

An Architectural & Financial
Feasibility Study

of

the Historic Masonic Lodge Building

for

the City of Winters

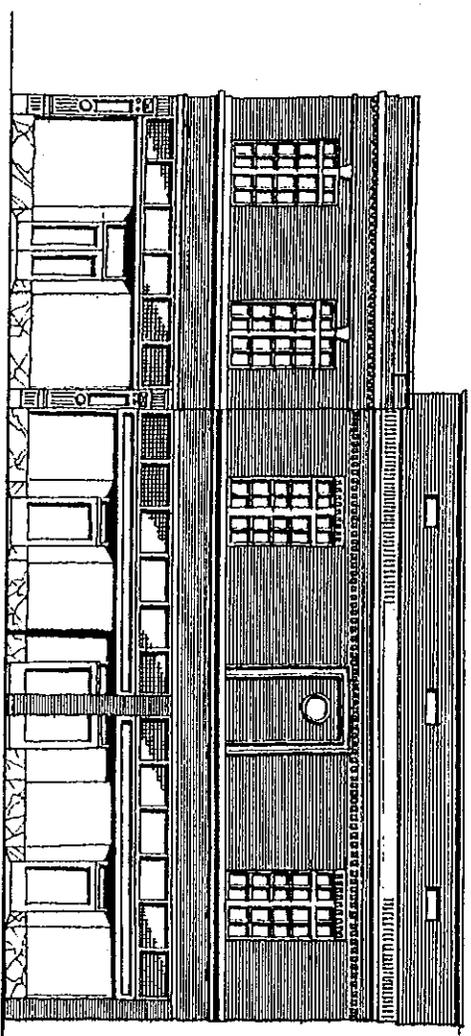
by

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May 1995



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1 Index & Introduction

May 1995

To the City of Winters:

Synthesis Design Group, Middlebrook & Louie, and Community Development Services are pleased to present to you our report on the feasibility of rehabilitating the historic Masonic Lodge Building.

The study evaluates the architectural, structural, and economic feasibility of adaptive reuse and historic preservation of the building. The purpose of our work is to determine the viability of rehabilitating the building, and to provide guidance as to which uses and measures are needed for a successful adaptive reuse project.

The architectural portion of the study consists of:

- identification of the physical and historic features of the building
- evaluation of the condition of building's construction
- repair recommendations
- adaptive reuse conceptual designs
- facade restoration design
- cost estimates
- phasing strategy

Structurally, the building has been evaluated as follows:

- identification of areas which need upgrading
- recommendations for repair of immediate problems
- development of a seismic retrofitting scheme
- cost estimates

The economic analysis portion of the study includes

- a financial proforma analysis
- 15 year operating expense projections
- financing and loan package recommendations
- an analysis of potential federal and state investment tax credits

The recommended rehabilitation scheme consists of offices and apartments on the upper floor, and retail and office uses located on the ground floor.

These uses were derived from the existing demand for additional commercial space in the community, appropriate zoning of the building with downstairs retail and apartments/offices upstairs - in accordance with the City's General Plan, the availability of funding for job-creating commercial businesses, and the potential to provide commercial uses that support the growth of other downtown retail activities.

This feasibility study was funded by a Planning & Technical Assistance Community Development Block Grant, from the California Department of Housing and Community Development, from the property owner, and from the City of Winters.

The City of Winters will greatly benefit from supporting this project through its completion. Benefits for the community include: increased commercial activity in the downtown, job creation, increased activity downtown, downtown housing, preservation of a historic structure, increased tax base, and creation of a prominent renewal project that may inspire other properties to move forward with similar rehabilitation efforts.

Our study demonstrates that realistic, cost effective adaptive reuse can occur in this building. The market demand exists for the proposed uses. Preservation of the building, making the necessary repairs, and restoration of the building's historic character are all welcome and viable.

The Masonic Lodge Building, located in the heart of the downtown, contributes significantly to the character of downtown. This structure is a prominent building, in size and key location, and provides an opportunity through careful restoration to enhance the historic ambience of the downtown.

We believe that the City has correctly made the initial decision to try to revitalize this building and its downtown, by sponsoring this study. This study is in reality only the beginning step in revitalization - it is a catalyst which will hopefully spark the building owner to renovate the building and to attract viable tenants to the building. The study will serve as supporting work in the effort to obtain financing from the state.

The City's continued support is necessary to bring about the successful reconstruction of the Masonic Lodge Building. The City should be prepared to sponsor marketing efforts for both funding solicitation and for business (tenant) attraction to the building. The City should be prepared to sponsor, on behalf of the building owner, application to the federal and state agencies for project financing, including Economic Development Block Grant loans and Historic Preservation Tax Credits applications.

As preservation architects, structural engineers, and historic grant specialists, we are extremely excited about the very real possibility of seeing the Masonic Lodge Building's rebirth. We look forward to the next steps of funding procurement and actual reconstruction in the near future.

Sincerely,



Roger W. Klemm
Principal

Synthesis Design Group

Report Credits:

- Zoning Ordinance, City of Winters
- General Plan, City of Winters
- 1990 Downtown Economic Development Study

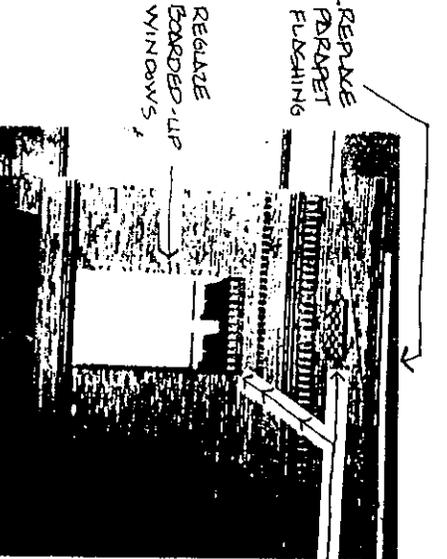


REMOVE PARAPET CLADDING

WEST BLDG.

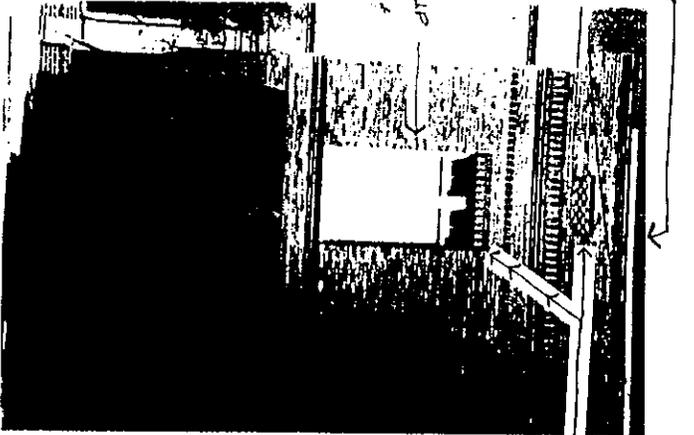
EAST BLDG.

MAIN STREET FACADE



REPLACE
PARAPET
FLASHING

REGLAZE
BOARDED-UP
WINDOWS



MAIN STREET FACADE

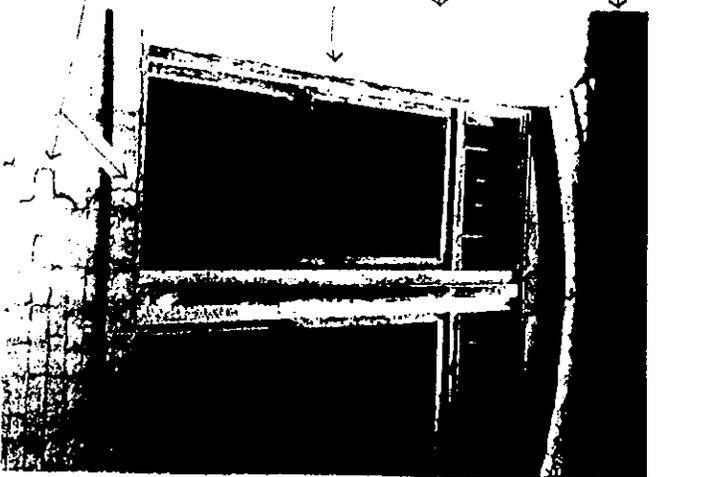
REMOVE
PARAPET
CLADDING

DECORATIVE
BRICK
DETAILING

STRIP PAINT
C BRICK

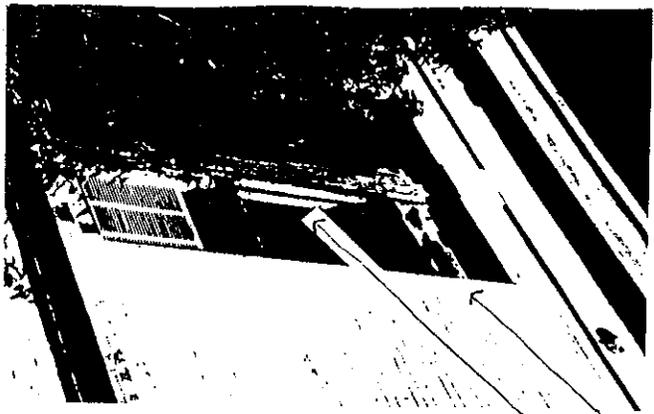
REPLACE
ROTTEN
WINDOW
SASH

REPAIR
BRICK
CRACKS



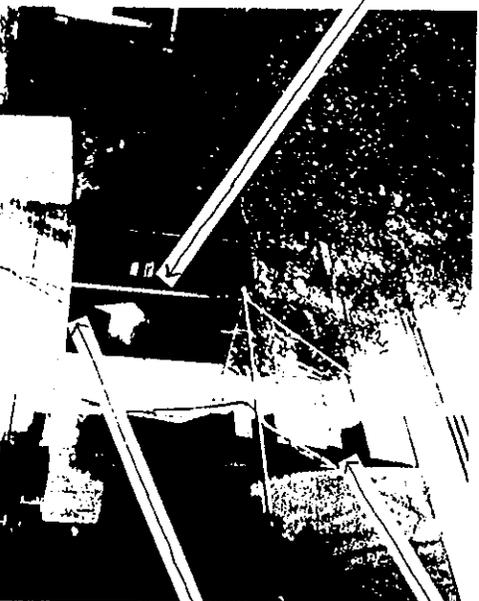
FIRST ST. WINDOW

REMOVE
FALLING
CANOPY



DROTTE
WINDOW
SASH
BROKEN GLASS

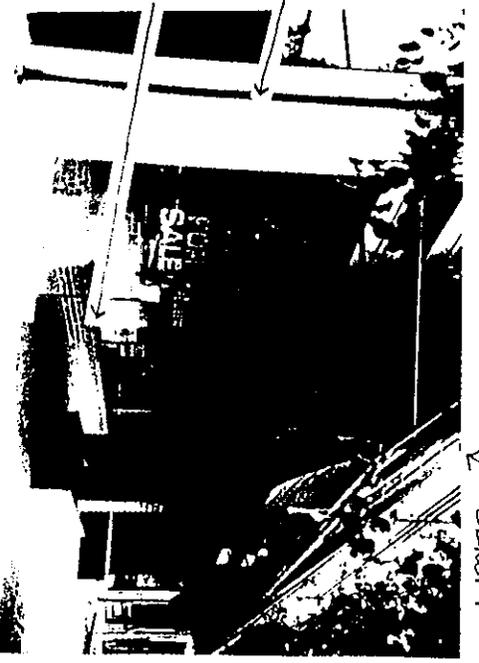
REPLACE
NON-
HISTORIC
STORE-
FRONT



RE-EXPOSE
GLASS
TRANSOMS

RETAIN
HISTORIC
CAST IRON
PILASTERS

REMOVE
NON-HIST.
BRICK
KICKPLATE



3 Existing Conditions - Exterior

Existing Conditions Exterior

The Masonic Lodge's existing building exterior is in generally very good shape. The exterior, apart from reworking of the non-historic portions of the lower facade and the side parapet, will require minimal effort to bring the facade back to its former historic appearance.

There are several exterior elements which will require repair, due to existing deferred maintenance, weather damage, and aging of the building.

Roof

The roof waterproof membrane is not intact - significant roof leaks were evident at several field and roof margin locations. Existing drains are not properly designed and collect more water than their limited capacities to carry the water off of the building.

The building owner has indicated that the roof will be entirely replaced in the summer of 1995. We concur with this decision, as it will be more economical to replace the entire roof, to assure watertightness and longevity of the roofing system, versus simply patching in the penetrations and the leaks.

Bracing of the parapet will be required during the seismic retrofit phase. It is recommended that the upstanding parapet supports, which will penetrate the new roof membrane be designed and installed at the time of re-roofing, to avoid future leaks.

Parapet

The parapet flanking Main Street requires removal of flashing and brick repair in several areas. Metal flashing is copied over the top of the parapet in some locations, attempting to form a watertight cap for the top of the wall. This loose and bent flashing easily allows water to penetrate behind the brick facade - creating significant future deterioration problems.

The parapet along the west side wall facing First Street has been covered over with a non-historic shingled/plywood mansard cap. This cap should be removed and the underlying brick parapet repaired to its original configuration.

It is recommended that a new, properly installed parapet flashing cap be installed over all of the parapets. The existing metal flashing, used only to patch parapet failures, should be entirely removed. A continuous new watertight flashing should be installed and painted to blend with the facade.

Second Floor Windows

The large double-hung wood sash windows at the second floor form a rhythmic band across the two street facades. Some of the windows appear to have a metal bracket to support awnings over the windows. Centered upon the Lodge Hall space is a small round rosette window with the Mason's Emblem.

The double-hung windows are the most dominant feature of the upper facade. The size of the glass in each of the two panes of the windows should be maintained, and the double hung appearance should also be retained, as they are historic in character and scale. Replacement glazing should be clear and non-reflective, in keeping with historic rehabilitation guidelines.

The wood sash has deteriorated in some cases: dryrot and failure of the glazing putty has allowed water to enter the interior of the frames. The windows are suspended from sash weights, some of which are no longer operable. Some of the glass is cracked or broken.

It is recommended that the wood sash be replaced with new wood sash to create easier operating and watertight windows. The replacement sash should match the historical profile of the original wood sash and be painted to match historic colors.

Brick Facade

The Masonic Lodge Building is blessed with a great amount of decorative brick detailing throughout the upper story of the two street facades. Bricks are arranged in a decorative dentil cornice below the parapet and below the second floor windows as string courses. Additional decorative geometric patterns occur at the parapet. The rosette window panel is framed with a brick moulding. Corbelled bricks occur as headers above each of the rectangular windows.

The surface of the brick appears to be in relatively good shape for its age. There is not any significant amount of pitting or surface etching, normally found in more industrialized urban areas. The brick is dirty and should be cleaned by use of non-abrasive solutions and scrubbing with natural bristle brushes.

Some of the mortar joints between the bricks have deteriorated: the mortar is either missing, loose or crumbly. All of the joints should be inspected for repair during reconstruction of the facades. Loose mortar joints should be fully raked out, primed and repointed with new mortar. It is also important to match the color of the replacement mortar with the existing to prevent the facade from looking patched.

First Floor Storefront

All of the west building's original historic first floor glass shop windows and kickplate have been removed. A portion of the east building's storefront has been relocated from its original position. The original storefronts consisted of large expanses of plate glass extending across the Main Street facades of both west and east buildings. The glass was framed in bronze or copper.

The west building's current storefront consists of non-historic, shiny, aluminum-frame glass windows, a brick kickplate, and aluminum entry doors. The east building retains the bronze/copper window framing, but has aluminum entry doors replacing the original.

The entire ground floor facade is very unattractive. It does not take advantage of the historic appearance of the remainder of the building. We recommend that the west building's existing "modern" storefront be entirely removed and that a new facade be reinstated, recalling the building's historic character. The east building's storefront should be rebuilt to conform to the original location, reusing the existing historic materials.

Above these large windows, along both facades, is a band of "prismatic" glass - acting as a transom above the first floor show windows. This transom band has been partially covered over and should be re-exposed.

Kickplate

Located under the storefront glass is a band of brick approximately 18 inches high. This kickplate was installed at the time the storefront was modernized. The original facade contained a historic marble kickplate. The brick should be removed and the marble reinstalled.

Canopy

Covering the transom windows, a large canvas awning has been installed. This awning provides shade and rain protection for the front of the building, but detracts from the building's appearance. Currently, it is torn and partially falling from the building.

It is recommended that this awning be removed and not replaced.

Doors

All of the existing doors along the Main and First Street facades are beyond repair and should be replaced. Hinges and locks are barely serviceable. The original design contained wood framed, plate glass doors along the Main Street facade.

Rear Walls

The rear of the building is comprised of roughly placed, undetailed brick. A number of doors and windows are placed in a random pattern at both levels. An historic hand-painted sign is covered by the roof of one of the sheds and should be re-exposed and sealed to preserve it.

Sheds

There are two metal clad sheds located to the rear of the brick building. These sheds detract from the appearance of the building and from the alley. They should be removed to provide parking.



