

**AUBURN AREA RECREATION AND PARK DISTRICT
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA
TUESDAY, November 9, 2021, 10:00 AM**

Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection by contacting the District Administrator at kmuscott@auburnrec.com or by calling (530) 537-2186 (M-F).

Due to the current COVID-19 crisis, the public will not be allowed to physically attend the meeting. The public may participate in the meeting through Zoom. The link for this meeting is <https://us06web.zoom.us/j/86106709449>. The public can use this link and/or call 1 669 900 6833 Webinar ID: 861 0670 9449 to participate.

People using the Zoom website will be able to see and hear the Committee, and the Committee will be able to hear the public. The Committee will not receive any visual/video from the public. This is done to avoid inappropriate visual content at the meeting.

Questions and comments can be sent via email to the District Administrator no later than one hour before the meeting. These emails will be read aloud at the meeting and responded to accordingly. Emails can be sent during the meeting, and staff will work to ensure that all are read, however the best way to have your comment heard is through the Zoom meeting or the associated phone number.

If you are a person with a disability and need an accommodation to participate in the District's programs, services, activities and meetings, contact Kahl Muscott at (530) 537-2186 or kmuscott@auburnrec.com at least 48 hours in advance to request an auxiliary aid or accommodation.

1.0 CALL TO ORDER

Gray ____ Ferris ____

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

3.0 PUBLIC COMMENT – This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.

4.0 BUSINESS

4.1 Approval of Minutes from the October 19, 2021 Acquisition & Development Meeting (Pages 3 – 4)

Recommendation: Review and approve minutes.

4.2 DeWitt Theater Renovation Support Letter (Pages 5 – 10)

Shall the Auburn Area Recreation and Park District (ARD) send a letter to the Placer County Board of Supervisors supporting the renovation of the DeWitt Theater renovation?

Discussion items:

1. 2021 – 2022 Project Activity Report – see attachment. (Pages 11 – 14)

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

None.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

AUBURN AREA RECREATION AND PARK DISTRICT
This agenda is hereby certified to have been posted as follows:

ADJOURNMENT

11/05/2021
Date

12:50 pm
Time

Cathy Wexford
Secretary to the Board

Auburn Area Recreation and Park District
Minutes of the Acquisition & Development Committee Meeting
Tuesday, October 19, 2021 at 9:30 AM
Canyon View Community Center, Board Room
471 Maidu Drive, Auburn, CA 95603

1.0 CALL TO ORDER

The meeting of the Acquisition & Development Committee was called to order at 9:40 a.m.

ROLL CALL

Directors Gray and Ferris were present.

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

The agenda was approved by the Committee.

3.0 PUBLIC COMMENT- This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee. After you are recognized by the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.

None.

4.0 BUSINESS

4.1 Approval of Minutes from the September 22, 2021 Acquisition & Development Meeting

The minutes from the September 22, 2021 Acquisition & Development Meeting were approved by the Committee.

4.2 Amending 2021/2022 Project List and CIP

This item was reviewed and approved by Directors Gray and Ferris directing staff to continue to or begin preliminary work and provide appropriate environmental analysis of the projects on the proposed FY 21/22 Project List, and approve the Five-Year Plan Update forwarding it to the Board of Directors for consideration.

4.3 Resolution Number 2021-20: Meadow Vista Park Path Repairs & Parking Lot Sealcoat Project – Award of Contract

This item was reviewed and approved by Directors Gray and Ferris and forwarded to the Board of Directors for review and adoption.

Discussion Items:

1. Proposed Board and Committee Meeting Schedule for November and December, 2021. This item was reviewed by the Committee and the dates and times for the Acquisition & Development meeting will be November 9th and 10:00 a.m. and December 7th at 10:00 a.m. Director Gray will not be present at the November Acquisition & Development meeting.
2. Removal of Regional Park Dry Creek Porta Potties – this item was forwarded to the Board of Directors for discussion and consideration.
3. 2021 – 2022 Project Activity Report – this item was reviewed with Director Gray and staff by Landscape Architect Mike Scheele.

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

None.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

ADJOURNED

As there was no further business, the meeting was adjourned at 11:06 a.m.

Board Secretary

Date

Item 4.2. Cover sheet – DeWitt Theater Renovation Support Letter

Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee November, 2021

The Issue

Shall the Auburn Area Recreation and Park District (ARD) send a letter to the Placer County Board of Supervisors supporting the renovation of the DeWitt Theater renovation?

