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1. Executive Summary

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AC Martin Partners, Inc. and our team of consultants are privileged to contribute to the revitalization of the Stockton City Hall. It is with gratitude that we acknowledge the following City representatives for their time and contributions to Phase I of this rehabilitation project.

Gary Podesta, Mayor
Larry Ruhstaller, Councilmember
Gary Giovanetti, Councilmember
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Donna Brown, Deputy City Manager
Richard Denhalter, City Attorney
F. Michael Taylor, City Auditor
John Hinson, Administrative Services
Katherine Meissner, City Clerk
Bob Sivell, Economic Development
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Background

In July 2000, AC Martin Partners, Inc. (Architect) was contacted by the City of Stockton to study the historic City Hall, and develop new occupancy scenarios, concepts and a budget for rehabilitation. The Architect assembled a multi-disciplinary team of architects, engineers, programmers and specialty consultants to collaborate with the City Manager, Mayor/Council Committee and department heads for the project.

The Architect and consultants attended an initial meeting (kick-off meeting) with the City on July 20, 2000 to discuss design expectations, goals and objectives and strategies for reviews and approvals. Following, the design team surveyed the building, gathered existing documents, engineering reports and program information for City departments in City Hall and the Civic Center. Interviews with the Mayor/Council Committee, City Manager and department heads were then conducted over a four-week period of time.

Computer-generated, “as-built” drawings were developed (from record drawings provided by the City) to an appropriate level of detail for programming, space planning and concept designs. Decisions were made regarding structural strengthening, building systems replacement, code deficiencies and desired levels of historic preservation. Departmental requirements, occupancy and space planning options were studied, from which one alternative was selected by the City as the concept for this report.

Project Objectives

The primary objectives for the Phase I Rehabilitation Study focused on the following:

- Departmental space needs assessment and recommendations for occupancy
- Code and life-safety assessments and recommendations to correct deficiencies
- Historic and cultural resource assessments and recommendations
- Assessment of building's structure and recommendations for seismic strengthening
- Assessment of building’s mechanical, plumbing and electrical systems and recommendations for rehabilitation or replacement
- Concept alternatives and a rehabilitation plan
- Cost estimates for budget purposes

History

In June 1922, the architectural firm of Davis, Heller, Pearce & Company entered into a contract with the City of Stockton to design a new City Hall on the block of land just south of McLeod's Lake, bounded by El Dorado, Fremont, Lindsay and Center streets. The main entrance was to face north onto the park made by filling in the lake. Documents were prepared for bidding purposes and bids were opened on June 12, 1923. Bid alternates were considered. Following, the City Council rejected all bids. Negotiations between the City Council and two of the bidders (contractors) followed, apparently resolving issues. Construction began on January 1, 1925 and took approximately 23 months to complete. Dedication took place on December 3, 1926.

The history of events that preceded the design, details about the design, bidding process, events leading up to construction and following are included in a report “Stockton City Hall: A History” by Leslie Crow (Appendix).
Time and deferred maintenance have taken their toll on City Hall. As Stockton has grown, public and departmental space within City Hall has become over utilized. Staff (occupant load) has increased, resulting in numerous code violations and departmental inefficiencies. Building systems are outdated and have outlived their useful lives. Piping, power and systems failures are becoming more frequent, disrupting City business. Code deficiencies could result in disaster if there were to be a major earthquake or fire within the building.

Historic Preservation

City Hall is a City of Stockton Historic Landmark, eligible for listing on the California Register and National Register of Historic Places. City Hall is located on the site of Lindsay Point, a California Historic Landmark. A plaque is located at the north entrance to City Hall. The 1926 building, built in Roman-ionic style, with fluted columns rising from the first to third floors on north, south and east elevations, has long played an important symbolic and governmental role in Stockton.

The exterior, when built, was similar in appearance to the original design drawings. There were significant changes in materials, however, from those specified on the original drawings. Granite steps were replaced with concrete. Granite base and terra cotta cladding were replaced with cement plaster. While the exterior is in excellent structural condition, considering the building’s age, the plaster skin and concrete stairs have suffered from deterioration and a lack of maintenance.

The interior spaces were also built very closely to the configuration illustrated on the original drawings. The central core lobby areas are currently almost identical to the original documents. This includes the configuration, flooring materials, wall and ceiling finishes, and the relationship to adjacent spaces.

The majority of the demising walls beyond the central core have been removed and modified over the years, making the space inefficient and unsafe for its current occupancies. In order to continue to meet the City’s functional needs, substantial rehabilitation work will be required, all within the context of the building’s historic character. Rehabilitation of the building’s exterior and restoration of the historic interior spaces are proposed by the Architect and consultants, as part of this study.

Code and Regulatory Issues

Stockton City Hall is a reinforced concrete structure with unreinforced brick masonry infill walls. The existing structure will accommodate anticipated office and assembly occupancies. The current configuration of space: number, arrangement and type of exits is unsafe. These conditions must be significantly improved.

The building is currently not fire-sprinklered. Code and local fire sprinkler ordinances dictate the addition of new fire sprinklers throughout, including the penthouse and concealed spaces.

Accessibility

The building is currently accessible to disabled persons at the basement level, through the portecochere at the west side of the building. This study proposes an alternative access; a new access ramp at the southwest corner of the basement level from Lindsay Street, adjacent to the main building entrance steps.
While existing elevators serve the basement and three elevated levels of the building, the size and elevator controls do not meet current standards. Replacement of the cabs will help mitigate the current deficiencies. Additionally, a new lift is proposed at the third floor lobby to facilitate access to the raised portion of the floor (south side), an area that is currently inaccessible to wheel chairs.

Basement level toilet rooms have been upgraded to serve disabled persons. First, second and third floor toilet rooms are non-compliant. This report proposes that all toilet rooms be removed and replaced, with provisions for code compliant toilet facilities on each floor.

**Building Structure**

To the best of the Architect’s knowledge, to date, no jurisdiction requires mandatory seismic upgrades of the building’s structure. Chapter 34 of the 1998 California State Building Code addresses alterations of existing structural elements or addition of new structural elements in existing buildings. These issues are addressed in this report.

It is important to improve the seismic performance and reduce earthquake hazard in existing buildings, such as City Hall. Risk, in terms of an earthquake hazard, damage vulnerability, loss of life and property, are real in Stockton, where potentially active faults are within 14 miles. New design methodologies and new technologies for reducing the risk have rapidly advanced within the past few years and can be economically applied to City Hall.

The following voluntary earthquake hazard reduction goals for Stockton City Hall have been reviewed by the Architect with the City:

- Provide an acceptable level of stability of the building structural system (prevent collapse) due to an earthquake event having 10 percent probability of being exceeded in 50 years.

- Ensure safe means of egress from the building as well as safe return, as required to remove files, equipment, or belongings and perform repairs.

- Reduce the potential for extensive damage of the building’s exterior façade and interior historic fabric.

This study and report includes a seismic strengthening concept for Stockton City Hall, consisting primarily of added concrete (shotcrete) walls at the four corners of the building, from the basement to the third floor, combined with some internal column and perimeter beam strengthening. Expected damage, level of performance and recommendations are included herein.

**Mechanical, Plumbing and Electrical Systems**

City Hall was originally constructed with ducted ventilation and a combination of forced heating and convection steam radiators. Over the years, the mechanical systems were expanded to include air conditioning. Generally speaking, all of the mechanical components have exceeded their useful lives.

Existing mechanical components use ozone-depleting refrigerants, lack seismic restraints, condensate drains and traps. Existing combustion equipment exceeds AQMD’s permissible NOx emissions. In essence, mechanical systems contain hazards for building occupants and the environment.
The mechanical systems and components should be replaced in their entirety with a new central plant and new air handling equipment. A new water-cooled chiller, new heating hot water boiler and new variable air volume (VAV) air distribution system are proposed. Thus, a majority of existing rooftop equipment will be removed.

Similar to the mechanical system, plumbing and electrical systems have exceeded their useful lives and should be replaced. Deteriorating pipes and leaks have apparently led to numerous business disruptions over the years.

Recommendations for replacement of cold and hot water systems, sanitary waste, storm drainage and natural gas systems are included in this report. Recommendations for replacement of power, lighting and telecommunication systems are also included, as are new fire protection and security systems.

Needs Assessment and Occupancy Considerations

The consulting team conducted interviews with the Mayor/Council Committee and the City Manager, during which the City confirmed that City Hall was to remain the place of City government. Departments to remain in City Hall, in addition to the Mayor and Council, were identified: City Manager, City Attorney, City Clerk and, space permitting, City Auditor. Administrative Services (Finance) should also be located in City Hall.

Historic public spaces should be restored and office or departmental areas should be "modernized" and brought to current standards of open planning and systems furniture, all while considering the following:

- Building lobbies need to be restored on first, second and third floors
- If possible, cost and space permitting, historic light wells should be restored
- Non-compliant exits should be replaced with new, code compliant exit stairs
- Public toilet rooms should be removed and replaced with new. Additional staff toilet rooms should be provided on all floors.
- Service functions should be moved to the east side of the building (El Dorado)
- Handicapped access should be provided from a major street front elevation
- A more effective use of the portecochere or sally port (west side) should be considered

The Architect's space planner developed three (3) department location concept alternatives for review by the City, with tabulations of square footage for each scheme. One alternative was mutually selected from which the space planning concept in this report was developed.

Concepts

Design concepts have been developed for City Hall. For the most part, the concepts are presented as color-rendered space plans for the proposed, new department occupancies and reconfiguration of interior spaces. The City Council Chamber will remain on the second floor. Inasmuch as the Council Chamber was recently refurbished, rehabilitation of the chamber is excluded,
except for the integration of new mechanical, electrical and fire protection systems.

The Mayor, City Council, City Manager and Economic Development will be located on the second floor. Basement and first floor occupancies will include Administrative Services. The City Attorney and City Clerk will be located on the third floor.

Building exteriors would be refurbished and building lobby cores on first, second and third floors would be restored. One of the two original light wells (west side) could be reconstructed at the second and third floor levels, capped with a new skylight above the first floor public counter area (Finance).

**Concept Alternatives**

This study proposes an alternative to relocate building services (deliveries, trash collection, etc.) from the west side (portecochere) to the east side of the building. A curb cut for service vehicles along El Dorado Street and a new ramp to the basement level would be included. Similarly, disabled access could be relocated from the portecochere to a new ramp that descends to the basement from grade on Lindsay Street, adjacent to the south building entrance stairs.

By vacating the service and handicapped access functions from the existing portecochere, the space could be fully enclosed and used as a function room for meetings or food service events. The existing vehicle drives to the north and south could be omitted and replaced with pedestrian terraces. Vehicle access for catering service could be provided to the north.

**Cost Estimate**

A statement of probable cost has been developed, consistent with the space planning and occupancy scenarios: design concepts, historic preservation, structural strengthening, building MEP systems and site and other improvements described herein. Details, qualifications and assumptions are included in Chapter 10 of this report.

**Future Phases**

CEQA and Other Reviews: It is understood that Phase I Concepts and feasibility plan studies are "statutorily" exempt from CEQA. Adoption and implementation of a specific rehabilitation plan or program is subject to CEQA. In addition, any internal or external physical modifications to City Hall will be subject to CEQA.
Before the initial kick-off meeting with the City, AC Martin Partners (Architect) met with the City Manager to discuss current and future needs, programming assessments, design expectations, schedule, and a strategy for implementation.

As part of the scope of services, the Architect and consultants were to meet with the City, visit the building, survey systems, and review existing documents, reports and other information. Preliminary findings were to be reported and an outline for rehabilitation was to be developed.

The Mayor, Council Members, City Manager, department heads or representatives and others were to be interviewed. Growth projections, departmental adjacencies and priorities for re-occupancy of City Hall, following the rehabilitation, were to be reviewed, following which primary objectives for the Phase I Rehabilitation Study were outlined, including:

- Departmental space needs assessments
- Recommendations for Space Allocations Standards
- Recommendations for occupancy and adjacencies
- Alternative space planning concepts
- Code assessments and recommendations to correct deficiencies
- Historic and cultural resource assessments and recommendations for rehabilitation
- Assessment of building's structure and recommendations for seismic strengthening
- Assessment of buildings mechanical, plumbing and electrical systems and recommendations for rehabilitation or replacement

2. Project Objectives

- Concept alternatives and a rehabilitation plan
- Cost estimates for budget purposes

The City had previously engaged Cole/Yee/Schubert & Associates, Structural Engineers, to assess the building's structure and make recommendations for seismic strengthening. As part of the Architect's scope for Phase I, the Cole/Yee/Schubert report and findings were to be reviewed by the Architect's Structural Engineer, with the understanding that the building is not an essential structure. (The seismic strengthening goals are detailed in Chapter 5 of this report.)

As part of the Architect's scope, prior Electrical, Plumbing and Fire Protection assessments and reports were to be reviewed by the Architect's professional engineers. Inasmuch as a mechanical systems (HVAC) assessment and report was not available, the Architect's Director of MEP Engineering visited the building to make a visual assessment from which recommendations for rehabilitation could be written. (The Architect's findings and recommendations for Building Systems (mechanical, electrical, plumbing and fire protection systems) are included in Chapter 6 of this report.)

Alternative department location concepts (plans) were to be developed for review by the City. Square footage tabulations were to be provided for each scheme. Advantages and disadvantages (pros and cons) of each occupancy alternative, relative to economic, functional/operational and locational considerations were to be reviewed.

A mutually selected plan and development recommendations were to be refined into a Concept Plan. This Concept was to be graphically developed and appropriately rendered for a plan review with the City Manager, the Mayor/Council Committee, and other department heads, to be selected by the City.
Finally, a cost estimate, or statement of probable cost was to be prepared and submitted with the design concepts.
Stockton City Hall is a building that was long in the planning stages before it ever became a reality. A full description of the planning and building history is included in the report by Leslie Crow. The following paragraph has been taken in pieces from this report.

The architectural firm of Davis, Heller, Pearce & Company entered into a contract with the City of Stockton to design the new City Hall on June 28, 1922. Joseph Losekann & John Upton Clowdsley acted as associate architects. Final plans and specifications were formally accepted on March 16, 1923 by unanimous vote of the City Council. On the 12th of June 1923 the bids for work on the Class A City Hall were opened at the morning session of the City Council. The contents of the bid proposals were read by City Clerk A. L. Banks and General contractors John W. Howard of Cheyenne, Wyoming. On January 1, 1925, work began on the foundation of the new City Hall. The last meeting of the City Council held at the chambers fashioned out of rooms at the Hotel Stockton was on October 18, 1926. The new City Council chambers were first used on October 25, 1926 when the City Council convened their meeting at 8:00 p.m., presided over by Mayor Raymond Wheeler. The dedication of the new City Hall took place on December 3, 1926.

**DESCRIPTION OF BUILDING DURING DESIGN**

The following description of the building is also taken from Leslie Crow's report on the history of the building. It describes the building as per the final construction documents that were produced. The project went out to bid based on these drawings. As you will see in the next section of this report, the building was not constructed with the materials described below.

Taking inspiration from field trips to San Francisco's City Hall, the design ultimately accepted for Stockton’s City Hall was described as Roman-Ionic in style, with fluted columns running from the first to the third floor on the North and South facades. In 1922, the "handsome design" was described in a detailed article in the *Stockton Record*:

Involving an expenditure not exceeding $450,000, construction on Stockton's proposed new city hall will be started after the first of the year and will be completed in about one year after actual work has been started. This building will be the last word in efficiency in arrangement and accommodations relative to buildings of municipal character.

This beautiful edifice is to occupy the block of land just south of McLeod's Lake, bounded by El Dorado, Fremont, Lindsay and Center streets. The main entrance is to face north onto the park made by filling in McLeod's Lake; opposite the main entrance on the southern façade of the building is another entrance facing on Lindsay street, to accommodate the people coming from the main part of town. When completed this building will be an integral part of our new civic center, of which the memorial auditorium is a unit.

The City Hall, which is 100x170 feet in ground area, is to be placed on a block of land sufficiently large to allow grass and planting about it, and across the street from the main entrance will be a park approximately a city block in area. Thus fine vistas of the building may be obtained from all sides.

The design of the exterior is in the classic Roman-Ionic type with columns running through two stories in height. The third story above the main cornice line is crowned with a classic cheneau. The facing of the building is to be granite-faced terra cotta, and a red tile roof of a Cordova pattern will cover the buildings. The basement will be rusticated to convey a sense of strength and massiveness. The main entrance is approached by broad monumental steps flanked by...
cast bronze electroliers. At night flood lighting will be employed to illuminate the exterior.

On the first floor will be the main vestibules and lobby in which will be located the stairway and two passenger elevators. This main lobby will be very impressive, being constructed in stone and marble with richly coffered ceilings. A feature of the main lobby will be a booth for a telephone central and information bureau.

Leading from the main lobby on the east side is to be the tax collector's office, well lighted by large windows, with a skylight over the central public space. The arrangement of these offices was studied from the highly successful San Francisco city hall by the architects and the city council, who went in a body to the bay cities to investigate the best arrangements for efficient, businesslike offices. Taxpayers will be able to enter by one door, pass to the assessor's counter for payment of taxes, thence out another door. Thus a huge crowd can be handled at tax paying time in an orderly and efficient manner. Across the main lobby on the west side of the building will be the offices of the city clerk, auditor, etc. There will be private offices for the heads of departments, large vaults for storage, important documents and books (sic.), and all the accessories of a modern office plant.

In the basement is the mechanical equipment, office of the fire department, public and private lavatories, storerooms, and the police department offices. The latter will consist of a desk sergeant's office, waiting room, secretary's room, detectives' room, detention room, and office of the chief of police. Adjoining these offices will be a pistol range, police locker room, shower room, steam room, gymnasium, and lecture hall where the personnel of the police and fire department may be instructed. All devices necessary to add to the health and efficiency of these very important departments are to be installed. From the police department an elevator will convey prisoners to the jail in the third story.

The second floor contains the offices of the building inspection department, health department and clinic, health offices, commission of immigrations and housing, poundmaster, office of the commission of public health and safety, mayor's suite, council chambers with offices of city attorney, waiting rooms, etc. Two large, light courts will light the stair lobby, halls and a few interior offices, also the public space in the auditor and tax collector's offices on the main floor. The council chambers and mayor's suite will be designed in a dignified and architectural character, while all other offices will be straightforward and businesslike.

In the third floor will be accommodations for the playground and planning commission, superintendent of parks, harbor master, superintendent of streets and street and sewer assessments. The city engineering department will have considerable space on this floor, with large drafting room and offices for the city engineer and his assistants. The justice court with jury room, judge's chambers and offices for the city prosecuting attorney will occupy part of the south side of the floor.

The West Side of the third floor will house the city jail and its adjunts. This department will be very complete and up-to-date. Steel cells of the most approved type will be installed for men and women prisoners, a kitchen for preparation of prisoners' meals, room for a matron with private bath, room for police sergeant identification bureau, work room for officers in this department, and a photographic studio and dark room for photography of criminals will comprise the remainder of the floor space. These rooms are also related to the justice court as to obtain the greatest efficiency and convenience in handling the civil and criminal cases of the city.

A loft space over the elevators and stairway will be available for storage or expansion of any department.

The building is to be reinforced concrete throughout, faced with terra cotta. The floors of all offices and hallways will be covered with battleship linoleum...
which possesses great wearing qualities and will be a
medium affording the utmost comfort to the occupants
of the buildings.
The plans for this important addition to Stockton’s
proposed civic center are being completed by Davis­
Heller-Pearce Company, Peter L. Sala and Losekann
& Clowdsley, associate architects.  (Stockton Record,
11/25/1922, Real Estate Section: 1)

DESCRIPTION OF BUILDING AS BUILT

The exterior appearance of this historic structure,
when built, looked similar to the original design
drawings.  The 3-story plus a basement building was
built in the Roman-Ionic style, with fluted columns
rising from the first to the third floors on both the
north and the south elevations.  There are two main
entries, one on the north and one on the south
elevation.  The main entry doors and windows are
impressive 2 ¾” thick wood frames clad in brass.  The
doors have 8 large true divided lites and brass
hardware.  The ornamentation over the top of the
doors is also clad in brass.  This entrance system is set
back from the face of the main structure to provide
some shelter and to provide the feeling of acceptance
and warmth to a massive building.

The basement level, which was designed with fewer
and smaller windows, was built to look massive and
provide weight to the structure.  The original design
had this base being constructed with granite to provide
the massive appearance of structure that was desired.
The granite was deleted from the contract documents
prior to the beginning of construction.  In its place,
cement plaster was used and scored to resemble the
originally designed materials.  All of the exterior
ornamentation, such as the medallions over the
windows, the urns at the 3rd floor line, and the cresting
at the eave line, were constructed with cement plaster,
ot the originally designed terra cotta.  The main
cornice creating the building cap is formed from sheet
metal.  This sheet metal cornice reduced the weight of
this element tremendously, compared to being built as
originally designed in terra cotta.

The roof is a steep hip design with a large mechanical
area hidden behind the outward appearance as it faces
the streets on all four sides.  The roofing on the street
sides of the roof is the timeless red clay tile Cordova
pattern roofing.  The backside of this roof and the flat
areas behind that are roofed with rolled roofing and a
90lb. Mineral cap sheet.  There are 2 penthouse
structures on the roof.  One in the center of the
building and one to the west side of the building.  The
larger of the two is the one to the center of the
building.  It is constructed the same way as the main
structure, poured-in-place concrete structural frame
with brick infill.  The roof deck throughout the entire
structure is concrete.  The roof of the main penthouse
sticks up above the hip tiled roof by approximately 3’.
Although this is deceiving, the penthouse cannot
actually be seen from the ground except from about
two to three blocks away in any direction.  Even then,
it is such an insignificant part of the building that it is
hardly noticeable.  The larger penthouse has brackets at
all four corners of the building that originally held
aerial antennas.  The roofs of the penthouses are flat
concrete structures.  The smaller penthouse on the
west elevation sticks out beyond the ridge of the tile
roof and above it by about 4’.  This particular
penthouse was meant to be a physical part of the
building design.  In the center of the backside of the
west penthouse are the remains of a wooden flagpole.
The west wall of the smaller penthouse is a very plain,
flat looking cement plaster wall; originally it was
designed with ornamentation.  What were originally
light wells on both sides of the main penthouse
extending from the first floor on up through the roof,
have been floored over to create more office space.
Also shown on the original drawings were a couple of skylights that were either never installed or they were subsequently removed.

On the west elevation, the grade changes to make the basement level accessible by car and on foot from both the north and south streets. A portecochere designed of steel and glass with a cement plaster wainscot wall was built as part of the original structure. It was designed to provide shelter from the elements so that transfer of prisoners could be successfully completed without having to go through the building's main lobby. Both the north and the south elevations of the portecochere were open, so vehicles could drive through.

The interior spaces of the Stockton City Hall were built very closely to the configuration that was designed. The central core lobby areas are still almost identical to the original documents. This includes the configuration, flooring materials, wall and ceiling finishes, and the relationship to adjacent spaces. Still, the majority of the demising walls throughout the rest of the floor plans have been removed or modified. Occasionally throughout the floor plan on each floor, you will find original walls, or portions of original walls in their original locations. As discussed earlier, the light wells were floored over to provide additional floor space. The elevators were specifically installed at the beginning of this project. The #1 and #2 elevators open into the lobby, while the third elevator is towards the west end of the building. One of the elevators in the main lobby is the original freight elevator; the other appears to have been modified over time. The bathroom spaces consisted of marble partition walls, tile walls and floors, and cast iron sinks and toilets. On the 2nd and 3rd floors there are two assembly areas, the Council Chambers and the Justice Court. These two assembly areas had ornamental plaster ceilings. These ceilings are still in place above the suspended t-bar ceiling, although hanging the t-bar ceiling from the original ceiling has caused damage to the original lath and plaster.

EXISTING BUILDING CONDITIONS

The exterior of the building is in excellent condition. There are no major structural cracks or missing items of historical importance. The cement plaster ornamentation that was discussed earlier is showing some cracking on the south and especially the west elevations. Although the cracking is not significant, all of it should be easily repairable. Some further research will need to be completed to determine if the urns on the north and south elevations are structurally tied to the cornice that they sit upon. The north elevation entrance stairs have a cast concrete balustrade that runs along the stairs edge parallel to the face of the building. This balustrade will require the most significant amount of restoration work compared to the rest of the exterior. There is a significant amount of cracking and deterioration throughout the top rail and the balusters. Also on the north elevation, east side of the stair, the wall where the cast bronze light fixtures stand has been damaged and will require repair work.

On the east elevation, one of the basement windows has been removed and turned into an exit door with a handicap accessible ramp that runs out to N. Eldorado Street. If this exit is no longer necessary in the new design layout for the City Hall, then the ramp and door should be removed and the original window configuration should be returned.

On the south elevation towards the west corner, an aluminum storefront enclosure has been added with concrete stairs to access an exit door that was cut into place where there once was a window. This enclosure is open on the east and west sides and has the storefront system on the south side. This area should also be looked at during the new exiting layout to see if it can be returned to its original state.

The portecochere on the west elevation is showing some signs of its age. The lower portion of the wall is cement plaster over concrete. This wall is retaining earth that is the grade to the west of the structure. Up approximately 36" from floor level within the structure...
is a significant crack that runs all the way around the structure. Some additional exploration of why this crack is there will need to be accomplished to determine the best method of reconstruction. The exterior cladding of this structure is sheet metal. There are some areas where the metal has separated at the seams and where it is bent or has started to rust. The metal roof is held in place by beautiful ornamental steel trusses and a concrete roof deck. Against the edge of City Hall there is a row of glass skylights incorporated into the roofing. This glass roof adds to the beauty of the structure. At the north and south walls are large openings for vehicles to drive through, as was intended for its original use. Above the partial concrete wall on the north, south, and west elevations is a wall of glazing that goes right up to the roofline. All of this glazing makes for an extremely light and vibrant space.

There are many windows at the basement level that have been removed and the openings filled in with concrete masonry units. Throughout the upper levels at various places around the building there have been some modifications to the original window configurations. This mostly consists of removing one of the mullions. This was probably done at various times to install window mounted HVAC units, although this is speculation since these units do not exist today. The windows are steel sash single pane glazing. (Describe configuration). The original hardware is in excellent condition on the majority of the windows. The hardware will probably have to be thoroughly cleaned and adjusted to make it operate smoothly.

The entire building exterior should be washed and painted. It has been a long time since the building was last painted and what is left of the paint is very thin. There are some minor rust stains on the face of the building coming from the metal cornice. These should be cleaned before painting the building. The joints in the metal cornice should be treated and sealed so that water cannot get into the cornice and cause additional rusting. Before this is done, though, some additional investigation should be done to determine how bad the rusting of the cornice is. It may be necessary to remove the entire cornice, scrap the rust, and back prime the metal with a rust prohibitive paint before reinstalling the cornice. When determining the color to paint the building, scrapings could be taken of the existing building to determine the exact original color, if this is desired. Although, from our investigation, we do not believe that it has changed colors over the years.

The existing clay tile roof is in excellent condition. We noticed that only a couple of tiles have come lose around the whole roof. Some of the mortar fills used at the ends of the roof and at the tile ridge caps and valleys need to be replaced, but it is not a critical item. The cap sheet roofing on the backside of the hip roof and on the flat roofs needs to be replaced. The roofing on top of the penthouse should also be replaced.

The original cast bronze light fixtures that are on the entrance stairways are in fair condition. They should be restored to bring back their original luster. They should also be rewired along with the rewiring of the entire building. In Leslie Crow’s report on the history of the building, she mentions flood lighting that was originally installed to light the building at night. This lighting should be redone with energy efficient light fixtures that will once again bathe the building in light at night.

The main lobby areas on the 1st, 2nd, and 3rd floors are very close to the original design and construction. There are a few things that have been modified over the years. The elevator doors are the most noticeable features that have changed. They were originally wood and glass doors that were fairly ornate and they had the elevator dial above the door with an arrow to indicate which floor the cab is on. The service elevator on the west side of the building still has one of the original elevator doors in place. If it is possible by code to return these doors to the original configuration, it would really complete the important look of the public spaces. The original linoleum flooring on the 2nd and 3rd floors is still in place and looks great. A thorough cleaning of this floor is all...
that is necessary. The 1st floor marble flooring and baseboards are also still in place, and will also require a thorough cleaning. The ornamental plaster ceilings and the complete stairway balustrades and treads and risers are in excellent condition. In these areas, the original light fixtures are in place. They should also be cleaned and rewired. These lobby areas are poorly lit, the way they are configured today. Although the light fixtures are beautiful and they can produce good quality light, they are still inadequate for the space. The original lite wells would have bathed these areas in natural light had they not been filled in with floor space. The spaces for the original windows are still evident, although they have been filled in with wall framing.

