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CITY COUNCIL MEETING
DECEMBER 16, 1987

PLANS AND
SPECIFICATIONS FOR
BUILDING DEMOLITIONS
122 NORTH MAIN STREET
(ABANDONED SUBSTATION
AND STORAGE BUILDINGS),
125 NORTH STOCKTON
STREET (STORAGE
BUILDINGS) AND 208
EAST LOCUST STREET
(HALE PARK
AUDITORIUM AND
RESTROOM, APPROVED

CC-12.1(c)

Council was apprised that this demolition project is a combination of two separate projects - the Hale Park auditorium and the water tank replacement. They are being combined because of the similar type of work and timing of the projects.

Water Tank

Construction of the new water tank is scheduled for spring and summer 1988. The tank is to be located north of and slightly east of the old tank in conformance with the recently adopted Parks and Recreation Department Corporation Yard Master Plan. This requires clearing of the abandoned substation and the old Utility Department "Water Works" building. This building is used for storage, an office and "ready room". However, in order to provide alternate space for the displaced people and materials, the small buildings fronting the alley are also being removed. Phasing the removal will allow the Parks and Recreation Department time to provide temporary facilities to replace their present "ready room" area. The recommendation from the Parks and Recreation Department provides for salvaging of the cornerstones and other artifacts from the historic building. This recommendation comes from the Arts Commission, it has been approved by the Parks and Recreation Commission, and has been included in the specifications.

Hale Park - 208 East Locust Street

Funds were budgeted (\$37,000) in the 1987/88 Capital Improvement Program for exterior repairs and painting to the auditorium. An inspection and analysis of the building determined it is not economically feasible to make the necessary repairs. The City Council approved demolition of the building earlier in the fall. The attached recommendation from the Parks and Recreation Department provides for the demolition of the Hale Park restrooms in conjunction with the Hale Park Auditorium. The restroom demolition is included in the plans and specifications.

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Mr. Rick Dentino, Chairman, of the Lodi Arts Commission, addressed the Council advising that as an outgrowth of a City Council meeting with regard to the Master Plan for the Recreation and Parks Department offices and corporation yard remodeling, City Manager Peterson requested that the Lodi Arts Commission review the entire site to determine any potential problems with demolishing any of the existing structures because of historical importance located in or on the structures.

Mr. Dentino indicated that he toured the entire site and found that there were several important pieces of memorabilia that should be preserved. He specifically indicated he felt no building needed to be kept in its original state, but instead, when demolishing the oldest buildings on site, one of which is known as the jail and the other building of similar construction that is currently used for Park and Recreation Department storage that care be given to retain an antique door, the decorative block, the blocks containing dates and the portion of the wall containing the bars for the jail cell. These items should then be stored until such time as the Hutchins Street Square Foundation begins construction of their wall surrounding the proposed sculpture garden at Hutchins Street Square.

Mr. Dentino indicated that the Parks and Recreation Commission unanimously voted to accept the Lodi Arts Commission recommendation to conserve these artifacts when demolishing said buildings at the Parks and Recreation Office complex.

The following persons addressed the Council asking for more time for research regarding the old jail facility :

Maria Serna, 801 West Elm Street, Lodi

Ann Meyers, 131 South Avena, Lodi

A lengthy discussion followed with questions being directed to Staff.

On motion of Mayor Pro Tempore Snider, Reid second, Council approved the plans and specifications for building demolitions - 122 North Main Street (abandoned substation and storage buildings), 125 North Stockton Street (storage buildings) and 208 East Locust Street (Hale Park Auditorium and Restroom) and authorized the City Clerk to advertise for bids.

