

**PLEASANT VALLEY RECREATION & PARK DISTRICT
1605 EAST BURNLEY STREET, CAMARILLO, CONFERENCE ROOM**

**LIAISON COMMITTEE
AGENDA**

**THURSDAY, MAY 23, 2019
10:00 AM**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES OF THE APRIL 11, 2019 MEETING**
- 4. PUBLIC COMMENTS**
- 5. REVIEW STRUCTURAL REPORT**
- 6. REVIEW OF BUILDING PROGRAM**
- 7. REVIEW COMMON THEMES FROM COMMUNITY WORKSHOP**
- 8. PRESENTATION OF DESIGN OPTIONS**
- 9. NEXT STEPS**
- 10. ORAL COMMUNICATIONS**
- 11. ADJOURNMENT**

Note: Written materials related to these agenda items are available for public inspection in the Office of the Clerk of the Board located at 1605 E. Burnley Street, Camarillo during regular business hours beginning the day preceding the Committee meeting.

Announcement: Should you need special assistance (i.e. a disability-related modification or accommodations) to participate in the Committee meeting or other District activities (including receipt of an agenda in an appropriate alternative format), as outlined in the Americans With Disabilities Act, or require further information, please contact the General Manager at 482-1996, extension 114. Please notify us 48 hours in advance to provide sufficient time to make a disability-related modification or reasonable accommodation.

**PLEASANT VALLEY RECREATION & PARK DISTRICT
MINUTES LIAISON COMMITTEE
Tuesday, April 11, 2019**

1. CALL TO ORDER

The Liaison Committee was called to order at 8:04 AM by Director Mishler.

Committee Members Present: Director Neal Dixon and Director Mike Mishler

Staff Present: General Manager Mary Otten, Administrative Human Resources Specialist Kathryn Drewry, Analyst Megan Hamlin, Recreation Services Manager Eric Storrie, and Administrative Analyst Anthony Miller.

City Representatives Present: City Councilmember Charlette Craven, City Councilmember Tony Trembley, City Manager Dave Norman, Director of Community Development Joe Vacca, Assistant City Manager Tully Clifford.

LPA Representatives Present (Teleconference): Jeff Schaub, Arash Izadi, John Courtney

2. APPROVAL OF AGENDA

Director Neal Dixon motioned to approve the agenda which was seconded by Director Mike Mishler.

3. APPROVAL OF MINUTES OF THE MARCH 26, 2019 MEETING

Councilmember Tony Trembley motioned to approve the agenda which was seconded by Councilwoman Charlotte Craven.

4. PUBLIC COMMENTS

Public present: None

Public Comment: *None*

5. CONCEPTUAL PLAN 2 SPACE DIAGRAM

LPA staff lead Liaison Committee with a discussion introducing a preview of the model LPA will be working with, the site analysis from GreenPlay, and what will be needed to gear up for the upcoming community workshops.

Goals set by LPA for the meeting

a. Program Validation

A. LPA displayed a snapshot of square footage and usage and added an electrical/mechanical support square footage of 5200 sq. ft.

6. CONCEPTUAL SQUARE FOOTAGE

Conceptual plan shown from the GreenPlay bubble diagram. LPA wanted to confirm the programming relationships used in that model

A. Conceptual Program Considerations

1. Diagram shown illustrated the relationship of rooms/areas with a "control vs free zone."
2. Questions and discussion about the programming space included: what kind of purpose the lounge/lobby spaces were

going to serve, how much equipment space/storage was going to be needed as a part of those staffed lounge areas, if showers were needed, the climate and how that changes the required spaces for lockers/cubbies, gym sideline space and multi-use programing, how multi-use the rooms will actually be (particularly the game room), a room with a heavier emphasis on IT, whether or not a full kitchen is necessary for the facility.

3. John to take the input from the questions and discussion and update the chart for the committee for the next meeting.

7. ORAL COMMUNICATIONS

No oral communitarians

8. ADJOURNMENT

Meeting was adjourned at 9:06 AM

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May 20, 2019

Mary Otten
PLEASANT VALLEY RECREATION & PARK DISTRICT
1605 E. Burnley Street
Camarillo, CA 93010

Re: **Structural Seismic Evaluation Report**
LPA Project No. 19060.10

Dear Ms. Otten:

The purpose of this report is to provide a structural evaluation of the existing buildings and to provide a preliminary inventory of structural concerns and recommendations. The evaluation is based upon a visual tour of the buildings, review of record drawings and Tier 1 checklist according to ASCE 41-13 Seismic Evaluation and Retrofit of Existing Building. In some location, ceiling tiles or covering removed to expose the structural elements in a non-destructive manner. No destructive testing was performed at the site during the visit. Evaluation of other items such as items related to architectural, civil, mechanical, electrical and geotechnical aspects of the building is not part of the scope of this report.

On April 30, 2019, we visited the site located at 1605 E. Burnley Street, Camarillo, CA.
The following documents are available for review.

1. Camarillo Community Center by James Ticer Associates Architects dated April 15, 1968. Sheets A-1 thru A-30.
2. Pleasant Valley Recreation and Parks Administration Building by Ventura Group Architects dated August 18, 1989. Sheets G1, A1 thru A10, S1 thru S4, M1 thru M2, P1 thru P3, E1 thru E3 and L1 thru L3.

Structural drawings are not available in most of the building, the structural information is deduced from architectural drawings and site observation. Due to the lack of record structural drawings, the ASCE 41-13 Tier 1 checklists have many items listed as unknown. Some structural elements are analyzed using ASCE 41-13 Tier 2 approach to determine structural performance and establish recommendations.

Building Description

Constructed circa 1968, the Recreation center comprises of 3 buildings: Community Hall, Senior Center and Administration Building. Circa 1989, the Administration building is expanded by wedging a new building between 2 existing building built in 1968.

Community Hall

The Community Hall building is a 1-story T-shape building with auditorium and meeting room/kitchen wing. The meeting room/kitchen wing ties into the center of the west wall of the auditorium building. The auditorium building includes stage and mezzanine that house sound and lighting control room. The building footprint is approximately 16640square feet with 80 feet by 160 feet auditorium wing and 32 feet by 120 feet meeting room spaces. The theater wing has a structure height of approximately 21 feet while the meeting room wind, the structure height is only 10 feet.

The roof structure is constructed of 2x10 rafters spanning between glue laminate wood (glulam) girders space 16 feet apart. These glulam girders span approximately 80 feet and cantilever 5 feet each ends from the supporting concrete columns. Glulam beams span between the girders at column supports along perimeter of the auditorium building. Mezzanine floor is constructed of wood framing members.



8" nominal thickness concrete masonry block walls located at all 4 corners of the building provided lateral / earthquake load resistance of the building. These walls connected to concrete pilasters along the perimeter of the building. Foundation information is unknown and assumed to be shallow pad footing at pilasters and continuous footing below masonry shear walls.

For the meeting room / kitchen wing, same wood framing and concrete masonry block walls made up the structural system for the meeting room / kitchen wing. Roof rafters span 20 feet between Glulam girders which are 16 feet apart. Glulam beams along perimeter of the building and supported at masonry pilasters. Concrete masonry walls infilled between masonry pilasters below the glulam beams. Footing information is unknown.

Administration Building

Administration Building is constructed circa 1989 sandwiched in between 2 activity buildings constructed at the same time as the Community Hall buildings circa 1968. The footprint of the Administration building is approximately 40 feet by 89 feet and the two activity buildings are approximately 32 feet by 48 feet each.

Roof framing consisted of open web truss-joists at 32" o.c. spanning 40 feet each end of the building. Concrete masonry walls support the roof joists and provide lateral support to the structure. Continuous footing supports the concrete masonry walls.

The two activity buildings were constructed the same way as the meeting / kitchen wing of the abovementioned Community Hall building.

Senior Center

The Senior Center is a 1-story building approximately 114 feet by 48 feet. The west half of the building is constructed circa 1968 whereas the east half is added at an unknown time. No record drawings are available for the east half, however, the construction is identical to the west half approximately 48 feet by 48 feet each with a . The roof of each halves are centered with approximately 15 feet by 15 feet light well that top with skylight approximately 20 feet above ground. Roof framing consists of 2x rafters sloped from approximately 10 feet to the top of the skylight light well. Glulam girders span 48 feet at 16 feet on center supports the roof as well as the light well structure. Like the Community Hall meeting / kitchen wing, glulam girders are supported by concrete masonry pilasters and concrete masonry shear walls provide lateral resistance. Glulam beams rest on top of the masonry walls and pilasters. Foundation information is unknown and assumed to be continuous footing below masonry shear walls.

Findings and Recommendations

Due to the lack of record structural drawings, the ASCE 41-13 Tier 1 checklist has many items listed as unknown. Some structural elements are analyzed using ASCE 41-13 Tier 2 approach to determine structural performance and establish recommendations. The followings are the noted deficiency and recommendation of the buildings,

Community Hall

1. There are enough shear walls to resist in-plane seismic load based on "Life Safety" (LS) design goal. More shear wall requires for "Immediate Occupant" (IO) design goal. For auditorium of this type, the design goal is somewhere between LS & IO, further analysis is required to determine shear wall adequacy.
2. Top of concrete masonry wall lacks connection to glulam beam for in-plane shear transfer. Shear transfer plates and attachments are recommended. See attached sketches.
3. The auditorium building lack adequate collector to deliver seismic forces to the masonry walls. New continuous collector recommended. See attached sketches.
4. The 8" cmu walls span horizontally between concrete columns at 16 feet on center. Further analysis and investigation required to determine adequacy.



5. Due to lack of structural drawing, concrete columns may not have enough capacity to resist the out of plane loads. Recommend adding kickers to reduce the column unbraced height. See attached sketches. If larger capacity is required, carbon fiber reinforcement may be added to face of columns.
6. Glulam beam to concrete column connections may not have adequate capacity to transfer in plane shear nor anchor out of plane loads. Same recommendation as item 5 above.
7. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.

Administration and Activity buildings

8. There are enough shear walls to resist in-plane seismic load for all 3 buildings.
9. For the older activity buildings, glulam beams connection may not have adequate capacity to transfer in-plane shear forces as well as out-of-plane anchorage forces to the concrete masonry wall below. Recommend adding 2 shear transfer steel plates connecting glulam beam to masonry wall between adjacent pilasters. Alternately, provide exploration destructive or non-destructive to determine existing connection assembly to justify adequacy.
10. Vertical cracks are found at all the exterior trellis support concrete masonry pilasters along the exterior walkway around the administration building. These cracks are not detrimental to integrity of the structural system, optional to fill cracks.
11. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.

Senior Center

12. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.
13. glulam beams connection may not have adequate capacity to transfer in-plane shear forces to concrete masonry shear wall below. Recommend adding 2 shear transfer steel plates connecting glulam beam to masonry wall between adjacent pilasters. Alternately, provide exploration destructive or non-destructive to determine existing connection assembly to justify adequacy.
14. Perimeter CMU wall cantilever 8' from ground for out-of-plane support. Further exploration and analysis of the rebar in the wall and footing size to determine adequacy of the structure.
15. Wood stud wall with plywood sheathing extended above glulam beams to transfer loads from roof diaphragm appears to be adequately installed.

In general, the buildings are in overall good conditions with deficiency stated above.

Sincerely,

LPA, Inc.