The main public spaces within the building, other than the lobbies, are also still intact to a certain degree. The Council Chambers on the 2nd floor have recently been restored. The dais and the seating are not in the original configuration, but the room looks spectacular. The Justice Court on the 3rd floor has been carved up into much smaller office spaces and the ceiling has been lowered with t-bar ceiling. The original ornate plaster ceiling is still in place above the t-bar. It looks to be in good condition, although more investigation of this area should be accomplished. There will be some damage to the plaster caused by the installation of the t-bar, but it will probably be pretty minor.

The east and west ends of the first floor, which housed the Auditor, Assessor, Tax Collector, City Clerk, and the Treasurer, had wide open floor plans with high flat ceilings with plaster crown moulding around the entire area. These areas have now been cut up into many smaller spaces with permanent and movable walls and furniture. The ceilings have been lowered with a t-bar ceiling system. The 2nd floor corridor and the City Manager’s Reception Room were paneled with wood and the ceiling had ornate plaster mouldings. Some of these finish materials are still in place. Although, as in the other areas, the ceilings have been lowered with a t-bar ceiling system.

The remainder of the building has been modified many times in the years of its existence. The walls, ceilings, and the floor plans have changed so many times that there is very little left of the original materials or configurations. In various places around the building, pieces of baseboard or a door or a piece of moulding, etc., can still be seen; although most of the non-public areas were pretty plain to begin with.

**CHANGES REQUIRED BY THE REMODEL**

The original interior wall and space configurations have been remodeled, removed, and redistributed many times since they were first constructed. The new floor plan layout will not be an exception to this rule. They are going to be reconfigured to allow for a contemporary City Hall usage within the historic City Hall structure. The areas that are still closely configured to the way it was constructed, the 1st, 2nd, and 3rd floor lobby areas, and the Council Chambers are to remain in the same configuration, and will be cleaned and restored.

Within the basement, the building’s main systems area will remain virtually the same, except that these areas will receive new utilities and systems that will update the building, and support it for many years to come. The new space configuration will reconfigure a portion of the exit corridors. The south exit, which currently exits to an exterior stair climbing out of the basement level up to grade at street level, will be changed to provide a new handicap accessible ramp. Adding this ramp will remove the aluminum storefront enclosure that was added to protect the original stair.

On the upper floors three new stairways will be cut into the building to address code required exiting. Stair #2 will be on the west side of the building in approximately the same location as the original stair, which currently does not meet code. Stair #3 will be cut in on the east side of the building, where no current stair is located. On these three floors, the main floor area will be opened up to allow for a more open office arrangement. Private offices and conference rooms
will be arranged around the perimeter of the floor as necessary to meet the needs of the users.

Restrooms will also be changed to meet current ADA requirements. Existing restrooms will be modified and new restrooms built so that the required number of fixtures for this type of occupancy will be met. The new restrooms will be kept as close to the original bathroom areas as possible to minimize the amount of plumbing piping that is necessary.

The building will receive all new mechanical and electrical systems throughout. These systems will be carefully hidden within the existing framework of the building. Some systems will be hidden behind suspended ceilings, while others will be in new chases, etc. No new systems will disturb the historic materials that still remain intact.

RESTORED OR REBUILT FEATURES

The exterior of the City Hall will be restored in its current configuration, except as previously noted. The cast concrete building decorations such as the urns, cresting, and medallions will be cleaned and the cracks or broken pieces repaired. Wherever possible, the windows that have been altered will be returned to their original configuration. This means that where the mullions have been cut out to install window AC units, the mullions will be rebuilt, and where the basement windows have been blocked in, they will be re-opened and built to match the existing original windows. The metal clad entrance systems will be cleaned and repaired to bring back the original luster. The concrete balustrade on the north entrance stairs will be patched in place and rebuilt as necessary. The porticochere on the west elevation will be structurally stabilized and the cracks in the lower wall repaired. The ornamental metal work will also be repaired and cleaned. Once the exterior has been cleaned and repaired, it should receive a new paint job. We would recommend using an elastomeric paint on all of the concrete and plaster. It will give the building a better moisture intrusion protection and it will last longer than another type of coating.

The interior spaces that have remained true to the original building’s configuration will also be restored. The main spaces that have been previously discussed, the 1st, 2nd, and 3rd floor lobby, and the Council Chambers are in excellent condition. They have been maintained very well throughout the years. These areas will require little more than restoration type cleaning. They will probably have some minor repairs that will need to be accomplished and touch up painting on the decorative features. The wall surfaces within these areas should receive a new coat of paint. The doors, windows and surrounding trim should also be refinished to match the historic finishes, as these areas routinely take the most abuse during general use. The Council Chambers was recently restored and will require little or no work at this time. On the 3rd floor where the original justice court was located, we would like to restore the decorative vaulted plaster ceiling. This ceiling was damaged during the installation of the t-bar ceiling sometime in the past. The original ceiling is still in place above the t-bar and should be salvageable. There are holes in the plaster where the tie wires were installed to suspend the t-bar. These will be patched and then the entire ceiling should receive a new paint job to unify the surface. The ceiling should then be painted to match the historic colors.

We are also going to rebuild the west light well and skylight. As discussed earlier, there were two light wells within this building, one on each side of the lobby. By rebuilding the west light well, we will bring natural light down through the center of the building, making the building much more pleasant to work in. This light well will be rebuilt to match the original design drawings. The only exception will be some of the materials. As shown earlier, the original materials were not used in the final construction of the building. The concrete walls of the light well and the original openings are clearly visible in the building as it stands today. There have been some modifications to these walls, but they should be easy to reconstruct. Having this original light well reconstructed will bring back an important historic feature that has been removed. It
will also add much needed natural light to the interior of the building, especially to the lobby areas.

Historic features, such as the light fixtures that were originally designed and installed within the building, will also be cleaned up rewired and reused. These fixtures may not provide enough light for the spaces that they are being used for by today's standards. If this is the case, additional lighting will be required to meet the comfort level needed in a contemporary office use.
CODE AND REGULATORY ISSUES

The building structure is cast-in-place concrete, and, as such, the California Building Code will permit the anticipated office and assembly uses. It is proposed that little of the non-bearing partitions will be maintained to accommodate the future planned uses in the building. This being the case, rated construction for new corridors and occupancy or area separations will be provided at the time of the new interior improvement construction.

As required by Code, a minimum of two exit stairways are required to serve each of the upper floors. The current location and construction of the secondary stairs do not meet code requirements. In addition to the existing main stairway, two new conforming stairways will be required to serve the exiting from each floor.

The building currently is not fire sprinklered. Code and the local fire sprinkler ordinance dictate the addition of new fire sprinklers throughout, including the penthouses and concealed spaces.

Accessibility for the Disabled

In accordance with the California Building Code, when alterations, structural repairs, or additions are made to existing buildings, existing architectural barriers for accessibility must be removed. This requirement applies not only to the area of alteration, but also extends to the primary path of travel, sanitary facilities, drinking fountains, and public telephones serving the area. Some latitude in accessibility compliance is afforded under the State Historical Building Code, but should only be applied if accessibility requirements would threaten or destroy the historic significance of the building.

The Stockton City Hall is a prominent, highly trafficked public building and, as such, should accommodate its visitors to the highest degree possible. Removal of existing interior construction and the extent of proposed new interior construction will provide this accommodation. Accessibility compliance will be provided for sanitary facilities, drinking fountains, and public telephones serving the area. Existing ancillary items, such as the reuse of existing hardware, pull force of doors, thresholds, etc, should be evaluated against public accommodation at the time of design development.

Due to the fact that the first floor is elevated nine feet above grade, existing building accessibility is accommodated by means of ingress through the west side of the basement floor. One handicap parking stall is provided on the north and south side of the building, and the path to the accessible basement entrance is by means of the driveway ramp into the covered auto court. The quantity of handicap stalls must be increased to five (including one van accessible stall). It is recommended that the handicap stalls be provided on Lindsay Street, and a conforming ramp be introduced at this location from the street to the basement level. This location also affords a readily identifiable, accessible entrance.

The existing elevators are original to the building and continue to serve the building well. However, the size and controls do not meet accessibility requirements. Continued use of these elevators will require modifications to existing controls and cab, however consultation with the State historic preservation officer would be recommended at that time.
AC Martin Partners, Inc. structural systems survey and assessment for this Phase I Study of the Stockton City Hall rehabilitation project comprise the following:

- Review of the original construction documents.
- Review of documents prepared subsequently for tenant improvements and modifications.
- Visual observation of the exposed structural systems.

5. Building Structure

Review of the Original Construction Documents

The original structural drawings (framing plans, sections, and details) dated April 20, 1923 were reviewed. The original structural calculations, shop drawings, and specifications were not available for review.

Gravity Load-Carrying Framing Systems

The building is a three-story, cast-in-place reinforced concrete structure with basement and partial penthouse at the roof. Typically, 6” thick concrete slabs span 12'-0" between the 12" wide concrete girders. The girders are supported by reinforced concrete columns and spread footings. Generally, the slabs are reinforced with 3/8” x 3/8” reinforcing bars spaced at 4”. Very few columns in the basement are spirally reinforced (hooped columns). All other columns are tied columns (banded columns) with minimum ties: ¼” diameter bars with 12” spacing.

Contrary to the general practice, the design live loads and the allowable soil pressure used in the original design are not indicated on the drawings. Nevertheless, from our cursory review of the main typical structural member sizes and reinforcing, it appears that the floor framing is designed to sustain 100 psf live load. Thus, current code requirements to use 100 psf at public assembly areas and 50 psf +
20 psf partition loads at office areas may be satisfied in general. This will allow for some flexibility in space planning, where new uses are considered.

**Lateral Force-Resisting Systems (Seismic Load Path)**

The Stockton City Hall structure was designed prior to the 1933 Riley Act, which was the first State legislation establishing earthquake design standards. Buildings constructed prior to 1934 were not specifically designed to resist earthquake-generated forces and do not have distinct seismic force-resisting systems providing a consistent and well-detailed seismic load path. However, in this building, as many buildings of the same type and vintage, there are a number of building components that, although not specifically designed to resist earthquake forces, participate in the lateral force resistance.

Generally, the following building components affect the earthquake performance of this building and constitute a "seismic load path":

- Cast-in-place reinforced concrete slabs acting as horizontal diaphragms at each floor and transferring the lateral loads to the building's vertical components participating in the lateral force resistance.

In general, all diaphragms are symmetrical about the building's major axis and have no significant plan irregularities. The diaphragms at 2nd, 3rd and roof levels had originally two large openings at the light wells. These openings were enclosed during the light well remodeling in 1974.
Semi-rigid beam-to-column connections at all beam to column intersections. Such connections were not designed and detailed to develop the moment capacities of the respective members. Furthermore, the rigidities of the column/girder frames are less than the rigidities of the infilled masonry and concrete walls. Therefore, their contribution to the lateral force resistance is negligible.

Infilled masonry walls – brick with terra cotta facing generally around the building perimeter.

A common characteristic of buildings of the Stockton City Hall vintage and type is that the perimeter structural framework was solidly infilled with unreinforced masonry walls providing fire protection of the building skin. The infilled walls, without major window openings, add substantial lateral stiffness and participate in energy absorption during seismic events. As a result, the actual displacements observed in past earthquakes are much smaller than the analytically predicted ones. The infill walls of this building are generally brick masonry with architectural terra cotta facing at perimeter walls and brick masonry at the light courts and at several locations in the basement.

Reinforced concrete walls around concrete vaults, elevator shafts, and stairways.

All concrete walls are vertically discontinuous and very lightly reinforced.

Review of Construction Documents Prepared Subsequently for Tenant Improvements

Subsequent to the original construction of Stockton City Hall, numerous tenant improvements related construction projects have been implemented over the years. Drawings specifying alterations and modifications were not available for review. The general conclusion, after our site visits, is that these subsequent projects have not altered the main structural frame, nor have they significantly changed the main building components that affect the earthquake performance of the building. One exception is the light well remodeling that closed the two large floor openings at 2nd, 3rd, and roof levels and the window openings in the walls around the wells. Only a few drawings dated 3/20/74 and 12/24/74 were made available for review. The drawings call for closing the exiting window openings with 2 1/2" metal studs at 16" o.c. and 5/8" gypsum board. Window removal and saw cutting of existing brick wall for passage doors are also specified. We were not able to locate the drawings showing the new floor enclosure construction. Knowing the type of construction and the new to existing interface detail is important for the work in the next phase of this project.
Visual Observation of the Exposed Structural Systems

During our field visits, only the exposed structural systems were visually observed. No surveying instruments were used to check deflections, plumbness or alignment of the structural components of the building. No removal of architectural finishes has been performed to inspect the structural framing.

Generally, the structural framing systems have performed well over the seventy five-year life of the building. No signs indicating differential settlement or movement, or localized distress were apparent.

Review Of “Earthquake Study For Stockton City Hall” Prepared By Cole/Yee/Schubert & Associates

Cole/Yee/Schubert & Associates, Structural Engineers, conducted an earthquake study for the Stockton City Hall in 1974. AC Martin Partners, Inc. has reviewed the report.

The dynamic analysis referenced in the report is based on a response spectrum generated from the 1987 Applied Technology Council document – ATC-14. As the report states; “a comprehensive geotechnical report for the soils at the building site was not available” at the time of the study.

During the next phase of design, a new dynamic analysis of the building will be required. It must be based on a site-specific elastic design response spectrum and current geotechnical information regarding the geologic-seismic features of the site, soil profile type, and near source factors per 1997 Uniform Building Code requirements. The site-specific elastic design response spectrum should be based on the geologic, tectonic, seismological, and soil characteristics associated with the site. The spectrum should be developed for ground motion having a 10% probability of being exceeded in 50 years, for damping ratios of 5%, 10% and 15% of critical damping.

According to the Cole/Yee/Schubert report, “limited material testing and inspection was accomplished in this study”. The two in-place shear tests indicate shear capacity much higher than the code allowable shear stresses. More than two tests are required, however, to justify the use of higher stresses. In-situ modules of elasticity (E) test should also be required during the next phase of the project to determine proper (not assumed) modulus of elasticity to be used in the non-linear static analysis of the masonry infill panels.

The proper modeling of the masonry infill panels, as a major seismic load-resisting element, is of an utmost importance for a cost-effective earthquake hazard reduction.

The computer model developed by Cole/Yee/Schubert and the detailed summary of their analysis output were not made available to AC Martin Partners, Inc. for review. Therefore, it is not clear which lateral load resisting building components are considered and modeled accordingly. The contribution percentage of the different systems when modeled as acting concurrently is also not clear. The “deficiencies” in the concrete and unreinforced brick masonry walls are not quantified as specific seismic demand/capacity ratios. Nevertheless, the report’s brief summary and conclusions from the analysis were very helpful to AC Martin Partners, Inc. in understanding the building’s response to earthquake generated ground motion. We concur with the statement in the Cole/Yee/Schubert & Associates study that “further analysis and study of the retrofit schemes may realize reductions in estimated construction costs”.

Cole/Yee/Schubert’s Shear Wall Scheme is based on the conservative assumption that the seismic forces are resisted by the added reinforced concrete shear walls only. This may result in a costly final retrofit
scheme. We also doubt the statement that the added shear wall stiffness “will prevent the URM brick masonry walls from acting as shear walls.”

Furthermore, placing of the new walls inside the building limits the flexibility of the floor to accommodate departmental space requirements. The new collector beams inside the building will inevitably interfere with the historic fabric, especially above the first and second floors.

The Cole/Yee/Schubert study also proposes damper and base isolation schemes. Either scheme could be used to achieve higher performance goals, exceeding the City’s objective for the project. New generations of viscous dampers may be used without necessitating removal of existing reinforced concrete vault and stair shaft walls.

Passive energy dissipation using dampers may provide at least 10% damping (not 5% as assumed in the study). Thus, the impact on the architectural and historic fabric would be greatly minimized; (not the same as the shear wall scheme as stated in the study).

AC Martin Partners, Inc. Professional Opinion And Recommendations Regarding Voluntary Earthquake Hazard Reduction For Stockton City Hall

Generally, the decision to reduce the earthquake hazard and improve the seismic performance of an existing building involves a complex process. This is more important for historically significant buildings, such as Stockton City Hall. The stakeholders often have different interests, different understandings of the technical problems and different perceptions of acceptable risk. As architects and engineers, we have a responsibility to inform the stakeholders about the range of options. Ultimately, the building owner
considers costs, benefits or other trade-offs and selects an option for mitigating the earthquake hazards.

Risk, in terms of earthquake hazard, and damage vulnerability are facts of life in California. According to geotechnical studies, downtown Stockton lies to the east of the major mapped active plate boundary faults, such as the San Andreas, Hayward and Calaveras faults. There are several other faults in the closer vicinity, some considered to be inactive (Stockton fault – approximately 2 miles from City Hall) and some potentially active (Vernalis fault – about 14 miles from the City Hall). We have learned from major earthquake events in the past that the geophysical characteristics of each earthquake are different, not easily predictable, and that the risks for loss of life and property damage are very real and sobering.

Though our knowledge of risk is incomplete and uncertain, the state-of-the-art in the development of design methodologies and new technologies for reducing the risk to life and property within existing buildings has rapidly advanced in the last few years. Sweeping changes in the seismic provisions of the 1997 Uniform Building Code, new guidelines from FEMA and the Structural Engineers Association of California have outlined a vocabulary and framework to help building owners and the engineering profession define acceptable risk through performance level objectives.

Assumptions for Stockton City Hall

It is AC Martin Partners’ understanding that “Operational Performance Level” (very little damage, back-up utility services maintaining functions), and “Immediate Occupancy Performance Level” (minor repairs, safe to occupy) are not considered as earthquake hazard reduction goals for this project by the City Council.

The next level, “Life Safety Level” is defined in the FEMA 273 Guidelines for the Seismic Rehabilitation of Buildings as a performance level where “structure remains stable and has significant reserve capacity; hazardous nonstructural damage is controlled.” It is our understanding that this level is considered by the City as the earthquake hazard reduction objective. This life-safety objective, along with some damage control for the historic fabric were also defined as a performance objective for the project in the “Earthquake Study for Stockton City Hall” performed by Cole/Yee/Schubert & Associates.

Seismic Strengthening Goals

The voluntary-earthquake hazard reduction goals for this project may be formulated in qualitative terms, as follows:

- Provide an acceptable level of stability of the building structural system (prevent collapse) due to an earthquake event having 10 percent probability of being exceeded in 50 years.

- Ensure safe means of egress from the building as well as safe return as required to remove equipment, files or belongings and to perform repairs.

- Reduce the potential for extensive damage of the building’s exterior facade and interior historic fabric.

Design Methodology

AC Martin Partners’ methodology to achieve seismic strengthening goals comprises the following general steps:

- Evaluate the postulated seismic response of the structure to earthquake generated site specific ground motion, by conducting field investigation, material testing, and linear and non-linear computer analysis.

- Identify any problem areas by quantifying the seismic goals in specific engineering limit states.
• Recommend means for mitigation of the problem areas.

Limitations of AC Martin Partners, Inc. Structural Systems Evaluation and Recommendations for Earthquake Hazard Reduction

AC Martin Partners, Inc. scope of services for Phase I excludes computer analysis of the building. Computer analysis would be conducted during the early stages of Phase II. Thus, as described in detail on the previous pages, our professional opinion and recommendations outlined herein are based upon the review of the original structural drawings, site visits to observe building's accessible structural systems, and review of the "Earthquake Study for Stockton City Hall" performed by Cole/Yee/Schubert & Associates.

Expected Damage and Level of Performance

The building response scenario to a major level of earthquake ground motion that is forecast for the building site, according to the findings of Cole/Yee/Schubert & Associates Study ("Study"), is as follows:

The reinforced concrete walls at the vaults, stairs, and some interior partitions, because of their stiffness, will initially attract seismic forces, and absorb ground motion generated energy. Since these walls are short, vertically discontinuous, and not properly reinforced, the "seismic force demand should greatly exceed their capacity and the supporting columns below". These will result in severe damage-large cracks in the concrete walls and possible compression failure of the columns below. Two of the concrete vaults at the first floor have their west walls common with the ornate main lobby wall.

The study states that "further analysis, after removing the failed concrete vault and stair walls from the model, indicates the inability of the unreinforced masonry infill walls to resist the design basis earthquake forces." This means that strong after shocks may cause significant damage to the exterior walls and render the building unsafe for re-entering. Thus, the life safety level objective for the building to have "significant reserve capacity" and controlled hazardous nonstructural damage would not be satisfied.

It is our professional opinion that the predicted building response of progressive failure is possible. A detailed computer analysis, by modeling all lateral load-resisting elements acting concurrently, would validate or disprove the above scenario.

AC MARTIN PARTNERS, INC.'s Recommendations

It is AC Martin Partners, Inc.'s recommendation that a reinforced shotcrete shear wall scheme should be used for the voluntary earthquake hazard reduction of Stockton City Hall. It is our professional opinion that this scheme is cost effective and will achieve the "life safety" performance goals. Final scheme and construction documents should be developed and validated as a result of detailed, rigorous and state-of-the-art analysis, based on current geotechnical and additional material testing data. The main components of the proposed scheme, in general, are as follows:

• Added shotcrete against the interior face of the existing masonry walls at the four corners of the building and collector beam reinforcing along the perimeter walls.
Adding shotcrete against the inside face of the existing exterior masonry walls at the four corners of the building has many advantages in comparison with new interior cast-in-place concrete shear walls:

- There are two masonry infill panels (one in each orthogonal direction) at all four corners of the building. One of the walls is solid, without any openings, the other has relatively small, narrow openings. The walls are well confined between the existing concrete columns at their ends. These walls have an inherent stiffness and capability to absorb earthquake generated energy. Therefore, placing new shear walls in line with these walls, respecting the inherent seismic response characteristics of the building, is a good engineering practice. Utilizing the contributions of the existing perimeter walls to the reduction of building’s drift (lateral movement of a floor relative to the adjacent floors) will reduce the scope of structural work required to meet the seismic strengthening objectives and thus, the cost of construction.

- Applying shotcrete against existing walls is cost effective in comparison with cast-in-place concrete walls.

- Providing new shear wall boundary elements at the exterior wall is more cost effective than strengthening of the existing interior columns and footings for uplift and compression.

- Adding collector beam reinforcing along the perimeter, relatively larger existing concrete beams will be more effective and less intrusive of the interior architectural finishes.
• Adding new shotcrete against existing concrete walls at roof penthouse.

Two existing walls at the penthouse corner will be reinforced with new shotcrete. Some rerouting of drain and vent pipes may be required.

• Enclosing of the existing wall openings below first floor at the four building corners with reinforced concrete.
Wall Openings To Be Enclosed

Exterior Stair Opening To Be Enclosed

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Wall Openings To Be Enclosed

Exterior Stair Wall Opening To Be Closed

- Enclosing of the existing wall openings below first floor at the north and south exterior stairs.

- Reinforced concrete or fiber wrap encasement of selected existing concrete columns at the vertically discontinued existing concrete walls.

- Extending and strengthening of the existing concrete vault walls wherever necessary.

The proposed seismic retrofit program will, in general, satisfy the City's performance requirements and result in significant cost and space utilization benefits, including:

- Limited damage – the building will have "significant reserve capacity" to make it accessible for property recovery and repair.

- Minimized damage to the historic fabric.

- Reduced recovery period – less damage will require less time for repair.

- Long term cost effectiveness – the cost for seismic retrofit of an unoccupied building during a major interior retrofit would be less than the cost of damage repair following an earthquake while the building is occupied.
- Example for the community at large of civic responsibility and leadership in the seismic hazard mitigation.

- Full compliance with the provisions of the 1998 California Building Code, Chapter 34: Existing Structures, in the case alterations of existing structural elements. Interior masonry in-fill walls around the original light courts and concrete walls at vaults will better accommodate future uses. (Refer to paragraph: Code Mandated Earthquake Hazard Reduction Provisions related to Stockton City Hall Renovation.)

Code Mandated Earthquake Hazard Reduction Provisions Related To Stockton City Hall Renovation

Stockton City Hall has a reinforced concrete frame with unreinforced brick masonry infill walls built in 1923. To date, there is no jurisdiction requiring mandatory seismic upgrade for this type of construction.

Division 95 of the Los Angeles Building Code titled “Voluntary – Earthquake Hazard Reduction in Existing Reinforced Concrete Buildings and Concrete Frame Buildings with Masonry Infills” addresses this type of construction. Many owners have chosen to implement such voluntary recommendations in time of building renovation. The 1998 California Building Code, Chapter 34: Existing Structures, addresses alterations of existing structural elements or addition of new structural elements in existing buildings, stating that they need not be designed to full conformance with the new code, provided that an engineering analysis is submitted to show that:

- The capacity of existing structural elements required to resist forces is not reduced.

- The lateral loading to required existing structural elements is not increased beyond their capacity.

- New structural elements are detailed and connected to the existing structure as required by the new code.

- New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the new code, and

- An unsafe condition as defined above is not created.

The space allocation and changes for better future use, within the building, may require removal of some of the elements that participate in the absorption of earthquake generated energy, such as anterior masonry in-fill walls around the original light courts and the concrete walls around the vaults, etc. In such cases, the requirements above code need to be implemented.

The methodology to achieve voluntary earthquake hazard reduction goals, as outlined in the previous pages, is the basis for these code provisions. Therefore, whenever implemented, the Stockton City Hall rehabilitation must be in compliance with these code provisions.
6. Building Systems (MEP)

MECHANICAL SYSTEMS:

On August 29, 2000, AC Martin’s staff toured City Hall to observe the existing mechanical systems and ascertain their condition of operation. City Hall was originally constructed with ducted ventilation and a combination of forced heating and convection steam radiators. Over the years, the mechanical systems expanded to include air conditioning. The cooling components include a water-cooled reciprocating chiller and associated cooling tower, along with numerous small air conditioners scattered throughout the roof and around the perimeter of the building. Most of this equipment appears to have been installed in the 1960s.
Typical Steam Radiator

Generally speaking, all of the mechanical components have exceeded their useful lives. Moreover, they employ ozone-depleting refrigerants and are inefficient by today’s standards. Numerous code violations were observed. These include separation of refrigeration equipment, lack of seismic restraints, condensate drains without traps, and combustion equipment that exceeds AQMD’s permissible NOx emissions. With the reincorporation of the light wells, the flat portion of the roof structure will be removed, thereby making all the existing air conditioning units on the roof inaccessible.

The following existing air conditioning equipment should be removed:

1. Water-cooled chiller in the basement.
2. Grade-mounted cooling tower at the northwest corner of the building.
3. Thirteen air conditioning units on the roof.
4. Ten split system air conditioning units. (Remote condensers are on the roof.)
5. Eight split system air conditioning units. (Remote condensers are mounted on grade around the perimeter of the building.)
6. Two steam boilers in the basement.
7. All steam radiators throughout the building.
8. All associated steam piping, ductwork and fans.
9. Pneumatic control system.
Central Plant: A new 250-ton, industrial grade, water-cooled screw chiller with HFC-134a refrigerant should be installed within a separate refrigeration room within the basement. For code compliance a refrigerant monitoring, control and purge system must be provided within the room.

A larger induced draft crossflow cooling tower with stainless steel collection basin will replace the existing tower at the northwest corner of the building. A water conditioning system will be specified and located within the basement mechanical room.

A new 12 MBH heating hot water boiler will be located within the basement to serve the main air handlers along with the VAV reheat coils.

Hydronics: Centrifugal pumps will be located within the basement mechanical rooms to support the hydronic systems (chilled water, condensing water, and heating hot water). Hydronic systems will be distributed through black steel pipe for sizes greater than 2-1/2 inches, and type L copper piping for smaller sizes. Appropriate valves, control ports and specialty fittings will be provided. All piping will be insulated.

Air Distribution: We recommend a new Variable Air Volume (VAV) air distribution system supported entirely by a new central plant be installed. The new VAV system would utilize terminal boxes with hot water reheat coils at perimeter zones. For economy, we suggest that several offices share the same terminal box (approximately one every 450 square feet).

Air handlers will be located in the existing basement fan room and the penthouse. The penthouse storage space will be converted to a plenum housing the filters, fans and coils. The space will be designed to accommodate full economizer cycles. The fans will be equipped with variable frequency controllers to optimize energy efficiencies. New shafts will be required from the penthouse down to the lower floors.