EAST RETAIL SPACE

FLOOR LIGHTING + VENTILATION

FLAT, "NOISY" PLASTER CEILING

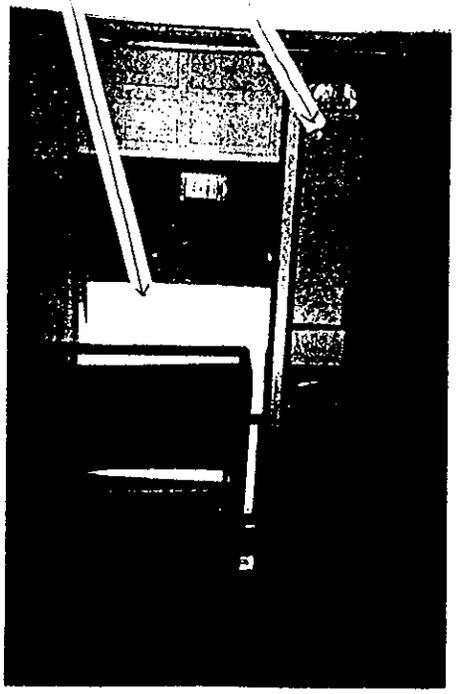
CENTER COLUMNS (SHOULD REMAIN)

RE-EXPOSE BOARDED-UP CLERESTORY

RETAIN ORIGINAL STOREFRONT WINDOWS

POOR DISTRIBUTION OF NATURAL LIGHT

GLARY LIGHTING



RETAIL ENTRY

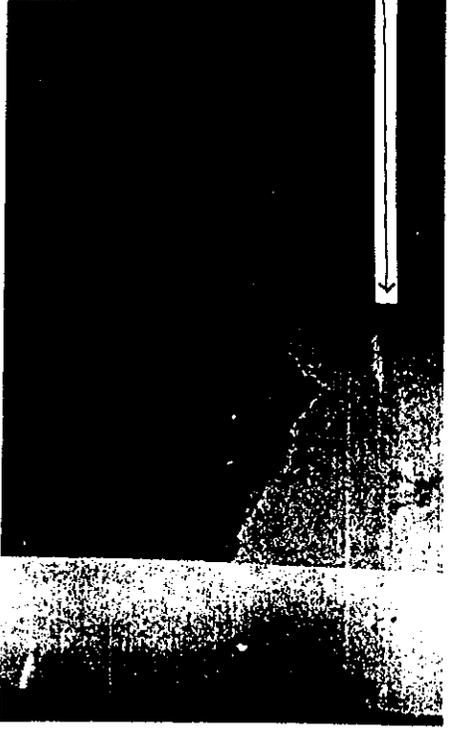


EAST RETAIL SPACE

INADEQUATE CEILING FIXTURES

REMOVE PLASTER/ EXPOSE BRICK

REMOVE INTERIOR FIXTURES + ENTRANCE



BRICK PERIMETER WALL

5 Existing Conditions - First Floor

Existing Conditions First Floor

The first floor of the Masonic Lodge Building has remained in commercial use since the building was built. Prior to its current vacancy, its previous tenants were the local school district offices, and two retail uses.

The following is a discussion of the building elements of the first floor which will affect construction and design:

Volume of the Space

The height from the first floor to the existing ceiling of the first floor is approximately 13 feet. The first floor is demised into three long spaces, each approximately equal in dimension of 24 ft. by 90 ft. The west 1/3 is divided from the remainder of the first floor by a full height brick wall. The two easterly spaces are divided by a drywall partition, located along a row of columns which extend the length of the building at the midpoint of the eastern building.

The height of the space can be an advantage in development of future retail. If the original clerestory windows are reintroduced above the storefront windows, additional natural light can enter the space, penetrating deeper into the area, creating a more attractive environment. This deeper light penetration will benefit the retail spaces located to the rear of the building.

Ceiling

The existing ceiling is essentially flat, interrupted by unattractive lighting fixtures and ceiling fans. The ceiling is painted plaster.

The existing ceiling has several problems related to future use of the building:

First, the lighting, which currently provides only general illumination, would not be functional for smaller retail users. This lighting is also very unattractive, giving the space a glary and uninviting feeling. The lighting should be replaced with a new system of fixtures which can provide both ambient and task lighting, having a more decorative appearance and creating better light quality.

Secondly, the plaster finish of the ceiling, being hard and dense, reflects all of the sound produced in the space directly back downward - creating an acoustically noisy environment. Also, there is no sound insulation in the second floor construction, which would prevent noise, particularly low frequency sounds, from traveling into the spaces on either floor.

It is recommended that a portion of the ceiling plaster be replaced with a more sound absorbent system. This new ceiling should be acoustically suspended from the second floor framing to mitigate low frequency structure borne noise from traveling upward or downward. Gypsum treatment is recommended on wire-hung metal channels, below the second floor framing. This noise transmission and to provide a furred down ceiling cavity for the residential underfloor plumbing lines.

The retail spaces below the second floor offices do not require a suspended ceiling; the adjacent uses are noise compatible. The retail spaces may, however, require an acoustical spray coating on the ceiling, to minimize reflected sound.

Third, the existing large spaces are heated by a single, large, ceiling-mounted furnace, located in each space; these heaters are completely unsuitable for future use, given the proposed layout of smaller retail spaces. They should be replaced with a central air conditioning system with individual zone controls.

Basement

There is a basement under almost all of the first floor. There is no natural light into this area, except for two light wells along the west facade. The ceiling height in the basement is very low. Currently used as building storage, it should continue in such usage, as it would be prohibitively expensive to develop commercially.

Perimeter Walls

The interior surfaces of the perimeter side walls are brick and are partially clad with wallboard and plaster. These walls have exposed perimeter columns and beams imbedded to the face of the wall. It is recommended that the plaster be stripped from these walls, exposing the brick for a more inviting and historic look.

If the Main Street storefronts are historically restored, including reconstruction of the historic clerestory above the storefront windows, these walls will become an asset to the building once again. By increasing the amount of glazing, the building will appear more open to the outside, and it will provide a more appealing environment for commercial uses.

Interior Walls

Most of the interior walls are constructed of wood studs and wallboard or plaster. These stud walls are not load bearing. Removal of these existing walls to accommodate a new first floor layout will provide for a much more flexible arrangement of retailing.

Columns

The first floor eastern space contains a series of 8 inch square wood columns spaced at approximate 12 1/2 foot centers, giving the 50 foot width in half. These column locations relate directly to the roof trusses above the second floor. Currently, temporary wood post shoring is located on the second floor to support the sagging trusses, with the posts directly above the first floor columns.

The existing first columns may be relocated if necessary; however, in doing so eccentric structural loads would be introduced. This would necessitate strengthening of the second floor main center beam and installation of stouter columns to take the non-axial loads. To avoid the added expense of doing this, the existing column locations should be retained wherever possible.

Floor

The existing floor structure appears to be in good shape and without damage. However, it requires structural strengthening to accommodate current code specified floor loads. The existing finish flooring of carpet and linoleum, which is worn out, can easily be removed to accommodate new finishes.

Ancillary Spaces

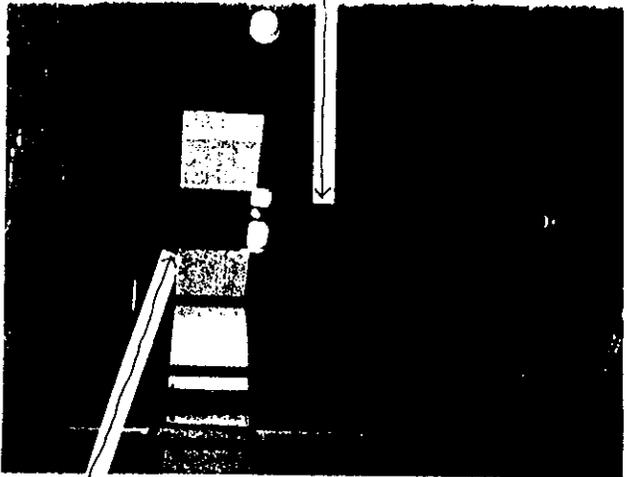
The eastern portion contains small bathrooms and a small elevated booth. These items should be removed. The bathrooms are very undersized and will not meet code.

The western portion contains several demising walls, dividing the space into smaller offices. These walls should be removed to accommodate a new multi-tenant layout in a more flexible configuration.



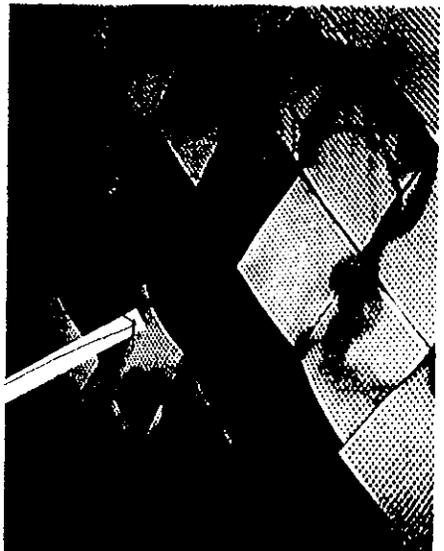
LODGE HALL

RETAIN CEILING + BEAMS
RETAIN / REMOVE COLS
RETAIN PLASTER → WALLS



LODGE HALL

REOPEN EXTERIOR WINDOWS



WEST CEILING

SEVERE WATER DAMAGE



STAIR

REPAIR EXISTING STAIR



BATHROOM

REMOVE GLASS-HEALTH HAZARD

FIELD INVESTIGATION (ACCESS THRU BROKEN WINDOWS)

REMOVE EXISTING FURLEACE

REPAIR WATER SATURATED FLOOR



WEST BUILDING

GOOD NATURAL LIGHT

7 Existing Conditions - Second Floor

Existing Conditions Second Floor

The second floor of the Masonic Lodge building was originally used for a banquet hall, kitchen and large assembly room for the Masons. It is currently completely vacant - most of the original construction remains. The assembly room is a remarkable architectural space, containing decorative trusses, a large volume of space, and a sprung hardwood dance floor.

The second floor is envisioned as containing offices and market rate apartments. The existing fixed elements on the second floor are arranged well to accommodate these uses.

Ceiling Height

The height to the bottom of the existing main roof trusses in the assembly space is about 17 feet. This height is sufficient to allow the original clerestory windows to be located on three sides of the space. The west portion has a ceiling height of approximately 13 feet.

Building Depth from Windows

The west portion has a series of windows along the front and side of the large banquet space. With an overall interior width of 24 feet from perimeter wall to the wall demising off the adjacent assembly space, the size of apartments will be approximately 18-19 feet in width, subtracting for a corridor.

Roof

The roof structure consists of three separate systems, for the west, east and rear portions of the building. The west roof structure is a shallow sloped, lightly framed A-frame truss, running the length of the building. It spans about 24 feet. The roof structure over the assembly space is a deep sloping truss, made up of heavier timbers, supporting 2x purfins. To the rear of the assembly space, a flat roof structure of 2x joists is used.

The roof structure appears to be in very poor shape and shows signs of deterioration from water leakage. The main truss structure is not strong enough to support roof loads - its chord members are cracked severely and the trusses are significantly sagging.

Columns

The second floor columns in the assembly space are new temporary construction, to shore up the roof trusses. These columns are approximately 8 x 8 inches in cross section and are wood.

The existing columns will require strengthening to withstand earthquake forces, if they are to remain in the final design. The columns should also be clad with decorative materials and finished out to appear more attractive.

The connections of the columns to the roof trusses and to the second floor are highly suspect. These connections are not at all adequate to prevent the columns from separating from their connecting members during an earthquake. This is particularly true at the floor connection, in which the columns are simply placed on the floor, providing virtually no lateral resistance. Without reinforcing these connections, the columns may tip over, causing the roof structure to sag or fail. These connections can be made adequate in a straightforward and inexpensive way - new steel plates can be bolted to the columns and the beams at the top and bottom of each column.

Floor

The existing second floor structure has been partially damaged by water. Some of the floor joists have been saturated and should be replaced or treated with an anti-fungal spray to deter dryrot.

The existing subflooring is composed of layers of one inch nominal thickness wood boards. A portion of these boards have been damaged by water and may require removal and replacement. The subflooring need not be removed to provide access for new plumbing, electrical distribution and insulation, as the first floor ceiling will be removed to accommodate this.

The subfloor boards are nailed to the floor joists, but do not connect to each other. This creates a discontinuous horizontal shear diaphragm, which is insufficient to provide any lateral stability for the perimeter walls at this level. This condition is quite common in older buildings and can readily be corrected by the installation of a single layer of plywood nailed over the entire floor.

The existing finish flooring materials vary from wood to vinyl tile. It is possible that the floor tile contains asbestos, and these materials should be properly tested and removed in accordance with government regulations.

Perimeter Walls

All of the perimeter wall surfaces on the interior have the original finish construction remaining, which consists of wood turring, lath & plaster. These finish areas are damaged in some areas and should be repaired.

Elevator

There is not an existing elevator serving the second floor. The code does not require the installation of an elevator, given the proposed second floor uses.

Stair

There is only one interior stair to the second floor, located in the northwest corner and exiting onto First Street. The condition of the stairway is poor - most of its treads and risers will need to be replaced. The width and size of treads and risers will comply with current code - thus allowing the stair area to be reused.

However, the code mandates that at least one other stairway be provided for egress from the second floor. This second, new stair will be required to be constructed at a distance of at least one-half the diagonal of the building away from the top of the existing stair (approx. 57 feet).

Programming

City Policies

The City of Writers has adopted several policies that will support the rehabilitation and commercial reuse of the Masonic Lodge Building.

- The Writers General Plan:
 - Designates the CBD (Central Business District) as allowing the following uses:
 - Restaurants, retail, service, professional & administrative offices, hotel, multi-family residential, public & quasi-public uses.
 - Adopts a policy to promote upgrading of older buildings and facades in the downtown.
 - Adopts a policy to encourage first floor retail uses.
 - Adopts a policy to allow first floor office, on a case-by-case basis.

Market

- Reuse of the Masonic Lodge Building will evolve from two major forces which affect its future use:
 - the ability of specific uses to be eligible for rehabilitation funding
 - the market demand for certain uses.

Without funding and demand, any plan for revitalization of this building will be difficult to achieve.

The 1990 Downtown Economic Development Study:

- Demonstrates a large volume of retail sales leakage from Writers (\$32 million).
- Predicts *potential commercial space demand* as follows:

Clothing Related	3 additional stores
Leisure & Misc.	2 additional stores
Banking & Finance	3 offices
Office: Insurance, Real Estate, Legal	1 office
Office: Medical	2 offices
Drug & Proprietary	2 stores
Entertainment	13 establishments
Tourism Related	11 establishments

Since the 1990 downtown study was completed, downtown Writers has experienced some growth of businesses in the downtown: 1 additional restaurant, a public theater facility and several small retailers. The Masonic Lodge Building was partially occupied by School District offices at the time of the study, but has since become vacant, except for a small sign shop, located in a shed to the rear of the building.

Building Owner Goals

In March 1995, the property owner and his broker met with the consultant team and the City to develop a program reuse strategy for the building. The group focused upon the first floor commercial uses, second floor commercial and public uses, and upon a general approach to rehabilitating the building in phases.

Phased Approach

The building owner wishes to rehabilitate the building under a phased strategy.

- Phase 1 would include:
 - Correction of existing structural problems, except for seismic strengthening (strengthening of first floor framing & strengthening of the main roof trusses).
 - Removal and replacement of the roof.
 - Construction of first floor tenant spaces
- Phase 2 would include:
 - Seismic retrofitting
 - Facade restoration
 - 2nd floor west area build-out for offices, studios, or apartments
- Phase 3 would include:
 - 2nd floor east area build-out for commercial uses

Programming

First Floor

The ground floor commercial uses most strongly perceived by the group as lacking in the downtown and appropriate for the building were:

- a copy shop
- gift shop
- Army/Navy store
- general sporting goods store
- carpet store (potential relocation from another building)
- professional offices

The local real estate broker indicated that the market demand for retail space sizes ranges from 350 to 1000 sf.

Second Floor

Development of the second floor is envisioned in one or two phases, splitting the assembly area and remainder of the building.

- The west 2nd floor space and rear:
 - offices, apartments, or art studios

The local real estate broker indicated that the market demand for office sizes is for 350-750 sf.

The east 2nd floor space:

- 'public pleasure' space (assembly)
- art space
- teaching space - possible associated with UC Davis
- bed & breakfast
- affordable housing (to rear and within west space)
- offices

Parking

The building should participate in the downtown parking assessment district, in order to provide adequate off-street parking. Parking for 8 cars is available at the rear of the building.

Analysis

The first floor is ideally suited to commercial uses. Each of the three existing spaces is quite large, over 2000 sf each. These spaces should be split up into smaller retail spaces, of 1000 sf or less.

Offices located at the west side of the first floor do not have adequate natural light, based upon the existing window and door configuration. It may be possible to introduce additional windows and glazed doors along the side facade of the building, creating a better office environment.

Access to second floor offices would be from a central stairway. The offices would have individually controlled baseboard heating. Air conditioning for the second floor would be common for all of the offices. Each office would have natural light from the existing second floor clerestory windows. Skylights may also be introduced.

Affordable housing, located to the side and rear of the second floor is not a viable use. The low number of housing units is below the threshold by which it would be attractive to a housing developer, as the burden of obtaining state financing for affordable housing is very cumbersome.

Excluding the main assembly space, the remainder of the second floor would only yield 5 studio apartments. Conventional financing for this use appears achievable.

Bed & Breakfast use of a portion of the second floor is a viable use. There is not any such use in the downtown, nor in outlying areas. Market demand for this use is unknown, however. This design option was not pursued.