Background

The DeWitt Community Complex (DCC) group has a mission to preserve and renovate several buildings at the DeWitt Community Complex in north Auburn. One of those buildings is the DeWitt Theater. The DCC has been working with Placer County in efforts to save and renovate the theater, and have recently engaged the services of JK Architecture to provide analysis and plans to renovate the theater.

The DCC is asking ARD for a letter of support and possible partnership. A DRAFT of that letter is attached.

Recommendation for the A&D Committee

Review, discuss and send a positive recommendation to the Board to approve the letter supporting the renovation of the DeWitt Theater.

Fiscal Impact

Unknown at this time. The DCC has been made aware of ARD's lack of funds to support the theater renovation.

Attachments

DRAFT letter supporting the renovation of the DeWitt Theater
DeWitt Theater Phase I and II renovation plans
Information from the presentation made by JK Architecture re: the DeWitt Theater renovation*

**Note: the presentation made by JK Architecture is a large file (91-page Power Point). This presentation can be made available upon request*



AUBURN AREA RECREATION AND PARK DISTRICT

November 18, 2021

Dear Placer County Board of Supervisors,

The Auburn Area Recreation and Park District (ARD) supports the efforts of the DeWitt Community Complex organization in their efforts to renovate the DeWitt Theater. A renovated DeWitt Theater would bring the performing arts back to north Auburn and provide use for many community groups.

ARD is interested in forming a partnership with the DeWitt Community Complex organization for the possible use and enjoyment of a renovated DeWitt Theater. ARD provides many youth and adult classes, camps and events that would find good use of a renovated DeWitt Theater.

ARD looks forward to seeing another theater and performing arts option in the greater Auburn area.

