



**ASSESSMENT OF THE VETERANS PARK COMMUNITY CENTER AND ALTERNATIVES FOR
A CITY INDOOR SPORTS FACILITY FOR THE CIVIC CENTER**

**FOR THE CITY OF COMMERCE
May 1, 2017**

BY TRANSTECH ENGINEERS INC.

Table of Contents

EXECUTIVE SUMMARY	3
METHOD OF COMPARISON.....	3
COMPARISON OF INDOOR SPORTS FACILITY OPTIONS	6
BACKGROUND AND JUSTIFICATION.....	9
VETERANS PARK COMMUNITY CENTER BUILDING	10
CONCLUSIONS AND RECOMMENDATIONS.....	13
CITY HALL NORTH ANNEX BUILDING	14
SEISMIC UPGRADE	14
WATER INTRUSION	15
ADA ACCESS AND PATH OF TRAVEL.....	15
SYSTEMS.....	16
PROVISOR BUILDING.....	17
STRUCTURAL UPGRADES	17
SYSTEMS.....	18
CREA AND JILLSON SITES.....	19
EXISTING WAREHOUSE BUILDING WITHIN CITY LIMITS	22
THE SPRUNG BUILDING.....	23
VETERANS PARK SITE WITH “SPRUNG” INDOOR SPORTS FACILITY	24
NORTH ANNEX SITE WITH “SPRUNG” INDOOR SPORTS FACILITY	25
PROVISOR BUILDING SITE WITH “SPRUNG” INDOOR SPORTS FACILITY	26
JILLSONS STREET SITE WITH “SPRUNG” INDOOR SPORTS FACILITY	27
CREA SITE WITH “SPRUNG” INDOOR SPORTS FACILITY	28
SPRUNG BUILDING MATERIALS QUOTE.....	29
SPRUNG BUILDING CONSTRUCTION QUOTE	34
SPRUNG BUILDING REDEMPTION WORLD EXAMPLE	42
SPRUNG BUILDING MARTENSVILLE ATHLETIC PAVILLION.....	55

EXECUTIVE SUMMARY

This report evaluates the feasibility and costs of rehabilitating the Veteran's Park Community Center building in light of its recent closure due to structural issues and the need to abate hazardous materials from the building and surrounding area. In addition, various options were also evaluated which include demolishing and redeveloping the Veterans Park site as well as developing alternative sites and buildings as an indoor sports facility to take the place of, or supplement the use of the Veteran's Park Community Center Building. More specifically the following sites were evaluated for their suitability to host such a facility:

1. Veteran's Park located at 6364 Zindell Avenue
2. City Hall North Annex Building at 5550 Harbor Street
3. Provisor Building at 5625 Jillson Street
4. Jillson Street Site between S. Eastern Ave. and Daniel Ave.
5. Commerce Refuse to Energy (CREA) at 5926 Sheila St.

In addition to this, the service of Kidder Mathews, a local real estate firm specializing in large commercial warehouse properties, was secured to research the potential of leasing or purchasing an existing building to suit the needs of an indoor sports facility on temporary or permanent basis, including in the Veteran's park vicinity. Regrettably, while compiling this report, no viable buildings were located as a result of this search.

Lastly, the cost of a permanent replacement 300 ft. x 120 ft. "Sprung" building was added to the comparison at each site to round out the list of possible options to provide a usable indoor sports facility. This type of building was chosen for its relative ease and speed of erection, as well as its flexibility and usability.

This report provides a summary of the facility information observed at the time of preparation and through reports and studies by other consultants that came before. Where data is used from external reports, their references are cited. Construction and remediation costs provided, are culled from existing reports or consultants to the city; they are estimated from the best sources available and are provided solely as a basis for comparison and high level decision making.

METHOD OF COMPARISON

To provide an objective means of comparing sites, it was necessary to create an empirical rating system to score various attributes of a given venue. This evaluation was conducted systematically using the following rating system. Notes and remarks are given where appropriate.

Category ratings

- 0 – Does not meet needs
- 1 – Barely meets needs
- 2 – Meets needs with special effort
- 3 – Above average
- 5 – Meets needs

Each site is evaluated for the same attributes and a score applied based on the information provided or observed in person. The costs associated with improvement of the site is also considered and rated in comparison to all the sites listed. As summary of the scoring rubric is given below:

1. Access:

- 4 - A site that is central to the city and easily accessible via primary arterials, and one or many public transportation routes to the community at large
- 3 - A site that is centrally located and reachable mostly via commercial streets, some residential streets, and one or many public transportation routes
- 2 – A site that is not as central and is embedded in a residential area more than a quarter mile from a commercial street, and one public transportation route
- 1 – A site that is remote in the city and is embedded in a residential area more than a half mile from a commercial street and no public transportation routes
- 0 – A site that is remote in the city and has poor vehicular access

2. Location:

- 4 - A site that promotes sports, outdoor activity, civic engagement, and community gatherings
- 3 - A site that promotes outdoor activity, civic engagement, or community gatherings
- 2 – A site that is within a quarter mile of a park or other area that promotes outdoor activity
- 1 – A site that is within a half mile of a park or other area that promotes outdoor activity
- 0 – A site that is not close to an outdoor recreational location

3. Functionality/Usability:

Functionality and usability were given more scoring impact because this attribute is critical for the function of the building as a sports facility. Usability is defined as the building's ability to provide a functional space for the activity that it is intended. i.e. a building that has a large area but high ceiling or expansive open court area is of little to no use as a sports facility.

- 10 - A building that has a high ceiling (>30'-0") and approximately 100'-0" between column supports. Has meeting rooms for civic groups and room for other indoor activities other than court sports
- 6 - A building that has a minimum of 25'-0" high ceiling and greater than 100'-0" between supports

- 4 – A building that has a minimum of 20'-0" high ceiling and greater than 100'-0" between supports
- 1 – A building that has either a low ceiling or supports less than 100'-0"
- 0 – A building that does not have high ceilings or large open areas conducive to court sports.

4. Availability:

- 4 - A site that is owned by the city indefinitely
- 3 - A site that can be purchased or leased for a finite amount of time
- 2 – A site that is available for 3 to 5 years
- 1 – A site that is available for a limited amount of time
- 0 – A site that is not available

5. Parking:

According to the HED design and study for sports facilities at the Jillson and CREA Site, approximately 230 parking spaces are required to service the facility appropriately. It should be noted that whereas the City Hall campus sites do not necessarily provide additional parking spaces for the proposed sports facility building, existing parking spaces tributary to City Hall and other surrounding City buildings are counted as being available after business hours during the evenings, nights and weekends.

- 4 - A site that has ample parking during the day, evenings, and weekends
- 3 - A site that has ample parking during the day, evenings, or weekends
- 2 – A site that has limited parking during the day, evenings, and weekends
- 1 – A site that has limited parking during the day, evenings, or weekends
- 0 – A site that has limited parking

The following table provides a summary of the results of the evaluation for comparison.

COMPARISON OF INDOOR SPORTS FACILITY OPTIONS

LOCATION	TOTAL COST	UNIT COST	BLDG. AREA	TOTAL SCORE	ACCESS	LOCATION	USABILITY	AVAILABILITY	PARKING	REFERENCE SOURCE
Veteran's Park Community Center (Rehab Existing)	\$9,720,000		38,175	17	2	3	6	4	2	
Abatement	\$1,200,000	\$31.43								P. Banuelos, Swinerton
MEP & Site	\$1,200,000	\$31.43								P. Banuelos, Swinerton
Structural Repair/Upgrade	\$2,000,000	\$52.40								F&G Facility Assessment
ADA & Tenant Upgrades	\$2,800,000	\$73.35								Estimated
+35% Design, CMCI, Administration, Contingency	\$2,520,000									
Veteran's Park Community Center (Demo & Rebuild)	\$27,540,000		40,000	22	2	3	10	4	3	
Abatement	\$1,200,000	\$30.00								P. Banuelos, Swinerton
Demolition & Site Prep	\$1,200,000	\$30.00								P. Banuelos, Swinerton
Construction	\$18,000,000	\$450.00								Estimated
+35% Design, CMCI, Administration, Contingency	\$7,140,000									Estimated
North Annex Building	\$3,429,000		28,000	15	4	4	0	4	3	
Abatement	\$280,000	\$10.00								Estimated
MEP & Site	\$840,000	\$30.00								F&G Facility Assessment
Structural Repair/Upgrade	\$300,000	\$10.00								F&G Facility Assessment
ADA & Tenant Upgrades	\$1,120,000	\$40.00								F&G Facility Assessment
+35% Design, CMCI, Administration, Contingency	\$889,000									Estimated
Provisor Building	\$2,868,750		22,500	17	4	4	1	4	4	
Abatement	\$225,000	\$10.00								Estimated
MEP & Site	\$675,000	\$30.00								F&G Facility Assessment
Structural Repair/Upgrade	\$225,000	\$10.00								F&G Facility Assessment
ADA & Tenant Upgrades	\$1,000,000	\$40.00								F&G Facility Assessment
+35% Design, CMCI, Administration, Contingency	\$743,750									Estimated
CREA Site	\$29,215,435		60,639	26	4	4	10	4	4	HED Study Dated 12/19/2016
Jillson Site	\$42,345,994		61,096	26	4	4	10	4	4	HED Study Dated 12/19/2016
Warehouse buildings	No inventory		40,000	15	3	3	7	0	2	Kidder Mathews

Sprung Building at Veteran's Park	\$11,651,553		40,000	26	4	4	10	4	4	
Abatement Costs	\$1,200,000									
Demolition & Site Prep	\$1,200,000	\$30.00								Estimated
Sprung Building Materials	\$1,400,000									Sprung Instant Structures
Delivery and supervision	\$50,000									Sprung Instant Structures
Construction	\$4,780,780									Sprung Instant Structures
+35% Design, CMCI, Administration, Contingency	\$3,020,773									Estimated
Sprung Building at North Annex Site	\$10,031,553		40,000	26	4	4	10	4	4	
Demolition & Site Prep	\$1,200,000	\$30.00								Estimated
Sprung Building Materials	\$1,400,000									Sprung Instant Structures
Delivery and supervision	\$50,000									Sprung Instant Structures
Construction	\$4,780,780									Sprung Instant Structures
+35% Design, CMCI, Administration, Contingency	\$2,600,773									Estimated
Sprung Building at Provisor Site	\$9,322,803		40,000	26	4	4	10	4	4	
Demolition & Site Prep	\$675,000	\$30.00								Estimated
Sprung Building Materials	\$1,400,000									Sprung Instant Structures
Delivery and supervision	\$50,000									Sprung Instant Structures
Construction	\$4,780,780									Sprung Instant Structures
+35% Design, CMCI, Administration, Contingency	\$2,417,023									Estimated
Sprung Building at Jillson Site	\$8,411,553		40,000	26	4	4	10	4	4	
Demolition & Site Prep	\$-									Estimated
Sprung Building Materials	\$1,400,000									Sprung Instant Structures
Delivery and supervision	\$50,000									Sprung Instant Structures
Construction	\$4,780,780									Sprung Instant Structures
+35% Design, CMCI, Administration, Contingency	\$2,180,773									Estimated
Sprung Building at CREA Site	\$9,491,553		40,000	26	4	4	10	4	4	
Demolition & Site Prep	\$800,000									Estimated
Sprung Building Materials	\$1,400,000									Sprung Instant Structures
Delivery and supervision	\$50,000									Sprung Instant Structures
Construction	\$4,780,780									Sprung Instant Structures
+35% Design, CMCI, Administration, Contingency	\$2,460,773									Estimated
Notes:	All estimates Exclude land purchase and site remediation									

Based on the costs and scores of the options above, it does not appear prudent to rehabilitate the existing Veteran's Community Center Building, especially as the usability of the building remains low compared to the cost of the rehabilitation.

The same can be said of rehabilitating the North Annex Building and the Provisor building. Despite the relatively low cost of construction, the usability scores are low, which means that these buildings are not conducive for the indoor sports facility use.

The highest score for the lowest cost of appears associated with demolition of an existing City building and erection of a new "Sprung" building. This report identifies that the North Annex location is the better choice, because it offers the largest building site and the least usable existing building (building is currently unusable and vacant). The following observations also lend support to the conclusion:

1. Structural supports for North Annex structures are not conducive for large open sports courts.
2. The existing use at the Provisor building is adequately utilized and is best maintained as-is.
3. The North Annex Building is the most cost effective facility to demolish and re-develop for the intended use.

