

**TOWN OF FAIRFAX
STAFF REPORT**

To: Mayor, Members of the Town Council
From: Michael Rock, Town Manager 
Date: January 13, 2010
Subject: Update on the Pavilion Restoration Master Planning Process

DISCUSSION

More than ten years ago a group of community minded residents of Fairfax began the discussions of restoring the Pavilion. A Pavilion Restoration Committee was formed through the Parks and Recreation Commission. The Restoration Committee has met off and on for many years. On December 1, 2009, Council Member Weinsoff, Karen Arnold, Michael Pettit and I met with the Marin Community Foundation (MCF) staff to discuss grant funding for the remaining restoration needed on the Pavilion. We presented to MCF the attached documents and focused on the many improvements already completed with Town and other funds.

After our presentation MCF encouraged the Town of Fairfax to re-submit a request for funding support for a feasibility study to assess the regional support for restoring the Pavilion (through the hiring of a consultant), including a more detailed analysis of total monies needed and a very specific construction cost estimate. MCF staff acknowledged good progress had been made with the restoration efforts and encouraged Fairfax to continue to seek additional funding sources as well as keep the MCF apprised of our progress.

The next steps are to resubmit a request for MCF support for a grant to complete a feasibility study on the community capacity to support this fundraising effort. If funded, a consultant with experience in assessing grass roots support for this kind of endeavor will be selected. The consultant will work closely with the Pavilion Restoration Committee during this study process. After the consultant work is complete the Town Council will be updated again and staff and the Pavilion Restoration Committee will be seeking direction from the Council at that time.

FISCAL IMPACT

There are no direct general fund costs other than staff time attending Pavilion Restoration Committee meetings.

ATTACHMENTS

1. Vision of Fairfax Pavilion Restoration
2. Total Costs of Improvements completed or pending
3. Elevation Plans
4. Site Plan

Vision

The **Fairfax Pavilion is a regional Youth and Community Center for the Ross Valley.** It is the central place for our community to gather. It is a multi-use facility for sports and recreational activities, community events and classes, group meetings, musical performances, theatre and parties.

Facility Design Features:

- Space/resources to function as Red Cross Designated Emergency Center for community disasters
- Main Hall featuring athletic court(s), space for community events, a stage with lighting and sound plus seating capabilities for theatre and musical performances. Permanent expandable partitions to create smaller exercise spaces for smaller group aerobic, yoga and or dance classes.
- Full Kitchen facilities
- Second floor featuring three meeting rooms (two multi-use classrooms & one art room) and a bathroom.
- A covered and lighted outside terrace for open air events, expansion of indoor space
- A developed nature trail/path connecting the Pavilion to the Fairfax Peri Park and Central Park baseball field park elements
- ADA upgrades throughout

Some program ideas include:

- Art classes
- Pottery classes
- Educational classes
- Dance classes
- Yoga, Tai Chi and exercise classes
- Capoeira
- Basketball
- Volleyball
- Theatre program and performances
- Musical performances
- Lecture series
- Senior activities (Meal programs, Speakers, Chess, Bridge, Exercise classes)
- Pre-School Classes and activities
- Teen Nights
- Community dances
- Community health screenings and CPR classes
- Seasonal camps/activities for children

Many of the above programs are currently in existence within the Pavilion or at the Fairfax Women's Club, administered through the Fairfax Open Circle Arts (FOCAS) Program in conjunction with the San Anselmo Parks and Recreation Department through a joint Memorandum of Understanding between the two towns.