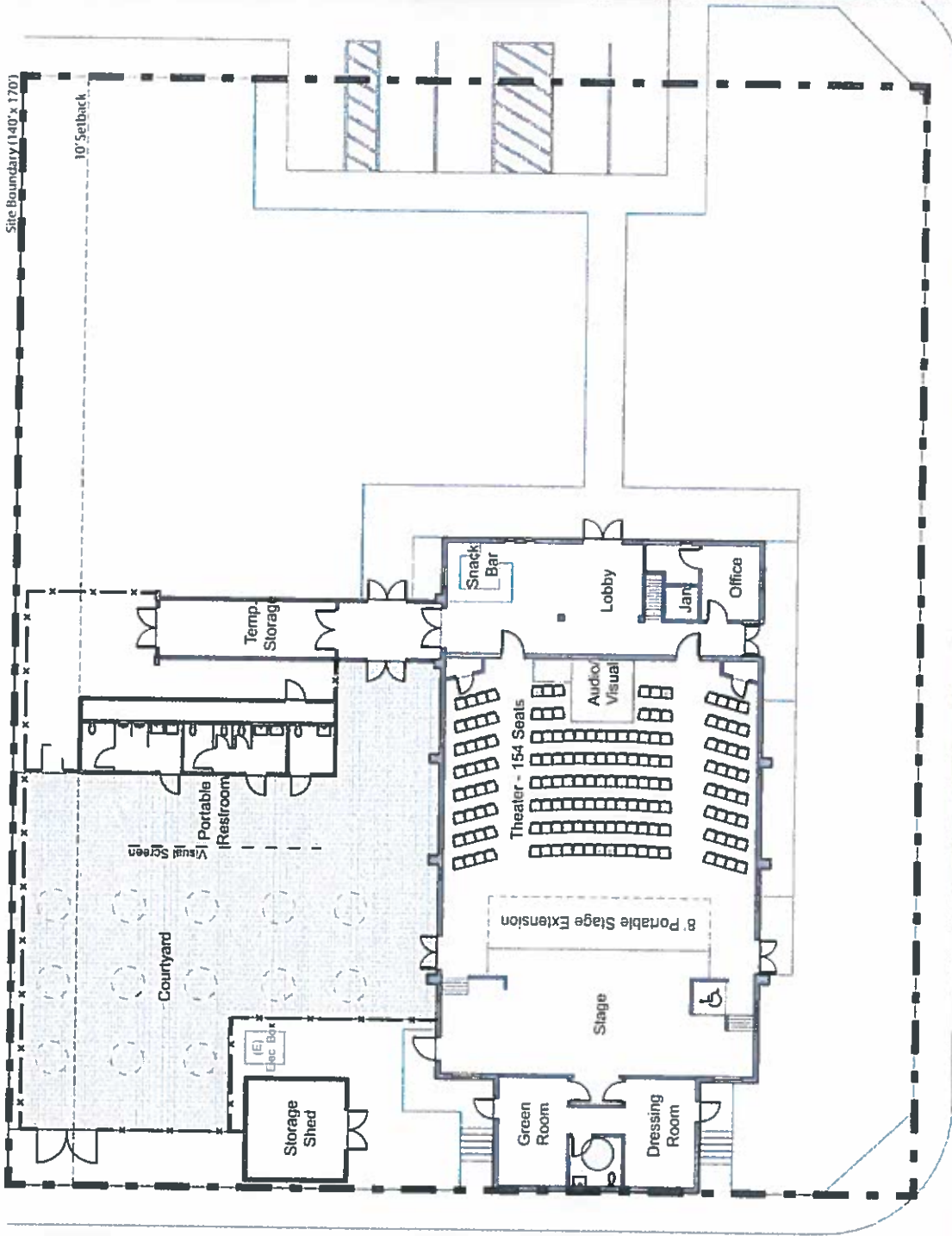
Sincerely,

Kahl Muscott
District Administrator

Dewitt Theater - Phase 1



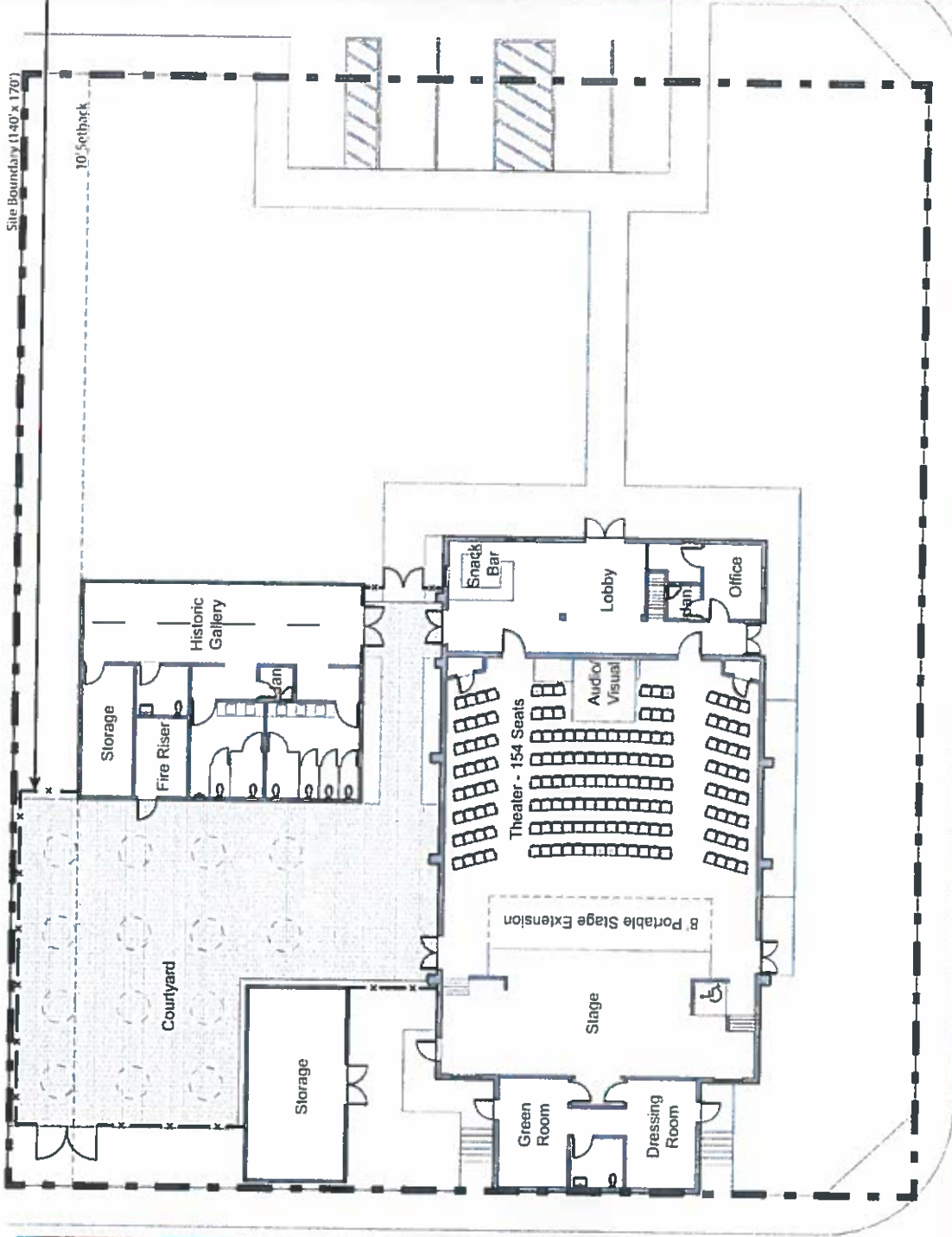
Fence Ideas



Dewitt Theater - Phase 2



Fence Ideas



Dewitt Theater

21.285

Design Aspiration

Conceptual Design 10 / 04 / 2021

JK ARCHITECTURE

Imagine. Design. Create.

www.jkarchitect.com

DeWitt Theater Renovation

Mission & Vision

- bring the performing arts—music, dance, live theater, lectures and films—back to the historic DeWitt Theater
- restore the historic theater
- restore and expand its use for the community
- help the local economy
- develop a community destination and activity hub
- foster an identity for the North Auburn Area
- maintain the historical feel and combine it with a modern and relevant design
- Bring facility to the forefront of technology and performance standards
- create an attractive multiple use facility
- Accommodate multiple uses, creating a venue dedicated to artistic use as well as community needs

“Renovating the DeWitt Theater and other key historic DeWitt buildings, such as the Red Cross Auditorium, would be a win-win for the community by preserving an iconic piece of history while offering community arts and recreation that supports the local economy and the County’s vision for a mixed-use development. The DeWitt Community Complex would be a unique destination where history, arts and the community meet.”

DeWitt Theater Renovation

General Information

Original Construction Date: 1943

Total Building Area: 4,680 SF

Site Area: 23,800 SF

Fire Sprinklered: Yes

Unique Features & Responses

Several code upgrades will need to be made to the almost 80-year-old building.

Although part of the Dewitt Center masterplan, the theater will be analyzed based on the assumption that it is on its own parcel. Upgrades will be made to comply with current code and ADA requirements.

The theater is within the boundaries of the County of Placer's masterplan.

The masterplan dictates that this site will be surrounded with residential buildings, mixed use buildings, and a community building. The Dewitt theater has the potential to serve the new residents as a place for community enrichment/building as well as a rich historical site.

Needs Assessment

General needs for this facility include:

- Title 24 upgrades o Accessibility and life safety upgrades
- Electrical distribution upgrades
- Expanded fire alarm system
- Replacement of fixtures and finishes

Facility Assessment Summary

Because the building is almost 80 years old, it violates several code and ADA requirements and presents some life safety issues partly due to material deterioration.

Some of the building materials may not be adequate for fire safety. In addition, the fire riser needs to be modified or moved.

All finishes throughout the building, both exterior and interior, have severely deteriorated and need to be replaced.

The lighting in the building is not adequate, as several spaces currently don't receive light or have light controls.

2021/2022 PROJECT ACTIVITY REPORT		UPDATED 11/4/21	
PROJECT	EST. COST	NOTES	EST. COMPLETED
RECREATION PARK			
James Ballfield-Outfield Bermudagrass Conversion Project (2019)	42,000.00	Bermuda outfield has knitted in well and will be going dormant soon. Final walkthrough with contractor scheduled for Wednesday, November 10th.	OCTOBER 2021
Wheelchair Swing Project (2019)	60,000.00	Staff still trying to meet with playground vendors installer at the site and see if any cost reduction measures can be made to the design. Contracts will be signed and sent to the Board for approval. After Board approval, the new equipment will be ordered. Construction and installation will commence after equipment arrives. Completion date is TBD based on weather conditions.	FALL/WINTER 2021
Rec Shop Floor Reinforcement Project (2020)	10,000.00	Engineering drawings have been received for Recreation Park maintenance shop garage roof reinforcement and Staff will be submitting them to the City for permitting with bid solicitation to follow. Staff is soliciting preliminary pricing assistance from contractors for this work.	WINTER 2021
MEADOW VISTA PARK			
Playground Replacement Project	120,000.00	The playground was ordered on the day the Board approved the contract (8-26-21). Lead time is longer than normal and is currently 18-20 weeks out so installation is expected in January 2022.	JANUARY 2022
ADA Signage	1,200.00	Inventory of existing ADA signage at the park was completed by staff. The needs appear minimal and the signage upgrades will be grouped with the asphalt work.	FALL 2021