This plan also coincides well with the Rosewood Neighborhood Connectivity Project that was proposed by Stantec on October 2016. Together both developments will enhance community involvement in and around the Civic Center and promote the health and welfare of the immediate area.

Whereas the City may choose to continue to rehabilitate the Veteran Park Community Center, the cost associated, non-central location, and overall benefit of this project does not compare favorably to developing the Civic Center location.



Figure 1: CIVIC CENTER PERSPECTIVE VIEW

BACKGROUND AND JUSTIFICATION

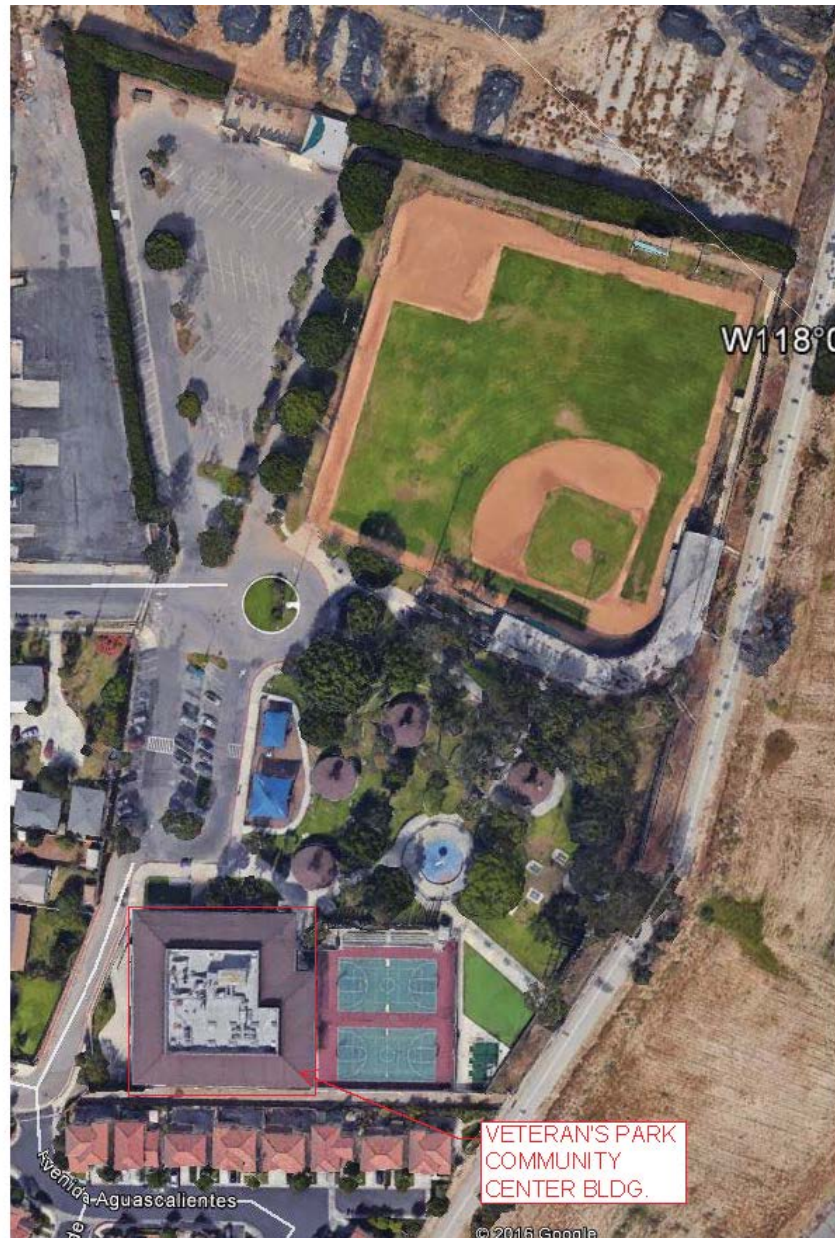
In order to formulate a decision of whether to adapt an existing building for the indoor sports facility, demolish and construct a new building, or purchase an adjacent parcel to adapt or construct, this report referenced existing recent studies that were conducted by various consultants. These studies, together with a physical reconnaissance of the surrounding area and known urban planning concepts, led to the decision of choosing the site of the existing North Annex Building.

This investigation also sought to capitalize on the proposal to develop pedestrian circulation around the Civic Center and Rosewood Park. This scheme creates a connection between Harbor Street and Jillson Street, new multi-use trails and greenbelt options and an alternative alignment that would provide for separate bicycle and pedestrian trails along the former railroad spur from Jillson Street to Eastern Avenue. During peak event times, typically on nights and weekends, when the North Annex lot becomes full and vehicles must find parking elsewhere, the City Hall and transportation building parking lots can be used to mitigate street parking in the neighborhood. The pedestrian trails then connect the disparate parking lots for event parking.

This plan looks to reduce recirculation in search of parking, remove vehicles from adjacent roadways and intersections, and reduce vehicle miles traveled. The former track alignment could also provide an amenity to the community as a greenbelt and multi-use (pedestrian and bicycle) trail to the BVAC and Rosewood Park. Depending on which abandoned spur alignment is deemed most feasible and ultimately selected to provide the trail connection to Eastern Avenue, separate bicycle and pedestrian paths in addition to the greenbelt may be provided.

VETERANS PARK COMMUNITY CENTER BUILDING¹

The Veteran's Park Community Center Building was discussed in detail with Mr. Paul Banuelos, project manager for the City of Commerce, responsible for the abatement of hazardous materials. The as-built plans were reviewed on Friday 3/30/2017 and a site visit was conducted on Friday 4/14/2017 after the building was cleared for inspection. This building used to serve the local residential community and the entire City of Commerce as an indoor sports facility and meeting place. From the as-built floor plans, the ground floor of the building is identified as Level 1 and includes a lobby, offices, kitchen, restrooms,



janitor's closet. recreation room, dance studio, and a kindergarten room totaling approximately 4,000 SF.

¹ Partially taken from Preliminary Air and Surface Lead Sampling Report by Hillmann Consulting 12/11/2015

A mezzanine level above the ground floor includes a handball gallery, storage room, and mechanical equipment room totaling approximately 5,800 SF. The central staircase drops down a half level to sub-Level 2, identified as the gymnasium level that includes a basketball gym, two racquetball courts, and a storage room. The next sub-floor a half-level down, sub-level 3, includes an exercise room, storage room, locker rooms, restrooms, a janitor's closet, and a large hallway. Together, the 2nd and 3rd sub-levels total approximately 17,450 SF. The last and final level a full floor below the 3rd is the basement level occupied by the former gun range. The basement totals approximately 10,925 SF and includes a firing range, observation tower, lobby, kitchen, restrooms, sewage pump room, locker room, a gunsmith work area, storage rooms, and offices.

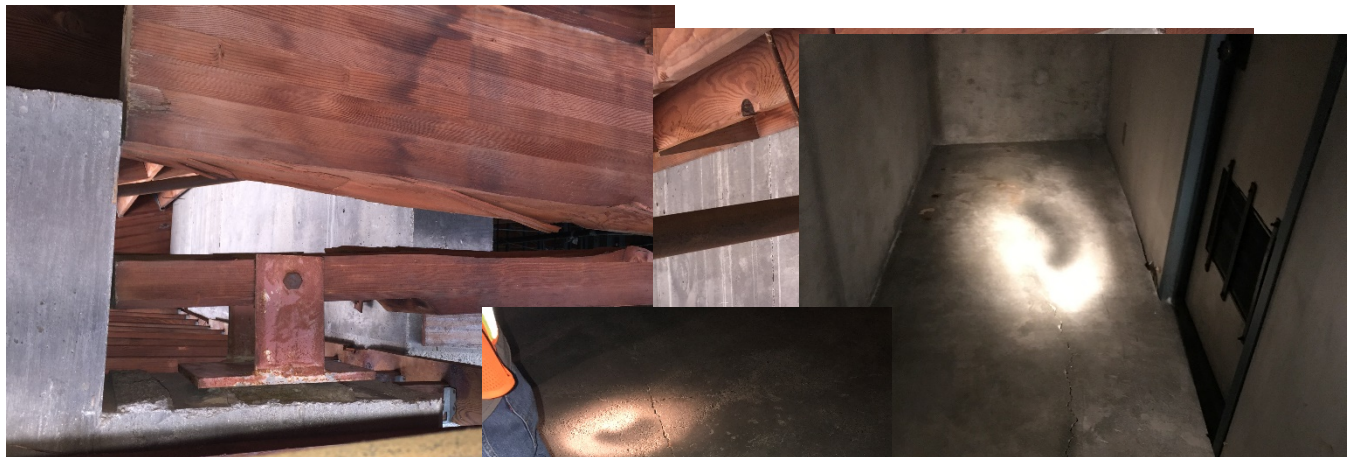


Figure 3: GLULAM STRUCTURAL FAILURE

The building elevator does not access the basement level and requires a special key. The two staircases to the gun range, the main stair, and the emergency staircase were both accessible during the visit. Based on the results of the December 11, 2015



Figure 2: FLOOR CRACKS

Lead study done by Hillman

Consulting, it is determined that the Veteran's Park Community Center Building is still viable as long and abatement is successfully completed for two thirds of the building as prescribed. During the visual inspection. It was noted that a major structural glu-lam beam had failed in the northeast corner of the building. The failure resulted from settling of the building in this corner, probably due to differential settlement of the foundation. The settlement of the foundation is evidenced by a sloping floor slab at the main level and numerous cracks in the walls and floor slab at the basement level (FIGURE 3). There are also numerous issues throughout building that allude to structural competency of the building elements. Examples of this include FIGURE 4: A failed ledger holding up ceiling joists, FIGURE 5: Loosened bolts on a structural connection, and a porous concrete ceiling at the shooting range.



Figure 6: LOOSE BOLTED CONNECTION

disabled access ramp to allow access and egress from the building. Once inside, the accessible path of travel will need to be upgraded to every part of the building. This means that a new



Figure 5: DISABLED ACCESS BARRIERS AT ENTRANCE

elevator will need to be installed that meets current ADA regulations as well as provide access to the basement, which it currently does not.

All staircases will need to be repaired and remodeled to meet current accessibility standards, not to mention an upgrade to all locker room, sanitary, and bathing facilities. Outside the Community Center Building, the existing parking lot is riddled with cracked asphalt and crisscrossed with utility trenches over the years. Records show that the building sewer, water service, and electrical utility lines have been repaired ad-hoc and will likely need to be replaced in their entirety to reduce future maintenance.

This building and surrounding parking and park facilities are constructed on a known landfill and



some of the problems associated with the building are likely linked to differential settlement of fill material. The cracked basement floors, the cracks in exterior and interior concrete walls indicate the ground is settling and the foundation may not be well supported. Part of the structural repair of the building will have to address this fact and retrofit the foundation to be properly supported on firm soil or underlying rock.

CONCLUSIONS AND RECOMMENDATIONS

Whereas the hazardous material abatement is largely complete, and the building's mechanical ventilations system has been wholly removed, there appear to be substantial issues that work against reusing this building as a City sports facility:

1. Estimated costs for the lead and asbestos abatement work \$1.2 M² which will include removing the gym flooring and ceiling tiles.
2. The basic structural repairs needed at the moment is estimated at approximately \$2.0M³ and yet this may be subject to increase as the work is undertaken and underlying issues are uncovered.
3. Costs of disabled access upgrades and tenant improvements is estimated at approximately \$2.8M.
4. Even though the building floor area is around 38,000 sq. ft., the space is not well laid out and not conducive for a sports facility considering the floor space is divided into smaller areas that are separated on different levels, relatively small and dated in architectural style and functionality. The entire basement is also divided by closely space columns and has a relatively low ceiling. For this reason, the usability of the building scores very low.
5. Potential and stigma associated with contamination still left in the building.
6. The building may still be subject to the effects settlement of the underlying landfill.
7. Multiple issues connecting the utility mains to the building. The existing parking lot show signs of trenching over the years for sewer, water, and electric.

