

Following a presentation by Mr. Lewis Bishop, 215 N. Orange Street, Lodi of the Lodi Design Group regarding the Lodi Community Center, Council, on motion of Councilman Pinkerton, Murphy second took the following actions:

**LODI  
COMMUNITY  
CENTER**

a) Approved fees for the development of the Lodi Community Center Implementation design

b) Approved fees for the development of the Lodi Community Center northwest corner plans and specifications, including a master utility plan as follows:

1) Item a) to be completed by the Lodi Design Group at a cost of \$39,600

2) Item b) to be completed by Dauber/Kikuchi, Inc. at a cost of \$11,000



301 w. locust st. lodi, ca. 95240

September 27, 1981

Mr. Henry Graves, City Manager  
City of Lodi  
221 West Pine Street  
Lodi, California 95240

Dear Henry:

We would like to suggest the following items for consideration:

1. Designate the old LUHS campus as a point of local interest.
2. Adopt the Los Angeles Historic Building Code.
3. Develop a program for implementation of donor projects by staff with Dauber-Kikuchi.
4. Develop for implementation via CIP repair/maintenance schedule.
5. Develop program to see what can be accomplished with absolute minimum dollar investment to achieve master plan program uses in cafeteria, music and auditorium buildings.
6. Design incremental placement of north parking lot with necessary access points.
7. We endorse the development and implementation of the Hutchins Street improvements noted in CH<sub>2</sub>M Hill report.
8. Direct development of a program and co-ordinate a bid package to seek investment from the private sector via requests for proposal.

*Roofs  
music  
A.V.O.  
Gym*

Regards,

LODI DESIGN GROUP

Lewis Bishop

**Lodi  
design  
group**

**RESOLUTION NO. 81-138**

**RESOLUTION DESIGNATING THE OLD LODI UNION  
HIGH SCHOOL CAMPUS AS A POINT OF LOCAL  
INTEREST**

**WHEREAS, the City of Lodi has purchased the Old Lodi Union High School site for the purpose of developing a future "Lodi Community Center"; and**

**WHEREAS, the City of Lodi has retained the Lodi Design Group to prepare a Master Plan for this Community Center; and**

**WHEREAS, the City Council of the City of Lodi on September 16, 1981 adopted the Lodi Design Group Master Plan report on the Lodi Community Center dated September 7, 1981; and**

**WHEREAS, this report recommends the preservation and future use of the cafeteria, music, auditorium and gym buildings are of local and special interest to the citizens of Lodi and that they should be preserved and restored in their present form for the existing and future citizens of Lodi; and**

**NOW, THEREFORE, BE IT RESOLVED that these buildings do have a historical value.**

**Dated: October 7, 1981**

**I hereby certify that Resolution No. 81-138 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 7, 1981 by the following vote:**

**Ayes: Councilmen - Hughes, Katnich, Murphy, Pinkerton, and McCarty**

**Noes: Councilmen - None**

**Absent: Councilmen - None**

**ALICE M. REIMCHE  
City Clerk**

October 7, 1981

M E M O R A N D U M

TO: Mayor and City Council  
FROM: City Manager  
SUBJECT: Capital Outlay--Community Center

The Capital Improvement Budget for 1981-82 provides for two expenditure items for the Community Center. At the Council meeting of September 16, 1981, I explained that I considered the two expenditure items as tentative in nature and subject to increase. After further review with Mr. Bishop and Mr. Ronsko, I am confident the funds recommended in the budget will not cover the work recommended by the citizens group.

1. In a report to the City Council last summer, Mr. Bishop recommended, and the City Council approved, the demolition of certain buildings and the removal of the perimeter fence. The Public Works Director prepared a cost estimate for this work as follows:

Remove main building foundation	\$18,000
Remove girls' shower building	\$10,000
Remove frame structure connecting Auto Shop and Industrial Arts Building	\$ 6,000
Relocate and remove fencing	\$ 5,000
TOTAL	<u>\$39,000</u>

With the completion of the Community Center Master Plan and its adoption by the City Council, it is now logical to consider the demolition of the Science Building. We do not have cost estimates for this work at present, but Mr. Ronsko can secure an estimate when desired. I would guess it will be at least twice the cost of removing the foundation of the main building.

