnasium space, we actually have sports facilities indoors. In between it, of course, is the pool and what do you do with a pool? Well, the pool is outdoors now and can't be used alot, but if you put a roof on it, it's indoors, and indoors means you can use it in the evening, use it in the wintertime, you can use it all those times when you would like to have a swim and cannot because there aren't any facilities. So that's one of the niceties that comes out. In our investigation of what's here, the structure of the pool appears to be very sound and that basically cosmetics and mechanical stuff could be repaired and the pool put back into operation. To the east side, of course, is the auditorium. The auditorium is a rather nice facility. It currently has seats for 999 people. If you take the auditorium and bring it up to current standards structurally, and revise the seating in the balcony, you would end up with the ability to seat approximately 880 people. Those 880 people could be divided into some smaller spaces by sound absorbent-type partitions that could be installed in front of the balcony so that you'd have a legitimate little mini-theater of about 330 seats. Or you could have the whole downstairs at about 650 seats or the whole facility at about 880 seats. So the big thing here is to provide sit down space that people can use for sit down purposes. Going through all the various facilities that we did, we found out that putting down and taking up takes alot of dollars, and so if you can define spaces that are usable for functions that do not need to be opposite each other you save alot of operational expense. Just to the north of the auditorium is the music building, and you say what do you use a music building for? Well, use it for music. There is a very straight forward solution to that problem to put the facility back in use. And if that is put back in use, we have music groups that do not have a home now, and on the second floor of that building are the old art rooms, and the Art Center people we know are looking for some space on a long term basis.

There are a lot of other things going on that can be handled on a short term, but the long term means that we need to have a cultural type facility, and in the Community, we don't have that now. So this is the basic concept of the building program for Scheme #1.

And to the left of that as you view it, is the site plan which addresses itself to getting cars on and off the site, getting people on and off the site, and that sort of thing. Starting at the south end, you can see that off Walnut Street we have a rather commodious parking lot, and on the north side we have another nice sized parking lot that will accommodate totally about 290 cars. 290 cars isn't a whole lot, but when you add those to the 210 on street car spaces that are around the property, we figure we can accommodate about 550 or so cars. That's enough cars to take care of groups up to a couple thousand people. So that means our facility, if we were to use this particular program, would be a very viable facility. Now we still have a rather large game area, other recreational space off Rose Street, and we still have a lovely good sized community plaza where outdoor facilities, flag raisings and that kind of activity can happen. On the right now as you see up there is a proposal that we have developed where you see what the outside of that project would look like from Hutchins Street. What we have done -- on each of the three programs, I will move along rather quickly now, time is fleeting, you can get a little idea of what we have an idea for on top of the pool. If you put a glass roof on there, it could really be attractive from looking down Walnut east.

Here we move along to Scheme #2. In Scheme #2 we said if we only took the really good shape buildings that are left on the site and built a new multi-purpose facility in between, what would it look like? And so we kept the cafeteria building, using the same basic program, and we took the pool and put the same basic program on that, and in between the two developed a building that would accommodate our use program. That building being multi-functional space with a stage and as an adjunct to that art and craft facilities, open space, offices, administrative area, waiting room, conference room, a few other attractive useful spaces. This type of program we did in order to find out approximately what the costs would be at various kinds of development programs. On the left again, you see what we came up with for another site program. This site addresses itself differently to the streets in that there is a more focal entry to this particular project. We were able to develop a more focal arrival place, a little more gentility to the walkways, a little more green space on the northeast corner. All of these schemes are ideas, and as ideas each can be interposed upon the other. So there are bits and parts that you can take from one place and put them on another place. If you like a particular idea one place and you say, "Gee, I like that, but I like the other?" those are the kinds of things we had hoped to elicit your comments about as we get further along. On the right again, another proposal for an elevation. Again, we tried to develop a more residential character, a more down home kind of attitude towards the building.

Here we come to Scheme #3. We said, "For Scheme #3, what would we do if we would just level the site and start over again?" This gives us an opportunity to locate the building in a more appropriate location, create the parking lots in a more appropriate location, and you see that they all kind of tend to relate to each other because if you try to solve the program which is what we are trying to do, the program imposes itself on _____, so this program addresses itself to a single structure that has in it the same kind of facilities, the multi-purpose room, the gym-theater combination, the meeting rooms around the side, the kitchen facilities, storage, indoor pool and art facilities on your left, with access out to the playing field in back.

So each of these programs we took and developed some basic concepts of cost. We'll go back, and if you can remember Scheme Number 1, that was preserving most of the buildings on the site - that we estimate would cost approximately \$4, 676, 165.00 give or take a little bit. The second scheme, which was saving two structures and building new in the middle was \$5,504,000. And the third scheme, which is all new, approximately \$6,300,000. These numbers, of course, are very rough at this point, but we will be defining those numbers a little more closely by the time our final Master Plan is in. The costs all work themselves into a hole that says how do we pay for it? And as professionals, we are not really responsible for the problem of how to fund it, but we have taken upon ourselves the desire to provide some alternative types of operational funding, if you will, of how this project will get off the ground. We are going to finalize those arrangements, but one of the schemes that comes to mind is that the City would sell the property to a group of investors and the group of investors would improve it to City standards, and lease it back to the City. That's one of the thoughts. Another thought is that the City retain the land and buildings and hires out the renovation both as in kind service and a little investment from the capital. There are a number of different possibilities that we're going to look at as to how to get this thing implemented, and if all the groups and all the people of the City of Lodi would get behind it and push it, I'm sure that we as professionals would provide you the facility that would do the job to meet the program. I'm going to look at my guys and see if I have missed anything. OK, I've taken up enough time talking about things, and would like to invite your comments and opinions, questions, etc. , but if you would - we had a little difficulty with trying to get everybody on tape the last time so we could remember what they said. So, if you would be so kind as to come up and use the mike if you have alot of comments, we would sure appreciate it.

Art I just wanted to ask a question. Where will these drawings and literature about these plans be available to the community so that we can kind of take our time with it?

Lew We're going to provide this information to City Council, and I would hope that between City Council and the press and the other committees in town, besides being here today, people can get it. If that's not sufficient time, they'll see me, and we'll certainly try to make arrangements so we can take care of their questions on a long term basis. We would certainly be happy to put a copy in the library - I think that would be very appropriate. I see that I can't be heard - where did the mike go? We have to hand the mike back and forth, Steve. I realize that it's kind of tough to get a microphone up, people don't want to talk into a microphone, but we really would like to hear any comments that you might have, any groups that would like to respond, members of the Community Development Committee are here. Dr. Frank, do you have any questions you want to ask?

Frank Johnson Not today.

Lew Dr. Bergantz?

Dr. Bergantz I do want to ask, "Is there any time schedule so far as goals more or less inflation and our economic situation, etc. I think we need to establish some kind of goal. Number 2, have you investigated the impact of traffic problems as far as parking off street, etc. Number 3, have you gone into very much detail to establish exact engineering costs of restoring these buildings? That's all I have to say.

Lew Let's see if I can remember those in order. I think I'll take the third one first. Oh, the first one is the time limit. The only time limit that we have working at the moment is to get the Master Plan done by September 7. That we have to get done. That's our responsibility, and I think it's the responsibility of the community to assure that that happens, and that there be a favorable response at that time. Once that occurs, then I think some definitive time limits can be established. I think the City Council particularly has directed us that they will do so. They will take our Master Plan and do something with it. Number 2, did we study the on and off street parking? We did study it, but without a definitive program, we couldn't get really tight about it. We can estimate about how many people would use the facility, and we have done that. And we have addressed that problem in about 500 cars availability on and off site. However, if someone wants to change the program, then we only accommodate that many cars. Number 3, structural considerations. The estimates made are architectural estimates, not structural estimates, although we have taken into account how much it would cost to renovate the buildings. We have not a detailed analysis of the exact structural costs to do the work, again, because if you go off without a program, you know, a finalized program, you can't really determine exactly how much each event is going to . We have in the report, estimates on the per square foot cost, that's the way the thing was estimated, the per square foot cost of how much each of the various buildings would cost. If you would like a breakdown of that, you can grab one of the yellow reports.

Ben Schaffer Yes, I'm Ben Schaffer, and I would think that all of you would join me here in thanking this professional group, or group of professionals, whatever you want to be called here, for coming up with some real fine alternatives and designs. I am particularly pleased because I think that gives us an opportunity, of course, to accept any of the alternatives. I happen to be one that likes (the tape side #1 ended at this point, but Mr. Schaffer was still giving his address) Tape #2 begins: they were using it at the present. I would also remind the group that thank you Mayor Jim being with us today, that maybe in the future we would have someone like Mr. Micke or somebody; that might come forward and be willing to say, leave a grant to us to actually complete the entire project. This is always a possibility, but I do believe that this group thanks you and we appreciate that and I believe the community will come forward to support one of the alternatives when we get to it. And I certainly support Number 1.

Lew Following applause for Mr. Schaffer's statements. OK. Thank you, Mr. Schaffer. We would like to illicit, you know, you don't just have to sit back, we're not trying to be formal or anything like that, but we really would like to have your commentary. I realize we have a microphone, but please don't hesitate. If you don't, I'll feel like we've really done our job - we've answered all your questions beforehand.

Lady (Apparently this person was out of microphone range, I cannot understand what she said.)

Lew

I would answer your question about what we are doing about the other buildings by saying that in our Master Plan these buildings meet the needs of what we have been able to ascertain as the program. The other buildings do not, and the costs are so exorbitant to repair some of the buildings that it is unwise economically to spend the money to restore more facilities than is really useful. So what we did was say the ultimate program would remove those facilities from the site. There is also a parking program. If we don't have parking, then we don't have a usable center. The other thing is that Scheme No. 1 addresses itself to the time schedule of how you can build this thing more directly than the other schemes. You can back into the program by fixing a little at a time and having facilities that can be used without destroying the whole site. So, some of those buildings may remain in use as temporary use structures for a considerable period of time and not be removed.

Elise
Forbes

What about the parking lot across the street? Who owns that? (Lew) The parking lot across the street is owned by a private individual. So that's not a possibility as far as parking for this facility. (Lew) I'm sure if someone wanted to buy it and give it we'd certainly use it for parking. That's a dollars and cents problem. The school sold that before any transaction took place. That property was gone. (Elise) Not knowing what the cost of purchase would be would that be something that should be considered in the total package for the community center? Parking in the neighborhood when the high school was here, was bad.

Lew

In our estimates of how many cars would be required in order to address your parking problem, we tried to provide for a number of cars on site without using the street parking for most functions, and the on street parking would probably only be used during a really big evening concert or a big weekend gathering, that sort of thing. But we know there is a parking problem, and addressing that parking problem is of course addressing the program. And we can always provide more cars at the cost of some green space. So we have all kinds of alternatives to consider.

Charlie
Cooper

Yeah, I'm Charlie Cooper. I have just looked at this book now, and the information might be in it. I would like to have a comparison of Numbers 1, 2 and 3 of square foot price. In other words, Number 3 is bound to be much higher because you're going to completely level the lot and rebuild. Number 1, you're going to use as many buildings as feasible to use. If this is on a page, refer me to it. If not, I would like to have it brought out now.

Lew

It is contained in the report, Charlie. The pages aren't numbered unfortunately, it was rather hurriedly put together by the printer this morning. But I would relate to you some square footage costs that we have estimated that each of these buildings would cost. If you take Scheme 1, we originally estimated as part of our first workshop a cost of \$1,531,250.00, to renovate structurally, acoustically, mechanically, and electrically the auditorium. There are several functions in there that need to be basically rebuilt, including the stage and balcony, but there are a lot of parts of that building that are still pretty much useful. That relates back to about \$1700.00 a seat approximately if you want a number that you can relate to. The music building we

originally estimated as costing about \$330,000 to renovate. Pardon me? You said \$330,000, but it's 330,000? \$332,880.00 to be more specific. That would include reglazing, whatever renovation work inside as far as bringing toilets up to code, that sort of thing, access ways, and the roof needs to be repaired. The gyms and the pool is a major expense, and we have \$966,035.00 as our estimate to renovate, restructure, and put those facilities back into useful condition. The cafeteria: This building, to remove the walls, put the folding partitions in and do the other renovation work, new roof and other things that it needs, is approximately 14,000 square feet. We have allowed \$15.00 a square foot to do that work. That's pretty good, because there's a lot of _____ in here that doesn't need any work. The new lobbies, etc. - that's the new connector device that connects everything together, provides for elevator to get handicapped people up and down and that sort of thing, we've allocated \$496,000.00 for 6200 square feet or \$80.00 a square foot to build. The site development which is a major expense, parking lots, landscaping, sprinkler systems, walkways, pergolas, all that kind of thing that's going to take to put the site in good shape, approximately \$1,100,000.00. That's about \$3.00 a foot.

Ben Schaffer? Lew, what kind of square footage would that Number 1 give us then if we did what you just said?

Lew That total square footage is approximately 73,000 square feet, I believe. 73,000 square feet of usable indoor space. Scheme Number 2, which is the one using the cafeteria and the pool and the new facility inside of it, again using the 14,000 square feet of the cafeteria at \$15.00, 4,000 square feet of pool building at \$45.00 which is to build a roof on it and do a little refurbishing there, to build a theater and gym, our estimate is it would be 27,700 square feet at \$125.00 a square foot, which in today's economy is not a whole lot of money. That's not a really grandiose, fancy building, but it's one that's durable and would hold up. Offices and other facilities of that sort 6,400 square feet at \$80.00, and the site development again at about a million one.

Ben How many square feet would that provide?

Lew I think that's about 54,000 square feet. It would be less square footage, and cost more money. Scheme Number 3, which means you level the site, and don't have any use - you build a new facility when you have the money, we have 11,500 square feet of offices and administration space at \$70.00, or \$810,000.00. A theater-gym-multi purpose, 24,309 square feet at \$125.00 again, or \$3,038,000.00. Indoor pool and showers in that facility, about \$891,000.00, or 9900 square feet at \$90.00. Kitchen and service facilities, 3285 square feet at \$150.00 a foot, \$492,750.00. Again, the site development at a million one. That would give us the same approximate 54,000 square feet of closed space. The totals again in accurate numbers, \$4,676,165.00 for Scheme Number 1, \$5,504,500.00 for Scheme Number 2, \$6,372,485.00 for Scheme Number 3. That's about where we are. It is now 1:00 according to my watch.

Dr. Bergantz Lew, before we leave, I feel it is important that I know he's not speaking perhaps for the Council, but as far as leadership is concerned, and maybe looking down the road, and speaking as an individual, I would like to hear from our Mayor McCorty on his appraisal. I don't want to put him on the spot, but I feel that we do need to

develop some kind of leadership, and some kind of decision very soon, and I feel it's very important. A lot of people are very interested, it's a big deed, and I feel we can do it. But I think we should work together.

Lew Do you want to address that, Mr. McCarty?

Mayor Briefly. I had a situation like this happen at the Council meeting last night, and I generally look around for the City Manager and say, "HELP!" The City Manager has joined us, so I'm glad you're here, Hank. But, I will say this, that the City Council has backed the purchase, and as you know, Dr., you and I and Sheri Mallory, and other people here diligently met for some seventeen faithful Tuesdays and worked up our feasibility studies, had them computerized working with professors at UOP, and since the Council has popped for the initial purchase price and we've done some moving of fences, we made two or three allocations to this particular building, seriously considered another \$20,000 or \$30,000 of expenditure to try to make the site vandal proof, and we've usually withdrawn when it came to buying all that plywood. I realize that had we done so, we might have preserved the integrity of the science building, although for some reason it's been a real heavy target of the vandals. I just have to construct from that that they didn't care for the science courses, but ... eh, and the Council following that has come up with some \$58,000.00 to subsidize the study, and I know our professional group has thrown in a lot of time and effort on their part. What I am saying is we realize the amount of money we appropriated would not be nearly sufficient if we were dealing with say, out of town professionals and we certainly appreciate it, I would like to echo Ben Schaffer's appreciation to the group - we shall never forget your endeavors. And that goes for Mr. Cooper and many other people. But the main thrust in this last major allocation of \$58,000 and a thrust that many people forget is that this study is basic and your input, the citizen's input is basic, and we're conducting even today an informal type public hearing and that's why it was so important to transcribe the statements because these statements will be incorporated in the report. These reports then will be used by grants persons, or persons professional in the grant field to go out for the funds that may partly or fully fund our project. So this last \$58,000 was a must, it had to be done, and our final step hopefully we'll be able to go out after the big bucks. I cannot speak at all about any money coming out of the City general fund. I would doubt any great source from that area, because we're going to be fighting to maintain and sustain our vital basic services. You all agree they are vital and necessary. We hope that you answer the program we are in the middle of, that we will entertain some heavy money from some area. We're certainly going in the right way. I hope I haven't circled your question too much, Dr.

Lew We have some more comments - for you who wish to leave at this time, don't hesitate, it's OK.

Charlie The thing I wanted to ask is that the way I look here, Number 1 is going to cost per square footage about half of what Number 3 is. (Lew) Approximately 60% when it's all done. Yes. Then I would like to go on record of also supporting Number 1.

Lew Good. Thank you, sir.

Alice Mason I would just like to say that I'm also speaking for those of us who are trying to make? the little bucks as well as the big bucks. We're supporting with Ruby our fire engine raffle, but not or are we doing that to sell raffle tickets, but we would like to support _____. But we're trying to gain friends for the Community Center so that everyone in town by buying one raffle ticket will be a friend of the Community Center. Voice faded.

Lew I do have to say thank you to the City staff members who have supported us in our efforts to get information, the City staff and other people who have supported the programs of the foundation, and the foundation people particularly along with the community development committee who have been very instrumental in trying to get the program finished up. It's really wonderful. In case you don't remember, Field and Fair Day is our final workshop, and that's September 7. Yes, sir?

Gentleman It seems to me that the number 1 plan certainly gives more meeting places usable in the same hour when you have one that has to be scheduled for Tuesday of this week _____. Number 1 gives more meeting places for the same hour, same time than the others.

Lew I appreciate your comments. That was one of the things that we were able to do when you use an existing building. You have a lot to play with that you don't have when you are building from scratch.

Lady What exactly happens between now and September 7?

Lew The comments of this group plus any other comments that come to us over the next few weeks or so will be incorporated into a final master plan which may have no less than all three programs that we have up there, so far supporting our design number 1, or our program number 1. What we propose to do with that is to take any adverse comment that you might have or additive comments you might have and put them forth into that program and develop a final master plan that comes up on Field and Fair Day. That would be the thing that we would promote to the Council, and that's what we'd hang our hat on for dollars and sense.

Lew Sir?