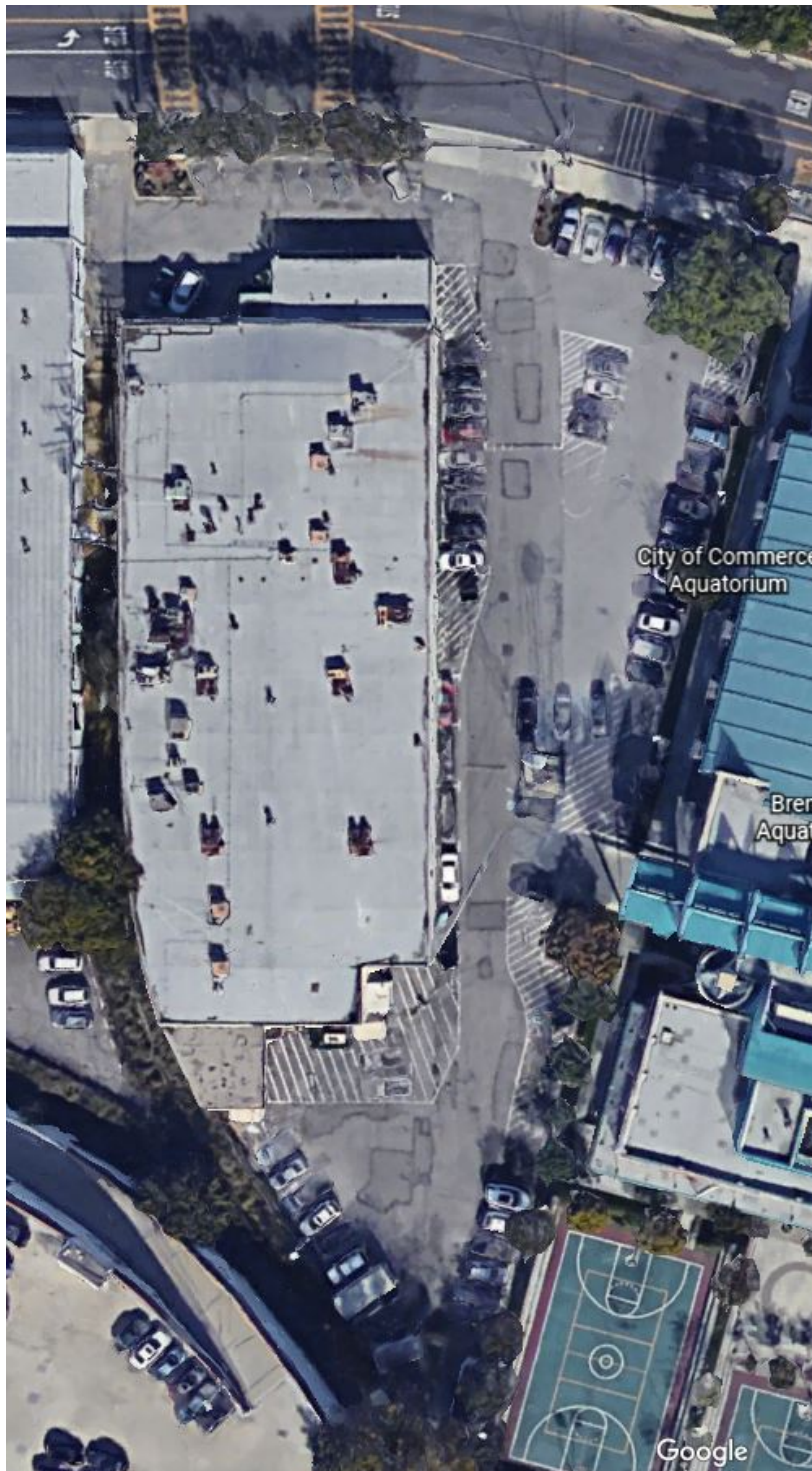
A viable option for this site is to entirely demolish the existing building and tennis courts and construct a Sprung Building as discussed in at the end of this report. This option makes available all of the benefits that are discussed

² Estimate from P. Banuelos, Swinterton Consulting

³ Estimate from P. Banuelos, Swinterton Consulting

CITY HALL NORTH ANNEX BUILDING⁴

Overall, the building is well-maintained and in good condition, considering the age and normal wear of the building. It is recommended that a few issues be remedied immediately. Some vertical cracks were observed in some of the exterior concrete tilt-up panels.



SEISMIC UPGRADE

Bringing the structure up to current seismic code requirements is an immediate consideration.

Recommendations include: a new roof diaphragm, strengthened wall-to-roof connections, internal brace wall, a front shear wall and demolition of the back corrugated storage area.

- Cursory evaluation of non-structural elements is outside the scope of this report and therefore comments and/or recommendations pertinent to non-structural elements are not presented in this report. It is recommended that non-structural elements be evaluated within the scope of work of a more detailed building evaluation.

- It is recommended a detailed evaluation of the building be performed to verify the adequacy of the structural system. Since as-built drawings are not available, a testing and inspection investigation program would be needed.

- It appears that the amount of shear walls toward the main entrance to the building (North end of the building) is not sufficient for resisting in plane seismic loads. The addition of new

⁴ Based on 01/29/2010 Report by Swinerton Management & Consulting w/ Observation by John A. Martin & Assoc.

reinforced concrete or masonry walls or a compatible system such as a steel moment frame may be required at this location.

- Typically tilt-up buildings are designed to meet the minimum code requirements and it may be likely that the amount of reinforcing inside the tilt-up walls is not adequate for resisting the seismic out of plane forces prescribed by the current code.
- Strengthening of the roof to wall connections for both in-plane and out-of-plane lateral loads is likely to be required.
- The existing roof plywood sheathing diaphragm may not be adequate for supporting lateral loads. Strengthening of the existing diaphragm and / or the addition of a new line of a compatible lateral system such as reinforced concrete or masonry shear walls or steel braced frames may be required within the interior of the building.
- Since proposed modifications to the existing structure are unknown, it is possible that additional strengthening of existing elements due to modifications to the existing gravity and / or lateral system or due to the addition of mass may be required.
- The small addition to the south of the existing building does not appear to conform to code requirements. It has been reported that this part of the building will be demolished and therefore recommendations to the mitigation of any deficiencies of this part of the building are not presented in this report.
- Since the foundation system is unknown at this time we cannot comment on potential foundation improvements that may be required.
- Based on the review of the California Geological Survey State of California Seismic Hazard Zones Maps it appears that the building is located within a known liquefaction hazard area. We recommend a geotechnical engineer be consulted to verify the potential for liquefaction hazard and to provide mitigation recommendations due to this issue.

WATER INTRUSION

Several locations throughout the building showed evidence of water intrusion. These areas include main conference/ meeting room (former EOC), kitchen and hallways.

ADA ACCESS AND PATH OF TRAVEL

The building will require substantial compliance with current ADA requirements (Americans with Disabilities Act) if renovations are made

SYSTEMS

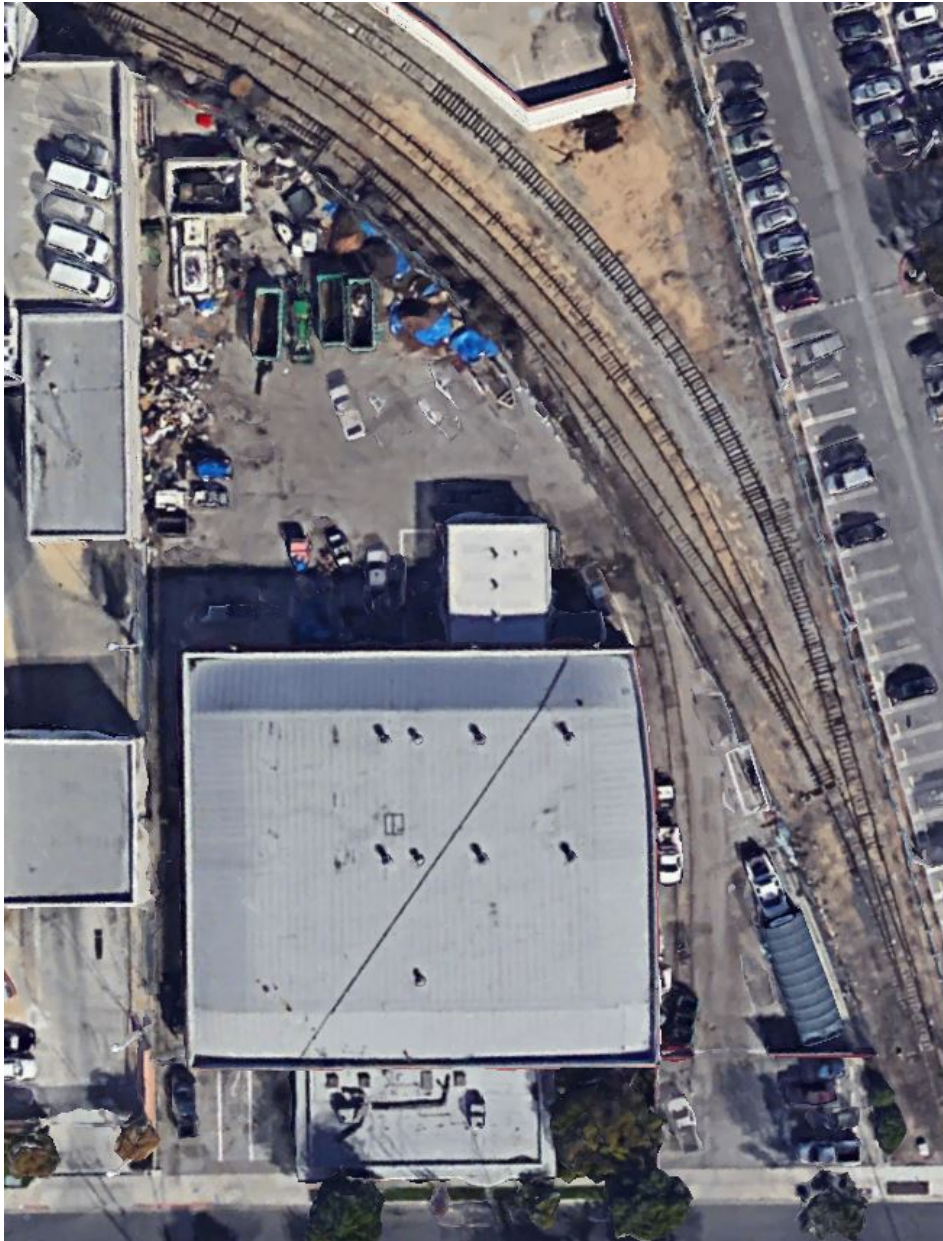
The buildings HVAC, plumbing and electrical systems appear to be in good working order. Some upgrades/repair should be made for the proposed use.

The City Hall North Annex Building was disqualified for adaptive reuse because of the cost of modifying the structural frame of the building in order to accommodate a high enough ceiling that provided enough clear space between the structural supports for a sport court/gymnasium. This, together with the costs involved with upgrading the mechanical ventilation system, disabled access, and other building elements, made this building not viable. It is recommended that the storage use from the Proviso Building be relocated to this building to make better use of the storage space.

PROVISOR BUILDING⁵

The Provisor building is located at 5625 Jillson Street, City of Commerce, California and was constructed circa 1949 to provide a warehouse storage facility. There have been several renovations, including the addition of the office and entrance block which is now used by the parks department, which was constructed in the 70's. There are two small additions to the rear which provide a park's store and chemical store, which it is assumed were added around 1999.

STRUCTURAL UPGRADES



The building is assumed to have reinforced concrete strip foundations with a reinforced concrete slab-on-grade. The exterior walls are solid masonry brick, with piers. These walls are load bearing and support the large roof trusses along with a wood frame structure internally with wood columns and beams. There are steel casement windows and overhead rolling doors and hollow metal doors to the exterior.

The main warehouse has a pitched roof with a wood beam and joist roof structure supported on large wood trusses with an exposed wood boarded deck. The smaller extension to the front of the building has a flat roof construction and is assumed to have a wood construction with a

plywood deck. Both roofs have parapet walls and a BUR roof finish.

⁵ Partially from Facility Condition Assessment by Faithful & Gould January 13, 2017

The interior partitions consist of stud walls with gypsum wall board with a painted finish. The building has a combination of vinyl composite tiles and painted concrete flooring. The building has a combination of various suspended acoustic tile ceiling systems. The main warehouse is one large open space with some sub division for the parks department. There is a mezzanine floor and former offices but these are no longer used and have no access.

The warehouse has a small office and restroom with a larger public restroom. The office extension provides additional office space for the parks department and recreation facilities for staff including a large recreation room, restrooms and a staff kitchen.