PAVILION RESTORATION PROJECT

IMPROVEMENT	COST
1. Archeological Study	\$ 20,000
2. New Eurothane Roof	\$ 65,000
3. Repaint Exterior	\$ 28,000
4. Electrical Upgrades	\$ 10,000
5. Fiber-optic Internet Connection	\$ 10,000
6. Restroom Upgrades	\$ 5,000
7. Energy Efficient Lighting Retrofit	\$ 20,000
8. Exterior Door Replacement	\$ 5,000
9. Solar Panel Installation	\$ 249,000
10. New Commercial Refrigerator (Hal Brown)	\$ 5,000
Total Completed	\$417,000

ITEMS 1-8 FUNDED THROUGH MEASURE K BONDS

ITEM 9 FUNDED THROUGH A CREBS BOND

ITEM 10 FUNDED THROUGH COUNTY GRANT

PENDING IMPROVEMENTS	FUNDING
1. Seismic Retrofit Grant (CalEMA/FEMA)	\$ 425,000
a. Matching Funds (Pavilion Restoration Fund)	\$ 150,000
2. Park Connection Trail (Park Bonds)	\$ 120,000
3. Hal Brown Block Grant	\$ 50,000
4. Floor Replacement (Measure K)	\$ 118,000
Total Pending Improvements	\$ 863,000

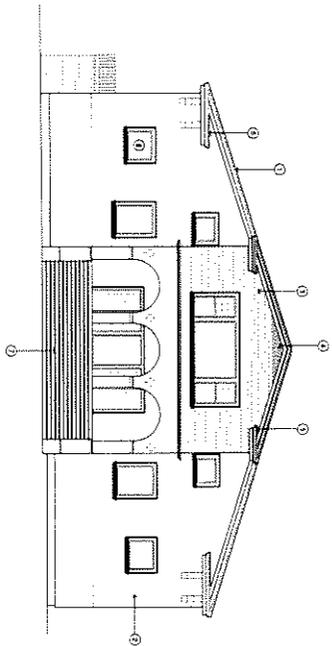
ITEM 1 FUNDED THROUGH STATE AND FEDERAL GRANTS

ITEM 2 FUNDED THROUGH STATE PARK BONDS

ITEM 3 FUNDED THROUGH COUNTY GRANT

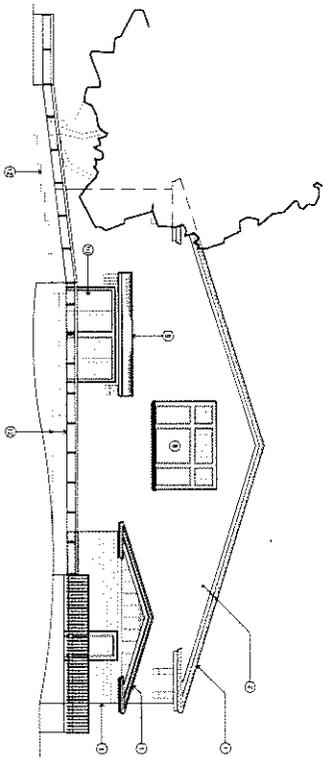
ITEM 4 FUNDED THROUGH MEASURE K BONDS

GRAND TOTAL: COMPLETED & PENDING IMPROVEMENTS \$1,280,000



Southwest Elevation

Scale: 1/8" = 1'-0"