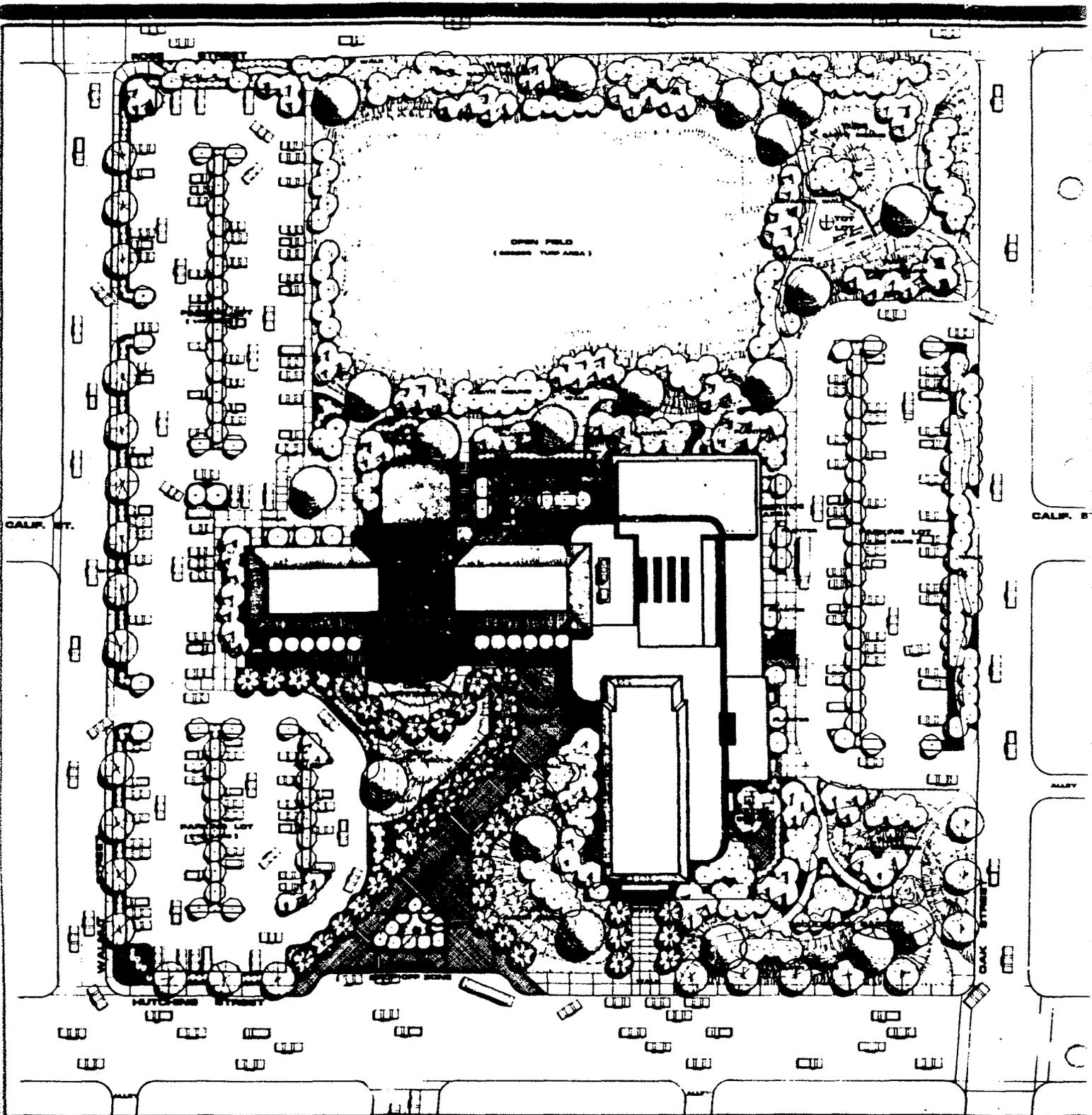
Ben Schaffer I'd like to have you comment briefly, I know my good friend Charlie Cooper, a graduate of 1938 high school here is going to do something for you when we get down to the final plan. Would you comment on that?

Lew Yes. Charlie has very graciously donated a scale architectural model of the entire site in its final form for Field and Fair Day, so you will not only be able to it in two dimensions, but in three dimensions as well. So, whatever the final program is, Charlie has donated that for us.

Charlie That's only six weeks away.

Lew I know that -- I wondered why you were here. We're aware of that. Any other comments? We certainly appreciate your attending. Before we began today, three

gentlemen from the VFW were here with some comments they have, and we appreciate that information. Both on and off the record comments will be taken into consideration. We do appreciate anything that you might give us in the way of information. That's the only way we can best serve you. That's our job. If not, I will say we've done our job, and we're about fifteen minutes early. Thank you all.



MASTER PLAN: LODI COMMUNITY CENTER

Prepared for City of Lodi, California

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8278

September 1961





EAST ELEVATION



NORTH ELEVATION



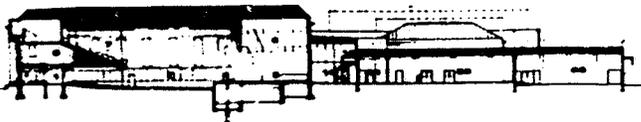
WEST ELEVATION



SOUTH ELEVATION

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| 01. LOBBY | 08. ADMINISTRATION |
| 02. OFFICES | 09. STORAGE |
| 03. STAGE LOFT | 10. OFFICES |
| 04. OFFICE | 11. MULTIPURPOSE ROOM |
| 05. OFFICE | 12. STORAGE |
| 06. OFFICE | 13. STORAGE |
| 07. OFFICE | 14. STORAGE |
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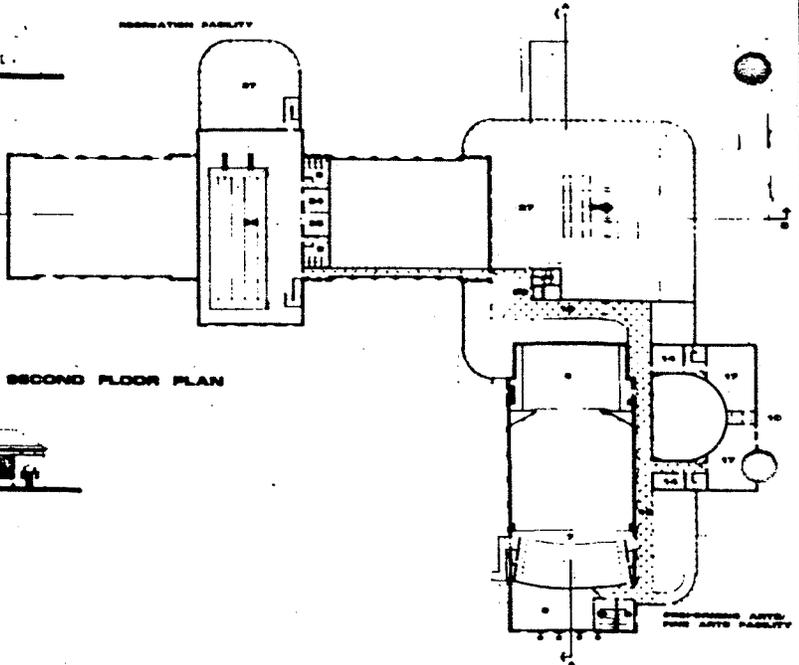
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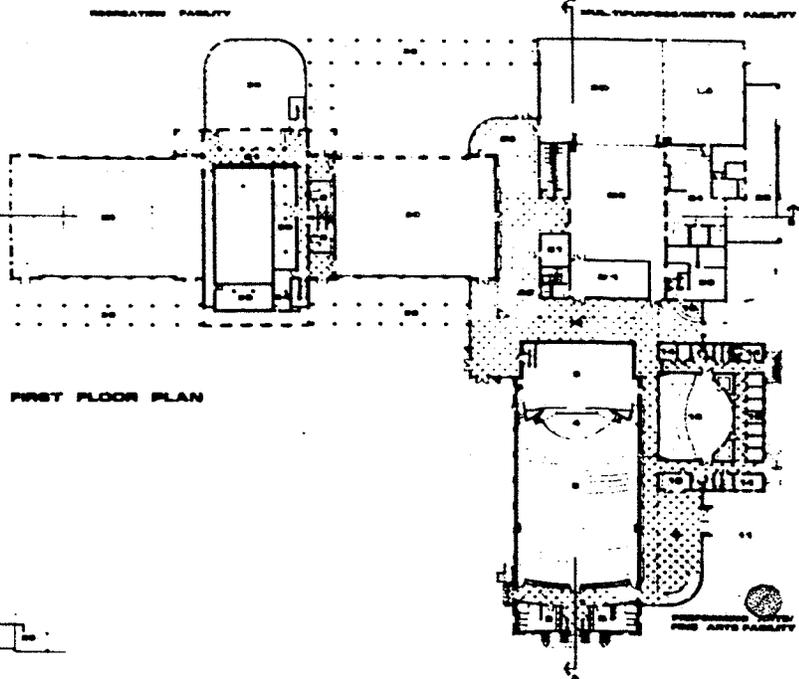
SECTION A-A



SECTION B-B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

MASTER PLAN : LODI COMMUNITY CENTER



LODI COMMUNITY CENTER

WORKSHOP 2 REPORT

July 16, 1981

**Lodi
design
group**

LODI COMMUNITY CENTER

Introduction: Workshop II Report

Subsequent to Public Workshop I, the Lodi Design Group has looked at the basic question: "What really constitutes a Community Center as applied to the City of Lodi?" As viewed from the perspective of the participants in the workshop, the Community Center would be the filler of a major facility void. The City presently has many usable facilities including Lodi Lake and the other parks, meeting rooms for very small groups and in conjunction with LUSD, a total of three outdoor swimming pools. We have identified the following uses as not being fully met either by the private sector or the City: Auditorium facilities, gymnasium spaces, indoor all-weather swimming facilities, meeting and convention rooms, music practice and performance spaces, community art workshop and display spaces, and administrative spaces to operate the facilities. In addition to the above, the unique location and size of the proposed site make it very important to preserve as a usable open space.

In order to examine the above program parameters from an architectural and planning point of view, the Lodi Design Group has elected to pursue three alternative proposals. At Workshop II, we will resolve community input and proceed with a final Master Plan document which may include parts of the schemes presented plus additional components as derived from community participation. The three schemes to be presented were chosen due to their fairly clear cut nature. The restoration schemes appear at this time to be less expensive and would allow a reasonable and phased development schedule.

Everyone has expressed concern about the funds necessary both for construction and operations. We have spent considerable effort to research the costs of maintenance and operation. Enclosed is information obtained from the Cities of Davis and Fairfield outlining the programs, costs, etc. of their Community Centers. A most interesting aspect of our research has been the numbers of people served and the diverse range of uses provided. In addition, we have included estimates of costs for each of the three program solutions. The greatest hurdle to the development will be funding. The costs of Schemes 1 and 2 can be tempered by extending the time line in a manner which will allow a total development over perhaps a fifteen year schedule. We have also looked at funding approaches from the private sector. Many possibilities exist, but will require more hours of effort.

Many thanks need to be expressed to the staff of the City of Lodi for their assistance and support in the collection and assembly of our data, and the dissemination of this information to the community.

LODI COMMUNITY CENTER PROGRAM ANALYSIS

REQUIRED		AVAILABLE IN EXISTING BUILDINGS	
	square feet		square feet
Meetings	15,000	Cafeteria	13,630
Arts & Crafts	7,500	Music Bldg.	7,000
Concerts/Museum	30,000	Auditorium	17,000
Administrative	2,000		
Open Space	316,100	Open Space	383,466
Sports	<u>18,500</u>	Gym	<u>20,000</u>
Total Building Square Footage:	73,000		57,630

LODI COMMUNITY CENTER

USES

<u>1. MEETINGS, ETC.</u>	<u>Square Feet</u>
A. Large Group Functions (500+)	
1. Kitchen	1,500
2. Parking 250 x 400 sq. ft.	100,000
3. Toilets	5,000
4. Podium	
5. Foyer 10%	1,500
6. Major Space	6,000
7. Service Facilities 10%	1,500
a. mech	
b. office	
c. janitor	
d. storage	
e. circulation	
8. Adjacent outdoor spaces	3,000
B. Medium Group Functions (100 - 500)	
1. All of above except major space reduced	
C. Small Group Functions (less than 100)	
1. All of above and can share in common services	

LODI COMMUNITY CENTER

USES (Continued)

2. RECREATION

Square Feet

A. Active

1. Sports Outside

a. soccer 255 x 400	
b. swimming	
c. football	
d. track 260 x 525	171,600
e. basketball (court games)	5,000
f. parr course	
g. tennis	
h. bicycling	
i. roller skate	
j. horseshoes	
k. shuffleboard	
l. bocci ball	
m. handball	2,000 + 20
n. community garden	
o. ampitheatre	
p. showers & restrooms	1,500
q. parking	
 Total:	 180,100

2. Indoor Sports

a. basketball	5,000 + 5,000
b. volleyball & other court games	
c. weights	
d. handball/racquetball	
e. gymnastics	
f. dancing/exercise	
g. swimming	5,000 - 6,000
h. boxing/wrestling	1,000
 Total:	 17,000

LODI COMMUNITY CENTER

USES (Continued)

2. RECREATION

B. Passive

Square Feet

1. Outside

a. games (chess/checkers/cards)	500
b. tot lot	1,000
c. picnic/quiet	
d. strolling	
e. sunbathing	
f. arts and crafts	30,000
g. turf areas - passive	

Total: 31,500

2. Indoor

a. art classes & craft & photography	6,000
b. games	600
c. reading	
d. museum & displays	10,000
e. music (listen to and play)	1,500
f. plays	
g. concerts	

Total: 30,000

LODI COMMUNITY CENTER

USES (Continued)

3. HOUSING

A. Elderly/government assisted (both)

Square Feet
20,000

4. NON-PRIVATE SECTOR FACILITIES

- A. Open Space
- B. Civic Plaza (dedication)
- C. Auditorium
- D. Museum
- E. Offices for Administration

LODI COMMUNITY CENTER

MULTI-PURPOSE

Square Feet

Concert/1,000 s. f. Stage Facility	9,000
Gym, Large Meeting	15,000
Kitchen	1,500
Combo Rooms - meetings/crafts (5 at 1,500 each)	7,500
Administrative/service/storage	4,000
Indoor Pool	6,000
Shower/lockers/R.R.	2,500
Circulation/foyers	5,500
Medium size rooms	3,500
Museum	

54,900

LODI COMMUNITY CENTER COST ESTIMATES

LODI COMMUNITY CENTER I

Auditorium		\$1,531,250.00	1740/seat
Music		332,880.00	
Gyms & Pool		966,035.00	
Cafeteria	14,000 sq. ft. @ 15.00	210,000.00	
New Lobbies, etc.	6,200 sq. ft. @ 80.00	496,000.00	
Site Development	380,000 sq. ft. @ 3.00	1,140,000.00	
		<u>\$4,676,165.00</u>	

LODI COMMUNITY CENTER II

Cafeteria	14,000 sq. ft. @ 15.00	\$ 210,000.00
Pool	4,000 sq. ft. @ 45.00	180,000.00
Theater/Gym	27,700 sq. ft. @ 125.00	3,462,500.00
Offices, etc.	6,400 sq. ft. @ 80.00	512,000.00
Site Development	380,000 sq. ft. @ 3.00	1,140,000.00
		<u>\$5,504,500.00</u>

LODI COMMUNITY CENTER III

Meeting Rooms, Offices, Administration	11,573 sq. ft. @ 70.00	810,110.00
Theater, Gym, Multipurpose	24,309 sq. ft. @ 125.00	3,038,625.00
Indoor Pool, Showers	9,900 sq. ft. @ 90.00	891,000.00
Kitchen/Service	3,285 sq. ft. @ 150.00	492,750.00
Site Development	380,000 sq. ft. @ 3.00	1,140,000.00
		<u>\$6,372,485.00</u>

Mrs. Violet Stenson:

A community center is very much needed by the people of Lodi. The cafeteria could be used weekly by the members of Soroptimist International of Lodi and by the member of the Professional Womens Club monthly. Both organizations would need to hire a caterer to prepare their meals. No doubt other local clubs would also benefit from the use of this facility. This is a present need that is not now being met because of the prohibitive rent that is being requested. Lodi needs many more cultural programs than is now possible. We should have a building where plays, ballet, symphonies and lectures could be presented to the public. To pay for the use of these buildings, it might be possible to renovate one of the present buildings so that it could be rented as offices. Some of the money collected from the rent might be used to pay for utilities and janitorial services in all of the other buildings, thus allowing the public to use the cafeteria and auditorium with either a very minimal fee or with no fee for those who carry liability insurance.

Dr. Frank
Johnson

In your presentation, your statement that they don't meet earthquake requirements -- there are several, but the one that caused the abandonment of this area was the Field Act. But these buildings don't have to meet field act requirements to be used for the public, but go ahead with the discussion.

Lew

OK, Frank had asked me that question, and I will try to respond as best I know it. The Field Act required that the buildings occupied for school purposes meet certain criteria as to earthquake safety. Arlie is probably more aware of that than any of us, because he was responsible for some of the investigations in and around Lodi. The Field Act removed these buildings as being usable without extensive amounts of work. However, the Code to which I was referring is a current UBC 1979 edition, which is enforced by the City of Lodi. As part of our research to date, we have discovered that there is a State Historic Building Code and a new code that has been developed by the City of Los Angeles for uses on projects such as this where buildings do have some reasonable historic significance. Part of what we are proposing to City Council between now and the next work shop would be the looking upon those two pieces of information as possible ordinances in the City of Lodi that we might be able to have the opportunity to use those codes to work with rather than the more stringent UBC -- but that is just a possibility and one of the things that we have been looking at. The Field Act is not one of the things we have to comply with. Is that correct, Arlie? Correct me if I'm wrong.

Arlie

That's correct, Lew. I think that the Field Act simply said that you have to abandon these buildings for school purposes. However, the earthquake standards of the Field Act are almost identical to the earthquake standards of the UBC. As far as the standards are concerned, there are minor differences but they are basically the same.

Lew

Basically, the act that was just adopted by the City of Los Angeles particularly only directs itself to how you have values of structure that you can use and the technology of that is a rather long involved process that if anybody is interested I won't bore you with the details but if you are interested you can stop by the office or give any of us a call. It does allow certain values to be placed on archaic material (old existing).

Fred As one of the people _____, we're interested in the use of this building behind us. It is a post Field Act building. There are some rehearsals that we could better do here than any other school. Now this is one of the purposes we have for this space. I have a group that meets every Monday night, and we need a home. We would like this very much. But what I am concerned about is the cost of this whole thing. Knowing how this town is, how much did we plan in the budget to start this thing?

Lew Well, unfortunately, we are not to that point quite yet. The reason being that we haven't figured out what the heck it is we're going to do

Fred I think that's what we have to do - decide what we want to keep of this thing before we start worrying about fixing the shops and probably what we're going to tear down.

Lew That's why we're here and that's why we want to get your input. If you have the use for a building, or if you don't have a use for another building, those are the kinds of things we need to isolate and direct ourselves towards.

Fred In other words, I think we have to decide what are we going to try to accomplish with this place here, before we worry about fixing the pool. We have two large pools, one is going to cost us a lot of money to put in shape.

Lew That's right, and what we're charged with between now and the next workshop is to isolate those uses that people like yourself - you have a use for the music building, that's great. We have a number of other uses for the music building just as well, and that may mean that that building requires more effort than other buildings on the site, or maybe it's the only building -- I don't know, when we get all done with it. The cafeteria is in use now, so it's illogical to presume to tear it down.

Alice Mason That brings to mind a question if we get this going and everything works out, suppose the school decides to have a play and we refurbished the auditorium or one of the other buildings. Then what happens with this Field Act? That is, you know, the old statement that we have the Field Act and all of that then if we didn't have to comply to that we would be complying to other regulations, etc. For public use, non school use, does that keep the schools from using this at any time at all?

Murphy What that will do, Carol, is if the buildings were just renovated -- let's say OK if everything was fine as they are, everything was all right, no you could not use them. Now if they're brought up to current buildings codes, the roofs are fixed, everything is fixed up, then I'm almost sure there's no problem. Maybe, you know anything on this possibly. They can use them as long as they comply with current building codes. As long as they are brought up to existing today's codes.

Alice In that regard, the Field Act then has no longer any effect on us.

Murphy As long as they meet current codes.

Arlie I talked to our Architect's organization and have been working for a Uniform State Code and this is going to happen and whereas right now I think it's Title 24 that has the structure or have I got the wrong title? (Bob Morris, Title 21) Title 21 that has all the structural data. Now if you read paragraph for paragraph, line for line, word for word and go over to the UBC it's the same word for word, line for line. And what is happening is that the Title 21 is now going to by reference adopt the UBC. So then they will be virtually and exactly the same thing. So if the building is made to comply with the UBC, it also complies with the standards for schools.

Alice And then the Field Act would be out of our vocabulary for a while.

Arlie Well, you see, the Field Act didn't designate any standards. The Field Act simply said that if it didn't comply with Title 21 of the State Administrative Code that it couldn't be occupied by students. And Title 21 has the structural standards.

Lew OK, now that goes on to the next point that the UBC then recognizes the State Historic Building Code as a viable entity within its context. And we hope the L. A. Code is also adopted in there because that's the one that establishes values and reasons for doing things that are appropriate to the age of the structure.

Trudy Geiszler I have a comment to make. My name is Trudy Geiszler, and I was born and raised in Lodi and my parents grew up in Lodi, and I went to the old - I don't know if any of you know the old brick church that used to be across from Long's - and across from there I remember when I was growing up they used to have a recreation center at the old fire station, and that didn't last very long. I get emotional because this is really important to me to have an area for teens and elderly people to go to. And I know this is ridiculous, I have tears because I'm kind of a romantic and I see that you get into cost and I'm not much of a taxpayer yet and so I don't really know what that's going to feel like when I get to that point. But, it's like this can't be replacedtoo many tears.