SYSTEMS

The building office space is heated and cooled by roof top gas fired packaged units which are assumed to have a combined capacity of 6 tons. There are high level electric strip heaters in the warehouse areas. There is no cooling provided in this area. Domestic hot water is provided to the restrooms via an electric and gas powered water heaters. There is a wet-pipe fire suppression system present at the building.

The electrical system consists of a two Main Distribution Panels located in the electrical room in the warehouse. The first original panel is manufactured by GE with a capacity of 120/208 volts at 400 amps the second is manufactured by square D with a capacity of 120/208 at 200 amps and was added when the office extension was built.

The interior lighting is provided by a combination of fluorescent light fixtures which are recessed, surface mounted, and suspended. There are additional high bay lights in the warehouse areas. The exterior lighting is provided by wall pack fixtures.

The location of the Provisor Building would be a valid alternative site to the North Annex building, were it not for its poor usability score, smaller size and odd shaped lot. It is also viable for the following reasons:

1. Proximity to City Hall, Rosewood Park, the Aquatic Center and it's centralized location in the City. From an urban planning perspective; it is a good land use fit for the area.
2. Excellent circulation in and around the Civic Center from remote areas of the city via Eastern Avenue and Washington Boulevard. Good pedestrian access from the surrounding community.
3. Potential for parking at nights and weekends using business parking for City Hall and the Transportation building when those parking lots would otherwise lay idle.
4. Poor use of existing warehouse facility and parking for street maintenance vehicles and equipment. There is also a visual distraction from the park and recreational activities associated with maintenance vehicle parking at the rear of the Provisor Building.
5. The existing building will be relatively easy to demolish considering its light framed roof and regular configuration of exterior brick walls.

CREA AND JILLSON SITES

These two sports facilities sites and buildings are included in the comparison from a previously conducted feasibility study in December 2016, by HED Consultants. The cost estimates were included without adjustment because estimate was recent. It should be noted that the space planning requirements for a new indoor sports facility were taken directly from this study. Thus, the needs assessment for existing warehouse space and the sizing of a proposed Sprung building used an average floor area requirement of 36,000 to 40,000 square feet.

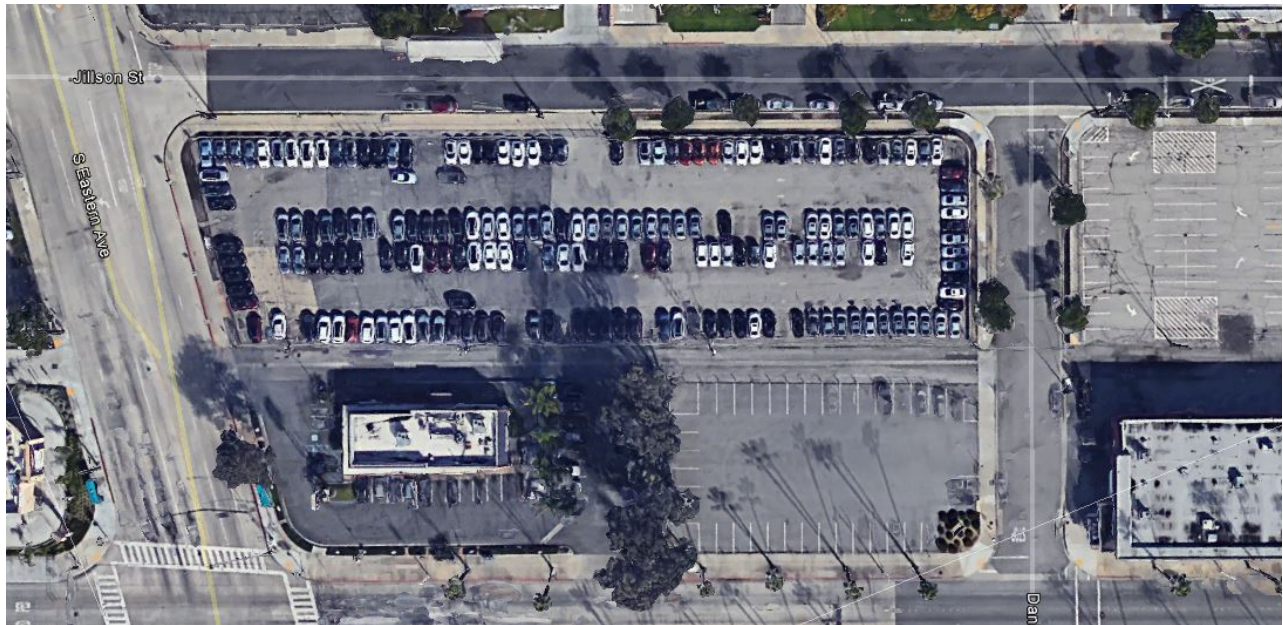


Figure 7: JILLSON SITE



Figure 8: CREA SITE

The following estimates and floor plans are taken directly from this study and all credit is given thereto.



City of Commerce Rec Building - Jillson Site

December 19, 2016

Estimate Source	Building Portion	Area	Unit Cost	Cost
HED (based on current market conditions)	U/G Parking	109	\$40,000	\$4,360,000
	At-Grade Parking on deck	127	\$15,000	\$1,905,000
	Building	61,096	\$375	\$22,911,000
	SUBTOTAL			\$29,176,000
	G.C., O/H & P		15%	\$4,376,400
	Contingency		5%	\$1,677,620
	Escalation (mid-2018)		6%	\$2,113,801
	TOTAL			\$37,343,821
	Santana HS	U/G Parking	109	N/A
	Event Center	At-Grade Parking on deck	127	N/A
and Gym (2016)	Building	61,096	\$342	\$20,894,832
	SUBTOTAL			\$20,894,832
	Building only -	G.C., O/H & P	18%	\$3,761,070
	no parking	Contingency	5%	\$1,232,795
	in project	Escalation (mid-2018)	9%	\$2,329,983
	TOTAL			\$28,218,680
	Allowance for Parking (escalated)			\$9,854,335
	TOTAL			\$38,073,015
	Cumming	U/G Parking	109	\$45,000
	(cost	At-Grade Parking on deck	127	\$22,000
estimator)	Building	61,096	\$375	\$22,911,000
	SUBTOTAL			\$30,610,000
	G.C., O/H & P		18%	\$5,509,800
	Contingency		5%	\$1,805,990
	Escalation (mid-2018)		9%	\$3,413,321
	TOTAL			\$41,339,111
	WM2S	U/G Parking	55,100	\$140
	(cost	At-Grade Parking on deck	55,100	\$65
	estimator)	Lobby	2,700	\$500
	Building	58,396	\$350	\$20,438,600
	SUBTOTAL			\$33,084,100
	G.C., O/H & P		15%	\$4,962,615
	Contingency		5%	\$1,902,336
	Escalation (mid-2018)		6%	\$2,396,943
	TOTAL			\$42,345,994

Not Included: land purchase, site remediation

NOTES:

1. Basketball courts reduced from 8,400 sf to 7,000 sf each (=5,600 sf reduction)
2. Excess area deleted from Third Floor (@ Running Track)



City of Commerce Rec Building - CREA Site

December 19, 2016

Estimate Source	Building Portion	Area	Unit Cost	Cost
HED	Site Development - parking/landscape	191,185	\$15	\$2,867,775
	Site Development - fallow areas	50,000	\$5	\$250,000
Based on	Building	60,639	\$325	\$19,707,675
current market				
conditions)				
	SUBTOTAL			\$22,825,450
	G.C., O/H & P		15%	\$3,423,818
	Contingency		5%	\$1,312,463
	Escalation (mid-2018)		6%	\$1,653,704
	TOTAL			\$29,215,435

Not Included: land purchase, site remediation

NOTES:

1. Area of each Basketball court reduced from 8,400sf to 7,000sf (total reduction 5,600sf)

2. Further adjustments to the floor plans can reduce area by 2,770 sf

revised construction cost for project: \$28,063,160

EXISTING WAREHOUSE BUILDING WITHIN CITY LIMITS

The real estate firm of Kidder Mathews, specializes in large commercial warehouse properties, and was well referred by the Industrial Council of the City of Commerce. They were tasked with researching potential leases or purchases in an existing building to suit the needs of an indoor sports facility on temporary or permanent basis. They were given the parameters of the HED study, together with ceiling height, floor area, and approximate parking requirements. Based on a purchase time frame of 3rd quarter 2018, they set about looking and existing vacant building inventory and future possibilities.

Regrettably, they were not able to find any building to match the criteria of this study; however, they will continue to keep the City informed if any such building become available.

THE SPRUNG BUILDING

The Sprung building looks to be the most feasible option for new construction of an indoor sports facility. With rapid build times, extremely versatile interior spaces and energy-efficient structures, Sprung buildings provide innovative solutions for fitness and recreational sports centers. Sprung's building system is available immediately from inventory and has been used as a fitness center building in multiple applications around the country.

There are several benefits to the Sprung building system that lend itself to the needs of the City's indoor sports complex:

1. Exceptionally fast delivery and timely project completion. Most tensioned membrane structures are ready to deliver within 4 to 6 weeks after ordering.
2. Assuming good soil conditions, no foundation is required for structures up to 160 feet wide.
3. Little or no ground surface preparation is required.
4. The building can essentially be designed and delivered while the existing building is demolished.
5. Sprung Structures are engineered for permanence and designed to be relocated for multi-use applications.
6. Non-corroding aluminum substructure and durable, high-performance architectural membrane are built for longevity.

Considering the overall cost to benefit ratio, it is feasible to construct a Sprung Building on each of the proposed sites, assuming the costs of the land, demolition, and site remediation are also conducive. The following conceptual aerial photos are provided as a design exercise to illustrate concepts for each site.

VETERANS PARK SITE WITH “SPRUNG” INDOOR SPORTS FACILITY



NORTH ANNEX SITE WITH “SPRUNG” INDOOR SPORTS FACILITY



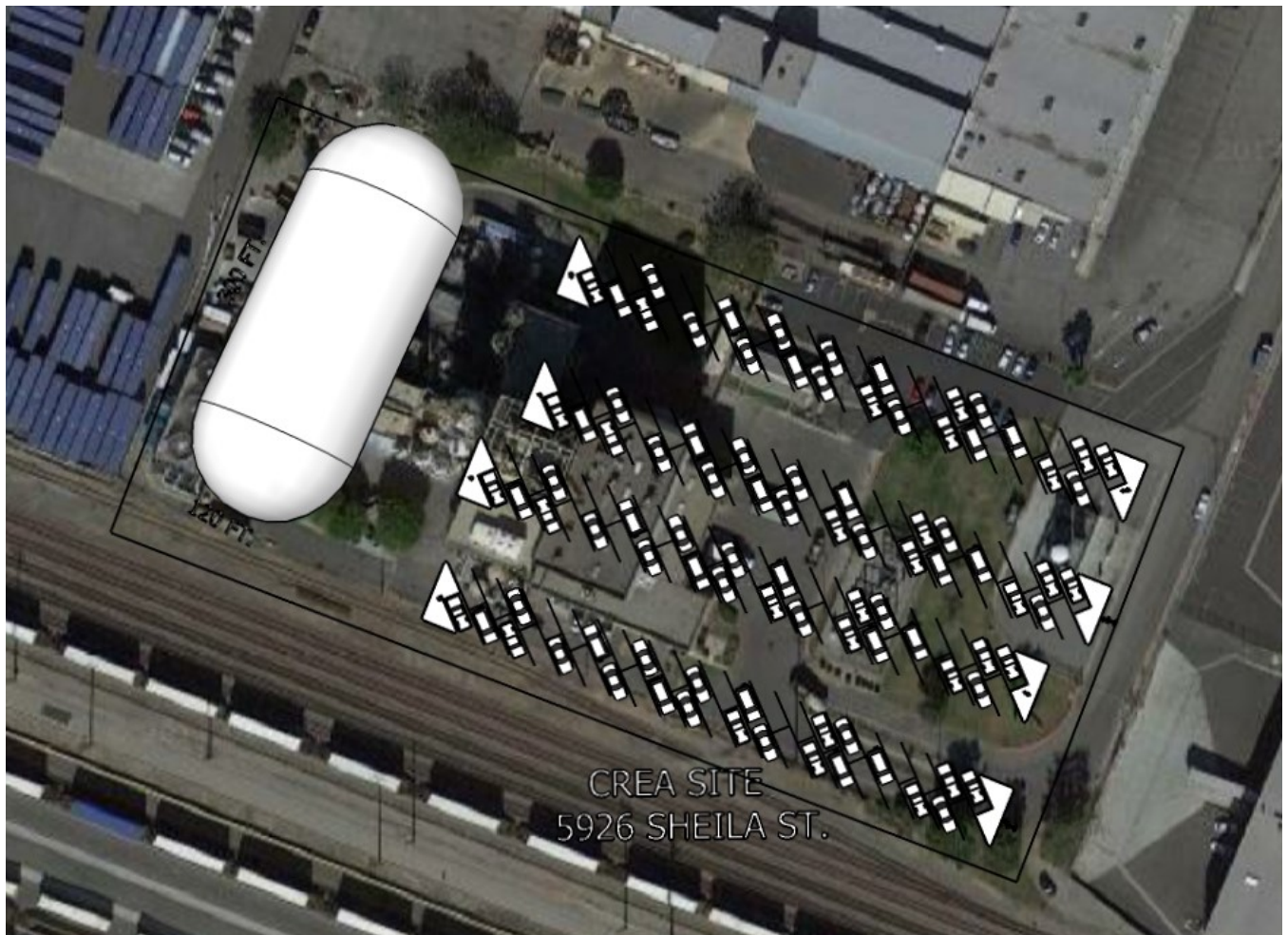
PROVISOR BUILDING SITE WITH “SPRUNG” INDOOR SPORTS FACILITY



JILLSONS STREET SITE WITH “SPRUNG” INDOOR SPORTS FACILITY



CREA SITE WITH “SPRUNG” INDOOR SPORTS FACILITY



The following material is provided from the manufacturer to illustrate design options which are closest to this project's needs.

