COUNCIL AGENDA: MARCH 7, 2006

SUBJECT: DECLARE COMMUNITY CENTER PROPERTY SURPLUS AND INITIATE PROCESS TO DISPOSE OF REAL PROPERTY

SOURCE: Parks & Leisure Services Department

COMMENT: The Porterville Community Center located at 466 East Putnam Avenue is no longer being utilized for City programs. All activities have been relocated to other facilities and scheduling of the facility for rental has been discontinued. The facility is in need of considerable renovation and the City does not have a funding source to accomplish the renovation. In addition, no funds are available to adequately maintain the facility in the future.

The main portion of the building was erected in the early 1950’s, with two wings added to the north side by the early 1960’s. The building contains 7,025 square feet of floor area, an additional 1,250 square foot basement, and a 2,835 square foot covered patio. The building is accompanied by a large paved parking lot on the 1.47 acre parcel of land.

Staff have evaluated the condition of the existing building and determined that it needs a new roof, mechanical replacements, replacement of flooring and floor surfacing, plumbing replacement, electrical sub-panel replacements, attic draft stop installations, repainting of both inside and outside, disability access improvement, and other improvements to make it fully usable for City conducted public assembly activities or rentals.

Staff estimates the cost for the design and construction of these improvements at $2.7 million. Following direction by the City Council, an independent estimate of cost for the needed improvements was determined to be between $1.5 million and $2.1 million according to Mr. John Gifford, a local contractor. Ongoing annual maintenance for the building is estimated at $190,000 without the improvements, and $90,000 if the improvements are made.

An appraisal of the property value has been obtained. The City also has a real estate broker on retainer to assist with real property disposal. However, prior to placing the property onto the market for sale, other public agencies must be notified to determine their interest in the property.

It would be appropriate at this time for the City Council to authorize the City Purchasing Agent to initiate the process to dispose of this real property. Final disposition will be brought back to the Council for consideration prior to approval of any contract. The disposition of any proceeds from sale of the property can be directed at the time that the matter is brought back to the City Council.

ITEM NO.: 21

_____ Dir. _____ Appropriated/Funded _____ CM
RECOMMENDATION: That the City Council:

1. Declare the real property located at 466 East Putnam Avenue as surplus, and

2. Authorize the City Purchasing Agent to initiate the statutory process and coordinate efforts to dispose of this real property.

ATTACHMENT: Locator map
Building Official’s Memorandum of January 23, 2006
Letter from John Gifford Construction dated January 30, 2006
MEMORANDUM

DATE: January 23, 2006

TO: Jim Perrine, Director
    Parks and Leisure Services Department

FROM: Bob Oates, Chief Building Official
       Building Division

SUBJECT: Community Center
         466 E. Putnam Avenue

After our site visit last Thursday, January 19, 2006, I have come up with the following guess at what I would estimate costs for putting the Community Center back to acceptable levels.

I am sure unknowns will be discovered during the repair, remodel process that will require additional monies. Lead paint and asbestos are two concerns that could run the costs up. Compliance with ADA is another major expense and concern.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Roofing</td>
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<tr>
<td>Electric</td>
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<tr>
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<td>Painting</td>
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<td>Miscellaneous-Doors, Thresholds,</td>
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<td>Weatherization, Etc.</td>
<td>$192,500</td>
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<td><strong>Total</strong></td>
<td><strong>$2,392,500</strong></td>
</tr>
</tbody>
</table>
30 January 2006

Bob Oates
Chief Building Official
City of Porterville
291 N. Main St.
Porterville, CA 93257

RE: Community Center

Thanks for meeting with me to tour the Porterville Community Center. At your request, I have compiled an estimated cost for the repairs and improvements necessary to return it to a useful condition. This estimate and list of suggested repairs are based solely on a visual inspection of the building performed during our meeting and in no way should be interpreted as a complete analysis. They are preliminary in nature and intended to assist the City in determining the proper course of action only and should not be relied upon or used as an actual construction cost estimate.

For the purposes of determining the scope of the work, I used the following assumptions:

- The occupancy would remain Assembly, Division 2 as defined by the California Building Code
- All repairs and renovations would be required to comply with the currently adopted Codes and Regulations of the City and State
- Access to and within the building should comply with ADA
- The intent of the repairs and renovation would be to return the building to a stable condition and one which would require the minimum of repairs in the 10 year period following completion
- The continued use as a social and recreational facility, owned by the City and rented out to the public for multiple functions
- All work would be subject to the prevailing wage rates as determined by the CDL

I was unable to visually verify or deny the existence of asbestos in several of the building components, at a minimum the roofing, roof mastic, floor tiles and mastic, pipe duct insulation, water heater and HVAC venting. Given the age and type of construction of the building, I think it would be safe to assume that asbestos is present and would require remediation prior to any repairs.

The repairs and renovations included in this estimate are:

- Roof replacement
- Repairs to all water damaged fascia and roof structural members and sheathing
- Demolition of the existing restrooms and reconfiguring to ADA compliant restrooms
• Demolition of the (e) Kitchen and construction of a commercial kitchen, complete with range, hood and Ansul extinguishing system
• Repairs of all water damaged floor substrates and structural members
• Reconfiguring the main portion of the building by removing the (e) interior wall
• Reconfiguration of the East wing from individuals offices to larger spaces
• Replacement of broken or settling concrete areas, including portions of the patio, steps and railing where appropriate
• Installation of two new ADA compliant ramps at the primary entrances front and back
• Replacement of all (e) doors and hardware with ADA and CBC compliant hollow metal doors, jambs and exiting devices
• Installation of a manual fire alarm in accordance with CBC and NFPA 72
• Installation of a fire sprinkler system, at a minimum to include the stage area and the basement
• Exit signage and emergency lighting
• Replacement of HVAC systems
• Upgrades and repairs to the building electrical and plumbing systems
• Replacement and upgrades to exterior and interior lighting, fixtures and controls
• Repairs to the asphalt parking areas
• Repairs or replacement of acoustic and plaster ceilings
• Interior and exterior wall repairs and painting
• Architectural design and engineering fees

The estimated minimum cost for the above listed items is $1,500,000.00. In addition, there is a high probability that more concealed damage may be discovered to the structural portions of the building necessitating more extensive repairs and Code upgrades than noted here. This of course would add to the estimated cost presented here and is difficult to determine, but may raise the overall cost to as high as $2,100,00.00

I hope this helps in your deliberations,

John Gifford