

CITY COUNCIL MEETING
OCTOBER 21, 1987

DEMOLITION OF HALE
PARK RECREATION
BUILDING ORDERED

CC-14(a)
CC-24(b)

City Manager Peterson advised the Council that at the regular meeting of September 16, 1987, the City Council was advised that the Hale Park Recreation Building had been closed following a routine inspection which revealed the possibility of serious structural deficiencies. An inspection by a licensed structural engineer was ordered and the results of his inspection were presented for Council's review.

The staff has met on this matter to discuss the removal of certain equipment which can be used elsewhere in other City facilities and everything which fits that category will be removed prior to the demolition. The bulk of the activities previously held in this facility have been relocated to Hutchins Street Square.

Following discussion, on motion of Council Member Hinchman, Snider second, Council ordered the demolition of the Hale Park Recreation Building and directed staff to initiate the proceedings. Further, Council re-appropriated the funds that had earlier been approved for the painting of the building to cover its demolition.

On motion of Council Member Hinchman, Reid second, Council asked that the Parks and Recreation Commission and the Parks and Recreation Department make recommendations as to the future use of this site.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	COUNCIL MEETING DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	October 21, 1987	
SUBJECT: AUTHORIZE DEMOLITION OF HALE PARK RECREATION BUILDING		

PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council order the demolition of the Hale Park Recreation Building and direct staff to initiate the proceedings.

BACKGROUND INFORMATION: At the regular meeting of September 16, 1987, the City Council was advised that the Hale Park Recreation Building had been closed following a routine inspection which revealed the possibility of serious structural deficiencies. An inspection by a licensed structural engineer was ordered and the results of his inspection are summarized in the attached report (Exhibit A) previously distributed to the City Council.

The staff has met on this matter to discuss the removal of certain equipment which can be used elsewhere in other City facilities and everything which fits that category will be removed prior to the demolition. The bulk of the activities previously held in this facility have been relocated to Hutchins Street Square.

Respectfully submitted,



Thomas A. Peterson
City Manager

TA:br

Attachment

M E M O R A N D U M

TO: The Honorable Mayor and
Members of the City Council

FROM: City Manager

DATE: October 2, 1987

SUBJ: Hale Park Recreation Center

Approximately three weeks ago during a routine inspection of the Hale Park Recreation Center prior to repainting the structure, it was determined that there was sufficient reason to temporarily close the building in the interest of public safety, pending receipt of a structural engineer's evaluation and report. The building has remained closed since that date and events booked for this facility have been relocated. We have received that report, a copy of which is attached.

The City Council's attention is directed to the conclusions on page 3. The bottom line is that the structural engineer hired to perform this evaluation has deemed the building to be unsafe for occupancy. As the building now stands, the firm concludes, it is a public hazard.

The staff will initiate the procedures leading to the demolition of this building next week. We will keep the City Council apprised.

TAP:br

Attachment



GAMAYO, SANCHEZ & ASSOCIATES, INC.

STRUCTURAL & CIVIL ENGINEERS • CONSULTANTS

555 W. BENJAMIN HOLT DR., #324, STOCKTON, CA 95207

JUSTIN C. GAMAYO, S.E.
LUIS A. SANCHEZ, S.E.

October 1, 1987

Stockton (209) 957-2384

DAVID CHOI, S.E.

STRUCTURAL REPORT

Hale Park Recreation Center
Lodi, California

INTRODUCTION

As you requested, representatives of our firm inspected the Hale Park Recreation Center on East Locust St. in Lodi, CA on September 21, 1987. The building has been closed to the public due to bowing of the roof trusses. The purpose of our inspection was to investigate the trusses and to evaluate the integrity of the building for both gravity and lateral loads.

GENERAL

The main portion of the building is a large room, approximately 110' long and 64' wide, with a narrow mezzanine walkway on three sides. There are small classrooms and storage rooms around this building on all sides.

The main roof framing consists of 1x straight sheathing spanning to 2x4 rafters @ 30" o.c. which are supported by 4x10 purlins @ 8' o.c. spanning 16' between wood trusses. These trusses were constructed using the following:

- 4- 2x8 members for the top chords
- 4- 2x10 members for the bottom chords
- steel rods of varying diameter for the vertical webs
- 2x8 members for typical diagonal webs
- 4x8 members for the diagonal webs at midspan

There is a line of x-bracing at the second panel point from each end of the trusses.

The lower surrounding portion of the roof consists of 1x sheathing

with 2x4 rafters @ 30" o.c. and 2x4 ceiling joists @ 24" o.c. It appears the building has been re-roofed more than once as several layers of roofing are visible on both the upper and lower roof areas.

UPPER ROOF AREA

There is a pronounced bowing of the upper roof area which is easily visible from the outside. The south exterior wall is seen to be bowed laterally outward and the north wall has bowed inward. The cause of this movement is the slenderness of the top chords of the trusses and the lack of a proper diaphragm to keep the compression side of the truss in alignment. The 4- 2x8 members are not connected in a manner which would enable them to act as one integral chord and, thus, must be considered to be 4 separate members. The resulting slenderness problems have caused the top chord to buckle between the end of the truss and the line of x-bracing. The buckled chord is approximately 8" from its original position. The line of x-bracing has apparently prevented further movement but has pulled out in many locations and may no longer be effective.