Code Check

Applicable Building Codes:

Uniform Building Code (UBC)
 Uniform Fire, Mechanical, Plumbing, and Electrical Codes
 State Historic Building Code (SHBC)
 Uniform Code for Building Conservation (UCBC)
 California State Building Code - Title 24 (Accessibility)
 California State Building Code - Title 24 (Energy) EXEMPT
 Americans with Disabilities Act (ADA)

Other Applicable Regulations

City of Winters Zoning Ordinance
 City of Winters General Plan

Building Areas	Gross	Net	(net sf: excludes exterior walls)
1st Floor:			
West Bldg. *	2250	2024	
East Bldg.	4300	4224	
Total:	6750	6248	sf
2nd Floor:			
West Bldg.	2250	2024	
East Bldg.	4500	4224	
Total:	6750	6248	sf
Grand Total:	14,500	12,496	sf

*Shed area to rear of 1st floor is not included

Occupancy

Floor	Use	Occup. Group	Floor Area	SF/ Occup.	No. of Occup.
1 west east	Retail/Office	B2	2024	30/100	68/ 21
2 west/rear Assembly	Apartments Office	R1 B2	3476 2448	300 100	12 25

Floor Areas

Actual 12,496
 Basic Allowable 10,500 (Type V 1-hr)
 Increase for Added Stores 21,000
 Increase for Area Separation 31,500 (2 sides)
 Increase for Sprinklers N/A

Building Height

Actual 43 ft / 2 stories
 Max. Allowable 50 ft / 2 stories (Occupancy type: B2 / A2.1)

Area & Occupancy

Minimum Classification Type V - 1 hr
 Actual Construction Type V - 1 hr

11 Code Check

Construction

Exterior Bearing Walls 1 hr
 Exterior Non-Bearing Walls 1 hr
 Structural Frame 1 hr
 Interior Bearing Walls 1 hr
 Permanent Partitions 1 hr
 Shaft Enclosures 1 hr
 Floors 1 hr
 Roof 1 hr

UBC Table 17A

Occupancy Separations

B2 / A2.1 1 hr
 B2 / B2 0 hr

UBC Table 5B

Unit Live Loads

Retail 100 psf uniform / 2000 concentrated
 Office 100 psf uniform
 Assembly 100 psf uniform
 Exitways 100 psf uniform / 300 psf at treads

UBC Table 23A

Exit Requirements

Number Required Use No. of Occup. No. of Exits
 1 west Retail/Office 68/ 21 2/ 1
 1 west east 141 2
 2 west/rear assembly Apartments 12 2
 2 west/Office Office 25 1

UBC Table 33A

Exit Widths

Level/Use	No. of Occup.	% Contrib.	Occup. Load	UBC 3303(b) /50=Width
1 west Retail/Office	68/ 21	100 %	68/ 21	44 in min.
1 west east Retail	141	100 %	141	44 in min.
2 west/rear east Office	25	100 %	25	44 in min.

Corridors: Use code minimum of 44 inches width.
 Doors: Use code minimum of 36 inches width.

UBC 3305(b)
 UBC 3304(f)

Arrangement of Exits

2 or more exits - separate 2 exits a min. 1/2 of diagonal dimension of area served
 Distance to Exits - 150 ft max. (unsprinklered)
 Exits thru adjoining rooms - allowed, except thru store rooms or similar spaces

UBC 3303(c)
 UBC 3303(d)
 UBC 3303(e)

Corridors

Construction 1 hr
 Min. Width 44 inches
 Min. Height 7 ft
 Openings 20 min, self-closing
 Door Dimensions 3 ft min, 4 ft max
 Dead Ends 20 ft max

UBC 3305(g)
 UBC 3305(b)
 UBC 3305(c)
 UBC 3305(f)
 UBC 3304(f-g)
 UBC 3305(e)

Stairs

No. Required	2	UBC Table 33A
Min. Width	44 inches	UBC 3306(b)
Construction	0 hr	UBC 1706(a)
Exit	maintain rating @ enclosure	UBC 3309(c)
Rise / Run @ Treads	7 in max rise / 11 in min run	UBC 3306(c)

Fire Protection
 Sprinklers not required UBC 3802(b)
 Standpipes not required UBC Table 39A

Accessibility
 Elevator not required UBC Table 39A
 Retail Access required & ADA 4.1.3
 Bathrooms required @ public spaces ADA

Bathrooms
 Use Occ. Load M Toilets Urinals W. Toilets UFG Appendix C
 Office 25 1 1 1 1 Lavs
 Retail 2 2 2 4 2

Total: 2 2 4 4 2
 Retail occ. load governs. Office load may be combined.

Historic Building Code Requirements:

Construction Requirements
 Construction 1 hr not required UBC 605(c)

Exit Requirements
 Number Required 2 above 1st floor UBC 402(c)
 Fire Escape Allowed, if not primary exit UBC 402(c & e)
 Window sill less than 30 in. above floor

Exit Widths
 Arrangement of Exits comply with UBC UBC 402(a)
 comply with UBC UBC 402(a)

Structural Requirements
 Structural Safety comply with UBC, chapter 23 UBC 403
 Seismic Strengthening required, UBC 403
 comply with UBCBC appendix 1

Code Check

The Masonic Lodge Building is well suited for adaptive reuse as upper floor offices and apartments, and first floor retail or office. No major code problems would preclude these uses from occurring, however several code issues need to be addressed in order for the building to be safely used.

First Floor

Exiting
The existing building contains two exits for each of the three retail areas. The west building has a front exit and a side exit, located a sufficient distance apart. The two east retail spaces have front exits and can easily be provided with rear exits. These are sufficient in separation and combined width to serve the retail uses on the first floor.

The main building entries will have to be reconstructed to allow handicap accessibility, particularly to provide a smooth and level threshold condition at the entry doors.

Structural Floor Loads

The existing building first floor framing is not sufficient to carry the code-mandated floor loads.

The Uniform Code for Building Conservation (UCBC) will allow the existing floor framing to be considered sufficient, provided that the building owners institute "operational controls" to limit the floor loading. This is not practical - thus, compliance with the UBC is required, and the existing framing will have to be strengthened.

Seismic Strengthening
The UCBC requires that the building be strengthened to comply with seismic safety standards. However, the same code exempts this requirement for historic buildings, provided that the occupancy use is considered low hazard. The retail, office and dwelling occupancies are considered medium to medium-high hazard. Seismic strengthening is thus required.

The UCBC contains a special chapter devoted to seismic strengthening requirements for unreinforced masonry buildings. This code and the State Historic Building Code allow less stringent force factors than the normal code (UBC). Additionally, these two historic codes allow the structural engineer to take into account the seismic resistance offered by the existing construction assemblies, reducing in effect the cost of seismic retrofitting.

Bathrooms

The first floor bathrooms do not currently comply with the accessibility requirements of federal law (ADA), nor are they sufficient in size to accommodate the number of users projected by the code. It is recommended that entirely new bathrooms be constructed, which are fully accessible, and have the proper number of fixtures.

Separation of Retail and Office

The code permits retail and office spaces to be adjacent to each other and to not be separated by firewalls. This is very beneficial to the design flexibility of the first floor, in that office spaces can be intermingled with retail spaces.

Light and Air

The building code requires that natural light and natural ventilation be provided for each commercial space or these spaces may be served by artificial light and mechanical ventilation. This provision is very important to the layout of the first floor. The commercial spaces do not have access to natural light or ventilation, except at the front of the building. Provision of artificial light and mechanical ventilation will be needed.

Accessibility

Entrances and bathrooms will be required to be accessible to patrons of the retail spaces. Private second floor offices and apartments are not required to be accessible.

Second Floor

Exiting

The existing building has 2 exits from the second floor - a wide stair, located at the northwest corner of the building, and a fire escape, located along the rear of the building. At one time, the front of the building had a fire escape.

The UBC requires 2 exits. The UCBC will allow two exits, one of which may be a fire escape. Separation of exits must be at least one-half of the diagonal dimension of the second floor. Diagonal dimension = 114 ft. 1/2 diagonal = 57 ft. The existing stair and rear fire escape are not a sufficient distance apart.

Elevator

The Americans with Disabilities Act (ADA) and the UBC do not require that access to office and apartment occupancies located on the second floor include an elevator.

The second floor office areas need not be served by an elevator, provided meeting with the public can be accommodated in an alternative space on the first floor.

Bathrooms

The office and assembly spaces do not require bathrooms to be located on the second floor. Provided access to first floor bathrooms can be provided. Conversely, the first floor spaces cannot be provided only with bathrooms on the second floor, unless an elevator is provided. These bathrooms should be handicap accessible.

Light and Air

The west portion of the second floor has a number of existing windows facing the front and side of the building. These windows provide good natural light and will be ideal for use of this area for offices, studios or apartments.

Site

Parking

The Winnetka Zoning Ordinance requires the following parking amounts:

- 1 parking stall per 250 sq. gross floor area
- 1 1/2 stalls per each dwelling unit

This calculates as follows:

• Commercial	8696 gsf / 250	=	35 stalls
• Residential	5 dwell x 1.5	=	8 stalls
Total:			43 stalls

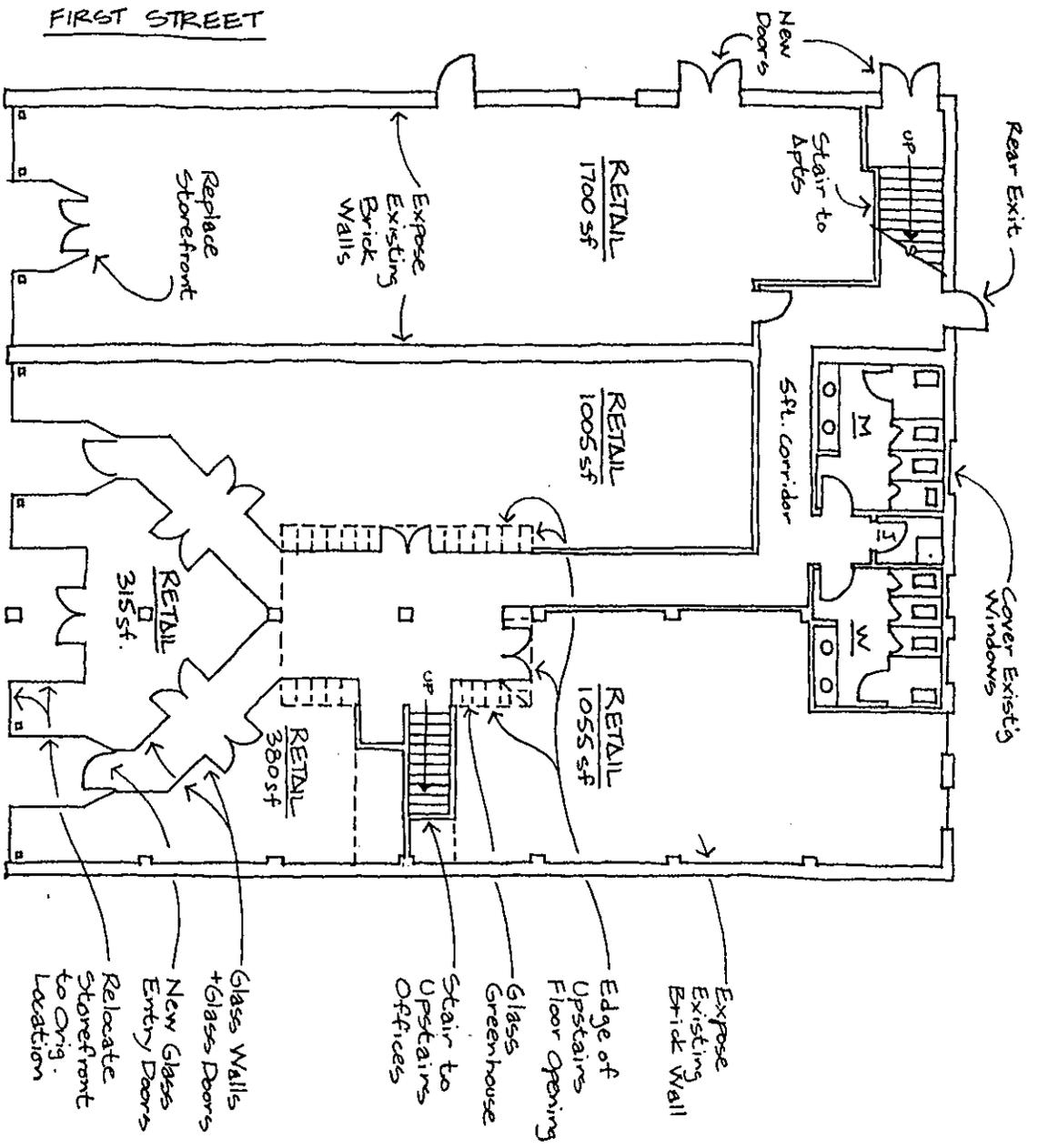
Stall sizes:

- Regular 9 ft x 19 ft
- Compact 8 ft x 18 ft (33% compact ratio)

The 75 foot width of the rear area will accommodate 6 regular and 2 compact stalls. The remaining parking demand will have to be accommodated through the parking assessment district.

Conceptual Design - First Floor

MAIN STREET



Conceptual Design First Floor

General Layout

The first floor is designed to accommodate retail spaces ranging from 300 to slightly over 1000 square feet in the east building. The west building would have a single large retail space fronting Main and First Streets of approximately 1700 square feet. The east building has several retail spaces which flank a central two-story atrium. Bathrooms serving the commercial spaces on both floors are located to the rear of the east building.

Volume

The existing 13 foot ceiling height would be maintained for the retail spaces in the east building. A new suspended drywall ceiling, at about 11 feet, should be placed below the existing second floor framing of the west building, to accommodate installation of plumbing for the second floor apartments, located above.

The tall ceilings of the ground floor retail spaces will provide a greater sense of openness and create an inviting retail environment. Overall ambient lighting can take advantage of the tall ceilings, by reflecting light off of the ceiling surfaces, providing good, even light, without the harshness of direct lighting.

East Building

Four retail spaces are designed, ranging from 315 to 1055 square feet. Three of these spaces have Main Street frontage. Each space flanks a central two-story atrium, with an open stairway leading to the second floor. The central front retail space is a key element in the design and tenant mix for the building; it should have a retail business that will draw a large number of visitors to the building. Recommended uses are: an espresso bar, a flower or card shop, a small gift shop, or a newsstand/sundries store. Outdoor seating can be placed in the central alcove formed by the projecting display bays of this shop.

West Building

The west building is designed at approximately 1700 sf. However, it can be easily demised into several smaller retail spaces, if the market dictates. The prime retail location is the front space, facing Main Street. Two smaller spaces can be constructed to the rear, with access from First Street, through existing doorways along the facade.

Rear spaces do not have good visibility from the street, as there are only limited doorways and only one small window along the facade. These spaces could be used as offices, in lieu of retail, if the market will support that. The First Street doorways should be replaced with new, functional doors and hardware.

Rear Exit

A rear exit is shown connecting the rear of the west building and the rear corridor of the east building. This exit is required by the building code, to prevent a dead end corridor at the rear of the building. It occurs through an existing doorway. This exit will also provide convenient access to the buildings from the rear parking lot.

Main Street Entries

The design plan shows the configuration of the east building's Main Street entries as they were in the original plan for the building. Two deep entry alcoves flank a central space; at roughly 10 1/2 feet deep. The center alcove, 7 1/2 feet deep, was also original, presumably to provide more display window area.

Although not part of the original layout, it is recommended that a pair of doors be installed, leading from the small central retail space out to the central Main Street alcove. These doors provide direct access to the outdoor seating area and also give the impression that the front of the building is very accessible.

The four display bays of the east building are very prominent along Main Street, and should be taken advantage of. Interesting, active and frequently changing retail displays should be aggressively used here to entice patrons into the building. The rear retail space, which does not have street frontage, should also be allowed to use one of the display bays to advertise its wares.

The west building entry along Main Street should also be rebuilt from its current non-historic condition. A central entry recess, matching the depth of the east building central alcove, is shown. Flanking this recess, two display window bays are shown. The storefront construction should match the construction of the east building's historic materials.

Central Atrium

The east building is designed with a two-story area, located in the middle of the first floor. The atrium will provide a visual connection to the second floor, allowing sight of the volume of the large assembly room on the second floor and providing views of the decorative beamed ceiling. The atrium will also create an appearance of openness to the first floor, eliminating a sense of restrictive closure and darkness for the interior spaces, deep within the building.

Greenhouses

Flanking the sides of the atrium, the adjacent retail spaces would be fronted with greenhouse (shed) shaped glass storefronts. These walls would be very transparent, not restrict the view upwards, and increase the leasable square footage for the retail areas. A sloping glass ceiling above the greenhouses would attach to the underside of the second floor opening. The walls of the greenhouses would contain glass doors and full height glass panels.

Glass Walls

Flanking the two entry halls of the east building, the interior walls separating the retail spaces from the corridors should be entirely glass, for the full height of the space. Doors into the retail spaces should also be glass. By doing so, increased retail display is made possible and the entries are made to feel inviting. The entire front of the building will be transparent, creating an open and inviting atmosphere.

Stairways

The existing rear stairway of the west building leads to the second floor apartment area. It also provides the code-mandated second means of egress from the second floor.

The stairway adjacent to the atrium leads to office spaces located in the large assembly room of the second floor. It is located to the side of the atrium, rather than within the atrium, to provide greater retail exposure and to keep the atrium space as large as possible.

Brick Walls

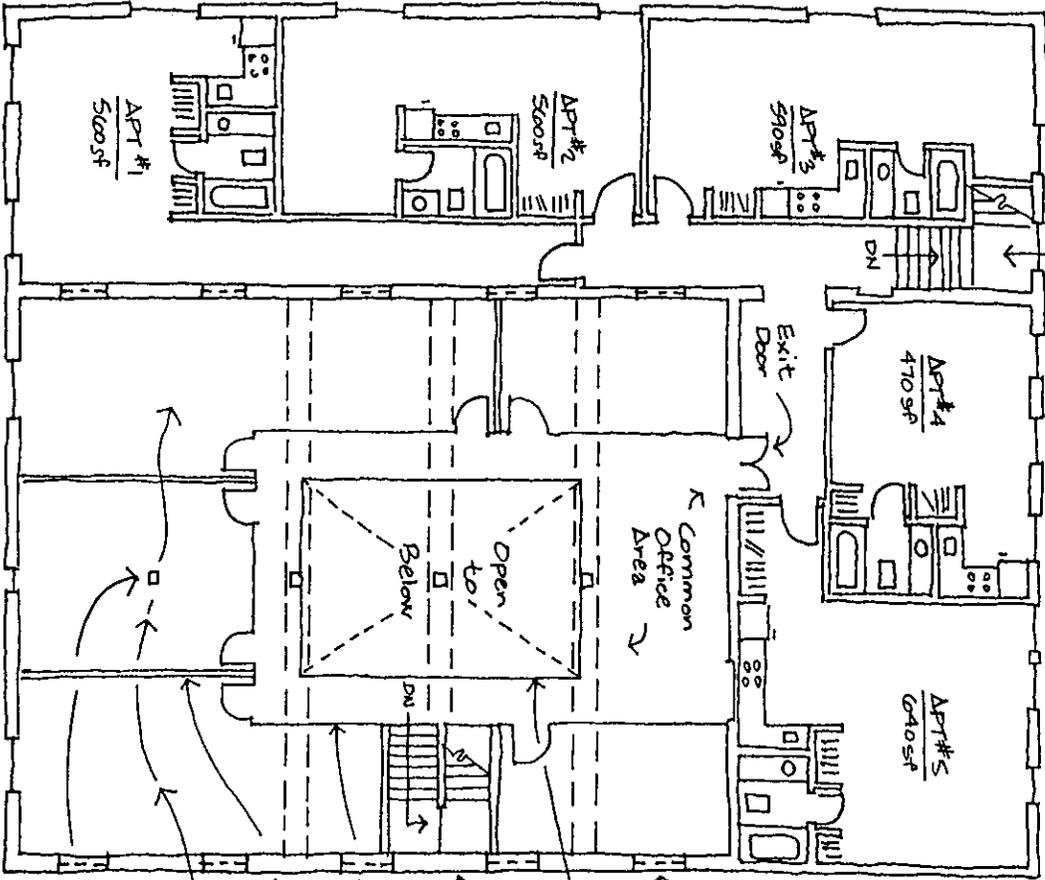
There are three main brick walls, running north-south, which flank the east and west sides of the buildings and divide the two buildings. The brick has been covered with plaster. The plaster should be stripped from the interior brick surfaces and the brick cleaned. The resulting exposed brick walls will provide a handsome appearance for the retail shops and add to the historic character of the building.