Penthouse Storage Room to be Converted to New Fan Room

The building air conditioning and air handling systems will be designed for 1 cfm/ square feet. Unless requested, humidification will not be provided.

New exhaust fans will be provided for the restrooms and other areas specified within the program.

Controls: A new fully electronic Direct Digital Control (DDC) system should be installed to operate the system and maximize its efficiency. Electronic controls will be factory installed on each terminal box and wired in the field. The control system will maintain the desired set-point to within two degrees.
ELECTRICAL SYSTEMS:

Power Distribution: Based upon a cursory field survey, AC Martin concurs with the assessment and recommendations of the electrical systems performed by HCS Engineering, Inc., in November of 1994.

The following summarizes the recommendations:

1. Replace the service switchboard, and all panels and feeders.
2. Replace all branch circuit wiring.
3. Replace all non-historic lights. Historic lights should be refurbished.
4. Replace inadequate fire alarm system with a new code compliant system.
5. Replace the existing intercom system.
6. Remediate the problem associated with the grounding system.

The electrical distribution equipment has exceeded its useful life. New replacement parts are typically unavailable, and the equipment is not labeled with a short circuit withstand rating. Undoubtedly, the conductors are deteriorated. The entire power distribution system should be replaced.

In addition, we recommend that the system voltage be changed from 208/120 volts to 480/277 volts. This would allow the major mechanical and elevator equipment to be served by a higher utilization voltage lending to smaller equipment and voltage fluctuations. Office power would be derived from dry type step-down transformers. This will improve the power quality at City Hall.

The existing SMUD transformer will have to be removed and replaced to accommodate the new service voltage. The physical size and location of the transformer should remain relatively the same.

Lighting: The lighting fixtures within City Hall are predominately static fluorescent troffers with acrylic lenses. The fixtures probably utilize old technology T12 lamps and electromagnetic ballasts. It is possible that some of these ballasts contain hazardous materials (PCBs). These fixtures are inefficient and will not conform to Title 24 energy conservation standards. We recommend removal and replacement of the non-historic lighting fixtures.

Historic fixtures within the main lobby, and the second floor elevator lobby should be renovated and equipped with new high efficient sources such as compact fluorescent lamps.

While we observed some emergency lighting fixtures utilizing self contained battery packs, we believe the existing emergency egress lighting is inadequate. In lieu of self-contained units, or battery packs integrated into the ambient light fixtures, we recommend a central inverter. A central inverter will reduce the City’s operations and maintenance costs.

Switches and receptacle mounting heights typically do not conform to ADA requirements. The entire lighting and control system should be replaced.
**Fire Notification and Annunciation:** The existing fire alarm system appears inadequate for City Hall. There are limited audio/visual annunciators (minihorns and strobe lights). Also, there is no annunciator panel in plain view at the main entrance.

The new mechanical systems will also require new smoke detection devices. The existing system cannot accommodate the additional devices and will have to be replaced. Due to the assembly occupancies, AC Martin recommends that a voice evacuation system be integrated into the fire alarm system.

**Telecommunications:** The recent advancements in electronics have spawned new products and standards for the distribution of voice and data systems. With the complete renovation of the spaces, the opportunity should be taken to completely modernize the telecommunications systems. AC Martin recommends Category 5 (or 6) cabling to each workstation. The City should also consider their need for fiber optics to each workstation.

A new telecommunications wiring management system infrastructure should be provided. This will consist of new data rooms, overhead cable trays, and conduit to the outlets.

The new telecommunications systems will be designed in compliance with applicable EIA/TIA standard 568.

**Intercom System:** Based upon the HCS Engineering Report, there is only a partial intercom system at City Hall. A recommendation was made to remove the existing system and install a new intercom system throughout City Hall. The need for a building wide intercom and paging system should be confirmed in the program phase.

**Security System:** Seats of Government, such as Stockton City Hall should be equipped with some form of security in order to protect the public, building inhabitants, and confidential documents.
 Similar to the intercom system, an allowance should be provided for these systems at this stage of the project. The City should confirm the need for, and extent of, these systems.

**PLUMBING SYSTEMS:**

We have reviewed the findings and recommendations presented in the Stockton City Hall Plumbing and Fire Sprinkler Evaluation by Alexander Scheflo and Associates. In summary, the report states that the plumbing systems do not comply with current codes or handicap legislation, are deteriorated, and have exceeded their useful life. The report concludes by recommending full replacement of the plumbing systems.

![Trough Urinal](image)

Due to the age of the building and its components, we concur with that recommendation. The following describes the suggested modifications to each subsystem.

**Domestic Cold Water System:** The deteriorated domestic cold water galvanized piping and system components should be removed and replaced with new. AC Martin recommends Type 'L' copper with soldered wrought fittings for applications above ground and Type 'K' copper below grade.

The main water service, including the water meter and main, should also be replaced and increased from 2-1/2 to 3 inches.

The water pressure cited in the aforementioned report is 45 psi. With this pressure, the system will not have adequate pressure to supply the building’s new low water consumption type plumbing fixtures. Therefore, a domestic water booster pump will be required. We recommend a multiple package type centrifugal type pump with a hydrocumulator tank, installed in a separate room within the lower basement.

**Sanitary Waste and Vent System:** The existing sanitary waste and vent cast iron piping with lead and Oakum joints is also deteriorated and should be replaced. Service weight, no-hub, cast iron pipe and fittings should be used for the new piping. The couplings for above grade piping should be stainless steel banded neoprene gasket. Cast iron piping below grade should be hub and spigot, or cast iron couplings with neoprene gasket.

The main waste line to the sewer system should remain at 6 inches.

**Storm Drainage System:** With the reincorporation of the original light wells, the storm drain system will have to be substantially modified. All the existing storm drainage piping should be removed and replaced with service weight, no-hub, cast iron pipe and fittings. The couplings shall be stainless steel banded neoprene gasket.

**Hot Water System:** Currently, hot water in City Hall is generated by small electrical hot water units in janitor rooms, some of which are improperly installed. These units and the associated galvanized piping should be removed.

New hot water piping should be Type 'L' copper with soldered wrought fittings, and wrapped with minimum 1" thick fiberglass insulation. Water heaters shall be either gas or electric vertical storage type with in-line circulating pumps for hot water recirculation.
**Natural Gas System:** The existing low pressure gas piping and meter are deteriorated (rusted) and should be removed. The existing meter location appears to be adjacent to air intake vents. AC Martin recommends that the meter be relocated so that it is a minimum of ten feet away from these vents.

The new gas piping should be schedule 40 black steel pipe with malleable iron screwed fittings. For pipe sizes greater that 2-1/2", welded fittings should be used.

**Automatic Fire Sprinkler System:** No automatic fire sprinklers (or protection) exists within City Hall. This violates current codes, and moreover, is a hazard to the occupants and visitors. The entire building should be fully equipped with a charged (wet) automatic fire sprinkler system, sized for light ordinary hazard.

The new main fire sprinkler riser should be located in the basement. Risers should extend up through the building with shut-off valve, test assembly and flow switch installed on each floor. A wall type fire department connection with check valve and post indicator valve should also be installed on the street side of building.

A new water service will be required to support the sprinkler system. A detector check should be provided in the street vault per the local water company's requirements. Double check backflow preventer assembly will also need to be provided above grade.
A. Project Understanding

The purpose of this part of the study was to assess the needs and requirements of the departments occupying the leased and owned buildings comprising Stockton Civic Center with special focus on City Hall. The consultant’s mission was to determine the capacity and optimal occupancy of City Hall, based on operational priorities of Stockton City government.

B. Goals and Objectives

In order to set the goals and objectives for occupancy, the consultant conducted interviews with the Mayor/Council Committee as well as the City Manager. The results are summarized below:

Directives

1. City Hall is to remain the place of City government.

2. Council Chamber is to remain in place in its current orientation.

3. Departments to remain in City Hall in addition to Mayor and Council are: City Manager, City Attorney, City Clerk, and City Auditor (desirable but not essential).

4. Departments should be kept consolidated to the greatest degree possible.

Guidelines

1. Public Works does not need to be in City Hall. Ideally, Public Works should be located with Planning in an easily accessible and public friendly location.

2. Fire Department Administration does not need to be in City Hall. Fire Essential Services is moving to ESB from Fire Station #2. Fire Department Administration could backfill the space in Fire Station #2.

3. Finance (a.k.a. Administrative Services) should be located in City Hall in total, space permitting, due to a high need for public access. The bill paying function should be separated from the license issuing function. Ideally, Finance should be located on the ground floor.

4. Mayor’s current office is adequate. The support area should be able to accommodate two additional staff at analyst level in addition to the secretary.

5. Council workspaces should remain cubicles (current size is sufficient) in a larger room than currently exists. The cubicles should be wired for PC/laptops. A conference room, shared by only Council and Mayor, should accommodate approximately 8 persons with video and conference call capability. The reception area should accommodate one secretary for the Council, one receptionist, seating for 4-6 and service Mayor, Council and City Manager.

6. Departments with little to no public access should occupy the Stockton Hotel, due to lack of parking.

7. City Hall public areas should be restored while the office areas should be “modernized” and brought to current standards of open planning and systems furniture.

8. City Hall facility conditions and features:

   a) Lobby needs to be “upgraded” and “cleaned up”. The murals should remain for political
reasons. No public functions/events should be taking place in the lobby. Display areas and cases should be planned for the lobby at first and second floors for permanent and rotating exhibits. A central information desk needs to be incorporated into the first floor lobby area for two volunteers and a security guard with display for all the brochures and handouts, as well as one to two public access Internet terminals.

b) **Lunch Room** with seating for up to 25 persons for use as a dining room for the Council members in the evenings and by City staff during the day. A separate, adjacent room should house the kitchenette (convection microwave oven, refrigerator, cook top, sink, and coffee machine) and vending machines.

c) **Sally Port** should be utilized more effectively. Alternative uses may include a drive-through for Finance Department, delivery/service entrance, and community room accessible from inside and outside City Hall.

d) **Light Wells** should be restored, cost permitting, to enhance the interior space.

e) **Security** locked doors during off-hours with security guards during business hours, specifically for Finance. Panic buttons need to be located at all public counters.

**Methodology**

The approach to developing baseline data was initiated by generating space allocation standards for City departments, in order to assign space uniformly to all City employees. The next step involved the distribution of questionnaires to all Civic Center Departments, followed by interviews of the department heads in conjunction with physical surveys of existing space. The data was summarized into a quantitative Staff and Space Needs Analysis Program (SNAP) with special conditions, exceptions, proximities, and workflow requirements noted as qualitative data. The program data was validated by the department heads, as well as reviewed and approved by the City Manager prior to proceeding with re-occupancy strategies.

**Summary Of Findings**

A. **Space Allocation Standards**

The consultant obtained from each department head a list of job classifications categorized into four levels. The levels were identified as executive, management, supervisory/professional, and administrative/clerical. The consultant recommended that only the executive and management levels should have private offices in order to maximize the amount of natural light into the work areas by minimizing the number of private offices on the exterior walls. Exhibit A identifies the levels and the job classifications associated with each level. After careful review, the city approved three sizes of offices denoted by the abbreviation PO and two sizes of open systems workstation denoted by the abbreviation OS. Special workspaces were assigned to classifications that did not fit into the standard category, such as council members, part time and field staff, interns and student workers. To the extent that individuals require private offices due to functional/operational reasons, such as confidentiality, security or sensitivity of a personal or public nature, the department heads have requested exceptions to the standards. These were summarized in Exhibit B and submitted for approval to the City Manager. The approvals were noted in the subsequent program and conceptual space plan for City Hall.

B. **Staff and Space Requirements Summary**

A total of 13 departments were programmed as occupants of Stockton Civic Center. These included: Mayor/Council; City Manager, including Economic Development, City Attorney, City Clerk,
City Auditor; Administrative Services in total; Public Works including Permit Center; Fire including Permit Center; Housing & Redevelopment; Parks & Recreation; Personnel Services; and Community Development. MIS was programmed only as the required support function for City Hall. The MIS department is slated to occupy the new Essential Services Building.

The program data was developed on the basis of interviews with department heads reflecting current staff count and future projections through year 2005. Exhibit C summarizes the program data and projects the space requirements through year 2010 on the basis of a calculated compound annual growth rate and/or department head input. The total projected staff in the Civic Center, assuming the same occupants, in year 2010 is 466 staff. This represents approximately 91,000 net usable square feet of required office space, which equates to an average of 195 net square feet per person.

These departments currently occupy three City owned buildings and one leased facility. The owned buildings and their occupants are as follows:

- **City Hall** – Mayor, Council, City Manager, City Attorney, City Clerk, City Auditor, Public Works, Fire, Economic Development, and Administrative Services (partial)
- **City Hall Annex** – Personnel Services and Parks & Recreation
- **Permit Center** – Community Development, Fire –Prevention, Public Works –Technical Planning

The leased space is located one block away from City Hall in the Wells Fargo building and is occupied by the following functions:

- **Wells Fargo** – Housing & Redevelopment and Administrative Services –Accounting

All three of the owned facilities are over-utilized and require immediate relief. However, the focus of this study is City Hall with other mitigation measures already underway to alleviate the pressures of the Civic Center as a whole. These include the under-construction Essential Services Building and the renovation of the Stockton Hotel for office occupancy.

C. Proximity Matrix

The primary function of City Hall, as identified by the Mayor/Council Committee, is to house City government and provide services to the public. This leads to the conclusion that the Mayor, Council and City Manager must remain in City Hall as the first tier occupancy. The second tier occupancy is the immediate support to the first tier, which is identified as City Attorney and City Clerk. Economic Development requires an adjacency to City Manager due to frequent interaction and a direct reporting relationship. The third tier occupancy represents functions that are in the category of convenience and interaction on an as needed basis. These include City Auditor and portions of Administrative Services, such as Central Duplicating, Purchasing, Payroll, and Accounts Payable. In addition, Treasury and Revenue Services is a direct support function to the general public as the bill paying and licensing function of City government. The administration function of Administrative Services is necessary to oversee the Administrative Services groups and function as back up for the money counting and customer service operations. Accounting is included in the third tier adjacency in order to keep the Administrative Services department consolidated in one location, which is also an identified operational goal.

All other departments currently in City Hall or in the Civic Center are considered as functionally more autonomous or not essential for City Hall occupancy, under the goals and objectives described in the previous section of this report.
Exhibit D graphically illustrates the functional and operational proximity requirements as identified by the department heads and described above.

D. Conference/Meeting Room Usage Analysis

Almost all of the functional groups have expressed a need for conference rooms for either internal and/or external meetings. A few of the requirements have been designated as dedicated due to frequency or confidentiality. These include City Manager, Economic Development, and City Attorney. The request has been made by the City Manager that the Conference Rooms should be readily accessible and not smaller than an eight person seating capacity.

Exhibit E identifies the requested conference/meeting rooms, as well as the approved dedicated and shared rooms to be provided in City Hall. The minimum target allocation, as per this analysis, is to provide two 12-person conference rooms, three 16-person conference rooms and one 24-person conference room in City Hall. One 16-person conference room in the City Manager’s space and one 24-person conference room, functioning as the City Attorney and break out room for the Council Chamber, would be dedicated. All others would be shared. Any additional conference rooms would be shared and easily accessible from a common area. The allocation may have to be adjusted in the planning process based on available space.
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The architectural and engineering due diligence surveys evaluated the physical changes required within City Hall relative to existing, fire/life safety and building systems. This evaluation determined the new boundaries of available space in City Hall. The consultant compared the net available area per floor with the departmentally required net square feet projected through 2010 to assess the occupancy options for City Hall.

**Occupancy Scenario**

The variable options that were considered for the renovation of City Hall can be described as follows:

- To restore the light wells on both or one side of the core
- To add and/or upgrade public restrooms on all floors
- To add employee restrooms on floors 1, 2 and 3
- To develop the planning concept as an open plan without separation walls between the departments, selectively or in total

**City Hall Space Use Alternatives**

Various occupancy alternatives for City Hall were considered by the team, relative to departmental occupancy, building/space configuration and potential space shortfall resolutions as they affect City Hall and the Civic Center as a whole. *Exhibits F and G* examine three occupancy alternatives with the assumptions that either both light wells are restored or that neither light well is restored.

Alternative A considered the consolidation of Administrative Services in City Hall. Alternative B proposes that Fire Prevention moves to City Hall in order to off-load the Permit Center. Alternative C suggests that Personnel Services move to City Hall to alleviate the overcrowding in the City Hall Annex.

After discussion with the City Manager’s office, Alternative A was selected as the most feasible to explore further. This assumes that the Civic Center issues will be dealt with as separate projects.

**City Hall Occupancy Stack**

The approved set of departments to occupy City Hall for the next ten years are comprised of Mayor, Council, City Manager, including Economic Development, City Attorney, City Clerk, and a consolidated Administrative Services. *Exhibit H* depicts the distribution of space within the building.

With the Council Chamber remaining on the second floor, the Mayor, City Council and City Manager would need to co-locate on the second floor. A small, related department could also be housed on the second floor, such as Economic Development. The public service functions of Administrative Services need to remain on the first floor, due to easy access and identity. Administrative Services would consolidate on first floor and the basement level. This leaves the third floor for City Attorney and City Clerk, both of which need close proximity to the second floor occupants.

The penthouse would be used for mechanical equipment and archival storage, which needs close proximity to City Clerk on the third floor. The old sally port could easily be converted into a community meeting room or even a very inviting cafeteria that would be open to the public.

In addition, it was decided to replace the public restrooms and add employee restrooms on every floor and construct new employee restrooms on floors 1, 2 and 3. This could most practically be accomplished if
the east light well remained covered while the west light well is restored.

Once these directives were provided by the City, the consultant was able to proceed with the conceptual space planning studies to test the fit and distribution of space on the floors of City Hall.

Planning and Design Concept

The objectives of the planning and design concept were as follows:

- Maintain an open plan around the center core to avoid rated corridors connecting the two new exit stairs.
- Allow natural light from the exterior windows and the west light well to penetrate the open office areas.
- Maximize future flexibility of space use by eliminating full height wall separation between departments.
- Allow the public to easily locate and access departments, while at the same time providing controlled and secure office areas for the departmental staff.

With the above guidelines in mind, the consultant initiated the conceptual block planning effort. Conceptual space plans were generated for each floor in City Hall following the departmental distribution identified in the Occupancy Stack.

Final Option

Prior to arriving at the final, approved set of conceptual space plans, the consultant explored a number of options at the direction of the City Manager and the department heads designated to re-occupy City Hall.

The options were as follows:

- Leave the law library on the second floor and allow City Auditor to occupy space on the third floor.
- Move Administrative Services – Administration to the third floor with City Attorney and allow City Clerk to occupy first floor east.
- Introduce a fourth stair on the northwest side of the building to allow for physical separation to occur between City Attorney and City Clerk.

In the final analysis, it was decided that the law library must reside on the floor with City Attorney and that the City Auditor should not be located in City Hall. The City Clerk preferred the third floor location and the need to function as an information office is perceived to be significantly reduced by the newly established City web site and the to-be-constructed information desk in the first floor lobby of City Hall. The fourth stair would not be necessary if the division between the City Attorney and the City Clerk on the third floor occurred in the east-west direction, giving both departments access to the two exit stairs.

Exhibit I – 1 through 4 illustrates the final, approved conceptual space plans. It identifies each department location and the respective boundaries.

Issues and Considerations

The layout of each department is based on the program data; however, it is expected that adjustments will have to be made in the next phase of work, which will include space plans, furniture plans, and design development drawings. In addition, the plans will have to be reviewed by the City’s Community Development Building Division, as well as the historic preservation agencies prior to undergoing further development.
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NOTE: Assume that Council Chamber, Print Shop and Telecom. Room remain as-is.
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**NOTE:** Assume that Council Chamber, Print Shop and Telecom. Room remain as-is.
### Stockton City Hall
#### Phase I
**Exhibit H**

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**NOTES:**

1. Dedicated conference/meeting rooms are included in the departmental programs.
2. Occupancy requirements are based on the calculated 2010 projection.
3. Available NSF per floor are per base plans and area take-offs provided by LDA & ACMP.
Stockton City Hall is the primary place of City government. This Phase I report proposes to vacate and structurally strengthen the building. With the exception of the building lobbies on the first, second, and third floors, the majority of tenant occupied spaces and building systems (mechanical, plumbing, and electrical systems) will be removed in their entirety and replaced. The design intent would be to restore the lobbies and rehabilitate the departmental space with contemporary offices, including open office furniture systems, new mechanical, plumbing, lighting, and electrical systems throughout.

The Mayor, City Council, City Manager, including Economic Development, will be located on the second floor. Basement and first floor occupancies will include Administrative Services. The City Attorney and City Clerk will be located on the third floor. The City Council Chamber will remain on the second floor. Inasmuch as the Council Chamber was recently refurbished, it is excluded from this scope, except for the integration of new mechanical, electrical, and fire protection systems.

The building’s exterior will be refurbished. Plaster surfaces will be cleaned, patched and repainted. Doors, windows, and sheet metal will be refurbished and refinished. Rooftops will be cleaned-up and repaired, as required, following the removal of old equipment. One of the two original lightwells (west side) will be restored at the second and third floor, capped with a new skylight at the first floor public counter to Administrative Services.

Open Office Systems

Rehabilitation of City Hall will include a combination of private offices, conference rooms, function rooms, and “open” or “office landscape” space. The concept behind the use of an open plan office system is to provide as much natural light into the working environment as possible. The office system modules provide workers with identifiable “personal space” in which to work. Because the partitions do not extend to the ceiling, the entire space appears open and light filled.

Modular office systems also provide the opportunity to introduce color and texture in a coherent fashion into the space. The module system also enables reconfiguration of the workspaces with relative ease. The systems are typically all-inclusive and come equipped for just about any kind of technical need.

9. Design Concepts

Modular Office Unit

Because the vertical partitions stop well before the ceiling, a linear indirect lighting system is proposed. Indirect, meaning much of the light from the source is reflected off the ceiling, is far more pleasing than typical downlights. The light fixtures are suspended below the ceiling; therefore the plane of ceiling is uninterrupted. Indirect lighting is beneficial for the computer environment and task lighting can be added to enhance work areas, as required.

Where enclosed offices are located on exterior window walls, glazing is provided at the interior walls to allow borrowed light into the balance of the space. Floor to ceiling walls provide the opportunity to introduce accent color walls and art display places. The intent is to create a sophisticated, light filled, pleasant working environment.
Site Enhancements

This study proposes that building services (deliveries, trash collection, etc.) be relocated from the west side (portecochere) to the east side of the building. A curb cut for service vehicles along El Dorado and a new ramp to the basement level would be included. Similarly, disabled access could be relocated from the portecochere to a new ramp that descends from grade on Lindsay, adjacent to the south building entrance stairs.

Meeting Facilities Enhancements

By vacating the service and handicapped access functions from the existing portecochere, the space could be fully enclosed and used as a function room for meetings or food service events. The existing vehicle drives to the north and south could be omitted and replaced with pedestrian terraces. Vehicle access for catering service could be provided to the north.
Cost Estimate

A statement of probable cost has been developed, consistent with the space planning and occupancy scenarios; design concepts, historic preservation, structural strengthening, building MEP systems, and site and other improvements described herein.

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Basis of the Estimate

This is a Conceptual Cost Estimate based on plans, space planning, narrative, original drawings, and outline specifications provided by AC Martin Partners, Inc. Also, meetings and exchange of information over the phones were used by the cost estimator to develop an understanding of the intended scope of work for this project.

Methodology

The estimate was prepared by measuring quantities wherever possible from the plans provided and priced in accordance with the outline specifications. The unit prices are a composite of prevailing labor rates, material including sales tax, freight, handling, markups and waste, and usage of equipment. The prices reflect the current construction trend in the area.

Assumptions

The following assumptions are included in this estimate:

1. The project will be bid among 5 or 6 contractors.
2. The work will be bid as one package.
3. The building will remain vacant during construction.
4. Work will be done in one phase.
5. Contractor will be provided with appropriate area for staging purposes.
6. Contractor will clean the area after completion of work.
7. An allowance for hazardous materials mitigation has been included (no survey was available).
8. Simple security and telecom systems allowances are included.

Exclusions

The following are excluded from this estimate:

1. Professional fees, local agencies fees, testing, and inspection.
2. Plan check, permits, bonds, and insurance.
3. Furniture, fixtures, and equipment.
4. Relocation of personnel.
5. Site work.
7. Owner internal supervision and management cost.
8. Moving furniture/ fixtures/ equipment from work areas and reinstallation on completion.
Tenant Improvement Work

The Tenant Improvement Work in the estimate reflects the architectural work only. The MEP distribution for tenant improvement is included in the MEP overall cost estimate.

Design Contingency

The design contingency in the estimate is intended to allow for design items not shown at this stage of the documents. The design contingency will diminish to 0 as the design progresses. Based on the conceptual level of the design, a design contingency in the range 15%-30% should be carried. We have included a design contingency of 15% in this cost estimate.

General Conditions

The general conditions allowance in the estimate is for the contractor's site personnel, field offices, site supplies, site engineering, surveys, testing and inspection, safety, temporary utilities, temporary signs, temporary fence, first aid, shop drawings, security, and regular and final cleanup of the site. The estimate carries an allowance based on percentage of the direct cost. General condition costs on a renovation projects vary 8 - 15%. The estimate carries 12.5% allowance.

Overhead and Profit

The estimate allows 10% for overhead and profit. This represents the contractor's perceived risk factor for profit and its home office expense. On a renovation project, this percentage varies from 7.5% - 15%. The percentage of overhead and profit also reflects the construction activity in the geographic region (area) of the project.

Escalation

No escalation factor has been added to the estimated cost.

Concept Alternatives

A separate estimate for site improvements and enclosure of the portecochere is included on the last page of this section.

Limitations

Since we have no control over the costs of labor, material and equipment, or the contractor's method of carrying out the work and determining the price, or over competitive bidding or market conditions, this statement of probable cost is made on the basis of experience and qualifications. This statement represents our best judgment as professional construction consultants in the construction industry. We cannot and do not guarantee that proposals, bids or the construction cost, will not vary from this estimate.
STOCKTON CITY HALL - PHASE 1  
STOCKTON - CALIFORNIA  

STOCKTON - CALIFORNIA  

ACM WO# 2000133-10-100  

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit</th>
<th>U/Rate</th>
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<td>Automobile shelter conversation</td>
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<td>Second Floor</td>
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<td>Penthouse</td>
<td>2,050</td>
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<tr>
<td><strong>Total Gross floor area</strong></td>
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<td></td>
<td></td>
<td><strong>72,598</strong></td>
<td><strong>sf</strong></td>
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**GROSS FLOOR AREA CALCULATIONS:**

The building is a three story above grade with one basement. The area calculations are based on conceptual floor plans prepared by the design team.

