



# County of Santa Cruz

---

## GENERAL SERVICES DEPARTMENT

701 OCEAN STREET, SUITE 330, SANTA CRUZ, CA 95060-4073

(831) 454-2210 FAX: (831) 454-2710 TDD: (831) 454-2123

NANCY GORDON, DIRECTOR

January 21, 2010

Agenda: January 26, 2010

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

### **Santa Cruz Veterans Memorial Building**

Dear Members of the Board:

Today's report provides information to your Board regarding the status of the Veterans Memorial Building in Santa Cruz and the decision to immediately close the building due to potential life safety issues with its structure.

On Thursday, January 14, 2010, the General Services Department received electronic correspondence from Tim Bratton, Veterans Building Manager, reporting a problem with loose falling stucco and requesting a site visit. The County Facilities Superintendent conducted a safety inspection on Friday, January 15, 2010 and identified potential issues with previously unidentified damage to structural elements of the building. Due to the significance of these first observations, an emergency purchase order was issued for a structural assessment of the building by an architect and structural engineer, which took place on January 15-16, 2010. Their initial reports and recommendations (Attachment A) were completed and presented to County departmental representatives from General Services, County Administrative Office, Risk Management and Parks on Wednesday, January 20, 2010.

Based on the initial reports' identification of potential life safety consequences, the County determined that an immediate closure of the facility was necessary pending further analysis to determine the full scope of the problem issues and to develop a plan for necessary repairs. The County Administrative Officer has issued a building closure notice effective 5:00 pm on January 21, 2010 (Attachment B).

At this time, the contract work necessary to this comprehensive analysis continues. General Services is working closely with the architect and structural engineer to obtain further testing of the building. It is anticipated that this work will take several months to

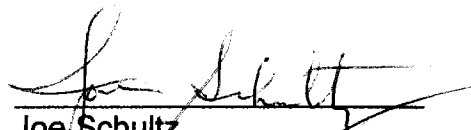
complete. Additionally, County staff is working with the various groups currently housed in the building to relocate or cancel activities that are currently planned. Human Services is relocating their Veterans Services office to the County's Emeline campus in order to minimize service disruption for their clients. As you know, the Veterans Memorial Building Board of Trustees currently manages the building under contract, and we appreciate their cooperation during this difficult period. Staff recognizes the significant disruption caused by the building closure; however, safety concerns are primary at this point.

It is therefore RECOMMENDED that your Board:

1. Accept this report on the Santa Cruz Veteran's Memorial Building and ratify the closure order of the County Administrative Officer effective 5 pm on January 21, 2010;
2. Authorize the indefinite closure of the Santa Cruz Veterans Memorial Building;
3. Direct General Services to report back on or before May 18, 2010 with a further report on the building; and
4. Direct POSCS to work with the Veterans Memorial Building Board of Trustees during the closure period to address closure requirements and necessary revisions to contract services.

Very truly yours,

  
\_\_\_\_\_  
Nancy Gordon  
General Services Director

  
\_\_\_\_\_  
Joe Schultz  
POSCS Director

RECOMMENDED:

  
\_\_\_\_\_  
SUSAN A. MAURIELLO  
County Administrative Officer

Attachments

cc: CAO; County Counsel; Parks; Risk Management; Human Services Department; Santa Cruz Veterans Board of Trustees; Veterans Memorial Council, Santa Cruz City Manager, Santa Cruz City Fire Chief.

**WILLIAM FISHER ARCHITECTURE, INC.**

603 Front Street, Santa Cruz, California 95060 831-246-0117, fx:831-457-0246  
[modern-architecture.com](http://modern-architecture.com) [fisher@cruzio.com](mailto:fisher@cruzio.com)

January 18, 2010

Mr. Anthony Loero, Building Superintendent  
County of Santa Cruz, General Services, Building Maintenance  
1200 Emeline Avenue  
Santa Cruz, California 95060

Re: Veteran's Memorial Building, 846 Front Street, Santa Cruz, California

Dear Tony:

As you requested, we are studying the structural condition of this building. Last Friday, the 15th, together with our Structural Engineer, we examined the eight pilasters on the north and south walls of the Auditorium and the four columns at the base of the east walls of the building. We have also been through most of the building including the attic over the Auditorium. We are in the process of collecting original drawings and will continue to study the building's condition, however we have made a preliminary finding.