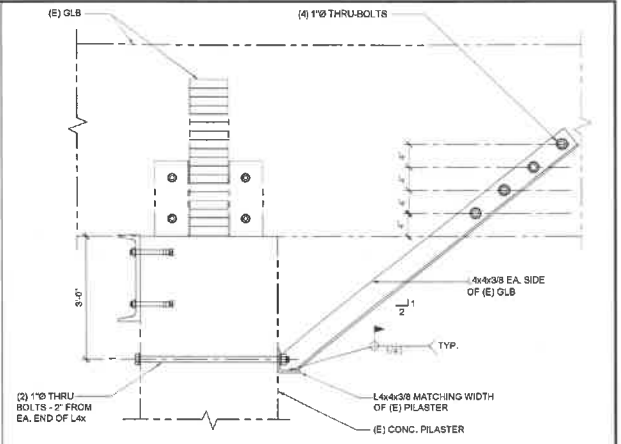
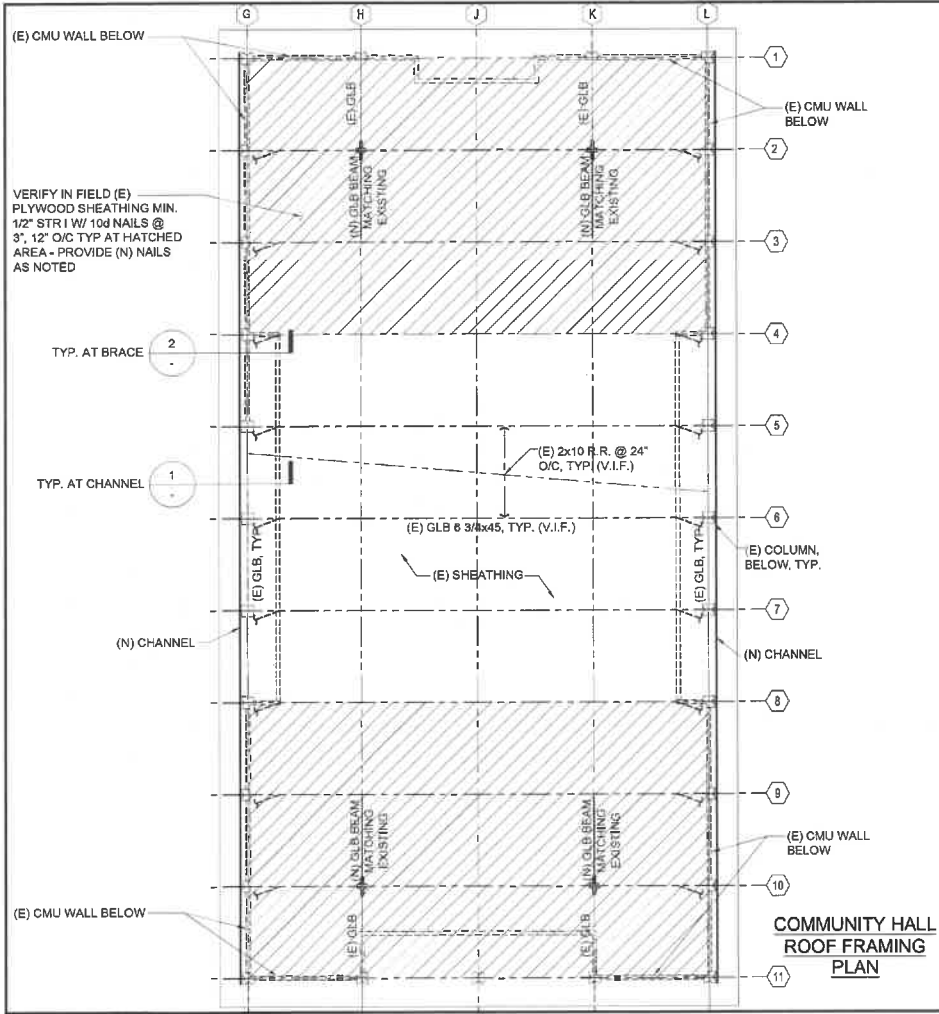
Daniel Wang, S.E.
Associate, Director for Structural



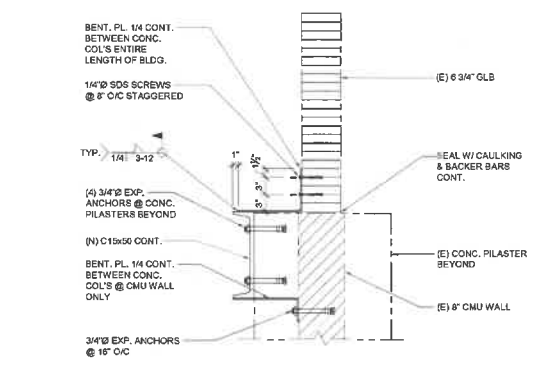
cc:

Jeremy Hart, AIA

Attachments



BRACING AT (E) WALL



CHANNEL TO (E) WALL

Senior and Community Recreation Facility

Conceptual Plans: May 23, 2019



LPA

Agenda

- Review Structural Assessment
- Review of Building Program
- Review of Common Themes from the Community Workshop
- Presentation of Design Options

Goal for today: Narrow design options to 4 or less



Structural Assessment

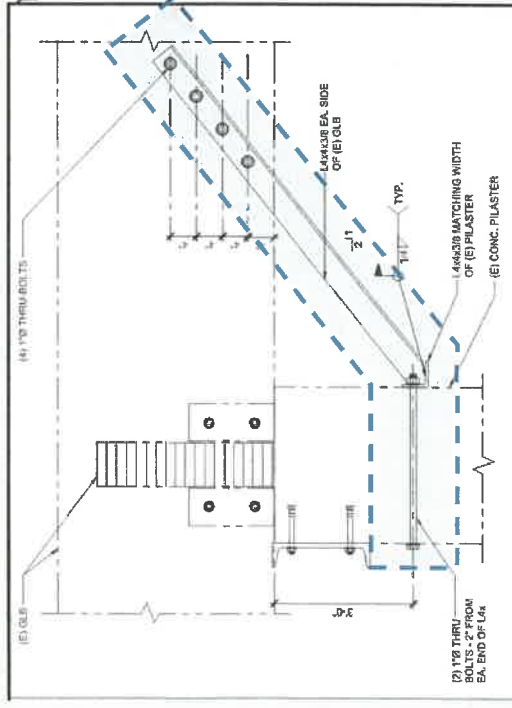
Structural Assessment

Objective

1. Life Safety Design
1.5 Occupant Load Greater than 300
2. Immediate Occupancy

Auditorium

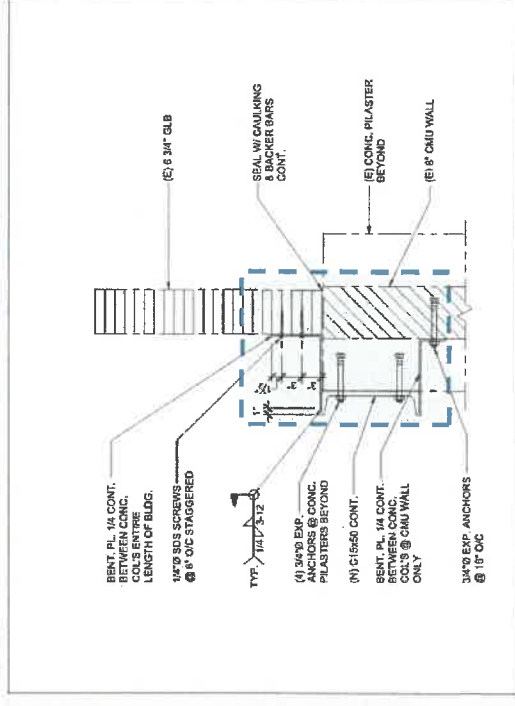
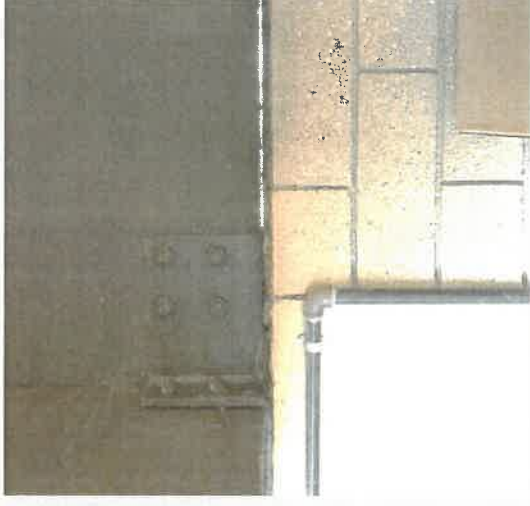
1. Further analysis/exploration required to determine shear wall adequacy
 - Upgrade of seismic risk category - a code change (25% more resistance)
2. Top of CMU walls not connected to glulam



Structural Assessment

Auditorium (continued)

3. Lack of seismic transfer points to CMU
 - Continuous connection recommended
4. Further analysis required to determine CMU infill wall of plane resistance adequacy
5. Columns may require additional bracing
 - Kickers to reduce unbraced height
 - Carbon fiber reinforcement
6. Glulam may require additional bracing
7. Termite damage at glulam
 - Recommend termite inspection & repair
 - Recommend adding metal caps at glulam ends



Structural Assessment



Administration & Activity Building

8. Shear wall capacity is adequate
9. Activity building glulam connections may not be adequate
 - Recommend adding steel
 - Option to provide destructive/non-destructive exploration to determine
10. Cracks in CMU pilaster, not structural
11. Termite damage at glulam
 - Recommend termite inspection & repair
 - Recommend adding metal caps at glulam ends



Senior Center

12. Termite damage at glulam
 - Recommend termite inspection & repair
 - Recommend adding metal caps at glulam ends
13. Glulam connections may not be adequate
 - Recommend adding steel
 - Option to provide destructive/non-destructive exploration to determine
14. CMU walls and footing require further exploration to determine adequacy
15. Wood stud walls connected to roof appear adequate for roof load transfer

Structural Assessment

Rough Order Magnitude Cost Estimate:

<u>Auditorium:</u>	\$803,829
<u>Admin. & Activity Building:</u>	\$153,385
<u>Senior Center:</u>	\$402,366
Total:	\$1,359,579

Assumptions

- Construction Start in Q4 of 2020
- Costs are Hard Construction Cost Only





Building Program

Program



A.	Operations - Building Support	Unit	Plan 2	Plan 2A	Notes
A.01	Entry Lobby		1,000	1,000	2 Vending Machines
A.02	Reception / Access Control / Registration		300	300	
A.03	Waiting Area		300	0	Combine into Entry Lobby
A.04	Vending Area			0	
A.05	Exam/ Consultation Room			0	
A.06	Café			0	
A.07	Locker Rooms with Showers (Men's and Women's)		1,000	800	Remove shower area
A.08	Accessible Toilet Room (men's and women's)		500	500	
A.09	Custodial Closet (ground and upper floors)		80	80	
A.10	Communications - IPS and Server Room		150	0	Included in Grossing Factor
A.11	Electrical Room		120	0	Included in Grossing Factor
A.12	Mechanical Room		400	0	Included in Grossing Factor
A.13	General Building Storage		400	400	
A.14	Fire Pump Room		120	0	Included in Grossing Factor
A.15	Consulting/Conference Room			200	Added space
A.16	Equipment Storage			150	Added space for Equipment
	Subtotal: Building Support Spaces		4,370	3,430	

Program



B.	Operations - Facility Administration	Plan 2	Plan 2A	Notes
B.01	Offices [all general offices]	120	150	Increased size for 2 staff
B.02	Conference/ Meeting Rooms		0	
B.03	Work Station Space		0	
B.04	Breakroom/ Kitchen		0	
B.05	Storage	70	70	
B.06	Staff Restroom - Unisex	200	200	
	Subtotal: Facility Administration	390	420	
C.	Activity Spaces	Plan 2	Plan 2A	Notes
C.01	Multi-Purpose Gymnasium (2 courts @ 50 x 94)	12,000	13,000	Recalculated more accurate SF - 84' court
C.02	Gymnasium Storage	500	500	
C.03	Lounge (multi-generational)	1,200	0	
C.04	Activity Room Medium (multi-generational)	1,200	1,200	
C.05	Activity Room Large (multi-generational)	3,200	3,200	
C.06	Classroom (before/after school/daycare)		0	
C.07	Large Multi-Purpose Fitness Room	3,200	3,200	
C.08	Small Multi-Purpose Fitness Room		0	
	Subtotal: Activity Spaces	21,300	21,100	