Lew We can understand your feelings. A lot of us have had similar feelings as we went through the building and saw the destruction and the feelings of despair as taxpayers and our money going down the tubes, and people not caring -- kids not caring, and it can't be replaced. It's one of those things that cannot, whether it's all removed and made a grass field, it's the last open space in down town, and it does have some very intrinsic value in that regard. We appreciate your comments.

Lady Has any consideration been made for putting the swimming pool into operation as an added source of income?

Lew As a matter of fact, we have. We find that all the swimming pools in Lodi lose money. Laugh, Laugh -- not just some -- all the pools in Lodi lose money, some of them substantially. All of them cost more to run than they bring in. It's unfortunate, but that's true.

Lady Maybe we can come up with new ideas that wouldn't.

Lew Well, that's a good idea, you know. There are a lot of possibilities. One of the interesting parts of working on the job is that there are just infinite possibilities. All you have to do is let your mind wander and you keep coming back to the same fact -- you need a lot of time and a lot of money. Hopefully, with ingenuity we can reduce the amount of each, but again, it may mean that part of the site has to go away and be turned to do some other duty in order to make the rest of the site viable.

Lady What about senior citizen housing - what possibilities lie there for the elderly housing?

Lew It was brought up that one of the thoughts that we should look at between now and the next workshop would be to develop a portion of the site for housing the elderly. There are some viable programs that exist now -- my mother just moved out of one not too long ago back in South Dakota, and it was sponsored by the local governmental agency, but was funded by private dollars, and it worked out pretty well, and that may be one of the compatible uses that you see up here, and we'll be looking at that between now and the next workshop.

Lady So you're saying that part of the site might be funded by private money?

Lew It's very possible, it's very possible.

Don
utherland I think I probably should preface my remarks by saying that I do not represent the official representative of Lodi School District tonight. It's hard not to get a little nostalgic, but about all I can do is re-enforce what obviously has already been determined - we do and desperately need some good music facilities. Several years ago we had a very active summer recreation music program in the District -- when summer school came into being, that sort of took care of that. When summer school was gone as one might think they might reinstitute that program. In summer, we used to have as many as 300 students involved in some music program that lasted for a month, the last two weeks in July, and two weeks in August. This would be a neat place to do this again. Obviously we need a good community auditorium - we don't have this as you well know. I'm rather surprised that we don't have a representative from the Lodi Community Concert Association here tonight.

Lew They were here earlier.

Don They were here? OK. We are vitally interested in some kind of auditorium. You know the generosity and graciousness of the Adventist Academy letting us use their facility which is really neat, but we need an auditorium. The School District does not have one per say, the new auditorium at Tokay High School in Halsey Complex is neat for instruction purposes, but seats 184 people and really doesn't do much for a concert type of thing. So we are running into problems, too. All I can do is reiterate the fact that we can well use these types of facilities if they were made available to us.

Fred I would like to ask one question. Have we ever done some type of cost _____ what it's going to cost to make this thing _____ (somebody coughed into the microphone) or tear it down and start all over.

Lew Yes, sir, two of them as a matter of fact. There was a report down by an architectural firm named Francheske and Schreider in 1978 - let's see if I can find it here - who estimated at that time that to rehabilitate the auditorium would cost \$1,225,000.00 and updated to current standards would probably cost about \$1,530,000.00, and if you were to build a new facility of equivalent size and capacity, would probably cost somewhere in the range of around \$2,100,000.00. Those are figures that are real life figures, you know, those are dollars and cents. If you were to consider building a new auditorium, the building is about 18,000 square feet, and it really, with a little bit of help, would be a pretty adequate facility. It would seat probably around 800 or 850.

Fred Has anybody thought how large an audience we could get at this particular time?

Lew Approximately 850.

Fred Yeah, this is what it will hold.

Lew That is correct.

Fred All right, now, how much can we draw? (Lew, Oh, OK, that's.....) You see what I mean? (Marilyn Bishop transcribing "I can't understand what Fred said in the next two sentences.") They tell me this last year they've had some problems.

Lew The Community Concert Association Representatives said that they currently draw about 1300. They have about 1300 members.

Fred Then they would probably have to go to two performances with an 800 hall.

Lew That's correct. But again, if you are looking at what's available in the area, Atherton Audit. seats 1452. The theater at New Tokay seats 184. I think they get that many in Pine Alley Theater, I'm not sure. This facility right now has 999 seats, although about as near as Larry and I can count, we have sat in most of them, and there are about 200 of them that just do not have very good sight lines. You are up so far in the back that you can't see out over the ceiling and underneath the balcony about the last seven rows you can't see the stage, the full stage.

Fred Most of our audiences are not that big.

Murphy I think, also, Lew, if I'm not mistaken, in the lower level due to also fire codes, there would have to be one row -- or two rows -- taken out?

Lew Two, but that's considering the exit conditions.

Man I don't represent the Community Concert Association, but I can you my wife if very much active in the thing. They are having a meeting tonight for a nominating committee, and Mr. Wrench was here earlier. He has gone to that meeting. I think your figure of 1300 people is optimistic, at least they were trying hard to get 1000. I don't think they succeeded. There is this competition for the dollar and I think our membership is under 1000.

Lew Where are they currently having their concerts?

Man Over at the Seventh Day Adventist Academy. They call it the gymnasium. It works, but it's not the best. Some people have signed off because they refuse to go over there.

Murphy I know recently in Stockton this past spring when Burl Ives was at Atherton Theater they ended up going into two or three performances because they outsold and both nights were filled. So it doesn't mean we can't have something similar here in the City of Lodi.

Lady I'd like to say something. I've lived here a long time in Lodi, and when the town was very small, and I was in lots of plays here in the local auditorium, we always had to play two nights, and we played to a full house. And I know that we could have had a third night if we would have wanted it. And I have been here in church meetings and everything has always been filled. I think we need the auditorium very much.

Man Is there a break code wise just below 1000? In other words, if we go above 1000 is it more stringent?

Lew Actually, the building, if I remember correctly, meets the over 1000 requirements, but there are some problems built into it. Some of the other difficulties that I didn't get to in going through the slides - in case you don't remember, the toilet rooms in the auditorium have a six foot two inch ceiling height. The reason we know that - Larry is 6-2 and a half and had to duck. They really aren't adequate, and so as part of what Franchesca and Schreider did and part of what we looked at too in that regard was that the facilities- there are no facilities for the handicapped, there are inadequate facilities for the public in that building, and would be a major portion of what would be required to put that building in operation.

Lady I have a comment to make in talking about the auditorium. I see a real psychological framework that we have built up that we have a need to go to Stockton. I just think that perhaps in looking at the auditorium, we should stay here in Lodi- we need to stay local. I think we're facing this with downtown, the same idea that Lodi's losing its own. 'd much rather come be involved here in Lodi. My daughter has a dance performance with Barbara Faulkner and we have to go to Stockton. Every time you do that, that psychology you know, which I'm not saying is that negative, takes place we have to go to Stockton. We're drifting away, and I see a real psychological impact, and perhaps a key base would be the auditorium. I think from that, psychologically, you move back in. You know, this is a start. That auditorium represents a lot of things to me and a lot of other people - things that went on there. I see it personally as a very special pivotal point for getting things back right here. I can just think of so many things that happen, Suzuki violins, this and that and to think that a city of this size has no meeting place of its own. I think we need to say more about ourselves. I think we cut ourselves short, and I think it's very exciting that all of you are here and that you care. I hope people aren't feeling negative about this, you know, I think it's very exciting that you're all here, and I would just like to think of that place perhaps totally refurbished.

Lady Is there a price for demolishing everything?

Lew Yes. The question was, "Is there a price for demolishing the site?" We have asked a company that has done work here locally including removal of the damaged original main building. To quote how many dollars it would cost to demolish each building both in total and as an individual one at a time, that's one of the charges we were given by the City Council, how much it would cost. Let's see here.....If you demolished all of the site at once, the quote is \$84,000.00, and that is a guesstimate, that is not a firm estimate. That is considering that the person demolishing would have all of the salvage, all of the salvage. That is a daily fluxuating cost based on the value of used brick, which are now running something like 42¢ a piece, retail. That is the total site, ten acres, clean. If you wanted to pick a number, if you wanted to let's say demolish

the Main Building foundation, their estimate is \$24,000.00 for that foundation. The auto shop, for example, they estimated would cost \$10,000.00 if demolished by itself, and there are some other numbers in there, but they're all right in that range. There are also some other figures in here that you might be interested in, estimates on what it would cost to fix the roofs. Now, we've eluded to the fact that all of the roofs leak in varying amounts, some more, some less. It is estimated that the total roofing work including contractor's profit and overhead would cost about \$255,300.00. That's a bunch of money. That does, however, include whatever structural work would be required to put the diaphragms in shape - that's the roof plywood and that sort of thing. Removal of the roofing and putting back in place, so if any of you would be interested in those kinds of figures, I have them here.

Charlene Lew, is there any discussion right now about what buildings should go?

Lew There has been alot of discussion by alot of people.

Charlene and Lew I think there have been some questions out there, and you have been privy to all this information for the past couple of months. We know that there's been no set decision made by you or the City Council, but I think it behooves us to let us know what buildings just are not salvageable, what needs to be cleared out and removed to think about possibly saving other buildings or honestly, should the whole thing, in your opinion (Lew interrupts, "I don't have an opinion of that nature yet, I don't dare have an opinion like that yet, I know that. No, I have an opinion, but I would just as soon keep it to myself if it's all the same. We have a master plan to produce, and part of that master plan is making a decision that can be looked upon with favor by the public. I think it would be premature of me tointerrupted by Murphy

Murphy This is one of the question that has come up numerous times in Council, and I am speaking for myself, not the other four Council people. I have asked Lew several occasions and a couple of the other Council people have as well, to come to us at the earliest date possible, which will be next week, and this will hopefully _____ some of the information at that time, and the reason that I requested an early date on particulating possible buildings to be eliminated was to start cleaning up the facility as soon as possible. Anything that we know that is not refurbishible to get rid of it and to get the site cleaned up and get it back to a sightly ordinance, a positive aspect for the community. So, that for myself is one of my primary things, to see what is going to stand and what is not, and then that way when the master plan does come down to the final wire on Sept. 7, and we have it produced, then we can say OK, here's the dollars we're going to have to shoot for, go after the different Federal funds for refurbishing some of the buildings and getting some grants, because up to this point as I mentioned earlier in my opening remark, this has been one of the primary problems that we haven't been able to get any dollars, because we haven't had a master plan and we finally got going officially January 1. So that's where we stand right now.

Man Fred? Has there been any thought given to maybe keeping the integrity of say three complexes, this building, this building and the auditorium, selling off part of the property ?

Murphy No, nothing as of yet until we actually have the master plan come back.

Man Is there an agreement with the District, if we sold a part of the property, would it go back to the school district.

Murphy OK, the agreement with the District was the purchase price of the complex was \$475,000.00 = and that during a ten year period of time that the city was to sell the premises, then we would share equally in the cost differential over the purchase price of the site. So, we're a year and a half, two years into it since the City purchased it last March, 1980. That was the agreement with the District at that particular time. The District has also asked for numerous, well, particularly the back of this building to use. But here, again, it comes back to liability, particularly because of this one particular shower room. It has some bad features to it, they took out all the lockers, and they have about a 9 or 10 inch uprise in there where the lockers used to sit. That's all we need is some young person getting in there rousthousing as kids do, and getting hurt.

Lew We have, however, to field a little bit of that previous question - we have looked at some fairly logical things that perhaps could be done. Being as that this building is able to used as we are using it this evening, and it requires parking and we're all out there on the grass tonight, it's logical to look at what you should do with the site, and just as a hypothetical case, we looked at how many cars you could put on here if you had a function going on, and without using any of the ball field out in the back, you could probably get about 275 or 280 cars on here. That's one of the things that is going to have to be looked at in our next section which is the design phase, the physical aspect of what can be done here, not just whether buildings should be kept or removed, but if you keep them, what are you going to do with them and how are you going to provide anseliary facilities-- access by the handicapped, toilet facilities, heating and air conditioning, a tremendous multitude of things that need to go on with all these buildings if they are to be kept, or with new buildings if they are to be built. So, that's, Fred said earlier that we've got to really look at what we want to do with it, and that's what we hope to find from some of your comments this evening -- that there are more important things to do than other things and we can address ourselves to those things.

Lady Are we to make a decision tonight what _____ (interrupted by Lew with "No, of course not.")

Seve I think an answer to Charlene's question would be that as far as to make a determination whether or not to destroy a building is we can look at it in terms of factual information right now in terms of restoration or demolition. The key word, I think, is use. You can have a building, like the main foundation that is no longer a building, but if there is a use for that, that would be predetermined that that building could be restored. But, use is the most critical thing out there, and that's the main reason for the first public workshop, to determine uses and users.

Steve Because if we don't have a use for a structure or the site, it's not worth restoring.

Lew As much as we would all like to keep the open spaces, there is no viable reason for keeping it. You understand that's one of the logical things we have to look at, that's one of our charges, that there's a lot of illogical reasons we do have to look at, and that's kind of what keeps us tempered with the direction the site should go. Mr. Johnson, you look like you need to say something.

Frank No, I was just thinking of what you were saying, and amplifying it in my own mind. The fact comes down to what Steve just said. If there isn't a use, then this whole thing is going to go up for grabs and the commercial developers will develop it. Period. You know, they'll find a use and they'll supply it and fill it. I was just extending in my mind what you were saying. You left that unsaid (chuckles from the audience).

Steve What I was going to tell you was that I think it's a good time as Lew has put together a bunch of what if scenarios, and these are some of the five points that we put in the administrative report.

Lew In fact, I should probably read those, shouldn't I? These are five possibilities that we have, with logic, looked at: One was demolish the entire site, and redevelop it with all new facilities to suit a previous program. Two is, and if the lady from the News Sentinel wants, I would be happy to give her a copy, remove the foundation of the main building and the lean-to additions to the shop facility, restore and use all other facilities and develop programs to fit. The third one is to restore all of the facilities to usable condition, including the main building and develop a program to fit that. The fourth one is combine some removal, not necessarily based on structural consideration with some remodeling and possibly some additions to comply with a long-term program of useage. That is what Steve was talking about. The fifth one is to return the site to the private sector. Those are five possibilities that we have looked at, and there are multitudinous other possibilities, but those are five that we have eluded to to the Council in our report.

Ed
de
Benedetti

it is
I would like to make a statement. As director of recreation and parks, my responsibility to give the community a recreation point of view, the needs and the like of needs they're looking for regardless of what activities might be _____ in a recreational nature. I've been accused of being over zealous in my need for baseball facilities, softball facilities and basketball facilities, volleyball facilities in the sports area, and that's true. I'm guilty of it. I'm a jock by nature, I guess, and I would just like to see those activities progress and I have made provisions as much as possible to see that they have the activity days that they need. Mainly because there is a need in numbers and it's not as expensive as it may sound and these are the people in trying to back you up when you need some support and I think the figures of the number of people that participate in athletic activities in the community whether they be children or whether they be adults, I think speak for themselves. But I am not in total neglecting the other needs of the community, per say. I have worked with the little theater, and I think if it wasn't for our help, the department's help, it may not have had a start, and I have worked with the drama group and I have worked with the music people in the community and I've tried to help the Art Center as much as possible. We help

them with janitorial work and things of that nature, painting the building, or little things that come along. But in looking at our needs right now, and looking back, we need, the cultural needs of the community are in sore need of help. There is no question about that. The young lady right there (pointing to Mrs. Stenson) made a statement that we should follow. First of all, the people that we have in the community are doing a valiant job of trying to keep these cultural activities going, the art, drama, music, etc. But when they don't have a facility to work with, it's pretty difficult and my statement would be that if they have the facility, then you would see these activities flourish in abundance and somebody once made the statement that you don't measure the stature of a community by size alone, but in the way the physical and cultural needs of the citizens are taken care of. And I think that that's a statement that I have tried to work with right along, because I think it's a very important statement. I think every community has to have a cultural background - otherwise it's going to have problems. Indoor wise, facility wise, we have always been blessed with a good cooperation between City and Schools. I could go on and on about this, but we do have cooperative agreements - they use our facilities, we use their facilities, we keep the costs down as much as possible. Then the women came along and they decided they wanted to get into athletics. So the athletic programs have flourished _____ (too much laughing). They got off the hockey fields, and they've lived in the gymnasium, they got involved in basketball, and they got involved in volleyball and badminton, and they got involved in softball, and swimming and things of that nature, and consequently, our recreation department has been pushed out. Thank God, I'm happy for the girls that they got off the hockey field _____ (too much laughing again) their very own. And they should get more involved in bowling, in golf, and heavens, I need the help in golf, because the golf course is not doing too well. They should be involved in all the types of activities that they can carry on through life. Now I have noticed a very high useage, a very definite need that women and men, and women in particular, and you've seen them in becoming involved in physical and cultural needs to keep themselves fit. So we've got some good programs in those areas. Jazzercise, for example, is going to be moving into this building starting June 6, I believe, in the mornings, and they're going to have three classes in the mornings here every day of the week, Monday through Friday. They'll be out of here by 9:30 or 10:00 so we can convert this room to other uses. We have night classes at the Hale Park Rec Center for Jazzercise. There are going to be about 800 women involved in Jazzercise and one guy. This one guy is signing up for every class. I supervise the class and they keep throwing me out. But seriously, I see this plan is neat. Now one possible activity that might be consolidated in the use of these facilities aside from the music and the cultures, etc. etc. which I hear some figures tonight which make me feel alot better because I have not been what you would call in favor necessarily of the development of this area. I have made statements to that effect, but I am pliable, and I am going to listen, and I hear some figures that yes, we can refurbish some of these bui ldings for less money than to build a new one. Well, that's a step in the right direction, and I think that there is an activity that is needed in the community that could be a family-type of activity if it's structured properly and if the facilities are here for it and the proper equipment is here for a YMCA and I hate to use that word because I would like to have our department operate it rather than the YMCA, but a YMCA-type of activity where the entire family can participate, who are willing to pay a nominal amount of money per month, and my figure was that if we could get about 300 families at \$30.00 a month^{tw}, we could offer a good program to it brings in about \$9,000.00 a month times 12 months out of the year, it might bring in enough money to operate the facilities that are needed for that activity which would be

the gymnasium, the pool and some of the outdoor facilities and some of the other rooms that would be put to use for weight lifting programs, boxing programs, gymnastics programs, physical culture programs, just exercise programs, jogging - I was thinking about lighting the football field on the outside, nominal lighting where we could have jogging classes and physical culture classes where people would do it in groups rather than individuals. Sometimes a guy would like or a gal would like to get out and run or jog and they won't do it by themselves, but they'll do it as a group. And if we could offer this type - I think we could have sufficient money brought in if the program is properly structured, to pay for the instructors, to pay for the facilities and maybe to help pay for the maintenance of the other facilities when they're completed.

Lady May I say something? A young man came to see me the other day, and he would like very much to have a YMCA program restarted here, and I think he wants to introduce just what you are talking about.

Ed I'm sure he does. I'm not against it, but I'd like to try it myself. I'll put it this way - I think if we have the administration to do the same job without putting more money into administration and putting the money directly into a program, I don't know if that makes sense or not. Just one second, please. Cultural needs we must have, indoor facilities, we must have. We're running short, we're turning down teams, not that's not a big thing - it's not that important, really, other than if you're a basketball player or a volleyball player, etc.. To give you an example, a volleyball program this past year we hold in the high schools. They give us the facility, they clear the date and then something comes along and they need that facility for their purpose so they throw us out, and we have to hurriedly get on the phone and call maybe 100 people and say, "We're not playing volleyball," which is very difficult. It is another recreation department screw-up. Sometimes we do screw up, but sometimes we don't screw up. Most of the time I think it's because they need it - I understand their problem - we need it, and we don't have a place to go. So, we need more indoor facilities. Family oriented activities as I mentioned with some instruction where the family could participate where there is something for everybody in the family at a nominal cost might go a long way, and need an auditorium. I'll shut up.

Lady I want to back Ed up with what he said. Over here at the racquetball club right now there are 1300 + families at a minimum of \$30.00 a month, and as far as we know, you know, there're problems. Tell me about it, I'm involved in it. There is such a need, and that could easily, you know, with gas, etc. people are looking for something to do at home. I really believe what Ed is saying - you've got your land here, it is something that will be here for any of us.