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<tr>
<th>TASKS</th>
<th>$/sf</th>
<th>Amount</th>
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<td>2.0 STRUCTURAL RETROFIT</td>
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<td>3.0 INTERIOR WORK</td>
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<td>4.0 ADA COMPLIANCE</td>
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<td>5.0 HISTORICAL WORK</td>
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<td>6.0 CONVEYING SYSTEM</td>
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<td>7.0 PLUMBING</td>
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<td>8.0 H.V.A.C</td>
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<td>9.0 FIRE PROTECTION SYSTEM</td>
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<tr>
<td>10.0 ELECTRICAL SYSTEM</td>
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</tr>
</tbody>
</table>

| SUB-TOTAL                                   |       | $ 1,398,250 |
| GENERAL CONDITIONS                          | 12.50% | $ 1,147,440 |
| OVERHEAD AND PROFIT                         | 10.00% | $ 917,950   |

| SUB-TOTAL                                   |       | $ 1,147,440 |
| DESIGN CONTINGENCY                          | 15.00% | $ 1,686,732 |

| PROBABLE COST OF CONSTRUCTION 2000          | $ 178.13 | $ 12,931,612 |
1 HAZARDOUS MATERIAL ABATEMENT:
Abatement:

| Allowance for abatement | 72,598 sf | $5.00 | $362,990 |

Note Assumed Abatement of pipe insulation, lead paint, and PCB Ballasts.

| ABATEMENT | $362,990 | $362,990 |

2 STRUCTURAL RETROFIT

| New Work:  |
| Americas | $100,120 |

| Close existing openings | 310 sf | $30.00 | $9,300 |
| Stair serving basement through 3rd floor | 212 sf | $110.00 | $23,320 |
| Stair landings | 700 sf | $30.00 | $21,000 |
| Structural support for shaft opening | 300 sf | $15.00 | $4,500 |
| Ditto stairs | 600 sf | $15.00 | $9,000 |
| Ditto light well opening | 1,000 sf | $15.00 | $15,000 |
| Fill stairwell opening | 450 sf | $25.00 | $11,250 |
| Cut opening for starway | 450 sf | $15.00 | $6,750 |

| Structural Preparatory Work:  |
| Americas | $126,950 |

| Demolish & remove conc stair at south entry | 790 sf | $15.00 | $11,850 |
| New concrete stair | 700 sf | $110.00 | $77,000 |
| Balustrades to match | 25 sf | $150.00 | $3,750 |
| Cut opening in slab for 6 x 7 shafts | 300 sf | $10.00 | $3,000 |
| Reopen west skylight well | 100 sf | $10.00 | $1,000 |
| Cut opening in slab for Stair No. 3 | 550 sf | $10.00 | $5,500 |
| Remove plaster | 7,300 sf | $2.50 | $18,250 |

| Shear Walls:  |
| Americas | $390,520 |

| Roughen surfaces of existing concrete | 9,050 sf | $4.50 | $40,730 |
| Drill / dowel / epoxy grout | 4,980 sf | $25.00 | $124,500 |
| Saw cut concrete slab | 210 sf | $10.00 | $2,100 |
| Breakup and remove slab | 830 sf | $3.50 | $2,910 |
| Excavate for exposing footings | 154 cu yd | $55.00 | $8,470 |
| Concrete footing extension | 47 cu yd | $600.00 | $28,200 |
| Core 2" dia in xtg concrete slab | 64 ea | $75.00 | $4,800 |
| Reinforced shotcrete application | 280 cu yd | $175.00 | $49,000 |
| Rebound | 20 cu yd | $175.00 | $3,500 |
| Reinforcing steel bars | 45,300 lb | $1.10 | $49,830 |
| Slab on grade to match | 830 sf | $10.00 | $8,300 |
| New plaster over concrete | 7,300 sf | $5.00 | $36,500 |
| Finish shotcrete surface | 9,050 sf | $3.50 | $31,680 |

| Shotcrete Wall Boundary Element:  |
| Americas | $11,030 |

| Reinforced shotcrete application | 17 cu yd | $175.00 | $2,980 |
| Rebound | 2 cu yd | $175.00 | $350 |
| Reinforcing steel bars | 7,000 lb | $1.10 | $7,700 |

| Shotcrete Column Jacketing  |
| Americas | $141,630 |

<p>| Reinforced shotcrete application | 91 cu yd | $195.00 | $17,750 |
| Rebound | 10 cu yd | $195.00 | $1,950 |
| Drill/dowel/ epoxy grout | 2,650 ea | $25.00 | $66,250 |
| Roughen surfaces of concrete column | 3,660 sf | $4.50 | $16,470 |
| Reinforcing steel bars | 24,000 lb | $1.10 | $26,400 |
| Finish shotcrete surfaces | 3,660 sf | $3.50 | $12,810 |</p>
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<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Cost</th>
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<tr>
<td><strong>Concrete Wall:</strong></td>
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<tr>
<td>Reinforced concrete in wall</td>
<td>7 cy</td>
<td>$165.00</td>
<td>$1,160</td>
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<tr>
<td>Formwork both sides</td>
<td>270 sf</td>
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<tr>
<td>Rebar</td>
<td>1,100 lb</td>
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<td>$1,210</td>
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<tr>
<td>Finish/cure concrete</td>
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<td>$1,080</td>
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<td><strong>Infill Window Openings:</strong></td>
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<td>$31,710</td>
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<tr>
<td>Reinforced concrete infill</td>
<td>20 cy</td>
<td>$200.00</td>
<td>$4,000</td>
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<tr>
<td>Formwork one side</td>
<td>600 sf</td>
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<tr>
<td>Rebar</td>
<td>3,600 lb</td>
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<tr>
<td>Finish/cure concrete</td>
<td>600 sf</td>
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<tr>
<td>Drill/dowel/ epoxy grout</td>
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<td>$10,500</td>
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<td>Roughen surfaces of existing</td>
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<td><strong>Drag Beams:</strong></td>
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<td>Reinforced concrete infill</td>
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<tr>
<td>Formwork</td>
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<tr>
<td>Rebar</td>
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<td>$19,800</td>
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<td>Finish/cure concrete</td>
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<td>$16,800</td>
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<tr>
<td>Drill/dowel/ epoxy grout</td>
<td>4,000 ea</td>
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<tr>
<td>Remove brick veneer</td>
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<tr>
<td>Roughen surfaces of existing</td>
<td>2,400 sf</td>
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<td>$10,800</td>
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<td><strong>Crack Repair by Epoxy Injection.</strong></td>
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<td>Exterior walls allow</td>
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<tr>
<td>Interior walls</td>
<td>500 lf</td>
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<tr>
<td><strong>Architectural Concrete Repairs:</strong></td>
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<td>Repair cracks at architectural cracks</td>
<td>500 lf</td>
<td>$15.00</td>
<td>$7,500</td>
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<tr>
<td><strong>Demolition Work:</strong></td>
<td></td>
<td></td>
<td>$12,000</td>
</tr>
<tr>
<td>Remove Stair No. 3 rising 12'0'</td>
<td>1 ea</td>
<td>$2,000.00</td>
<td>$2,000</td>
</tr>
<tr>
<td>Remove Stair No. 2 rising +/- 60'</td>
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<tr>
<td><strong>General Construction Items:</strong></td>
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<td></td>
<td>$96,000</td>
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<tr>
<td>Scaffolding with net cover</td>
<td>32,000 sf</td>
<td>$3.00</td>
<td>$96,000</td>
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<tr>
<td><strong>TOTAL - STRUCTURAL</strong></td>
<td></td>
<td></td>
<td>$1,271,160</td>
</tr>
</tbody>
</table>

**TOTAL - STRUCTURAL** $1,271,160
### 3 INTERIOR WORK

**Demolition and Removal:**
- Gut out interior of partitions, finishes, doors and windows complete: $102,460
- Haul debris: $10,000
- Chute: $6,600
- Bins: $7,500
- Protection of historical fabrics: $170,770
- TOTAL $297,330

**Tenant Improvement**
- Partitions: $383,450
- Doors and interior windows: $255,630
- Floor finishes: $223,680
- Ceiling finishes: $191,720
- Wall finishes: $159,770
- Miscellaneous specialties: $127,820
- Built-in work: $127,820
- Special casework allowance: $319,540
- Special finish upgrade allowance: $127,820
- Interior stair railings: $9,450
- TOTAL INTERIOR $1,958,650

**TOTAL - INTERIOR**

### 4 ADA COMPLIANCE

**ADA Compliance:**
- Ramps and railings: $15,000
- Handicap lift: $20,000
- Parking allowance: $1,500
- TOTAL - ADA COMPLIANCE $36,500

### 5 HISTORICAL RESTORATION WORK:

**Exterior Walls:**
- Anchor Urns: $10,000
- Clean/Repair/Paint windows: $87,500
- Repair/Adjust Window Hardware: $87,500
- Repair cast stone balustrade and cap rail: $8,500
- Repair wall: $3,000
- Rem exist door & replace w/ windows to match: $6,000
- Wash thoroughly and paint exterior wall: $256,000
- Rem/repair/seal/paint & reinstall metal cornice: $30,000
- TOTAL EXTERIOR $488,500

**Roofing:**
- Re-anchor loose tiles allow: $1,500
- Remove/replace mortar fill: $12,000
- Remove/replace cap sheet flat roof: $38,000
- Replace impacted sheet metal work: $6,000
- Waterproof at south stair: $5,400
- Cover opening with skylights: $75,000
- TOTAL ROOFING $137,900

**Light Fixtures:**
- Clean/repair/adjust/relay entrance lights: $4,000
- Provide flood lights: $25,000
- Clean/repair/adjust/relay ornamental lights - allow: $30,000
### Interior Work:

<table>
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<tr>
<th>Description</th>
<th>Square Feet</th>
<th>Cost</th>
<th>Total Cost</th>
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<td>Clean linoleum flooring</td>
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<td>$5.00</td>
<td>$10,000</td>
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<tr>
<td>Clean marble flooring</td>
<td>2,400</td>
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<td>$36,000</td>
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<tr>
<td>Relocate exist. Ashburner room to new</td>
<td>1</td>
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<tr>
<td>Allowance for repairing and patching ornate plaster ceiling work at lobbies</td>
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**TOTAL - HISTORICAL WORK**

$806,400

### 6 CONVEYING SYSTEM

#### Demolition Work:

- Remove existing elevator: 1 ea
  - Cost: $25,000.00
  - Total: $25,000
- Replace with hydraulic elevator, 4 stops in existing shafts: 2 ea
  - Cost: $95,000.00
  - Total: $190,000

**TOTAL - CONVEYING SYSTEM**

$215,000

### 7 PLUMBING

#### Demolition

- Gut out plumbing pipes, fixtures, etc.: 68,308 sf
  - Cost: $1.25
  - Total: $85,390

**TOTAL - PLUMBING**

$537,320

### 8 H.V.A.C.

#### Demolition

- Gut out interior HVAC equipment and distribution system complete: 68,308 sf
  - Cost: $2.00
  - Total: $136,620

**Equipment**

- Water cooled screw chiller, 250 T, with refrigerant monitoring, control & purge system: 1 ea
  - Cost: $175,000.00
  - Total: $175,000
- Draft crossflow cooling tower with SS collection basin - 250 tons: 1 ea
  - Cost: $55,000.00
  - Total: $55,000
- Heating hot water boiler allow 500 MBH: 1 ea
  - Cost: $30,000.00
  - Total: $30,000
- Air handling unit complete with filters, cooling and heating coils etc., 100,000 cfm
  - Cost: $4.50
  - Total: $450,000
- Pumps 4 ea
  - Cost: $6,500.00
  - Total: $26,000
- VFD 3 ea
  - Cost: $12,000.00
  - Total: $36,000

**Distribution**

- Duct work allow 60,000 lb
  - Cost: $5.25
  - Total: $315,000
- Duct work insulation allow 35,000 sf
  - Cost: $2.25
  - Total: $78,750
- Griles/register/returns/diffuser 700 ea
  - Cost: $120.00
  - Total: $84,000
- Dampers/ fire dampers/ smoke dampers 1 ea
  - Cost: $50,000.00
  - Total: $50,000
- VAV boxes 600 - 700 cfm with heating coils 152 ea
  - Cost: $1,200.00
  - Total: $182,400

**TOTAL**

$710,150
# Piping and Insulation

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<th>Description</th>
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<td>Hot water supply and return</td>
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<td>$50.00</td>
<td>$15,000</td>
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<tr>
<td>VAV boxes piping</td>
<td>4,560 ft</td>
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<td>Valves/strains</td>
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**Miscellaneous:**

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<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>DDC Controls</td>
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<td>$3.00</td>
<td>$204,920</td>
</tr>
<tr>
<td>Cutting and patching</td>
<td>1 ls</td>
<td>$30,000.00</td>
<td>$30,000</td>
</tr>
<tr>
<td>Testing and balancing</td>
<td>120 mh</td>
<td>$75.00</td>
<td>$9,000</td>
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<tr>
<td>Seismic Restraints</td>
<td>68,308 sf</td>
<td>$0.35</td>
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**TOTAL - H.V.A.C.** $2,053,100

---

9 **FIRE PROTECTION SYSTEM**

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<th>Description</th>
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<td>Miscellaneous cutting and patching</td>
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**TOTAL- FIRE PROTECTION SYSTEM** $242,790

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10 **ELECTRICAL**

**Demolition:**

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<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
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<td>Lighting</td>
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<td>$4.50</td>
<td>$307,390</td>
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<tr>
<td>Devices / outlets</td>
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<td>$1.50</td>
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<tr>
<td>Data/communications/security system</td>
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</tr>
<tr>
<td>Equipment connection</td>
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<tr>
<td>Conduits and wires</td>
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<td>$136,620</td>
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<tr>
<td>Fire alarm system</td>
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<tr>
<td>Grounding system</td>
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</tbody>
</table>

**TOTAL - ELECTRICAL** $1,398,250
## 11 CONCEPT ALTERNATIVES (Site Improvements & Portecochere Enclosure)

**Modification to Exterior Portecochere:**

<table>
<thead>
<tr>
<th>Description</th>
<th>SQ FT</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo exterior slab</td>
<td>2,240</td>
<td>$2.50</td>
<td>$5,600</td>
</tr>
<tr>
<td>New slab on grade with pavers</td>
<td>2,240</td>
<td>$15.00</td>
<td>$33,600</td>
</tr>
<tr>
<td>Enclosure of opening</td>
<td>590</td>
<td>$20.00</td>
<td>$11,800</td>
</tr>
<tr>
<td>Extra for storefront</td>
<td>400</td>
<td>$45.00</td>
<td>$18,000</td>
</tr>
<tr>
<td>Extra for Pair doors</td>
<td>4 pr</td>
<td>$4,000.00</td>
<td>$16,000</td>
</tr>
<tr>
<td>Interior finishes</td>
<td>2,240</td>
<td>$40.00</td>
<td>$89,600</td>
</tr>
<tr>
<td>MEP allowance</td>
<td>2,240</td>
<td>$45.00</td>
<td>$100,800</td>
</tr>
</tbody>
</table>

**Exterior Site:**

- Demolish exist concrete walkways drive ways, access etc: $10,000
- Landscape / irrigation: $25,000
- Terrace: $19,500

**Misc. Structures:**

<table>
<thead>
<tr>
<th>Description</th>
<th>SQ FT</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling tower yard</td>
<td>500</td>
<td>$60.00</td>
<td>$30,000</td>
</tr>
<tr>
<td>Trash enclosure</td>
<td>1 ea</td>
<td>$7,500.00</td>
<td>$7,500</td>
</tr>
</tbody>
</table>

**Sub-Total:** $367,400

**General Conditions:** 12.50% $45,925

**Overhead and Profit:** 10.00% $36,740

**Sub-Total:** $450,065

**Design Contingency:** 15.00% $67,510

**Probable Cost of Construction 2000:** $517,575
STOCKTON CITY HALL REHABILITATION PROJECT • PHASE 1
STOCKTON, CALIFORNIA

EXISTING SITE PLAN

STOCKTON CITY HALL REHABILITATION PROJECT • PHASE 1
STOCKTON, CALIFORNIA

EXISTING SITE PLAN
STOCKTON CITY HALL REHABILITATION PROJECT • PHASE 1
STOCKTON, CALIFORNIA

THIRD FLOOR PLAN

STOCKTON CITY HALL REHABILITATION PROJECT • PHASE 1
STOCKTON, CALIFORNIA

THIRD FLOOR PLAN

STOCKTON CITY HALL REHABILITATION PROJECT • PHASE 1
STOCKTON, CALIFORNIA

THIRD FLOOR PLAN
Stockton City Hall: A History

Report Prepared by Leslie Crow, Historian

August 2000
STOCKTON CIVIC CENTER CONCEPTUAL DESIGN
BY THE CITY ARCHITECTURAL COMMISSION

Glenn Allen, William J. Wright, Louis S. Stone, Franklyn E. Wamer, Ivan C. Satterlee, J. M. Burke
### STOCKTON CITY HALL CHRONOLOGY

<table>
<thead>
<tr>
<th>YEAR</th>
<th>DATE</th>
<th>CITATION</th>
<th>EVENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1844</td>
<td>Jan 13</td>
<td>Rancho del Campo de los Franceses ceded to William Gulinac by the Mexican government</td>
<td></td>
</tr>
<tr>
<td>1844</td>
<td></td>
<td></td>
<td>Thomas Lindsay and John Williams settled on site of today's City Hall, called Lindsay Point</td>
</tr>
<tr>
<td>1847</td>
<td>Aug</td>
<td>Charles Weber takes up residence on Weber Point</td>
<td></td>
</tr>
<tr>
<td>1848</td>
<td>Jan</td>
<td>Gold discovered at Sutter's Mill by John Marshall</td>
<td></td>
</tr>
<tr>
<td>1848</td>
<td></td>
<td>Stockton surveyed by Major Hammond; laid out in one square mile centered on San Joaquin River channel</td>
<td></td>
</tr>
<tr>
<td>1850</td>
<td>July 23</td>
<td>City of Stockton incorporated</td>
<td></td>
</tr>
<tr>
<td>1850</td>
<td>Apr</td>
<td>State Legislature passed a resolution requiring San Joaquin County Court of Sessions to be in a permanent building</td>
<td></td>
</tr>
<tr>
<td>1853</td>
<td>Aug 8</td>
<td>Cornerstone of first courthouse building placed</td>
<td></td>
</tr>
<tr>
<td>1853</td>
<td>Aug</td>
<td>First meeting of the Common Council held in the McNish building, Northwest corner Hunter &amp; Channel Sts.</td>
<td></td>
</tr>
<tr>
<td>1857</td>
<td>Apr</td>
<td>First meeting of the Common Council in the new courthouse shared with San Joaquin County</td>
<td></td>
</tr>
<tr>
<td>1857</td>
<td>Apr 17</td>
<td>Dedication of the new courthouse building and City Hall</td>
<td></td>
</tr>
<tr>
<td>1857</td>
<td></td>
<td>Mr. I. V. Lefler awarded a contract to grade Hunter Plaza next to courthouse</td>
<td></td>
</tr>
<tr>
<td>1860</td>
<td></td>
<td>Mayor Erastus Holden solicited subscriptions to landscape courthouse block; gardener hired</td>
<td></td>
</tr>
<tr>
<td>1860</td>
<td></td>
<td>Courthouse building noted to be deteriorating</td>
<td></td>
</tr>
<tr>
<td>1864</td>
<td></td>
<td>Voters approved a measure to build a new courthouse and County abandoned the structure; City remained</td>
<td></td>
</tr>
<tr>
<td>1865</td>
<td></td>
<td>Courthouse vacated by County and trials held in Masonic Temple building; City offices remain</td>
<td></td>
</tr>
<tr>
<td>1866</td>
<td>Aug 17</td>
<td>Demolition of old courthouse had begun</td>
<td></td>
</tr>
<tr>
<td>1867</td>
<td>Apr 13</td>
<td>Bonds sold in the amount of $250,000 for the new courthouse to be built in the same spot as the old courthouse</td>
<td></td>
</tr>
<tr>
<td>1868</td>
<td>Feb 22</td>
<td>Cornerstone laid for the second San Joaquin County courthouse</td>
<td></td>
</tr>
<tr>
<td>1869</td>
<td>Dec 3</td>
<td>Second courthouse structure completed</td>
<td></td>
</tr>
<tr>
<td>1891</td>
<td>Jan 1</td>
<td>City and County occupied the new courthouse, with the City agreeing to a 15 year lease ending Feb. 1906</td>
<td></td>
</tr>
<tr>
<td>1901</td>
<td>Oct</td>
<td>Board of Supervisors notified the City Council that in Feb. 1908, they must vacate the courthouse</td>
<td></td>
</tr>
<tr>
<td>1904</td>
<td></td>
<td>Discussions underway to build a new City Hall, maybe on Washington Square or on the corner of Channel &amp; Sutter</td>
<td></td>
</tr>
<tr>
<td>1905</td>
<td>Jan</td>
<td>Bonds to acquire land for a City Hall and its construction failed to pass</td>
<td></td>
</tr>
<tr>
<td>1905</td>
<td></td>
<td>City Hall Committee reports that a new City Hall should be built and should cost about $125,000</td>
<td></td>
</tr>
<tr>
<td>1906</td>
<td></td>
<td>Meeting held at Lafayette School with the idea to convert it into City Hall &amp; build a new school elsewhere</td>
<td></td>
</tr>
<tr>
<td>1910</td>
<td></td>
<td>Idea explored to build a new City Hall as an addition to the County courthouse</td>
<td></td>
</tr>
<tr>
<td>1910</td>
<td></td>
<td>City of Stockton leases space from the newly opened Hotel Stockton to serve as City Hall</td>
<td></td>
</tr>
</tbody>
</table>
| 1912 | | City Hall
Local architect, Ralph P. Morrell, designed a new City Hall/Auditorium facility supported by Mayor |
| 1913 | | Call for municipal auditorium by W. H. MacKey |
| 1920 | Oct | Bonds in the amount of $1,760,000 were placed on the ballot for a new City Hall, Auditorium, sewers & bridge |
| 1920 | Oct 7 | City Council Minutes |
| 1920 | Nov 22 | Returns of the General Municipal Election held Oct. 5, 1920, approving bonds for City Hall |
| 1921 | Mar 31 | Compton proposal to locate City Hall next to McLeod Lake gains acceptance |
| 1922 | Apr 22 | Resolution No. 5233 |
| 1922 | Apr 22 | Vote to locate the City Hall upon block 85 1/2 East of Center Street failed 2-3 |
| 1922 | May 23 | Resolution No. 5237 |
| 1922 | May 23 | Resolution No. 5331 |
| 1922 | May 31 | Resolution No. 5346 |
| 1922 | June 13 | Resolution No. 5361 |
| 1922 | July 11 | Resolution No. 5436 |
| 1922 | July 11 | Resolution No. 5437 |
| 1922 | July 14 | Ordinance No. 788 |
| 1922 | July 14 | Ordinance No. 786 |
| 1922 | July 14 | Ordinance again offered for passage, this time receiving 4 votes in the affirmative, one absent |
| 1922 | July 18 | Ordinance No. 788 |
| 1922 | Sept 1 | Ordinance Authorizing the purchase of property for the City Hall for $188,700 Final Adoption, 5-0 |
| 1922 | Sept 1 | Resolution No. 5501 |
| 1922 | Sept 1 | Preliminary draft of plans for new City Hall submitted by architects and approved |
1922 Oct 24 Resolution No. 5685 Davis-Hall-Pearce Company employed to do the structural engineering on the City Hall building
1922 Mar 16 Resolution No. 5657 Plans and Specs. approved for the City Hall
1922 Mar 16 Resolution No. 5558 Custody of Plans for City Hall placed with architects until acceptance of the work
1923 Mar 23 Resolution No. 5879 Davis-Hall-Pearce Co., Peter L. Sale and Losakumar & Clowdsey to design City Hall
1923 Apr 24 Resolution No. 5935 Revised plans and specs. adopted for City Hall
1923 Apr 24 Resolution No. 5939 Sealed Bid Proposals for City Hall solicited
1923 May 4 Resolution No. 5859 Accepting Plans and Specs. for equipment for City Hall
1923 May 18 Resolution No. 6009 Rescinded call for bids for City Hall
1923 May 23 Resolution No. 6021 Resolutions No. 5857 and 5935 approving Plans and Specs. for City Hall rescinded
1923 May 23 Resolution No. 6022 Plans and Specs. submitted May 23, 1923 for City Hall adopted
1923 May 29 Resolution No. 6031 Sealed proposals for City Hall sought
1923 June 12 Resolution No. 6099 Bids for City Hall opened and taken under advisement until June 15
1923 June 22 Resolution No. 6070 Contract awarded to Howard S. Williams for the general construction of City Hall
1923 June 22 Resolution No. 6071 Contract awarded to Edward L. Grekow for heating, ventilating, plumbing and electrical work in City Hall
1923 July 2 Resolution No. 6153 All bids previously accepted for City Hall building rejected
1923 Aug 14 Resolution No. 7288 Policy established relative to plaques at City Hall: May not bear name of official, civilian or living person
1925 Sept 14 Resolution No. 7336 Alternate "K" approved: Crittal steel sash to be installed in new City Hall
1925 Sept 14 Resolution No. 7338 City Hall architects allowed $388.12 for revisions to plan of third floor
1925 Oct 5 Resolution No. 7384 Substitution of vault doors approved at an additional $2,496
1925 Oct 26 Resolution No. 7413 Authorized changes in basement of City Hall police quarters
1925 Oct 26 Resolution No. 7414 Authorized changes in basement of City Hall; new PBX phones, lavatory, radiator, moving call board, etc.
1925 Oct 26 Resolution No. 7415 Authorized installation of reinforcement of floor foundation in City Hall for additional $400
1925 Oct 26 Resolution No. 7416 Authorized installation of Vacuum return pump in City Hall at an additional $250
1925 Nov 2 Resolution No. 7445 Authorized change order to provide one more fire-proof vault door at an additional $525
1925 Nov 30 Resolution No. 7465 Specs. for plaster at City Hall amended: Scratch Coat, Brown Coat, Finish Coat
1925 Nov 30 Resolution No. 7466 Specs. for interior trim: Philippine mahogany, Bataan or Lamac, may be substituted for Cenizero
1926 Jan 25 Resolution No. 7574 15 extra electrical fixtures in third floor at no more than $15 each
1926 Feb 15 Resolution No. 7599 Electric pump installed for drainage of boilers for $147
1926 Feb 23 Resolution No. 7617 Authorized Alaskan marble in lavatories where Columbia marble specified at no additional cost
1926 Mar 22 Resolution No. 7635 Resolution No. 7635 Rescinded
1926 Mar 22 Resolution No. 7636 Approved lowering of ceilings in alcoves of Council Chambers at a cost of $115
1926 Mar 22 Resolution No. 7637 Approved relocation of accountant's offices from inside offices to outside rooms for additional $439
1926 Mar 22 Resolution No. 7641 City Manager directed to have plans for furnishing & fixtures for City Hall drawn up by city employees
1926 Apr 5 Resolution No. 7658 Marble steps for City Hall to be 1-1/4 inch thick, with marble nosing
1926 Apr 5 Resolution No. 7659 Panel door instead of elevator door in Clerk's office for an additional $50
1926 Apr 5 Resolution No. 7661 MacBeth-Evans No. 3461 lighting fixtures in place of Holophane No. 03362 in City Hall, no add'l cost
1926 Apr 12 Resolution No. 7668 Adopted plans and specs. for furnishing at City Hall
1926 Apr 12 Resolution No. 7669 Bids for furnishings in City Hall invited
1926 Apr 12 Resolution No. 7671 Two closet lights in the City Manager's office added at additional cost of $13.50 each
1926 Apr 19 Resolution No. 7681 Plans & Specs. for furnishing for City Hall amended
1926 Apr 19 Resolution No. 7682 Permits the use of local washable paint in City Hall
1926 May 3 Resolution No. 7701 Provides for gold bronze lettering on the inscriptions on City Hall at an additional $150
1926 May 3 Resolution No. 7706 Provides for lining vault and increasing thickness of vault door in Treasurer's office at $2,873
1926 May 17 Resolution No. 7723 $250 appropriated for preparing plans and specs. for City Hall furnishings
1926 June 1 Resolution No. 7755 Rejected bids for City Hall furnishings on Propositions I, II and III; City Manager to purchase for $22,000
1926 June 1 Resolution No. 7739 Union Planing Mill awarded contract on furnishings Proposition IV
<table>
<thead>
<tr>
<th>Date</th>
<th>Resolution No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1926 June 1</td>
<td>7756</td>
<td>$745.90 for additional excavation and concrete in foundation of City Hall approved</td>
</tr>
<tr>
<td>1926 June 21</td>
<td>7783</td>
<td>Approved additional lighting fixtures in City Hall at an additional $136</td>
</tr>
<tr>
<td>1926 June 21</td>
<td>7784</td>
<td>4&quot; Rain water drains substituted for 6&quot; drains at a reduction in cost of $26</td>
</tr>
<tr>
<td>1926 June 28</td>
<td>7793</td>
<td>Additional linoleum at City Hall in two rooms added not to exceed $210</td>
</tr>
<tr>
<td>1926 June 28</td>
<td>7794</td>
<td>Curb added on the building side of the sidewalk around the new City hall at $1,261</td>
</tr>
<tr>
<td>1926 June 28</td>
<td>7795</td>
<td>Authorized the installation of a burglar alarm for offices of Auditor, Treasurer and City Clerk for $2,150</td>
</tr>
<tr>
<td>1926 June 28</td>
<td>7798</td>
<td>Approval to build Porte-Cochere over entrance to Police Dept. at cost of $4,200, plus $100 to cut into wall</td>
</tr>
<tr>
<td>1926 June 28</td>
<td>7799</td>
<td>Approval for extra electrical and plumbing in connection with Porte-Cochere at $250</td>
</tr>
<tr>
<td>1926 July 6</td>
<td>7806</td>
<td>$495 added to decorations in City Hall</td>
</tr>
<tr>
<td>1926 July 6</td>
<td>7807</td>
<td>Additions to woodwork contract to provide wooden counters in place of metal counters</td>
</tr>
<tr>
<td>1926 July 19</td>
<td>7825</td>
<td>Purchase of door checks for City Hall: up to 2 @ $5.50</td>
</tr>
<tr>
<td>1926 July 19</td>
<td>7829</td>
<td>Purchase of Acme 15-2 unit cabinet stands for Auditor's office for $540</td>
</tr>
<tr>
<td>1926 July 26</td>
<td>7835</td>
<td>Authorized the installation of insulation covering on basement floors, halls, lobbies, etc. costing $1,133.35</td>
</tr>
<tr>
<td>1926 Aug 9</td>
<td>7845</td>
<td>Authorized installation of better locks on Police lockers at City Hall for $48</td>
</tr>
<tr>
<td>1926 Aug 9</td>
<td>7849</td>
<td>Request for report on workmanship &amp; materials on City Hall</td>
</tr>
<tr>
<td>1926 Sept 7</td>
<td>7851</td>
<td>Special committee of the Council and the City Manager appointed to review acceptance of City Hall</td>
</tr>
<tr>
<td>1926 Sept 10</td>
<td>7852</td>
<td>Report filed to recommend acceptance of the City Hall &amp; approve issuance of certificates of completion</td>
</tr>
<tr>
<td>1926 Sept 13</td>
<td>7897</td>
<td>$1,500 appropriated to plant trees, shrubs and lawn around City Hall &amp; install sprinklers</td>
</tr>
<tr>
<td>1926 Sept 20</td>
<td>7907</td>
<td>Plans &amp; Specs. adopted for street improvements around City Hall</td>
</tr>
<tr>
<td>1926 Sept 20</td>
<td>7908</td>
<td>Bids for improvements of streets around City Hall invited</td>
</tr>
<tr>
<td>1926 Sept 20</td>
<td>7911</td>
<td>Authorized the installation of a ventilator in Treasurer's vault at new City Hall</td>
</tr>
<tr>
<td>1926 Sept 27</td>
<td>7918</td>
<td>Allowed Union Planing Mill additional time (80 days) to equip City Hall</td>
</tr>
<tr>
<td>1926 Sept 27</td>
<td>7920</td>
<td>Instructed City Manager to terminate tenancy at Hotel Stockton for City offices</td>
</tr>
<tr>
<td>1926 Oct 4</td>
<td>7946</td>
<td>Bids for street improvements around City Hall opened and referred to City Manager</td>
</tr>
<tr>
<td>1926 Oct 18</td>
<td>7946</td>
<td>Awarded contract to J. E. Johnston for miniaturization of El Dorado, Lindsay St. &amp; Lindsay Levee</td>
</tr>
<tr>
<td>1926 Oct 18</td>
<td>7957</td>
<td>Appropriaed $654 for additional equipment for new City Hall: Police Dept., Engineering Dept. &amp; Jury Rm.</td>
</tr>
<tr>
<td>1926 Oct 18</td>
<td>7958</td>
<td>First City Council meeting held in chambers at the Hotel Stockton</td>
</tr>
<tr>
<td>1926 Oct 25</td>
<td>7959</td>
<td>City Council Minutes</td>
</tr>
<tr>
<td>1926 Nov 1</td>
<td>7973</td>
<td>Appropriaed $578.25: opera chairs in Police Court, Map &amp; Bk. stands in Auditor's office, Law Lib. shelving</td>
</tr>
<tr>
<td>1926 Nov 22</td>
<td>8007</td>
<td>Appropriaed $300 to equip office for the Chief of Fire Dept. in new City Hall</td>
</tr>
<tr>
<td>1926 Nov 22</td>
<td>8008</td>
<td>Appropriaed $300 to furnish equipment for fire alarm system in Fire Chief's office</td>
</tr>
<tr>
<td>1926 Dec 3</td>
<td>8027</td>
<td>New City Hall dedicated, presided over by the Native Sons of the Golden West</td>
</tr>
<tr>
<td>1926 Dec 20</td>
<td>8042</td>
<td>Appropriaed $1,683.02 to pay for insurance premiums for City Hall boiler, elevator &amp; building</td>
</tr>
<tr>
<td>1927 Jan 24</td>
<td>8080</td>
<td>Appropriaed $350 for equipping the office of the Fire Department at City Hall</td>
</tr>
<tr>
<td>1927 Apr 11</td>
<td>8154</td>
<td>Appropriaed $487 to purchase additional venetian blinds for City Hall</td>
</tr>
<tr>
<td>1928 Apr</td>
<td></td>
<td>New handrails added to exterior stairways of City Hall at suggestion of Rev. Carl F. Bauer to assist the aged</td>
</tr>
<tr>
<td>1948</td>
<td></td>
<td>Filming of climactic scene of &quot;All the King's Men&quot; on South steps of City Hall; film wins Best Picture Oscar 1948</td>
</tr>
<tr>
<td>1956</td>
<td></td>
<td>City Clerk's office moved to second floor, Room 223; Accounting &amp; Purchasing moved into old Clerk's office</td>
</tr>
<tr>
<td>1956</td>
<td></td>
<td>Fire Department and building inspectors moved into old Accounting department offices</td>
</tr>
<tr>
<td>1956</td>
<td></td>
<td>Third floor remodelled; first major work since City Hall was constructed</td>
</tr>
<tr>
<td>1956</td>
<td></td>
<td>Final payment on bond financing the City Hall/Civic Auditorium was made</td>
</tr>
<tr>
<td>1960</td>
<td></td>
<td>Flood lights installed on exterior of City Hall: Mayor Elmer Bose flips the switch lighting the building</td>
</tr>
<tr>
<td>1960</td>
<td></td>
<td>Remodeling of third floor of City Hall for Parks &amp; Recreation Director's office</td>
</tr>
<tr>
<td>1969</td>
<td></td>
<td>City Council objected to spending $35,000 to convert the freight elevator into a second passenger elevator</td>
</tr>
<tr>
<td>1970</td>
<td></td>
<td>Bomb device discovered outside City Hall by Police and safely detonated</td>
</tr>
<tr>
<td>1971</td>
<td></td>
<td>Contract awarded to install air conditioning in the office of the City Clerk, Mayor and City Council conference room</td>
</tr>
<tr>
<td>1974</td>
<td></td>
<td>Local artist Greg Custodio commissioned to paint two murals in the City Hall lobby</td>
</tr>
<tr>
<td>1975</td>
<td></td>
<td>Community Development Dept. moved into space in a building at Southeast corner of Lindsay &amp; Center Sts.</td>
</tr>
<tr>
<td>Year</td>
<td>Event</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1976</td>
<td>Time Capsule located in the lobby of City Hall to be opened in 2076 as part of Bicentennial Celebration</td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>City Councilman Ralph Lee White called for the construction of a new City Hall at Banner Island site</td>
<td></td>
</tr>
</tbody>
</table>
| 1983 Mar 14 | Resolution No. 39,656  
City Hall and Civic Court designated local landmarks |
| 1990 | New Mayor, Joan Darrah, criticized when she remodeled the Mayor's office |
| 1999 | City of Stockton named an "All America City" |
| 2000 July 23 | City of Stockton marked its 150th anniversary |
STOCKTON CITY HALL: A HISTORY