Bathrooms

The design includes separate-sex, multi-stall bathrooms, located to the rear of the east building. These bathrooms serve the ground floor retail and the second floor office spaces. According to the code-calculated occupant loads and the Uniform Plumbing Code, four fixtures are required for each sex. The bathrooms would be handicap accessible. By locating all of the required bathrooms in one location on the first floor, costs are saved, compared to providing additional second floor bathrooms for the offices. The ceiling over the bathroom areas should be lowered to accommodate plumbing runs under the second floor for the two rear apartments.

FIRST STREET

MAIN STREET



Exit Stair to Street

Clerestory Window, typ.

Open Railing

Stair to First Floor

Glass Wall

±8' high Partition

Offices 1835 sf total

Columns Remain

17 Conceptual Design - Second Floor

Conceptual Design Second Floor

General Layout

The second floor layout is divided into two uses: offices and studio apartments. The offices are located in the existing east building large assembly room, clustered about the atrium opening, which looks down to the first floor. The five apartments are located to the rear of the east building and within the west building.

Volume

The 17 foot ceiling height of the assembly space will be taken advantage of for the office configuration. The offices will be demised using approximately 8 foot high walls, thus allowing the overall size of the large room to remain visible. The central atrium will add an additional sense of height to the space, as it will be open to the first floor.

The ceilings in the apartments can be dropped to about a 12 foot height, located above the window tops along First and Main Streets. This height is very gracious for apartments, and will provide an increased sense of spaciousness for these rooms. Dropping the ceilings in this area will allow easier installation of air conditioning, located above the ceilings.

Atrium

The central atrium at the office area will create a visual focus for the large room. It will promote an upscale, open feeling to the office area, and provide a feeling of accessibility and exposure to the public for the offices.

The railings surrounding the atrium opening should be open to allow visibility to and from the first floor. These railings should be glass or open balusters, capped with a decorative horizontal railing.

Offices

The offices surrounding the atrium are designed to have glass fronts and glass doors, thus maximizing their open feeling. Solid walls demising the sides of each office would be clad in drywall.

The office fronts should be designed with modular, rhythmic dimensions to allow subsequent relocation of the side demising walls at flexible and regular intervals. In this way, as tenant space needs change, the office fronts can remain untouched, with minimal relocation changes needed only to the side demising walls.

Acoustical separation between adjacent offices, with open ceilings needs to be addressed. Both the side and front walls will be open to the volume of the large room, creating an acoustic path between offices. Acoustically absorptive materials can be placed on the side demising walls, on the band of perimeter walls to the rear and above the offices on the flat coffers of the main ceiling between the beams. Reflected sound transference can thus be minimized by the strategic use of these buffer materials.

The existing hardwood floor of the assembly room should remain and be refinished. This floor, if used in conjunction with decorative area rugs in the individual offices, will create a very upscale environment. The existing stage and perimeter bench seats should be removed.

Clerestory Windows

The existing clerestory windows, located on three sides of the assembly space should be uncovered and reused. These windows will provide much needed natural light for the offices.

Columns

The temporary columns supporting the roof trusses are designed to remain. Once the column connections are improved, the rough wood members should be clad with decorative painted wood trim.

Ceiling

The historic ceiling of the assembly room is the most dominant feature of the room and should be restored. The cladding on the beams (lower roof truss chords) should be reinstated and repaired to their originaluster. This cladding features hand painted decorative patterning, which needs to be cleaned and repaired.

The flat coffers between the beams suffers from rain damage. They should be patched and coated with an acoustically soft material to absorb sound. The coating should be a fine texture and painted, in order to appear historically sensitive to the room.

Ceilings in the apartments will be drywall, suspended from the existing structure.

Lighting

The existing chandeliers in the assembly space are inadequate. They do not provide sufficient light levels for office use. New fixtures which provide ambient uplight onto the ceiling are recommended. Additionally, individual office task lighting should be used.

Apartments

Each of the five apartments, located to the rear and west of the second floor, contain a bathroom, kitchenette and a large single room. The bathrooms are completely equipped, with tub/shower, lavatory and toilet. The kitchenettes would have a sink, refrigerator, cooktop and microwave.

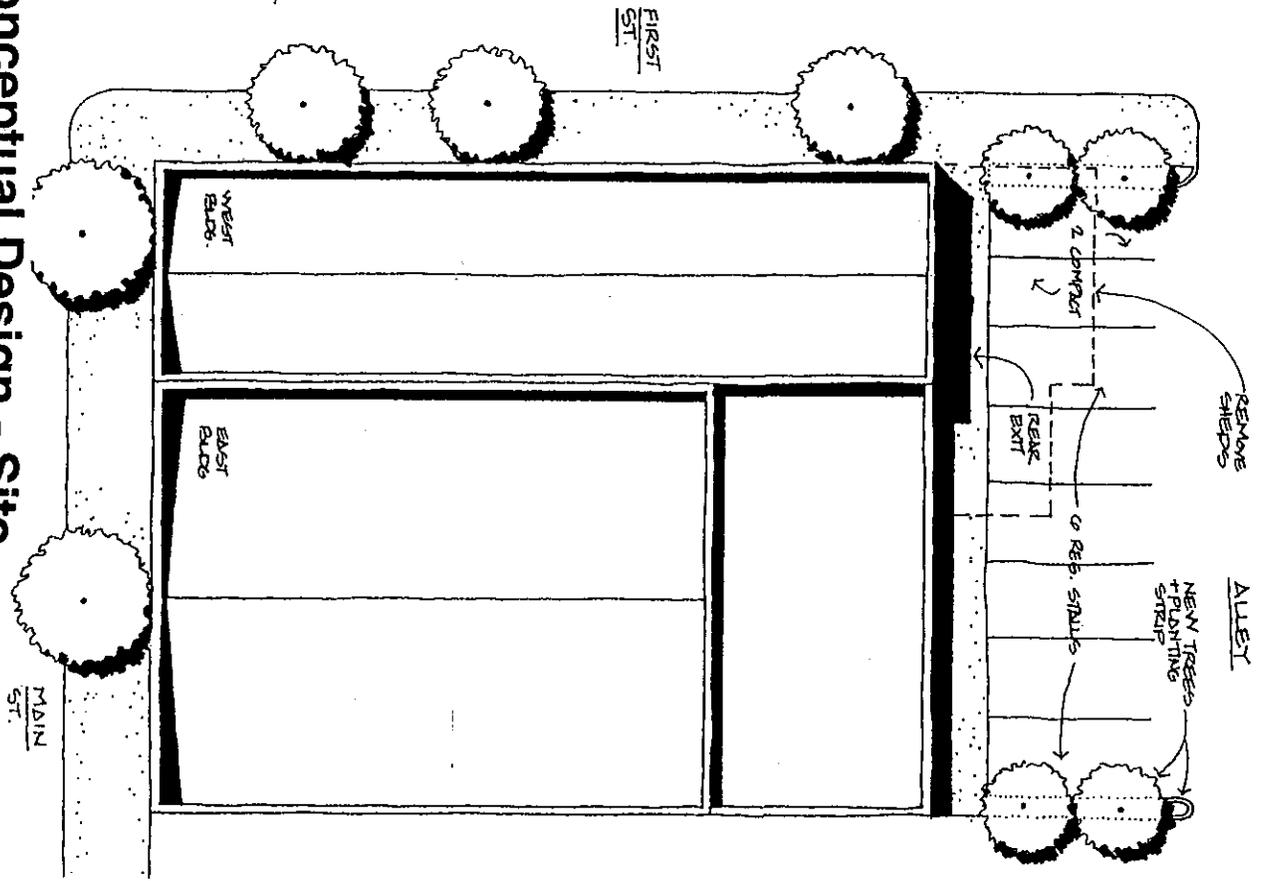
These apartments are designed as market-rate living units. Accordingly, they are fully finished out on their interiors, including carpeting, tiled bathrooms and finished walls. Each apartment would have individually controlled air conditioning. Each apartment has its own entry door, connected to a rear corridor that is served by the rear stairway.

Access to the apartments is separated from the retail and office uses via the rear stairway. The doors leading from the second floor offices into the rear apartment corridor would remain closed, except for emergency egress. In this way, the retail and office activities may be graciously separated from the apartments, allowing both uses to coexist in the same building.

Egress

The Uniform Building Code mandates that at least two means of egress be provided from the second floor, given the anticipated usage and occupant loads. The historic building codes do not allow a reduction in the number of required exits. The existing rear interior stair can serve as one exit. The stair adjacent to the atrium can be the other exit, as it is separated in distance sufficiently from the rear stair to qualify.

19 Conceptual Design - Site



Conceptual Design Site

Main Street

The building is tight to the property lines along both Main and First Streets, the two sidewalk areas that adjoin the building.

Along the Main Street facade is the opportunity to introduce sidewalk seating, possibly to serve a small food service shop in the east building. Small scale chairs and tables should be placed in the central alcove and perhaps along the front of the two center display windows. The City should allow and encourage this seating as it will provide increased activity and life to the street.

First Street

The facade flanking First Street is predominantly blank, except for three doors and a window. Streetscape treatment along this facade will be limited to installation of new replacement doors and signage. The signage for businesses along First Street should be small scale, low hanging signs placed near the doorways.

It may be possible to have sidewalk displays of merchandise along this side, depending upon the retailer. However, given the lack of visibility of these displays from within the spaces, they may not be successful.

Rear

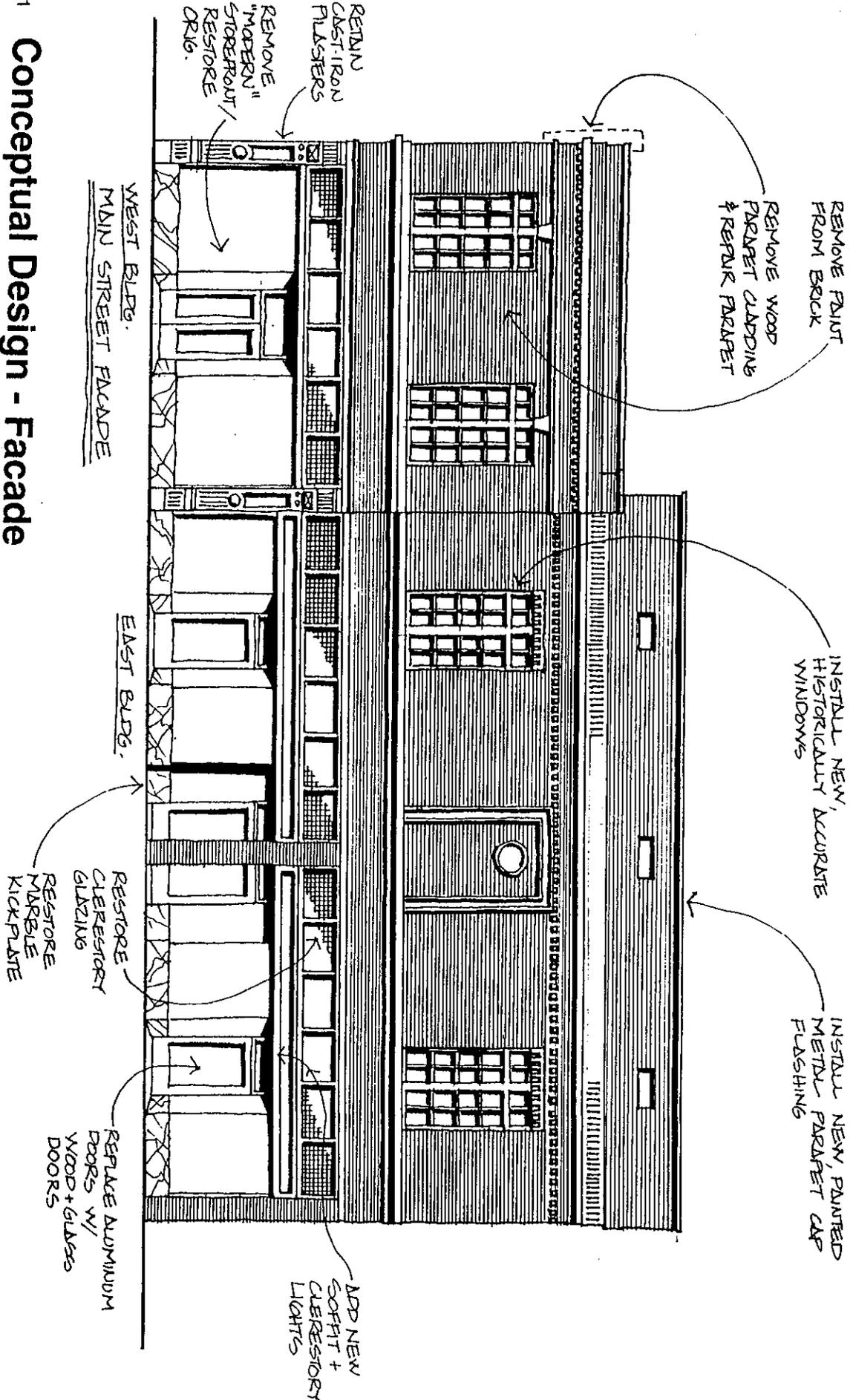
The site can accommodate 8 cars to the rear of the building. The property is 120 feet in depth and the building is 90 feet long, leaving a rear yard of 30 feet by 75 feet in width.

90 degree parking, accessed from the alley is feasible. 6 regular stalls of 9 x 19 feet dimension and two compact stalls of 8 x 19 feet can fit, allowing room for landscaping and an egress path from the rear exit. The City's Zoning Ordinance requires that shade trees be used to protect the parked cars - trees flanking the parking are shown.

The rearmost retail space in the east building could have access to a small garden area or a rear store entry, if a new door was constructed in the rear of the building, leading into this space.

The existing rear metal sheds will be removed.

21 **Conceptual Design - Facade**



Conceptual Design Facade

The exterior of the Masonic Lodge Building should be revitalized. The design of the facade rework should follow the Secretary of the Interior's Guidelines for Historic Rehabilitation. In doing so, the restored facade will take advantage of the building's greatest asset - its historical exterior appearance.

The facade work can be generally broken into two types of work: repair and restoration. The second story facade has not been damaged by subsequent modernization efforts - work on this area is largely repair. The ground floor has been significantly and poorly altered from the original design - work here consists of demolition of the "modern" west building's Main Street facade, portions of the east building facade, and replacement with a restored facade, duplicating the original design.

The following is a description of recommended facade rehabilitation work, starting at the top of the building and working down, by component:

Parapet
The highly detailed brick parapet should be recapped with metal flashing to improve the watertight performance of the wall terminus. The existing cap flashing has deteriorated and should be replaced with a new cap that is discreetly designed and painted to minimize visibility from the street.

The First Street wooden parapet cladding should be entirely removed and the underlying brick parapet repaired.

Brick Facade
Portions of the second floor facade are comprised of highly decorative brick banding, topping the windows and as cornice bands along the parapet and below the second floor windows. The brick is dirty, but does not appear to be significantly deteriorated.

The brick should be cleaned with a non-abrasive, non-detergent based cleaner, using only natural fiber bristle brushes and gentle hand scrubbing. Following application of a cleaning agent, the surface should be thoroughly rinsed with clear water. Application of clear, invisible penetrating sealer may be used, although its application should be made with caution, so as to not stain or darken the brick.

The cementitious mortar between the brick has failed in a few locations. All of the mortar joints should be carefully examined, loose or cracked mortar removed, and the joints should be repointed with new mortar to match the existing sound mortar which remains. Test samples of replacement mortar should be made to create a visual match between new and old mortar.

The west building's brick along First and Main Streets has been painted. This coating should be stripped, using gentle chemical strippers and brushes. No sandblasting should be used. Prior to stripping, the paint should be tested for lead contamination. If lead is present, high-tech dry-ice blasting may be a feasible method of paint removal.

Second Floor Wood Windows
The existing large windows should be replaced with new sash and glass. The design profile of the sash should match the existing profile, in order to maintain its historic appearance. The multiple window lile design should remain, as this style announces the historical prominence of the highly patterned windows used in the original design.

The replacement sash should be painted wood, set in new runner channels to make operation of the double hung windows easier. The replacement glass should be tempered, at selected locations for fireman's access. The glass should also remain clear, as the introduction of tinted or a reflective coating would greatly detract from the building's historic appearance.

Retail Storefront

The "modern" west building's storefront extends down to the sidewalk, starting from just below its clerestory windows. The west building's storefront is not at all historic, is visually unattractive, and does not match the east storefront. It should be removed entirely, and replaced with materials which match the historic original storefront of the east building. The historic cast iron pilasters should remain, as they were an important part of the original design.

The east building storefront has also suffered some "modernization." Work here consists of removal of the existing shiny aluminum framed entry doors, a portion of the reworked central store windows, and demolition of the brick kickplate below the storefront windows.