As you know, the building was built in the early 1930s, and the walls are entirely reinforced concrete. There are some concrete beams, however the roof, floors and most horizontal members are wood, including large timber trusses over the Auditorium. These large timber trusses bear on the south and north concrete Auditorium walls. At these truss locations, the walls are stiffened with pilasters located on the wall exteriors.

Some of these pilasters have damage and some of it is extremely significant. At several locations we were able to remove, just using our fingers, fist sized chunks of concrete that had cracked loose. The exposed reinforcing has corroded badly, some of it completely. The amount of reinforcing originally installed is well below today's standards, and in the current weakened condition of these pilasters, we feel there would be extreme danger for inhabitants of the Auditorium if there were to be a large earthquake.

Four columns support two large walls at the east side of the building which form the back of the auditorium stage. Two of the columns have damage and one is damaged to the point that we feel it probably needs to be replaced, and perhaps additional new concrete walls added between the columns. As with the pilasters, this column damage too has us very concerned about danger for building occupants.

Our preliminary finding is that this building, especially the Auditorium, should not be occupied until this damage is repaired. The County should hire a testing company to determine the strengths of the concrete and reinforcing, in locations determined by our Structural Engineer.

We will continue to keep you apprised of our progress.

Sincerely,



William Fisher AIA NCARB  
President

WF:jdz



# Streeter Group, Inc.

Architecture, Structural Engineering

January 18, 2010

**Mr. Bill Fisher**  
**William Fisher Architects**  
603 Front Street  
Santa Cruz, CA 95060

Re: The Veteran's Auditorium Building 842 Front Street, Santa Cruz, CA 95060  
Our File No: 10002

Dear Mr. Fisher:

At your invitation we accompanied you to the Veteran's Auditorium Building located at 842 Front Street in Santa Cruz, California. The purpose of the visit was to observe cracking and spalling of concrete in the existing concrete pilasters and columns that support the auditorium. We observed significant cracking and spalling of the concrete, which in some areas has exposed the reinforcing steel within the pilasters. The reinforcing steel has rusted significantly and appears to have deteriorated completely in some locations.

The concrete pilasters are part of the primary structural system of the building and are required to resist both vertical and lateral imposed loading conditions. Based upon our brief visual observation it is our opinion that the deterioration observed presents a significant risk of injury or death to the occupants of the auditorium should a seismic event occur.

We suggest that a comprehensive investigation be conducted to evaluate and document the extent of the existing deterioration of the building. Once this work has been completed construction documents can be prepared for the repair of the damage.

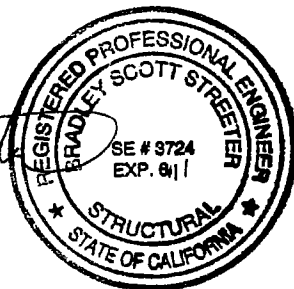
We propose assembling a design team consisting of you as architect of record, Streeter Group Inc as structural engineers and a material and testing specialist to further investigate the structure and determine the extent of the deterioration. We are in the process of developing a scope of work for this work which will be available for your review shortly.

Please call or email if you have any questions or comments.

Respectfully yours,

**STREETER GROUP, INC.**

Brad Streeter  
President



34.1

## **ORDER FOR CLOSURE OF THE SANTA CRUZ VETERANS MEMORIAL BUILDING**

The County of Santa Cruz is the owner of the Santa Cruz Veterans Memorial Building. The County has become aware of structural issues that render the building unsafe for occupancy.

Therefore, effective 5:00 p.m. on Thursday, January 21, 2010, the Santa Cruz Veterans Memorial Building is ordered closed to all persons. Thereafter, access to the Building may be had only by the prior written permission of the Director of the County Department of General Services. Application for entry to the Building shall be made to the Director of the County Department of Parks, Open Space, and Cultural Services.

This closure will be on the agenda of the Santa Cruz County Board of Supervisors at its next meeting on Tuesday, January 26, 2010.

Dated this 21<sup>st</sup> day of January, 2010.



SUSAN MAURIELLO

County Administrative Officer