Further, Staff was directed to place on the agenda for the meeting of February 3, 1988, the award of this contract. It was requested that a citizens recommendation regarding the jail be presented to the Council by that date so that a

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final determination could be made by the Council regarding
the jail structure at that time.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO:	City Council	<u>Project Data</u>
FROM:	City Manager	Budgeted Fund: Water Capital Outlay & General Fund
MEETING DATE:	December 16, 1987	Bid Opening: January 13, 1988
AGENDA TITLE:	Approve Plans and Specifications for Building Demolitions - 122 N. Main Street (Abandoned Substation & Storage Buildings), 125 N. Stockton Street (Storage Buildings), and 208 E. Locust Street (Hale Park Auditorium and Restroom)	

RECOMMENDED ACTION: That the City Council approve the plans and specifications for the above project and authorize advertising for bids.

BACKGROUND INFORMATION: This demolition project is a combination of two separate projects - the Hale Park auditorium and the water tank replacement. They are being combined because of the similar type of work and timing of the projects.

Water Tank

Construction of the new water tank is scheduled for spring and summer 1988. The tank is to be located north of and slightly east of the old tank in conformance with the recently adopted Parks and Recreation Department Corporation Yard Master Plan. This requires clearing of the abandoned substation and the old Utility Department "Water Works" building. This building is used for storage, an office and "ready room". However, in order to provide alternate space for the displaced people and materials, the small buildings fronting the alley are also being removed. See Exhibit A. Phasing the removal will allow the Parks and Recreation Department time to provide temporary facilities to replace their present "ready room" area. The attached recommendation from the Parks and Recreation Department provides for salvaging of the cornerstones and other artifacts from the historic building. This recommendation comes from the Arts Commission, it has been approved by the Parks and Recreation Commission, and has been included in the specifications.

Hale Park - 208 E. Locust Street

Funds were budgeted (\$37,000) in the 1987/88 Capital Improvement Program for exterior repairs and painting to the auditorium. An inspection and analysis of the building determined it is not economically feasible to make the necessary repairs. The City Council approved demolition of the building earlier in the fall. The attached recommendation from the Parks and

APPROVED:


THOMAS A. PETERSON, City Manager

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Recreation Department provides for the demolition of the Hale Park restrooms in conjunction with the Hale Park Auditorium. The restroom demolition is included in the plans and specifications.



Jack L. Ronsko
Public Works Director

Attachment

cc: Water/Wastewater Superintendent
Recreation and Parks Director
Administrative Assistant Whitaker



