



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council **Item No.** _____

FROM: Interim City Administrator

SUBJECT: Report on the Assessment of the Veterans Park Community Center and Alternatives for the Civic Center Indoor Sports Facility

MEETING DATE: May 16, 2017

RECOMMENDATION:

Receive and file report on the Assessment of the Veterans Park Community Center and Alternatives for the Civic Center Indoor Sports Facility.

BACKGROUND:

This report titled "*Assessment of the Veterans Park Community Center and Alternatives for a City Indoor Sports Facility for the Civic Center*" developed by *Transtech* (see Attachment) assesses and evaluates both the feasibility and costs associated in rehabilitating the Veterans Park Community Center building with respect to the following: (1) recent closure due to structural issues, and (2) the need to abate hazardous materials from the building and surrounding area. Moreover, alternate options were also evaluated that included 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 Veterans Park Community Center facility. Specifically, the following sites were evaluated for their suitability to host such a facility:

1. Veterans 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 South Eastern Avenue and Daniel Avenue
5. Commerce Refuse to Energy (CREA) at 5926 Sheila Street

In addition, the services of 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 Veterans Park vicinity. Unfortunately, no viable buildings were located as a result of this search.

The cost of a permanent replacement for a 300 foot by 120 foot “Sprung” building was added to the comparison at each site in order to comprise the list of possible options to provide a viable indoor sports facility. This type of structure was chosen for its relative ease in construction, 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 pre-date this report. Construction and remediation costs are provided and were derived from existing reports or consultants to the city. These estimates are provided solely as a basis for comparison.

ALTERNATIVES:

1. Approve staff recommendation
2. Disapprove staff recommendation
3. Provide further direction to staff

FISCAL IMPACT:

There is no fiscal impact at this time. The City Council will provide staff direction on the priorities and needs in response to this assessment and recommended CIP's to be included with the Fiscal Year 2017/18 budget.

RELATIONSHIP TO STRATEGIC GOALS:

This item relates to Council's 2016 Strategic Action Plan's:

Community Quality of Life

- Guiding Principle 4 to “support and evaluate community services, programs and events that promote healthy and quality lifestyles for our residents. Enhance public safety and social services through innovative programs that meet the needs of the residential and business communities.”

Infrastructure and Facilities

- Guiding Principle 1 to “establish routine and industry best practice maintenance guidelines to monitor the efficiency and operability of current below and above grade infrastructure and facilities.”
- Guiding Principle 2 to “develop and implement a sustainable Capital Improvement Program to ensure the quality of the existing infrastructure and to support future plans for the City.”
- Guiding Principle 4 to “develop and invest in infrastructure and beautification projects that support economic growth.”

Recommended by: Maryam Babaki, Director of Public Works & Development Services

Prepared by: Seung Yang, Deputy Director of Engineering Services

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Matthew Rodríguez, Interim City Administrator

ATTACHMENT:

Assessment of the Veterans Park Community Center and Alternatives for a City Indoor Sports Facility for the Civic Center developed by *Transtech*