2. I secured a rough estimate from Mr. Bishop for the necessary roof repairs and boarding up and security for the Music Building, Auditorium and Gymnasiums. Though rough, this estimate is \$60,000. I do not have a precise breakdown of this item; however, Mr. Ronsko and I met with Mr. Bishop

to discuss ideas for this work. Mr. Bishop's estimate only provided short term roofing repairs to the buildings to terminate water damage to the interiors. Since the Plan calls for roof design changes, it does not appear economic to replace sheathing, etc. at the time. In our discussion we agreed that since no roof change was contemplated in the Music Building, it might be better to do a more complete roof repair at this time. A more precise estimate will be secured for this item, and it will probably increase Mr. Bishop's estimate.

3. Since the Capital Budget was prepared, I have learned that considerable interest is generated in moving ahead with the development with the open activity area of the Master Plan. This is identified at the northwest corner of the Plan. Charlene Lange has been approached by several groups interested in contributing funds or labor to accomplish portions of this area in the near future.

In order to take advantage of these offers, it will be necessary to develop the engineering and landscape plans. I have secured a proposal from Mr. Dauber of \$11,000 for a landscape plan to include water and drainage systems and cost estimates. I recommend this item be included in the Capital Budget and appropriated from Revenue Sharing Funds.

4. I budgeted the Revenue Sharing Funds to a balance of approximately \$162,000 with the thought that necessary or desirable expenditures for the Community Center will surface later during the year. If the President's plan for a reduction of 12% in Revenue Sharing is approved, this balance will shrink to about \$95,000. We will still have the ability to appropriate necessary funds later in the year.

At this time it is apparent to me that some additional funds will be required as questions arise requiring information or investigation.

301 w. locust st. lodi, ca. 95240

September 24, 1981

Honorable City Council  
City of Lodi  
221 West Pine Street  
Lodi, California 95240

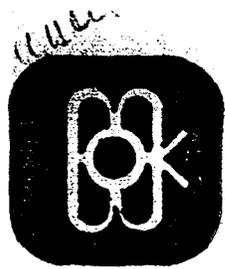
Gentlemen:

Having re-read our report on the Community Center and obtained input from the community and staff, a word of explanation is in order. Page 2 shows, under recommendations "Board up and preserve" Item 2-b Science Building. This item was placed here due to the inclusion on page 1 of consideration of an alternative, using this building for senior citizen housing. Since you adopted the master plan as presented, this option would not be considered. Our recommendation would therefore be to move item 2-b to item 1-h.

Respectfully,

  
Lewis Bishop

Lodi  
design  
group



301 w. locust st. lodi, ca. 95240

September 24, 1981

Honorable City Council  
City of Lodi  
221 West Pine Street  
Lodi, California 95240

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301 w. locust st. lodi, ca. 95240

October 7, 1981

Mr. Henry Graves  
City Manager  
CITY OF LODI  
221 West Pine Street  
Lodi, California 95240

Dear Mr. Graves:

Pursuant to our meeting with you last week we are pleased to submit the following as a suggested approach to the implementation of partial schematic design documents.

A normal Architectural/Engineering fee for a project of this scope would be 8-9% of the construction cost. Assuming a \$5.5 million budget, a reasonable fee would be \$440,000 to \$495,000. Currently there are not any monies available to fund the total fees, however, we believe that we can continue working on the project with a smaller scope of services in mind.

What is necessary at this time is a comprehensive survey of each of the structures that remain. The Master Plan study is now complete. This analysis was briefly discussed but only to the point of evaluation of buildings and their relationship to potential programs and relative worth for rehabilitating. The next step would be to isolate each facility and prepare the following work:

- 1) Develop a scope of work and list the steps of rehabilitating starting with minimal tasks to ultimate final completion.
- 2) Delineate areas of work that can be completed by volunteer labor and donated materials.
- 3) Evaluate support systems (mechanical/electrical/structural) and make recommendations.
- 4) Detailed cost estimate.
- 5) Code analysis.
- 6) Develop support graphics.