CITY OF LODI

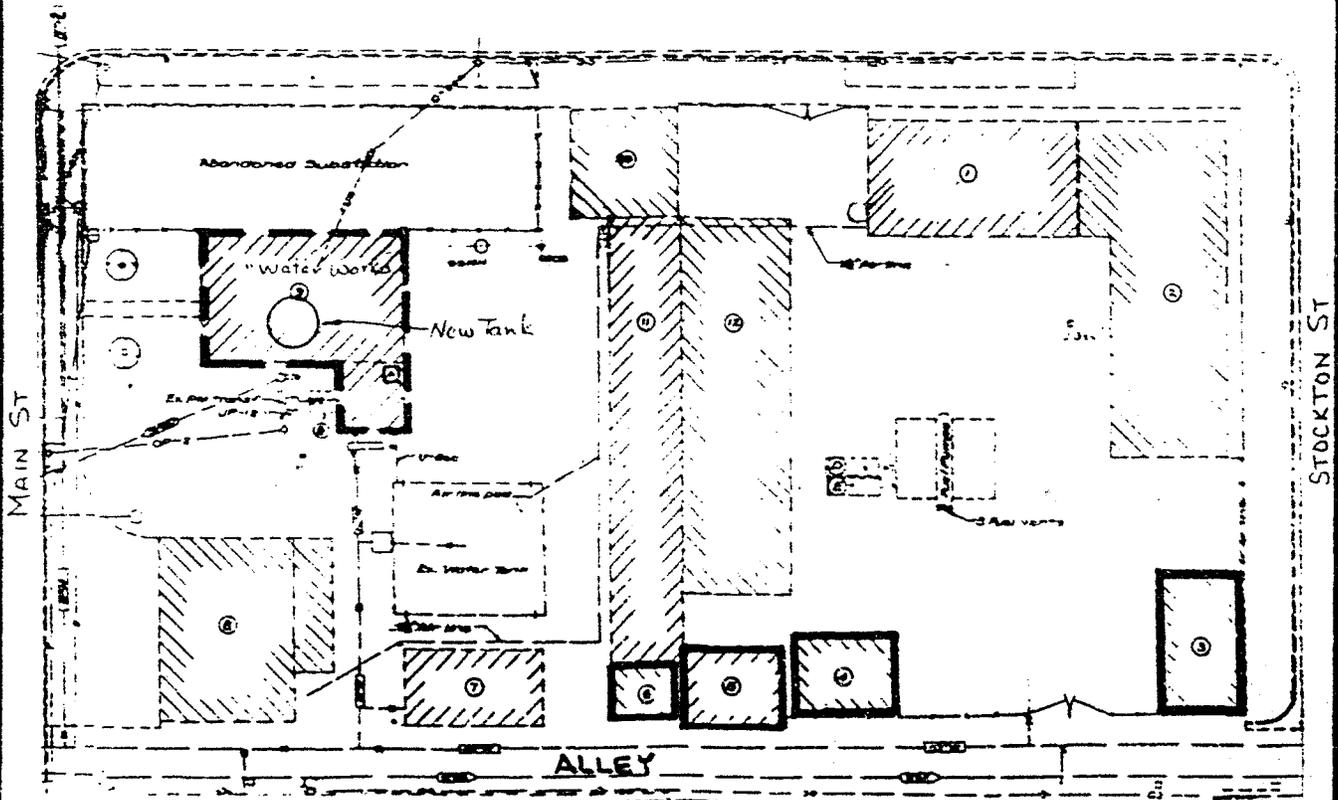
PUBLIC WORKS DEPARTMENT

EXHIBIT A

PARKS & RECREATION DEPT.
BUILDING REMOVALS for WATER TANK



LOCUST ST.



BUILDINGS TO BE REMOVED

— Phase 1

- - Phase 3

(Hale Park is Phase 2)