By

Leslie Crow

The City of Stockton was incorporated on July 23, 1850, even before California joined the Union as the thirty-first state on September 9th of that year. The City was first laid out by surveyor Jasper O'Farrell on land owned by Charles M. Weber, a German immigrant who held the rights to a substantial grant known as the Rancho del Campo de los Franceses. Without Mexican citizenship, Weber had not been eligible to request this real estate. So, Weber had prevailed upon his business partner, William Gulnac, to make the application. Gulnac was a blacksmith from New York who had become a naturalized Mexican citizen through marriage. Gulnac was successful in his petition and the land Weber had sought was conveyed to Gulnac on January 13, 1844. (Tinkham, 65)

When Weber and Gulnac dissolved their business relationship, Weber became the sole landowner, buying out all rights to the grant in exchange for Gulnac's grocery bill and some additional considerations.

The very first European settlers in what is now Stockton were Thomas Lindsay and John Williams who established a dwelling in 1844 on the site of today's City Hall building. They had originally come to Southern California with the Workman-Rowland Party, later moving into the San Joaquin Valley. The two men constructed a rudimentary shelter with tules (reeds which grew profusely along the many sloughs and waterways bisecting the area). They enclosed a corral for their livestock on land which came to be known as Lindsay Point. Sadly, Lindsay was murdered by a group of natives belonging to the Loc-Lum-na tribe who drove off the cattle and set the homestead structure ablaze, with Lindsay's body still inside. Today, the location of Lindsay and Williams' dwelling has been commemorated with State Landmark No. 178. The historic site designation is memorialized in a plaque installed on the North side of the City Hall building.

Needless to say, Lindsay's murder did not help the cause of enticing permanent settlers to come to the Rancho del Campo de los Franceses, which was a significant task required to perfect title to the land. Nevertheless, in 1847, Weber himself took up residence on his Rancho on the site now called Weber Point and began construction of a handsome adobe and redwood residence. He brought his bride, Helen Murphy, to this dwelling after their marriage in November of 1850. Here the couple served as Stockton's "first family," raising two sons and a daughter. They lived in the adobe house for the next thirty-one years, until Weber's death.

After the discovery of gold at Sutter's Mill in Coloma, the fact that Stockton was accessible by water from San Francisco guaranteed that the economic development of Stockton would far exceed Weber's wildest dreams. Stockton was geographically positioned to serve as a supply center for all of the Southern Mines located in the Sierra Nevada foothills just East of Stockton. Weber purchased the "Maria," a whale boat, to transport goods from San Francisco to the Stockton harbor through the three mile channel which connects the city's center (and Weber's homesite) to the main channel of the San Joaquin river.
The townsite was resurveyed in 1848 by Major Hammond in anticipation of expanded commercial development. The new city was laid out within one square mile centered on the head of navigation along the San Joaquin river channel. A regular grid system of streets was laid out, with each block being 303 feet square. Weber insisted on designating various blocks to serve as public squares. These were conveyed to the City in August of 1851. Stockton was the first planned settlement in all of California.

In 1855, the head of navigation was designated at El Dorado Street. The City built a bridge here at a cost of $60,000, replacing a foot bridge about where the Hotel Stockton is now located which had been used by pedestrians as a short-cut to Weber Point across one of the many sloughs downtown.

The first municipal office space leased by the City was in the McNish building, located on the Northwest corner of Hunter and Channel streets. The City shared this space with San Joaquin County for the sum of $7,900 per year. The McNish building was a two-story, wooden structure where the very first meeting of the City's Common Council was held in August of 1850. The County courthouse and jail were located in the basement and it was here that the Court of Sessions was convened.

The State Legislature passed a resolution in April, 1850, requiring San Joaquin County's Court of Sessions to be located in a permanent building as soon as possible. This was ignored at the time during the accelerated activities centered on the arrival of thousands of people making their way to the Southern Mines after the discovery of gold. It was not until 1853, when Stockton's Mayor, M. B. Kenney, called for the construction of a public building to house both the City and County offices that action was ultimately taken. In a speech to the Common Council, Mayor Kenney stated:

The city is altogether deficient in public building...it will be seen that the valuable and unimproved square known upon the city plat as block three, east of Centre street, is intended by the grant as the location of the county court house and for the erection of such other buildings as may be advisable by the proper authorities. It will at once occur that it will be proper to co-operate with the Court of Sessions of the county in the improvement of the square...I can see no more proper course to pursue than to suggest the erection of an edifice which will contain rooms and apartments proper and commodious for the town hall, council chambers, city and county offices, court rooms and such other apartments as are usually contingent in such cases. (192-3)

The Common Council appointed P. E. Jordan and B. W. Owens to confer with Judge A. G. Stakes to recommend a plan for the construction of a courthouse facility. The committee decided that the City and County should equally fund the new building by bonds bearing a ten per cent interest rate.

Charles M. Weber was prevailed upon to donate the land for the construction of the first courthouse. Weber himself preferred a site on the block bounded by Washington, Center, Lafayette and Commerce streets. He felt that the location recommended by the committee was less desirable because it was between Branch Slough and Main Street Slough. When it was pointed out that the block between Weber, San Joaquin, Main and Hunter streets was more centrally located, Weber agreed to donate the vacant block for the courthouse. However, he was firm in his belief that an open plaza should be included in the public improvements to be made on the site. Therefore, the slough on the West side of the block was filled in to create Hunter Plaza.
The contract for the new courthouse was awarded to Theodore Winters in the amount of $83,920. F.
C. Corcoran designed the building in the Roman Doric style. A Neo-Classical portico was included on each of the four facades of the sixty by eighty-foot, two story building. The structure included twelve rooms on the first floor, including two courtrooms and two jury rooms. The second story contained the City Council chambers. Initially, the committee planned to build a jail in connection with the new courthouse facility, but the jail was eventually built on a separate lot on Market Street.

The cornerstone was laid on August 6, 1853, presided over by the Stockton's two Independent Order of Odd Fellows lodges. Ceremonies were held as the foundation stone was laid. Coins, newspapers of the day and other momentos were sealed in a glass vessel which was hermetically sealed and deposited in the foundation. (San Joaquin Republican, 8/6/1853, 2:7)

The Common Council held their first meeting here on April 3, 1854, preceding the dedication of the new building which occurred on April 17 at 7 o'clock in the evening. Prayers were offered by the Reverend Mr. Saxton, along with an address by Reverend Mr. Phillips and a Benediction by Reverend Mr. Crouch. (San Joaquin Republican, 8/17/1854, 2:2) The City moved into the South part of the building, while the County occupied the North part. The courthouse construction costs came in at the $83,920 allocation. (Tinkham, 195)

Hunter Plaza had been left incomplete in deference to the completion of the courthouse building. In August, 1857, Mr. I. V. Lefler was awarded a contract to grade the site at a cost of $3,500. No further improvements were undertaken until Mayor Erastus S. Holden, in a speech of 1859, stated:

I call your attention, gentlemen, to the court house square. With an expense of about $4,000, equally divided between the city and county, an ornamental fence can be built enclosing the square, together with a fountain supplied from the artesian well, thus beautifying and ornamenting what is now a disgrace to the city... (Tinkham, 196)

The next year, Mayor Holden and George West (founder of the El Pinal Winery) personally undertook to solicit subscriptions to fund landscaping improvements for the courthouse block. A chain fence was added at the perimeter, a San Jose landscaper was hired to design gardens and pathways. Citizens, notably Charles Weber, George West (founder of the El Pinal winery) and Mayor Holden, donated plants, trees and shrubs. A gardener was hired to maintain these improvements.

Even with all of this attention to the site, by the 1870s, the courthouse was already noticeably deteriorating and discussions about its replacement had begun. In 1880, Stockton historian, George Tinkham, stated:

It is natural to venerate and respect those things which by age and use have become dear to us, and no doubt in future ages the tourist will admire in reverential awe the crumbling walls of the court house of San Joaquin. (196)

In 1884, voters approved a measure to build a new courthouse. The business of the County Court was moved into the Masonic Temple on El Dorado Street and Bridge Place
FIRST SAN JOAQUIN COUNTY COURTHOUSE COMPLETED 1854
SHARED WITH CITY OF STOCKTON

Pioneer Gallery,
198 Main Street, Stockton.
during a trial in 1885 when large crowds attending a sensational murder trial seemed to be accelerating the cracking visible in the courthouse walls.

The Stockton Daily Independent reported that the County had abandoned the "condemned courthouse." However, City of Stockton officers stayed in the building deemed unsafe for the County to occupy. The police court occupied the Eastern end of the room in the old courthouse, while City Justice Baggs occupied the Western end of the room. However, since the circumstances were less than ideal, most cases were creatively diverted from the Justice Court, leaving the City treasury rather empty and Justice Baggs eager to "transact all business possible" to boost revenues. (Stockton Daily Independent, 5/2/1885, 3:3)

On August 17, 1886, the demolition of the old courthouse, which had been serving as the City Hall, finally commenced. In fact, the search was on for the cornerstone which was some supposed to still hold some interesting relics dating from the August 6, 1853 dedication ceremony. The cornerstone had subsequently been filled with concrete into which had been embedded a glass jar whose contents were eagerly sought.

Previous to the disclosure of the cornerstone, an old timer created some excitement by assuring his hearers 'upon his honor' that he had seen, with his 'own blessed eyes' at least one fifty-dollar slug and a number of five-dollar and ten-dollar gold pieces put into the jar. The old pioneers' reputation for veracity suffered considerably when it was ascertained (sic.) that the sole contents of the jar was a number of papers thoroughly soaked with water. No coin of any description was found in the jar. (Stockton Daily Independent, 8/17/1886, 3:1)

These findings certainly belied the contemporary news reports of 1853, in addition to besmirching the reputation of one unidentified "old timer."

Bonds in the amount of $250,000 were sold to the Stockton Savings and Loan Society (now known as the Bank of Stockton) on April 13, 1887 to underwrite the construction of the new courthouse, to be located on the exact same site as the first structure. After considerable acrimonious debate, the construction contract was awarded to J. A. Maross and Son of Detroit, Michigan. The cornerstone was laid on February 22, 1888. The entire structure was completed on December 3, 1890. By January 1, 1891, the new courthouse was occupied by the City and County, with the County Court removed from the Masonic Temple. Everyone enjoyed the expanded facilities and the enhanced image the community basked in as a result of the new and impressive edifice.

The City had agreed to an arrangement with the County for, in effect, a fifteen-year lease on space in the new courthouse, to expire in 1906. In 1901, the County notified the City that they anticipated needing the space being utilized by the City and that they would have to vacate the premises in accordance with this agreement.

Not surprisingly, then, in 1904, discussions were reported in the local press concerning the acquisition of property to construct a new City Hall.

In regard to the location of the new city hall now being freely discussed by the citizens and the common council, at its meeting last evening a proposition to kill two birds with one stone was submitted by Attorney Arthur L. Levinsky. He stated
that he had been authorized to offer two sites, and in accepting either of them
the city would have a good hall location and would abolish at least a part of the
red-light district. The property comprised two separate lots, each 100 X 150 feet,
at the corner of El Dorado and Market Streets. Either lot could be bought for less
than $15,000. Councilman Aubry insisted that the council should erect a city hall
on the Hunter street engine-house lot or on Washington Square, although he had
been informed by the city attorney that the square could not be used for that
purpose. Some of the council men were ready to vote for the Dietz lot, corner of
Channel and Sutter Streets. (Stockton Record, 3/31/1904)

A petition of demurrer was submitted to Judge Nutter of the Superior Court in
January, 1905 to determine whether the Weber heirs had the right to demand
compensation for Washington Square should it be condemned by the City for a City Hall
site. Once that question was settled, the next question was to how much money were
they entitled? (Stockton Mail, 1/13/1905, 8:3)

The Washington Square site was favored by the Chamber of Commerce.
[Washington Square was directly South of St. Mary’s Catholic Church, and had been the
site of a large pavilion designed by Charles Beasley which had burned to the ground in
a spectacular blaze in September of 1902. Today, this block is occupied by the
Crosstown Freeway.] A committee consisting of Samuel Frankenheimer, George E. Catts
and Leroy S. Atwood, conveyed their findings to the members of the Chamber at their
meeting of January 16. Their report follows:

We find that in October, 1901, the Board of Supervisors notified the
Council that in February, 1906, the county would require the city officials to
vacate the Courthouse. This notice was pursuant to an agreement entered into
by the city and county, whereby the city might occupy its present quarters in the
Courthouse for fifteen years from February, 1891, to February, 1906, and at the
end of that time, the county might, if it chose, grant an extension of five years.
The Supervisors take the stand that the city is occupying rooms in the Courthouse
that the county must soon require. There is some diversity of opinion among the
officials as to the present needs; some say that the present arrangements would
be sufficient for a few years; others say that important offices of both city and
county are cramped now in their present quarters; all agree that at the present
rate of increase in county business, the joint occupancy of the courthouse will be
impracticable in five years. What is most to the point is that the Supervisors have
the power to terminate the tenancy, and they have given notice to move—not a
merely normal notice, but actual notice to vacate. They say that they have
neither desire nor intent to drive the city officials into the street in a year, but if the
city has not its own quarters in a few years, it will be no fault of the Supervisors.

Your committee believes that when the city officials move out of the
Courthouse, it should be into a City Hall, and your committee believes further,
that it is the will of the majority of the people of the city of Stockton that such City
Hall be built upon Washington square.

Therefore, in view of the above, which we believe to be the facts, your
committee favors the issuance of the bonds for $150,000 for the erection of a City
Hall; it opposes the issuance of $20,000 bonds for the purchase of a site. A City
Hall will be a necessity; the people want to see it built on Washington square.
(Stockton Evening Mail, 1/16/1905, 8:3)
The Chamber of Commerce then passed a resolution which stated:

Resolved, That this Chamber of Commerce favors the proposition of the issue of bonds for $150,000 for the erection of a City Hall, and believing that such a building should be erected on Washington square does not favor the issuance of bonds for the purchase of a site. (Stockton Evening Mail, 1/17/1905, 3:1)

There was a difference of opinion about support for the bond in the amount of $20,000 for land acquisition. Councilmen Keagle, Coates and Dawson felt the Chamber should endorse this bond as well, since it did not have to be used if Washington square was chosen. On the other hand, if the courts found that the site could not be used, the money would still be available to acquire a different site. The feeling was that the County had “fired the city out of the county building” and that the citizens should be urged to vote for the bond election. Alex Oullahan made a motion to retain the services of a committee of volunteers to get out the vote and to hire two carriages to be used on election day to transport voters to the polls. (Stockton Evening Mail, 1/17/1905, 3:1)

In what was described as “the quietest municipal election conducted here in years,” voters were asked to decide the question of whether to issue bonds for the construction of the new City Hall, and an additional $20,000 bond for the acquisition of land. A two-thirds vote was required for passage. Arrangements were made for a whistle to be blown at the city pumping station to announce the results. The code was published in the local paper: one blast of the whistle meant that the City Hall bond had passed, two blasts meant that both bonds passed and three blasts meant that both bonds had been defeated. (Stockton Evening Mail, 1/26/1905, 5:2)

Three whistles were heard that day; both bonds were defeated. The election results looked like this:

<table>
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<tr>
<th></th>
<th>For City Hall</th>
<th>Against City Hall</th>
<th>For Site</th>
<th>Against Site</th>
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</thead>
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<tr>
<td>First Ward</td>
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<td>84</td>
<td>111</td>
<td>139</td>
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<td>Second Ward</td>
<td>229</td>
<td>140</td>
<td>139</td>
<td>220</td>
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<td>Third Ward</td>
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<td><strong>Total</strong></td>
<td><strong>754</strong></td>
<td><strong>400</strong></td>
<td><strong>469</strong></td>
<td><strong>651</strong></td>
</tr>
</tbody>
</table>

City Hall Total Votes, 1,154, lost by 16 votes

City Hall Site Total Votes, 1,120, lost by 278

(Stockton Evening Mail, 1/27/1905, 2:3)

The following day, the local press took the opportunity to amuse the readers of the evening paper with a story headlined: “County Boot Will Come In Contact With Seat of City’s Official Pants.” With the defeat of the bond measures, the Stockton Evening Mail opined that the city officials would have to run ads in the classified along these lines:

FOR RENT-Sunny front room, with ante-room; use of roller-up desk free; located near Courthouse and suitable for City Clerk. Address or call, etc.
Or this:

FOR RENT-Two rooms near the County Courthouse; suitable for Street Superintendent; very quiet; lounge in each room; janitor cleans spittoons.

(Stockton Evening Mail, 1/27/1905, 5:2)

The City Clerk, Mr. Wheatley, was not sure he was in favor of setting up an office "under the shade of the sheltering palms of the Courthouse lawn, where he would take chances on being kicked off by the County Gardener...He might secure a portion of Little Egypt's tent at the next street fair." Would anyone be enticed to run for Mayor at a "paltry $2,500 a year when there will be no headquarters for him?" It was deemed disgraceful that a city of 20,000 citizens had no official offices and no immediate prospect of building a new facility to provide the space dignity and civility demanded. "The defeat of the City hall bonds is indeed a calamity." (Stockton Evening Mail, 1/27/1905, 5:2)

Despite the results of the bond election, Washington square remained the focus of attention due to the pending litigation before the court. The writ of demurrer had yet to be decided and it was felt that the location should still be considered an appropriate site for a new City Hall. The argument was made that the use of Washington square for civic purposes would not divert the block from the use for which it was intended—that is, as a breathing spot for the public—but rather to increase its attractiveness in that line. The construction of a City Hall there, which is a probability of the future, would make Washington square much more popular as a park than it is now. At the present time few, if any, people go there. It is in strong contrast to the Courthouse grounds, which are more frequented by pleasure-seekers than any other park in Stockton. (Stockton Evening Mail, 1/27/1905, 8:1)

Late in 1905, the City Hall Committee published their report, once more recommending that bonds be sought to finance the construction of a new facility on an unspecified site which would have to be acquired by the City of Stockton.

To the Officers and members of the Bond Commission: Gentlemen—

Your committee on city hall has given the subject of the necessity of a suitable building in which to transact the business of the city careful consideration and to explain the need of such a structure desires to go back a few years in the city's history.

In looking to the minutes of the County Clerk an agreement was entered into between the county of San Joaquin and the city of Stockton on October 17, 1885, whereby the city was to use certain rooms in the proposed new courthouse for fifteen years free of rent, with the understanding that an extension of not more than five years could be granted at the expiration of that time.

On December 3, 1890, the courthouse was accepted and the contractor released. Shortly after this date the city took possession of its assigned quarters in the courthouse, which was fifteen years ago this month.

Last year former Councilman Keagle asked the Supervisors whether the city could longer retain its rooms in the courthouse. His query was presented in the form of a request, which was denied by an unanimous vote of the County Supervisors. This bit of city history certainly shows the necessity of a city hall in the near future.
COUNTY BOOT WILL COME IN CONTACT
WITH SEAT OF CITY'S OFFICIAL PANTS

Ousted From the Courthouse by the Supervisors
the City Officials Will Be Minus a Place to
Lay Their Official Heads

CLERK WHEATLY
"Under the Shade of the Sheltering
Palma."

Stockton Evening Mail, 1/27/1905
OFFICES IN THE COURTHOUSE

At the present time the offices of the Mayor, City Clerk, Auditor, Assessor, Superintendent of Streets, Surveyor, Justice of Peace and the Council chambers are located in the courthouse. The Mayor, City Clerk and the Auditor transact their part of the city business in the same room, while the Council chambers are located in the Justice's courtroom. The business of the city is today being done in rather close quarters. Valuable documents belonging to the city, but of such nature that they are seldom referred to, are stored in the dome of the courthouse for lack of storage vaults on the ground floor. The same is true of county documents.

THE NEW CITY HALL SITE

It is the opinion of your committee that the proposed city hall should be located on a site to be selected hereafter a few blocks from the present center of the city, for the reason that such a site could be purchased for one half or less money than a site desirable for business purposes could be had. Such a building site should be at least one hundred feet square and corner lots would be preferable. There are several desirable locations, any one of which could be purchased for $15,000.

THE CITY HALL BUILDING

Your committee believes that the city hall should be a modern, up-to-date building, so constructed that all the business of the city could be handled within its walls satisfactorily for the next fifty years or longer. With the growth of the city and its business it is thought poor economy to erect a small, cheap structure. A few years ago Fresno expended $10,000 or thereabouts on a city hall and within the past two months voted bonds for $75,000 for a new building alone, owning the site at the time.