New wood entry doors, with glass panels should be reinstalled at the Main Street entries. The storefront plan should be restored to include two projecting bays surrounding a central alcove, as this was the original layout. The existing storefront windows are set in their original copper frames - these should be reused, cleaned, polished and clear lacquered.

Clerestory

The facade retains the original glazed clerestory band which extends over the length of the facade above the original storefront windows. This band is comprised of small panes of glass, probably set in small profile metal channels. Currently, the clerestory is covered over with plywood at the west building and is covered with a canvas awning at the east building.

Replacement clear glazing should be installed, to restore the historical look and to let additional natural light deep into the ground floor interior. The surrounding wood sash should be repaired.

Kickplate

The original design had a straightforward 18 inch high base below the storefront windows. The original kickplate material was marble, which has since been covered over with brick. The marble may have been removed during brick installation.

The restored kickplate design should return the original historic appearance, using marble of a type used originally.

First Street Entries

Entries to the west building along First Street should use the original door openings which occur in the facade, rather than introducing new openings. The existing doors are unattractive and worn out. They should be replaced with wood framed glass doors, in order to allow as much natural light and visibility into the space as possible.

Residential Entry

The First Street stairway door is old and dysfunctional. It should be replaced with new doors, consisting of wood stile and rail with glass insets, using historic reproduction hardware.

Lighting

The current facade exterior lighting consists of modern recessed soffit lights over the recessed retail entries. New lights should be installed in the soffits. Also, a series of pendant lights, located to the interior of the glass, should be placed within the clerestory band. In this way, the shop interiors can be illuminated, and the sidewalk area will gain light spilling out from the overhead clerestory.

The historic wrought iron lamp over the rear stair door should be repaired and reused.

Graphics

Window signage should be limited to the storefront windows. No large building signs should be used anywhere along the facade, especially on the brick. The window signage should be gold-leaf decorative lettering and logo designs, or painted signage using subtle colors.

Signage for the First Street doorways can be hanging overhead signs. Handpainted and small in scale, these signs will add interest to this facade.

General Description of Building Structure

The building is a two-story structure with a floor area of approximately 13,000 square feet. Plan dimensions are 90 feet long by 75 feet wide. Story heights are approximately 14 feet at the first and 13 and 18 feet at the second. The higher roof is over the Lodge Room which was constructed after the original building was completed. There is also an unfinished basement which is about 7 feet below the first floor.

The exterior walls are constructed of unreinforced brick masonry (UWB). At the ground floor along Main Street, there are no brick walls, only glass storefront.

The roof and floor construction consist of wood framing members with a few steel beams at the second floor and a steel column from the second floor to the ground at the set-back entrance along Main Street.

The roof framing contains wood trusses spanning 49 feet and 24 feet. The trusses consist of 2 x 10 and 2 x 8 members and are spaced approximately 12 feet - 6 inches apart with 2 x 6 rafters and ceiling joists spanning between trusses.

The second floor is constructed with 3 x 14 joists at 12 inches on center spanning 24 feet, a 12 x 16 built-up wood beam, a 12 inch steel beam and 8 x 8 and 8 x 10 wood posts spaced 12 feet 6 inches apart.

First floor members are 2 x 10 joists at 16 inches on center spanning 10 feet, 4 x 6 and 6 x 6 beams and posts. The posts are located on approximately 10 foot centers in each direction.

Foundation at posts and columns are concrete, isolated spread footings; foundations at brick walls are unknown.

The data above was obtained from drawings prepared by Stocombe and Tuttle, Architect and Engineer, Oakland, CA, titled "Alteration and Addition to the Masonic Temple at Winters, Calif.", dated April, 1927 and from observations during a visit to the property in March, 1995. Observations were visual only; no materials were removed, nor was any testing performed. Observation of the roof trusses was made from the second floor level.

Structural Analysis

Structural Systems

Buildings are subjected to a number of forces that must be resisted if they are to perform the functions for which they were originally constructed. There are two main types of forces for which buildings must be designed: gravity forces and lateral forces.

Gravity forces result from the weight of the building itself and its contents: people, furniture, equipment, etc. Gravity forces act in a vertical direction, perpendicular to the ground surface.

The gravity loads are carried by the trusses, joists, beams, columns and brick bearing walls to the foundations. For this building, the gravity framing system appears adequate to support the anticipated loading except for the roof trusses over the lodge room, the first floor framing, and the foundations, which will be discussed later.

Lateral forces are generated by winds and earthquakes and act primarily in a horizontal direction, parallel to the ground surface, however, there are vertical components of these forces.

The lateral system for this building consists of the perimeter brick walls (shearwalls) and the roof and floor diaphragms. Lateral forces must be resisted by the walls which are parallel to the direction of the force. These forces are transferred to the shearwalls by the roof and floor diaphragms through the connections to the walls. The brick shearwalls are judged to be adequate for the parallel, or in-plane, forces.

Structural Deficiencies

Lateral System

Winters is in seismic zone 3, the second most active seismic area as defined in the Uniform Building Code. The primary deficiency in this building is in its lateral force resisting system.

UWB structures are recognized as being potentially the most hazardous type of structures during an earthquake. In addition, the ground floor has no lateral force resisting capacity along the side adjacent to Main Street. These walls are glass storefront only and offer no resistance to lateral forces, presenting the probability of serious damage to the building with the possibility of collapse.

The exterior walls must also be able to resist lateral forces which are perpendicular to the plane of the walls. These forces are called out-of-plane forces. The walls span vertically between the floors/roof and must be properly anchored to them for out-of-plane forces. The tall story heights subject the walls to bending forces which they may not be able to resist without being strengthened.

Wall-to-floor anchors were observed at the exterior wall at the second floor. These anchors were spaced approximately 8 feet on center. The effectiveness of these anchors is unknown, however, they are judged to be inadequate to fully anchor the walls to the floor for out-of-plane forces.

The connections of the roof and floor diaphragms to the walls were not observed, however, it is common for buildings of this type and age to have inadequate wall anchorages for both in-plane and out-of-plane forces.

The roof diaphragm of 1 x 8 straight sheathing is inadequate to carry the anticipated lateral loads and needs to be strengthened.

The parapets represent a potential hazard during an earthquake. They could become separated from the rest of the wall at the roof line and fall onto, and possibly through, the roof or fall onto the street below.

Gravity System

The roof trusses in the lodge room have experienced significant distress in the past. The bottom chords appear to have a noticeable sag and have many splits in the wood at the bolt locations. All of the trusses have been shored at the center with 6 x 6 posts; one truss has an additional post located about 10 feet from the center. This particular truss is in the worst condition, with the bottom chord badly split over about one-third of its length from the west wall. One possible cause of the distress is multiple re-roofing without removal of old roofing materials. This could result in significant added weight on the roof. The condition of the other truss members - top chord, verticals and diagonals - is unknown.

A structural analysis of the trusses was performed and indicated that some members may be overstressed even under normal loading conditions when the trusses span the entire 49 foot distance. Analysis of the trusses with the post added at mid-span indicated that the stresses in the truss top and bottom chord members are reduced significantly, while the stresses in the vertical and diagonal members are increased but still well within allowable values. In the analysis, certain assumptions were necessarily made as to lumber grade (actual grade used being unknown) and connections of individual truss members to one another.

The first floor framing was also analyzed for a retail occupancy live load of 75 pounds per square foot. The joists were found to be adequate to carry this loading but the beams were found to be inadequate and should be strengthened.

The individual spread footings are small by today's standards, resulting in relatively high soil bearing pressures, although no signs of floor sag were readily apparent.

A crack was observed in the brick wall along First Street which may be due to some differential settlement of the perimeter foundation.

Structural Recommendations

Lateral System

The lateral force resisting system should be strengthened in order to provide a reasonable degree of life safety for the building occupants during an earthquake. The strengthening recommended below is not intended to prevent damage to the structure but should allow the building to survive a significant earthquake without collapse.

Bracing at Ground Level

Steel moment resisting frames are recommended to be constructed along Main Street. These frames obtain their strength and stiffness through rigid connections between the beams and columns. New foundations will be required under the columns and the beams will have to be connected to the second floor framing.

Wall Bracing

The brick walls should be braced for out-of-plane forces. This can be accomplished with vertical posts located approximately 6 to 10 feet apart. The posts will be bolted to the walls and braced above the ceiling to the floor or roof framing above.

Wall Anchors

The walls should be securely anchored to the roof and floor diaphragms for both in-plane and out-of-plane forces. This can be accomplished by installing epoxy set anchor bolts in the brick walls, which then will be connected to both parallel and perpendicular wood framing members.

Parapet Bracing

The parapets should be braced to prevent them from becoming falling hazards, as stated above. To accomplish this, the simplest and most economical solution is to install a continuous horizontal angle near the top of the parapet with anchor bolts. To this angle, diagonal angle braces should be connected at approximately 8 feet on center and then bolted to the roof framing members.

Roof Diaphragm

The roof diaphragm should be strengthened in order to be capable of transferring lateral loads to the shearwalls. One way to accomplish this is to replace the 1 x 8 sheathing with plywood sheathing. This method obviously requires removal of roofing materials and re-roofing after the new plywood is installed. Another method, which is the one recommended, is to install diagonal steel rod braces below the roof. The steel rods can be installed without disturbing any of the existing sheathing or roofing.

Testing

It is recommended that in-place shear testing be performed on the brick walls to verify allowable values to be used in analyzing their capacity as shearwalls.

Structural Recommendations

Gravity System

Roof Trusses

The roof trusses require repair and strengthening. The extent of the strengthening required will depend upon whether the posts which have been installed as temporary shoring are left in place or removed.

For either scheme, the large splits should be repaired with an epoxy based adhesive and steel plates and bolts.

If the posts are left in place, they will need to be reinforced with 2 x 6 members on two sides. Also, the connections at top and bottom need to be improved. This is the simplest and most economical scheme for strengthening of the trusses and is the recommended method. The architectural design has accommodated the posts remaining.

The footings under the posts which support the second floor should be increased in area due to the additional load from the roof if the posts below the trusses are to remain.

Alternatively, the posts under the trusses can be removed, however the strengthening required will be more extensive than then if the posts are to remain. The bottom chords will have to be reinforced. The reinforcing can be additional wood members only; wood with steel plates and straps; or steel rods with a few added wood members. The last scheme with steel rods is probably the most cost effective.

First Floor

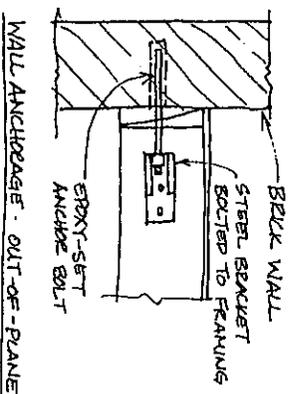
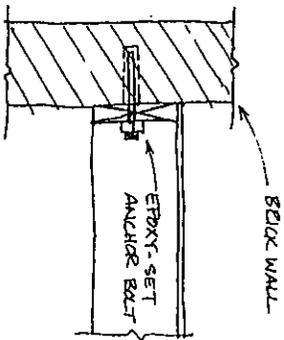
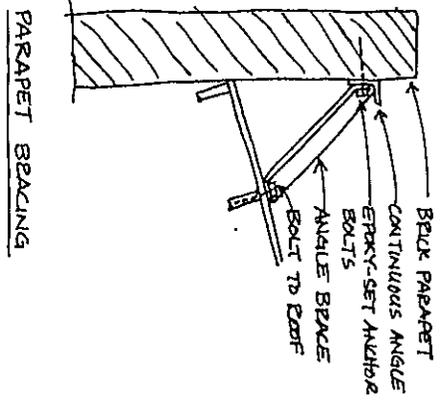
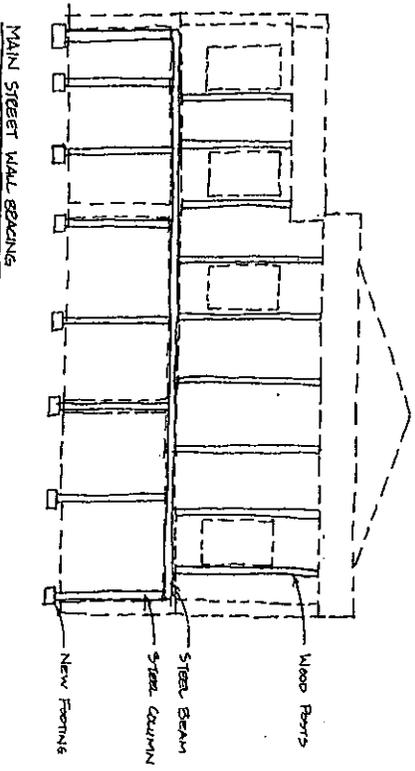
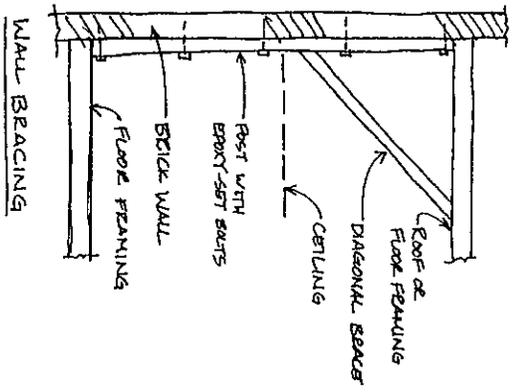
The first floor beams need to be strengthened to carry the retail occupancy load, as stated above. The simplest way to achieve this is to add wood members to the existing beams. Two 2 x 10's nailed to each side of the beam with a 2 x 6 between at the bottom is recommended as an economical strengthening method.

The footings under the posts which support the first floor framing should be enlarged in area, unless a geotechnical investigation can verify that the allowable soil bearing pressure will not be exceeded with the existing footing sizes.

Other Recommendations

The roof framing and second floor sheathing and framing which has been damaged by water leaks should be replaced and repaired as needed.

The cracks in the brick walls should be repaired with an epoxy grout. Mortar between bricks should be re-pointed where it is deteriorated and loose.



MASONIC LODGE COST ESTIMATE						
3 May, 1995						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
EXTERIOR						
Demolition						
Built-up roof	6248	sf	5196	5186	0	
Roofing equipment & misc.	1	ls	300	300	0	
Parapet flashing	544	lf	0.95	517	0	
Parapet fascia	360	sf	1.75	630	0	
2nd floor rear door	1	ea	35	35	0	
2nd floor windows	25	ea	15	375	35	
Rear Fire Escape	1	ls	750	750	0	
Canopy	1	ls	300	300	0	
Ground floor doors	6	ea	35	210	0	
Storefront	380	sf	1.75	665	665	0
Kickplate	140	sf	2.25	315	315	0
Strip Paint @ Brick	2520	sf	1.55	3906	3906	0
Sheds	2	ea	1250	2500	2500	0
Totals:			15,689	15,654	35	
EXTERIOR						
New Construction						
Built-up roof	6248	sf	1.85	11,559	11,559	0
Floor flashing	544	lf	5.55	3019	3019	0
2nd floor replacement windows	25	ea	385	9625	9625	0
Brick cleaning, repair & repointing	4145	sf	0.85	3523	3523	0
Parapet Repair	360	sf	22.85	8226	8226	0
Storefront Clerestory Repair	172	sf	10.60	1823	1823	0
Storefront Windows	525	sf	16.50	9712	4162	5550
Glass entry doors	1	pr	1200	1200	1200	0
Glasswood entry doors	10	ea	850	8500	8500	0
Kickplate	345	sf	25	8625	8625	0
Lights	8	ea	175	1400	1400	0
Paint	1	ls	2500	2500	2500	0
Totals:			69,713	64,163	5,550	

GROUND FLOOR						
Demolition						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Selective demolition	6248	sf	1.50	9372	9372	0
Totals:			9,372	9,372	0	
New Construction						
General						
Strip plaster @ brick walls	4240	sf	0.65	2756	2756	0
New wood framed walls (8'high)	73	lf	9.90	723	723	0
New wood framed walls (11'high)	88	lf	14.50	1276	1276	0
New wood framed walls (13'high)	0	lf	20.30	0	0	0
Drywall	5392	sf	0.92	4961	4961	0
Ceiling drywall (suspended)	2420	sf	2.35	5687	5687	0
Unrated doors & frames	7	ea	350	2450	2450	0
Painting: walls	4472	sf	0.36	1610	1610	0
Painting: ceilings	6248	sf	0.45	2812	2812	0
Flooring	4224	sf	3.30	13,939	13,939	0
Glass walls	58	lf	38	2204	2204	0
Greenhouse storefronts	38	lf	125	4,750	4,750	0
Glass doors	6	pr	1200	7,200	7,200	0
Smoke detectors	12	ea	285	3420	3420	0
Lighting	30	ea	150	4500	4500	0
Illuminated exit signs	8	ea	95	760	760	0
Bathrooms						
Plumbing rough-ins	13	ea	515	6,695	6,695	0
Bath floor tile	336	sf	7.50	2520	2520	0
Bath wall tile	140	sf	5.05	707	707	0
Lav-counters	16	lf	125	2000	2000	0
Lavatories	4	ea	275	1100	1100	0
Toilets / Urinals	8	ea	430	3440	2580	860
Janitor's closet sink	1	ea	300	300	300	0
Toilet partitions	8	ea	400	3200	3200	0
Grab bars	2	sets	80	160	160	0
Mirrors	80	sf	10.25	820	820	0
Toilet accessories	14	ea	85	1190	1190	0
Totals:			81,179	80,319	860	