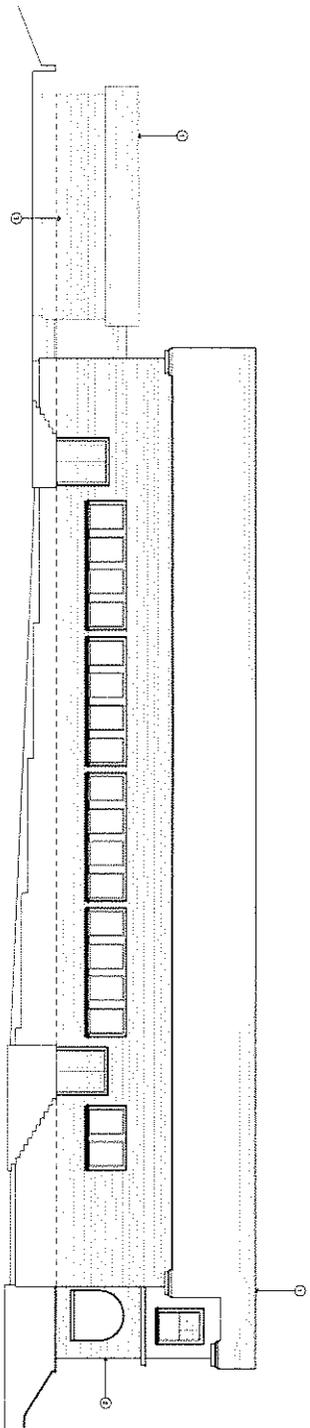
Northwest Elevation

Scale: 1/8" = 1'-0"

Exterior Elevation Key Notes

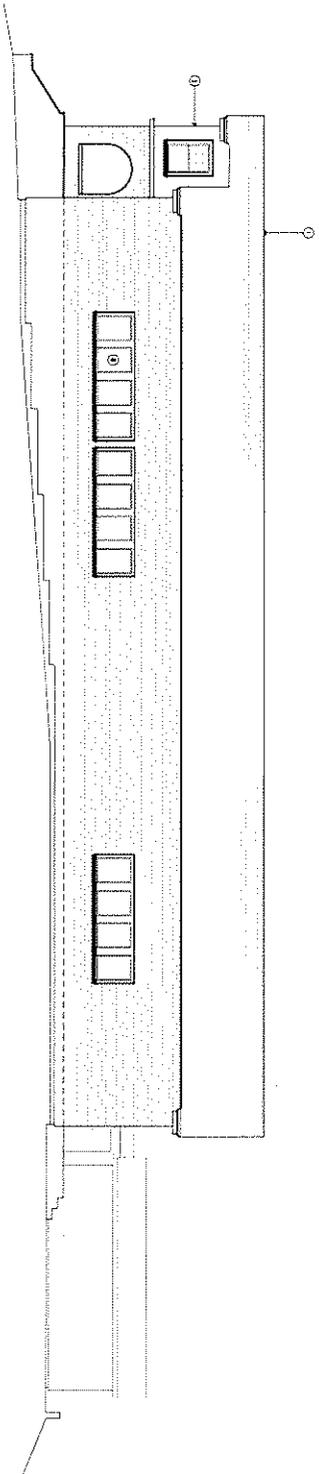
- 1 NEW ARCHITECTURAL GRADE COMPOSITION SHINGLES
- 2 EXISTING SHINGLES TO BE REFINISHED & REPAIRED.
- 3 NEW SIDING TO MATCH EXISTING COLORING & FINISH.
- 4 NEW GABLE VENT SCREEN
- 5 EXISTING CORNICE RETURN TO BE REFINISHED
- 6 EXISTING CORNICE RETURN TO MATCH EXISTING
- 7 REBUILD ENTN STAIRS & WALLS
- 8 NEW INSULATED WINDOWS (TYP.)
- 9 NEW ROOF STRUCTURE ABOVE ENTRY DOORS
- 10 REFACE EXISTING DOORS WITH NEW 3 PANEL PAINTED WOOD DOORS
- 11 NEW WALL & RAILING @ OUTDOOR PATIO
- 12 LINE OF EXISTING STAIRS BEYOND

FAIRFAX PAVILION
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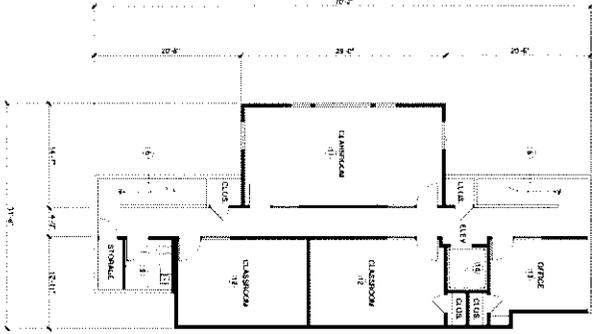
Southwest Elevation