THE COST

After consulting a prominent Stockton architect, your committee thinks a suitable city hall could be built for $125,000. This sum would pay for a building on a corner site, with two fronts presenting an imposing and modern appearance, and would also include an up-to-date heating plant, furnishings, equipment, and other necessities in a properly kept public building. Therefore your committee recommends that in the bond issue the sum of $125,000 be allowed for a city hall and the sum of $15,000 for a city hall site. Respectfully submitted,

Fred M. West,
W. H. Lyons
D. J. Matthews
Stockton, Cal., December 13, 1905

(Stockton Independent, 12/14/1905, 5:1-3)

Councilman David Matthews forwarded the opinion that $140,000 should be enough to buy a lot and construct a new City Hall as well as all the fixtures and
furnishings. The plan called for a building 80 or 90 feet square located anywhere convenient to the central business district. "For obvious reasons the committee could not at this time designate a particular site, for property values expanded at a moment's warning beyond all reason when purchase by the city is broached." (Stockton Daily Independent, 12/14/1905, 5:1-3)

An important meeting was held at the Lafayette school building on the northeast corner of Market and San Joaquin streets in April of 1908. Mayor George F. Hudson and the City Council, together with the Board of Education, gathered to discuss the need for a new City Hall. The Council recognized the urgent need for a new City Hall facility, while the Board of Education felt that the Lafayette school was no longer desirable for use as a school. Since the school was located in the heart of the business district, it was felt unsuitable for young scholars. The desire was for a new school building to be built in a residential neighborhood, with the City taking over the existing school facility for use as the City Hall once construction was complete. The rumors were flying that the deal would be struck. (Stockton Independent, 4/17/1908, 8:1)

The following day, the Stockton Daily Independent reported that "the Board of Education and the City Council are of one mind in the matter of converting the Lafayette school into a city hall." They began to plan for a bond measure in the amount of $125,000 to build a new school with six classrooms in a more residential neighborhood. When the new facility became ready to occupy, the city would remodel the Lafayette building to serve as a City Hall. Seven rooms in the building were thought to be well suited for public use, and another room was to be fitted out to serve as the Mayor's office. The Third Ward voiced concern about choosing the location of the new school to provide a site that would not require students to travel over a mile to class. (Stockton Independent, 4/18/1908, 8:3)

By 1910, another idea was surfacing. As projections of what kind of financing was necessary to construct a new City Hall reached up into the upper six-figures, an idea was formed to look at the possibility of building an addition to the existing county courthouse. By building on the courthouse square, around the perimeter, near the sidewalk on all four sides, office space could be added in addition to a public auditorium and storage space which could be rented. Estimates were that the new construction could be accomplished for $260,000. (Stockton Daily Independent, 1/20/1910, 8:1)

Supporters of this new plan pointed out the advantage of having both City and County governments located in the same place and that the proceeds from a bond issue for a new City Hall would go directly into the building fund. An auditorium would also be a benefit for the community that could hardly be ignored. Of course, this plan did not take into consideration any legal barriers to its execution, since the land in question belonged to San Joaquin County.

The proposal of building on the existing courthouse square did not bear fruit and the City vacated the courthouse and occupied leased space in the western portion of the newly-completed Hotel Stockton in 1910. The city Police station and Court were moved back into the first floor of the Masonic Temple, facing Bridge Place, just behind the Hotel.

Architect Ralph P. Morrell completed a conceptual design for a new City Hall building in 1912. The local press pronounced the design "Magnificent." (Stockton Evening Mail, 10/5/1912, 1:6) The massive structure was 303 feet square, two stories in
height and surmounted by a tower over 100 feet high. This immense structure was to be constructed of stone, brick, iron and steel with very little woodwork, thus making it entirely fireproof. Each side of the building contained separate entrances, with the main façade including a balcony of 40 X 40 feet. A glass roof over an auditorium which was described as "one great diamond sparkling under a radiant sun." This auditorium would be capable of seating 15,000 people in a hall space of 180 X 200 feet, soaring to a height of 50 feet.

The first floor would be occupied by twenty-seven retail stores which would not only create foot traffic to the building, but also generate rental income for the city. A free market of 40 X 156 feet would be at the rear of the building adjoined by a fire house.

The second floor would hold the city attorney's offices, the mayor's offices (a two-room suite), the council chambers adjoined by a small hall of 48 X 95 feet to hold public gatherings. The city clerk's department, storerooms, the city treasurer's offices, building inspector's office, city engineer's rooms, tax collector, health officer and the justice court and judge's chambers, the city electrician, superintendent of streets and the police department would all be housed on the second floor.

Mayor R. R. Reibenstein estimated that the cost for the building would be about $250,000. "That is not a large sum of money when you consider the importance of Stockton," said the Mayor. He continued:

Let us look at Stockton today and then go forward a few years. Stockton today is one of the best cities in the state. It is a young town in many respects. Its great wealth is just beginning to become known throughout the country. The county surrounding this city contains untold wealth, as this country is developed and new people continue to arrive, Stockton will continue to grow. It has outgrown its swaddling clothes. We are no longer living in a village. Stockton's importance is now a recognized fact. Municipal improvements must keep abreast with the times, and such a building as the one proposed will place Stockton at the very top of the list when it comes to being a convention city.

Why, if we had such a building here now, we would be entertaining people all the time. Delegations and conventions would pick Stockton first, because they would know that the accommodations were here. Our climate is attracting thousands and the Stockton people are known throughout the state for their hospitality, so we need the building and the larger and grander it is the better Stockton will be advertised and every word spoken in praise of the city and every work appearing in a newspaper that reflects credit to the city and its people is worth that much money. It brings people and when they once arrive, they will stay, for there is no better place on earth than Stockton and I have been here long enough to know. (Stockton Evening Mail, 10/5/1912,7:1)

Despite the political "spin" delivered by Mayor Reibenstein in support of this conceptual design, Mr. Morrell's City Hall never materialized.

R. R. Reibenstein was elected Mayor of Stockton on the campaign promise that before the end of his four-year administration, a new City Hall would at last be realized. "Of course, we will not attempt to build the new city hall at once, probably not this year, perhaps not the next, but we plan to build one, and a good one," Reibenstein stated. (Stockton Daily Independent, 1/2/1913, 2:4)
RALPH P. MORRELL'S DESIGN FOR A NEW AUDITORIUM & CITY HALL FOR STOCKTON
AS IT APPEARED IN THE STOCKTON EVENING MAIL, 10/5/1912

Proposed New Auditorium and City Hall for Stockton
A call for a municipal auditorium was also renewed in 1913, at which time, local businessman W. H. MacKay stated: "We need an auditorium worse than anything else and such an addition to the city would be the biggest advertisement the city could possibly receive." (Stockton Evening Mail, 1/13/1913)

In 1920, the Stockton Advertising Club urged voters to approve two bond measures to finance the construction of a new City Hall and Auditorium. They framed the debate by contrasting a Yes vote for Progress and a No vote for the death of Progress.

BORN, IN STOCKTON—October 5, 1920: a new spirit of Progressiveness. The new arrival has been named 'Progress' and will be a blessing and a help to the city of Stockton.

OR

DIED, IN STOCKTON—October 5, 1920: Progress, the spirit of Progressiveness; Progress was stabbed to death by voters at the polls in Stockton. The death of Progress will be looked upon favorably by other California cities whose citizens wish to overcome the lead held by Stockton as a future metropolitan city. (Stockton Record, 10/4/1920, 2:1)

Following the municipal election, birth announcements for "Progress" were proudly sent out. $1,760,000 had been approved by voters to finance a new City Hall ($600,000), a new "auditorium and memorial hall to the San Joaquin county soldiers and sailors who served in the World war" ($600,000), sanitary sewers ($135,000), storm water sewers ($325,000) and a new lift bridge across Mormon channel to connect with the Borden Highway ($100,000). (Stockton Record, 10/6/1920, 1:7) There were 5,271 affirmative votes for the City Hall measure, 2,288 against and 5,239 votes for the Auditorium measure, with 2,342 in opposition. (Stockton Record, 10/6/1920, 9:4; See also Stockton City Council Minutes, 10/7/1920)

A plan was developed from four different proposals forwarded in 1921. Local architect Ralph P. Morrell once again resurrected his idea for a single, massive building to house the courthouse, City Hall and memorial auditorium to be located on the present site of the county courthouse and part of Hunter Plaza. Frank V. Mayo, another Stockton architect, advocated a civic center at the head of McLeod Lake and W. J. Wright proposed a civic center occupying all of Weber Point. The firm of Losekann & Clowdsiey recommended a civic center complex surrounding Fremont Square. Mayo quickly endorsed the Weber Point location, leaving three locations from which to chose.

Stockton's Planning Commission visited a total of eighteen potential sites during their deliberations and eliminated fifteen, leaving Fremont Square, McLeod Lake and Weber Point in contention. Local citizens seemed to back the idea of a Civic Center by a margin of 9 to 1. In support of this concept, the local Lions Club sent the following statement to the City Council members:

We believe that the majority of our citizens whose opinions really count are opposed to scattering our public building[s]. We are assured that many will unequivocally condemn any action which would interfere with the establishing of a civic center. (Stockton Record, 11/5/1921)
A meeting of the Stockton Planning Commission was held on November 21, 1921 to recommend a site for the proposed municipal auditorium as the first part of the civic center complex being discussed. A straw vote was taken in order to determine the will of the Commission. Three Commissioners voted for placing an auditorium on the block West of Fremont Square, another three members favored other sites and another wanted to consider an entirely different location from any so far proposed.

A former engineer for the city of Stockton by the name of Harry T. Compton came forward with another idea. His plan called for an extensive change of the entire waterfront along McLeod Lake and the Stockton Channel. This plan included land filled with soil dredged from the channel, making a wider commercial channel and eliminating the majority of Banner Island, which was privately owned.

Action taken by the City Council on November 22, 1921 supported Compton's proposal which included dredging at Banner Island, filling in a "large portion of McLeod's lake and Miner channel." The new harbor configuration would offer the City of Stockton control of much of the north side of the channel. The resolution which was adopted stated, in part:

In the opinion of this council, centrally located sites for the proposed city hall and auditorium, forming a civic center, can be obtained by dredging out certain land areas and filling in certain water areas, in conformity with the proposed new waterfront lines herein above described, at a less cost than by other proposed plans, the cost of land and dredging necessary shall be chargeable to the funds of the city hall and auditorium. (Stockton Record, 11/23/1921, 1:4-5)

Mayor D. P. Eicke felt that the plan to combine the renovation of the waterfront with the creation of a civic center would save money and open up more waterfront property for redevelopment. Mr. Compton's plan called for the inclusion of an auditorium on the north bank of McLeod Lake; in fact, part of the building would be sited over what was then water. This small portion of landfill, it seemed, would not interfere with the immediate construction of the auditorium, although the rest of the dredging and land fill project would take much longer to complete. In addition to the siting of the auditorium, a City Hall and a library site were included as part of the overall vision of the municipal facilities to be constructed.

On March 31, 1922, Resolution No. 5232, locating the auditorium on Block 28 West of Center Street lost on a vote of 2-3. Resolution No. 5233, locating the City Hall on block 85 ½ East of Center Street was also lost by the same vote. Councilmen Smith and Mayor Eicke voted in the affirmative, with Councilmen Kenyon, Littleton and Matthews voting in the negative. (City Council Minutes, Vol. 38, p. 42) In April 1922, Attorney D. V. Marceau was engaged by the City of Stockton to render a legal opinion about securing part of the property known as the courthouse block for use as a site for a City Hall. (Stockton City Council Minutes, Vol. 38, p. 74)

In a unanimous vote on May 23, 1922, the following Resolution was passed abandoning once and for all the concept of locating the new City Hall on the Courthouse block:
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:-

That Whereas, the Council of the City of Stockton have made an investigation as to the possibility and feasibility of combining the City Hall and Court House upon the property now occupied by the Court House in the City of Stockton, and,
Whereas, a meeting was held with the Board of Supervisors of the County of San Joaquin, relative to such consolidations, and,
Whereas, there appear to be certain legal obstacles in the way of such consolidation, and, to such consolidation and have received no support or cooperation whatsoever, and,
Whereas, the Council on April 22nd, 1922 adopted a Resolution to employ an attorney for the purpose of determining the title to the property above mentioned and the questions of consolidation and the location of the City Hall upon the said property, and,
Whereas, it is the opinion of the Council that such consolidation cannot be made within a reasonable time or to any advantage to the City of Stockton;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

That Resolution No. 5267 and Resolution No. 5276 and each of them be, and the same hereby rescinded and the City Council abandon the proposed consolidation of the City Hall and the County Court House upon the property now occupied by the County Court House of the County of San Joaquin.

(Stockton City Council Minutes, Vol. 38, p. 117)

At their meeting of May 31, 1922, the City Council approved a resolution to authorize the Clerk to give notice of the sale of bonds in the amount of $1,760,000.00 approved by the voters on December 1, 1920. The first sale of these bonds was for $600,000 at 5 1/2% annual interest. At the same meeting, Resolution No. 5348 locating the City Hall on the West one-half block 68, East of Center Street passed by a 5-0 vote.

(Stockton City Council Minutes, Vol. 38, p. 129) This Resolution was rescinded on June 13.

(Stockton City Council Minutes, Vol. 38, p. 153)

On July 11, 1922, Block 85 1/2 East of Center Street, bounded by Lindsay, El Dorado, Center and Fremont streets was determined to be "the best and most satisfactory site for the City Hall as provided for by a bond issue, and that it is the intention of the City Council to select said block as the site for the City Hall." The vote was 3-2, with Councilmen Matthews, Smith and Mayor Ecke in favor; Kenyon and Littleton opposed.

(Stockton City Council Minutes, Vol. 38, p. 185)

The Civic Memorial Auditorium was located on the block bounded by Oak, Commerce, Center and Fremont streets. In fact, several properties, including the former home of Judge David S. Terry (the famous Dueling Judge of Terry's Texas Rangers fame), were acquired and a few homes actually moved in order to accommodate construction. Bids for the project designed by Glenn Allen and the architectural firm of Wright & Satterlee were opened on June 23, 1924 with construction commencing about thirty days later. The project was completed and dedication ceremonies held on November 3, 1926.
This marked the completion of the first part of the current configuration of the Civic Center. The City Hall’s dedication would follow in a month’s time; on December 3, 1926, exactly thirty-six years to the day after the completion of the second San Joaquin County courthouse.

Ordinance No. 786 was passed by the City Council on July 18, 1922 which authorized the acquisition of the real property on block 85 ½ East of Center Street from the following property owners:

E. H. Jarvis and Katherine L. Jarvis
Edward F. Haas, Robert M. Haas, Edward F. Haas and Robert M. Haas, Trustee for Herman O. Haas
Amelia E. Gremaus, Lillie Bender, Nellie Thurstin, Fannie Wright
George W. Scott
Charles Tobson
William P. Quinn
Henry Eshback
Edward Haas
Katharine Irving
F. W. Viebrock

The combined sales price for the above listed properties was $156,700. (Stockton City Council Minutes, Volume 38, p. 187 and 189)

The architectural firm of Davis, Heller, Pearce & Company entered into a contract with the city to design the new City Hall on June 28, 1922. Joseph Losekann & John Upton Clowdsley acted as associate architects. Davis, Heller, Pearce & Co. was housed in the Delta building on the Northwest corner of Weber Avenue and California Street. J. W. Pearce, the partner principally involved in the City Hall design, had joined the firm in 1919. Davis, Heller, Pearce & Co. went on to design many buildings on the new campus of the College of the Pacific. (Stockton Record, 8/15/1925)

Joseph Losekann was a native of San Francisco who had come to Stockton in 1908 with his wife and their daughter, Dorothy Frances. He was in practice with John Upton Clowdsley and the two mainly specialized in residential design. Other projects he designed were the City of Stockton Silver Lake lodge, considered a gem of log construction, as well as the Eden Apartments and the Cunningham Hotel, both for Senator Frank Boggs. (Stockton Record, 6/9/1923, 3:3)

Taking inspiration from field trips to San Francisco’s City Hall, the design ultimately accepted for Stockton’s City Hall was described as Roman-Ionic in style, with fluted columns running from the first to the third floor on the North and South facades. In 1922, the “handsome design” was described in a detailed article in the Stockton Record:

Involving an expenditure not exceeding $450,000, construction on Stockton’s proposed new city hall will be started after the first of the year and will be completed in about one year after actual work has been started. This building will be the last word in efficiency in arrangement and accommodations relative to buildings of municipal character.

This beautiful edifice is to occupy the block of land just south of McLeod’s lake, bounded by El Dorado, Fremont, Lindsay and Center streets. The main entrance is to face north onto the park made by filling in McLeod’s lake; opposite
the main entrance on the southern façade of the building is another entrance facing on Lindsay street, to accommodate the people coming from the main part of town. When completed this building will be an integral part of our new civic center, of which the memorial auditorium is a unit.

The city hall, which is 100 x 170 feet in ground area, is to be placed on a block of land sufficiently large to allow grass and planting about it, and across the street from the main entrance will be a park approximately a city block in area. Thus fine vistas of the building may be obtained from all sides.

The design of the exterior is in the classic Roman-Ionic type with columns running through two stories in height. The third story above the main cornice line is crowned with a classic cheneau. The facing of the building is to be granite-faced terra cotta and a red tile roof of a Cordova pattern will cover the buildings. The basement will be rusticated to convey a sense of strength and massiveness. The main entrance is approached by broad monumental steps flanked by cast bronze sconces. At night flood lighting will be employed to illuminate the exterior.

On the first floor will be the main vestibules and lobby in which will be located the stairway and two passenger elevators. This main lobby will be very impressive, being constructed in stone and marble with richly coffered ceilings. A feature of the main lobby will be a booth for a telephone central and information bureau.

Leading from the main lobby on the east side is to be the tax collector's office, well lighted by large windows, with a skylight over the central public space. The arrangement of these offices was studied from the highly successful San Francisco city hall by the architects and the city council, who went in a body to the bay cities to investigate the best arrangements for efficient, businesslike offices. Taxpayers will be able to enter by one door, pass to the assessor's counter for payment of taxes, thence out another door. Thus a huge crowd can be handled at tax paying time in an orderly and efficient manner. Across the main lobby on the west side of the building will be the offices of the city clerk, auditor, etc. There will be private offices for the heads of departments, large vaults for storage and important documents and books (sic.), and all the accessories of a modern office plant.

In the basement will be found the mechanical equipment, office of the fire department, public and private lavatories, store rooms and the police department offices. The latter will consist of a desk sergeant's office, waiting room, secretary's room, detectives' room, detention room and office of the chief of police. Adjoining these offices will be a pistol range, police locker room, shower room, steam room, gymnasium and lecture hall where the personnel of the police and fire department may be instructed. All devices necessary to add to the health and efficiency of these very important departments is to be installed. From the police department an elevator will convey prisoners to the jail in the third story.

The second floor contains the offices of the building inspection department, health department and clinic, health offices, commission of immigrations and housing, poundmaster, office of the commission of public health and safety, mayor's suite, council chambers with offices of city attorney, waiting rooms, etc. Two large, light courts will light the stair lobby, halls and a few interior offices, also the public space in the auditor's and tax collector's offices on the main floor. The council chambers and mayor's suite will be designed in a dignified and architectural character, while all other offices will be straightforward and businesslike.
In the third floor will be accommodations for the playground and planning commission, superintendent of parks, harbor master, superintendent of streets and street and sewer assessments. The city engineering department will have considerable space on this floor, with large drafting room and offices for the city engineer and his assistants. The justice court with jury room, judge's chambers and offices for the city prosecuting attorney will occupy part of the south side of the floor.

The west side of the third floor will house the city jail and its adjuncts. This department will be very complete and up-to-date. Steel cells of the most approved type will be installed for men and women prisoners, a kitchen for preparation of prisoners' meals, room for a matron with private bath, room for police sergeant identification bureau, work room for officers in this department, and a photographic studio and dark room for photography of criminals will comprise the remainder of the floor space. These rooms are all so related to the justice court as to obtain the greatest efficiency and convenience in handling the civil and criminal cases of the city.

A loft space over the elevators and stairway will be available for storage or expansion of any department.

The building is to be reinforced concrete throughout, faced with terra cotta. The floors of all offices and hallways will be covered with battleship linoleum which possesses great wearing qualities and will be a medium affording the utmost comfort to the occupants of the buildings.

The plans for this important addition to Stockton's proposed civic center are being completed by Davis-Heller-Pearce company, Peter L. Sala and Losekann & Clowesley, associate architects. (Stockton Record, 11/25/1922, Real Estate Section:1)

Preliminary draft plans were submitted by the architects on September 1, 1922. (Stockton City Council Minutes, Vol. 38, p. 248) The Council voted to employ Davis-Heller-Pearce Company to be responsible for the reinforced concrete frame, floors, foundations, walls and excavations at a fee not to exceed 2 1/2% of costs for the project. (Stockton City Council Minutes, Vol. 38, p. 319) Final plans and specifications were formally accepted on March 16, 1923 by unanimous vote of the City Council. (Stockton City Council Minutes, Vol. 38, p. 487-488)

On April 24, 1923, Resolution No. 5936 was adopted to invite sealed proposals for furnishing the labor and materials for the construction of a City Hall building to be located on Block 85 1/2 East of Center Street. (Stockton City Council Minutes, Vol. 39, p. 558)

Resolution No. 6009 rescinded the call for bids for the City Hall on May 18, 1923. (Stockton City Council Minutes, Vol. 39, p. 601) At the same meeting, Approvals for the specification for the City Hall embodied in Resolutions No. 5857 and 5935 were also rescinded and a new Resolution, No. 6022, adopted specifications for the three story and basement City Hall as presented by the Architects was adopted and the City Attorney directed to prepare a Resolution calling for bids on the project. (Stockton City Council Minutes, Vol. 39, p. 613) This Resolution was passed on May 29 and invited bids to be submitted no later than June 12 at 11:00 a.m.

On the 12th of June, 1923 the bids for work on the Class A City Hall were opened at the morning session of the City Council. The contents of the bid proposals were read by City Clerk A. L. Banks. General contractors John W. Howard of Cheyenne, Wyoming,
Riley & Nemitz, Goold & Johns of Stockton, R. W. Moller of San Francisco, R. W. Trost of San Francisco, J. E. Shepherd of Stockton, Lange & Bergstrom of San Francisco and Howard S. Williams each submitted bids. Plumbing work was bid on by the Stockton Plumbing and Supply Company. Heating and ventilating bids were received by Stockton Plumbing and Supply Co., J. W. Plecard and F. P. Sexton. Electrical work was bid by F. E. Newbury Electrical Company, Commercial Electric Company and Battlefinger Brothers of San Francisco. A mechanical equipment bid was submitted by F. P. Sexton. Plumbing, heating and ventilating had bids from Miller-Hays Company, Latourette & Figol, Brandt Bros. for heating and Edward L. Gnekow for plumbing. Bids for jail equipment were received from the Pauly Jail Building Co. of San Francisco and the Van Dom Iron Works of San Francisco. All bids were within the budget estimate of the architects and were referred to City Engineer Walter B. Hogan and the City Attorney. All bids were taken under advisement until June 15. (Stockton Record, 6/12/1923, 1:1; Stockton City Council Minutes, Vol. 39, pp. 645-647)

At a public meeting held on June 16, 1923, the following alternatives were agreed to prior to the adoption of Resolution No. 6069, awarding the contract for the general construction of the City Hall to Howard S. Williams:

...Granite work as shown on the plans and called for in the specification be left out, the base being cement plaster and steps being finished in cement [reducing the bid by $24,342]

...Cement plaster ...substituted for Terra Cotta as shown on Page 6A of the drawings [reducing the bid by $35,645]

Entrance to the Police Department be covered as shown on the plans [an addition of $4,200]

Insulite floors as called for in the specifications...are put in [adding $9,100]

Vault doors as specified and shown on plans be included [adding $1,450]

Vault door in Treasurer’s Room be changed to No. 25 Special 1 1/2" solid door as specified on page 142 in place of door specified [adding $900]

...the building be raised 20" to fill on property being increased the same amount and not less than two additional steps being put in at entrances [adding $7234]

(Stockton City Council Minutes, Vol. 39, pp. 664-665)

In addition, the contract for the heating, ventilating, plumbing and electrical work was awarded to Edward L. Gnekow in the amount of $60,869 by Resolution No. 6070. (Stockton City Council Minutes, Vol. 39, p. 665) The Pauly Jail Building Company was awarded the contract for supplying the jail equipment for $35,665 by the adoption of Resolution No. 6071. (Stockton City Council Minutes, Vol. 39, p. 666)

On July 2, 1923, the City Council met and rejected all of the bids that had been submitted. The previous Council had accepted the bids of Howard S. Williams, Edward L. Gnekow and the Pauly Jail Building Company as being the lowest responsible bids and authorized the City Attorney to draft contracts. However, it was learned that funds available for the City Hall project amounted to a maximum of $654,702.25 composed of $600,000 in bond revenue, $50,556 premium and other revenues totaling $4,146.25. Of this amount, $184,247.77 had been paid for the land, the building contract amounted to $360,897; heating, electrical, plumbing and ventilation added up to $60,869 and jail equipment was another $36,165. Outstanding architectural fees were $10,000. When added together, this arrangement meant that only $1,200 was left to pay for all furnishings for the building. The new City Council refused to approve the arrangement made by their predecessors on the grounds that this remainder was insufficient to furnish
and equip the new building. (Stockton Record, 7/3/1923, 5:1; Stockton City Council Minutes, Vol. 39, p. 695-696)

At the next regular meeting of the City Council on July 9, attorneys representing Howard S. Williams and Edward L. Gnekow appeared and demanded that the contracts approved by the previous Council be honored. Attorney William P. Hubbard, representing Williams submitted the following letter:

To the Mayor and city council, City Hall, Stockton, California

Gentlemen: Demand is hereby made upon you as mayor and members of the city council of Stockton, a municipal corporation of San Joaquin county, California, to execute in behalf of the city of Stockton that certain agreement made between Howard S. Williams of San Francisco, California, called the contractor, and the city of Stockton, a municipal corporation of San Joaquin county, called the owner, for the furnishing of all materials and the performance of all work, pursuant to the drawings and described in the specifications and entitled general contract, including general bid, prepared by Davis-Heller-Pearce company, Peter L. Sala and Losekann & Clowesley, associate architects and engineers, under which contract the said contractor was to receive the sum of three hundred and sixty thousand, eight hundred and ninety-seven dollars ($360,897) in current funds for the performance of his contract; and to secure the performance of which said contract a good and sufficient bond has been duly filed with the proper city authorities of said city of Stockton.

Your failure to so execute said contract will compel the contractor to institute proceedings therefore. (Stockton Record, 7/10/1923, 6:1)

Mr. Hubbard and Mr. Arthur Levinsky, representing Edward Gnekow, argued that a jail facility was never contemplated as part of the City Hall bond measure and should be omitted from the project to leave sufficient funds to secure furnishings while at the same time honoring the contracts held by their clients. Hubbard pointed out in his arguments that the bond was meant to provide for the land acquisition, building, equipment, furnishing, appliances and necessary appurtenances. It was his view that a jail was not a necessary part of a City Hall building, nor land, nor furnishings, nor appliances. "[C]ity employees do not go to jail very often if they can possibly avoid it," was the view he stated. (Stockton Record, 7/10/1923, 6:7)

Mr. Levinsky, on behalf of his client, Mr. Gnekow, stated that "[w]hile we like to make a fee, we like to make it in some other way than in a litigation with the city." Acting Mayor Lewis did not call for action on the motion, but promised the council would meet in executive session and discuss the matter. (Stockton Record, 7/10/1923, 6:7)

The matter of honoring the contracts with Williams and Gnekow were not ironed out until the City Council meeting of May 18, 1925 and the jail cells had been removed from the building’s specifications. (Stockton City Council Minutes, Vol. 40, p. 311) The Pauly Jail Building Company released the City from their contract, resulting in nearly $36,000 in savings.

Nevertheless, on January 1, 1925, work began on the foundation of the new City Hall. A total of 142 tons of crushed rock was used. The base required approximately 703 tons of asphalt concrete and an additional 110 tons of "screenings." 47,971 square feet
of girding was used. 2,435 square feet of sidewalk was installed around the block on which the new building was located. (Stockton Daily Independent, 12/3/1926, 4:3)

By 1925, the exterior finish called for was a Gunite material rather than the terra cotta described three years previously and the impression of "massiveness and strength" was to be conveyed by a rusticated pattern used on the basement level. Flood lights were planned to illuminate the building after dark. (Stockton Record, 4/11/1925, 1:1 Real Estate section)

Broad monumental steps flanked by cast bronze electroliers are to be placed at the entrance. On the first floor will be the main vestibules and lobby. A stairway to the second floor and two elevator shafts will be located in the lobby as well as a telephone booth and information bureau. The lobby will be impressive with its finishing of stone and marble with richly coffered ceilings.

To the east of the main lobby will be the tax collector's offices, well lighted by east widows and a skylight over the main part of this section of the building. The offices will have an entrance for those transacting business and will make their exit through another door. A large crowd of taxpayers can thus be handled more efficiently.

On the west of the lobby will be located the city clerk's office and auditor's office. On the same floor departments, large vaults for storage and all the accessories of a modern office plant. Offices of the fire and police departments, mechanical equipment, lavatories and store rooms will be found in the basement. The quarters of the police department will consist of a desk sergeant's office, waiting room, detectives' room, detention room, chief's office and secretary's office. Adjoining the offices will be a pistol range, locker room, shower room, steam room, gymnasium and lecture hall, where the police and fire department personnel will be instructed. There will be a separate elevator from the police department to the third floor where a few cells will be installed.