2ND FLOOR						
Demolition	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Selective demolition	6248	sf	9372	0	9372	
Totals:			9372	0	9372	
New Construction						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Commercial						
Clean walls	3706	sf	1038	0	1038	
Wood framed walls (8' high)	100	lf	990	0	990	
Drywall	1600	sf	1568	0	1568	
Ceiling drywall (patch)	500	sf	580	0	580	
Ceiling acoustical coat	2928	sf	5124	0	5124	
Reclad trusses	4	ea	4800	0	4800	
Rated doors & frames	2	ea	1350	0	1350	
Stairs: interior (new)	1	ls	5700	0	5700	
Stairs: repair existing	1	ls	3500	0	3500	
Cut out atrium floor	384	sf	2611	0	2611	
Atrium fascia	80	lf	400	0	400	
Atrium handrails	80	lf	225	0	18,000	
Column cladding	5	ea	2,000	0	2,000	
Stair handrails	40	lf	460	0	460	
Painting: walls	5306	sf	1910	0	1910	
Painting: ceilings	2928	sf	1318	0	1318	
Refinish wood floor	2544	sf	5342	0	5342	
Glass walls	78	lf	1911	0	1911	
Glass doors	6	ea	5400	0	5400	
Smoke detectors	8	ea	2280	0	2280	
Lighting	20	ea	3000	0	3000	
Illuminated exit signs	3	ea	285	0	285	
Totals:			69,567	0	69,567	

2ND FLOOR						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Residential Units						
General						
Clean walls	4510	sf	1263	0	1263	
Wood framed walls (10' high)	340	lf	3961	0	3961	
Drywall	6800	sf	6664	0	6664	
Ceiling drywall	3250	sf	3770	0	3770	
Painting: walls	6800	sf	2448	0	2448	
Painting: ceilings	3250	sf	1462	0	1462	
Rated doors & frames	5	ea	3375	0	3375	
Unrated doors & frames	5	ea	350	0	1750	
Smoke detectors	5	ea	285	0	1425	
Lighting	10	ea	150	0	1500	
Carpeting	2925	sf	8775	0	8775	
Close doors	5	pr	320	0	1600	
Close shelving	40	lf	200	0	200	
Bedrooms						
Plumbing rough-ins	20	ea	1270	0	25,400	
Bath floor tile	165	sf	7,50	0	1238	
Lav counters	5	ea	245	0	1225	
Lavatories	5	ea	275	0	1375	
Tub/showers	5	ea	375	0	1875	
Toilets	5	ea	300	0	1500	
Medicine cabinets	5	ea	75	0	375	
Kitchens						
Kitchen floor	160	sf	6,85	0	1096	
Kitchen cabinets	40	lf	210	0	8400	
Kitchen sinks	5	ea	340	0	1700	
Cooktops	5	ea	270	0	1350	
Microwaves	5	ea	185	0	925	
Refrigerator	5	ea	500	0	2500	
Pantries	5	ea	400	0	2000	
Totals:			89,152	0	89,152	

MECHANICAL/ELECTRICAL						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Electrical (commercial)	9246	sf	41,607	28,116	13,491	
Electrical (residential)	3250	sf	10,075	0	10,075	
Mechanical (commercial)	9246	sf	36,984	24,992	11,992	
Mechanical (residential)	3250	sf	8938	0	8938	
Sprinklers @ Residential	3250	sf	6500	0	6500	
Totals:			104,104	53,108	50,996	
STRUCTURAL UPGRADES						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Parapet bracing	470	lf	2702	2702	0	
Wall anchors: roof	610	lf	12,200	12,200	0	
2nd floor sheathing	610	lf	12,200	0	12,200	
2nd floor wall bracing	3320	sf	2789	0	2789	
Ground floor wall bracing	1	ls	16,650	0	16,650	
Foundation upgrade (new piers)	1	ls	26,400	0	26,400	
Foundation upgrade (enlarge exist)	8	ea	4800	0	4,800	
Reinforce first floor	30	ea	9000	0	9,000	
Floor truss repairs	6248	sf	3749	3749	0	
TS 6x6 column @ atrium	5	ea	1200	6000	0	
Brick wall shear testing	1	ea	1200	0	1,200	
Roof tie rods	1	ls	2000	2000	0	
Totals:	400	lf	3096	3096	0	
			102,786	29,747	73,039	
SITE DEVELOPMENT						
Item	Quantity	Unit Cost	Total	Phase 1	Phase 2	
Site prep	2250	sf	1012	1012	0	
New AC paving	1500	sf	1500	1500	0	
Curbs	60	lf	735	441	0	
Planting (ground cover)	750	sf	1500	1500	0	
Trees	4	ea	500	500	0	
Totals:			4954	4954	0	

SUMMARY					
	Total	Phase 1	Phase 2		
Exterior - demo	15,689	15,654	35		
Exterior - new	69,713	64,163	5,550		
Ground floor - demo	9,372	9,372	0		
Ground floor - new	81,179	80,319	860		
2nd floor - demo	9372	0	9372		
2nd floor - hall	69,567	0	69,567		
2nd floor - residential	89,152	0	89,152		
Mechanical & Electrical	104,104	53,108	50,996		
Structural upgrades	102,786	29,747	73,039		
Site development	4954	4954	0		
Subtotals:	555,887	257,316	298,570		
General O&M (8.5%)	47,250	21,872	25,378		
Contingency (15%)	90,471	41,878	48,592		
Totals:	693,607	321,067	372,541		

Cost Estimate Design and Cost Assumptions

Area Summary

The following is a summary of the square footages of the various uses of the building:

Total Net Square Footage:	12,496
Net Square Footage Per Floor:	6248
Total Commercial Square Footage:	6295 (50.4%)
Total Residential Square Footage:	2820 (22.6%)
Circulation & Service Areas:	3380 (27.0%)
Commercial Areas: (net)	
West Building	
Front:	955 sq. ft. (if undivided: 1705 sq. ft.)
Center:	410
Rear:	340
East Building	
Front:	380
Center:	315
Side:	1005
Rear:	1055
Second Floor	
Offices	1835 total
Individual Apartment Areas: (net)	
Apt 1:	560 sq. ft.
Apt 2:	560
Apt 3:	590
Apt 4:	470
Apt 5:	640

The remainder of the building area is devoted to circulation, code-required exits, stairs, the central atrium and to service spaces such as the restrooms and janitorial facilities.

Assumed Level of Construction for Costing

All of the public spaces, such as entrances, corridors, the central atrium, and bathrooms will be fully finished and ready for occupancy.

The retail spaces will be "shelled out" - meaning that demising walls, flooring, general lighting, and mechanical/electrical distribution will be supplied under the base building estimate. The one exception is that the finish flooring for the west ground floor retail space is not included - as it is anticipated that this space will be used by a carpet retailer, who will provide their own flooring.

The apartments will be fully finished, carpeted, painted and ready to receive tenants. The level of finishes, fixtures and appliances are costed out at a good quality, better than average. The long term replacement costs for interior goods well exceeds their savings in initial installation cost. Thus, a better quality and somewhat higher initial cost is assumed.

The facade will be restored in appearance to its original design. Costs assume that new, replicate materials will be used to match the original design, rather than repair of historical materials where the original materials are too badly deteriorated. For example, the second floor window sash is too rotten to be adequately repaired - these windows will be replaced with new wood sash matching the existing.

Assumed Project Costs Beyond Cost Requirements

There are several design features which have been included in the cost estimate, which are not strictly required by the building codes. These items have been included for the safety of the residential occupants. They are: sprinklers at the residential areas, hard-wired smoke detectors (tied back to a central alarm), and tempered safety glass at some of the replacement windows (used for fire evacuation).

Phased Costs

All of the exterior is included in the initial phase, in order to qualify the building rehabilitation for Historic Preservation Tax Credits.

The storefront restoration is phased in two parts, as follows:

The initial phase includes restoration of the west building's historic Main Street frontage and the cleaning of the existing historic metal window framing of the east building. The second phase involves the relocation of the two center projecting storefront bays at the east building, to their original location forward towards Main Street.

All of the ground floor improvements are included in phase 1, except for installation of two toilets. Plumbing rough-ins are included, but the fixtures are not needed until the occupant loads increase during phase 2.

The second floor is entirely phase 2, including reconstruction of the rear stair, creation of the central atrium floor opening and its adjacent stair.

Structural upgrades are phased to remedy immediate problems in the initial phase, including the roof trusses and the first floor framing. Seismic strengthening is slated for phase 2.

Site work, in order to provide off-street parking, is part of phase 1.

Mechanical Costs

The mechanical unit costs assume use of a centralized mechanical system to provide forced air heating and cooling for the commercial spaces. Individual spaces would have independent controls. The residential units will have independent systems, supplied by a central air handler.

The costs for these types of systems are higher than to simply provide window-mounted A/C units for the apartments and no cooling capabilities for the commercial spaces. In order to meet historic preservation criteria and to provide market competitive spaces, an upgraded, full system was assumed.

Overhead & Profit / Contingency

Subcontractor CH&P is included in each line item. The summary includes an 8.5% CH&P figure, added to the total to cover the general contractor's overhead and profit mark-up.

A contingency of 15% of the total cost, including general CH&P, is included. This percentage is appropriate for this stage of design. It should not be reduced until later, if at all, unless a more precise level and quantity of design is established.

INTRODUCTION

LOCAL MARKET CONDITIONS FOR DOWNTOWN COMMERCIAL SPACE

The Winters *General Plan* was adopted in 1992. The adoption of the *General Plan* marked the end of a three year building moratorium and the beginning of a new phase of growth and development for Winters. A fundamental objective of the Winters *General Plan* was to provide for an increased residential base and expanded commercial activity without jeopardizing the traditional small town qualities and agricultural heritage of the community. According to the *Winters Economic and Social Profile*, published in March 1995 by the Winters Economic Development Commission:

Main Street is the historic downtown commercial district of Winters. Commercial development in this corridor would likely include tourist-oriented business, restaurants, small shops, boutiques and art galleries. The vision of the Main Street corridor is to preserve and enhance the historic character of the area, and to create an energetic downtown commercial environment.

According to the Winters Community Development Department, at present the community is showing steady residential growth. Approximately 125 new homes were built in Winters during the 1994 building season, which was slightly ahead of projections. The Sacramento Area Council of Governments (SACOG) recently revised population increase projections for Winters (December 1994) estimate that the population will reach 5,475 by the end of 1995 and grow to 7,000 people by the year 2000, a 28% increase.

The Community Development Director believes the SACOG population projections may be slightly optimistic with respect to future growth. However, in spite of the recent sluggish California economy, Winters (and the neighboring Yolo County communities of Woodland and Davis) have new subdivisions under construction. For the current 1995-96 building season the Community Development Department estimates that approximately 150 new homes will be constructed.

To date, maps for approximately 335 additional homes have been approved by the city and a new map for 210 additional homes is expected to be processed by the city in the near future. Within the next year, approvals are expected for a newly annexed area of the city which would provide 200 new homes. The city's wastewater treatment plant must be expanded, however, to accommodate this new growth.

New commercial projects have also been completed in recent years. The first phase of a new highway commercial project was completed in 1994 on Highway 28 on the east side of town, occupied by Round Table Pizza and other tenants. Rents in this building average over \$1,000/SF. Phase 2 of this project will include a grocery store and pharmacy. The Cradwick Building, a mid-block Main Street historic building of approximately 9,000SF, is currently in the pre-development phase and is planned for rehabilitation in 1996 by a local investment group. The Cradwick Building is one half block from the Masons Building; the subject of this report. This project would add 3,750SF of rehabilitated commercial space to Main Street with the second story of the building used for low income housing units.

Gradual and steady growth in population should increase the local demand for additional service, entertainment, and professional businesses to serve the community. These market niches will be filled by expanding existing businesses and by new start-up businesses that will be attracted to the Main Street historic district due to the central location and unique ambience. The 1990 *Downtown*

Financial - Introduction

Winters Commercial Market Report (Volume 3) noted the following:

"Winters' Downtown provides many development opportunities on both vacant land and vacant building space. The single highest priority is the structural stabilization of the unreinforced two story buildings along Main Street. This will provide space in the downtown area to satisfy some of the existing and projected demand for commercial space. Non-retail uses should be located in upper floor space and in other non-storefront building areas." (pg. vii)

Several types of business establishment were identified in the *Commercial Market Report* as having future "build-out potential" in the downtown area as Winters population grows. Those businesses identified that could make a "fit" with the downtown historic buildings are the following:

Establishment Type	No. Estabds.	No. Employees
Clothing Related	5	5
Leisure & Misc. Retail	4	15
Banking & Finance	3	3
Office/Insur. Legal, Real Estate	1	2
Office: Medical	6	16
Drug & Proprietary Stores	2	7
Entertainment Related	13	50
Tourism Related	13	59

(From: Table 3, Volume 3, 1990 *Commercial Market Report, Downtown Winters*)

According to local realtors and appraisers familiar with the Winters market, the vacancy rate in downtown Winters averages about 5-10% for commercial space that is structurally safe and available for occupancy. Lease rates in the downtown currently average \$.45-\$.65 per square foot depending on the size and quality of the space. An up-scale small office or retail space suitable for a professional or a boutique may command a higher lease rate of \$.70-\$.80 per square foot.

Local realtors indicate that the most requested size for general retail on Main Street is about 1,000 square feet, with smaller spaces requested for professional offices.

In summary, although market data indicates that there are currently market opportunities for specific types of business establishments in the downtown area, the demand is limited. At present, a small amount of new office and retail space would likely be absorbed downtown, but the introduction of new space must be of good quality and introduced on a gradual basis in concert with the growth of the community.

ECONOMIC ANALYSIS: MASONS BUILDING

The renovation and seismic upgrade of the Masons Building will preserve a prominent historical commercial building for the city's Main Street historic district. The building is located within the redevelopment project boundary of the city. The Redevelopment Agency was established in 1992 to spur new investment in the core part of town and preserve and rehabilitate older, blighted structures in the downtown area.

The current owner of the building is George Sanders, a resident of Winters. In recent years, Mr. Sanders has been very involved with downtown revitalization efforts in Winters. He is a former business owner in the downtown area and is also part of a local investment group that in 1994 rehabilitated the historic Opera House building on Main Street in Winters. The Opera House project was similar in scope to the proposed Masons Building rehabilitation. This project involved a seismic upgrade of a two story unreinforced masonry building, remodeling of downstairs storefronts, and preservation of the performing arts venue on the second floor of the building. The ground floor of the Opera House building is currently leased to a restaurant and video store.

Mr. Sanders has indicated to the project consultants that he is interested in either selling the Masons Building to a developer or, if financially feasible, forming a partnership with other investors to rehabilitate the building into a profitable asset. At present the building is vacant and non-leaseable due to structural deficiencies and safety concerns.

The recommended conceptual design for the Masons Building was developed by Synthesis Design Group in consultation with Mr. Sanders and local real estate broker, Vincent Schwent. Due to the economics of the project and the limitations of the commercial leasing market in downtown Winters, it is recommended that the full rehabilitation of the Masons Building be done in two phases over a five year period.

PHASE 1

Phase 1 of the project involves a complete restoration of the exterior of the building (including a new roof), structural improvements to make the downstairs of the building safe for occupancy, and a complete upgrade and remodel to the first floor of the building. The restoration and beautification of the facade of the building will give the building street appeal, improve the aesthetics of Main Street, and qualifies the project for the maximum Historic Preservation Tax Credit (discussed below).

Phase 1 will create 4,460 square feet of upscale commercial space on the first floor of the Masons Building. The older section of the building (bordering First Street) is designed as one open space of 1,705 SF. The real estate broker associated with the project has had an expression of interest from retailers potentially interested in a space of approximately this size. The space on the eastern side of the building (2,755 SF) is divided into smaller units and will be targeted for offices, boutiques, and small specialty retailers.

The economic analysis for the project assumes that the renovated commercial space can be leased out at a starting rate averaging \$5.70 per square foot. This lease rate is currently on the high end for y space in the downtown area. When rehabilitated, the Masons Building will provide some of the highest quality space in the downtown which can be demised for small and medium sized end users. The project proforma assumes that lease rates for the commercial space can be raised gradually (3% per year) to offset increases in overhead costs and to take advantage of the stronger market and increase in property values which are expected to occur with the growth of the city.

The total development cost for Phase 1 is estimated at \$612,683, which is comprised of an acquisition cost of \$200,000 and construction and associated fees of \$412,683 (see Development Budget). A key assumption in the development budget is a valuation of the Masons Building "as is" at \$200,000, which is based upon discussions with local realtors. It is also assumed in the analysis that the building will be sold by the current owner to a new partnership (to include the current owner) that will acquire the building at this cost. (An appraisal will be necessary to establish the actual "as is" and "after rehabilitation" value of the building prior to a transfer of ownership and applications for loans to rehabilitate the building).

The recommended sources of funding for Phase 1 include Historic Preservation Tax Credit proceeds of \$64,909, and Economic Development Block Grant (EDBG) loan from the City of Winters of \$417,774, and owner's equity in the building estimated at \$130,000 (General Partner).

It is recommended that a portion of the EDBG loan be used to refinance the approximately \$70,000 existing First Deed of Trust loan on the Masons Building when the property is acquired by a new development team. Given the cost of the project and projected returns, the terms for the City EDBG loan must be substantially below market for the project to be financially viable to investors. In order to make the project financially feasible it is recommended that the city defer payback of \$30,340 of the EDBG loan, which, according to the consulting architect, is the estimated cost of the decorative restoration portion of the exterior improvements to the building. This is a "non-functional" cost of the project which provides public benefit in the form of enhanced Main Street aesthetics and is also a necessary cost for the Historic Preservation Tax Credit program.

It is also recommended that the repayment of the additional \$387,434 in city EDBG loan funds for rehabilitation of the Masons Building be deferred for the first two years of the project to allow time for the leasing up of the commercial space. Absorption of the 4,460 square feet of the space is estimated to take two years after project completion. The cash-flow of the project could support interest-only payments of three percent (3%) interest in years 3-5, with a thirty-year amortization of the EDBG loan occurring in year six.

With the EDBG subsidy and the new equity provided to the project via the Historic Preservation Tax Credit program, the project generates a modest positive cash flow and return on investment each year. Assuming an investment of \$144,909 in the building from the general and limited partners, the projected internal rate of return (IRR) on the project is a modest 5% (assumes building sold at year seven). The investment tax credits (ITCs) are captured by the limited partners after the first year the project is brought into service.

The EDBG and tax credit subsidies are made available by the federal and state government to provide a public benefit to local communities. When combined, these subsidy programs have the potential to foster the preservation of an important historic building currently vacant and blighted, the expansion of the local tax base, and the creation of new jobs in Winters.

