

**CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: May 16, 2005
Reviewed by_____

Subject: Resolution #05-25 to approve an allocation of \$25,000 from Measure F funds for the costs associated with two reports; 1) A renovation re-use report and 2) A combined architectural and engineering report for the Albany Veterans Memorial Building.

Report By: Melinda Chinn, Recreation & Community Services Director

RECOMMENDATION

Approve Resolution #05-25 to approve the anticipated recommendation by the Albany Parks and Recreation Commission that the City Council allocate \$25,000 in Measure F funds to be used for costs associated with obtaining two reports: 1) A renovation re-use report and 2) A combined architectural and engineering analysis to determine the seismic, ADA, electrical, structural and code compliance upgrades necessary and associated costs to retrofit the Albany Veterans Memorial building for use as a community recreation center.

The Parks and Recreation Commission will be meeting on May 12, 2005, to discuss staff's suggestion that they make this recommendation to the Council for the allocation of these funds. Due to the timing of the Parks and Recreation Commission and the City Council meetings and agenda deadlines, it was necessary to prepare this staff report in advance of the Commission's meeting and possible recommendation. If the Commission does not move to make this recommendation, then staff will inform the Council of this at the May 16, 2005 meeting.

BACKGROUND

On October 18, 2004, the Albany City Council adopted the Parks, Recreation and Open Space Master Plan. The Master Plan identified the Albany Veterans Memorial Building as an existing facility that could meet the need for additional indoor recreational space. The City Council directed the staff and Commission to explore the feasibility and financial obligations resulting from obtaining this building from Alameda County for use as a recreation center.

Staff has spent the past few months identifying the potential recreational and community uses of the building as well as costs that will be necessary to operate the building if acquired from Alameda County. (See attached status report)

DISCUSSION/ANALYSIS

The architectural and engineering analysis will provide a better understanding of the physical condition of the building and the estimated costs to provide the necessary repairs to make the building habitable and for the additional upgrades that might be necessary to make the building more useable. This is especially important in light of the need to identify costs in advance of a potential upcoming ballot measure to fund the ownership, rehabilitation, and use of the Veterans Building.

In 1991 Don Dommer Associates completed a similar study when the City was considering modifying the building for use as a childcare center. At that time it was decided instead to build a separate building for the city's childcare program. The 1991 report will be the foundation for the new report that will be obtained.

Prior to any future negotiations with Alameda County for the possible transfer of ownership of the building, it is absolutely necessary to have a thorough understanding of the building's current condition. An architectural and engineering report will provide the City with that information.

FINANCIAL IMPACT

The \$25,000 for this report will be allocated from the Measure F reserve of \$1.2 million that has been set aside for parks and recreation projects.

Attachments

1. Resolution #05-25
2. May 12, 2005 Commission staff report
3. Albany Veterans Building status report