Program



D.	Community Spaces	Plan 2	Plan 2A	Notes
D.01	Large Classroom Style Space		0	
D.02	Small Classroom Style Space		0	
D.03	Large Open Space (dividable)		0	
D.04	Commercial Kitchen		0	
D.05	Coffee Bar		0	
D.06	Special Event Spaces (senior and youth wings)		0	
	Subtotal: Community Spaces	-	0	

	Sub Total Summary	26,060	24,950
	Circulator (20% of Total Building SF)	5,212	
	Grossing Factor (30% of Total Building SF)		7,485

Total Gross 31,272 32,435

Program does not apply



Common Themes from the Community Workshop

Community Meeting Review and Results

GOALS

- **Revenue vs. Service**
- *Financeable, Buildable & Sustainable*
- Areas Specifically **Dedicated to Seniors**
 - Look at other senior centers for programs
 - Solar Panels, Sustainability

Community Meeting Review and Results

Drop-Off

- Parking for larger vehicles
- **Need more benches at drop-off**
- Provide loading zones
- Provide room for circulation
- **Safety is important**
- Removable bollards
- **Provide shade**

Arrival Plaza

- Space for CAT & Senior bus
- **Seating for social meeting**
 - Accessible Seating
 - Current no seating
- **Well lit**
 - At arrival plaza
 - At parking lot

Activity Garden

- Meditation Garden/Labyrinth

Outdoor Recreation

- Splash pad
- **Art in public spaces**
- Water features... think about the drought season impact
- Drought tolerant landscape

Yoga Plaza

- Indoor/outdoor recreation
- Outdoor sound system
- **Double as outdoor performance space**
- Seniors don't like to exercise outside in winter
- Play structure outside needs to be maintained & augmented

Community Meeting Review and Results



Bocce Court/Lawn Bowling

- Like these programs
- Try to find multi-purpose/use spaces

Entry Lobby

- **Bright & open**
- Natural light
- Safety/Security
- Provide seating
- Restroom w/push button for ADA
- **Gallery for senior paintings**
- See Santa Clarita Guide Dogs for the Blind

Community Rooms

- **Bingo...Need screens & more space**
- Need Plumbing for art programs
 - Dedicated art rooms
- Billiards room

Large Multi-Purpose Room

- **Large operable windows/walls**
- Acoustics
- Comfortable seating
- Ability to darken windows
- Sound system
- kitchen

Activity Room

- Ping pong
- Billiards/ping pong... convertible games
- **Need more space**
- **Need more storage**

Multi-Purpose Gym

- Overlay Pickle Ball courts on Basketball
- **Flexible to adapt for future uses**
- Is existing auditorium adaptable for gym use

Community Meeting Review and Results

Fitness

- Zumba & Aerobics
- Not needed... Lots of private gyms in the community

Locker Room

- Single gender

Outdoor Lounge

- BBQ
- Shade
- Food trucks
- Moveable furniture
- Near Kitchen
- Shade structure w/solid covering

GOALS

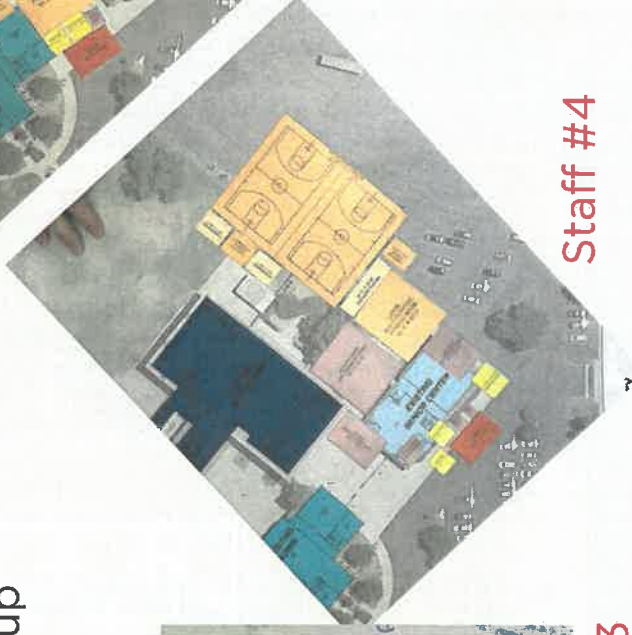
- Revenue vs. Service
- Financeable, Buildable & Sustainable
- Areas Specifically Dedicated to Seniors
 - Look at other senior centers for programs
- Solar Panels, Sustainability

Theme - East Infill

- East and south side expansion
- Self-describe "Events Center"
- Leaves intact existing auditorium, classrooms, admin. building
- New senior wing
- Distinct similarities across all three group plans



Staff #3



Staff #4



Group 3



Group 1

Theme - Preservation

- "Preserve Landscape"; works within existing footprint



Group 7



Group 5



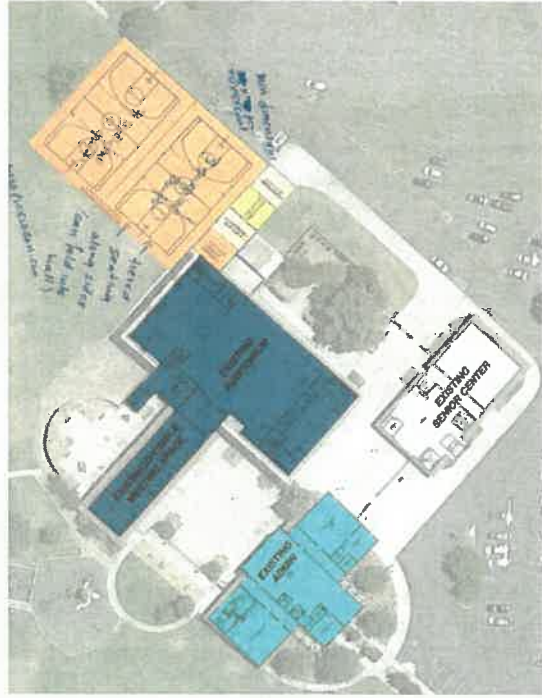
Group 6



Group 8

Theme - Expansion

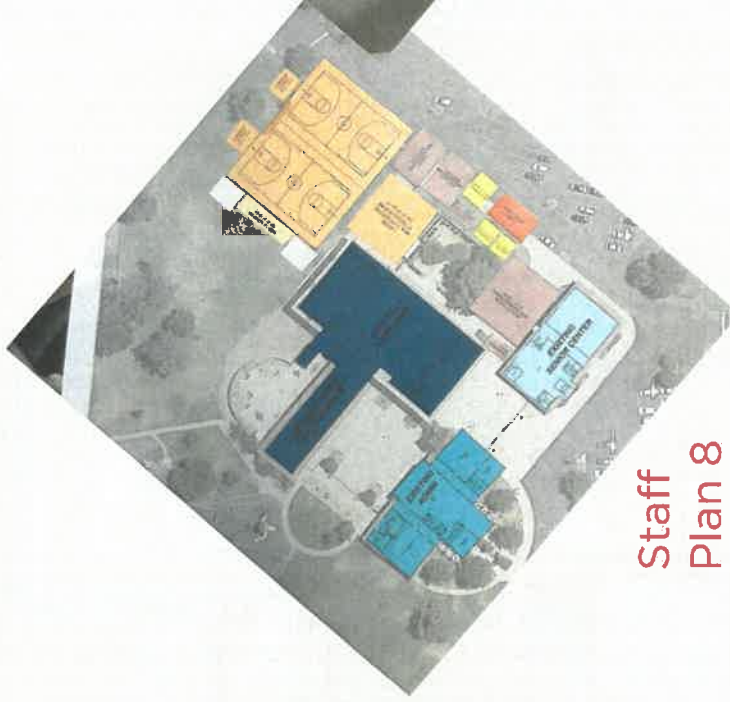
- Expand facilities to the north



Group 2



Staff Plan 1



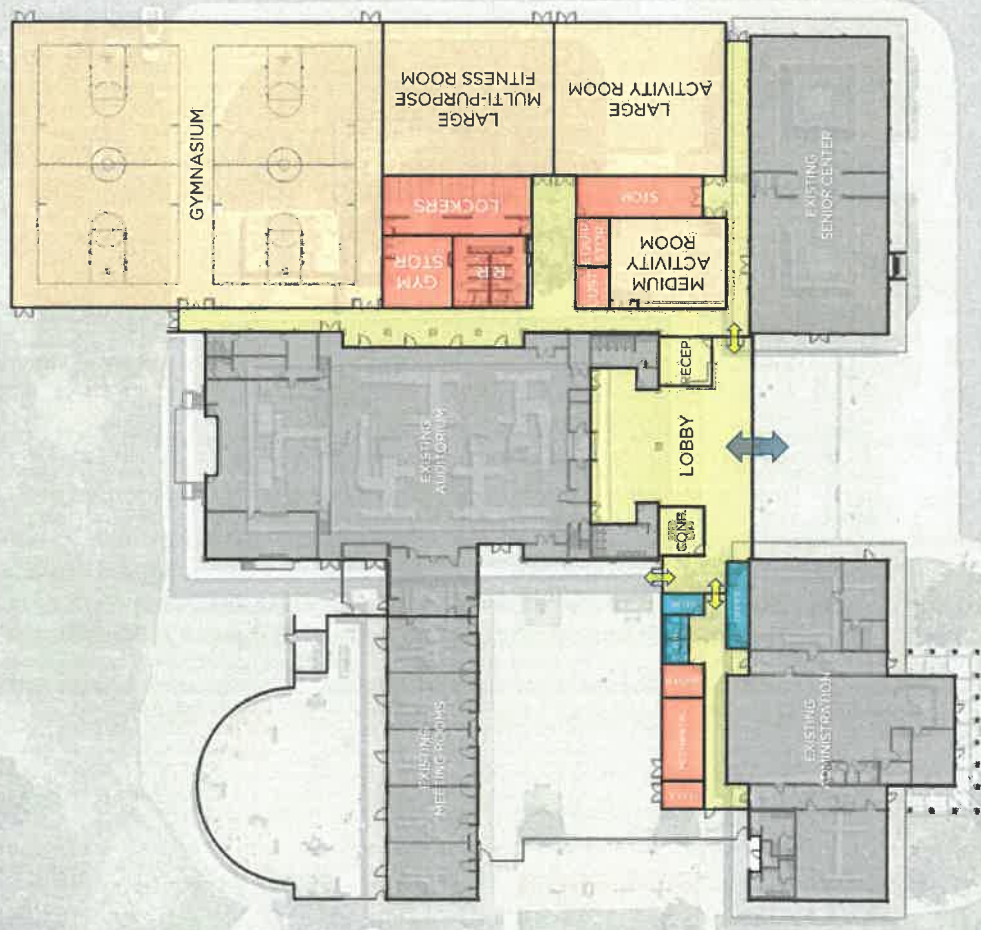
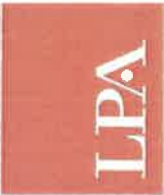
Staff Plan 8