Ed Excuse me - I think that we would meet more needs the needs of the family in total for the same amount of money, maybe not quite as fancy, definitely not quite as fancy, and I really think (side 1 of tape ended) that a program properly run I think that they would be willing to pay a nominal fee and you could offer good service in the area of activities that they could carry over through life as they go along, and may get something out of it.

Murphy Let me ask also - the five council people you have representing you right now, too, are very much interested in what you and the other citizens of Lodi have to say, and the only way we're going to know is for you to either contact us personally, write us letters, or drop Charlene a note, or whomever, in order to inform us of what your thoughts are. I know it's difficult for some people to come up in front of that council sometimes and make a presentation, but sometime along the line, each and every one of us has to do it, whether it's written or otherwise. If it is a written correspondence, and it comes to council, it will be recognized, and it will be read aloud as correspondence to the community. So, please pass the word to other

citizens or friends or whomever to contact us or contact the committee, the site committee on this particular project.

Lenni Hagy I was raised in Lodi and graduated from this high school thirty years ago. The last few years my husband and I lived in New Hampshire, and it's absolutely beautiful because they do save all their old sites, and _____ "microphone was cut off"

Lady There have been all kinds of ideas batted around, and I have heard different money figures. Who is the person who's going to supply the funding? Would the City supply the funding for whatever is decided, or would the people coming into here supply the funding or where is that all coming from?

Lew That's a good question. Part of what we are charged to do between now and somewhere in the middle of July is to address ourselves, I think it's called an economic analysis - well I don't remember what we titled it up there - and part of that is locate grants and aid if possible, locate user fees if possible, locate costs where we can determine them based on programs that we get from the community. Does that answer your question? To answer your question directly, we don't have it in hand, but we are to address ourselves to it over the next few months.

Steve I think what might be helpful, Lew, is to explain the terms of what we do with the information that we accumulate as well as assess the user data information that we gather - how we digest it in the design possibilities - all the things we have talked about, but have not run through in sequence.

Lew In response to that, one of the things that has happened is that there are six individuals in this design group, and they are very individual people, I can assure you of that. They are about as diverse a six people as you can find, and there are positions all the way from one end to the other, and part of what we do is try to assimilate individually your responses, what you say, what you do, who you get involved in what groups are active, which groups are not, and try to take from our position what that is and put it into a reasonable and logical format, you know, like users are coming up and saying we need an auditorium, we have this many people, we can produce so many dollars, we have a cultural program, we have a physical program, etc. We try to take all those things and put them down on paper, much the same as what you see here in the visual analysis. We put them down on paper and sit back and look at them with an unbiased eye, hopefully, or with an unjaundiced eye and try to say, "Look, this is logical and this is reasonable and we can probably fund it. Or, this is illogical, it is unreasonable, but we can probably fund it, too. Or, maybe we can't fund anything and we have to forget the whole thing." We try to put it down on paper, look it, stand back, view it from all different locations, talk to people who would be using the facilities, and say "Hey, what would you think about this, what do you think about that, is this a possibility?" We have brought up numerous things at committee meetings talking with various members who have input, and we try to get that input back and forth, try to get a dialogue going. And that dialogue we try to put down on paper, visually, so that you can see it and we can see it and work from there into various and sundry programs. Does that answer your question? Kind of? Or did I screw? I have a habit of doing that

Steve

Well, what I was coming to is that you see tools assessed by us as designers and one of the tools is the use study. OK - when we look at the use, we look at the compatibility of uses within each other as well as one use may stand outside of all the others, you know, recreation may be that use, an auditorium may be that use. Then we also look at the viable alternatives in terms of physical facilities within a site. What can we do on ten acres, and what can we do with the existing buildings? And what can we do with a ten acre site with all new buildings? OK? And the other way we look at it, we look at the physical costs of things. What are the costs to restore these buildings, what are the costs to destroy these buildings, what are the costs to build new buildings, what is the cost of a combination of these things? And it's not just cost in terms of one time, again, operations and maintenance. How long will the building stay in function and what will its monthly expenses be, as well as the program we put together with uses we are looking at, what is the cost of administration. We're looking at alternative sources of funding with an economical analysis. Whether or not we're going with City government, private donations, private enterprise, selling off parts of the land. We're looking at all types of alternatives here, and you're assessing it, evaluating it, and you're coming up with physical plans. And then when we come up with some type of plan based on some type of program, this all falls into a logical sequence at the end. And where we're at, is we're at the tip of the iceberg, we have a lot of facts, we have a lot of information, we have a lot of physical constraints, a lot of nostalgia and ideas about the whole thing. The question is, how do we put it together? And this is what we need - we need the public input at this stage to give us some guidance in order for us as professionals to absorb this and put this into some type of reasonable and logical pattern that we can relate back to you. Because in the next design phase between now and the second public workshop, we're probably going to come up with several alternative ideas which we will be presenting to you. We, of course, will probably have our preference and lean towards one of them, but at that public workshop your input might change our direction 180°. We might go back the other way, and that's why we have the second public workshop, in which case we analyze all the existing alternatives, and come up with a final master plan based on that public workshop, which we present all the alternatives and options in terms of economics, nostalgia, uses, physical constraint, etc. I think this is one of the key things of this public workshop, to know what you want or don't want.

Larry

If I could expand a little bit on that, Steve - we've been talking a lot about our needs of assimilating the uses, but I think I need to explain a little bit further. The more detailed information that you, the public, can give us, the better. Like the gentleman in the back brought out the point that we needed music instruction places (spaces) for that type of programs, and we know that there are many types of those programs going on in the private sector within Lodi as well as in the school sector, through different churches, and a lot of different programs. But what we need to know is who are the groups, how many people are they, when do they meet, what really are the needs, how much they pay for space now, how much would they be willing to pay. And so you people out there representing different groups - we really need hard information, the harder the information, the better.

Lew

I think Don was saying that a program could be developed - a summer program. Well, that's just one of many, so that's hard information we can put into the mill and see what comes out. How many do you have every Monday night?

Fred

Our group is about 35. _____ (couldn't hear)

Lew

Somewhere between 20 and 40, eh? That sounds good. You see, that's hard data we can use.

Lady Is the gymnasium tall enough to convert to racquetball? I don't know how tall they are.
(Lew) Probably not - I didn't measure it. I was just curious - that seems to be the rage right now.

Lew Yeah, but there are probably better uses for that space other than racquetball. Racquetball is pretty well accommodated as far as facilities in the community.

Lady You have to have a certain kind of a poured wall.

Larry They have many types of systems that can go inside a facility. But the question comes down to competing with the private sector, and I think we have to find uses that will pay off economically.

Man I'm representing the community theater group here, the Tokay Players, and my question is do you want additional statement of need besides what we've already submitted on the questionnaire sent out earlier?

Lew I think one of the things that came to mind after looking at the questionnaire that you filled out previously was how many days and hours, etc. do you physically use the facilities, and that sort of thing, and those are details that we would go from where we are to the next workshop. It's really in the design phase where we would be contacting you and talking to you about the specifics of your operation and how they go on, and the specifics of the band people and how they go on, and that sort of thing. Tonight, no - we have good input from your group. Any other groups that would be of a similar nature, we would like to hear from because then we've got two groups that want to use the facility, and that causes a scheduling problem which we're not involved in, but we can perhaps provide a facility that would work.

Lady I'd like to make a proposal for Ed that _____ what we're talking about a YMCA thing perhaps at the next workshop.

Lew and might? If I may interrupt - that is what we're charged to do by the next workshop - that whole big long section up there - it says, land use & facilities, preliminary master plan, support drawings, building potential and alternative use concepts. Those things are the physical drawings of what we come back to you with at the next workshop. So that's where we go from here. We've got about a month and a half or thereabouts to do that.

Lew Anything else? If not, it's drawing towards 9:30, and we kind of planned on shutting down about then.

Ken Boyd If I could just take a couple of minutes to maybe remind the people of things I have kind of harped on from the beginning of this, and one is that we must remember that this is a long term project. Let's not be frightened off by figures or a big project. We tend to look at something that might wind up costing us 25 million dollars and say, "Oh, we could never afford that." And it's true - we can't today, but over the next 25 years we could. Economics change. Ten years ago we were in a position as a City maybe to build this thing. Today we aren't. Ten years from now we may be again. So let's keep the future in mind. Secondly, let's not anticipate that this is ever going to be a money making project. We ought not to apologise for that. We tax ourselves in many ways as citizens to provide services collectively that we couldn't provide individually. We tax ourselves on police and fire for instance. We

do that gladly. There isn't any reason we shouldn't be glad to tax ourselves to provide recreational and cultural facilities for our citizens. So let's keep that in mind. We talk about private or city money. Let's remember that the City is not a money making enterprise. Every dime that it has comes from the private sector, so I don't think that we should apologise for asking the City to pay for something. It's our dollars that they are using to pay for that, the private sector. It's your money that they are spending for a facility for you. They can do it because they are collecting a dollar from me and a dollar from you and they spend the two dollars back. And we are able to accomplish something collectively that we couldn't individually. So, don't be discouraged if we make use of the City money, it was yours before it became City money, and don't be embarrassed about that, and don't be discouraged because it's a long range, high cost project. This will be a worthwhile facility for, this facility was used for 77 years, I think. This new facility that you put on this site may be used for the next 77 or 177, so don't be weary - it's a big project, it's a tough project, but it's long range and we can accomplish it if we work at it. (Applause from audience)

Murphy In closing this evening, I am going to take a proposal back to Council and it will be a Council decision, and if any of you who are at this meeting this evening would be willing to sit on a cultural committee, we'll be contacting you from the list that you signed in on. So, I'll take this back as a proposal at our next meeting, and like I said, it will be a Council decision whether we do formulate this committee in addition to the current existing committee to help out with the architects and whatever we come up with for this site. Thank you very much for everyone's coming this evening and your input, and we need a lot more.

FINANCIAL ANALYSIS

Introduction:

In order to make a reasonable choice amongst alternatives regarding the utilization of the Old Lodi Union High School facilities, it is necessary to first identify a general posture with regard to the resources that are available, and the combination of usages of these resources. Basically the utilization issue centers around three different and distinct resources; the land, the buildings, and the operating revenue service centers. For purpose of this portion of the report, the operating revenue services will be defined as those active business activities within the complex which have the potential for generating profits for the operators. This distinction is made early in the discussion for purposes of identifying those resources which have different configurations of tax and business opportunity potentials.

It is also necessary at this point to generally discuss the concepts of risk, benefit and control. Normally these three concepts inure to the owner of any property and if ownership is passed in one form or another, a combination of one, two or all three of these elements may be passed depending upon the vehicles used for passage. When considering what possible relationships might exist between the City of Lodi and the private sector, it is important to bear in mind that control will frequently shift with ownership and efforts to retain control without retaining ownership tend to be very complex and fraught with difficulty. Generally speaking, risk and control go hand-in-hand in the sense that the party who controls an activity in a business setting or in an economic setting typically will incur an element of risk for the right of retaining control.

There are a number of potential combinations which may be functional when considering the possible interrelationship between the City of Lodi and the private community with regard to ownership control, risk, and benefits arising from the utilization of the Old Lodi Union High School facility. At one end of the spectrum, there is the possibility that the city may decide to entirely divest itself of the interest by selling the site and buildings to the private community and allowing the private community a total and complete hand as to the development and utilization of the facility. At the other end of the spectrum is the choice that the city may decide to retain all control, risk, and benefit and to develop the site using its own resources and operate all revenue centers without the aid of the private sector. In between these two extremes, there are several potential combinations, for example: Partial sales of the property to the private community combined with or not combined with lease backs; sales of portions of the land while retaining other portions of the land and the buildings; sales of the buildings only followed by or not followed by lease backs of those buildings. The number of possible combinations is very large, and in fact too large to cover all possible combinations within the scope of this report.

Some examples of arrangements might be the following:

1. The city may decide to lease the land to the private sector and sell the buildings, whereby the private sector would buy the buildings, make all necessary improvements and renovations, and operate functional cost and revenue centers. In this particular example, the city would take the position of a passive investor, with retained control only over the land, and thereby limiting its risk of loss, but would probably have very little to say about the actual utilization of the physical facilities and the activities undertaken by the revenue centers.
2. The city may decide to lease the land and the existing buildings to the private sector, whereby the private sector would make improvements and operate the revenue centers in accordance with those activities which would be most profitable to the private sector. Under this particular alternative, the city is still maintaining a passive investment role, but has increased its potential risk and revenue, and at the same time has relinquished control over the utilization of the operating facilities.
3. The city may go one step further, in that it improves the existing buildings, then leases the facilities to the private sector and stipulates in the lease what types of operating activities would be undertaken in the facility. Under this choice, the city is expanding its control over the utilization of the operating facilities, but still basically maintaining a passive investment posture.
4. The city might decide to sell the property to the private sector under a sale lease back agreement, whereby the private sector would build and improve the site and lease the facilities back to the city and the city would then control all operating revenue centers within the facility. Under this particular example, the private sector becomes a relatively passive investor whereby it owns only the property and the city becomes the active participant in day to day operations of the revenue centers. This example shifts more risk and control to the city.
5. The city may desire to retain the land, sell and lease back the buildings from the private sector, and the private sector would then improve and make all necessary construction with specifications dictated by the city and leases the buildings only to the city. Under this situation, the city assumes the posture of a passive investor with regard to the land and an active business operator with regard to the different revenue centers.

The above examples represent a few of the possible alternative relationships between the city and the private sector. There are other possible relationships which could exist and the details of those relationships would certainly represent possible alternate choices to the above five listed.

Tax Incentives:

In light of the potential involvement of the private sector, it is important to view all of the benefits that the private sector would receive under any proposed set of relationships. Certain benefits that are available to the private sector, which are not available to the public sector, include the tax benefits which would inure to the private sector but not to the public sector. These tax benefits definitely have an affect on the prospective of the potential private investor, and in the interest of making the Lodi City officials aware of what these inducements are, there are the following summary outlines of potential basic tax benefits inuring to private sector participation.

Fundamentally speaking, most tax benefits will inure only to the owner of the property. Following is a list of such benefits:

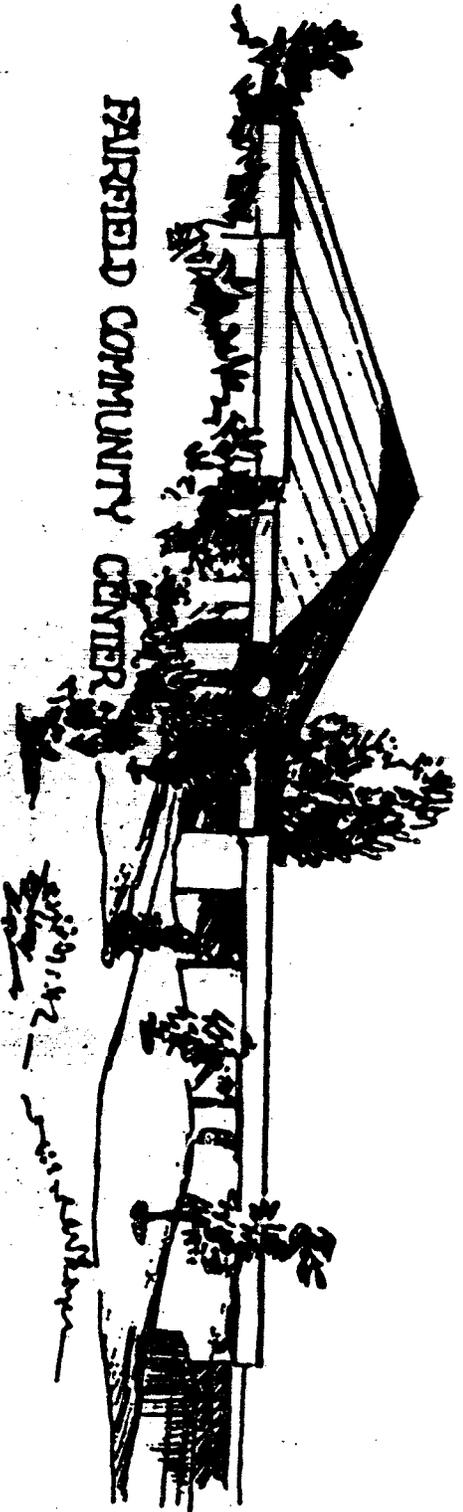
1. Under Internal Revenue Codes, the owner of a building with an age of more than twenty years is entitled to a ten percent (10%) investment tax credit on the cost of interior renovations of such building as long as that building is placed into commercial use after the renovations have been made. For example, if a developer were to internally renovate part of the buildings at the Old Lodi Union High School site and he also owned those buildings and those renovations cost him \$200,000, he would receive a \$20,000 investment tax credit which would reduce his income tax liability in the year those renovations were placed into service.
2. That same investment tax credit would apply to the acquisition of any equipment that the private sector investor may acquire related to either the operation of an active revenue center or the development of a passive investment. The qualifications under this particular Internal Revenue Code are relatively complex but can be summarized by saying that such equipment must basically be movable, depreciable, and thereby used in a profit seeking venture.
3. Depreciation under the Internal Revenue Code and the State of California Revenue Codes is a convention, whereby the private sector is allowed a deduction for the amortization of capital asset used in the production of income. This amortization is a rateable deduction over the life of the capital asset. This deduction does not require an out-of-pocket expenditure on the part of the private investor. Within the spectrum of depreciation, the private investor has choices which can accelerate or increase the deduction for depreciation in the early life of the asset, thereby yielding a tax shelter or tax benefit through the reduction of taxable income. With regard to specific types of equipment purchased which might be utilized in the operations of a revenue center, the private sector investor can elect what is known as bonus or additional first year depreciation. This first year depreciation is limited in amount, but can represent a tax incentive to the private investor.

4. The depreciation conventions discussed previously not only yield certain immediate tax benefits, but in certain types of environments can convert ordinary income which is taxable at one hundred per cent (100%) into what is known as capital gains which has a preferred treatment under both the state and federal tax codes. This preferred treatment is, under present federal law basically a forty percent (40%) taxability of the gain on the sale of an asset.

The above listing of tax inducements to the private sector represents a fairly complete set of tax inducements which the private sector could utilize and would normally consider in their negotiations with the city. It is important to note however, that the prudent investor in the private sector will look at all economic dimensions in the light of rate of return on investment, and the tax dimension of the analysis is only a portion of the total economic picture that the private sector will consider.

In summary, it can be said that the private sector will be viewing potential relationships with the City of Lodi in terms of their rate of return on investment as it relates to the tax benefits and economic benefits related to such a relationship. The private sector will basically be looking for ownership in one form or another, either passive or active ownership, and generally speaking will probably resist any control interventions from the government related to utilization of active revenue centers. A combination, private and public sector undertaking, would probably reduce the burden and risk of the city, but would also tend to reduce the control that the city has over utilization of the facilities unless the city is actively involved in the revenue center operation.

1980 YEARLY REPORT



FAIRFIELD COMMUNITY CENTER

Report Prepared By
Fairfield Recreation Department
January, 1981

INTRODUCTION

1980 brought many changes to the Fairfield Community Center. Programs were moved out of the Center, new special events were introduced, staffing has been changed, a new registration program was implemented and even the facility itself is in the process of change.

During the year, Kinder-Gymnastics, Dancergetics, and all Senior Citizens programs were moved from the Community Center. This change of location caused a drop in attendance at the Community Center of approximately 3,028 participants per month. To partially off-set this drop in attendance, a number of new programs were introduced. A Christmas Party for pre-schoolers and a three day "Present to Parents" program for children ages 6 to 11 were held. These programs introduced a new segment of Fairfield's population to the services offered by the Recreation Department.

When the Recreation Department reorganized, supervision of the Community Center was assigned to a General Recreation Supervisor. This reorganization, along with the Public Works Department assuming the major part of the cost for a night custodian, has decreased the cost of Center staff by \$26,539.00. 1980 also brought a decrease in facility usage requests. There were 427 fewer applications processed during the year. This decrease is reflected across the board with only youth groups and public agencies showing an increase. This decrease in usage may be reflective of the new fee structure that was put into effect during 1979, but even with less usage, the Community Center showed an increase of revenue from facility rentals of \$8,223.50 over 1979. This increase in revenue caused the cost per participant to drop by 9 cents.