PHASE 2

The conceptual design for Phase 2 of the Masons Building consists of completing the entire rehabilitation of the structure. This phase rehabilitates the second story of the Masons Building, including additional structural work. The second story of the building is to be used for five one bedroom market-rate apartments and an additional 1,835 square feet of office space.

Phasing of the project is recommended to allow for the initial absorption of the first floor commercial

space and financial stabilization of the project. Assuming Writers' population continues to grow steadily, by year five the market demand for additional office space downtown should be stronger.

The plan to create five one bedroom housing units on the second floor of the building is consistent with the city's *General Plan* and is viewed by the property owner and consultants as a way of helping revitalize downtown and reducing the market risk of the project. According to appraisers familiar with the local housing market, the current demand for one bedroom apartments is strong, with a vacancy rate of about 0%. The overall vacancy rate for apartments in Writers is currently about 5%. The market rent for good quality one bedroom units is approximately \$500.00 per month.

By year five it is assumed that the five apartments could be rented for a minimum of \$550.00 per month adding an additional \$33,000 per year in gross income to the project. The additional 1,835 square feet of new office space is projected to be absorbed in years five and six at an average lease rate of \$.75/SF.

The total estimated development cost for Phase 2 is \$502,017. The projected income generated by the Masons Building with the addition of the Phase 2 improvements can potentially qualify the property for a commercial bank loan of up to \$225,000 as part of the overall financing package. To motivate a commercial lender, the city may have to subordinate any EDBG loan made for Phase 1 improvements to the bank loan to reduce the bank's exposure on the project to an acceptable level. A \$225,000 bank loan on a project worth perhaps \$900,000 represents a loan to value ratio of only 25%.

Other sources of funds for the development cost of Phase 2 consist of additional Historic Preservation Tax Credit proceeds estimated at \$79,203, a modest general partner contribution of \$10,000, and a second EDBG or Writers Redevelopment Agency loan of \$187,814. Since part of the cost of Phase 2 is for new commercial space (offices) that will create new businesses and jobs, the project would be eligible for an additional EDBG loan from the city. For Phase 2 of the project, the city's Redevelopment Agency (RDA) may have tax increment funds that could also be loaned to the developers, in lieu of or in combination with EDBG funds. At complete build-out (Phase 2), the project will generate an estimated \$7,000 in annual property tax increment funds to the city's Redevelopment Agency. After a two year deferral of payments on the EDBG/RDA loan, the project could support 3% fully amortized loan payable to the city over a thirty year period.

With the prescribed financing scenario, the cash flow on the project is strengthened after build-out of Phase 2. The addition of market rate housing units to the tenant mix in the building would likely provide a stable revenue stream on the project with less investor risk associated with commercial space. The cash-flow on the project in year 5 is projected at \$10,269, with additional investment tax credits (ITCs) accruing to the limited partners in year 5 estimated at \$99,003.

income group" (TIG) employees to enable the city to meet the EDBG program requirements for TIG job creation. The Community Partnership Agency is very familiar with the EDBG program, having been involved in the past on other EDBG projects in Yolo County. Any costs charged by the YCCPA to perform the TIG job recruitment services can be paid for by the City of Winters out of the EDBG grant administration budget.

EDBG repayments are made by the developer back to the City of Winters. The city, in turn, can use the EDBG "program income" to capitalize a revolving loan fund to assist other job-generating economic development projects in the future. If the EDBG loan recipient fails to create the requisite number of jobs within the specified period of the EDBG program, then the city must return a pro-rata share of the EDBG loan repayments to the state.

It is important to note that federal labor standards apply to CDBG-funded construction projects. The Davis-Bacon Act stipulates that "prevailing wages" (in essence, union wages) must be paid by contractors on federally-funded construction projects. (Note: the construction cost estimate for the Masons Building was prepared by Synthesis Design Group based upon prevailing wage rates).

The EDBG loan program works well in combination with bank and tax credit equity financing due to the fact that EDBG monies must leverage private funds.

EDBG applications can be submitted by the City of Winters to HCD on year-round basis. EDBG applications do not compete directly (in a rating and ranking process) with other economic development projects. Funds are awarded to cities on a "first come, first served" basis as long as proposed projects meet all criteria and funds are available. Normally, HCD has available funding for the EDBG program throughout the year.

3. Commercial Bank Participation

The cash flow analysis for the project indicates that Phase 1 of the project cannot support debt service on a conventional bank loan. With the addition of market rate rental housing and increased lease rates and revenue at build-out of Phase 2, the project can support a conventional bank loan (First Deed of Trust) of up to \$225,000.

The commercial loan represents only about 25% of the total funding for Phase 2. Although loans for commercial real estate development are very difficult to obtain due to the recession and heavy bank regulation in California in recent years, a project structured in this manner should be attractive to aggressive lenders. The exposure for a bank is limited and the bank could be in a first deed of trust position if the city were willing to subordinate the EDBG loan to the bank.

This project would also meet Community Reinvestment Act (CRA) requirements imposed on banks by the Federal Reserve Bank. The CRA stipulates that banks are to develop a plan which makes a certain amount of credit available to community development projects meeting special needs within the communities they serve. Local (Yolo County) banks should be contacted first to solicit their interest in participating in the project as part of their CRA plan.

FINANCIAL ANALYSIS: MASONS BUILDING

DATE:	25-MAY-95
PROJECT:	MASONS BUILDING
ADDRESS:	41-47 MAIN STREET, WINTERS, CA.
OWNER:	GEORGE SANDERS
	Square
Bottom Floor (Phase 1)	Footages
Top Floor (Phase 2)	6,248
TOTAL	6,248
	12,496

PROJECT FINANCING PHASE 1 SOURCES

USES	General Partner	United Partners	EDBG	TOTAL
Acquisition	\$130,000		\$70,000	\$200,000
Construction		\$64,909	\$347,774	\$412,683
TOTAL	\$130,000	\$64,909	\$417,774	\$612,683
Project Cost	\$612,683			\$612,683

PROJECT FINANCING PHASE 2 SOURCES

USES	General Partner	United Partners	Bank Loan	ROA/EDBG	TOTAL
Acquisition	\$0	\$0	\$0	\$0	\$0
Construction	\$10,000	\$79,203	\$225,000	\$187,814	\$502,017
TOTAL	\$10,000	\$79,203	\$225,000	\$187,814	\$502,017
Project Cost	\$502,017				\$502,017

CALCULATION OF TAX CREDITS (PHASE 1)

HISTORIC TAX CREDIT (PHASE 1)	\$405,683
Total Basis--Historic (PHASE 1)	
Credit Rate	20%
Total Historic Credit (taken first year only)	\$81,137
Factor	80
Total Equity Proceeds- Historic Credits	\$64,909

CALCULATION OF TAX CREDITS (PHASE 2)

HISTORIC TAX CREDIT (PHASE 2)	\$495,017
Total Basis--Historic (PHASE 2)	
Credit Rate	20%
Total Historic Credit (taken in year 5)	\$99,003
Factor	80
Total Equity Proceeds- Historic Credits	\$79,203

RECOMMENDED SOURCES OF FUNDING

1. Historic Preservation Tax Credit Program

The preservation of architecturally and historically significant buildings is a national goal. The U.S. Congress has enacted the Historic Preservation Tax Credit program (HPTC) to provide an economic incentive for developers to complete these types of projects.

Through the HPTC program the developers of the project can potentially capture a 20% tax credit on the total eligible rehabilitation costs of the project ("basis"). The HPTC is allocated lump sum to the investors after the first tax year the project is placed in service. The tax credits are then divided up amongst the investors based upon a partnership agreement. An individual tax payer can reduce their federal tax liability by a maximum of about \$7,500 per year through tax credits. Unused tax credits can be carried forward up to ten years and can recapture taxes paid three years into the past.

A limited partnership is a legal ownership structure created to finance a real estate venture. In return for a share of the tax credits to be generated by the project, interested individuals invest cash into the project. The "limited" partners have no personal liability or collateral requirements on the project, other than their cash investment. The general partner (principal owner) retains managing control of the project, assumes full liability (risk) and uses the limited partners cash (new equity) towards the cost of financing the project. Historic Preservation Tax Credits are normally sold to investors for about \$80 for each \$1,000 of tax credits. The proceeds from the sale of the tax credits are used to fund the rehabilitation of the historic building. It is estimated that \$64,909 can be raised for Phase 1 of the project through the sale of HPTCs, with an additional \$79,203 in HPTC proceeds capturable for Phase 2.

Tax Credit Certification of the Project

The Masonic Building is listed on the City of Winters *Historic Resources Inventory* and is potentially eligible for listing on the National Register of Historic Places. Once the building is listed on the National Register, it is deemed a "certified property" by the National Park Service. A building must be certified by the federal government in order to qualify for the 20% tax credit. The certification process for a historic preservation project involves a two-part application to the State Historic Preservation Office (SHPO). Part one of the SHPO application is used to request a preliminary determination of whether an individual building not yet on the National Register meets the National Register Criteria for Evaluation and will likely be listed on the National Register when this more extensive application is submitted. Because of the importance of the Masonic Lodge to the history of the community and the generally intact condition of the architecture of the Masons Building, it is believed by the project consultants that the building will likely meet the National Register criteria.

Once the project is determined to be eligible for the National Register, Part Two of the SHPO application is submitted with detailed descriptions of the proposed rehabilitation work. The design of the project must meet the *Secretary of the Interior's Standards for Rehabilitation* in order to receive the HPTCs. The proposed design for the Masons Building rehabilitation developed by Synthesis Design Group is consistent with the federal design guidelines.

Project phasing is permissible under the HPTC program. However, all work on the building must be completed within a five year period. The tax credits can be captured incrementally on the project on

a progress basis. The design development drawings for the project must be completed for all phases of the project at the beginning of the project and be approved by SHPO prior to the start of construction. In the development budget for Phase 1 of the project, funds have been budgeted for architectural fees to provide design development drawings for both phases of the project, in addition to construction drawings for Phase 1. Funds have also been budgeted for the National Register determination and application process.

2. Economic Development Block Grant Program (EDBG)

The State Community Development Block Grant (CDBG) Program for small cities has a separate setaside program for eligible economic development projects (EDBG program). Under the EDBG program, "economic development" is defined as projects that create (or retain) jobs in the community. The City of Winters can apply for EDBG funds to the State Department of Housing and Community Development (HCD) based upon a ratio of \$35,000 in EDBG funds for each job created by the project.

The EDBG funds received by the city are loaned to the project developer at a below-market interest rate. There are no set loan terms for the EDBG program. The loan terms are negotiated between the developer and city based upon the debt capacity of the project. EDBG loan applications are reviewed by HCD for appropriateness of terms and financial viability of the project. EDBG applications can be submitted to HCD on a continual basis with a maximum \$500,000 amount allocated to the city during one calendar year. EDBG loans are typically subordinate to bank loans.

According to industry statistics compiled by the Building Operators Management Association, an average of one job is created for each 200 square feet of building space. Based upon a conservative estimate of three jobs created for each 1,000 square feet in the Masons Building, new business establishments leasing the 4,460SF of renovated commercial space (Phase 1) could employ approximately thirteen (13) new employees.

In return for a \$417,774 EDBG loan from the city to finance Phase 1 improvements, business tenants in the Masons Building would be required to generate twelve (12) new jobs over the thirty month period of the EDBG program. Normally, the state requires letters of interest from potential tenants in the building at the time the EDBG application is submitted by the city for funding.

For Phase 2, a \$187,814 EDBG loan must translate into an additional five (5) new jobs created by tenants occupying the second floor of the building.

Since the Masons Building is located within the city's redevelopment boundary and is currently vacant and non-habitable due to safety concerns, it would likely be considered a "blighted" building under local and EDBG criteria. The two key national goals of the EDBG program are: the elimination of slums and blight and benefit to low-moderate income people. If the Masons Building is deemed a blighted building, the national goal of the EDBG program can be achieved by the rehabilitation and adaptive reuse of the structure. The state goal is achieved by the creation of new jobs.

If the national goal of the EDBG program were to be achieved through the creation of jobs for low moderate income individuals, the Yolo County Community Partnership Agency (YCCPA), a federally-funded career placement center based in Woodland, should be retained by the City of Winters to work directly with business tenants leasing space in the Masons Building. The YCCPA will assist the new business with job recruitment, training, and household income certification of new "targeted

DEVELOPMENT BUDGET MASON'S BLDG 06-Jan-98

	PHASE 1	PHASE 1	PHASE 2	PHASE 2
1 PURCHASE PRICE	\$200,000	\$0	\$0	\$0
2 UNIT CONSTRUCTION	\$321,087	\$321,087	\$372,541	\$372,541
3 CONSTRUCTION FEES				
a Local Permits/Fees	\$11,000	\$11,000	\$27,000	\$27,000
b Architect & Engineer	\$48,800	\$48,800	\$53,850	\$53,850
c Phase I Env Study	\$0	\$0	\$0	\$0
d Bond Premium	\$4,816	\$4,816	\$5,588	\$5,588
e Water/Sewer Hook-up Fees	\$0	\$0	\$0	\$0
f School Impact Fees	\$0	\$0	\$4,850	\$4,850
SUBTOTAL	\$64,616	\$64,616	\$91,289	\$91,289
4 CARRYING CHARGES				
a Construction Loan Fee	\$0	\$0	\$4,500	\$4,500
b Construction Interest	\$0	\$0	\$15,188	\$15,188
c Prop. Taxes Dir Const.	\$1,000	\$1,000	\$0	\$0
d Insurance During Const.	\$3,500	\$3,500	\$3,500	\$3,500
SUBTOTAL	\$4,500	\$4,500	\$23,188	\$23,188
5 GENERAL DEVELOPMENT COSTS				
a Permanent Loan Fee	\$0	\$0	\$0	\$0
b Appraisals	\$4,000	\$4,000	\$4,000	\$4,000
c National Register Certification	\$2,500	\$2,500	\$0	\$0
d Legal	\$5,000	\$5,000	\$4,000	\$4,000
e Title & Escrow	\$4,000	\$4,000	\$0	\$0
f Tenant Relocation	\$0	\$0	\$0	\$0
g Fixtures & Furniture	\$0	\$0	\$0	\$0
h Marketing	\$2,000	\$0	\$2,000	\$0
i Rent/Up Vacancy	\$0	\$0	\$0	\$0
j Operating Reserve	\$5,000	\$0	\$5,000	\$0
k Other	\$0	\$0	\$0	\$0
SUBTOTAL	\$22,500	\$15,500	\$15,000	\$8,000
TOTAL DEVELOPMENT COSTS	\$422,687	\$409,686	\$502,017	\$498,017

Development & Operating Budgets

	PHASE 1	PHASE 2
MANAGEMENT		
a Management Fee	\$1,500	\$3,400
b TOTAL MANAGEMENT	\$1,500	\$3,400
ADMINISTRATION		
a Marketing	\$500	\$700
b Audit	\$700	\$1,000
c Legal	\$500	\$1,500
d Miscellaneous	\$200	\$500
e TOTAL ADMIN	\$2,000	\$3,700
SPONSOR SALARIES		
a On-site Manager	\$0	\$0
b Assistant Mgr	\$0	\$0
c Grounds Maint	\$0	\$0
d Desk Clerks	\$0	\$0
e Janitorial	\$0	\$0
f Housekeepers	\$0	\$0
g Services Staff	\$0	\$0
h Other/Empl Benefit	\$0	\$0
i TOTAL SALARIES	\$0	\$0
MAINTENANCE		
a Supplies	\$0	\$100
b Elevator Maint	\$0	\$0
c Pest Control	\$100	\$200
d Grounds Contract	\$300	\$300
e Interior Paint	\$300	\$500
f Other	\$0	\$0
5. TOTAL MAINTENANCE	\$700	\$1,100
UTILITIES		
a Trash Removal	\$400	\$800
b Electricity	\$200	\$300
c Water and Sewer	\$400	\$1,200
d Gas	\$300	\$0
a. TOTAL UTILITIES	\$1,400	\$2,100
INSURANCE		
	\$3,500	\$5,000
TAXES		
a Real Estate	\$4,000	\$7,000
b Business	\$0	\$0
c TOTAL TAXES	\$4,000	\$7,000
OTHER		
a Food	\$0	\$0
b Support Services	\$0	\$0
c Member Trained	\$0	\$0
d Partnership/Contractors	\$0	\$0
e	\$0	\$0
f TOTAL OTHER	\$0	\$0
TOTAL OPERATING EXPENSES	\$19,100	\$22,300

May 24, 1986

DEVELOPMENT PROFORMA MASON'S BUILDING PHASE 1

	Year:														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Potential Gross Income	\$19,110	\$28,602	\$37,464	\$38,588	\$39,746	\$40,938	\$42,166	\$43,431	\$44,734	\$46,076	\$47,458	\$48,882	\$50,348	\$51,858	\$53,414
(Less) Vacancy (5%)	\$0	\$0	(\$1,873)	(\$1,929)	(\$1,987)	(\$2,047)	(\$2,108)	(\$2,172)	(\$2,237)	(\$2,304)	(\$2,373)	(\$2,444)	(\$2,517)	(\$2,593)	(\$2,671)
Gross Effective Income	\$19,110	\$28,602	\$35,591	\$36,659	\$37,759	\$38,891	\$40,058	\$41,259	\$42,497	\$43,772	\$45,085	\$46,438	\$47,831	\$49,265	\$50,743
Operating Expenses	(\$10,000)	(\$12,000)	(\$13,100)	(\$13,493)	(\$13,898)	(\$14,315)	(\$14,744)	(\$15,186)	(\$15,642)	(\$16,111)	(\$16,594)	(\$17,092)	(\$17,605)	(\$18,133)	(\$18,677)
Unpaid Rent Loss (5%)	(\$956)	(\$1,430)	(\$1,873)	(\$1,929)	(\$1,987)	(\$2,047)	(\$2,108)	(\$2,172)	(\$2,237)	(\$2,304)	(\$2,373)	(\$2,444)	(\$2,517)	(\$2,593)	(\$2,671)
Operating Reserves	(\$382)	(\$572)	(\$749)	(\$772)	(\$795)	(\$819)	(\$843)	(\$869)	(\$895)	(\$922)	(\$949)	(\$978)	(\$1,007)	(\$1,037)	(\$1,068)
Net Operating Income	\$7,772	\$14,600	\$19,869	\$20,465	\$21,079	\$21,710	\$22,363	\$23,032	\$23,723	\$24,435	\$25,169	\$25,924	\$26,702	\$27,502	\$28,327
Debt Service (EDBG)	\$0	\$0	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)	(\$11,623)