Design Options

A - East Infill



TABLATIONS

BUILDING		
EXISTING	28,615 SF	
DEMO	0 SF	
NEW	33,020 SF	
TOTAL	61,635 SF	

A - East Infill

Entry Facade

LPA



A - East Infill

East Facade

LPA



A - East Infill

Bird's Eye



LPA

A - East Infill

Bird's Eye



LPA

A - East Infill

West Facade

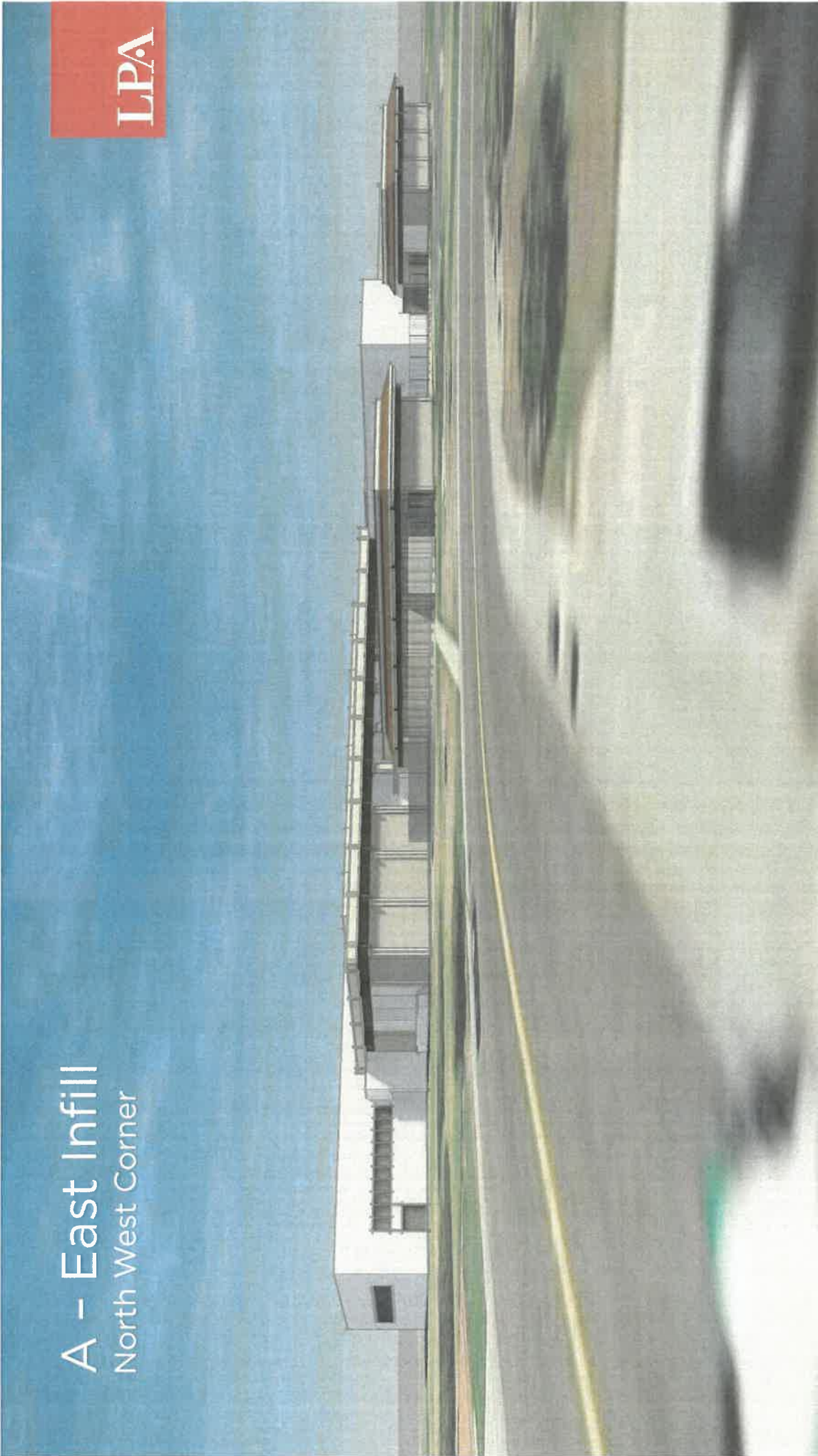
LPA



A - East Infill

North West Corner

LPA



B - Courtyard Connections



TABLATIONS

BUILDING		
EXISTING	28,615 SF	
DEMO	0 SF	
NEW	32,700 SF	
TOTAL	61,315 SF	

B - Courtyard Connections

Entry Facade

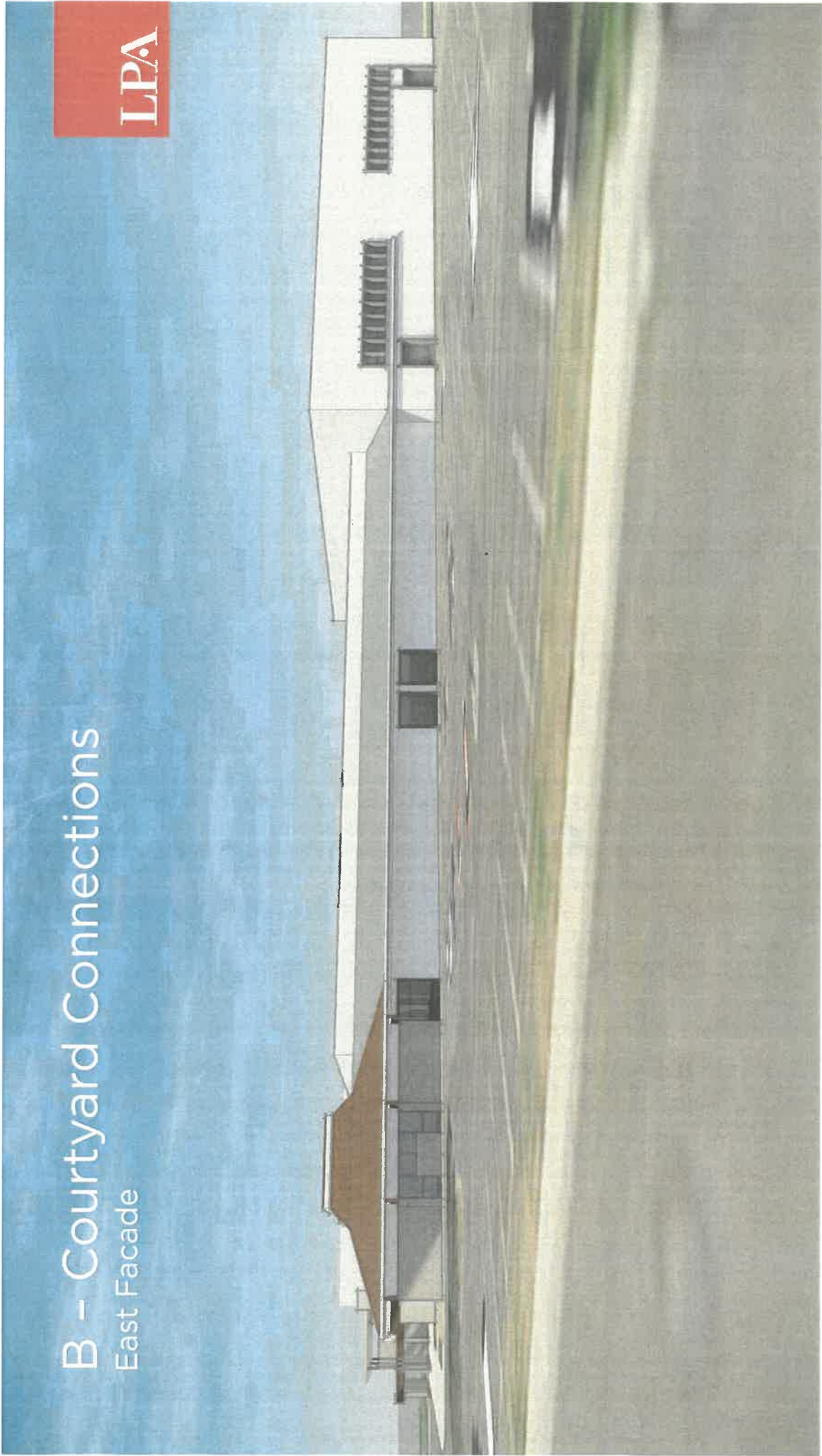
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B - Courtyard Connections

East Facade

LPA



B - Courtyard Connections

Bird's Eye

LPA



B- Courtyard Connections

Bird's Eye

LPA



B - Courtyard Connections

West Facade

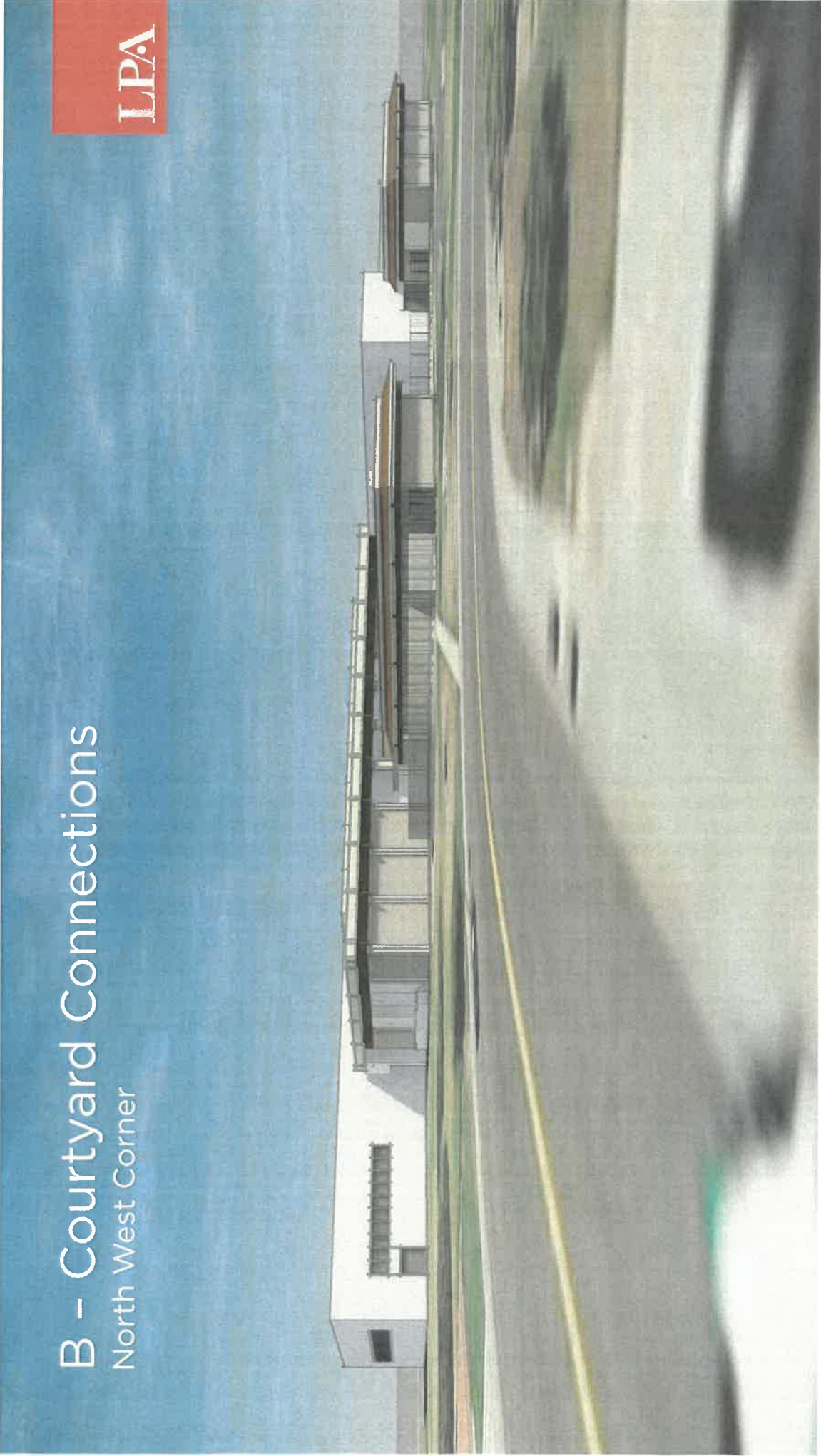
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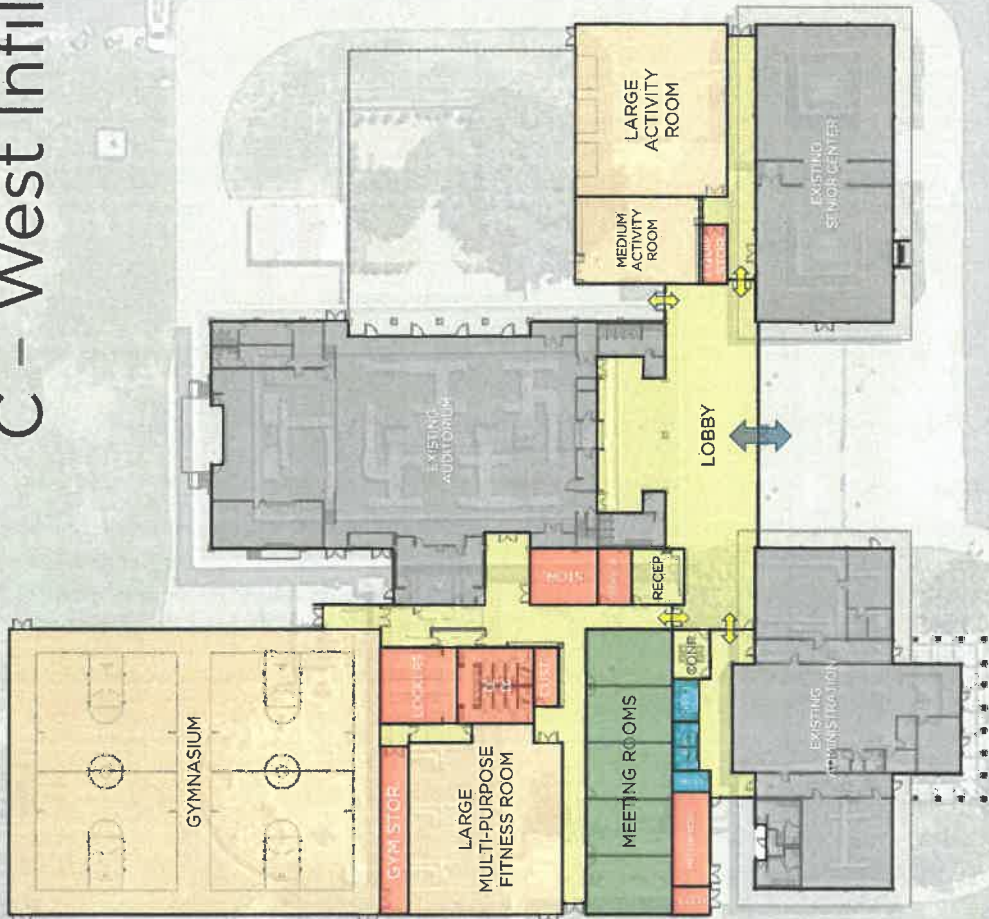
B - Courtyard Connections