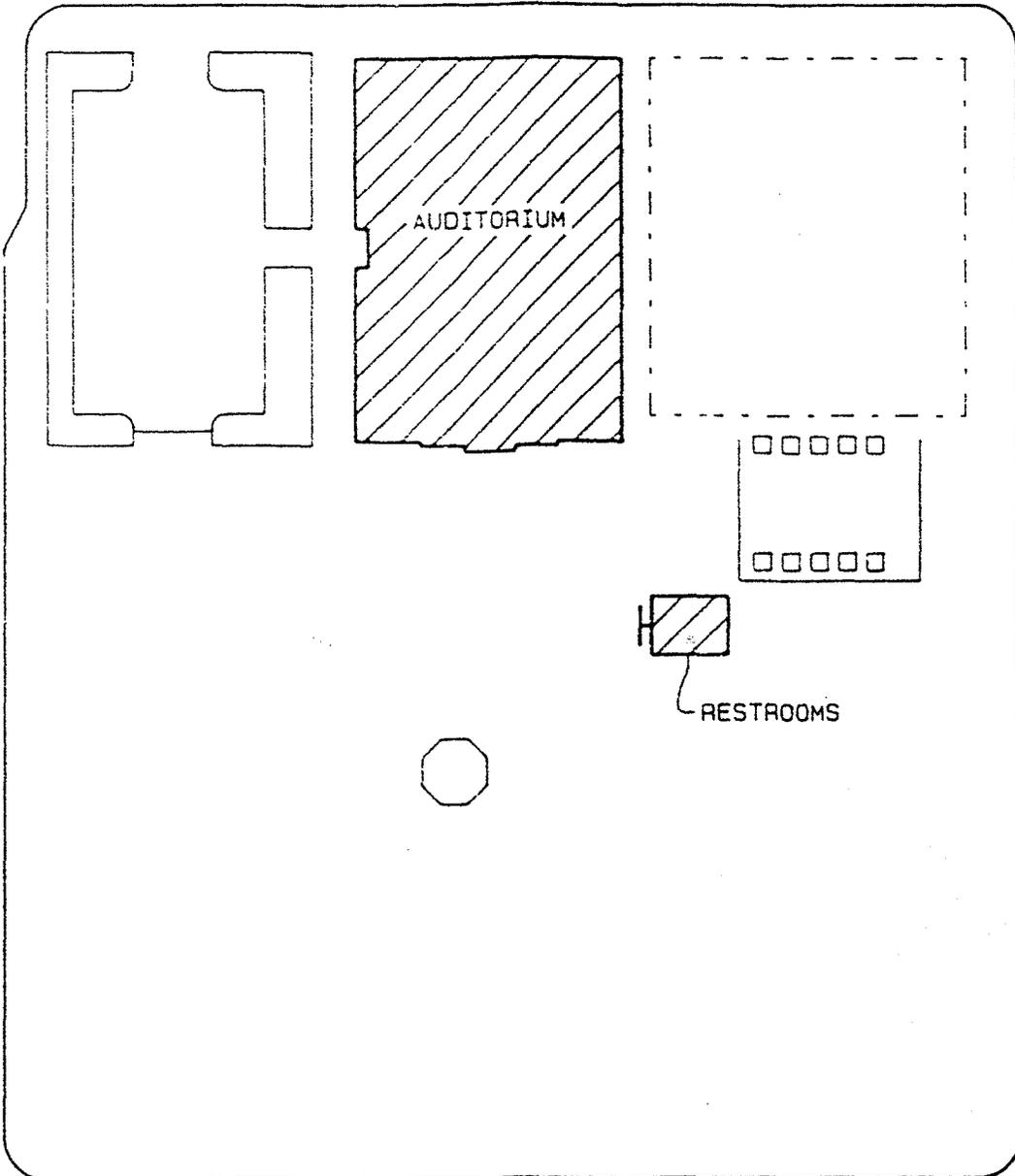
CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT B
HALE PARK-AUDITORIUM
& RESTROOM DEMOLITION

E. LOCUST STREET

N. STOCKTON STREET

N. WASHINGTON STREET



E. ELM STREET

SCALE: 1"=600'

DEC 07 '87.

City Manager's Office

M E M O R A N D U M

TO: Tom Peterson, City Manager

FROM: Ron Williamson, Director, Recreation and Parks

SUBJECT: Demolition of Several Parks and Recreation
Buildings

DATE: December 7, 1987

At our December 1 Commission meeting it was decided by Staff and the Commission to proceed with the demolition of buildings Nos. 3, 4, 5 and 6 on the Public Works Master Plan for the Parks corporation yard.

The Commission endorsed the proposal as submitted by the Lodi Arts Commission Chair, Rick Dentino, to save any historical portions of these four buildings.

The Commission also endorsed Staff's proposal of when the Hale Park Recreation Center Building is razed that the outdoor restroom facility in Hale Park be removed, also. It is impossible for the Department to maintain these restrooms in any minimum standard.

RW:jd

M I N U T E S

LODI PARKS & RECREATION COMMISSION MEETING

City Hall Council Chambers

TUESDAY, DECEMBER 1, 1987

Commissioners Present: Dennis Swanson, Dave Reese, Elvera Melby,
Ron Williamson, Scott Essin, Marilyn Field

Absent: Dean Devine

Guest: Rick Dentino, Chairman, Lodi Arts Commission

Meeting was opened by Dennis Swanson, Chairman pro tem, at 7:30 p.m. Minutes were approved as mailed.

Swanson asked Commissioners if they had any questions with regard to the Superintendents' and Supervisors' reports. At this time Scott Essin briefly explained the enclosure of his crew projects memoranda and his bi-weekly crew projects memoranda. He indicated to the Commission that he meets with his entire full-time park crew every payday to discuss their ongoing projects as well as determining status of same and of rearranging priorities of specific projects. In addition to preparing the bi-weekly project report, it allows them an opportunity to adjust when emergency situations arise to pick up those necessary items.