In January 1980, the City's new class registration program went into effect. The Community Center's box office is now the home of the registrar, and it is her job to process mail-in registration, as well as those who come to the office to register from 10:00am to 2:00pm Monday through Friday. This new program has worked so well, that the Center's Game Room has been closed and is now undergoing renovation so that the registration program may expand to encompass all the Recreation Department's needs.

The staff is not recommending any changes in policy for the 1981 year, in relation to facility usage and rental. Programs will continue to serve all ages and interest groups.

PROCEDURES

Individuals or organizations applying for use of the Community Center are requested to fill out an application form and submit it to the Center office at least five (5) working days prior to the activity. If fees are charged for use of the facility, an "Estimated Facility Use Fee" form is filled out, taking into consideration fee schedule, number of hours involved, extra personnel services and alcoholic beverage surcharge, if applicable. After a deposit has been submitted, the application is then approved and processed. The applicant receives a copy of this form for their files. The Community Center staff will then work with the applicant to assess needs in terms of set-ups, lighting arrangements, extra personnel, decorations, etc.

Time involved in processing an application is based on the magnitude of the program. In a meeting type situation this can average 15 minutes to 1/2 hour while a two or three day program may involve many hours of staff time.

All City Departments are requested to fill out an application form for use of the Center. The only exception is the Recreation Department on regularly scheduled classes. Any special event planned by the Department also undergoes the same procedure as the general public or other City-conducted programs.

NUMBER OF APPLICATIONS PROCESSED

MONTH	APPROVED	DENIED	CANCELLED	TOTAL
JANUARY	98	0	3	101
FEBRUARY	87	1	6	94
MARCH	103	0	8	111
APRIL	91	0	8	99
MAY	110	0	12	122
JUNE	104	0	6	110
JULY	70	0	10	80
AUGUST	73	0	6	79
SEPTEMBER	81	0	1	82
OCTOBER	83	0	7	90
NOVEMBER	83	0	2	85
DECEMBER	90	0	3	93
<hr/>				
1980 TOTALS:	1,073	1	72	1,146
<hr/>				
1979 TOTALS:	1,451	0	122	1,573
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WHO USED THE COMMUNITY CENTER

In addition to the regularly scheduled programs sponsored by the Recreation Department, the following groups, agencies and individuals utilized the Fairfield Community Center during a one-year period. Eight different categories are suggested. The categories, as selected, do not take into consideration repetitious use or 'grey areas', whereby an organization may present an "educational" program for the community one evening and a fund-raiser another evening.

A. RECREATION DEPARTMENT	(Other than Regularly Scheduled Programs)	1979	1980
1. Aquatic Programs & Swim Teams		13	10
2. California Parks & Recreation Society		3	0
3. Community Center Special Programs		85	80
4. Fairfield Adult Sports Association		12	10
5. Recreation Commission		22	24
6. Special Programs (i.e. Ski Swap, etc.)		55	32
7. Staff (i.e. testing, staff mtgs, etc.)		140	114
8. Wheels & Walkers Club		<u>9</u>	<u>13</u>
TOTAL:		339	283*

* Reduction due to the opening of the Senior Center and the Sport Center

B. CITY CONDUCTED PROGRAMS		1979	1980
1. Architectural Review Committee		52	52
2. Attorney		1	
3. City Council		6	
4. City Manager		12	4
5. Cultural Heritage Committee		1	
6. Environmental Affairs/CBD/Planning		55	36
7. Finance Department		3	4
8. Fire Department		3	
9. Housing		35	17
10. Personnel (Testing, etc.)		10	13
11. Public Safety		17	21
12. Public Works		4	2
13. Senior Center Advisory Committee		<u>1</u>	<u>18</u>
TOTAL:		200	167

C. HOBBY

1. Brotherhood of Vans	8	6
2. Chess Club	52	52
3. Duplicate Bridge Club	95	52
4. Fine Arts Council/Visual Arts	35	24
5. Geranium City Garden Club	7	6
6. Lapidary Club	6	1
7. Radio and CB Clubs	40	24
8. Photography Club	10	
9. Sierra Club	5	
10. Solano Aquatics	5	8
11. Solano County REACT	15	13
12. Tennis Club	12	12
13. We, the Valley Stage Company (Fairfield Community Theater)	<u>7</u>	<u>8</u>
TOTAL:	297	206

D. PRIVATE GROUPS

1. A.K. Bean Foundation	2	
2. Alcazar Temple	1	1
3. Allstate Realtors		1
4. American Assoc. of Retired Persons	15	2
5. American Assoc. of University Women	3	6
6. Anheuser-Busch	1	2
7. Asmar Singles Club	1	
8. Apostolic Faith Church	1	
9. Armijo Boosters Club	1	1
10. Assist-A-Grad	2	2
11. Assoc. of Latin American Services		6
12. Ball Metal Container Group	1	2
13. Big Brothers/Sisters	1	2
14. Blue Ribbon Properties	4	
15. British/American Club	1	
16. California Bluegrass/Fiddlers Assoc.	3	2
17. California Canaolan Club	2	2
18. Children's Guild of Solano County	11	6
19. Choraleers	4	4
20. Church of Latter Day Saints		3
21. CMT Federal Credit Union	2	1
22. Communication Workers of America	2	
23. Daily Republic Newspaper	1	1
24. Delta Sigma Theta	1	
25. Downtown Improvement District	2	
26. Explosive Technology	1	2
27. Fairfield Boosters Club	1	1
28. Fairfield Employees Assoc.	8	
29. Fairfield High School Stadium Committee	4	
30. Fairfield Parent Pre-School	1	1

31.	Fairfield/Suisun Jaycees-Jaycettes	2	2
32.	FSUSB Teachers Assoc.	1	
33.	Fil/American Retired Assoc.	1	2
34.	Fil/American Women's Club	2	6
35.	Filipino Community Club	2	6
36.	Glass Bottle Blowers Assoc.	2	3
37.	Guadalupe Society		1
38.	Guam Teen Club	1	
39.	Hafa Adai Club	2	3
40.	Holy Spirit Catholic Church	1	
41.	Home Interiors	10	
42.	Hui Haoli Hawaiian Club	1	2
43.	Institute of Preventive Medicine		1
44.	Intercommunity Hospital & Guild	15	5
45.	Japanese/American Cultural League	2	4
46.	Jewish Community	1	1
47.	Kessler Studio of Dance	5	3
48.	K-Mart Employees	1	1
49.	Korean Assoc. of Fairfield		3
50.	Labrinetta Star Social Club	1	1
51.	Lloyd's Bank	1	
52.	LVN Assoc.	1	
53.	Lynne's Dance Studio	4	
54.	Macedonia Church of God	1	
55.	Maheleka Cultural Dance Troupe		4
56.	Mary Kay Cosmetics		1
57.	Medical Assistants Assoc.	1	
58.	Mexican/American Youth Organization		1
59.	Montezuma Shrine Club	3	1
60.	Mt. Carmel Catholic Parish	1	
61.	Moose Lodge	3	
62.	Mt. Calvary Baptist Church	2	1
63.	Mr. Lebanon Baptist Church	1	
64.	NAACP	1	
65.	Nat. Assoc. of Retired Fed. Employees	4	
66.	Na Hua Pala		3
67.	Nat. Council of Negro Women	2	2
68.	Native Sons of the Golden West		1
69.	No. Sol. Co. Board of Realtors	3	4
70.	Nurse's Memorial Scholarship Fund		2
71.	Ombudsmen		2
72.	Operating Engineers	1	2
73.	Pacific Hawaiian Club		1
74.	Parents Without Partners	5	
75.	Private Parties	55	46
76.	Pyramid Social Club	2	3
77.	Rehearsals/Band Practices	88	22
78.	ROTC	1	
79.	Service Employees International		10
80.	Silverado Square Dance Club		1
81.	Shiloh Baptist Church	1	
82.	Social Service Workers	1	
83.	Sol. Co. Correctional Officers Assoc.		1
84.	Sol. Co. Family Center	15	
85.	Sol. Co. Employees Assoc.		3
86.	Sol. Co. Parents of the Deaf	5	3
87.	Sol. Co. Retarded Assoc.	11	2
88.	Sol. Co. Legal Secretaries		1
89.	Sol. Co. Reading Assoc.	1	
90.	Stanley Y. Beverly Lodge		1

91.	St. Stephen Church		1
92.	Suisun Valley Bank		3
93.	Suisun Valley Farm Center		1
94.	Toastmasters	1	1
95.	Toastmistress Club	1	1
96.	Transitional Services	8	
97.	Twin City Steppers	2	4
98.	Tri-City Elks Club	5	2
99.	United Greater Fairfield/Suisun Seniors		1
100.	United Presbyterian Women	2	
101.	Vaca Valley Bank	1	1
102.	Venture Club of America	2	1
103.	Veterans & Womens Aux.	2	2
104.	Victoria Frances Temple	1	1
105.	Wear-Ever Aluminum		1
106.	Weddings/Receptions	74	67
107.	Young Life	1	
TOTAL:		453	306

E. PUBLIC AGENCIES

1.	ABAG	1	
2.	Adult Task Force		6
3.	American Cancer Society	1	
4.	California Highway Patrol	2	1
5.	California Human Development Corp.	9	9
6.	California DMV	1	1
7.	Cal Trans		4
8.	Elections Department	2	3
9.	Franchise Tax Board	2	
10.	Irwin Memorial Blood Bank	4	4
11.	Meals on Wheel		5
12.	North Bay Senior Planning Council & Commission on Aging Meetings	14	12
13.	Public Interest Hearings	5	4
14.	Red Cross	3	4
15.	San Francisco Bay Conservation		1
16.	Social Security Administration		1
17.	Sol. Co. Animal Health Comm.		1
18.	Sol. Co. Center for Management Training	40	2
19.	Sol. Co. Children's Shelter	2	3
20.	Sol. Co. Emergency Services		7
21.	Sol. Co. Emergency Med. Corp.	6	
22.	Sol. Co. Economic Opportunity Council (Headstart, CAC)	60	49
23.	Sol. Co. Dept. of Agriculture	1	
24.	Sol. Co. League of Women Voters		1
25.	Sol. Co. Health Dept.		17
26.	Sol. Co. CETA/Manpower	20	14
27.	Sol. Co. Mental Health Department	9	11
28.	Sol. Co. Parks Department		1
29.	Sol. Co. Personnel	14	7
30.	Sol. Co. Planning Department	5	7
31.	Sol. Co. Probation	1	7
32.	Sol. Co. Public Works Department		1

33. Sol. Co. Rape Crisis		1
34. Sol. Co. Sheriffs		3
35. Sol. Co. Superintendent of Schools	13	6
36. Sol. Co. Transportation Council	9	8
37. Sol. Co. Water Resources	3	
38. Travis Unified School District		7
39. United Way		5
40. U.S. Army Recruit		1
41. U.S. Census Bureau		18
	<hr/>	<hr/>
TOTAL:	227	232

F. FAIRFIELD/SUISUN UNIFIED SCHOOL DISTRICT

1. Arrijo High School	5	8
2. District Meetings	58	29
3. Elementary Schools	17	7
4. Fairfield High School	11	11
5. Intermediate Schools	13	4
6. Solano College	2	2
7. TC McDaniel/Gomer/Physically Disabled	9	5
8. Valley Council PTA	5	3
9. Fairfield/Suisun Adult School		7
	<hr/>	<hr/>
TOTAL:	120	76

G. YOUTH GROUPS

1. Bobby Sox	13	29
2. Boy Scouts of America	5	4
3. Campfire Girls	4	6
4. Girl Scouts of America	4	4
5. Little League	18	19
6. Police Activities League	35	34
7. Pop Warner	20	13
8. Solano County 4-H	1	3
9. YMCA	1	
10. Fairfield/Suisun Youth Football		11
	<hr/>	<hr/>
TOTAL:	101	123

H. SERVICE GROUPS

1. Chamber of Commerce	10	12
2. Exchange Club	1	1
3. Kiwanis Club	2	1
4. FAST Lions Club	4	1
5. Fairfield Lions Club	2	2
6. Solano Lions Club	2	2
7. Trade Club	6	4
	<hr/>	<hr/>
TOTAL:	27	23

RECAP OF GROUPS

	<u>1978</u>	<u>1979</u>	<u>1980</u>
A. RECREATION DEPARTMENT	336	339	283
B. CITY CONDUCTED PROGRAMS	230	200	167
C. HOBBY	354	297	206
D. PRIVATE GROUPS	591	453	306
E. PUBLIC AGENCIES	368	227	232
F. F/S SCHOOL DISTRICT	155	120	76
G. COMMUNITY YOUTH GROUPS	134	101	123
H. SERVICE CLUBS	33	27	23
GRAND TOTAL:	<u>2,201</u>	<u>1,764</u>	<u>1,416</u>

RECREATION DEPARTMENT COMMUNITY CENTER PROGRAMS

		PARTICIPANTS		
I. DEPARTMENT SPONSORED SPECIAL EVENTS		4,224		
A.	Babysitter's Clinic	200		
B.	Cake Decorating Contest	300		
C.	Cheerleader's Clinic	300		
D.	Pre-School Christmas Party	200		
E.	Special Christmas Program	1,046		
F.	Bridge Club	1,728		
G.	Chess Club	450		
 II. CO-SPONSORED SPECIAL EVENTS		 10,197		
A.	Fairfield-Suisun Arts Council	1,100		
1.	Sunday-at-the-Center	1,100		
2.	Brown Bag Concerts	1,410		
3.	All Nations Festival	2,800		
4.	Juried Arts Show	1,615		
B.	Fairfield Civic Theater			
1.	Theatrical Productions	3,272		
 III. CULTURAL ARTS CLASSES		 3,249		
A.	Number of Classes:	1978	1979	1980
1.	Winter Session	<u>39</u>	<u>39</u>	<u>49</u>
2.	Spring Session*	42	48	41
3.	Summer Session (2)*	53	41	50
4.	Fall Session*	<u>49</u>	<u>55</u>	<u>50</u>
	SUBTOTAL:	183	183	190
5.	Christmas Workshop			<u>19</u>
	TOTAL:	183	183	209**

B. Number of Students Enrolled:			
1. Winter Session	800	694	1,133
2. Spring Session*	709	864	527
3. Summer Session (2)*	857	490	399
4. Fall Session*	<u>769</u>	<u>1,003</u>	<u>864</u>
	SUBTOTAL: 3,135	3,051	2,923
5. Christmas Workshop			<u>326</u>
	TOTAL: 3,135	3,051	3,249**

* Beginning with the Spring Session, Dancergetics classes were moved to the Sports Center. This represents a substantial reduction in the number of participants in the Community Center class totals.

** This increase of 198 participants and 26 class sessions over 1979 is exceptional when taking into consideration the loss of Dancergetics, a very high participation level activity. This program increase reflects creative and vigorous program planning and implementation.

ACTIVITY

NUMBER OF CLASS SESSIONS

	1978	1979	1980
<u>TEEN/ADULT CLASSES</u>			
Banjo	2	1	0
Bellydance (Beg.)	4	4	4
Bellydance (Int./Adv.)	4	4	4
Body Conditioning	4	2	0
Bridge	1	1	3
Cake Decorating (Beg.)	4	4	4
Cake Decorating (Int./Adv.)	2	1	1
Calligraphy	1	3	4
Canning	1	1	0
Ceramics	4	4	5
Chinese Cooking	6	6	4
Christmas Workshop	6		
Christmas Crafts			2
Needlepoint Ornaments			3
Holiday Microwave Dining			2
Christmas Greenery			2
Quilting			2
Stained Glass			1
Dancercise	6	3	5
Disco Dance	9	12	4
Dancergetics		6	3
Dog Obedience	2	4	2
Drawing & Painting	4	3	2
Edible Weeds		1	1
Floral Design	4	4	6
Guitar	4	4	4
Hunter's Safety	16	11	10
Knitting & Crocheting	2	2	4
Microwave Cooking	3	6	5
Perfect Fit Pants Seminar	2	4	2
Powder Puff Auto Mechanics		1	2
Quilting	1	1	2
Social Dance	6	4	4
Stained & Leaded Glass		3	6
Yoga	4	5	5
You and Your Camera		1	2
	SUBTOTAL: 107	118	110
<u>NEW CLASSES (TEEN/ADULT)</u>			
Bicycles			3
Guitar (Adv.)			4
Let's Talk About Parenting			1
Needlepoint			1
Nutritious Delicious Cooking			1
Royal Icing			1
Silk Screening			2
Social Dance (Adv.)			3
Weaving			3
Yoga (Adv.)			4
	TOTAL: 102	118	133

ACTIVITY

NUMBER OF CLASS SESSIONS

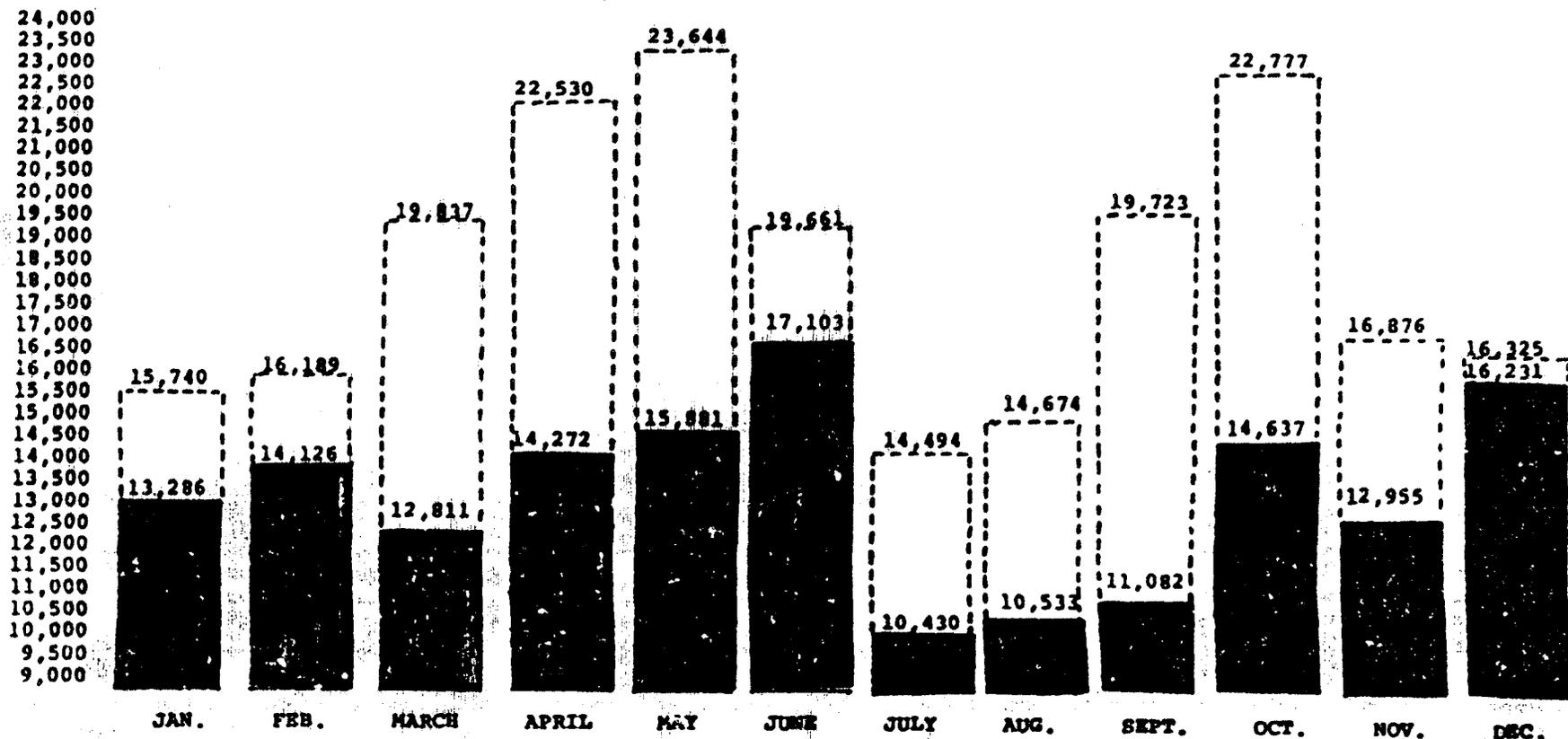
	1978	1979	1980
<u>YOUTH CLASSES</u>			
Cake Decorating	2	1	1
Ceramics (5-8 Years)	6	5	5
Ceramics (9-12 Years)	4	5	5
Cheerleading Clinic	1	1	•
Christmas Workshop			
Play Group	2	1	2
Tiny Tots	2	2	1
Toddler Arts & Rhythms		3	2
Youth Crafts		1	4
Crafts	1	1	5
Drama		1	2
Disco Dance	4	2	2
Guitar	4	2	4
Junior Gourmet	2	2	0
Jr. Gymnastics	5	6	**
Knitting or Crocheting	3	2	2
Play Group	8	8	8
Polynesian Dance		2	4
Tiny Tots	12	10	9
Toddler Arts & Rhythms		9	8
Woodsculpture		3	4
	SUBTOTAL:	57	66
<u>NEW CLASSES (YOUTH)</u>			
Bicycles			1
Lettering			1
Music			2
Weaving			2
	TOTAL:	57	66