North West Corner

LPA



C - West Infill



TABULATIONS

BUILDING	
EXISTING	25,365 SF
DEMO	3,250 SF
NEW	37,920 SF
TOTAL	63,285 SF

C - West Infill

Entry Facade

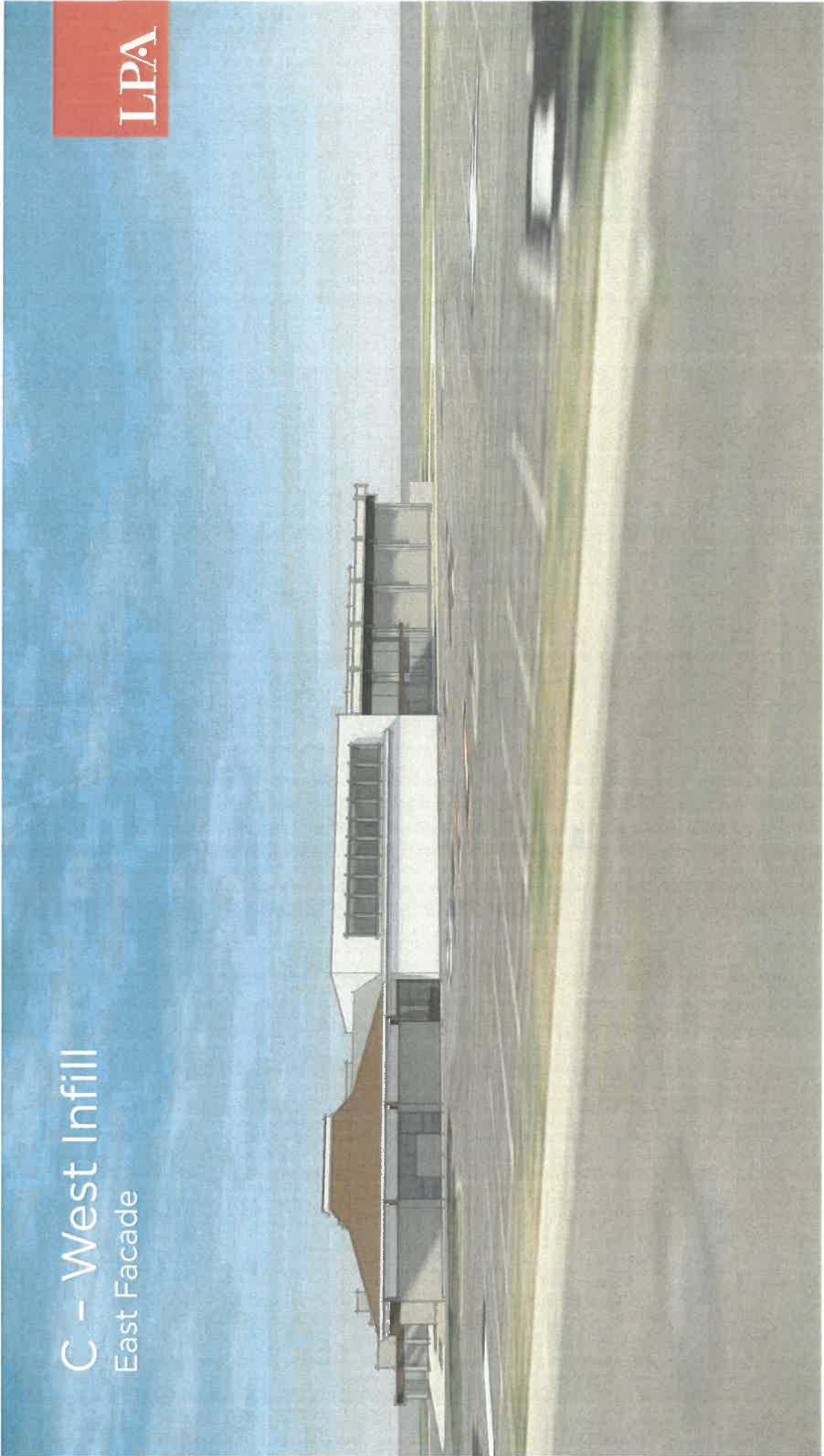
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C - West Infill