Parking Lot Re-seal/Re-Stripe	15,000.00	The parking lot sealcoat portion of the project will be postponed until spring/warm weather.	SPRING 2022
Asphalt Pathway Repairs (2020)	30,000.00	This project is now combined with the project above and the path repairs portion is scheduled to start the second week of November and will be partially weather dependent.	FALL/WINTER 2021
Pickleball Court Crack Repairs	5,000.00	Contractor relayed that they have scheduled the work to begin mid-November.	FALL/WINTER 2021
ASHFORD PARK			
Irrigation Pump Replacement Project (2021)	45,000.00	Project was completed on April 30th. Staff has obtained quotes to put 4' chain link fencing around the new equipment. This work is expected to begin in the next month or so.	FALL/WINTER 2021
OVERLOOK PARK			
Restroom ADA Upgrades	15,000.00	Project signage and fixture adjustments will be done in-house when staffing levels allow. ADA Parking lot re-striping needs to be re-done and restroom partitions are in need of replacement. Staff will obtain quotes for this work.	WINTER 2021
REGIONAL PARK & 24 ACRES			
SITE			
Trail Mapping & Signage Project (2020)	10,000.00	Staff has obtained a survey of the existing trails on the site and will use this to prepare a trail map and signage in the coming months if the 24 Acres Site grant does not come through.	SUMMER/FALL 2021

<p>Statewide Park Development and Community Revitalization Program (SPP) Grant Round 4 (2018/2019) & CEQA Documents</p>	<p>120,000.00</p>	<p>Staff was told that the States goal was to announce the grant recipients by September 1st and the District still hasn't heard anything. Time is getting short on the deadline for the Per Capita Grant funding so if we do not hear back from the State regarding the Prop 68 funds soon, the District may need to allocate the Per Capita funds to the Dry Creek Playground project above.</p>	<p>2020/2021</p>
<p>24 Acres Site Construction Documents</p>	<p>110,000.00</p>	<p>Construction documents for the site which will be started immediately if the District gets the grant.</p>	<p>SUMMER/FALL 2021</p>
<p>Dry Creek Playground Replacement</p>	<p>177,000.00</p>	<p>If the 24 Acres Grant application is not successful, the above-mentioned 177K Per Capita Grant funds are currently allocated towards replacing this playground.</p>	<p>SPRING 2022</p>
<p>Pickleball Court Crack Repairs</p>	<p>4,500.00</p>	<p>Contractor relayed that they have scheduled the work to begin mid-November.</p>	<p>FALL 2021</p>
<p>CVCC</p>			
<p>Bike Park - Construction (2015/2016)</p>	<p>200,000.00</p>	<p>Both of the main Bike Park sign support panels have been installed and Staff will be affixing the sign panels to at least one of them prior to the grand opening scheduled for Sunday, November 7th. Staff performing numerous tasks in preparation for the event. Bike Park Designer Randy Spangler has been performing trail touch-up work in preparation for the event as well.</p>	<p>ONGOING</p>

Maidu Drive Repair (2018/2019)	0.00	According to the Bureau, this project is scheduled to start on Monday, November 8th and last approximately two weeks.	FALL 2021
ADA Door Improvements	5,000.00	Automatic door hardware needs to be installed.	SPRING 2022
PLACER HILLS PARK			
Parking Lot Repairs	30,000.00	Eight bids were received for this project and the low bid was from Simpson & Simpson Paving Inc. Contract paperwork is almost completed and the project is set to begin the first week of November.	FALL 2021
MULTI-PARK ITEMS			
Energy Efficient Upgrades	2,131,500.00	Solar panel work has commenced at Regional Park Gym parking lot. Rec Park, Placer Hills Pool and CVCC projects will follow. Punch list walk through for the sports lighting portions of work was held. Lighting software to control the new lights has been found to be complicated and may be deemed unacceptable.	ONGOING 2021
Fiscal Year Projects Total:	3,131,200.00		