SPRUNG BUILDING MATERIALS QUOTE



High Performance Building Solutions

April 18, 2017

Neville Pereira
Transtech Engineers, Inc.
13367 Benson Ave.
Chino, CA 91701

Telephone (818) 421-1911
Email neville.pereira@transtech.org

Dear Mr. Pereira,

We are pleased to submit the following quotation for a Sprung Structure to be located at your site in Commerce, California. Sprung is the inventor of the stressed membrane structure which has been patented worldwide. With over 130 years of experience, Sprung offers an innovative, cost effective building alternative which dramatically accelerates construction time lines while providing complete flexibility for the future.

STRUCTURE DESCRIPTION: SIGNATURE SERIES 120 feet wide by 300 feet long, measured by maximum width by maximum length including the following accessories:

- 1 - Class A Roof Assembly
- 1 - Transtech Engineers, Inc. Graphic Logo at Entrance
- 2 - Insulated Double Personnel Door(s) c/w Hood, High Traffic Panic, Closers & Top Lite (8'0"X7'0")
- 2 - Insulated Double Personnel Door(s) XL c/w Hood, High Traffic Panic, Closers & Top Lite (8'0"X7'0")
- 4 - Double Glass Door(s) c/w Hood, High Traffic Panic & Closers (8'0"X7'0") R2.0
- 6 - Penetration Kit(s) (HiTemp) for insulated structures (Medium) 3" to 6"
- 8 - LED Hood Light(s) 120-277, 50 or 60 Hz c/w Bracket and Photo Cell
- 10 - Penetration Kit(s) for insulated structures (Medium) 3" to 6"
- 10 - Penetration Kit(s) for insulated structures (Small) 1/4" to 4"
- 20 - Standard Framed Opening(s) for insulated structure - size 4' wide by 4' high and smaller
- 176 - Interior Suspension Eynut(s) Maximum Load 75 LBS
 - 9" (R-30) blanket of Johns Manville foil backed fiberglass insulation c/w white interior liner membrane
 - Conduit Holes Set as per diagram provided by Sprung
 - Engineered Stamped Drawings
 - Perimeter Flat Bar
 - Tedlar or Kynar opaque membrane

ARCHITECTURAL MEMBRANE: Tedlar® or Kynar coated opaque membrane, available in a wide range of colors, please contact local Sprung sales office.

AVAILABILITY: Normally from inventory.

**INTERIOR
HANGING
DETAILS:**

Sprung Instant Structures offers a large selection of brackets and hangers which can be utilized for the hanging of lighting, HVAC and any other items that may need to be suspended from the interior of the structure. The type and size in each case will depend on weight and proposed position. Please contact your Sprung representative for diagrams and further details.

ERECTION:

We will supply two Technical Consultants on site to provide information about structure assembly and erection and will supply hand tools for your use, at no charge. The Technical Consultants are not authorized to perform any other services. Customer is responsible for supervision of and safety compliance in structure location, assembly and erection.

Recommended equipment and manpower:

- a) Manlifts and scissorlifts
- b) Appropriate fall protection (body harness and life line).
- c) Electrical power to site.
- d) Estimated 28 workmen for approximately 40, 8 hour working days, approximately half of which should be manlift qualified.
- e) A supervisor with construction experience.

CRANE:

We request that you supply a crane with operator and rigger to assist in raising the free span aluminum beams during the erection sequence. It will be needed for approximately 36 hours.

HAND TOOLS:

Although specialized hand tools are supplied for your use at no charge, you are responsible for the tools while they are at your site and until picked up by Sprung following completion of the erection of the structure.

ANCHORAGE:

Concrete Footing. Base reactions will be provided when required.

PURCHASE PRICE	
STRUCTURE AND ACCESSORIES AS ABOVE: F.O.B. Salt Lake City, Utah, USA, sales and/or use taxes extra.	\$1,399,372.00
TERMS, O.A.C: 50% with order; balance upon delivery of the structure.	

ADDITIONAL CHARGES	
TECHNICAL CONSULTANT: Although the Technical Consultants are supplied, their travel, accommodation and meals will be charged to you at a fixed cost of	\$35,724.00
DELIVERY: At your request we can arrange, on your behalf, for delivery of this structure by commercial carrier to your site in Commerce, California. Customer is responsible to receive and unload freight in a timely manner.	\$14,210.00

**PERMITS,
LICENSES AND
TAXES:**

It will be your responsibility to obtain all permits, licenses and pay all applicable taxes. This structure is designed to meet 100 mph, Exposure C, 3 second gust as defined in ASCE-7-2005 and IBC-2009.

GUARANTEE:

To demonstrate our confidence in the quality and longevity of the Sprung Structure, our product comes with a 30 year pro-rata guarantee on the aluminum substructure and, depending on your architectural membrane selection, a 12, 15 or 20 year pro-rata guarantee all in accordance with the attached Guarantee Certificate.

NOTE:

This quotation is valid for 60 days.

Thank you for the opportunity to submit this quotation and we look forward to being of service to you in the future.

Yours very truly,
Terry Formentera
terry.f@sprung.com
Business Development Manager
SPRUNG INSTANT STRUCTURES, INC.
TF/ap
Quote #11837

Sprung Instant Structures

This Guarantee is presented to:

Transtech Engineers, Inc.

The architectural membrane and aluminum materials utilized in Sprung Structures have been selected for their proven strength, durability and longevity. To show our sincere confidence in our product, Sprung Instant Structures is pleased to issue the following guarantees.

ARCHITECTURAL MEMBRANE WITH TEDLAR PVF FILM or KYNAR COATING

All membranes used are water and mildew resistant, insect proof and flame retardant. These membranes withstand extreme climatic variations and contain ultra-violet inhibitors to reduce degradation by the sun's rays. Flame retardant status has been warranted by the membrane suppliers.

Sprung Instant Structures guarantees to supply new replacement membrane, on a pro-rata basis at the then current price, for all colors of Tedlar or Kynar coated membrane which deteriorate from any of the aforementioned factors within TWENTY (20) YEARS from the date of delivery of the structure(s).

EXTRUDED ALUMINUM SUBSTRUCTURE AND COMPONENTS

Aluminum used is professionally engineered and is of the highest quality and structural capability. Sprung Instant Structures guarantees to replace, on a pro-rata basis at the then current price, any aluminum which deteriorates from normal usage within THIRTY (30) years from the date of delivery of the structure(s).

The guarantee will not be valid if a Sprung technical consultant is not present during all erections and dismantling's of the structure during the guarantee period or if any payments associated with the structure(s) are not made on time.

April 18, 2017

PHIL SPRUNG - PRESIDENT

SPRUNG BUILDING CONSTRUCTION QUOTE



TIFFANY STRUCTURES BID PROPOSAL

Member of ISNetwork

April 18, 2017

City of Commerce

RE: Erection: Of a 120' x 300' Insulated Sprung Structure: City of Commerce, CA.

With over 300 completed Sprung Structures the staff at Tiffany Structures have vast knowledge and valuable experience in the erection of the Sprung Structure thus enabling us to save you time and money.

Project completion approx. 65 working days which includes:

- Erection of a 120' x 300' Insulated Sprung Structure: W/Class "A"
- Prevailing Wage
- All labor to erect Sprung Structure with the exception of change orders during the course of the project
- Equipment rental for the project
- Concrete with Minimal Grading
- Basic Electrical Lighting and Outlets; Emergency Back Up Lighting, Exit Signs; Power for HVAC; 600amp 3 phase with 200amp Sub
- HVAC 150 Tons
- Interior Build Out not to exceed 2000 Linear Feet
- Plumbing to (32) Openings
- Carpet Allowance to \$ 20,000.00
- Fire Sprinkler and Fire Alarm
- (3) 50' x 94' Wood Floor Basketball Courts w/ (6) T-Rex Collapsible Hoops
- Running Track around Courts
- Dumpster and Debris Removal

Exclusions:

The following exclusions can be bid at customer's request:

- Permits and Engineering and all associated fee's
- Spoils Removal: Any Hazmat Removal or Export of any type associated with contamination; Special Inspections; Concrete or Soils Testing; BMP's
- Asphalt Overlay
- Epoxy Rebar
- Power to structure
- Glazing wall (Refers to glass for glazing wall)

- Earth Anchors
- Water, sewer and septic to the structure
- Second Tier Walkway and or Track

TERMS:

TO BE DETERMINED:

Total \$ 4,780,780.00

- *Deposits are nonrefundable
- *After frame erected refers to center bays only for draw
- *Terms in this proposal supersede all others
- *Proposal must be signed and returned to Tiffany Structures

Delays due to other contractors or force majeure will be paid at an agreed upon sit rate of \$ 1,000 per hour or *\$ 8,000.00 per day, plus equipment costs.

*Once crew arrives on site, if there is a project delay due to no fault of our own, you will be billed sit rate in the amount of \$ 4,000.00 per day plus equipment costs until project can start.

Please ACH to: Raymond K. Tiffany; dba: Tiffany Structures
Bank of America Account #: 325018827879 Routing #: 121000358

Or overnight to:

Tiffany Structures
4802 View Drive
San Antonio, Texas

Note:

This price is based on all materials being on site at time of arrival on site.
Off load day does not count against schedule. All change orders must be signed before said work can be started and be paid upon completion of said change order
This is a Pre-Engineered Proposal. Pricing may change with Engineering
Pricing subject to change with Room and Equipment Availability

Change order causes:

Changes in Structure after proposal date
Undisclosed items as of date of proposal
Damage by other trades or delays
Obstructions at base plates or earth anchors will create a change order
This is not an all inclusive list

Thank you for the opportunity to bid on this project. If you have any questions, please don't hesitate to call. Thank you once again for your consideration

Best Regards,

Ray Tiffany
(619) 905-9684
Owner
raytiffany@tiffanysttructures.com

Jeff Harwood
(619) 905-9952
Project Manager
jeffharwood@tiffanysttructures.com

Signature

Signature

Date

Date

Acceptance of proposal - by responsible party. By signing below, I am confirming I have the authority to approve this proposal and any change orders requested. By signing below you agree to all terms listed above.

Name

Title

Signature

Date

This bid/proposal is the sole property of Tiffany Structures. Its confidentiality is vital to our ability to keep our prices competitive. Any other use without written consent is illegal and punishable by law. Also note that the sharing of this information between bidders is prohibited.

Tiffany Structures although a new company forming in 2011 we have experience that spans over 45 years. We are the most experienced in the business. The Owner, Ray Tiffany has been in construction over 47 years and has been working on Sprung Structures since 1992. Jeff Harwood, the Company's Project Coordinator has been in the construction field for over 45 years and a Sprung Erector for the last 14 years. Our staff has an average of five years' experience in this specialized field.