* Listed under Special Events

** Moved to Sport Center

COMPARATIVE ATTENDANCE -- TOTAL COMMUNITY CENTER USE BY MONTH

1979 - 1980



_____ 1980 163,347*
 - - - - - 1979 222,641

*Decrease in monthly attendance has shown to be a result of:

1. Classes transferred to the Sports Center
2. Senior Center opening in July
3. Decrease in wedding receptions

MONTHLY ROOM USAGE - 1980

MONTH	ASSEMBLY HALL	GAME ROOM	STUDIOS A, B, C, D	CONFERENCE ROOM	ARTS & CRAFTS	CLUB ROOM	MISC.*	1979	1980	DIFFERENCE
JANUARY	5,253	650	3,212	505	231	2,410	1,025	15,740	13,206	- 2,454
FEBRUARY	5,544	232	4,234	375	385	2,856	500	16,349	14,126	- 2,223
MARCH	5,254	236	2,759	377	269	2,716	1,200	19,837	12,811	- 7,026
APRIL	4,675	333	3,750	447	800	2,917	1,350	22,530	14,272	- 8,258
MAY	6,795	245	3,827	414	360	3,040	1,200	23,664	15,881	- 7,783
JUNE	9,101	305	3,254	346	34	2,563	1,500	19,661	17,103	- 2,558
JULY**	3,485	192	3,957	460	231	470	1,635	14,494	10,430	- 4,064
AUGUST	5,032	210	3,120	460	261	1,000	450	14,674	10,533	- 4,141
SEPTEMBER	4,851	216	3,439	300	146	1,000	1,000	19,723	11,082	- 8,641
OCTOBER	7,741	159	3,433	420	205	1,679	1,000	22,777	14,637	- 8,140
NOVEMBER	5,625	155	3,383	440	86	1,566	1,700	16,867	12,955	- 3,912
DECEMBER	10,435	250	2,830	305	151	1,260	1,000	16,325	16,231	- 94
TOTALS	73,791	3,183	41,198	4,849	3,159	23,477	13,560	222,641	163,347	- 59,294
AVERAGE PER MONTH	6,149	265	3,433	404	263	1,956	1,130	18,553	13,612	- 4,941

* Includes exhibits, tours, registration, etc.

** Senior Center opened.

ATTENDANCE BY ROOMS

13,560
MISCELLANEOUS

73,791
ASSEMBLY HALL

3,183
GAME ROOM

41,198
STUDIOS
A, B, C, D

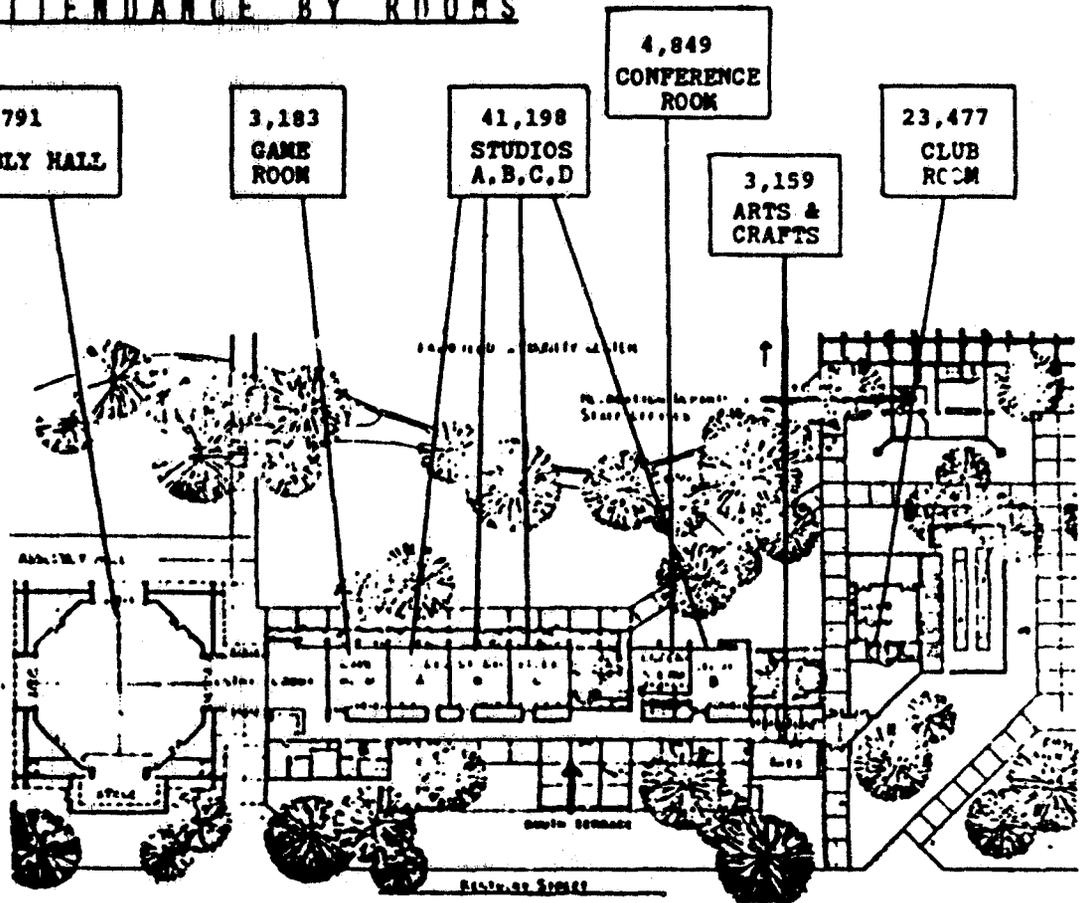
4,849
CONFERENCE ROOM

3,159
ARTS &
CRAFTS

23,477
CLUB ROOM

COMPARATIVE

	1979	1980
Miscellaneous	8,984	13,560
Assembly Hall	96,614	73,791
Game Room	6,929	3,183
Studios A, B, C, D	58,314	41,198
Conference Room	7,408	4,849
Arts & Crafts	4,465	3,159
Club Room	37,927	23,437
TOTAL:	222,641	163,347



1980 TOTAL: 163,347

COST OF OPERATIONS

<u>I. EXPENDITURES</u>	<u>1979</u>	<u>1980</u>
<u>PAYROLL</u>		
Community Center Full-Time Personnel		
Program Coordinator		
Clerk Typist	\$92,194.00	\$65,655.33 *
Recreation Assistant		
Community Center Part-Time Personnel		
 <u>UTILITIES</u>	 21,770.56	 23,712.11
 <u>MATERIALS</u>		
Recreational Supplies & Office Supplies	<u>2,950.00</u>	<u>5,593.23 **</u>
 <u>TOTALS</u>	 - <u>\$116,914.56</u>	 - <u>\$94,960.67</u>
 <u>II. REVENUES</u>		
PROGRAM REGISTRATION RECEIPTS	\$35,884.50	\$35,076.00
COMMUNITY CENTER FACILITY RENTALS	<u>28,982.00</u>	<u>37,205.50</u>
 <u>TOTALS</u>	 + <u>\$64,866.50</u>	 + <u>\$72,281.50</u>
1979	- \$116,914.56 + \$64,866.50 = - \$52,048.06	
1980	- \$ 94,960.67 + \$72,281.50 = - \$22,679.17	

* This figure reflects the changes in staffing due to the department's reorganization.

** This figure includes \$2,238.38 for printing of program materials and publicity.

HOURS OF USE

MONTH	RECREATION PROGRAMS	SENIOR CITIZEN PROGRAMS	COMMUNITY & OTHERS	TOTAL
JANUARY	443	166	436.5	1,045.5
FEBRUARY	736.5	229	389.5	1,355
MARCH	560	226	395	1181
APRIL	373	207	301	881
MAY	360	232	328	920
JUNE	300	211	325	835
JULY*	491		406	897
AUGUST	327		427	757
SEPTEMBER	234		516	750
OCTOBER	463		270	733
NOVEMBER	575		365	940
DECEMBER	299		365	664
TOTALS:	5,161.5	1,271	4,524	10,958.5

10,958.5 TOTAL HOURS OF USE, 1980
--

13,290	Total hours of use, 1979
12,811	Total hours of use, 1978
12,767	Total hours of use, 1977
12,068	Total hours of use, 1976
11,961	Total hours of use, 1975
10,527	Total hours of use, 1974
8,635	Total hours of use, 1973
5,842	Total hours of use, 1972
3,238	Total hours of use, 1971

Set-up, preparation & clean-up are not included, but average from 1/3 to 1/2 the time of use. This varies with the magnitude of the programs.

* Senior Center opened.

COST PER HOUR - - - COST PER PARTICIPANT

A. COST TO OPERATE PER HOUR - 1980			<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>
\$94,960.67 (Expenses)	10,958.5 (Hours of Use)	= \$8.67 (Cost/Hour)	\$15.47	\$9.13	\$6.47	\$6.35	\$6.49	\$7.54	\$8.07	\$8.32	\$8.80	\$8.67
B. COST TO OPERATE/HOUR MINUS REVENUES - 1980												
\$22,679.17 (Cost of Operation)	10,958.5 (Hours of Use)	= \$2.07 (Cost/Hour)	11.81	6.14	3.60	3.83	4.70	4.75	4.65	4.12	3.92	2.07
C. COST PER PARTICIPANT												
\$94,960.67 (Expenses)	163,347 (Attendance)	= \$.58 (Cost/Participant)	.82	.53	.53	.45	.47	.50	.52	.52	.53	.58
D. COST PER PARTICIPANT MINUS REVENUES - 1980												
\$22,679.17	163,347	= \$.14	.62	.35	.30	.27	.27	.32	.30	.26	.23	.14

163,347 TOTAL ATTENDANCE, 1980

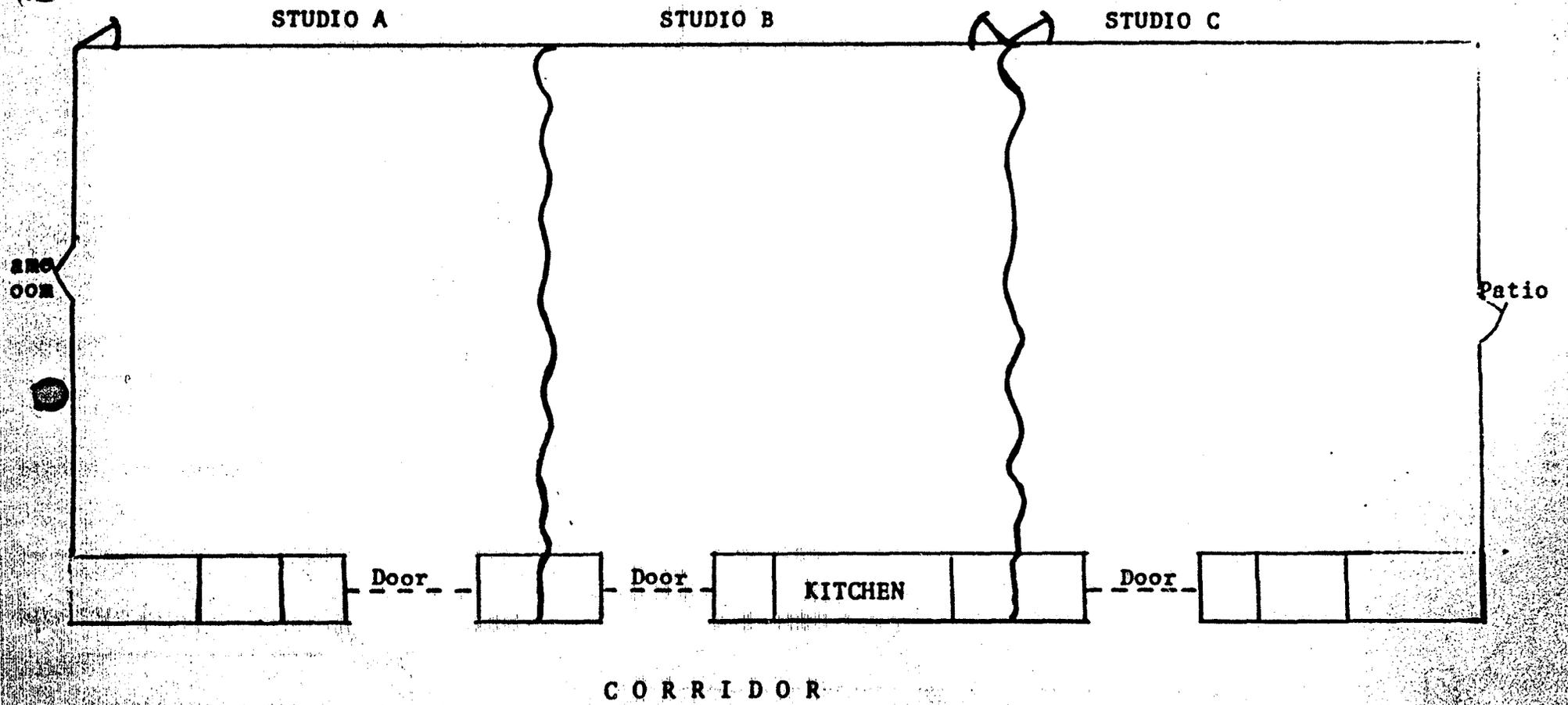
- 222,641 Total Attendance, 1979
- 205,382 Total Attendance, 1978
- 197,825 Total Attendance, 1977
- 180,158 Total Attendance, 1976
- 166,325 Total Attendance, 1975
- 144,726 Total Attendance, 1974
- 106,086 Total Attendance, 1973
- 101,180 Total Attendance, 1972
- 61,700 Total Attendance, 1971

1,549,370

TEN YEAR TOTAL ATTENDANCE AT THE
FAIRFIELD COMMUNITY CENTER
1971 - 1980

DATE: _____
TIME: _____
FUNCTION: _____
CONTACT PERSON: _____
PHONE: _____

PLEASE BRING TO OFFICE BY NO LATER THAN _____
EQUIPMENT: _____



DATE: _____

TIME: _____

FUNCTION: _____

PERSON IN CHARGE: _____

PHONE: _____

PLEASE BRING BACK
TO OFFICE BY: _____

SPECIAL EQUIP: _____

DRESSING ROOM
23'

STAGE
36'

STORAGE
23'

DOOR

14'6"

14'6"

ELECTRIC PANEL
29'

14'6"

DOOR

14'6"

KITCHEN
29'

14'6"

DOOR

14'6"

DATE: _____

SPECIAL EQUIPMENT: _____

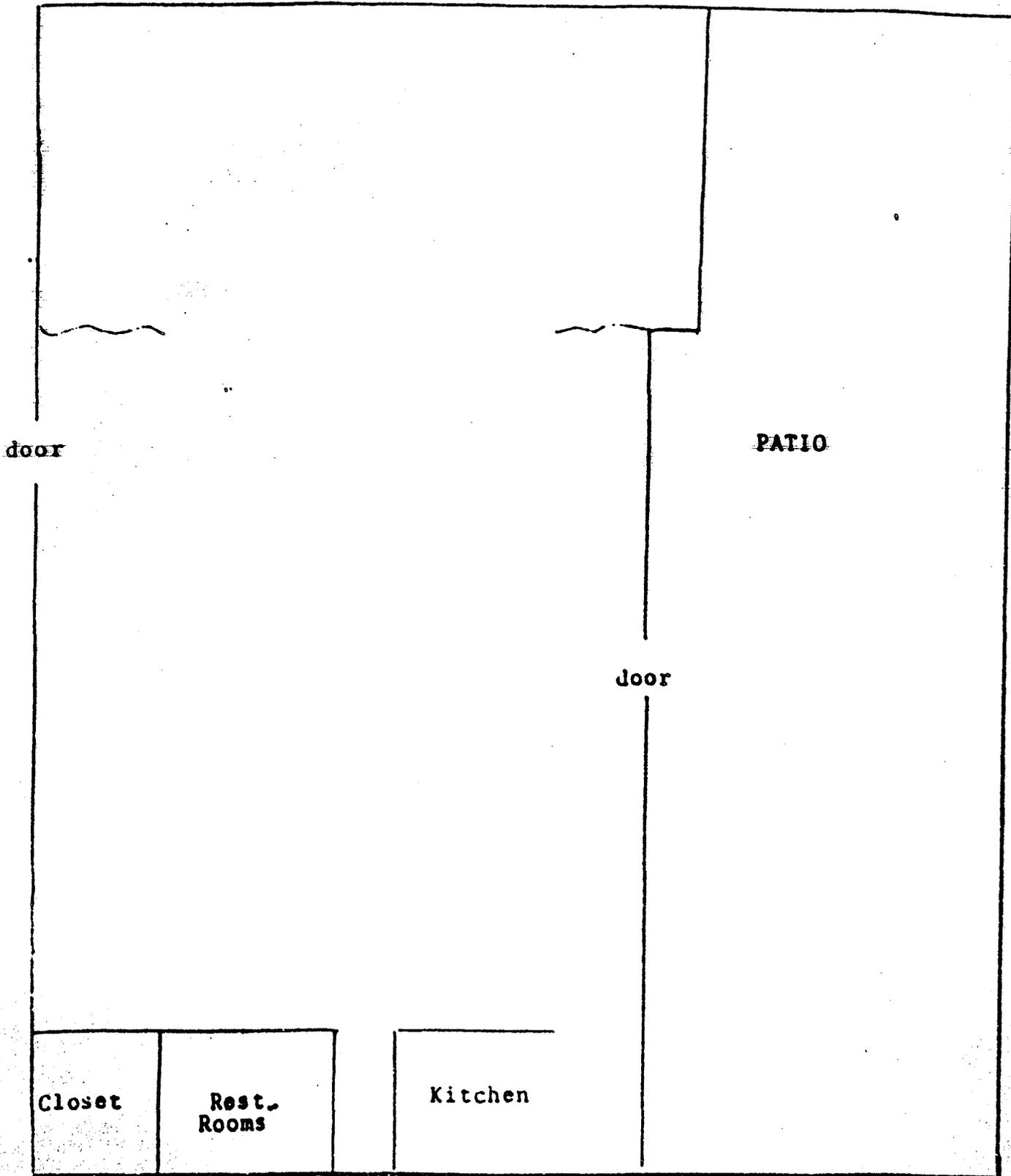
TIME: _____

FUNCTION: _____

PERSON IN CHARGE: _____

PHONE: _____

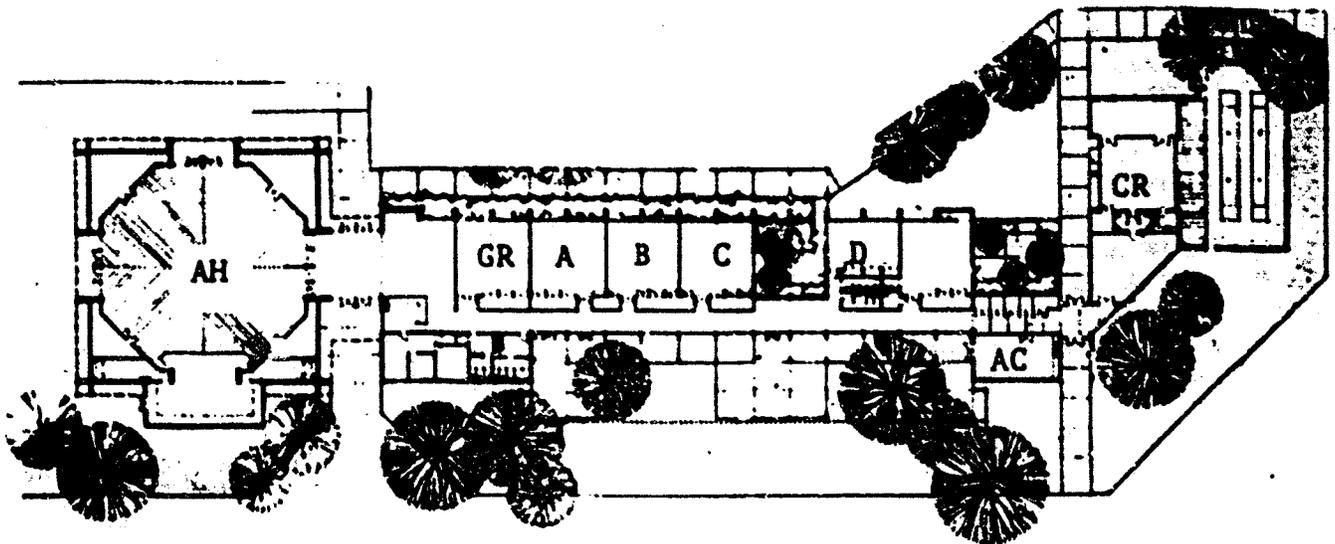
CLUB ROOM





FAIRFIELD COMMUNITY CENTER

Rules & Regulations



FAIRFIELD COMMUNITY CENTER

FAIRFIELD RECREATION DEPARTMENT

FAIRFIELD COMMUNITY CENTER
RULES AND REGULATIONS

The following Rules and Regulations were adopted by Resolution 70-133 of the Fairfield City Council on July 21, 1970 and amended on

Recreation buildings and/or facilities under the jurisdiction of the City of Fairfield Recreation Department are primarily intended for recreational use in conjunction with the Department's activities and for public use. The following information concerns facility rules and proper procedures for reservations.

