



City Council Meeting Date: May 16, 2006

TO: Honorable Mayor and Members of the City Council

FROM: Gary P. Keefe, City Administrator

SUBJECT: ESTABLISHING AN AD-HOC COMMITTEE FOR THE ARCHITECTURAL WORK ASSOCIATED WITH THE REMODEL OF THE LOMPOC HOSPITAL BUILDING FOR THE NEW LOMPOC VALLEY COMMUNITY CENTER

RECOMMENDATION:

It is recommended that the Lompoc City Council establish an ad-hoc committee for the specific and limited purpose of working with a professional architect to design the remodel of the Lompoc Hospital building for use as the new Lompoc Valley Community Center, and direct that the ad-hoc committee be comprised of two Parks and Recreation Commissioners, two Senior Commissioners, two Youth Commissioners, and three members of the staff of the Parks, Recreation and Urban Forestry Department.

BACKGROUND:

On May 2, 2006, Lompoc City Council approved the Property Transfer Agreement between the Lompoc Healthcare District and the City of Lompoc which will result in the relocation of the Lompoc Valley Community Center to the western wing of the existing Lompoc Hospital building located at 508 East Hickory Avenue, Lompoc. It is estimated that the western wing of Lompoc Hospital will be vacated and ready for remodel in January of 2009. The City will be paid \$500,000 by Lompoc Healthcare District in two (2) payments; \$100,000 on or about January 1, 2009, and \$400,000 on or about July 1, 2009. July 1, 2009 should be the "no later than" target date for opening the new Lompoc Valley Community Center at 508 E. Hickory Avenue. The City of Lompoc will be required to cash flow the architectural work and the remodel. Architectural and remodel costs exceeding \$500,000 will be a cost to the City.

During the May 2, 2006 City Council meeting, Councilmember Keller requested the formation of an ad-hoc committee to work with the architect on the design of the Hospital remodel be agendized for future Council action. The ad-hoc committee is the subject of this report.

DISCUSSION:

Staff has recommended representation from three commissions that are intimately involved with the utilization of the City of Lompoc's Community Center. These are the Parks and Recreation Commission, the Senior Commission, and the Youth Commission. Three members of the Parks, Recreation, and Urban Forestry Department should be also included as ad-hoc committee members, because they are responsible for the operation, maintenance, and utilization of the Community Center.

The Parks and Recreation Commission authority includes the power and authority to conduct investigations and surveys to obtain facts concerning community recreation programs, the power to establish and enforce rules of conduct governing community recreation programs, including organization, management and control, and is advisory to the City Council on City parks and community recreation, including development and maintenance.

The Senior Commission is tasked with advising the City Council on senior needs, the development of needed services, recommending solutions to senior problems, and providing recommendations concerning the prevention of problems.

The Youth Commission is tasked with identifying and recommending effective solutions to youth needs and problems, initiation of projects that will further the opportunities available to youth, and representing the viewpoint of youth.

It is recommended that each commission appoint two of their members to represent that commission on the ad-hoc committee. It is recommended that the Director of the Department of Parks, Recreation and Urban Forestry appoint three staff members to serve on the ad-hoc committee.

Committees in general are charged with the responsibility of advising on matters within their areas of responsibility and interest, focusing on specific issues and problems within their scope of responsibility, acting as channels of communication and information between the groups that they are assigned to work with, reconciling contradictory viewpoints, balancing community wants with resources, and providing direction toward achievement of City goals and objectives.

GOAL:

The goal of this ad-hoc committee is to assist a professional architect with the design of a remodel of the 15,500 square feet of the western portion of the Lompoc Hospital for use as the new, and enlarged, Lompoc Valley Community Center.

The ad-hoc committee should seek to maximize the utility of the available 15,500 square feet for the new Lompoc Valley Community Center. The ad-hoc committee should also work to ensure that the new center can facilitate the activities of the old center and improve on them where economically feasible.

BUDGET:

On May 2, 2006 the Lompoc City Council approved the Community Development Department 2006-2007 Action Plan, which includes a \$200,000 allocation for the Lompoc Hospital renovation. Adding the \$500,000 that will eventually be paid to the City by Lompoc Healthcare District provides \$700,000 in funding available for the design of the remodel and the construction of the remodel. Staff recommends that the ad-hoc committee be advised that the difference between the cost of the architect and the \$700,000 is the budget for the remodel, and that the architect be instructed to design to that cost. Lompoc City Council will always have the opportunity to provide additional funding if it so desires; however, a cost limitation imposed at this time may avoid the runaway cost projections experienced during the design phases of the existing Lompoc Valley Community Center and the Lompoc Aquatic Center.

SUMMARY:

The recommended membership of the ad-hoc committee is based on the recognition of the expertise and interest in specific areas that directly apply to the Community Center facility. The recommended membership for the ad-hoc committee knows the needs of community recreation and parks, senior needs, and youth service needs. The recommended membership of the ad-hoc committee is therefore uniquely qualified to focus entirely and specifically on the remodel of a larger replacement facility to continue and perhaps enhance existing programs.

Respectfully Submitted,

Gary P. Keefe
City Administrator