We have had the distinction of erecting a Sprung Structure over the Utah Olympic swimming pool, the Deep Water Horizon oil drill rig in New Orleans on the NASA base, Harvard Business School in Boston, as well as other high profile projects. With our vast knowledge and experience in this specialized field we can save you valuable time and money.

Below is a list of our completed projects

D.N.V Deep Water Horizon Oil Well New Orleans, LA at the NASA base for the US Coast Guard, aka British Petroleum (BP)

Fort Sam Houston, San Antonio TX. The SAMMC Project
 Camp Pendleton, Camp Del Mar Special Forces
 DHL Services O'Hara Airport
 LAX, Air Bus luggage Structure on the tarmac
 U S Army Scofield Barracks, Hawaii 54 Structures
 Castle Rock Community Recreation Center (over pool), Castle Rock, Colorado
 Target Logistics' 6 Structures 43,740 Square Feet, Turn Key

Gateway Company St Louis, MO
 Halliburton Corp. Dickinson ND
 Preston Park Elementary Roanoke, VA
 Alliance Church Alliance, TX
 Church of the Bibles Houston, TX
 Wilson Supply George West, TX
 Alamo College San Antonio, TX
 EG Source Orville, CA
 Running Creek Casino CA
 Red Dog Ice Carrion Creek, TX
 Stone Brae Golf Hayward, CA
 Harvard Business School, Boston, MA
 Round Hill Elementary, Roanoke, VA
 Elko Gold Mine, Elko, NV
 BHI; New Town ND
 Marathon Oil New Town, ND
 Craig Energy Williston, ND
 San Diego Veterans Homeless Shelter
 BMW Greely, SC
 Fort Hood Killeen Texas
 Nova Companies Louisiana Gym Dismantles
 Southwest Airlines, Dallas, TX
 Vestas Wind Technology, Brighton and
 Windsor, Colorado

Kern Olympic Pool UT
 Hasslet Christian Church
 Aqua Farms VA
 Kennecott Copper Mine, UT
 Probst Electric MT.
 Livermore VA. Hospital CA
 San Mateo Fire Dept. CA
 Puerto Rico re-skin
 Bell Auto Peoria, AZ
 KIA of Bedford, Ohio
 Hilton Double Tree, SD
 San Diego Zoo
 Cripple Creek Gold Mine, CO
 Aberdeen Proving Grounds
 Pauma Casino, San Diego, CA
 Marathon Oil, Dunn Center, ND
 San Diego Homeless Shelter
 Beaver Creek Energy, New Town, ND
 City of Thornton Colorado
 Gila Bend AZ Air Force Base
 Woods Valley Golf Course, San
 Diego, CA
 Living Exhibit, Palm Springs, CA

TIFFANY STRUCTURES

REFERENCES

Cartesian Aqua farms LLC
154 Bunker Hill Rd. South Mills, NC
Charles Verde cverdey@aol.com

- Take down, relocate and re-erect

Preston Park Elementary School
2314 Patterson Ave. SW,
Roanoke VA.
Stan Breakell 540-345-7309 Breakell-inc.com

- 24017 erect 80'x91'

Running Creek Casino
1020 highway 20 Upper Lake CA
Lanny Haas Kitchell Corp 520-275-9117 lhaas@kitchell.com

- Erect a 110'x 333'

EC Source
Orville, CA
Jared Watts 480-466-4096

- 80'x 90' take-down contact

Puerto Rico
Bill Alexander 281-782-4337

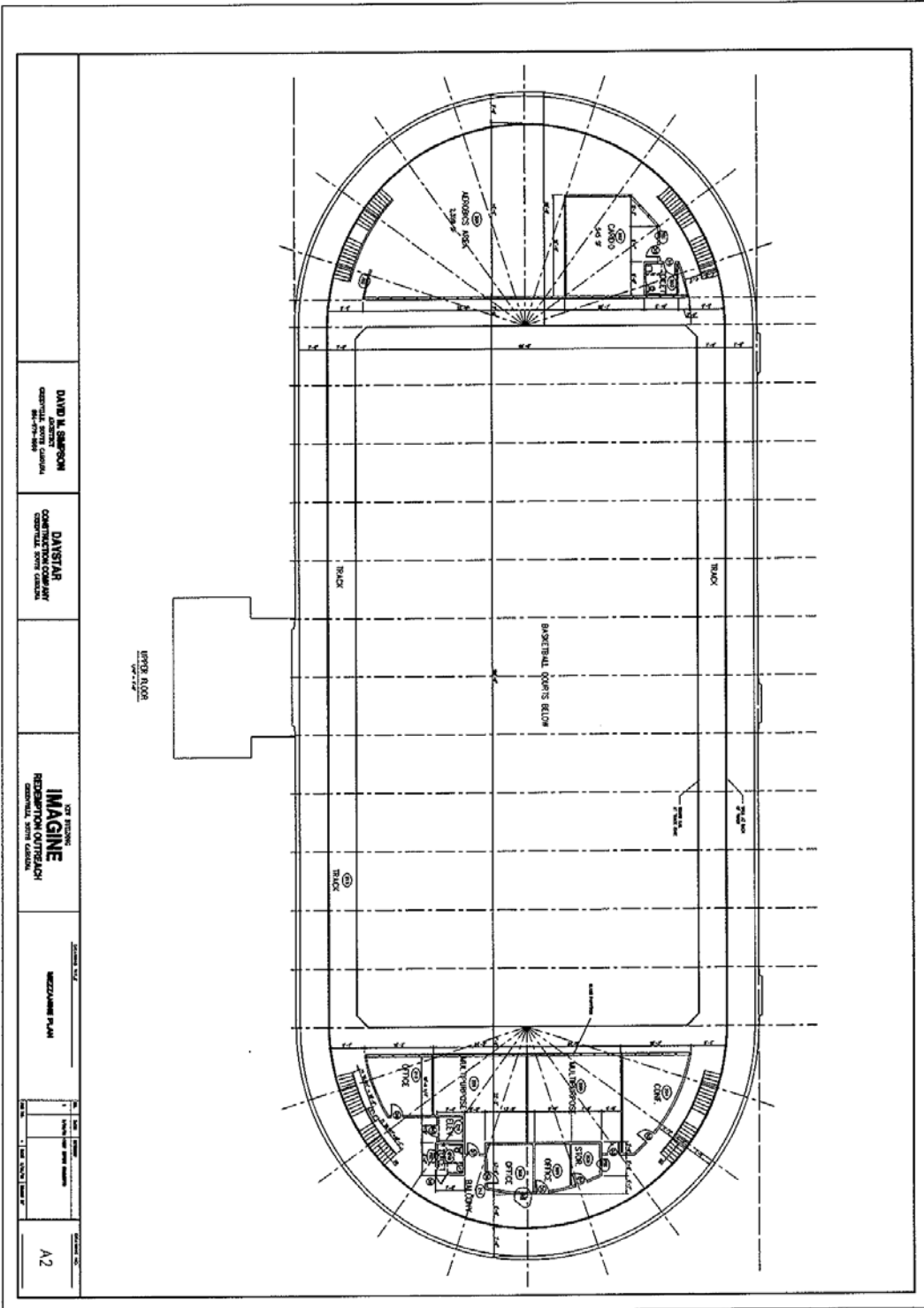
- Re-skin 50' x 100'

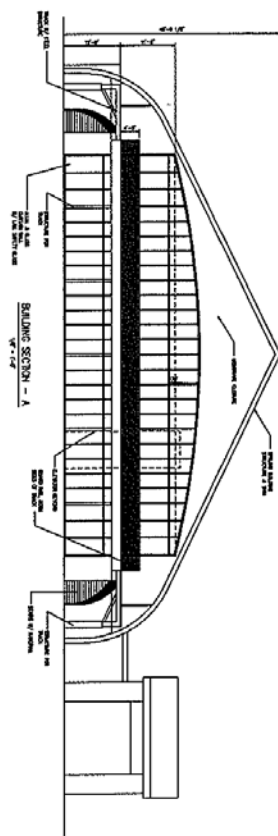
For a recommendation from Sprung Structures personnel, please call 713-782-6888

Best Regards,

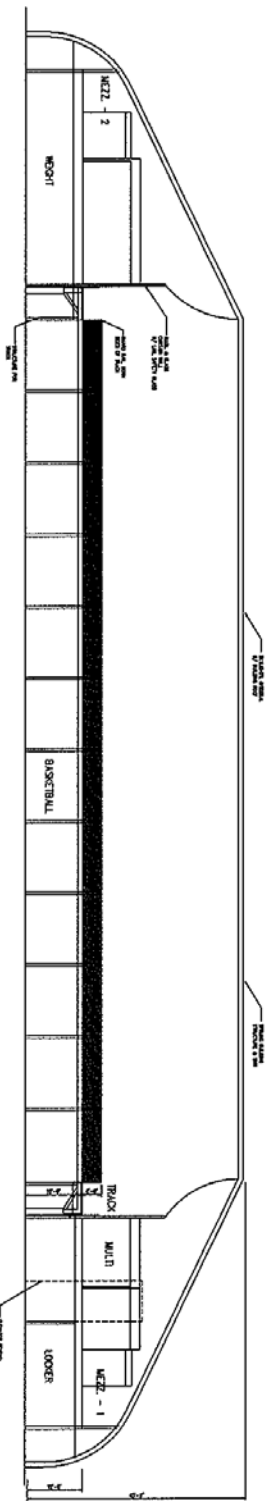
Ray Tiffany
Tiffany Structures
13162 Hwy 8 Bus.
El Cajon, CA 92021
P# 619-905-9684

Jeff Harwood
Tiffany Structures
4802 View Drive
San Antonio, Texas 78228
619-905-9952
210-455-3744





BUILDING SECTION - 1
1/2" = 1'-0"



BUILDING SECTION - E

DAVID M. SIMPSON AGENT CENTRAL, SOUTH CAROLINA 803-775-8848	DAYSTAR COMMUNICATIONS CENTRAL, NORTH CAROLINA	CREATIVE SERVICES IMAGINE PUBLICATIONS CENTRAL, NORTH CAROLINA	BUILDING SECTIONS	<table><tr><th colspan="2">Account #123</th><th colspan="2">Account 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SPRUNG BUILDING REDEMPTION WORLD EXAMPLE

SPRUNG INSTANT STRUCTURES®

innovation | versatility | reliability



Innovative Building Solutions

Engineered & Manufactured by Sprung Instant Structures



Redemption World

PROJECT DESCRIPTION:

Redemption World
Outreach Center
Greenville, SC

120' x 300' Imagine Center

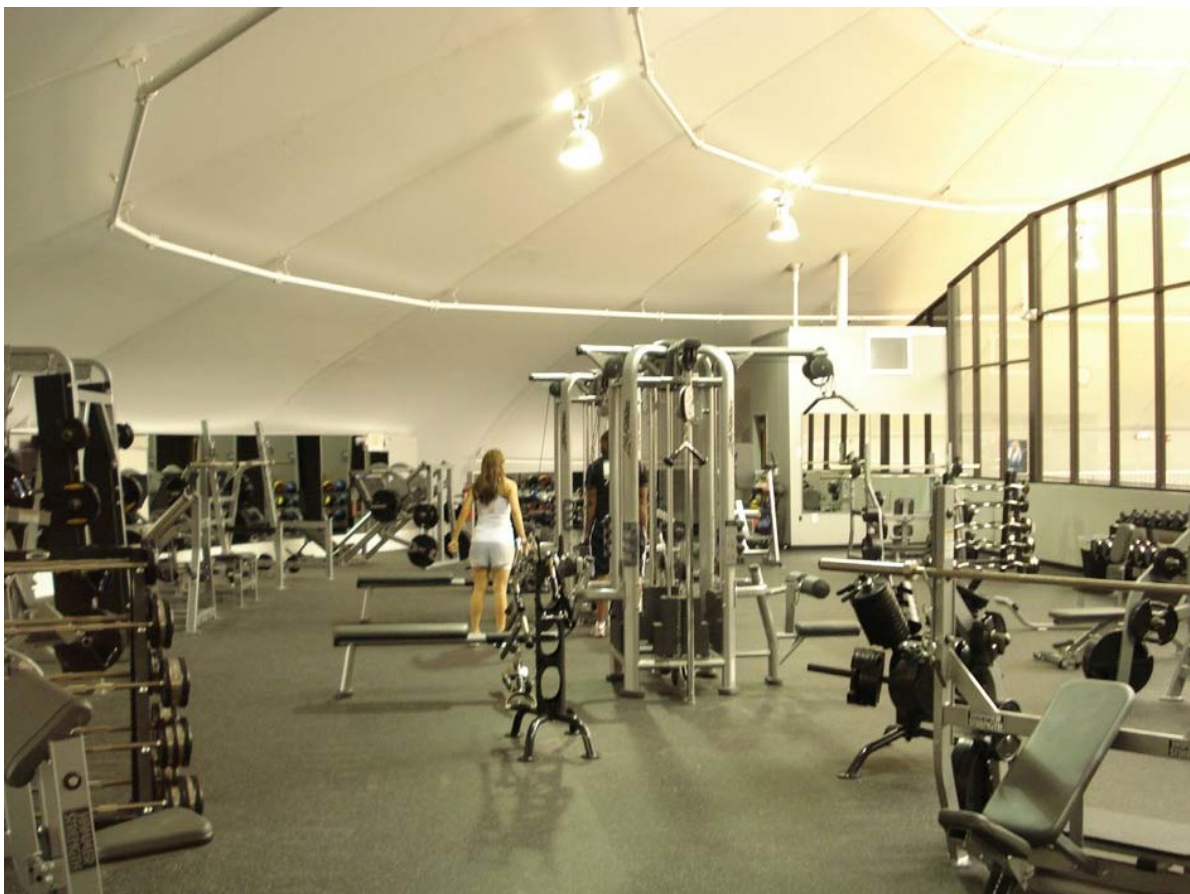
Over 48,000 square feet including the upper level Mezzanines and elevated Running Track