Offices of the city manager, building inspector, poundmaster, city attorney and the council chambers will be located on the second floor. The council chambers and offices on this floor will be designed in a dignified character, while other offices on this floor will be more of a business-like character.

The third floor will contain offices of the harbormaster, the playground department, superintendent of parks, superintendent of the streets, and the engineering department will have considerable space on this floor. Drafting rooms will be unusually well lighted. On the south side of the floor the justice court, judge's chambers and prosecuting attorney's office will be located. Any jail equipment to be installed will be done on the west side of the third floor. (Stockton Record, 4/11/1925, 1:1 Real Estate section)

In addition to Howard S. Williams of San Francisco serving as the general contractor on the City Hall project, J. J. Scanlon was the lathing contractor responsible for the steel partitions, free standing columns and exterior cornice. D. E. Burgess was the painting contractor, using the Terminal Paint Manufacturing Company's products.

The decorative plaster work installed at the new City Hall was the responsibility of the Armand Michelotte of Stockton, using United States Gypsum plaster supplied by F. E. Ferrell & Company. In addition to the value of gypsum as a fire-resistive material, it was also used because of its insulating qualities. The three coats of gypsum plaster were
applied which had the capacity to set rapidly. Some of the ornamental work was
executed by using a special gypsum moulding plaster which was poured into gelatine
moulds then applied to the wall. (Stockton Independent, 12/3/1926, 2:3)

Curiously, in 1925, a policy was established regarding the installation of plaques at
the new City Hall building.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:**
That there shall not be installed at the City hall any tablet or plaque
bearing the name or names of any official or civilian or any living person.

*August 31, 1925*

[Approved by a vote of 7-0, with 2 Councilmen absent]
(Stockton City Council Minutes, Vol. 40, p. 424)

A contest was sponsored by the *Stockton Record* to determine inscriptions to be
included on the facades of the new City Hall building. It was felt that a public contest
would result in suitable mottoes for the community. The winner of the first prize of $10 was
F. C. Clowdsley. His sentiment was chosen by the jury of Peter L. Sala, one of the
associate architects on the project, Charles E. Ashburner, the City Manager, and G. E.
Reynolds. The winning phrase was “To inspire a nobler civic life; to fulfill justice; to serve
the people.” This motto was ultimately added to the North façade of the City Hall. The
second inscription was penned by city officials who were guided in their work by about
100 contest entries. It stated: “Let that which the fathers have built inspire their sons
to civic patriotism.” (Stockton Record, 4/26/1926, 9:2) This motto appears on the
building’s Southern façade.

The second prize went to Mable Hillman Hibbard of 613 East Hazelton avenue.
Her entry read “Built by citizens; upheld by principle; lighted by intelligence; dedicated to
civic advancement.” Her prize: a one year subscription to the *Stockton Record*. The
third prize went to Mrs. E. S. Mockerman of 835 North Lincoln street. “Dedicated to
Service—honorable, trustworthy, noble: an exemplification of the spirit of progress.” Mrs.
Mockerman won $5. Honorable mention went to L. Diamond for “Dedicated to a
municipal government of justice, efficiency and progress.” And Mrs. C. C. Geddes
proposed “dedicated to the uplifting of humanity as exemplified in civic service.”
(Stockton Record, 4/26/1926, 9:2)

Work was being done by a crew of 65 men to erect the reinforced concrete
structure, with exterior brick covered by California stucco. It was estimated that the work
would not be completed for another ten to twelve months. (Stockton Independent,
8/23/1925, 1:1) In fact, the building was delivered on September 7, 1926. (Stockton Daily
Independent, 12/3/1926, 4:3)

At the same time, a new fire alarm system was being installed with a central
headquarters for the equipment located southwest of the new Civic Memorial
Auditorium near McLeod Lake. Local contractor J. F. Shepherd was handling the
construction of the brick building which cost $25,000. The Gamewell company held the
contract to install the new fire alarm equipment at a cost of $133,492. Additional fire
alarm conduit was included at for $11,084.80 by the Clark and Henery Company.
(Stockton Independent, 8/23/1925, 1:1)
As work was completed on the City Hall building and the surrounding roadways, it was noted that the project, together with the Memorial Auditorium, culminated a decade of work by civic leaders "and, after numerous legal battles by so-called obstructionists, ha[d] been consummated." (Stockton Daily Independent, 12/3/1926, 4:1)

The last meeting of the City Council held at the chambers fashioned out of rooms at the Hotel Stockton was on October 18, 1926. While the City Hall building had been delivered in early September, the installation of the opera chairs in the new Council chambers had been delayed and a sixty-day extension approved. (Stockton Record, 10/15/1926, 18:6)

The new City Council chambers were first used on October 25, 1926 when the City Council convened their meeting at 8:00 p.m., presided over by Mayor Raymond Wheeler. (City Clerk's Minutes, Stockton City Council Meeting, 10/25/1926)

The dedication of the new City Hall took place on December 3, 1926, beginning at 8 p.m. That night, the entire edifice glowed with flood lights. The ceremonies took place on the North side of the structure, followed by public inspection of the facility. City Manager Charles E. Ashbumer announced that the entire program would be broadcast on KWG radio through the courtesy of the station's owner, George A. Turner. The Stockton City Band, conducted by E. B. Condy, played a concert in the main lobby. Members of the Stockton Fire Department served as official guides through the new building. (Stockton Record, 12/3/1926, 20:4)

Several hundred citizens attended the formal dedication of the City's new $650,000 home. The crowds stayed until nearly midnight, taking in the splendor of the impressive civic structure following the speeches by dignitaries. A dance held at the Native Sons hall was part of the festivities.

Mayor Raymond J. Wheeler opened the program with an address in which he declared the completion and dedication of the building was but another manifestation of the enterprise, spirit and unity of the people of Stockton in recent years. To the contractors and architects and officials of the city who supervised construction of the building, he extended the city's appreciation, declaring that the beauty and utility of the building stand as an expression of their sincerity of purpose. (Stockton Record, 12/4/1926, 4:1-2)

Hillard E. Welch, grand president of the Native Sons of the Golden West, presided over a symbolic ritual at the formal dedication of the building. This was the laying of a bronze tablet at the top of the steps at the main entrance of the new City Hall's North side. The tablet was inscribed:

This building dedicated to Truth, Liberty, Toleration, by the Native Sons of the Golden West. December 3, 1926. (Stockton Independent, 12/3/1926, 1:1)

The concrete used to affix the tablet in place was meant to symbolize the unity of California. This concrete was comprised of sands from various historic California sites: cement was included from every mill in the state, rocks (aggregate) from the mountains and water from the state's historic missions. The ceremony consisted of mixing these elements into the concrete with which the commemorative plaque was installed onto the new building. (Stockton Independent, 12/3/1926, 1:1)
George F. McNoble spoke of the founding and growth of Stockton through its history. Charles E. Ashburner, the City Manager, delivered the closing speech:

Stockton will be a large and prosperous inland port with ships sailing to all parts of the world. Stockton will be the greatest cotton handling port on the west coast and there is no reason why cotton mills, woolen mills, woodworking plants, canneries and in fact, almost every kind of manufacturing plant, cannot be successfully established here as soon as our world-wide transportation is accomplished by the deepening of the San Joaquin river. (Stockton Record, 12/4/1926, 4:1-2)

The structure was described as having "the appearance of a building much larger than it actually is." The finished surface was a white Gunite material, similar to the finish at the Civic Memorial Auditorium. The first floor lobby was finished with marble surfaces and included huge and ornate electroliers shining light up to the ornate ceiling decorated with a hand painted design. The flooring was covered with multi-colored marble. An information booth and telephone system was located in a recess near the main entrance.

Two elevators opened onto the lobby, one for public use and a second for use as a service elevator. A third elevator at the West end of the building was dedicated primarily for use by the police department. The offices of the clerk, city auditor, tax collector and city treasurer were provided on the first floor, with each having a separate vault connected with the police department in the basement by a burglar alarm system. The Tax collector's office was equipped with counters spacious enough for six people to work at once time. (Stockton Independent, 12/3/1926, 1:2)

The second floor held the offices of the city manager and the council chambers. A "beautiful room with mahogany panels facing the walls and ceiling and with windows looking out over McLeod's Lake to the northern sections of the city" was dedicated to the city manager's private office. In addition, the city manager had two other rooms; the first serving as a waiting room and the second as his secretary's office. Other offices on the second floor were for the building, plumbing and electrical inspectors, the mayor, the city attorney and the purchasing agents in addition to the chief of the fire department. (Stockton Independent, 12/3/1926, 3:3)

The council chambers on the second floor held a large table which held a drawer for each council member. Opera chairs were arranged for the public's use during council meetings.

The third floor housed the engineering department in most of the Northern half of the building. Drafting rooms, maps and the offices of the superintendent of streets, superintendent of parks and the recreation director were also located on the third floor.

In the basement was the police department which held the Gamewell alarm board, allowing the police to communicate to officers in the field using boxes installed at various points throughout the city. The police also had a large auditorium space in the basement which served as a meeting room for training. A locker room and showers as well as a pistol range were available 24-hours a day. At the West end of the building was a sheltering Porte-Cochere to protect police equipment and patrol wagons. (Stockton Independent, 12/3/1926, 3:3)
Each council member expressed his support and unanimous assessment that the City Hall was "one of the most enterprising civic projects ever undertaken in Stockton." Mayor Raymond J. Wheeler stated, "No question but what the city hall is one of the city's greatest assets as a public utility and from an architectural standpoint. But greater, even than this to me, is the symbolization of the splendid co-operative spirit of our citizens which made the building possible." (Stockton Independent, 12/3/1926, 1:6)

City Manager, Charles E. Ashbumer, told of the benefits of the new City Hall:

The City Hall makes it possible for the various departments of the city administration to properly function. The offices now are segregated under one roof, with close intercommunication and time is not wasted going from one building to another. The offices are properly equipped with furnishings, vaults and proper filing cabinets. Records are properly housed; are easily obtained and are filed in sequence instead of being 'stored' as heretofore. The saving of time lost between the engineering, police, fire, building, plumbing and electrical inspection department, which departments were housed in separate buildings, will, in the course of years amount to a very large sum of money.

There is another important feature, leaving out the practical workings of the civic administration, namely, that the city hall stands for civic pride. A city is judged by its municipal building as much as a private concern is judged by its factory or office, and no community with proper self respect and proper pride can afford to be without a building which is symbolic of the community spirit. Stockton has both the community spirit and the city hall which typifies it. (Stockton Independent, 12/3/1926, 1:8)

In 1936, handrails were added to the exterior stairways at the suggestion of Reverend Carl F. Bauer to assist the aged. (Stockton Record, 4/28/1936, Section 2. 1:5-6)

In 1948, filming of the Hollywood production of "All the King's Men" took place on the South stairs of City Hall. Many locations in and around Stockton were used, including the City Hall's South entrance for a scene representing the climactic moment in the movie. This tale of political intrigue starred John Ireland as an intrepid and somewhat naive reporter, and Broderick Crawford as a Huey Long-type politician seeking reelection. The film went on to win the Academy Award for Best Picture in 1949.

The city clerk's office was moved from the first to the second floor in 1956. City Clerk Bessie Lee Trahern and her staff took up occupancy in Room 223. The first floor space vacated by the Clerk was put to use by the accounting and purchasing department. They would move from across the lobby into these new offices. The building inspectors and the fire department moved into the quarters vacated by accounting and purchasing, allowing a consolidation of planning and inspection functions into one area. (Stockton Record, 11/20/1956, 2:3)

The following year, the City Manager, John Lilly, asked the City Council to approve $15,000 to finance the remodeling of the third floor of the City Hall to accommodate the engineering department. Most of the plans would consist of removing partitions and walls to expand space for the drafting room. Council member Robert Schmidt felt that the City Hall had reached its limit for expansion and remodeling and felt that the police department should be transferred out of the basement and into separate quarters to relieve the pressure. Lilly agreed with the assessment and indicated
that other departments would be requiring additional space in the years to come. (Stockton Record, 11/26/1957, 15:4)

The City Council awarded a contract to T. E. Williamson Inc. for remodeling on the on February 10, 1958 at a cost of $14,059. Two air conditioning units were included in the bid. This was noted as the first major work undertaken within the City Hall since its construction in 1926. (Stockton Record, 2/11/1958, 12:5)

On December 1, 1960, the bonds which had financed the City Hall/Civic Auditorium project were paid in full. Mayor Thomas Mamoch and City Manager John Ully staged a symbolic mortgage burning in the plaza in front of the Auditorium. (Stockton Record, 12/2/1960, 1:2) A Stockton Record editorial pointed out:

Even today, when bonding is more commonplace, it is awesome to conceive of the voters giving approval to bonds for a 40-year term in a market that demanded a 5 ½ per cent interest rate. Any official who suggested such a deal today would be wrapped in a straitjacket. (Stockton Record, 12/6/1960)

In 1963 flood lights on the exterior of the City Hall building were again put into working order. Mayor Elmer Boss switched on the 48 lights on the North façade to illuminate the Greek columns and pediment. "Through the years Civic Center has slowly developed as a beauty spot in the heart of municipal government. For several years, it has been evident that the true beauty of historic City Hall could not be adequately seen at night," noted Mayor Boss. Bids were scheduled to be opened and contracts let for painting the outside of the City Hall's exterior, interior hallways and lobbies except for the basement, as well as the Central Alarm Station. (Stockton Record, 8/19/1963, 17:7)

A $33,000 remodeling job was completed on the third floor of the City Hall in 1968. The Parks and Recreation Department gained a small conference room along with a lunch room for employees. Emil Seifert, the Director of Parks and Recreation, moved into a remodeled office. (Stockton Record, 2/3/1968, 21:4)

Later in 1968, the City Council objected to spending $35,000 to convert the freight elevator into a second passenger elevator to transport people to the third floor improvements. City Manager, Frank Fargo, noted that the freight elevator was a "relic of an earlier era and look[ed] out of place next to the existing passenger elevator." Councilman Luis Arismendi was of a different opinion. "I can't imagine the need for another passenger elevator," and prescribed using the stairs as a healthy alternative. Councilman Charles Bott felt that installing a fancy door on the freight elevator complete with a sign that read Please Use Other Elevator would solve the problem. After the discussion concluded, the appropriation for a new elevator had been omitted from the budget of $116,067. (Stockton Record, 6/7/1968, 26:3)

A device discovered in City Hall in July of 1970 was determined to have been a bomb. Police officer Lieutenant Wallace Ayers detonated the bomb found near the North entrance by a police officer reporting to work. The device was described as having a fuse, and was made from two fired shotgun shells and filled with black powder. The fuse was unlit. After the explosive was detonated, it was determined that it would have been dangerous to anyone within 30 feet of it had it gone off. No connection was confirmed with the bomb and two calls to the police which reported that a bomb was "going to go off." Previous calls of a similar nature had been received that had proven to be unsubstantiated. (Stockton Record, 7/20/1970, 11:6)
A contract was awarded with the Modern Engineering and Construction Company of Stockton to install air conditioning in the offices of the city clerk, mayor and the City Council conference room. Previous renovation work over the span of four years had involved remodeling the City Council chambers and offices of the city manager, city attorney and other administrative personnel. This contract anticipated the completion of these upgrades. (Stockton Record, 1/12/1971, 12:8)

Local artist Greg Custodio was commissioned to paint two murals in the City Hall lobby in 1974. Entitled "Stockton in the Past" and "Stockton in 1974," the murals represent area pioneers and industries. The Yokuts and Miwoks, Jose Moraga, the first explorer of the San Joaquin Valley, French trappers of the Hudson's Bay Company, the early American settlers, the first San Joaquin County courthouse, Captain Weber's home, the Port of Stockton in the 1870s, a Chinese settler, a Native American, a Mexican settler, an American sailor, a gold miner, Captain Charles M. Weber, a female American settler, an early farmer and an early Stockton drug store represented Stockton's past. Stockton's present was represented by the tomato industry, the Port of Stockton grain elevator, the Stockton channel, the Crosstown freeway, the airport, the City Hall, the San Joaquin County courthouse, movie making in Stockton, Burns Tower, the Haggin Museum, the library, students, an asparagus picker, a grape picker, Weberstown Mall and citizens of Stockton. (Personal correspondence with Greg Custodio, 9/6/1993)

Federal funds were secured by the City in 1975 for the acquisition and conversion of the building at Lindsay and Center streets to be used to house the Community Development Department. An allocation of $160,000 from the U.S. Commerce Department was to be matched with $140,000 to complete the project. The City had been leasing the space from Gene Gabbard, Inc. (Stockton Record, 6/17/1975, 15:4)

During the nation's bicentennial celebration in 1976, local historian R. Coke Wood, was appointed to head up a local committee to co-ordinate County-wide commemorations. As part of these efforts, a time capsule was put together and sealed to be opened in 2076. The time capsule was located in the lobby of the City Hall, where it remains today.

City Councilman Ralph Lee White called for the construction of a new City Hall in 1980, calling the existing structure "an antique." It was his opinion that

We have outgrown this raggedy building. We should build something real nice across the street. Stockton is supposed to be 'someplace special.' The onlyest new thing we got is the police facility. We're scattered all over town. You cannot go to a City Hall where everything is. And we spent so much money on this junky building. We could rent this out and get our money back.

While not specifically proposing a new site for City Hall, he indicated that Banner Island might be an appropriate site. The location was owned by the City, but was in litigation with Guntert & Zimmerman over toxic issues. None of the other Council members responded to Mr. White's proposal. (Stockton Record, 4/8/1980, 10:1)

City Council members finally "spoke" during a vote held in October, 1980 on a motion by Council member White and Mayor Daniel O'Brien to call for a review of the feasibility of including a new City Hall and convention center into the next five-year
capital improvement budget. The tally was 5-4 in favor of sending the matter to the municipal development committee for study. (Stockton Record, 10/9/1980, 19:1)

On March 14, 1983, City Hall and Civic Court were designated local landmarks when Resolution No. 39,656 was adopted by the City Council.

In-coming Mayor, Joan Darrah, received some stinging criticism when she replaced carpeting and added wood paneling and re-painted the Mayor's office at City Hall in 1990. "I'm not keen on seeing the taxpayers' money spent in this manner. I don't think it was necessary," huffed Councilman Mel Panizza. Councilwoman Sylvia Minnick added that she was "very disappointed it's so expensive. I'm also appalled and embarrassed." The costs for the redecorating amounted to $23,889, divided between two projects; $7,127 for the Mayor and secretary's offices and $16,762 for the City Council's office. (Stockton Record, 5/23/1990, A1:1)

Darrah justified the expense by countering that "I think the mayor's office is very important to the city of Stockton. The office should reflect the commitment the city has to its government." (Stockton Record, 5/23/1990, A18:3) Nevertheless, the City Council acted to change city policy that allowed the two projects, each of which totaled less than $20,000 to be approved without presenting it to the City Council. Councilman Panizza initiated a policy change requiring that the City Council be informed of any remodeling plans for the council and mayoral offices, other than routine maintenance. (Stockton Record, 8/8/1990, B2:1)

In 2000, the City of Stockton contracted with A. C. Martin Partners, Inc. to undertake a study of the City Hall in order to develop a plan for much-needed deferred maintenance and structural improvements. In addition, an analysis of the use of the space in the building was to carried out. This came at a time when a new essential services building was under construction for use by the City on Weber Avenue and office space anticipated at the Hotel Stockton was under contract with developers Civic Partners. Plans were being formulated to make use of these facilities in order to allow work to begin on the City Hall.

Thus, on the eve of Stockton City Hall's 75th year, the building is being studied for a major renovation. The year 2000 was also the City's Sesquicentennial anniversary and a fitting time to take stock of the municipal edifices which serves as home for our local government. A new chapter in the history of the building is left to be written as the improvement plan is formulated and work commences to restore the venerable City Hall.

As Stockton's first City Manager, Charles E. Ashburner directed the construction of the City's first City Hall. His assessment, originally spoken in 1926, still rings true three-quarters of a century later:

[A] city hall stands for civic pride. A city is judged by its municipal building as much as a private concern is judged by its factory or office, and no community with proper self respect and proper pride can afford to be without a building which is symbolic of the community spirit. Stockton has both the community spirit and the city hall which typifies it. (Stockton Independent, 12/3/1926, 1:8)
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W. J. WRIGHT PLAN FOR CIVIC CENTER
ON WEBER AND LINDSAY POINTS
STOCKTON RECORD, 11/5/1921
FRANK V. MAYO PLAN FOR A CIVIC CENTER ON LINDSAY POINT,
THE TWO GROUPS OF BUILDINGS CONNECTED BY A BRIDGE
& McLEOD LAKE THE SITE OF A YACHT HARBOR
STOCKTON RECORD, 11/5/1921
CLOWDSLEY PRESENTS CASE FOR FREMONT SQUARE LOCATION

Architect, In Submitting Plan, Discusses Merits of Park Center

Editor Record:

While the discussion is going on concerning the various sites for our proposed memorial auditorium I think a few more comparisons should be brought forward relative to the merits of those in questions. While the chamber of commerce referendum brought out a majority of votes in favor of Fremont park site and while this site is also the one favored by the American Legion, too little has been said concerning its merits over other sites suggested.

Central Location

An auditorium to be of most benefit to the whole community should be located as nearly as possible to the center of the city, should have good street car facilities and should be able to take care of automobile traffic in the quickest possible manner. The Fremont park site combines all these desirable features. It is closer to the center of the city (taking Sutter and Main streets as being the center) by two blocks than the Weber point site and is only half as far, or five blocks closer, than the proposed McLeod lake site. This is more important for people naturally like to go down town into the center of things when going to an entertainment and it is also more convenient for visitors at conventions who have not the time to go long distances from their hotels and the restaurants.

Street Car Lines Close

As to street car transportation the Fremont park site is ideal, for you have the El Dorado street line only two blocks away, and the California street line two blocks away and the Weber avenue line three blocks away; these lines serving the whole city car system without transfer. And yet there is no car line directly bounding the site to interfere with parking of autos or to interfere in any way with auto traffic. Also the car lines are just far enough away so as not to disturb the assemblages by their noise. Here you have the maximum efficiency in handling the street car traffic, for the crowds belching forth from the auditorium would melt quickly away in three directions at once. Contrast this with the waterfront sites where one car line only must take care of those to be transported by street cars, and transfer then from this line to others in order to get them to their various parts of the city. To take care of this crowd a great many street cars would have to line up and wait for the outpouring throngs, blocking auto traffic and congesting things generally.

Auto Parking Space

Then there is the automobile to take care of and here again Fremont park far outshines all others. There is amply parking space on all the surrounding streets which have clear getaways in all directions, north, south, east and west, including broad Miner avenue just one block away. The automobilist has little to bother him when he wants to get away quickly to his home wherever it may be. In the Weber point scheme you have practically a dead end to all the streets besides having to cross a street car.
track probably lined with cars awaiting the crowds. In the McLeod lake scheme the north and south streets near the auditorium have dead ends as well as several of the east and west streets. This would cause a serious congestion of automobile traffic in this vicinity.

The Waterfront Sites

In selecting the Fremont park location for an auditorium we have a ready made, almost perfect setting. Fremont park with its trees and grass would need little if any costly improvement. All that is left to be done is to build the building. In the Weber point scheme costly dredging and filling is necessary as well as the necessity of making new parking and improving the water front. To make the McLeod lake site comparable to the Fremont park site you must buy and improve the park space as well as do something to the now ugly water front.

There are several disadvantages to a water front location in Stockton for an auditorium. To my mind the water front here will always be a water front of boats, warehouses, box-cars and railroad tracks, for we are a natural shipping center. Even supposing the proposed harbor or turning basin is placed as far down as the mouth of Mormon channel, do you suppose that all water draft will stop there? Certainly not, for there is still waterway up into the heart of the market district. We have municipally-owned sheds and buildings at the present head of navigation and are building more. All this to be junked for an auditorium? Our water front right to its head will always be the scene to busy loading and unloading of passengers and freight from our river and delta regions and from San Francisco and by points. The ocean-going boats will be the users of our harbor. This means our water front can never be the beautiful spot some of us would like to see. The water in our channel is back water and tide water as well, bringing all the refuse oil and dirt of a busy water front. Then what would be done with the banks of the channel or yacht harbor. We could not plant it to grass or flowers, for in the spring the spring freshets would cause the water to rise to the tops of the banks and higher as we already well know, killing any grass or flowers outright and depositing the oil and other refuse on the banks as it recedes. And when summer comes and the water is low can you picture the looks of those banks? Not very beautiful, is it? If we cannot park the banks then we are forced to bulkhead them with concrete and place a balustrade at the top. This would look quite well even if it did get a deposit of oil over the face, but think of the cost.

Consideration of Costs

Cost seems to be one of the items that those who oppose the Fremont park site bring forth. Supposing the land, acre for acre, is more costly. What of it? Is it not more valuable also? Is it not worth more to the city of Stockton than other locations further out? Land out in Stockton acres or Burkett addition is also much cheaper. But we will all agree that we do not want our auditorium there. Even at a higher cost of the land the Fremont park site is still the cheapest when all things are considered. You buy the land and build the building and you are through, for you have the ready-made setting in Fremont park. Not so of other locations. Weber point puts this place out of the question. The same is true of McLeod lake. The land for the auditorium is not so costly, but you must pay and pay big for the setting. If you would have it compare with Fremont park site, you must buy the additional triangular piece of land to the south for a park. You must improve this park. Then you must bulkhead the lake at tremendous cost, and the
bridge shown in the scheme necessary to tie the civic center together could not be built for nothing. Somebody will have to pay for all this.

Full Block Not Needed

Another point has been lost sight of in reference to cost. A full block, while desirable, is not necessary for an auditorium the size for which we have need. On the two-thirds of a block facing Fremont park could be built an auditorium to seat five thousand people with all necessary adjuncts such as full size stage with dressing rooms, entrance memorial hall, small lecture hall to seat five hundred people, coat and rest rooms, committee rooms, trophy hall or museum, quarters for the various war veteran organizations, as well as many other necessary rooms. We do not need an auditorium to seat ten or twelve thousand people as some seems to think, nor could we pay for such a large building. San Francisco's auditorium seats about twelve thousand people. We are not, nor probably ever will be, in a position to compete with San Francisco for conventions of such magnitude as to need so large a hall. We could not fee or house such a gathering properly. Thus by placing the auditorium on two-thirds of a block instead of a whole block the first cost of land could be materially reduced.

As a location for a civic center Fremont park has many desirable features. There are four facings on the park which could be used for present or future public buildings, thus giving a chance for a symmetrical and architectural treatment which is lacking on the Mcleod lake site. A fine public school already has a facing here, giving a start to the scheme. With the auditorium and the city hall or city hall and courthouse combined facing on this park for a starter, a civic scheme to be proud of could soon be developed. A reference to the accompanying plans will give a conception of the possibilities of this site as a civic center.

Very truly yours,

J. U. CLOWDSLEY,

Architect
JOHN UPTON CLOWDSLEY PLAN FOR CIVIC CENTER
DEVELOPMENT AROUND FREMONT PARK
WITH THE BUILDING TO HOUSE THE CITY HALL ON THE EAST SIDE OF THE PARK
STOCKTON RECORD, 11/5/1921
City Seeks Federal Approval of Compton Plan For New Harbor and Civic Center

Map Showing Compton Plan, With Location of Proposed Buildings in Civic Center, and the New Harbor Basin
SECOND SAN JOAQUIN COUNTY COURTHOUSE, COMPLETED 1890, SHARED WITH CITY OF STOCKTON

HOTEL STOCKTON, COMPLETED 1910, CITY OF STOCKTON LEASED SPACE FOR CITY HALL OFFICES

STOCKTON MEMORIAL CIVIC AUDITORIUM
FIRST OF THE CIVIC CENTER STRUCTURES, COMPLETED NOVEMBER 1926
NOTE McLEOD LAKE IN FOREGROUND
Coming to the Center

By Yardley

Mayor Wheeler Signs City Hall Contracts and Work Is to Start June 1.
An Improved Harbor and a Civic Center

Hunter's Adaptation of Compton's Plan. As the Artist Sees It From the Sky.
INSIDE OF SECOND COURTHOUSE DOME, WHERE CITY RECORDS WERE KEPT
STOCKTON CIVIC MEMORIAL AUDITORIUM, 1926

STOCKTON CITY HALL, 1926
STOCKTON CITY HALL
Outline Specification
2000133

11/03/00

1ST FLOOR – ADMINISTRATIVE SERVICES RECEPTION AREA:

FLOOR/BASE MATERIAL:
• 12” x 12” limestone paver or similar quality flooring.