East Facade

LPA



C - West Infill

Bird's Eye

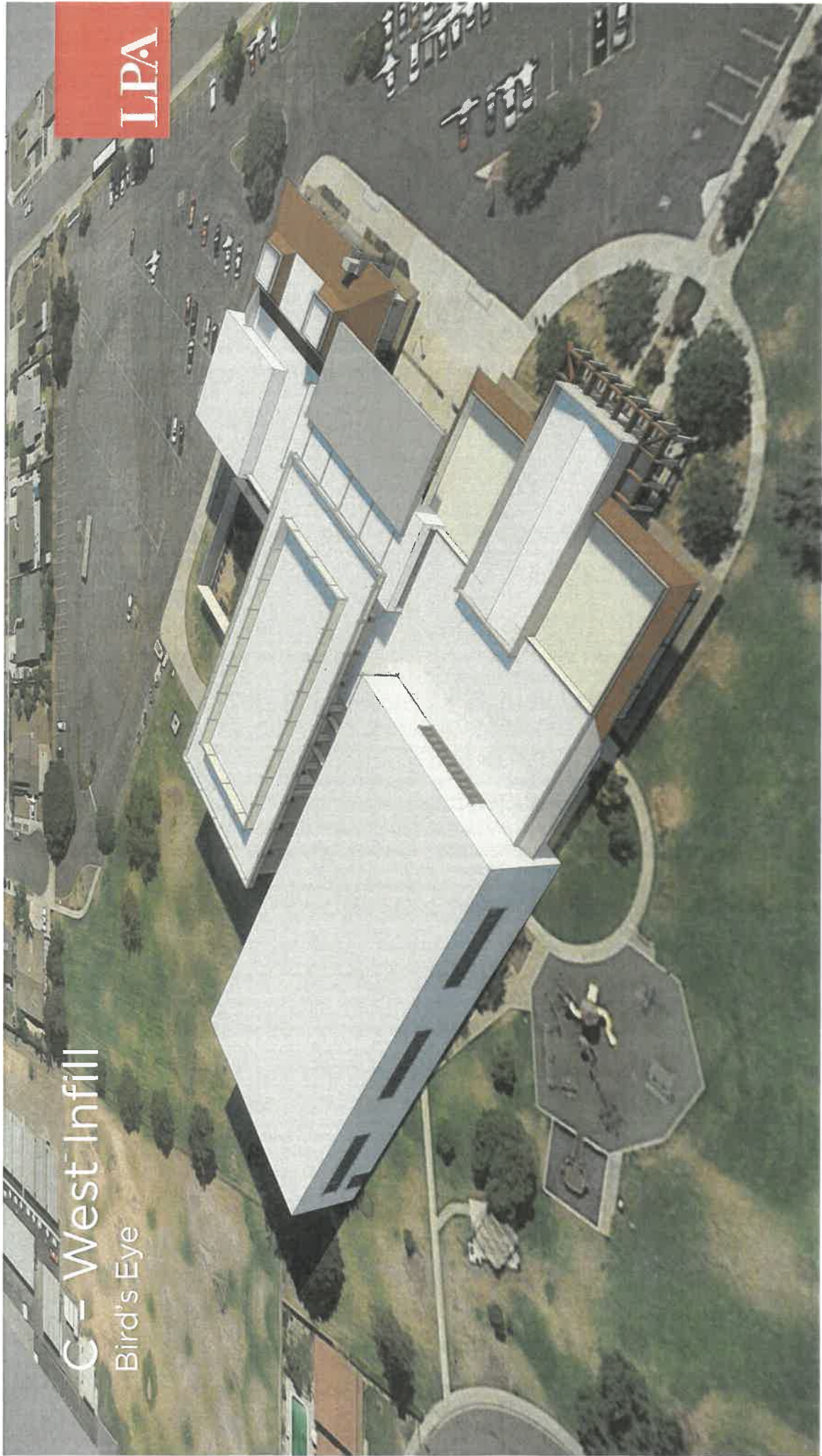


LPA

CE West Infill

Bird's Eye

LPA



C - West Infill

West Facade

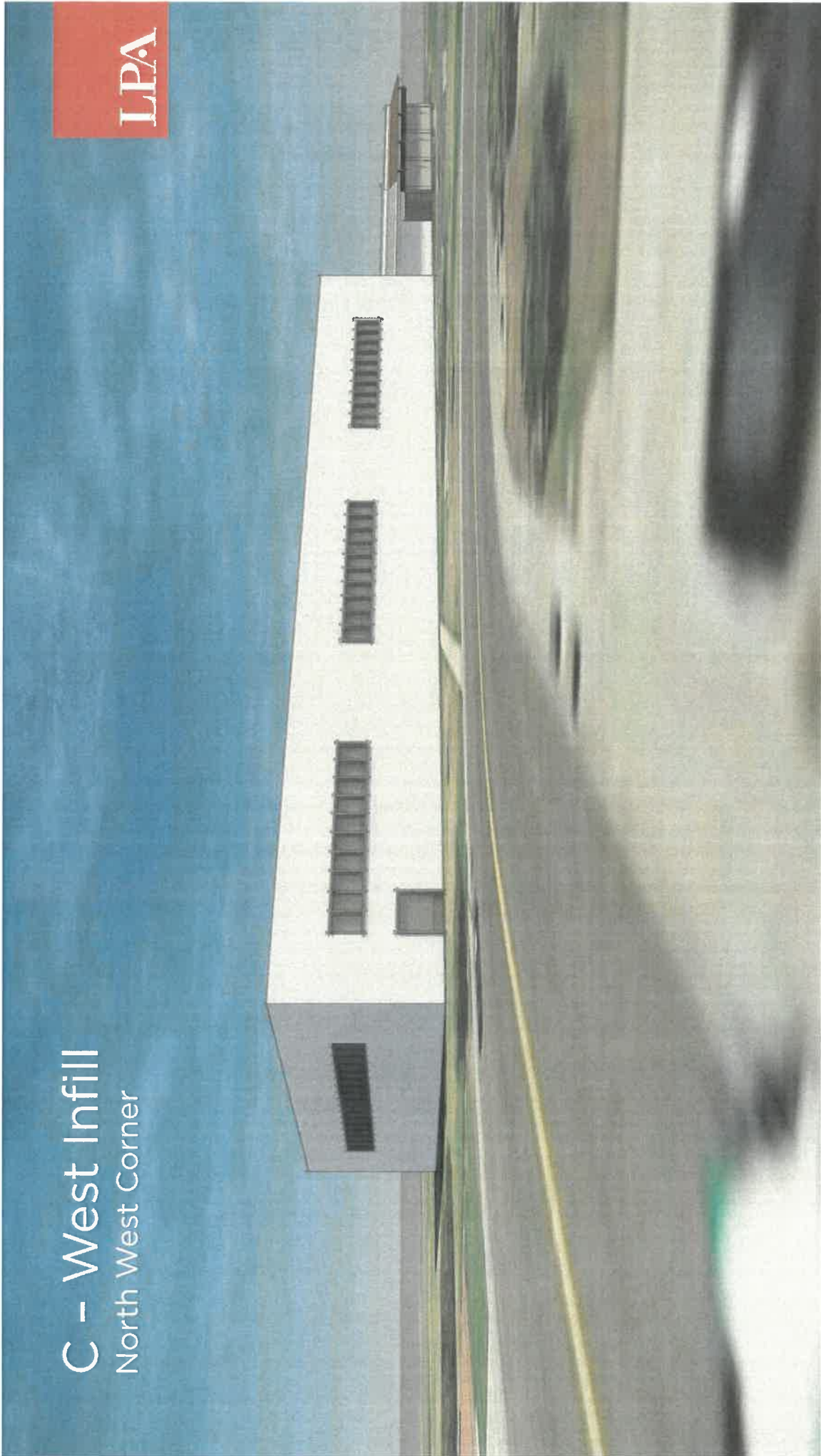
LPA



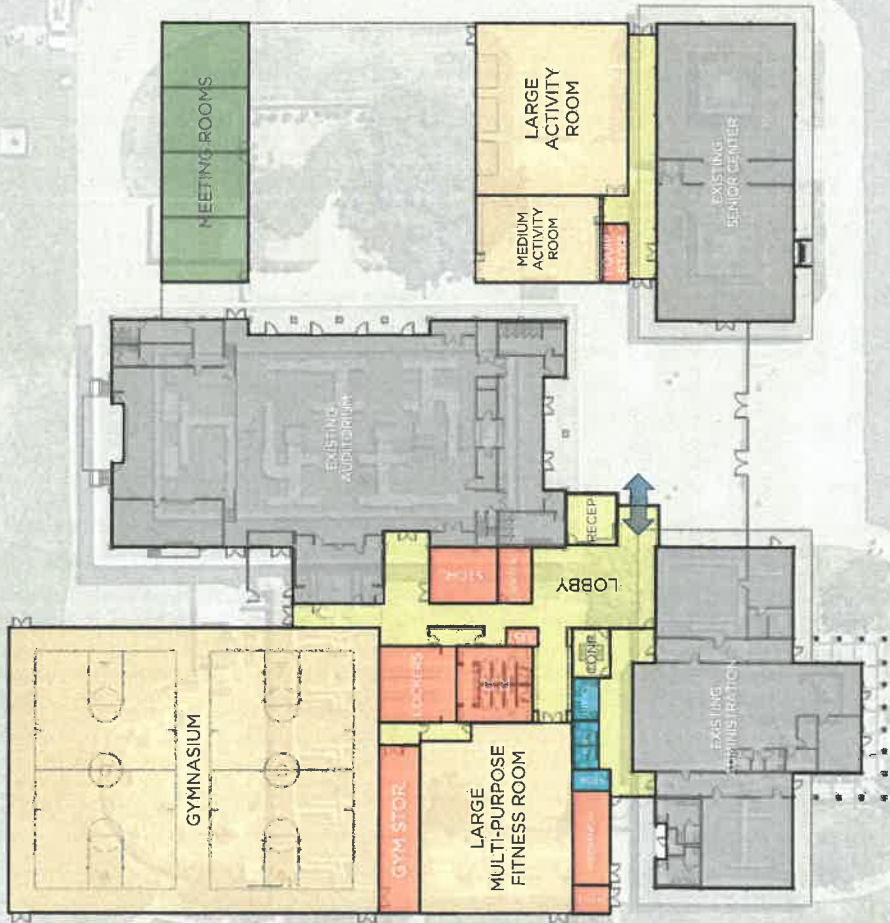
C - West Infill

North West Corner

LPA



D - Infill + Expansion



TABULATIONS

BUILDING	
EXISTING	25,365 SF
DEMO	3,250 SF
NEW	34,520 SF
TOTAL	59,885 SF

D - Infill + Expansion

Entry Facade

LPA



D - Infill + Expansion

East Facade

LPA



D - Infill + Expansion

Bird's Eye

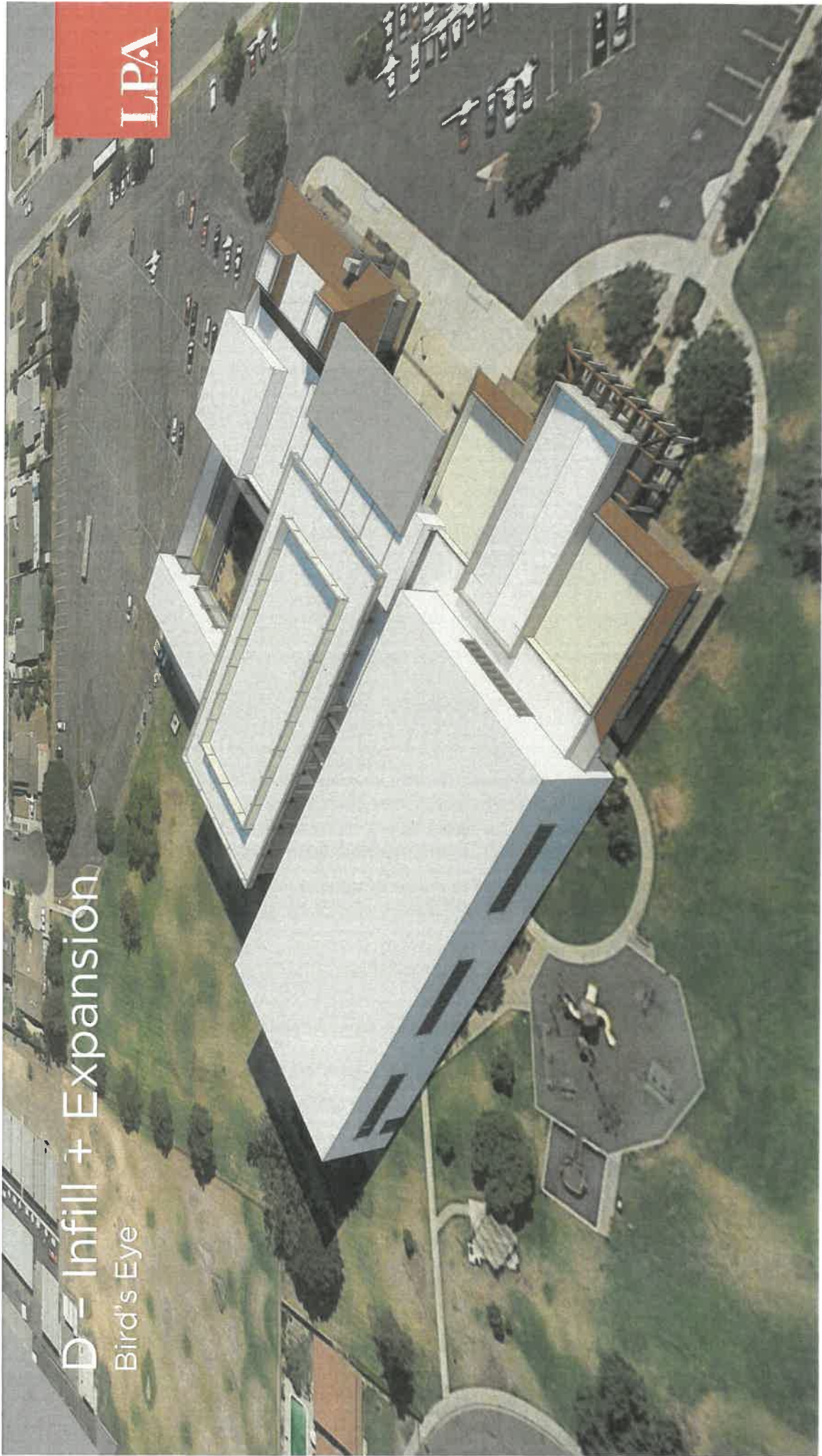


LPA

D - Infill + Expansion

Bird's Eye

LPA



D - Infill + Expansion

West Facade

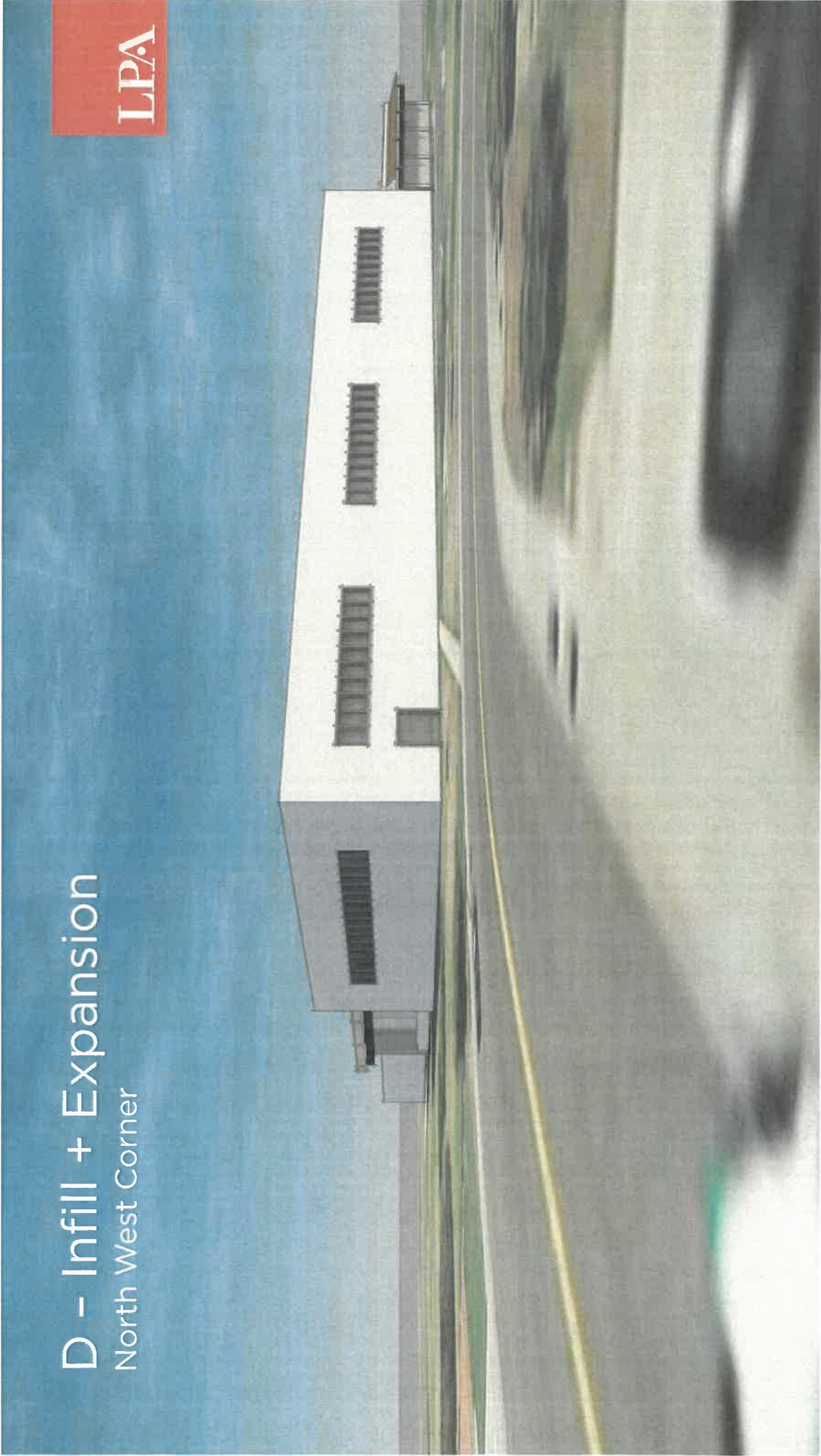
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D - Infill + Expansion

