



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 15, 2008

SUBJECT: Armory Demolition for location of new
water tank.

Report in Brief

At the April 29, 2008 City Council Workshop on the City Water System, the location of the proposed water tank was discussed with City Council. The original proposed location in the Armory parking lot would impact the ball field for several months. The City Council in their discussion indicated that they would prefer a solution that would not impact the baseball fields. Staff indicated that by locating the tank at the location of the Armory the impacts to the ball fields would not be necessary for construction of the new tank. Tank construction is expected to begin in October of 2008. Staff has determined that the demolition is exempt from CEQA but will confirm with consultants on Historical Resources and Environmental Clearance before proceeding with the planned demolition.

Staff recommends that the City Council approve the demolition of the Armory building and allow the City Manager to approve the demolition contract in August during the Council Recess not to exceed \$75,000 as described herein.

Background

When the City chose not to renew the lease for the Armory Building with the California National Guard the original intent was to use the building for Parks and Recreation activities. Further investigation revealed that it would be very expensive to rehabilitate the site for use by children due to the presence of lead paint and potential presence of asbestos. In addition the new Community Senior Center provides the resources originally envisioned for this site.

Before the Council Workshop, staff had met with the Parks Commission, Planning Commission, and residents of the neighborhood at a public meeting at the Armory Site. Both Tank locations have been reviewed with these groups and they were satisfied with either location. All groups recognize that the demolition of the Armory building would minimize the construction impact the baseball field.

During the water system workshop with City Council, the proposed replacement water tank was discussed with staff. The impact of construction on the baseball field was discussed and Council members asked how the impact from construction could be minimized. It was obvious to both Council and staff that locating the new tank at the Armory Building site would solve the problem. However initial investigations prior to the tank proposal had indicated that demolition of the building would be in excess of \$200,000. Further investigation revealed that a favorable construction climate would allow timely removal at a very reasonable cost of somewhere around \$60,000 to \$75,000. This would solve two problems: the needed demolition of the Armory building and locating the new tank in a location that does not impact the baseball fields and makes the tank easier to construct due to distance from the ball fields.

Since the Council Water Workshop, staff has initiated the process for demolition of the Armory Building by having the site evaluated by a lead and asbestos remediation contractor and having the building evaluated as a historic resource. Initial indications are that the lead and asbestos requirements for demolition are minimal and the building is not considered a historic resource. Based on these conclusions, staff is beginning to develop a demolition contract for either a formal or informal bid process depending on the expected bid price.

Discussion

Demolition of the Armory Building will have many long term benefits for the City of Woodland. Demolition facilitates construction of the new tank by giving the contractor a wider construction area not constrained by the ball fields and its associated grass, fencing, and irrigation system. The present building offers an attractive nuisance and maintenance requirement for the City staff. The Parks & Recreation Department plans to construct a new parking facility on the Armory site and the demolition will free the site up for additional parking sooner than anticipated. The City is able to take advantage of the favorable construction climate and take the opportunity to demolish the building inline with the long term plans for the site.

If the City Council approves the recommended action, staff will continue to proceed with seeking financial participation from the State of California based on the Amory Building Lease Agreement. This effort will continue to involve discussions with California legislative officials and the National Guard.

Fiscal Impact

The cost of this project will be born by either the Water Enterprise Funds already allocated for the tank project, or potential reimbursement from the California National Guard.

Public Contact

Posting of the City Council agenda. On May 8, 2008 a neighborhood meeting was held at the parking lot south of the Armory that discussed the water tank replacement project.

Commission Recommendation

This location has been reviewed with the Parks Commission and the Planning Commission and both groups have given their concurrence for this location.

Council Committee Recommendation

The Infrastructure Committee has reviewed the location and concurs with staff.

Recommendation for Action

Staff recommends that the City Council approve the demolition of the Armory building and allow the City Manager to approve the demolition contract in August during the Council Recess not to exceed \$75,000 as described herein.

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