Lodj  
Design  
Group

Mr. Henry Blaven  
October 7, 1981  
Page 2

When the above work is completed for all of the buildings it will provide the Lodi Community Center with a comprehensive scope of work and a general plan for development. This document will complement the Master Plan.

The fee for doing the above is as follows:

Cafeteria	\$ 3,600
Music Building	3,600
*Theater	12,000
Boys/Girls Gymnasium	12,000
Pool	3,600
Linkage	4,000
Total	<u>\$39,600</u>

\*The study prepared by Franceschi and Schreiter, Architects on November 2, 1978 is a useful tool, unfortunately it does not conform to the overall Master Plan concept. Therefore, we would expand and re-evaluate this study.

Also included in this phase of the work will be a construction time chart. We will evaluate a 15-year period and interface it with the proposed development sequence.

LODI DESIGN GROUP will continue as architects for the above material, however, the firm of Dauber/Kikuchi Inc. will no longer be associated with the group and will contract directly with the City or work on a consulting arrangement with the LODI DESIGN GROUP.

We thank you for your continued interest in the LODI DESIGN GROUP and look forward to working with the committee on the next phase. If you have any questions concerning the above, please do not hesitate to call.

Sincerely,

LODI DESIGN GROUP



Robert P. Morris  
Architect

RPM:rf

MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager  
FROM: Public Works Director  
DATE: October 1, 1981  
SUBJECT: Applying State Historical Building Code to  
Lodi Community Center Buildings

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After receiving and discussing with you and Lew Bishop the attached letter of September 22, 1981, I called Judd Boies, the building official in Novato. Mr. Boies is renowned in the field of historic building preservation and was instrumental in persuading the State that a historical type building code was necessary and he also served on the committee that developed the draft State Historical Building Code.

Mr. Boies confirmed that the first two items in the attached letter should be done. He indicated that No. 1 of the attached memo, "Designate the old LUHS campus as a point of local interest," could be accomplished by the City Council adopting a resolution which included the following statements:

WHEREAS the City of Lodi has purchased the Old Tokay High School site for the purpose of developing a future "Lodi Community Center," and

WHEREAS the City of Lodi has retained Lodi Design Group to prepare a Master Plan for this Community Center, and

WHEREAS the City Council on September 16, 1981, adopted the Lodi Design Group Master Plan report on the Lodi Community Center dated September 7, 1981, and

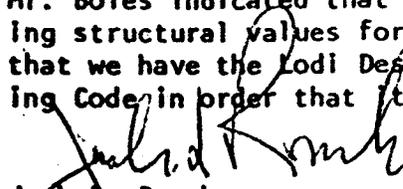
WHEREAS this report recommends the preservation and future use of the cafeteria, music, auditorium, and gym buildings,

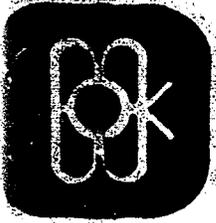
NOW, THEREFORE, BE IT RESOLVED that the City of Lodi finds that the cafeteria, music, auditorium and gym buildings are of local and special interest to the citizens of Lodi and that they should be preserved and restored in their present form for the existing and future citizens of Lodi, and

BE IT FURTHER RESOLVED that these buildings do have a historical value.

It was pointed out by Mr. Boies that this resolution need only be on file with the City of Lodi in order to use the contents of the State Historical Building Code.

Mr. Boies indicated that the City of Los Angeles is a front runner in developing structural values for unreinforced structures. It was his suggestion that we have the Lodi Design Group request a copy of their Historical Building Code in order that it can be reviewed prior to its adoption.

  
Jack L. Ronsko  
Public Works Director  
cc: Lodi Design Group  
Charlene Lange



301 W. Locust St. Lodi, Ca. 9

September 22, 1981

Mr. Henry Graves, City Manager  
City of Lodi  
221 West Pine Street  
Lodi, California 95240

Dear Henry:

We would like to suggest the following items for consideration:

1. Designate the old LUHS campus as a point of local interest.
2. Adopt the Los Angeles Historic Building Code.
3. Develop a program for implementation of donor projects by staff with Dauber-Kikuchi.
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Regards,

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Lewis Bishop

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