North West Corner

LPA

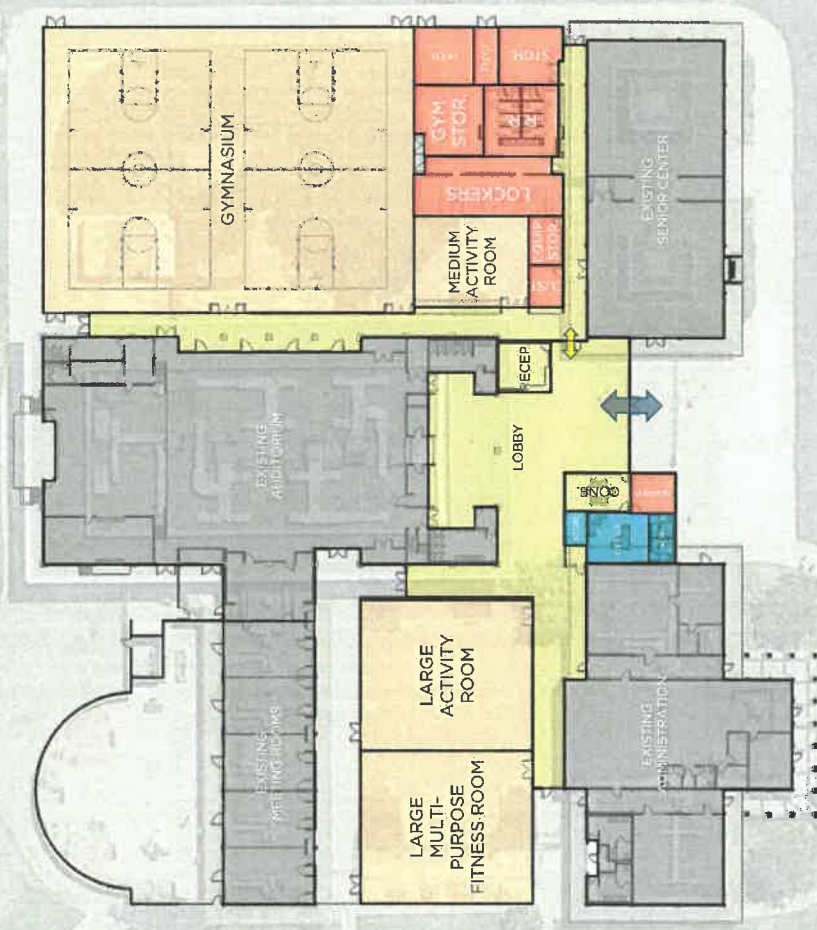


E - Compact



TABULATIONS

BUILDING	
EXISTING	28,615 SF
DEMO	0 SF
NEW	33,430 SF
TOTAL	62,045 SF



E - Compact

Entry Facade

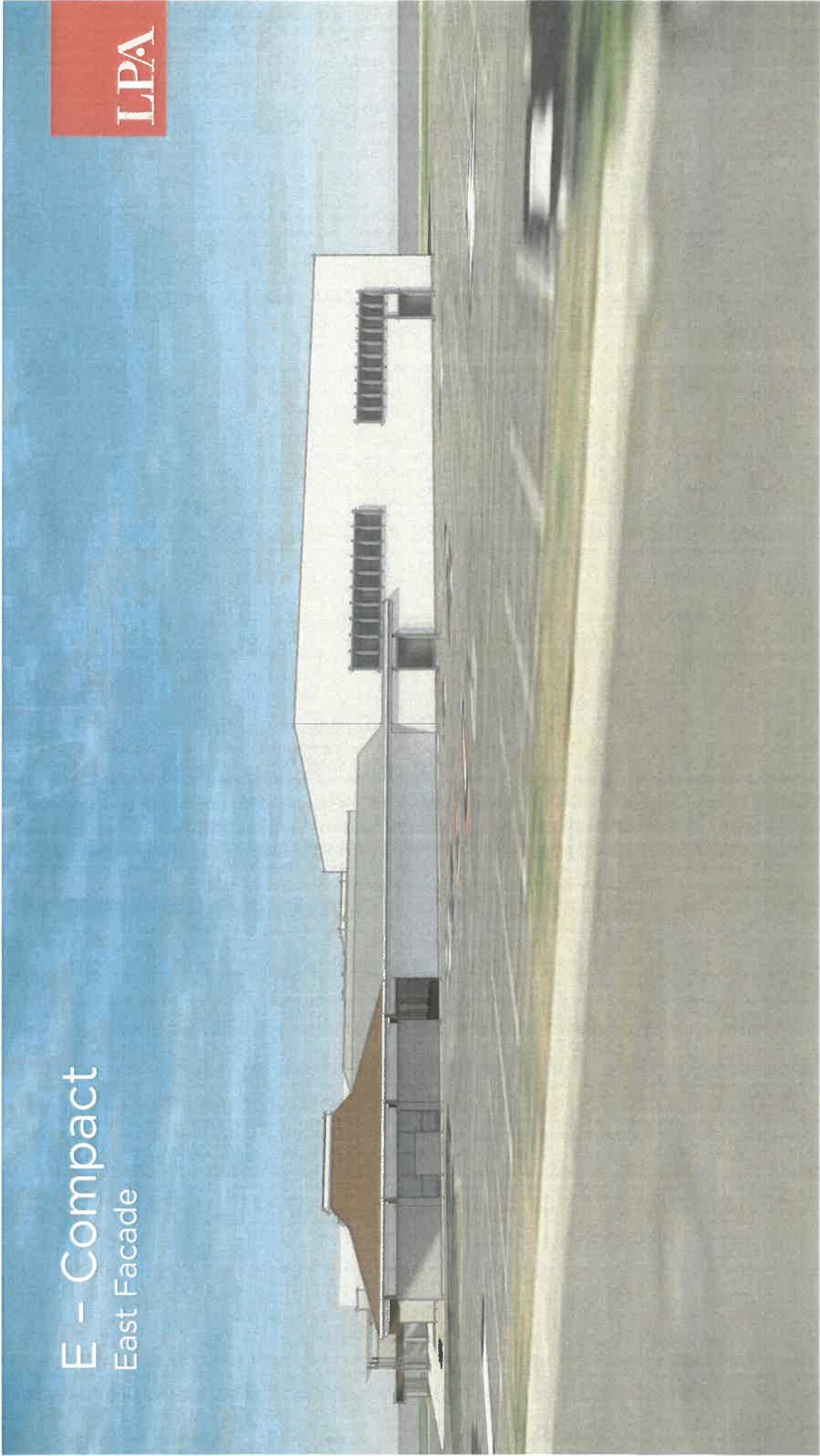
LPA



E - Compact

East Facade

LPA



E - Compact

Bird's Eye

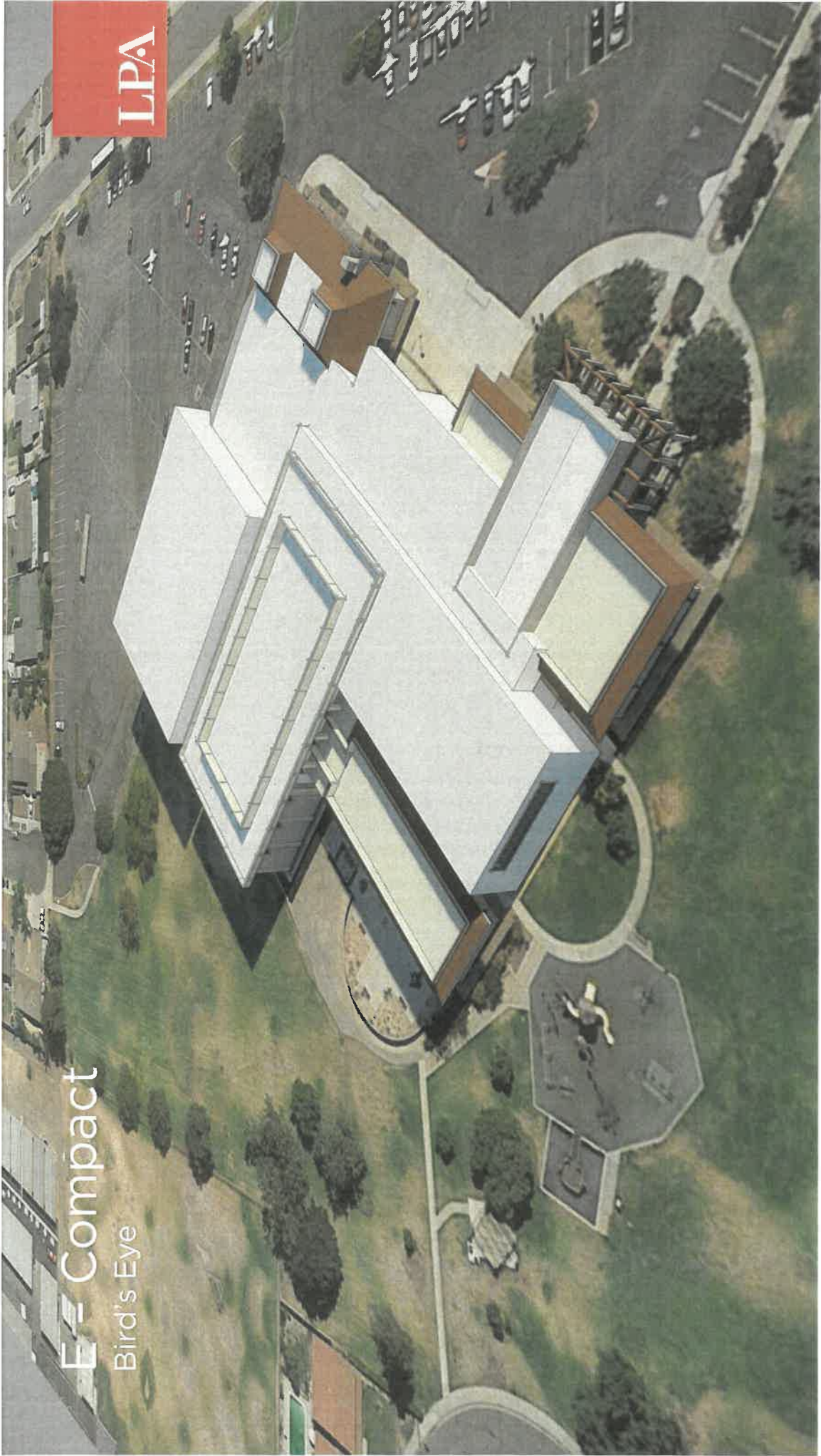


LPA

E-Compact

Bird's Eye

LPA



E - Compact
West Facade

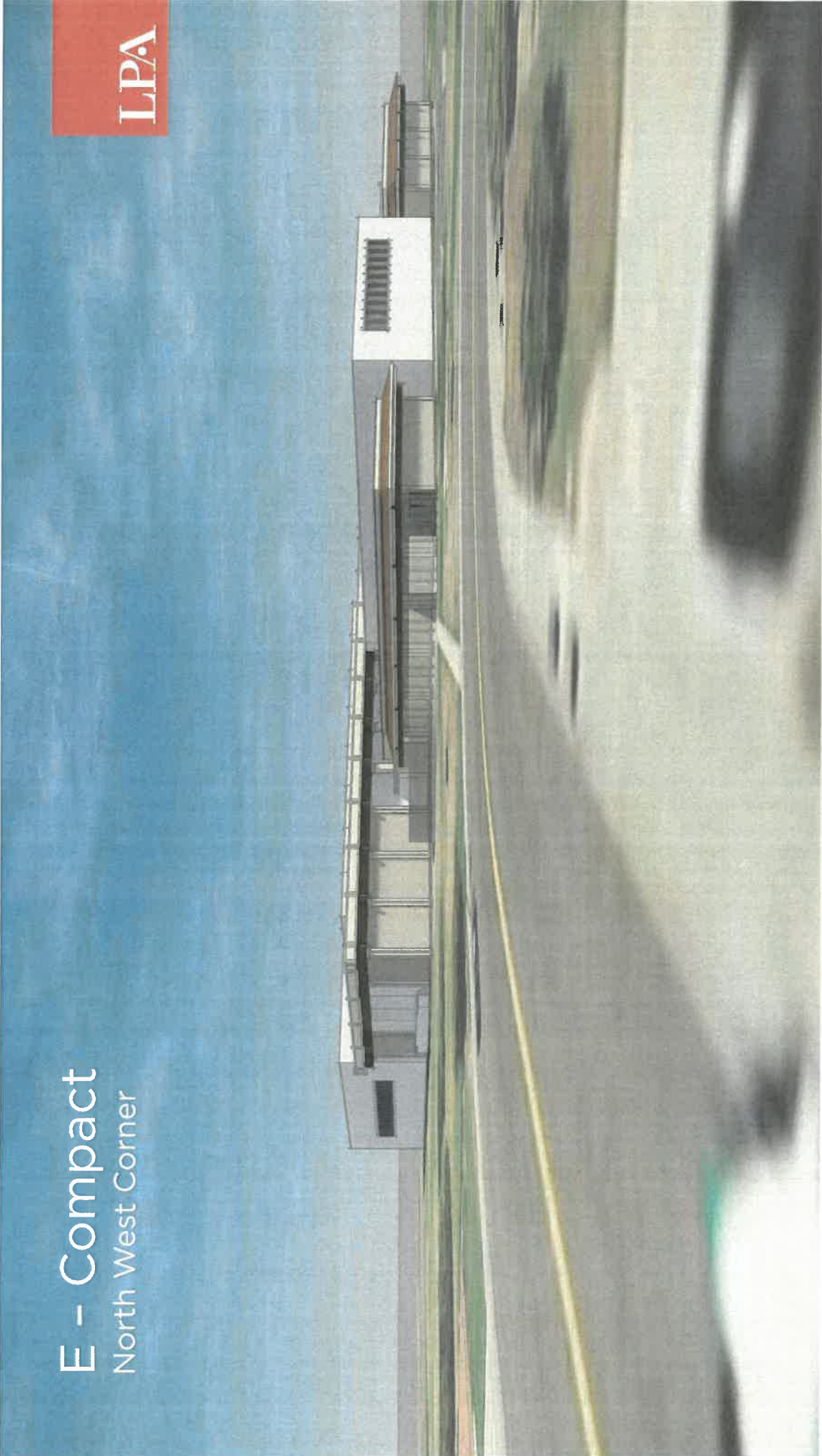
LPA