ASSUMPTIONS

1. 4,480 square feet of net leasable commercial space
2. Gross Rental Income Year 1: (51% absorption)
Retail Space: 2,275 SF @ \$.70 per SF = \$19,110/yr
3. Gross Rental Income Year 2: (76% absorption)
Retail Space: 3,405 SF @ \$.70 = \$28,602
4,480 SF @ \$.70 SF = \$37,464/yr
4. Gross Rental Income Year 3 (Full Absorption):
4,480 SF @ \$.70 SF = \$37,464/yr
5. Operating Expenses includes management fee of 4% of gross income/yr.
Debt Service: \$417,774 City of Winfers EDBG Loan
\$30,340 @ 9% interest deferred payments (decade restoration)
\$387,434, interest-only payments @ 3% interest yrs 3-5, amortized yrs 6-35

July 24, 1988
DEVELOPMENT PROFORMA MASONS BUILDING PHASE 2

Year:	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Potential Gross Income:															
Residential	\$33,000	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256	\$39,404	\$40,586	\$41,804	\$43,058	\$44,350	\$45,681	\$47,051	\$48,463
Commercial	\$48,420	\$56,655	\$58,355	\$60,105	\$61,909	\$63,766	\$65,679	\$67,649	\$69,678	\$71,768	\$73,921	\$76,139	\$78,423	\$80,776	\$83,199
(Less) Vacancy (5%)	(\$4,071)	(\$4,483)	(\$4,617)	(\$4,756)	(\$4,898)	(\$5,045)	(\$5,197)	(\$5,352)	(\$5,513)	(\$5,679)	(\$5,849)	(\$6,024)	(\$6,205)	(\$6,391)	(\$6,583)
Gross Effective Income	\$77,349	\$85,172	\$87,728	\$90,360	\$93,071	\$95,863	\$98,738	\$101,700	\$104,751	\$107,893	\$111,130	\$114,465	\$117,899	\$121,436	\$125,079
Operating Expenses	(\$20,000)	(\$22,390)	(\$22,969)	(\$23,658)	(\$24,368)	(\$25,099)	(\$25,852)	(\$26,628)	(\$27,427)	(\$28,250)	(\$29,098)	(\$29,971)	(\$30,870)	(\$31,796)	(\$32,750)
Unpaid Rent Loss (5%)	(\$3,867)	(\$4,259)	(\$4,386)	(\$4,518)	(\$4,654)	(\$4,793)	(\$4,937)	(\$5,085)	(\$5,238)	(\$5,395)	(\$5,557)	(\$5,723)	(\$5,895)	(\$6,072)	(\$6,254)
Operating Reserves	(\$1,547)	(\$1,703)	(\$1,755)	(\$1,807)	(\$1,861)	(\$1,917)	(\$1,975)	(\$2,034)	(\$2,095)	(\$2,158)	(\$2,223)	(\$2,289)	(\$2,358)	(\$2,429)	(\$2,502)
Net Operating Income	\$51,935	\$55,910	\$58,618	\$60,377	\$62,188	\$64,053	\$65,975	\$67,953	\$69,991	\$72,091	\$74,253	\$76,481	\$78,776	\$81,139	\$83,573
Debt Service (BANK)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)	(\$21,900)
EDBG #1	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)	(\$19,766)
RDA/EDBG	\$0	\$0	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)	(\$9,591)

1. Residential: Five (5) one bedroom apartments @ \$550.00 per month = \$33,000/Yr

2. 4,460SF (1st Floor) + 1,835SF (2nd Floor) = 6,295 SF leasable commercial space

Gross Commercial Lease Revenue Yr 5- 5,390 SF @ \$.75SF = \$48,420
 Yr6- 6,295 SF @ \$.75SF = \$56,655 (100% Lease-up)

3. Operating Expenses includes management fee of 4% of gross revenues

4. Debt Service:

Bank Loan: \$225,000 @ 9% interest amortized for 30 years

EDBG #1 - \$417,774 carry-over loan from Phase 1

RDA/EDBG - \$187,814 @ 3% interest amortized for 30 years

Proforma - Phase 2

LINE ITEMS DESCRIPTIONS
MASONS BUILDING
DEVELOPMENT BUDGET

1. **PURCHASE PRICE.** \$200,000 is a "best guess" at this time based upon a local realtors knowledge of the downtown real estate market and the condition of the building. An appraisal of the building's before and after rehabilitation value will be required as part of the EDBG application process.
2. **UNIT CONSTRUCTION WITH SITE IMPROVEMENTS.** Architect's cost estimate of \$321,067 (Phase 1) and \$372,541 (Phase 2), includes seismic reinforcement of building, contractor overhead and profit, and construction contingency. (See construction cost breakdown in architectural analysis).
3. **CONSTRUCTION FEES**
 - a. Local Permits and Fees. Estimate of \$11,000 (Phase 1) as per discussion with Winlers Community Development Department; \$27,000 (Phase 2) includes additional city fees associated with five planned housing units.
 - b. Architect & Engineer. As per quote from Synthesis Design Group for final plans and construction drawings; Phase 1 includes additional design development drawings for both phases of project as per requirement of Historic Preservation Tax Credit Program.
 - d. Bond Premium. Cost for construction bond premium based on 1% of construction contract.
 - e. Water/Sewer and Electrical Hook-Up Fees. No fees are assumed since building has already paid these fees in the past.
 - f. School Impact Fees. \$4,850 for 2,820 SF of residential space @ \$1.72 SF as per Winlers School District.
4. **CARRYING CHARGES**
 - a. Construction Loan Fee. No fee for EDBG loan (Phase 1). For Phase 2 a \$225,000 construction loan is estimated at 2% fee (\$4,500).
 - b. Construction Interest. Phase 1 assumes no construction interest paid on EDBG loan. Assumes \$225,000 bank loan (Phase 2) at 9% interest for nine month construction period.
 - c. Property Taxes during Construction. Estimated at \$1,000 for property taxes and local assessments during the nine month construction period for Phase 1 only, based upon estimated current assessed value of building.
 - d. Insurance during Construction. \$3,500 as per quote from State Farm Insurance.
5. **GENERAL DEVELOPMENT COSTS**
 - a. Permanent Loan Fee. Phase 1 no fee since there is no conventional lender/loan for this project. The government loan programs do not charge loan fees.
 - b. Appraisals. \$4,000 for as-is and after-rehab MAI appraisals of the existing building and land as required by lenders based upon quote from appraiser.
 - c. National Register Certification. \$2,500 for eligibility determination and certification process as per quote from experienced consultant.
 - d. Legal. Estimated fees for real estate attorney associated with the partnership agreement, option agreement, loan documents and loan closings.
 - e. Title & Escrow. \$4,000 for title, escrow, and recording fees associated with the loan closings and acquisition of building during Phase 1.
 - f. Tenant Relocation. \$0 since there are no existing tenants.
 - g. Fixtures & Furniture. Apartment units are assumed to be unfurnished.
 - h. Marketing. \$2,000 for marketing of the residential units and initial marketing of commercial space.
 - i. Operating Reserve. \$5,000 for an initial operating reserve to cover rent-up vacancies and contingencies.

**MASONS BUILDING
ANNUAL OPERATING EXPENSES**

MANAGEMENT

- a. Management Fee. Calculated at 4% of gross annual operating revenue.

ADMINISTRATION

- a. Marketing. \$500 per year for on-going expenses for advertising, printing, leases, and applications (for both residential and commercial space).
- b. Audit. \$700 to prepare tax statements for partnership.
- c. Legal. \$500 annually for expenses associated with profectioner problems, leases.
- d. Miscellaneous. \$300 per year for telephone, postage, printing, office supplies.

MAINTENANCE

- c. Pest Control. \$100 per year for contract services as needed.
- d. Grounds Contract. \$300 per year for misc. exterior maintenance as needed.
- e. Interior Paint. \$300 per year for painting and cleaning carpets as needed.

UTILITIES

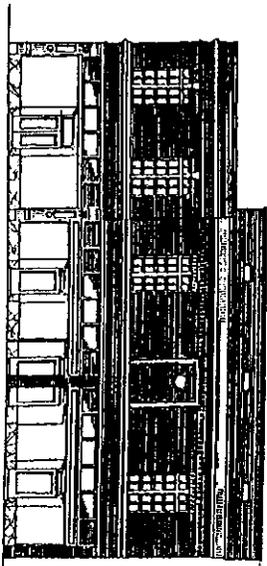
- a. Trash Removal. Fee for trash removal of one dumpster per week.
- b. Electricity. \$50 per month for exterior building lighting, site lighting, and lighting of all common areas.
- c. Water/Sewer. Estimates based on city city user fees. Assumes property owner pays for sewer and water fees, including Phase 2 for residential units.
- d. Gas. Estimate for operating gas hot water heater for restrooms.

INSURANCE

- a. Property/Liability. \$4,000 (Phase 1) \$7,000 (Phase 2) per year for property and liability insurance as per quote from State Farm Insurance. These estimates have been adusted upward due to the current difficulty of obtaining new policies in California for insuring real estate.

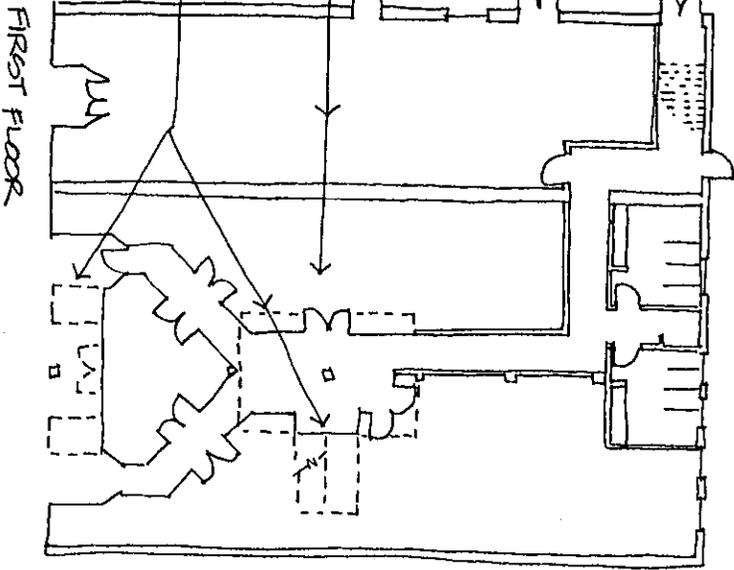
TAXES

- a. Real Estate Taxes. Estimated are based upon after-rehab value of property.



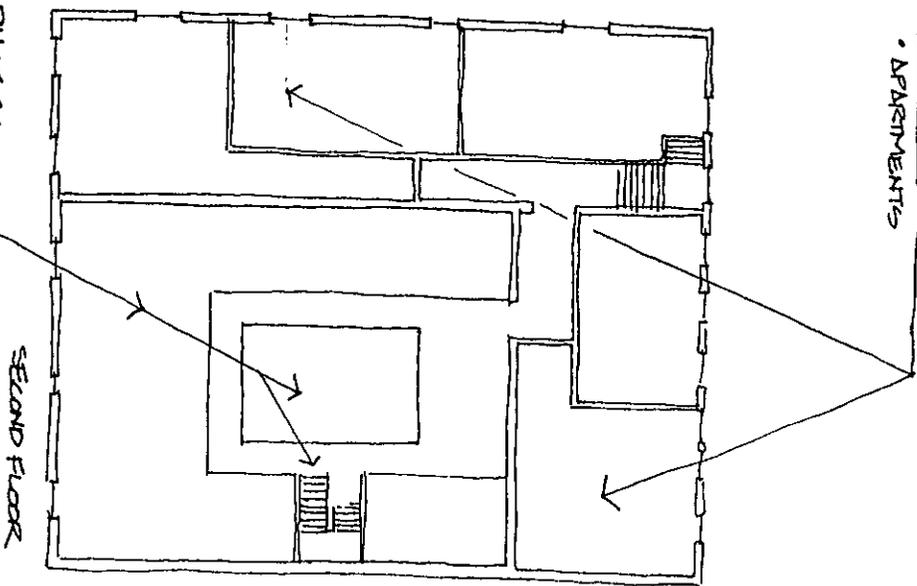
- PHASE 1
- ROOF
 - CLEAN + REPAIR BRICK
 - REPLACE 2ND FL. WINDOWS
 - RESTORE STOREFRONT

- PHASE 1
- INTERIOR DEMO
 - BUILD OUT ALL RETAIL BATHROOMS
- PHASE 2A
- CENTRAL STAIR
 - ATRIUM OPENING
 - PROJECTING STOREFRONT BAYS



- PHASE 2B
- APARTMENTS

- PHASE 2A
- CENTRAL STAIR
 - ATRIUM
 - OFFICE PARTITIONS
 - RESTORE CEILING



Phasing

The rehabilitation and renovation work for the Masonic Lodge building is broken down into three phases, in order to minimize initial expenditures and to maximize cash flow from paying tenants. The cost estimate indicates two phases for simplicity, dividing the first and second floors into initial and subsequent portions of work respectively. In reality, the second floor may be further divided, with the office spaces coming on-line sooner than the market rate apartments, which would be the last to be constructed.

Structural Improvements

The initial phase of work will include structural reinforcing of the first floor floor structure and of the roof trusses over the second floor assembly space. Currently, these items have restricted the occupancy of the building, as they were previously deemed unsafe.

The first phase should include installation of the parapet bracing as a part of the phase 1 re-roofing.

Seismic upgrades would be added in the second phase, as the second floor begins to be occupied. This work will include bracing of the exterior walls and strengthening of the floor-to-wall connections at the second floor.

Roof

Removal of the existing roof membrane and installation of new roofing over all of the building is a mandatory first step. The roof leaks badly and any subsequent work will be jeopardized if this leaky condition persists. The existing roof drainage system should also be redesigned as it is inadequate and the cause of much of the water infiltration.

Additionally, as a means of controlling water infiltration, the second floor windows should be reglazed where broken, at a minimum. Sash leaks should also be fixed, until such time that the window sash can be fully repaired or replaced.

First Floor Commercial

This use is anticipated to be the first phase. Renovations to both east and west buildings, including construction of bathrooms is needed to create a viable retailing environment.

Construction of drywall partitions demising each of the interior retail spaces will be relatively simple. Construction of the glass walls and greenhouse storefronts is more expensive, but should be done initially to promote the openness of the retail space.

Second Floor Office

Construction of the second floor office areas is planned as the second phase. This work will trigger the construction of the atrium, the central stair, repair of the rear stair, and finishing out of the rear exit corridor.

The atrium need not be constructed initially. As the second floor will remain vacant in the first phase, views and access from the atrium are not essential to the operation of the first floor. Cutting of the floor opening and repair of the assembly room ceiling may be an option in the first phase, however. This may enhance the look of the space and increase the marketability of the first floor retail areas.

Bathrooms

The multi-stall bathrooms, located to the rear of the first floor, are planned as a part of phase 1. All of the plumbing rough-ins should be initially installed. Two of the toilets may be initially omitted and installed as a part of phase 2, as the second floor offices are constructed.

Apartments

The five apartments are planned as the last phase of build-out. The costs for these units is higher on a per-square-foot basis than for the shelled out commercial spaces, due to the introduction of concentrated plumbing and electrical services. As an interim measure, one or two larger studios may be constructed - using the five apartment concept to locate two bathrooms and kitchens, serving the larger units.

The ceilings of the first floor, under the second floor apartment bath and kitchen areas should be lowered from their current full height to accommodate plumbing. The plumbing rough-ins may be installed as part of the first phase, in order to minimize disruption of the first floor tenants, once the apartments are built.

Facade

Fortunately, the second story of the building requires little work, other than window and parapet repair. The second floor windows, if historic preservation tax credits are sought, should be replaced with historically correct sash in the first phase. Otherwise, minimal window repairs and replacement of broken glass should be done to stop water infiltration.

The first floor Main Street storefronts should be restored to their historic character and configuration as part of the initial phase. The expense of doing so initially will pay off by providing highly visible improvements to the front of the building. Costs for renovation of the storefronts may be partially offset through the use of historic preservation tax credits. It would be possible to phase the reinstatement of the two central show window bays in the east building until a later phase - the cost estimate reflects this.

Site

The rear site yard should be developed in the first phase to provide off-street parking, needed by the ground floor commercial spaces.

ACTION STEPS

The following steps are recommended as a follow-up course of action by the City of Winters to achieve the goal of the rehabilitation of the Masons Building as specified in the report:

1. Meet with property owner to thoroughly discuss the contents of the report and to determine the owner's (a) interest in participating in the rehabilitation of the building as a partner (b) interest in selling the building to a new developer team (c) interest in doing nothing at this time. (Consultants can assist)
2. Assuming the owner is interested in participating as an investor in the rehabilitation of the building, the city and development team should create a "public-private partnership" working arrangement, whereby both parties agree to cooperate and contribute monetarily to the project (to the extent feasible) for the mutual benefit of each party and the community.
3. Once a development team is in place, the city and developers should meet locally with the State Economic Development Block Grant (EDBG) representative to discuss the project, the need for the EDBG loan funds, and specifics about the application process and timelines.
4. To the extent feasible, the city should agree to waive or reduce city fees for the project, support the application for EDBG loan funds, and provide Redevelopment Agency loan funds for the project.
5. The development team should retain an experienced consultant to assist with the application to list the building on the National Register of Historic Places.
6. The development team must form a partnership agreement, appraise the value of the property, and solicit letters of interest from potential tenants before applying for EDBG loan funds.

Future Action Steps