WALLS:
• Gypsum drywall, painted, over 4” x 20 ga. metal studs. 16 ga. studs as required by specs. Open to second floor.

CEILING:
• Gypsum drywall
• Skylight

COUNTERS:
• Wood base
• Granite top

STANDARD TOILET ROOMS:

FLOORS:
• Size: 2” x 2” ceramic mosaic tile, Daltile

WALLS:
• Material: 2” x 2” full height ceramic mosaic tile, on all walls, Daltile 5/8” water resistant gypsum drywall on 4” studs to structure above, 3½” acoustic batt insulation.

CEILING:
• Painted smooth finish drywall, paint.

TOILET COMPARTMENTS:
• Ceiling mounted, solid plastic.

LAVATORIES:
• Solid Surface lavatory top, with self-rimming porcelain sink.

MIRRORS:
• Vision quality mirrors above lavatories, full width and full height to ceiling, one mirror to toilet room.

ACCESSORIES:
• Bobrick stainless steel, recessed and semi-recessed.

November 3, 2000

AC Martin Partners, Inc.
STANDARD ELEVATOR:

INTERIOR FINISHES:
- Cab height: 8'0" with brushed stainless steel ceiling with specialized downlighting.
- Cab returns, rails, base, and doors: Brushed stainless steel.
- Cab Floor: Lee's “Sisal Craft” carpet.
- Cab Walls: Brushed stainless steel to 3'-0" A.F.F., wood panels above.

SUPPORT SPACES — COPY/COFFEE ROOMS, TELEPHONE ROOMS, ELECTRICAL ROOMS, AND STORAGE ROOMS:

FLOORS:
- VCT-12" x 12" Tiles.

PAINT / WALLS:
- 5/8" gypsum drywall on 4" x 25 ga. metal studs floor to ceiling construction, paint finish, one standard color.

BASE:
- 2½" Burke coved rubber base.

CEILINGS:
- 2' x 2' Tegular Acoustical Tile.

DOORS:
- 1½" solid core, 3'-0" x 8'-0", solid core wood veneer, Western Integrated clear anodized aluminum frames, Schlage “D” series “Sparta” latch set hardware, dull chrome finish.

STANDARD OFFICES AND CONFERENCE ROOMS:

CEILINGS:
- 2' x 2' Tegular Acoustical Tile.

PERIMETER WALLS:
- Furring, 25 ga. metal studs with 5/8" gypsum drywall. (where required)

DOORS:
- 1½" solid core, 3'-0" x 8'-0" solid core wood veneer, Western Integrated clear anodized aluminum frames, Schlage “D” series “Sparta” latch set hardware, dull chrome finish.

November 3, 2000

AC Martin Partners, Inc.
OFFICE SIDELIGHTS:
- All interior offices to have sidelight glazing adjacent to office entry door. 2' wide x door height, Western Integrated clear anodized aluminum frame integral to doorframe with clear tempered glass.

FLOORS:
- Lee’s “Sisal Craft” Carpet-direct glue down 2½' rubber base.

WINDOW COVERINGS:
- Mecco Shades at all exterior windows.

MAYOR AND COUNCIL OFFICES:

CEILINGS:
- 2' x 2' Tegular Acoustical Tile.

PERIMETER WALLS:
- Furring, 25 ga. metal studs with 5/8” gypsum drywall.

DOORS:
- 1⅝” solid core 3'-0” x 8'-0” solid core wood veneer, Western Integrated clear, anodized aluminum frames, Schlage “D” series “Sparta” latch set hardware, dull chrome finish.

WAINSCOT:
- Wood wainscot to 3'-0” A.F.F. with 4” x 1” chair rail.

OFFICE SIDELIGHTS:
- All interior offices to have sidelight glazing adjacent to office entry door, 2’ wide x door height. Western Integrated clear anodized aluminum frame integral to doorframe with tempered glass.

FLOORS:
- Harbinger “Steppe” tufted patterned loop, direct glue down, with 3” wood base.

WINDOW COVERINGS:
- Mecco shades at all exterior windows.
ELECTRICAL:

Complete electrical system, in conformance with good engineering practices and specific requirements of the following design criteria. All electrical work will:

- Comply with applicable codes and regulations including:
  1. 1998 California Electrical Code.
  4. Underwriters Laboratory.
- Be braced and anchored for seismic stresses, zone 3.
- Be enclosed in grounded metal raceways and enclosures.

SITE WORK:

SITE ISSUES

- The existing SMUD transformer serving the building will be retained. Provide allowance to install a new service conduits to the new service switchboard.

LIGHTING:

BASIC LIGHTING LOADS AND INTENSITIES:

- Building interior lighting feeders shall be designed for 3-1/2 VA/sq. ft. actual, connected lighting power densities shall be in conformance with Title 24.
- The lighting levels will be designed in accordance with Illuminating Engineering Society (IES). The lighting power density will be in accordance with CCR Title 24 Energy Conservation. The following lighting levels will be provided:

<table>
<thead>
<tr>
<th>Lighting Level</th>
<th>Area (at the work plane in footcandles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridors</td>
<td>10-20</td>
</tr>
<tr>
<td>Offices</td>
<td>50-75</td>
</tr>
<tr>
<td>Conference</td>
<td>40-50</td>
</tr>
<tr>
<td>Lobby</td>
<td>20-30</td>
</tr>
<tr>
<td>Storage/Janitor's Room</td>
<td>10-20</td>
</tr>
<tr>
<td>Toilets</td>
<td>20-30</td>
</tr>
</tbody>
</table>
FIXTURES AND CONTROL:

- Fluorescent lighting will be used throughout the spaces. A minimum number of incandescent lighting may be used for special features where dimming is required.
- Title 24 requirements to be followed.
- Emergency lighting and exit signs are to be wired to a central inverter.
- Exit signs shall be the low energy consumption, long-life, LED type.
- Programmable multi-scene dimming shall be provided in the council chambers.
- Occupancy sensors shall control lighting within the office and storage spaces.
- All interior fluorescent light fixtures will be equipped with energy saving T5 lamps (4100 BK) and energy saving electronic ballasts. Ballasts shall be rated for a maximum of 10% THD and shall be provided with a 3 year warranty.
- Recessed fixtures designed for installation in appropriate ceiling construction with all necessary attachment devices and junction boxes shall be provided in public or furnished areas.
- Task lighting will be provided in office spaces where designated in the program.
- Exterior fixtures shall be controlled by photocell and interconnected to the building’s automation system.

POWER DISTRIBUTION:

SERVICE ENTRANCE EQUIPMENT:

- Service will be obtained from a new SMUD transformer rated 480/277v. The new transformer will be located at the same location as the existing 208v transformer that is to be removed.
- The new service entrance switchboard shall be rated at 1600A amp, 480/277V, 3 phase, 4 wire. The main and feeder breakers shall be group mounted.

METERING:

- Utility metering will be integrated into the service switchboard.
POWER LOADS:

- The following are preliminary block load estimates for the building:

  **Normal Power**

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting @ 3-1/2 VA/ Sq. Ft.</td>
<td>166 kVA</td>
</tr>
<tr>
<td>General Use Power @ 5 VA/ Sq. Ft.</td>
<td>238 kVA</td>
</tr>
<tr>
<td>Elevators (assumed 2 @ 50 hp each)</td>
<td>108 kVA</td>
</tr>
<tr>
<td>Plumbing Equipment @ 1 VA/ Sq. Ft.</td>
<td>48 kVA</td>
</tr>
<tr>
<td>HVAC Loads @ 8 VA/ Sq. Ft.</td>
<td>380 kVA</td>
</tr>
<tr>
<td>Total</td>
<td>940 kVA</td>
</tr>
<tr>
<td></td>
<td>1130 Amps</td>
</tr>
</tbody>
</table>

DISTRIBUTION:

- Distribution equipment for the building will consist of 277/480 volt, 3 phase, 4 wire for mechanical and loads. 120/208 volt, 3 phase, 4-wire distribution will be provided for lighting and receptacle panelboards.
- Distribution equipment shall be fully rated for the available short circuit current. Series ratings are not allowed.
- Feeder conductors and panelboard neutrals shall be 200% rated to accommodate harmonic currents.
- Step down transformers shall have an 80 BC temperature rise, copper windings, a k-rating of 9, and shall be equipped with electrostatic, faraday, shields.
- A central inverter will be provided to serve the emergency egress lighting and exit signs.
- Conduit and wire, conventional feeders will be used to supply panels. All conduits will be of continuous EMT type material where possible.
- Motor control centers and starters will be provided for mechanical equipment and miscellaneous motors.
- Combination motor starters: full voltage, non-reversing starters and motor circuit protector units with current limiter in a NEMA 1 enclosure for dry areas and a NEMA 3R where indicated for weatherproof. Minimum starter size shall be a size "1".
- Each starter provided with 120 VAC control transformer, H.O.A. switch and pilot light.
PANELBOARDS:

- 42 pole, 480/277 and 208/120 volt with bolt-on type circuit breakers. Initial design of panelboards will allow for approximately twenty percent spare circuit breaker space and capacity.
- Panelboards to have NEMA 1 enclosures with door-in-door (continuous piano hinged) construction.
- Minimum IC ratings: 480/277 volt panels – 22,000 amps symmetrical, and 208/120 volt panels - 10,000 amps symmetrical.
- Emergency panelboards will serve emergency lighting and exit signs.

WIRING:

- Methods of Distribution
  * 480 volt, 3 phase, 3 wire for all motor loads 1 horsepower and larger.
  * 120/208 volt, 3 phase, 4 wire for motors smaller than 1 horsepower.
  * 120 volt, 1 phase for fluorescent lighting and high intensity discharge fixtures.
  * 120 volt, 1 phase for general use receptacle outlets.
- Distribution of branch circuit to outlets over ceiling or as otherwise directed.
- Lighting branch circuits will be in the hung ceiling space.
- Wall and floor fire rating will be preserved by use of fire rated fittings or as otherwise required by Code enforcement bodies.
- Conducts shall be copper with type THHN/THWN-2 insulation.
- Flexible segments will be provided in the electrical circuits where crossing the structure's seismic joints.
- Recessed floor outlets and fire rated poke-throughs will be provided in spaces as designated in the program.

EQUIPMENT:

- Power and control wiring will be included to supply and make operational all building powered equipment.
- Power wiring will be included to supply all other specialized building equipment.

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WIRING DEVICES:
• Fully interchangeable, specification grade, Hubbell, Leviton, Pass and Seymour, or equivalent.
• Occupancy sensors shall be manufactured by Watt Stopper.
• Device cover plates shall be selected by the Architect.

GROUNDING:
• A single point grounding system will be provided for the transformers, service, feeders and branch circuits.
• A dedicated ground system will be provided for the main telephone/communication/data backboards.
• Bonding jumpers shall be installed in all branch and feeder circuits.

FIRE ALARM:
• Fully addressable and programmable multiplexing fire alarm system designed in accordance with the local Fire Department and other agencies having jurisdiction.
• System shall include the following:
  ➢ Main control and annunciator panel with integral voice evacuation.
  ➢ Graphic annunciator panel
  ➢ Manual pull stations at all building exits.
  ➢ Flow and tamper switches to monitor the fire sprinkler system.
  ➢ Smoke detectors in storage, equipment and machine rooms, in elevator vestibules and public corridors. Duct mounted detectors shall installed within the ductwork of all air handling units over 2,000 cfm.
  ➢ Voice broadcasting speakers throughout the space to provide sound levels of 10 db above ambient.
  ➢ Strobe lights through all corridors, meeting rooms, restrooms, and spaces accommodating more than 1 occupant.
  ➢ Automatic dial-up for off-site notification.
• System shall be Simplex 4100 series or equal.

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VOICE / DATA SYSTEMS:

- Infrastructure only will be provided for the telephone and data systems. Infrastructure will include:
  > Ladder type, 24 inch wide cable tray backbone around the floor plate.
  > Back boxes and conduit stub-outs to the nearest cable tray or data room.
- Data rooms will be vertically stacked with 4 inch sleeves provided between each floor.
- Data rooms will be located on the floor plate to ensure that the cable lengths from the farthest outlet to that data room will not exceed 90 meters.
- All data rooms shall be equipped with ¾ inch thick, fire retardant plywood backboards on all walls.
- Ground buses shall be provided in each data room.
- A minimum of two tel/data outlets will be provided for each office space with each outlet containing two cat 5 cables and jacks.

SECURITY AND INTERCOM SYSTEM:

- These systems are undefined at this time. An allowance will be provided for these systems.
MECHANICAL:

GENERAL
Complete heating, ventilating and air conditioning system in conformance with good engineering practices and specific requirements of the following design criteria. All mechanical work will:

- Comply with applicable codes and regulations.
  Including:
  1. 1998 California Mechanical Code
  2. 1998 California Energy Code, Title 24, Part 6
  3. 1998 California Building Code
  4. National Fire Protection Association
  5. Underwriters Laboratory
- Be braced, anchored or spring isolated for seismic stresses, zone 3.

DESIGN CONDITIONS:

OUTSIDE AIR TEMPERATURE
- Summer: 98 Degree F. DB
  69 Degree F. WB
- Winter: 24 Degree F. DB

DESIGN CRITERIA:

INSIDE DESIGN TEMPERATURE
- Summer: 72 Degree F.
  No humidity control
- Winter: 70 Degree F.
  No humidity control

SOUND LEVEL
- Conference Room NC 25-30
- Private Office: NC 30-35
- Corridor and Open Office: NC 35-40
- Support Areas NC 40-50

OUTSIDE VENTILATION AIR
- 15CFM per person

EXHAUST AIR
Air designed to be exhausted from the building areas at the following air change rates:

- Toilet Rooms: 10 air changes per hour.
- Janitor Closet: 10 air changes per hour.
- Electrical Room: 3 CFM per KVA of installed transformer or as required to maintain the space temperature.
- Elevator Machine Room: As required to maintain the space

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AIR CONDITIONING SYSTEM:

Central air handling units located on the roof will be designed to provide the conditioned air into space.

Each air handling unit will include the supply and return air fans with variable frequency drives, chilled water cooling coils, hot water heating coils, and air filters.

Economizer will be provided for all units to save energy when the outside dry bulb temperature drops to a certain temperature.

Variable air volume (VAV) terminal boxes will be provided for each controlled zone. First the supply air volume, then the temperature varies, depending on the cooling and heating load of the space, to maintain the space temperature and save energy.

Conditioned air will be distributed with medium pressure ductwork for the main and low pressure ductwork after VAV terminal boxes.

Medium pressure supply air duct risers will be located inside the duct shafts. Each floor duct branch will be equipped with automatic after-hour dampers.

Ceiling plenums and duct shafts will be used as the return air path.

Low pressure-low speed ductwork will be used for the case rooms, and raised floor return or duct return with additional shafts may be required.

Sound traps will be provided to meet space noise criteria.

All pressure, temperature and flow control systems will be a micro-processor based direct digital control (DDC) system.

WET SIDE SYSTEM

Chilled water and heating hot water will be supplied by a water cooled rotary helical chiller and a gas-fired boiler located in separate rooms in the basement.

Building chilled water pumps with variable frequency drives, located in the mechanical room, will be designed to provide the chilled water to the cooling coils of the building air handling units.

Building heating hot water pumps with variable frequency drives, located in the mechanical room, will be designed to circulate the heating hot water for heating and reheat coils throughout the building.

Cooling water for the chiller will be provided by an induced
draft countercflow cooling tower on grade adjacent to the building.

VENTILATION SYSTEM:

TOILET EXHAUST SYSTEM
- Exhaust fans on roof and ductwork to each toilet room will be provided.

VENTILATION SYSTEM
- Ventilators will be provided where ventilation is required.

MATERIALS:

DUCTWORK
- Supply and Return Air Duct: Galvanized steel sheet with thermal insulation to minimize heat gain, loss and prevent condensation. Exposed duct will be internally lined. The internally lined ductwork will also be applied where noise control is required.
- Exhaust Air Duct: Galvanized steel sheet.

PIPING
- Pipe size larger than 2 inches: schedule 40 black weld steel, ASTM A53 or A120, with thermal insulation to minimize heat gain, loss and prevent condensation.
- Pipe size 2 inches and smaller: type I, hard drawn copper tubing with thermal insulation to minimize heat gain, loss and prevent condensation.

AIR DISTRIBUTION
- VAV terminal boxes with electronic damper actuators and pressure independent flow controllers.
- Automatic after-hour dampers at each floor duct branch to isolate each floor.
- Fire/smoke dampers at each duct penetrations through rated walls, shaft enclosures, and rated floor-ceiling assemblies.

SUPPLY AND RETURN AIR FANS
- Single width, single inlet, airfoil wheel, centrifugal plug fan, with premium efficiency motor and variable frequency drive, mounted on steel frame with vibration isolators and seismic restraints and double wall air handling unit case construction.

EXHAUST AIR FANS
- Centrifugal roof exhaust fans, belt driven type, backward inclined, with high efficiency motor.

PUMPS

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• Centrifugal, single-stage, bronze-fitted, split case design, close-coupled end-suction type or flexible-coupled double-suction type. Rated for 175 psig minimum working pressure and a continuous water temperature of 250 degrees F.

COOLING AND HEATING COILS
• Continuous circuit and self-draining coils fabricated to ARI 410, 5/8" min. OD seamless copper tubes, 0.009" thick aluminum fins with extended surface, fin spacing not less than 8, air vent and drain fitting, 200 psi working pressure, 16 gauge stainless steel casing.

AIR FILTERS
• 12 inch thick, 85% ASHRAE 52.1-92 efficiency, rigidly supported, extended area type, U/L listed as Class 2, with 30% prefilters.

VAV BOXES
• Provided with integrated sound attenuators. Size and number of variable air volume boxes to serve each space are based on the load and controlled zoning requirements.
PLUMBING:  GENERAL

- Complete plumbing systems in conformance with applicable codes, Insurance Underwriter's and specific requirements of the design criteria.
- Plumbing systems, including soil, waste and vent, rainwater drainage, natural gas and domestic cold water system will be limited to five feet from the building.
- Domestic hot water system including gas fired water heater and circulating pump.

SYSTEM DESIGN

DOMESTIC COLD WATER SYSTEM:
- Replace existing piping from Meter to domestic water distribution throughout the building utilizing the new multiple domestic water pumping station. Cold water main will be stubbed out 5'-0" from building.

DOMESTIC HOT WATER SYSTEM:
- Gas fired water heater, storage type and circulating pump in the Janitors Room, distributes the 120 degree F domestic hot water throughout the building.
- Replace existing hot water supply and return piping.

NATURAL GAS SYSTEM:
- Existing gas meter located outside the building, new gas will be distributed throughout the building.

SOIL, WASTE AND VENT SYSTEMS:
- Replace existing waste and vent piping from existing and new plumbing fixtures. The multiple 4 inch building sewer will be stubbed out 5'-0" from building.

STORM DRAINAGE SYSTEMS:
- Replace existing roof and overflow drain piping. New piped system shall run independently down through the building. Multiple storm drain from the roof drains will be stubbed out 5'-0" from building. Multiple storm drain from the overflow drain will also parallel the roof drain and spill through face of exterior wall.

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SOIL WASTE AND VENT PIPING:
- Above and Below Grade: No-hub, cast iron soil pipe and fittings.
- Joints Above Grade: MG or Husky No-hub coupling.
- Joints Below Grade: Ty-Seal or approved quality compression type gasket.

DOMESTIC COLD AND HOT WATER PIPING:
- Above Grade: Type "L" hard drawn copper tubing with wrought copper fittings.
- Below Grade: Type "K" hard drawn copper tubing wrought copper fittings.

NATURAL GAS PIPING:
- Schedule 40 black steel threaded pipe and fittings.

STORM DRAINAGE PIPING:
- Above and Below Grade: No-hub, cast iron soil pipe and fittings.
- Joints Above Grade: Stainless steel no-hub coupling.
- Joints Below Grade: Ty-Seal or approved quality compression type gasket.

GENERAL:
- Valves in each group and pressure class shall be of one manufacturer unless one manufacturer does not produce all required valves.
- Ball valves may be substituted for gate valves of equivalent size, material and pressure rating.
- Use rising stem gate valves where space permits. Non-rising stem gate valves are acceptable where space is not adequate for rising stem.
- Install all new valves.

ACCEPTABLE MANUFACTURERS:
- Hammond,
- Stockham,
- Milwaukee.
STOCKTON CITY HALL
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11/03/00

DRAINAGE PRODUCTS

FLOOR DRAINS, ROOF DRAINS AND CLEANOUTS SHALL BE:
• Josam,
• Zurn,
• J.R. Smith.

WATER HAMMER ARRESTORS

SHOCK ABSORBERS:
• Shall be installed in domestic water piping system in accordance with P.D.I. standards. Shock absorbers shall be Josam, J.R. Smith, or Zurn.

PLUMBING FIXTURES

UNLESS OTHERWISE STATED:
• All models and catalog numbers given are Kohler.
• Equal fixtures by American Standard will be acceptable.
• Water saving devices such as flow limiters will be used.

WATER CLOSETS:
• Kohler Model K-4330 wall mounted Siphon jet, vitreous china, elongated bowl; white seat, front open; Sloan 111ES-S YB Royal flush valve. 1.6 GPF, sensor operated and hard wired. Provide wall carriers by Josam, J.R. Smith or Zurn.

URINALS:
• Kohler Model K-5016-T, wall mounted, Siphon Jet, vitreous china, Sloan 186.1ES-S Royal flush valve. 1 GPF, sensor operated and hard wired. Provide wall carriers by Josam, J.R. Smith or Zurn.

LAVATORIES:
• Kohler Model K-2032 vitreous china, wall mounted, 20 inch x 18 inch size, Sensor operated single temperature faucet, sensor shall be hard wired, with spray, perforated strainer drain, 1-1/4 inch x 1-1/2 inch chrome plated, cast brass P-trap, angle supply

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AC Martin Partners, Inc.
ELECTRIC WATER COOLERS:
- Sunroc Model SRF-3710 dual height wall hung air cooled refrigerated drinking fountain, stainless steel construction, 8 gallons per hour at standard rating without precooler. 1/4 HP, 120V, 1 phase, 60 Hz. 1-1/4 inch x 1-1/2 inch chrome plated, cast brass P-trap, angle supply and stop.

SERVICE SINK:
- Kohler Model K-6710 floor mounted enameled cast iron with 3" strainer, chrome plated faucet with vacuum breaker.

SINK:
- Kohler Model K-3258, 18 gauge stainless steel self rimming single compartment. Faucet shall be chrome plated, single lever, swing spout. Provide cup strainer, chrome plated brass P-trap, angle supply and stops.

PIPE INSULATION

DOMESTIC HOT WATER:
- Glass fiber 1-1/2 inch thick, heavy density sectional pipe insulation with factory applied jackets.

JACKETS:
- All purpose laminate of white Kraft bonded to foil, reinforce with glass yarn with self-sealing lap providing vapor barrier for dual temperature.

ACCEPTABLE MANUFACTURERS:
- Manville
- Fiberglass
- CSG

EQUIPMENT

DOMESTIC WATER HEATER:
- Gas fired storage type heater. 100 gallon storage capacity.
• All bronze construction 1/12 HP circulating pump.

**THERMOSTATIC MIXING VALVE:**
• Acceptable Manufacturers: Powers, Leonard or Symmons. Complete with temperature gauge and shut-off valves.

**FIRE PROTECTION**

**GENERAL:**
• The Building shall be fully sprinklered.

**DESCRIPTION:**
• Underground service line from site main to 5'-0" from building.
• Inspection test valves and drain lines.
• System design.
• Interior piping, sprinkler heads, fittings, alarm for automatic fire sprinkler systems.
• Inspection and tests.

**REQUIREMENTS:**
• System design shall comply with NFPA 13 and California Code of Regulations.

**DESCRIPTION OF SYSTEMS:**
• The entire building will be protected by automatic wet pipe fire sprinkler systems as required by State Fire Marshal.
• The fire sprinkler system design for the portion of building above ground will be based on light hazard occupancy, 0.1 gpm per sq. ft. for the most remote 1,500 square feet.
• The primary source of supply will be by Site main connection and the secondary source will be by Fire Department connection.

**PRODUCTS:**

**GENERAL:**
• Materials and equipment Underwriters Laboratories and Factory Mutual approved and labeled.

**PIPE AND FITTINGS:**

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- Underground: Ductile iron, Class "51" centrifugally cast; fittings, AWWA Standard Class "D" mechanical joint.
- Aboveground: ASTM A53 ANSI B36.10; Schedule 40, black steel pipe, fittings, sprinkler pattern, screwed malleable iron or Victaulic type.
- Flexible couplings: Provide flexibility in the piping and for earthquake protection with Victaulic Style 77 coupling or equal.

VALVES:
- Type: Iron body, bronze-mounted parallel seats. OS & Y.
- Manufacturers: Kennedy, Hammond, Stockham, Crane.

SPRINKLER HEADS:
- Concealed type with temperature ratings as required.
- Pre-action heads shall be high temperature rated with caged enclosure.
- Manufacturers: Reliable, Star, Viking.

FIRE DEPARTMENT CONNECTIONS:
- Manufacturers: Potter-Roemer, Standard, Sierra.

POST INDICATOR VALVE:
- Freestanding with tamper switch, hard wired.
- Manufacturers: Potter-Roemer, Standard, Sierra.
STRUCTURAL CODES & CRITERIA

- All new structural work and material shall comply with the 1998 California Building Code (which is based on the 1997 uniform Building Code).

- All new concrete work shall be in conformance with the Building Code Requirements for Structural Concrete (ACI 318-95) and Commentary (ACI 318R-95), American Concrete Institute.

- The structural design for the earthquake hazard reduction of the building is intended to meet both the Life Safety and damage mitigation objectives of the 1998 California Building Code, Chapter 34; Existing Structures.

DESIGN LOADS

- Minimum design live loads (reducible for area per code requirements where 100 psf or less) will be as follows:
  Offices ....................................50 psf
  For areas add Partitions dead load .....20 psf
  Assembly Areas & Auditoriums
    Fixed Seating Areas .................50 psf
    Movable Seating & other areas .....100 psf
  Storage Areas ...........................125 psf
  Mechanical Rooms (or actual
    Equipment weights, if higher) .....100 psf
  Roof ....................................20 psf

- Earthquake and wind for the design of new structural element loads will be determined in accordance with the 1998 California Building Code. The dynamic analysis of the City Hall Building’s response to an earthquake generated ground motion shall be based on a site-specific elastic design response spectrum and current geotechnical report stating the geologic-seismic features of the site, soil profile type and near source factors per 1997 Uniform Building Code requirements. The site-specific elastic design response spectrum shall be based on the geologic, tectonic, seismological and soil characteristics associated with the site. The spectrum shall be developed for ground motion having a 10% probability of being exceeded n 50 year, for damping ratios of 5%, 10% and 15% of critical damping.

Main Components Of The Proposed Earthquake Hazard Reduction Structural System

- Added shotcrete 10" (average thickness) against the interior face of the existing masonry walls at the four corners of the building and collector beam reinforcing along the perimeter walls.

- Added new 8" thick shotcrete against existing concrete walls at roof
penthouse. Two existing walls at the penthouse corner shall receive new shotcrete. Some rerouting of drain and vent pipes shall be required.

- Enclosing of the existing wall openings below first floor at the four building corners with reinforced concrete.
- Enclosing of the existing wall openings below first floor at the north and south exterior stairs.
- Reinforced concrete or fiber wrap encasement of selected existing concrete columns at the vertical discontinued existing concrete walls.
- Extending and straightening of the existing concrete vault walls wherever necessary.

Structural Work Impacted By the Proposed Architectural, Mechanical, And Electrical Modifications Of The Building Systems

- Existing stair floor openings to be enclosed with new metal device with concrete fill.
- New stair openings to be cut into existing floors.
- New structural steel stair framing and landings to be installed.
- Existing light wall to be reopened.
- New openings and additional supports to be provided for new mechanical, electrical and plumbing ducts, conduits and pipes.
- Two existing window openings to be enlarged to accommodate new doors.

Concrete

- All structural concrete for the added structural walls, collector beams, etc. shall have a minimum compressive strength at 28 days \( f'c \geq 4,000 \) psi.
- Whenever shotcrete is to be used by the contractor the shotcrete shall comply with Chapter 19, Division IV, Section 1924: "Design and Construction Standard for shotcrete" of the Building Code.

REINFORCEMENT

- All reinforcing bars 4 and larger shall conform to A615 grade 60. All reinforcing bars that are to be welded shall conform to ASTM A706.