In the second truss from the south wall, at the second panel point from the end, the top chord has shifted laterally by 1" from its original location relative to the intersecting diagonal web, causing an eccentric connection condition at this point.

The 2x8 diagonal webs have a slenderness factor, L/d , greater than 50 and would not be acceptable by today's standards. These members are overstressed by up to 174% for total loads and up to 50% for dead loads alone. The multiple layers of roofing further aggravate this condition.

There are numerous water stains on the ceiling, indicating severe roof leakage at some time in the past. It could not be ascertained whether or not these leaks have been repaired. The 1x sheathing has been replaced in a small area on the north side of the building, possibly in response to dry rot resulting from this leakage.

LOW ROOF AREA

The 2x4 rafters are overstressed by 48% for dead + live loads and exhibited excessive deflections even for dead load alone. The 2x4 hip rafters at the building corners are highly overstressed for dead loads alone, and were seen to have high deflections under existing load

Hale Park Center
October 1, 1987
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GAMAYO, SANCHEZ & ASSOCIATES, INC.
STRUCTURAL & CIVIL ENGINEERS • CONSULTANTS

conditions.

There is a considerable amount of dry rotting evident in both the sheathing and rafters, particularly at the overhangs. In one location, on the east side, there is a 6" diameter hole which has penetrated the sheathing completely.

RESISTANCE TO LATERAL LOADS

Having been built in the 1920's, the building was apparently not designed to resist wind or seismic forces as there is no reliable lateral force resisting system. The roof and floor sheathing cannot act as lateral load diaphragms because there are no connections enabling them to do so; and, the end wall studs are not even properly connected to the roof system.

CONCLUSIONS

Based on the severe bowing of the roof framing and the lack of a lateral load resisting system, it is our professional opinion that the building is unsafe for occupancy. It should be noted that the deficiencies described in this report resulted from a brief inspection. A more thorough inspection may well reveal more problem areas.

We believe the building has surpassed its useful life. To attempt to upgrade or renovate it would be neither practical nor economically feasible and may, indeed, prove to be impossible. Thus, our recommendation would be to demolish the building as soon as possible. As it now stands, it is a public hazard.

Respectfully submitted,



Justin C. Gamayo
Structural Engineer

COPY-CITY CLERK

MEMORANDUM, City of Lodi, Community Development Department

ALLEN J. HARRIS
CITY CLERK

TO: City Manager
Department Heads

FROM: Roger G. Houston, Chief Building Inspector

DATE: October 19, 1987

SUBJECT: Hale Park Recreation Center

The Hale Park Recreation Center presently houses an inventory of equipment. The following is an itemization of the equipment which might be salvaged prior to demolition.

Equipment - Excellent condition (1 to 5 years old)

1. Two Carrier Air Conditioning Units, Model No. 50 DP 016510AA, 15 Ton, roof mount, November 1984 manufacturing date.
2. Eight four-foot in diameter registers and associated ductwork.
3. One 600-amp, 120-240 volt, three phase, exterior type electrical service panel.
4. Two illuminated exit signs.
5. Three exit lighting power pack units.

Equipment - Good condition (6 to 10 years old)

1. Two overhead unit heaters (200,000 BTU).
2. Six mercury vapor light fixtures (approximately 1000 watts each).
3. Miscellaneous fire extinguishers.
4. One 4'x6' kitchen hood equipped with a Fireguard Fire Suppression System.
5. Four three-foot wide exit doors with panic hardware.

Equipment - Fair condition (11 years and older)

1. One 100-gallon water heater, gas operated, 120,000 BTU.
2. One 40-gallon water heater, gas operated, 35,000 BTU.

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3. One three-compartment stainless steel sink.
4. Domestic gas range and hood.
5. Garland commercial gas range.
6. Drinking fountain.
7. Bathroom fixtures.
8. Stainless steel preparation table.
9. Six basketball hoops and backboards.
10. Floor anchors for gymnastic equipment.

If you have any questions concerning this equipment, please contact me at Building Inspection, 333-6714.

RGH:dsg

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634

TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

November 4, 1987

Mr. Ron Williamson
Parks and Recreation Director
125 North Stockton Street
Lodi, CA 95240

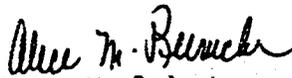
Dear Mr. Williamson:

Please be advised that the Lodi City Council, at its regular meeting of October 21, 1987, ordered the demolition of the Hale Park Recreation Building and directed Staff to initiate the proceedings.

Further, Council asked that the Parks and Recreation Commission and the Parks and Recreation Department make recommendations as to the future use of this site.

Should you have any questions regarding this matter please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR:jj

CITY COUNCIL

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City Clerk

RONALD M. STEIN
City Attorney

November 4, 1987

Mr. Dean Devine
Chairman
Parks and Recreation Commission
420 West Turner Road
Lodi, CA 95240

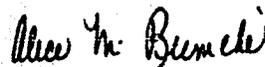
Dear Mr. Devine:

Please be advised that the Lodi City Council, at its regular meeting of October 21, 1987, ordered the demolition of the Hale Park Recreation Building and directed Staff to initiate the proceedings.

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City Clerk

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