Historical Building Recommendation

At this time Swanson deviated from the agenda to allow Rick Dentino, Chairman of the Lodi Arts Commission, to present his report with regard to the historical value of certain buildings located in the Recreation and Parks Dept. office corporation yard complex. Dentino stated to the Commission that as an outgrowth of a public hearing held by the City Council with regard to the Master Plan for the Recreation and Parks Dept. offices and corporation yard remodeling, City Manager Peterson requested that the Lodi Arts Commission review the entire site to determine any potential problems with demolishing any of the existing structures because of historical importance located in or on the structures.

Dentino indicated that he toured the entire site and found that there were several important pieces of memorabilia that should be preserved. He specifically indicated he felt no building needed to be kept in its original state, but instead, when demolishing the oldest buildings on site, one of which is known as the jail and the other building of similar construction that is currently used for Park and Recreation Dept. storage, that care be given to retain an antique door, the decorative block, the blocks containing dates, and the portion of the wall containing the bars for the jail cell. These items should then be stored until such time as the Hutchins Street Square Foundation begins construction of their wall surrounding the proposed sculpture garden at Hutchins Street Square.

Dentino indicated he has discussed this proposal with Charlene Lange, and she heartily endorses the idea of incorporating these artifacts into their proposed wall. On a motion by Dave Reese, seconded by Elvera Melby, the Commission unanimously accepted the recommendation by the Lodi Arts Commission to conserve these artifacts when demolishing said buildings at the Parks and Recreation office complex.

Hale Park Restroom Removal Recommendation

Director Williamson then asked Chairman Swanson if he could take a few moments to discuss the Master Plan for the Parks and Recreation corporation yard remodeling. Williamson indicated Public Works is about ready to initiate Phase 1 of the plan, which is to locate and install the new water tower to be placed on site and to begin demolition of the existing tower. As a result, Williamson is recommending to the Commission as part of this first phase that the buildings numbered on the Master Plan as 3, 4, 5 and 6 be removed from the Parks and Recreation corporation yard. In addition, while said buildings are being razed, the City should also remove the Hale Park Recreation Center Building and the outdoor restroom building located in Hale Park.

On a motion by Elvera Melby, seconded by Tad Ishihara, the Recreation and Parks Commission endorsed staff's proposal to include in Phase 1 of the Parks and Recreation Corporation Yard Master Plan the removal of buildings #'s 3, 4, 5 and 6, and to include the Hale Park Recreation Center Building and the outdoor restroom building located in Hale Park.

At this time Chairman Swanson returned to the agenda and asked that Item A of the Action Items, Fees and Charges for Lodi Lake Park and Group Picnic Fees be discussed by Superintendent Essin. Essin reviewed with the Commission his report that outlined the fees and charges according to his established schedule of user classifications.

Chairman Swanson's only concern with the report was the launch fee for boats in Lodi Lake Park, which he felt was too low. He thought the fee should be \$4.00 to launch and park a car and trailer in the park. On a motion by Tad Ishihara, seconded by Elvera Melby, the Commission unanimously approved the report as submitted by Superintendent Essin with the revised increase of the boat launch fee to \$4.00.

Item B of Action Items, Adult Sports Fees and Charges -- Superintendent Field submitted a revised report to the Commission and indicated that Adult Sports Supervisor Steve Boomer is currently on vacation so that no additional changes have been made at this time, but Steve feels we need to address some additional maintenance charges and to re-look at equipment costs for each individual sport before a final presentation will be submitted to the Adult Sports Advisory Board, who then would recommend to the Commission their ideas with regard to adjusting current fees and charges for each individual activity.

Item C, Change Name of Wilderness Area to "Nature Area" at Lodi Lake Park -- On a motion by Dave Reese, seconded by Elvera Melby, the