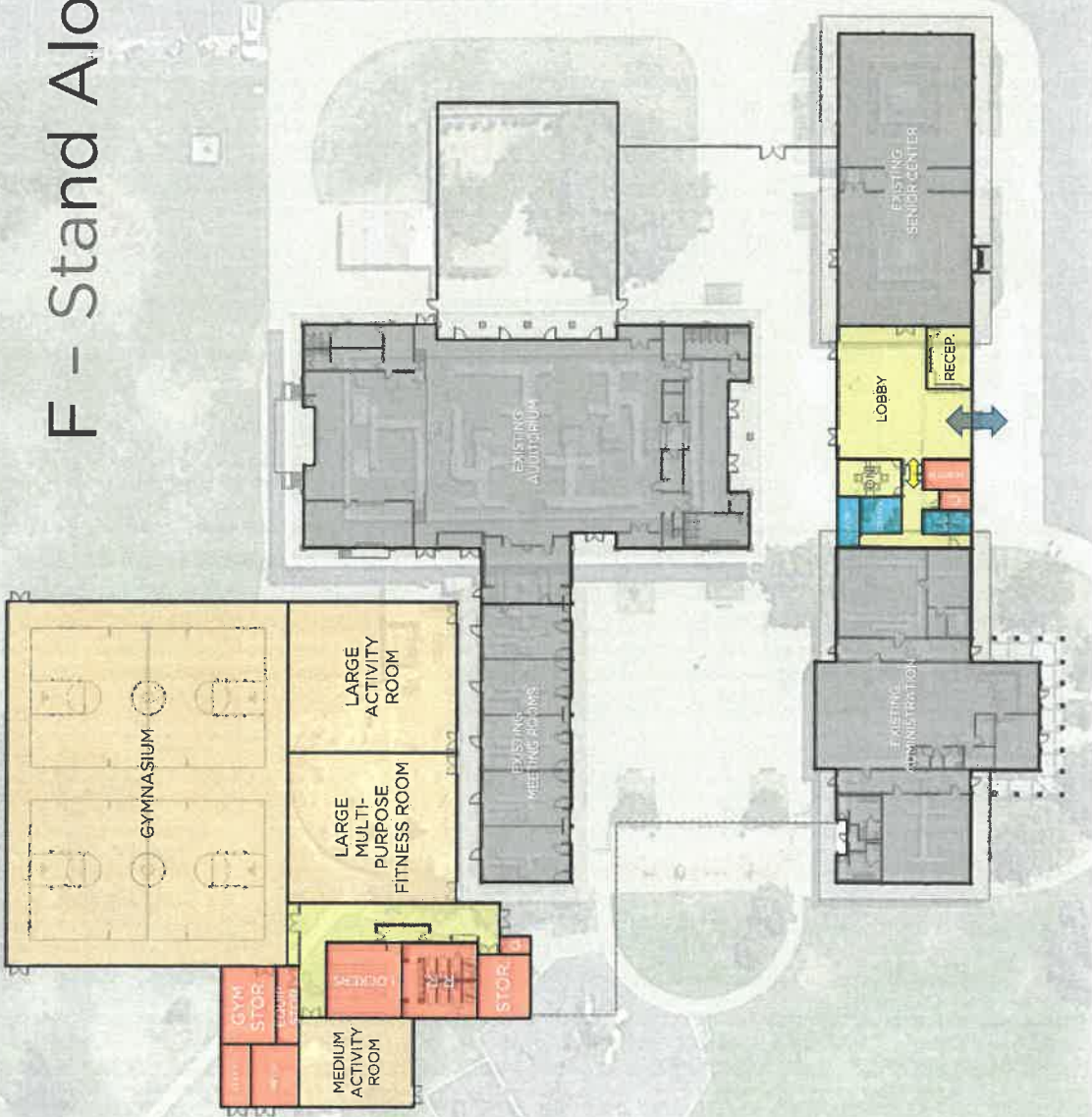
E - Compact

North West Corner

LPA



F - Stand Alone



TABULATIONS

BUILDING	
EXISTING	28,615 SF
DEMO	0 SF
NEW	30,020 SF
TOTAL	58,635 SF

F - Stand Alone

Entry Facade

LPA



F - Stand Alone
East Facade

LPA



F - Stand Alone

Bird's Eye



LPA

F= Stand Alone
Bird's Eye

LPA



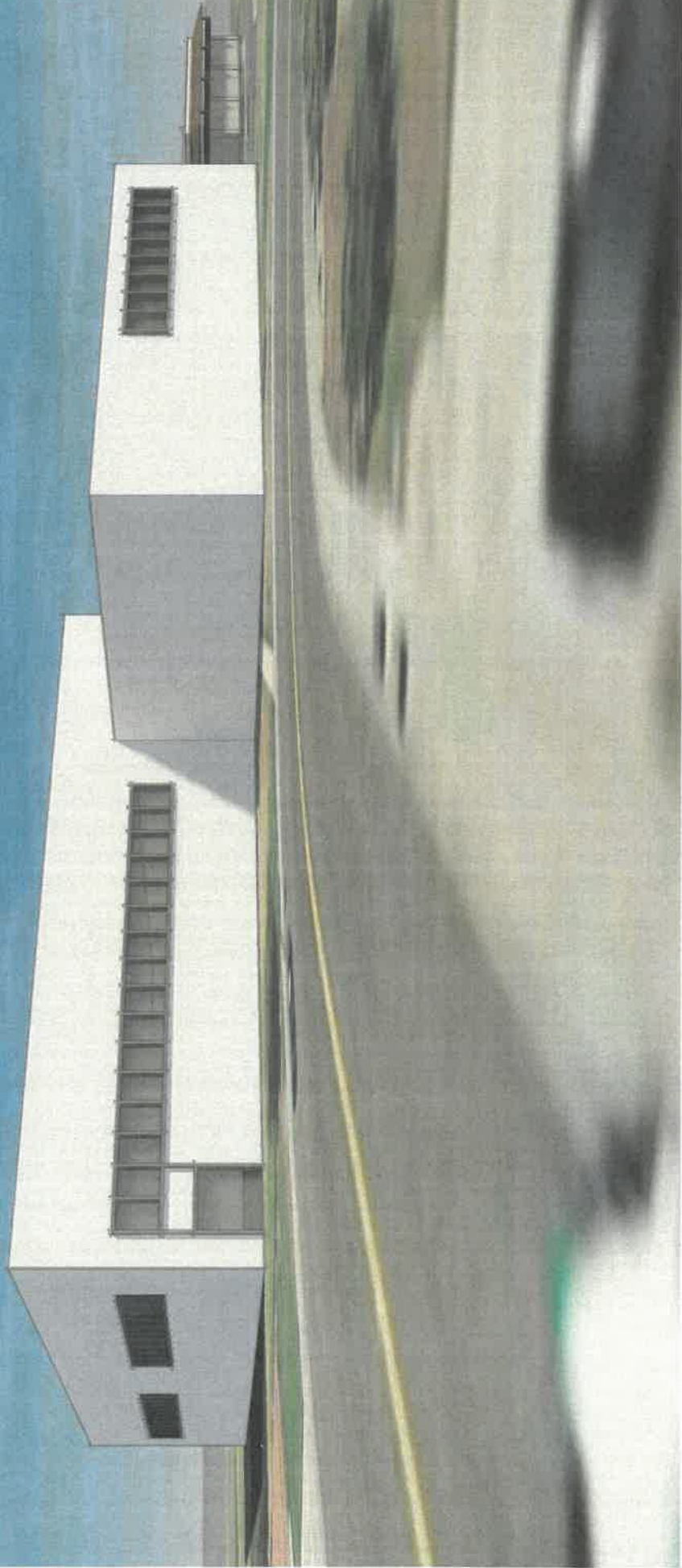
F - Stand Alone
West Facade

LPA



F - Stand Alone
North West Corner

LPA





Next Steps