Scale: 1/8" = 1'-0"



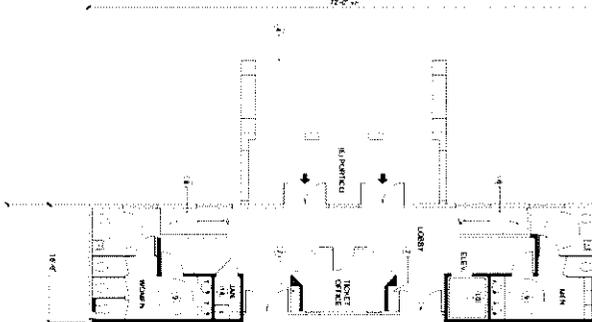
Northeast Elevation

Scale: 1/8" = 1'-0"



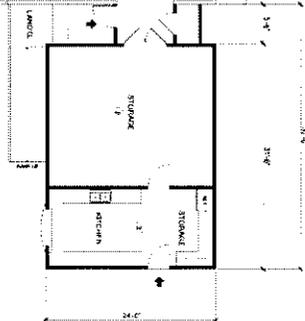
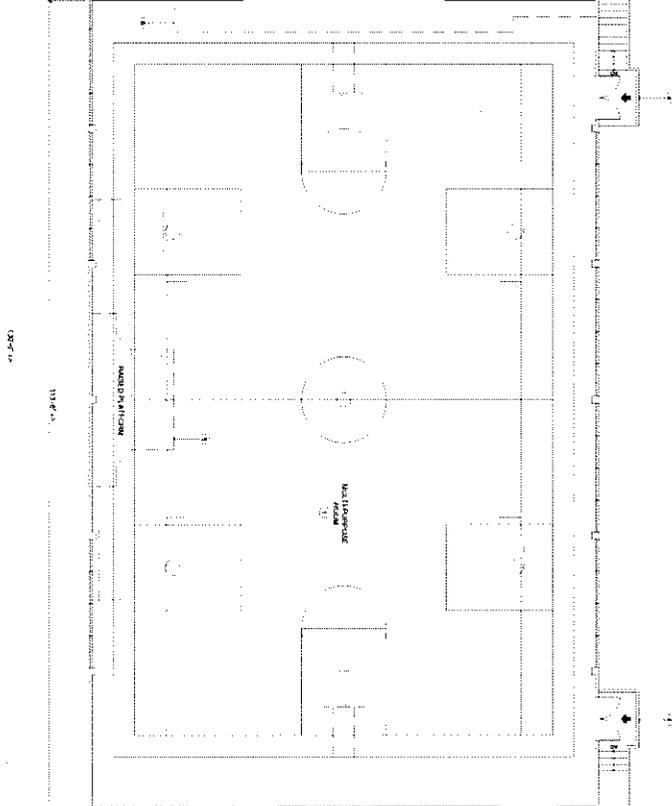
Second Floor Plan

SCALE: 1/8" = 1'-0"



First Floor Plan

SCALE: 1/8" = 1'-0"



Floor Plan Key Notes

- 1. REFINISHED COURT & MULTIPURPOSE ROOM.
- 2. NEW STORAGE ROOM.
- 3. NEW SERVING KITCHEN.
- 4. EXISTING EXTERIOR STAIRS TO BE REFINISHED.
- 5. PROPOSED LOCATION OF RAISED PLATFORM.
- 6. EXISTING INTERIOR STAIRS TO REMAIN.
- 7. NEW DISPLAY CASES.
- 8. LINE OF FLOOR OVERHANG ABOVE.
- 9. RESTROOMS WITH NEW FIXTURES & FINISHES.
- 10. NEW ACCESSIBLE ELEVATOR.
- 11. NEW CLASSROOM ABOVE ENTRY PORTICO.
- 12. NEW CLASSROOM.
- 13. NEW OFFICE.
- 14. NEW JANITOR CLOSET WITH SINK.