Community groups shall be permitted and encouraged to make use of the Community Center facilities for recreational, educational, cultural and other worthwhile purposes regardless of race, color or creed when such uses do not conflict with regularly scheduled Recreation programs, in accordance with the following rules.

1. Reservations for use of facilities must be made in person by contacting the Community Center office, 9:00AM - 5:00PM Monday through Friday, five (5) days prior to the requested date of usage. An Application for Use of the Community Center form must be filed in person and approved by the Recreation Director or his designate.
2. Application forms must be signed by a resident twenty-one (21) years or older, living within either the boundaries of the Fairfield-Suisun Unified School District or Travis Unified School District boundaries. Fees will be paid, or a deposit (see page 6) required, prior to approval of facility use. Checks should be made payable to the FAIRFIELD RECREATION DEPARTMENT. Future reservations will not be accepted until outstanding bills are paid in full.
3. Permission for use of the Center will be granted upon the conditions that all rules governing use of said facilities will be followed. Permission may be revoked at any time for failure to do so and the group or individual will forfeit all fees paid.
4. The City of Fairfield Recreation Department is not responsible for accidents, injury or loss of personal property.
5. The individual or organization granted use of the facility will be held responsible for any loss or damage to the property caused by such use.

6. **INELIGIBLE organizations or individuals:**
- A. Commercial businesses or professionals engaged in an activity for private gain or profit.
 - B. For religious meetings, services or gatherings unless for recreational purposes. (State of California Constitution, Article XVI; Section 5 - Opinion of the Attorney General - 161).
 - C. Non-resident groups are those groups with the majority of the participants made up of persons not residing within the boundaries of the Fairfield-Suisun Unified School District and the Travis Unified School District.
7. Initial control of lights, heating and cooling systems, public address system and other equipment is the responsibility of the attendant on duty and any changes shall be directed to the attendant (refer to page 7 - 3A).
8. Smoking is permissible in designated areas, and by adults only.
9. Refer to ALCOHOLIC BEVERAGE POLICY for further information concerning this topic.
10. Normal Hours of Operation:
- | | | |
|-------------------------|----|------------------|
| Monday through Thursday | -- | 9:00AM - 10:00PM |
| Friday | -- | 9:00AM - 5:00PM |
11. Community Center office and facilities are closed to regularly scheduled programs on City Holidays. However, rooms are available on a rental basis during City holidays with the exception of Thanksgiving; New Years Day; Christmas and Easter.
12. Plans for decorations must be submitted and approved no less than five (5) days prior to the event to the Center Director. Decorations must be removed when the group leaves the building.
- A. Cellophane adhesives, nails, screws, staples, etc. in walls, woodwork or on windows is prohibited.
 - B. All decorations must be fire-proof or of fire retardant materials.
 - C. At no time shall exits be covered or obstructed.
13. An attendant of the Recreation Department shall be on duty at all times and is responsible for the enforcement of rules governing the building.

14. No advertising shall be exhibited and no solicitation or sales made in the building or on the grounds without the written permission of the Recreation Director.
15. Reservations for use of facilities may be made up to one year in advance providing a deposit has been made. Reservation of the Assembly Hall on weekends (Friday, Saturday, & Sunday) is limited to no more than two (2) major events within a one-year period. (EXCEPTION: If application is made four (4) months prior to the requested date of use and facility is available, a third reservation can be made.)
16. Only Recreation Department sponsored or co-sponsored programs may be scheduled on a recurring basis.
17. Security Officers may be required to be on duty by the Recreation Director during certain events (i.e. dances, concerts, teen activities, etc). Services of the officer(s) will be paid for by the group. Proof that the required number of security guards have been secured must be submitted to the Community Center no less than five (5) days prior to the event. Failure to do so can result in cancellation of the event.
18. Chaperones may be required to be on duty as determined by the Recreation Director during certain teen events. This list must be completed no less than five (5) days prior to the event. Failure to do so can result in cancellation of the activity.
19. On rare occasions it may be necessary to reschedule or relocate a program previously authorized within the facility due to a schedule conflict. In this event, the group, or individual, will be given advance notice by the Recreation Department in order that the change does not greatly inconvenience the party, or parties involved.
20. The City of Fairfield reserves the right to make fee modification or adjustment at any time.

FAIRFIELD RECREATION DEPARTMENT

FAIRFIELD COMMUNITY CENTER ALCOHOLIC BEVERAGE POLICY

The following Alcoholic Beverage Policy was adopted by Resolution 70-133 of the Fairfield City Council on July 21, 1970, and was amended on

Consumption of alcoholic beverages is prohibited within the Fairfield Community Center except on special occasions. Permission to serve alcoholic beverages (wine, beer, etc.) may be granted by the Recreation Director providing the group is in compliance with the rules and regulations as set forth.

1. A copy of the approved A.B.C. Application form or caterer's license to serve alcoholic beverages must be completed and submitted to the Recreation Director two weeks prior to the activity along with the necessary deposit fees.
2. A Security Officer may be required, by the Recreation Director, to be on duty on the premises during the serving and consumption of alcoholic beverages. Determination of the number of officers required will be made by the Recreation Director on the basis of the nature of the activity and the number of people in attendance.
3. A caterer's license is required along with all other applicable licenses (i.e. A.B.C., etc.) whenever charges are made on alcoholic beverages.
4. The individual or groups reserving the Community Center assumes the responsibility for the conduct of guests at the function. These procedures are set up for the protection of both the group involved and the Community Center facilities.
5. Groups or individuals must be in compliance with all other rules and regulations as set forth by the Alcoholic Beverage Control.

SCHEDULE OF USE FEES

The following Schedule of Use Fees was adopted by Resolution 70-133 of the Fairfield City Council on July 21, 1970, and amended on

A. SCHEDULE FEE "A" SHALL BE APPLIED TO THE FOLLOWING:

1. Fundraising programs where some form of admission fees (i.e. donations, ticket sales) are assessed in order to gain admission.
2. Closed groups, or events with membership or attendance restricted to specific persons (i.e. private clubs, fraternal organizations, lodges, college fraternities, recitals, private parties, etc.)

B. SCHEDULE FEE "B" SHALL BE APPLIED TO THE FOLLOWING:

1. Recreation Department programs.
2. City-conducted programs
3. Public supported and/or affiliated agencies--sponsored programs during normal operating hours on a non-recurring, non-fundraising or admission basis. These agencies shall remain in the 'no fee' category contingent upon the continuation of reciprocal facility use agreements between both public agencies. Personnel fees may be charged for services involving use of Assembly Hall & Studios A-B-C combined.
4. Recognized community youth groups during normal operating hours on a non-recurring, non-fundraising or admission basis. (17 years and under or high school and under). Personnel fees may be charged for services involving use of the Assembly Hall and Studios A-B-C combined.
5. Fairfield hobby groups - This classification includes hobby groups that are non-restrictive in membership. Special hobby interest groups that are entirely open to the public regardless of race, creed or religion. All meetings and special events must be open to anyone interested and not limited by special sponsorship, membership or invitations by members. These groups are made up of individuals interested in a specific hobby (i.e., stamps, antique bottles, photography, gems, rocks, etc.). Meetings must be on a non-recurring, non-fundraising or admission basis. Personnel fees may be charged for services involving use of Assembly Hall & Studios A-B-C combined.

NOTE: For uses, events or groups not included in the above use categories, or where in the judgment of the Recreation Director, the City of Fairfield and/or the general public will be benefited, modifications to the above shall be permitted.

The Recreation Department may request a copy of the organizational by-laws before a determination is made as to which category a group or organization is placed.

FAIRFIELD RECREATION DEPARTMENT
Fairfield Community Center

SCHEDULE OF USE FEES

ROOM OR FACILITY	A	B
Assembly Hall	\$25.00/hour Minimum 3 hours	NO CHARGE
Assembly Hall Kitchen	\$5.00/hour Minimum 3 Consecutive hours	NO CHARGE
Individual Studios A - B - C - D	\$10.00/hour Minimum 2 hours	NO CHARGE
Studios A - B - C (Combined)	\$20.00/hour Minimum 3 hours	NO CHARGE
Studio B Kitchen	\$10.00 Flat Fee	NO CHARGE
Club Room	\$15.00/hour Minimum 3 hours	NO CHARGE
Club Room Kitchen	\$10.00 Flat Fee	NO CHARGE
Conference Room	\$15.00/hour Minimum 2 hours	NO CHARGE
Arts & Crafts Room	\$10.00/hour Minimum 2 hours	NO CHARGE
LOBBY Areas	\$10.00/hour Minimum 2 hours	NO CHARGE
Alcohol Surcharge (Non-refundable custodial fee)	\$25.00/day Surcharge	N/A

DEPOSIT: Half of the total cost estimate is required if the fee is less than \$400
If the estimated fee total \$400 or more, a \$200 holding deposit must accompany the reservation form.

CANCELLATIONS: Cancellations with specific reference to use of the Assembly Hall and/or Studios A, B, C, (combined) will result in refund of all but \$10 of the deposit should the activity be cancelled two (2) or more months prior to the event. Total deposit shall be forfeited for cancellations which are not processed before the two-month deadline. There is a \$10 charge for all other facility cancellations which must be made five (5) days prior to the event.

In order to process refunds, a cancellation form must be submitted in person to the Community Center during regular office hours. Cancellations which do not require a refund can be processed by phone.

Conventions, workshops, conferences, seminars - negotiable through the Recreation Director's office.

ADDITIONAL CONSIDERATIONS

1. For uses, events or groups not included in the above categories, or where in the judgment of the Recreation Director, the City and/or public will be benefited, modifications to the above charges shall be permitted.

2. SET-UP / CLEAN-UP

SET - UP: Use charges for rental of the Assembly Hall, Club Room and Studios A - B - C (combined) shall guarantee a minimum of two (2) hours immediately prior to the event. This does not include use of kitchens. If additional time is required for set-ups, the hourly operations/personnel fee will be charged for hours immediately prior to the event.

CLEAN - UP: Every group has a 30-minute grace period in which they are expected to clear the facility of all equipment and supplies brought in for the event. If additional time is required for clean-up the hourly operations/personnel fee will be charged for hours immediately following the event.

For example, a dance held until midnight should have all patrons out of the building at midnight and clean up must be accomplished by 12:30AM.

The group is responsible for clearing off the tables; taking down and disposing of decorations; cleaning and clearing kitchen area; etc. All items brought into this building are expected to be removed immediately upon completion of the event. The Community Center cannot be responsible for supplies or equipment left in the building.

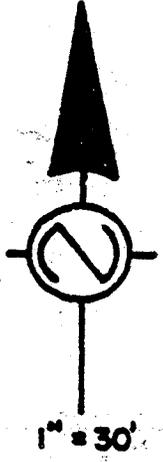
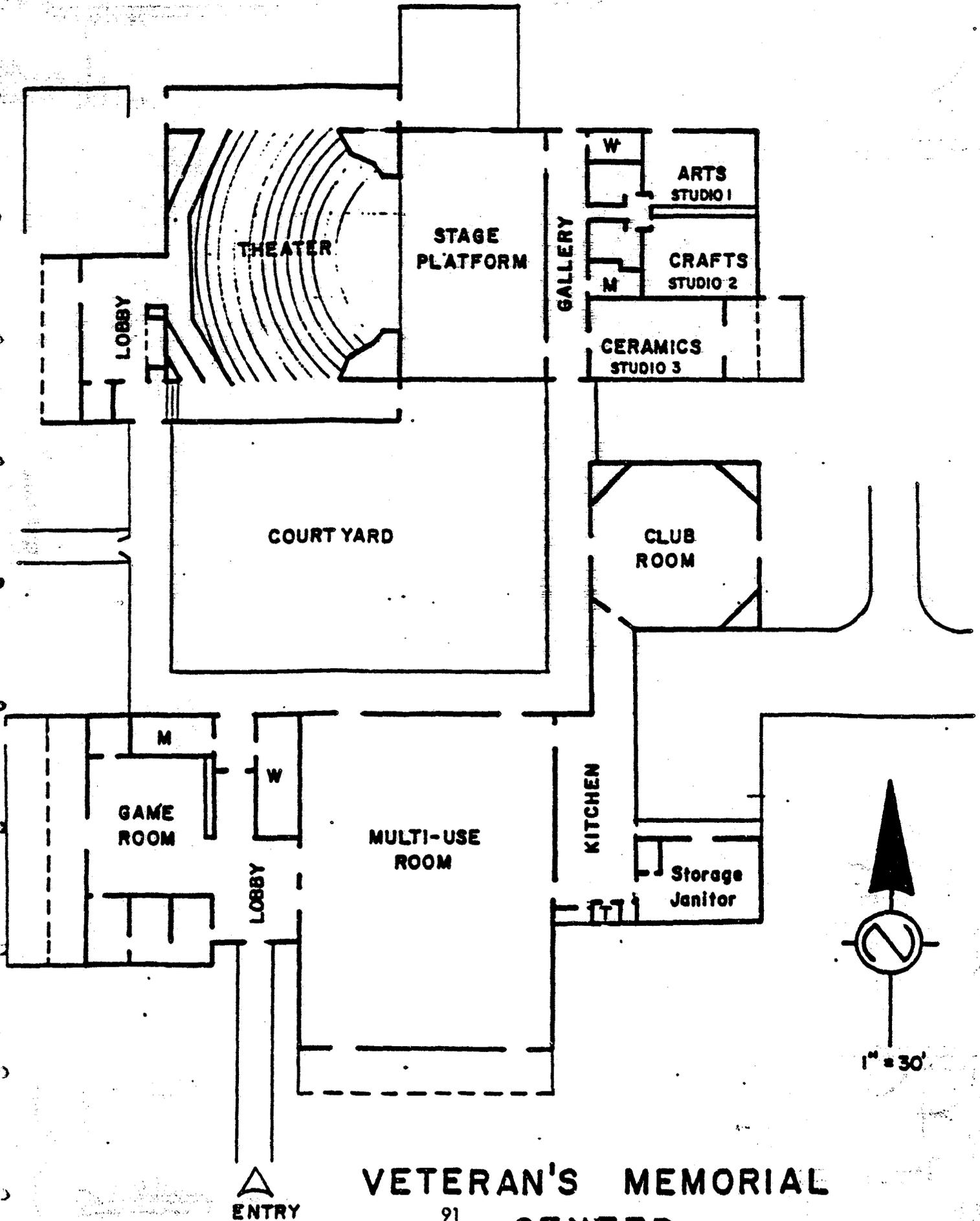
Applicants may be subject to additional billing* upon completion of activity for violation of clean-up policy (i.e. excessive trash thrown on floors, kitchens not cleaned, etc.)

3. OPERATIONS/PERSONNEL FEE:

- A. Personnel (ticket takers, projectionist, lighting system, sound system) = \$5.00/hour.

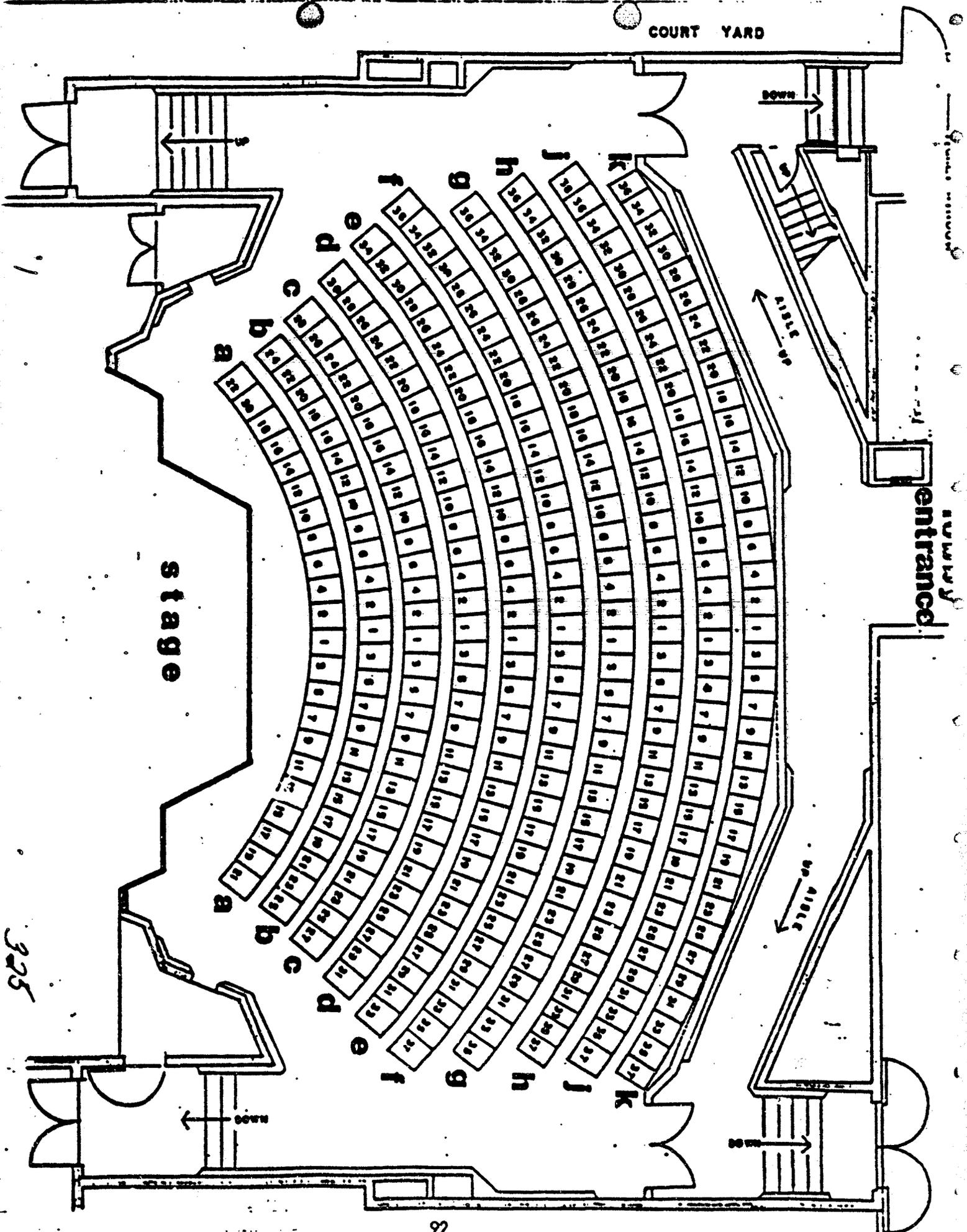
Extra custodian* (\$5.00/hour - 2 hours minimum) for special set-ups (i.e. risers, etc.) and clean-ups.