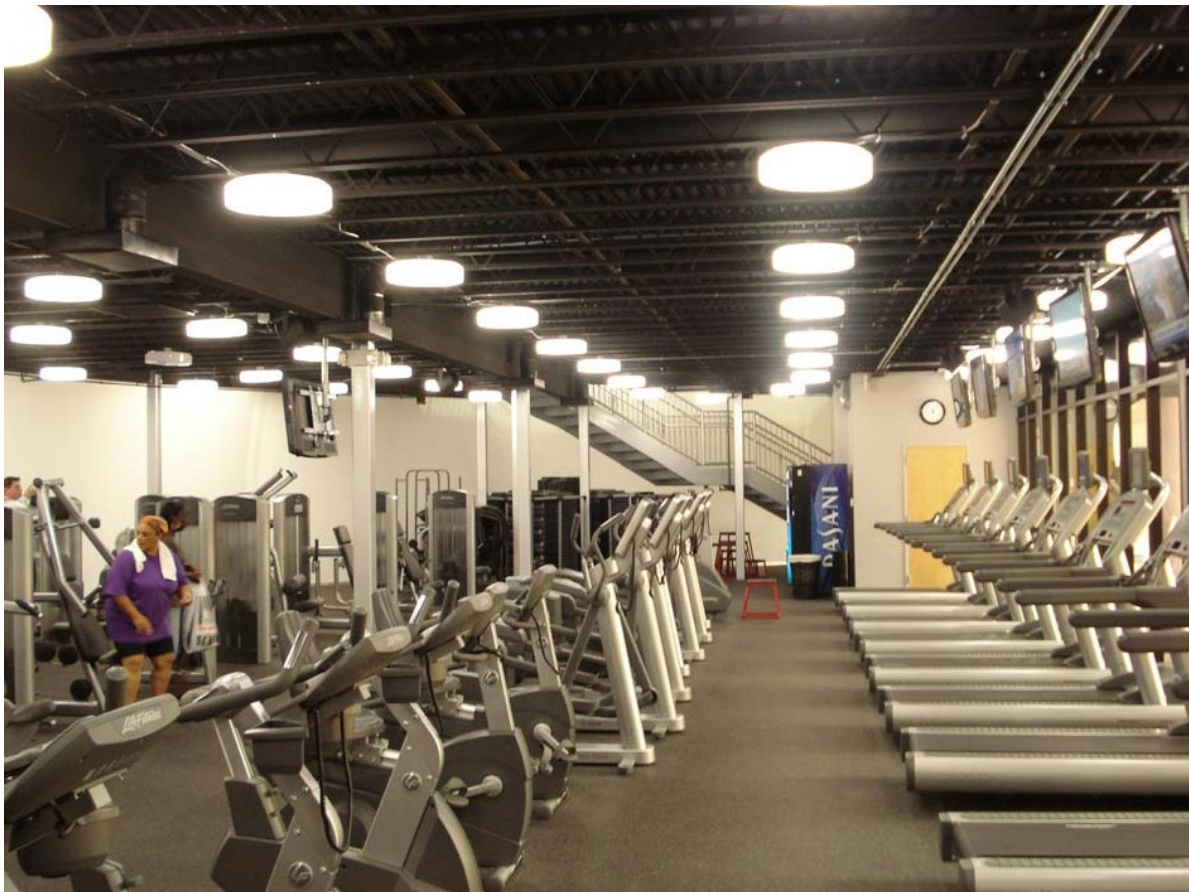
Inside the Structure is complete with:

- 3 full size hardwood floor basketball courts
- 2nd story extended walking/running track (1/5 mile long)
- Spinning Studios
- Freeweight areas
- Women's only area
- Full cardio theater with multiple flat panel monitors
- Fully-equipped, state of the art conference room, with A/V capabilities, wireless for corporate **member meetings, staff retreats and more!**







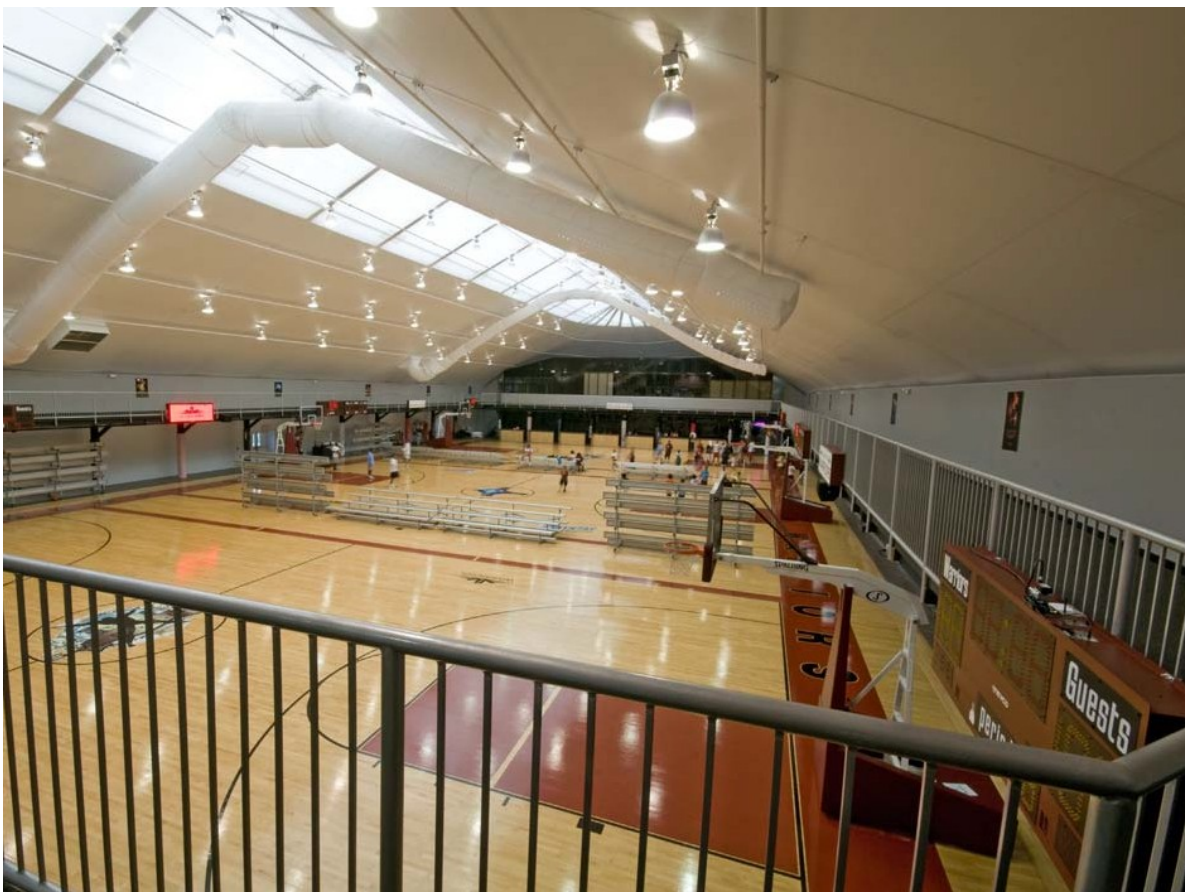
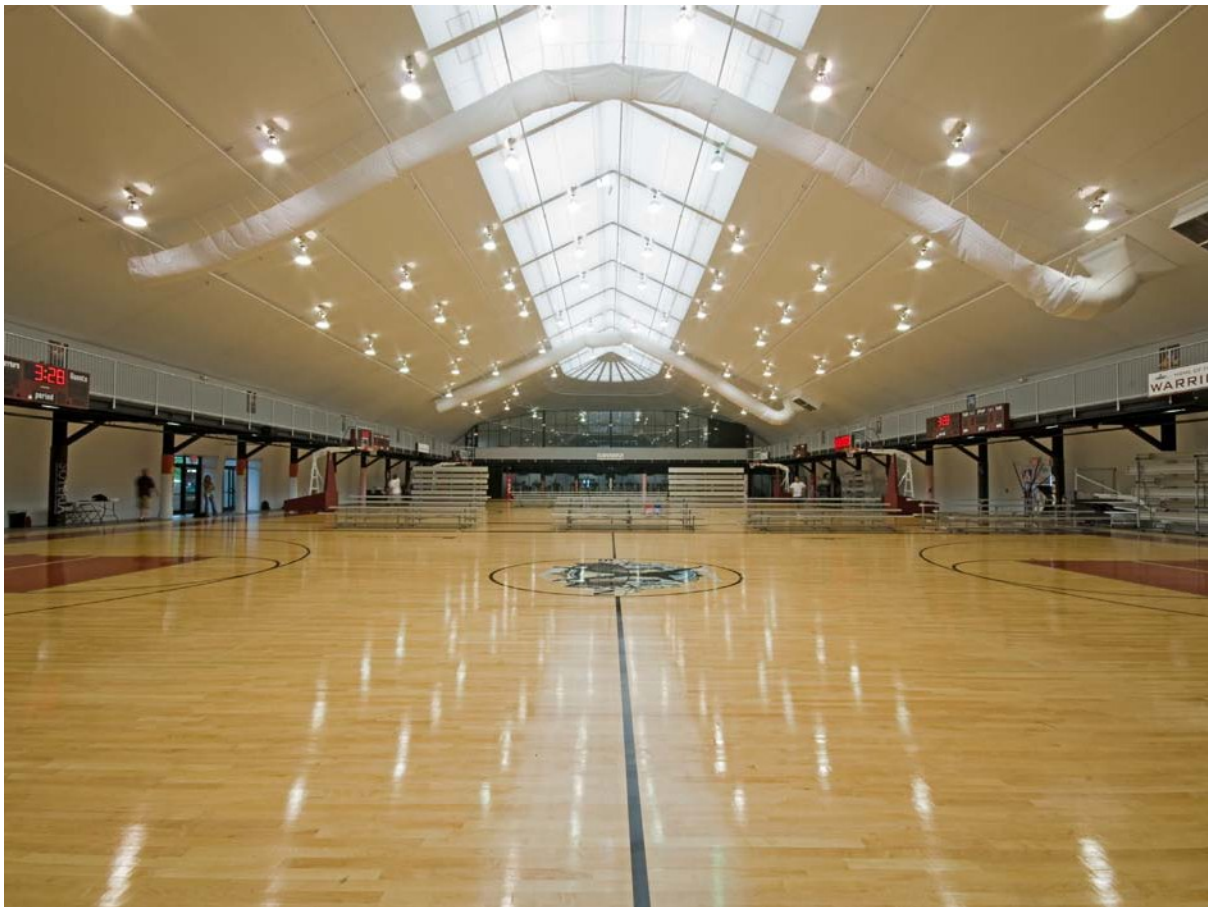














SPRUNG BUILDING MARTENSVILLE ATHLETIC PAVILLION



Sprung Structures

High Performance Fabric Building Solutions

Tensioned Membrane Structures. Available Immediately from Inventory.

