

CITY OF MARTINEZ
Parks, Recreation, Marina and Cultural Commission

Staff Report

TO: PRMCC Members

FROM: Karen Majors, Assistant City Manager

RE: Universal Sports Academy Proposal and Reuse of the Zocchi Building

DATE: April 1, 2010

At the February 2nd PRMCC meeting, several local businessmen presented their proposal to the City to lease the Zocchi building as an indoor sports training facility, Universal Sports Academy. Although not an official agenda item, the PRMCC encouraged the proponents of the Universal Sports Academy to continue to move forward with the City. Staff commented that the project would still need to go thru a number of steps including: 1) completion of an engineering analysis to determine the level of structural improvement needed to increase the occupancy rating of the structure, 2) presentation to the City Council Economic Development Sub-Committee, 3) negotiation of a lease agreement with the City that would need to be approved by the City Council, and 4) approval of a Use Permit and additional CEQA documentation to expand the uses allowed in the current zoning and General Plan. Based upon the support from the PRMCC, the city retained the services of a structural engineer and met with the CC Economic Development Sub-Committee. The CC Economic Development Sub-Committee in February indicated their support for the concept but directed staff to develop an RFP and solicit proposals from Universal Sports Academy as well as other operators in the area.

As previously mentioned, the City had a structural analysis of the Zocchi building done in early March. The engineering firm indicated a cost of approximately \$450,000 to improve the structural integrity of the building to repair certain aspects of the building and to enhance the seismic strengthening to accommodate a higher occupancy rating. Dave Scola, the City's Chief Building Official felt that the estimated cost was on the high side and asked a local structural engineering and construction company with experience in local seismic retrofit projects to provide City staff with a second estimate. His estimate to design and repair the building was approximately \$250,000-\$300,000.

City Staff met again with the CC Economic Development Sub-Committee in March. Staff reported on the engineering analyses and cost estimates. Staff indicated the City did not have sufficient funds to cover the entire cost in light of the fact that the City was only looking at a 12-15 year lease with the possibility that the building would eventually be demolished to accommodate the long term parking requirements of the agencies that provided the City with the funds to acquire the Zocchi site. The Sub-Committee and staff discussed the need to meet with the funding agencies (CCTA and Cal Trans) to discuss

the possibility that a longer lease period might be possible allowing the City to pass some or all of the repair cost on to the tenant in exchange for a longer lease term.

Staff is working on identifying the parties from CCTA and Cal Trans that can address this situation with the City. Staff is also working on the RFP in the hope that the lease length and terms can be addressed favorably dealt with CCTA, Cal Trans and the City.

RECOMMENDATION: Information. No action needed at this time.