NOTE: ROOMS ARE NOT AVAILABLE for rental between 2:00AM - 6:00AM or on SUNDAYS PRIOR TO 12:00 NOON.



VETERAN'S MEMORIAL CENTER

COURT YARD



stage

entrance

down

aisle

aisle

down

down

325

CITY OF DAVIS
VETERANS' MEMORIAL CENTER THEATRE

INVENTORY OF STAGE EQUIPMENT
JUNE 1979

Lighting Equipment

29 6 x 9 elipsoidal spotlights
5 6 x 12 elipsoidal spotlights
20 6" fresnel spotlights
5 four circuit striplights
3 12" scoops
10 4 way barn doors
10 12' cables with 20 amp OSHA new style twistlock plugs
10 15' cables with 20 amp OSHA new style twistlock plugs
2 50' cables with 20 amp OSHA new style twistlock plugs
75 7" gel frames
3 12' scoop frames
1 120 circuit 24 dimmer cross connect panel
1 3 scene preset SCR lighting control console
1 24 SCR stage manager's lighting control panel

Fly System

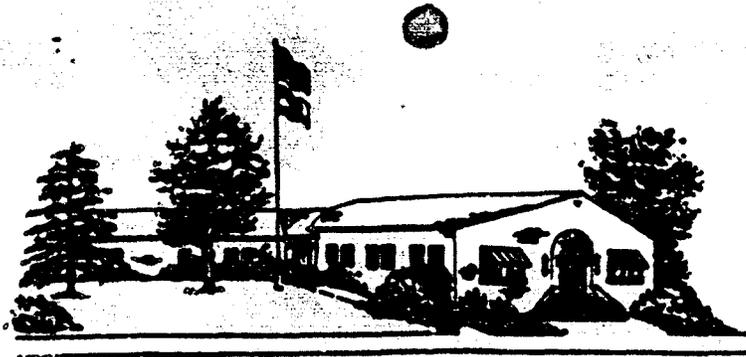
9 line sets
1 pin rail
3 sand bags
12 black velour legs
5 black velour boarders
2 pair "rotodrapeer" pivoting arms
1 roll drop movie screen

Miscellaneous

5 intercom headsets
4 work tables
1 prop cabinet

Stage Dimensions

48' front of forestage to back wall
40' front of forestage to cyclorama
60' wide wall to wall
Proscenium opening 18' high x 38' wide
Practical acting area with pit cover removed 35' deep x 30' wide



CITY OF DAVIS

226 F Street Davis, California 95616
(916) 756-3740

NOTICE TO USER

You have requested to be relieved of the requirement of providing a liability insurance policy as required of permittees using City facilities because of the cost of obtaining short-term liability insurance coverage.

After reviewing your request, the City of Davis Risk Manager hereby waives the requirement that such insurance be obtained.

It should be noted, however, that the conditions governing the use of City facilities provide that the permittee shall hold the City harmless from liability and provide a legal defense to the City in connection with any and all claims for damages, etc. This agreement to hold harmless means that if a loss occurs, you and members of your group may be held personally accountable to reimburse the City or its insurance carrier for such loss. In other words, the City does not waive the obligation of you and your group to reimburse the City and its insurance carrier for defense and liability due to any claim against the City resulting from your usage of the facility.

ROBERT A. TRAVERSO
Risk Manager

Date _____

I have read the foregoing notice.

Type of Activity: _____

Dated: _____

Activity Date: _____

Permittee _____

Sponsoring Group: _____

NOTE: This form must be signed by the person making application for use and must be attached to your reservation in our office prior to your activity.

VETERANS' MEMORIAL CENTER
RESERVATION AND RENTAL PROCEDURES

1. The applicant should arrange to preview the facilities to be rented so that they know the capabilities and limitations. Call the Veterans' Memorial Center (758-2770) for an appointment to preview.
2. Applications for use of the Veterans' Memorial Center are available at the reception desk in the Center or from the Parks & Community Services Department at City Hall.
3. The application should be filled out and returned to the reception desk or mailed to: Veterans' Memorial Center, 203 East Fourteenth Street, Davis, CA 95616. A \$20.00 deposit must accompany all applications involving rental fees. No phone reservations are accepted.
4. In the event that a reservation is canceled by the applicant the Veterans' Memorial Center must be notified one month before the scheduled event for the deposit to be returned.
5. A cleaning/damage deposit will be charged for events held in the Center. This deposit is refundable if the facility is left clean and in order as determined by the building supervisor. Applicants must check with the supervisor before leaving the building.
6. The cleaning/damage deposit and rental fees must be paid no later than one month in advance of the scheduled event.
7. The normal hours of operation for the Veterans' Memorial Center are from 8:00 a.m.-11:00 p.m. weekdays (Sunday thru Thursday) and 10:00 a.m.-12:00 midnight weekends (Friday and Saturday). No reservations will be accepted beyond 1:00 a.m. Events that last beyond 1:00 a.m. will be charged overtime (at a rate of \$7.75 per hour) in addition to the rental rate. No refunds will be made of unexpended rental time.

Office hours at the Veterans' Memorial Center are 8:00 a.m. - 12:00 noon and 1:00 - 5:00 p.m. Monday thru Friday.
8. When alcoholic beverages are being served the City reserves the right to require the user to have security guards present. A permit is required if alcoholic beverages are being sold.
9. Any group charging a fee must obtain a permit from the Finance Department located in City Hall, 226 F Street, at least 10 days prior to the activity. Selling of food items must be approved by the County Sanitarian.
10. Special electrical needs must be cleared through the City Electrician at least 10 days prior to the event.
11. No animals, except seeing eye dogs, are allowed in any City facility.
12. Noise levels within public buildings must be consistent with applicable City ordinances.

**CITY OF DAVIS
VETERANS' MEMORIAL CENTER
FEE SCHEDULE**

July 1, 1980

		<u>Fee Per Hour</u>	
		<u>Resident</u>	<u>Non-resident</u>
<u>Multipurpose Room</u>			
60 x 80 feet	Assembly - 685 persons	17.50	35.00
4,800 square feet	Dining - 320 persons		
	Seating - 640 persons		
<u>Kitchen</u>			
Two groups may be assigned kitchen space during concurrent functions. Designed as a catering kitchen only - large appliances available, <u>no utensils.</u>		5.50	7.50
<u>Club Room</u>			
40 x 40 feet	Assembly - 200 persons	14.50	29.00
1,400 square feet	Dining - 94 persons		
	Seating - 212 persons		
<u>Game Room</u>			
32 x 28 feet	Seating - 50 persons	12.50	25.00
896 square feet			
<u>Studios I, II, III</u>			
Each 19 x 26	Studio III - Clay	6.00	
Combined = 900 square feet (I and II)	Studio		

Table and chair usage subject to prior reservation. Please check with reservation desk for seating capabilities and special use restrictions.

October 13, 1977

**SUBJECT: FIRE DEPARTMENT RULES CONCERNING
USE OF VET MEMORIAL BLDG. -ASSEMBLY AREAS**

1. All decorative materials shall meet Class II flame spread specifications (shall not be readily ignitable) or be flame retardant treated to Class II standard.
2. All exit doors shall be unlocked and shall not be obstructed by any means.
3. When smoking is permitted, non-combustible ashtrays shall be provided on each table and at other convenient places as necessary.
4. The number of persons in any assembly area shall not exceed that number which is posted designating occupant load.
5. No open flame devices, including candles, are to be used in any assembly area without receiving written permission for such use from the Davis Fire Department Bureau of Fire Prevention.


CHARLES R. LOWDEN
Division Chief

CRL:pf

cc: File

**CLEANUP PROCEDURES FOR USE OF THE VETERANS'
MEMORIAL CENTER FACILITIES**

The following are some of the things that users of the Veterans' Memorial Center must understand before use of the facilities. The deposit paid by your group is a cleaning, damage and over-time refundable deposit if all conditions are met. Each group is **REQUIRED** to do their own cleanup which includes:

- 1) All floors used by a group must be left as clean after use as they were before use. This includes sweeping, mopping, and on occasion vacuuming.
- 2) All tables and chairs used by a group must be left clean.
- 3) All decorations removed and disposed of.
- 4) It is recommended that a member of each group contact the building supervisor before a function begins to discuss the cleanup procedures and the cleaning equipment available.
- 5) Before a group has officially left the building a member of the group must check with the building supervisor for an acknowledgment that the cleanup is completed.*
- 6) A note for wedding receptions - rice cannot be thrown inside the building. Also, many wedding groups make an agreement with their caterers to clean up after the reception. It should be understood that in most cases the caterers will not clean floors so additional arrangements must be made to finish the cleanup.

*These rules are most important for groups serving food and/or drinks as they tend to require more cleaning.

City of Davis
Life Enrichment Department
(916) 758-2770

APPLICATION FOR USE OF VETERANS' MEMORIAL CENTER
203 E. Fourteenth Street

Activity Planned _____ Application Date _____

Nature of Function _____ Open to Public _____ Private _____

Name of Group _____ Size of Group _____

Date(s) and Hours of Reservations _____

Room(s) Desired:

1. Multipurpose Room:

Whole _____

North _____

South _____

2. Game Room _____

3. Clubroom _____

4. Kitchen _____

5. Conference Room _____

6. Studios I and II _____

7. Studio III (clay) _____

8. Equipment: 16mm Movie Proj. _____

Slide Proj. _____ Screen _____

Coat Rack _____ Podium _____

Piano _____ Chalkboard/

Display Board _____

Number of Tables _____

Chairs _____

Will There be Food or Refreshments Served? _____

Will There be Alcoholic Beverages Served/Sold? _____

Will a Fee Be Charged? _____, If Yes, Type _____

Special Equipment being Brought in, Lighting Arrangement, Etc. _____

Additional Comments _____

Person Making Reservation _____ Phone _____

Address _____ City _____

I have previewed the Facility To be Used and Understand The Conditions for Use.

(Signature)

Fees: Rental _____/Hour X _____ Hrs. + Other _____ Total _____
Deposits: Cleaning/Damage _____ Other _____ Total _____
Total Paid _____ Amount Refunded _____ Date _____ By _____

1. Before applying for use, the applicant should make an appointment with the Veterans' Memorial Center Supervisor to preview the facilities, in order to know the capabilities and limitations on space; and to discuss details of the use. (Including lighting plans, special effects needed, and all other circumstances surrounding the proposed use.)
2. Obtain an application and fill it out; return to the Veterans' Memorial Center reception desk.
3. Pay deposit and receive use permit.
4. Plans for all decorations must be submitted to the facility supervisor (at the time of application) and approved. Decorations must be removed when the group leaves the Center.
 - A. Cellophane adhesives, nails, screws, staples, etc., on walls, wood-work or on windows are prohibited.
 - B. All decorations must be fireproof or of fire retardant materials - no candles.
 - C. At no time shall exits be covered or obstructed.
5. Posters or other publicity placed in the lobby and other areas of the Center must be approved by the Center Supervisor.
6. Groups must carry their own liability insurance.
7. Activities by minors must be supervised by responsible adults for the entire period of the activity.
8. Information about alcoholic beverage use is available from Building Supervisor.
9. Individuals or organizations granted use of a facility will be held responsible for any loss or damage caused by such use.
10. Individuals are permitted to smoke only in the courtyard. There is no smoking allowed in public assembly.
11. The City of Davis is not responsible for damage or claims for personal injury or death, or for claims for damage to or loss of property incurred in any City facility.
12. Equipment (including stage, draperies and lighting equipment) may not be removed or altered under any circumstances. Structural and electrical changes may be made only with prior approval of the facility Supervisor.
13. The City of Davis reserves the right to cancel any event or events with just cause. Priority is based on earliest date submitted.
14. The City of Davis reserves the right to require that security guards be present.
15. All fees and deposits must be paid in full 1 month prior to event.

MEMORANDUM

TO: Charlene Lange
Community Relations Assistant

DATE: July 1, 1981

FROM: Fred C. Wilson, Finance Director

SUBJECT: Your Memo of 6/28/81 - Municipal Bond Issues

Charlene, I am sending to you a copy of our 1965 Bond Prospectus. It will supply you with many of the answers regarding the bond proceeds method of financing municipal construction.

Let me try to answer a few of your questions that you will not find in the prospectus.

. How does one implement a bond issue?

Most popular approach is to contract with financial consultants for their administrative services. We have used Stone and Youngberg on three or four occasions, but there are many other good ones.

The consultants will coordinate the efforts of architects, engineers, legal, bond printers, and paying agents. All are a part of the process.

They also determine the amount of money needed and the best source of revenue for paying off the bonds, since with "Prop. 13" you cannot use proceeds from property tax, revenue bonds will have to be used in California. The bonds must be redeemed from either pledged revenue or income from the facility. Not Property Taxes anymore.

The financial consultants will draft the prospectus (the selling document) and get the bonds rated for you. They will tell the world how great we are and how easily we can pay off the bonds.

. What fees and costs are involved?

Financial consultants cost from three to ten percent of the issue - this cost will include the prospectus, a legal opinion, printing the bonds and the bond sale (quite a little legal advertising is involved).

. Terms and length of issue?

I presume that you mean what are the terms of the language used on the bonds and the length of time of the bonds. Standard bond language is used that spells out many things but for sure addresses what we would do with the money, constraints, covenants and other pronouncements. The term of years is a little flexible, but for the most part is set by the money market and your ability to pay, i.e. maybe no one will give you a real long-term at the time of bidding. On the other hand, maybe we can't afford too short a term. It's expensive.

Charlene Lange
Municipal Bond Issues
July 1, 1981

Page 2

. Your item on amortization.

I'm not sure that I understand your query as it was implied. But to amortize is to spread evenly over a period of time. For instance, if a bond is sold at more or less than its face value, it is said to be sold at a premium or discounted. To the purchaser, he or she, amortizes this amount over the period of the life of the bond. An example would be a 10-year \$1,000. bond discounted to \$750. and returns 10% interest. The discounted amount of \$250. is spread over the ten years, or \$25. per year and adds to the interest of \$100. ($10\% \times \$1,000.$). When you consider the discount of \$25. and interest of \$100. your \$750. will earn a yield of $\frac{\$100. + \$25.}{\$750}$ or 16.66%.

As for today's interest rates, the market is real nervous today! We could possibly sell as low as $8\frac{1}{2}\%$ and as high as $10\frac{1}{2}\%$ yield whether discounted or not.

An example of the cost is that at $8\frac{1}{2}\%$ for twenty years a million dollars would be \$105,670. annually. If you can't handle that, the same for thirty years would be \$93,000. annually.

An election would be in the area of \$15,110.

FCW

attachment

LODI COMMUNITY CENTER

**ADMINISTRATIVE REPORT
WORKSHOP I**

**LODI DESIGN GROUP
PRESZLER-BISHOP ARCHITECTS
MORRIS & WENELL ARCHITECTS
DAUBER-KIKUCHI INC. LANDSCAPE ARCHITECTS**

May 26, 1981

The Lodi City Council, the Old LUHS Foundation and the Lodi Community Center Development Committee, through their desire for civic improvement, have requested an examination and review of the conditions under which a Community Center can be developed on the site of the old LUHS. On April 1, 1981, the City Council awarded a contract to the Lodi Design Group to help perform this task. Each member of the team has re-examined his views toward restoration work and new construction, examined the current conditions and participated in some phase of this intermediate report. The program, to date, is to be updated and expanded upon as the Community Center Master Plan is developed. The urgency of the completion of the work is emphasized to us by the rapid rate at which deterioration of the facilities is occurring.

Lodi Union High School was built in several increments from 1922 through 1964 -- the Gymnasium was, for instance, built as four different projects. Overall, the buildings were constructed of quality material and from good to excellent workmanship. Although well used, they are basically in sound condition. Modern earthquake resistance requirements, year around mechanical systems, improved electrical systems and access for the handicapped, however, result in substantial costs for rehabilitation.

The basic planning alternatives are as follows:

1. Demolish entire site -- re-develop with all new facilities to suit a pre-developed program.
2. Remove foundation of Main Building and "lean-to" additions to shop facilities. Restore and use all other facilities. Develop program to fit.
3. Restore all facilities to useable condition including Main Building. Develop program to fit.
4. Combine some removal, not based on structural considerations alone, with some remodeling and, possibly some additions, to comply with a long term program of usage.
5. Return site to private sector.

At the present level of study, there appear to be opportunities for preservation that can result in considerable savings over entirely new facilities. Usages can be more restrictive, however, particularly for the visual and performing arts. On the other hand, excellent opportunities for developing recreational programs present themselves. There is, also, very strong sentiment in the community favoring historical preservation of the existing facilities as much as possible.

The statistics, comparisons and other data in the Appendix are to be regarded as background information from which public opinion, design direction and economic projections can be formed. The Lodi Design Group will continue its efforts, with community input, towards supplying a Master Plan document that can bring together the many diverse interests into a workable program.

MUSIC BUILDING

Entrances: North exits do not comply and would require additional steps or raised grade.

No access by handicapped is provided.

Fire: Building is fully sprinklered, however fire accessories have been removed or damaged and would require replacement.

Weatherproofing: Requires new roof, window glass and maintenance.

Finish: Paint, new glazing of interior openings.

Toilet Facilities: Requires maintenance and removal of privacy screens to accommodate handicapped, and approval for narrower doors or replacement.

Electrical: Main service is presently interconnected with old main building. New power source will have to be developed. It appears that branch circuiting unless further vandalized would be useable. All fixtures would require updating or replacement.

Mechanical: A new heating and air conditioning system will be required to replace steam system. Plumbing system is unable to be checked without water supply being turned on. It appears useable.

Alarm System: An updated fire alarm system should be installed if buildings will be used. This system would be interconnected with the sprinkler system.

AUDITORIUM

Entrance/Exit: The number of exits and dimensions comply with current code (UBC 3315(a)); i.e.

Seats = 750

Exit Width = $750 \div 50 = 15'$

Main Exit Req'd. = 7.5' min. or 9' if aisles used for computation (3 aisles @ 3'-0")

Exits Provided: Main floor	4 x 6 = 24'
	2 x 3 = 6
	<u>30'</u>

Balcony	2 x 6 = 12'
---------	-------------

Stage	2 x 3 = <u>6'</u>
-------	-------------------

Total for Bldg.	48 L.F.
-----------------	---------

Fire Protection: Building is fully sprinklered and will have to be checked for operation, if building is used.

Alarm system will require update if building is used.

Weatherproofing: A new roof is required.

New grilles, screens and rain deflectors over stage area.

New glazing or infill of existing window openings.

Repair/Replacement of rain gutters and leaders.

Finish: Acoustical treatment.

Painting.

Flooring of stage/repair or replacement due to water damage.

Toilet Facilities: New facilities are required if building is to be utilized. Present areas have a ceiling height of 6'-03" ±.

Handicapped facilities can be provided in cafeteria building.

Electrical: The building presently is not powered, and would require at least a major update of the electrical systems for the building and the stage, including developing a main power source.

AUDITORIUM (Continued)

Mechanical: There is presently no air conditioning.

The steam heating is not presently operational and probably not needed.

A total system design for this building will be required to make the space useable.

Alarm System: See notes on music building.

SCIENCE BUILDING

Entrances: No facilities for handicapped access.

Second exit on second floor not enclosed for fire protection.

Fire: Building is fully sprinklered but will require additional fire protection of varying configurations depending upon ultimate use.

Weatherproofing: Short term: Boarding up all exterior openings and providing some form of weatherizing the roof.

Long term: New roof, new windows and/or glazing.

Finish, Toilet Facilities, Electrical, Mechanical, etc: Dependent upon ultimate use of building.

SHOP BUILDINGS

Entrances: Available to physically handicapped.

Fire: Building has no fire protection.

Weatherproofing: New roof.

New glazing.

Finish: Major cleaning and painting would be required if these structures are used.

Toilet Facilities: None are presently available in the building.

Electrical: Depending on any change of use, electrical system is operable, although not necessarily meeting current code.

Mechanical: No mechanical systems operate in these structures.