Martensville Athletic Pavilion

City of Martensville, Saskatchewan



Martensville Sports Centre, SK
Construction Photo

Project Report:

140' wide x 290' long Sprung Structure The City of Martensville, Saskatchewan,

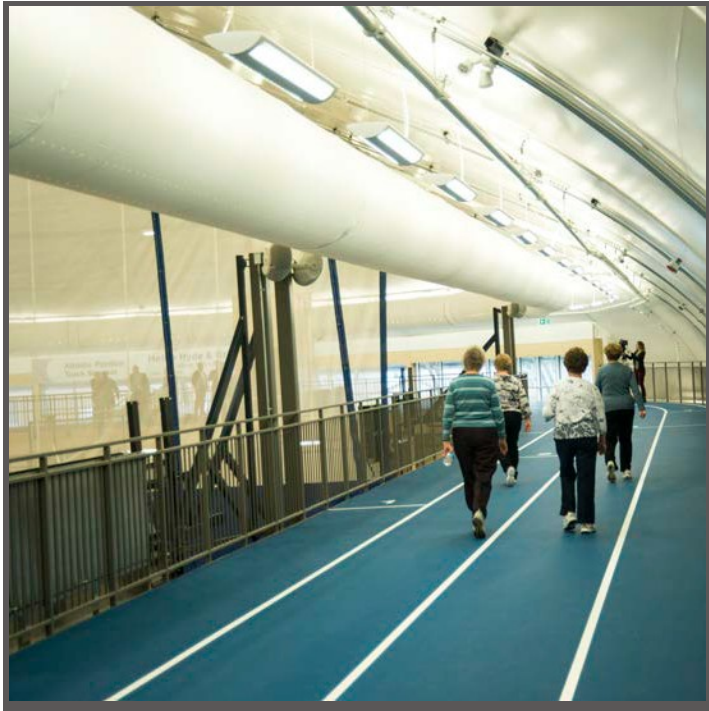
Canada, working in conjunction with the Saskatchewan Board of Education and the Prairie School Division looked to build a much needed athletic facility that could be utilized by both the city and local high school. The school could use the facility during the day and the community could use it both during the day and in the evening.

In the fall of 2013 construction started on the 140' wide x 290' long insulated Sprung structure, which was erected and enclosed quickly so that the interior of the building could be worked on while being protected from the outside elements.



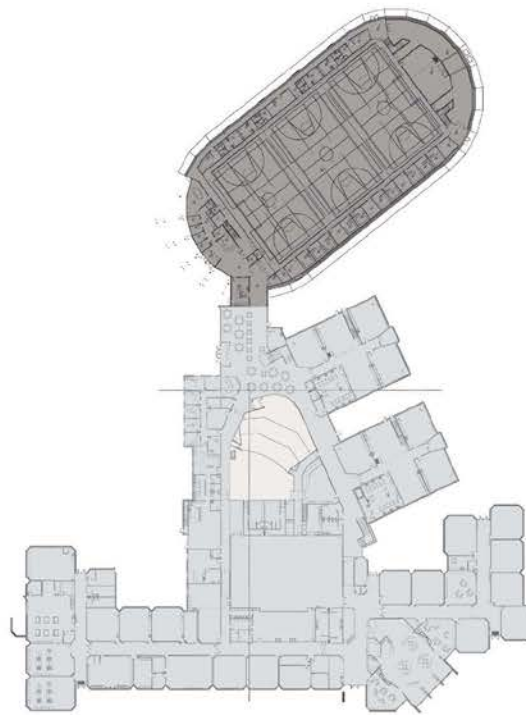
In the fall of 2014, the Martensville Athletic Pavilion (MAP) opened its doors to the high school and the community. The facility boasts 3 hardwood courts all of which can be separated with the 2 drop down curtains. The floors can be converted to a full or partial soccer field with the soccer flooring that can be added or removed in 3 hours. The MAP also has an elevated 200 meter curved running track, fitness area, dance and yoga studios, multi-purpose space, offices and concession stand. The Sprung structure exterior membrane includes custom translucent daylight panels which are strategically placed to add additional natural daylight over the playing surfaces. With the money saved not having to build a gymnasium inside the high school, the city was able to also build a 500 person theatre that is used for the high school during the day and the community in the evening.

On December 18th, 2014 the City of Martensville, the Saskatchewan Ministry of Education and the Prairie Spirit School Division held the grand opening of the Martensville Athletic Pavilion. The MAP, completed for less than \$10 million dollars, is a success for everyone involved.

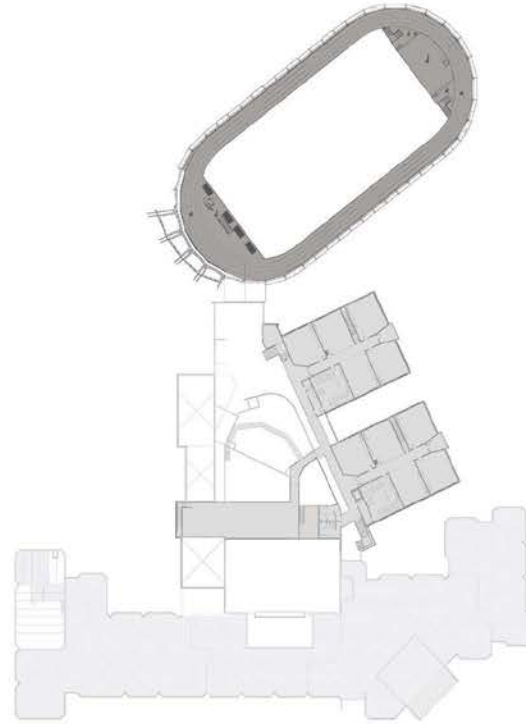


- 50,000 square feet of space
- 3 full-size basketball courts
- 3 full-size volleyball courts or six cross-courts
- 12 badminton courts
- 10 individual team rooms
- Multi-purpose rooms for martial arts and yoga, dance, etc
- 4-lane 200 meter running track (cleated footwear allowed)
- Fitness area with weights and cardio equipment
- Artificial turf is available to cover individual courts or the entire gym floor
- Reception area
- Concession





FIRST FLOOR PLAN / GYMNASIUM PLAN

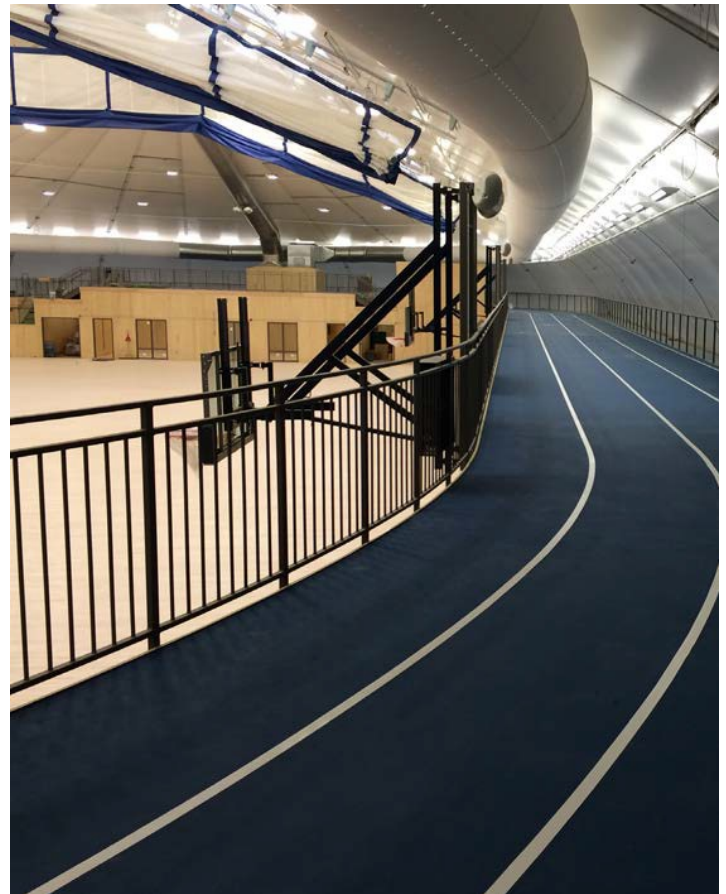


SECOND FLOOR PLAN / MEZZANINE PLAN

MARTENSVILLE MULTI-PURPOSE FACILITY

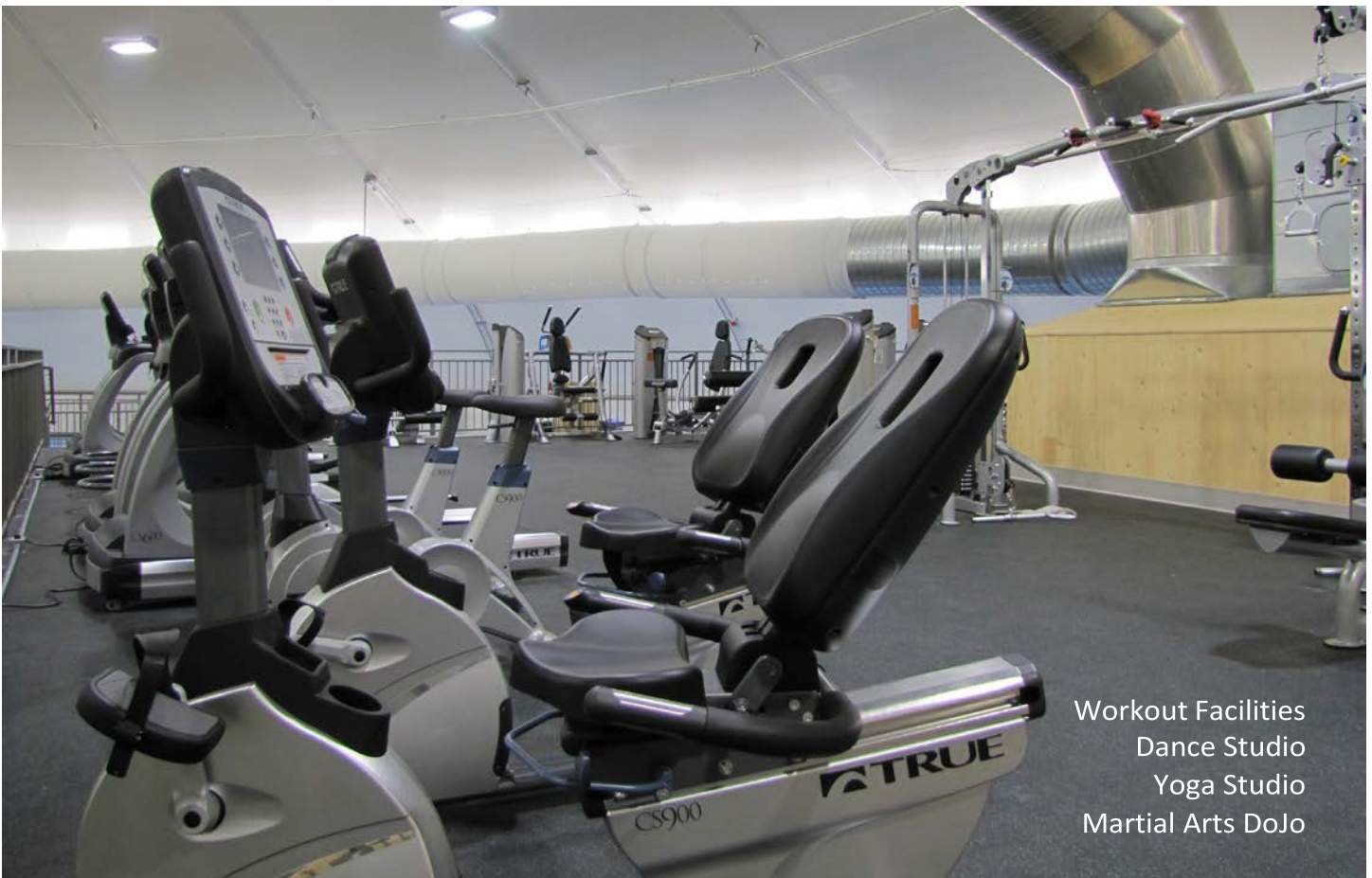








Corporate Sponsorship Opportunities



Workout Facilities
Dance Studio
Yoga Studio
Martial Arts DoJo

