



## Corona Depot Building Relocation Update

150 Depot Drive

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Assistant to the City Manager

# The Ask...

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That the City Council provide direction on potential preservation options





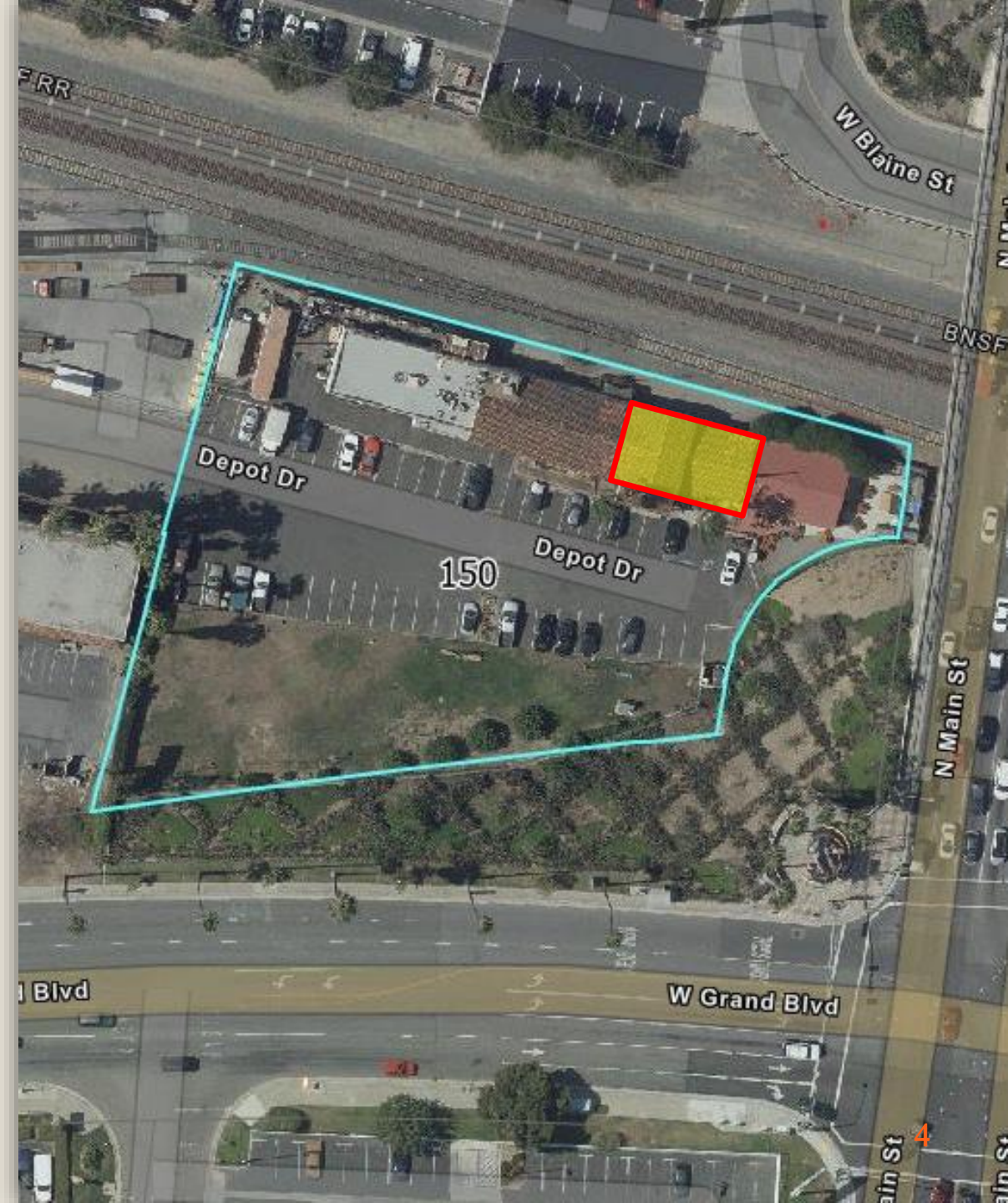
# Overview

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## Recent History

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- **May 2024** the Council directed staff to research preservation options.
- **July 3, 2024** the Council approved Resolution 2024-071, affirming the desire to preserve the depot building and the relocation of the architecturally significant portion of the building, consisting of the waiting area and patio
- **July 2024** City park was identified as the preferred new location for the building.
- **August 2024 – Present** staff have been working to better plan for and fully understand the total cost of the project



## Current Status

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- **Demolition Permit (Ganahl)** application submitted
- **Building Relocation Permit (City)** application in process
- **Multiple stakeholder meetings**
  - Owner, Staff, Consultants and CHPS
  - CHPS requested that City move more of the building (an additional 2,000 sf) and salvage the window framing, Spanish roof tiles, brass letters, rolling doors & scale, and historical plaque.
- **Environmental Analysis (CEQA)**



# Potential Adaptive Reuses



Coffee Shop



Concession Stand



Restrooms



# Proposed Location: City Park



# Estimated Costs

	<b>OPTION A</b>	<b>OPTION B</b>	<b>OPTION C</b>	<b>OPTION D</b>	<b>OPTION E</b>	<b>OPTION F</b>
	<b>Take No Action</b> Do not preserve any components or portion of the building	<b>Preserve Key Components</b> e.g. roof tiles, windows, doors, etc. for future building use	<b>Build Replica</b> and use the original roof, windows, doors, etc.	<b>Move Original &amp; Rehab</b>	<b>Move Original + New Build &amp; Rehab</b>	<b>Move Original + Baggage Area &amp; Rehab</b>
<b>Move cost</b>	\$0	\$0	\$0	\$250,000	\$250,000	\$800,000
<b>Rehabilitation</b>	\$0	\$0	\$0	\$2,641,646	\$2,641,646	\$2,641,646
<b>Baggage Area Addition</b>	--	--	--	--	--	\$2,950,000
<b>New Build Addition</b>	--	--	--	--	\$2,500,000	--
<b>New Replica</b>	\$0	\$0	\$1,611,000	--	--	--
<b>Soft costs</b>	\$0	\$0	\$483,300	\$792,493	\$792,493	\$792,493
<b>A&amp;E cost</b>	\$0	\$0	\$241,650	\$396,247	\$396,247	\$396,247
<b>Salvage &amp; Storage</b>		\$25k-\$50k*	\$25k-\$50k*			
<b>TOTAL</b>	<b>\$0</b>	<b>\$25k – \$50k</b>	<b>\$2,360,950+</b>	<b>\$4,080,386+</b>	<b>\$6,580,386+</b>	<b>\$7,581,986+</b>

\*Could be covered by Ganahl as part of their \$50,000 contribution.

Cost estimates do not include furniture & equipment



# Options

<p><b>OPTION A</b></p> <p>\$0</p>	<p><b>OPTION B</b></p> <p>\$50,000*</p>	<p><b>OPTION C</b></p> <p>\$2,335,950</p>	<p><b>OPTION D</b></p> <p>\$4,080,386+</p>	<p><b>OPTION E</b></p> <p>\$6,580,386+</p>	<p><b>OPTION F</b></p> <p>\$7,581,986</p>
<p><b>Take No Action</b></p>	<p><b>Preserve Key Components</b> (Roof tiles, windows, doors, etc. for future reuse)</p>	<p><b>Build replica of depot building</b> (and incorporate preserved components)</p>	<p><b>Move Original &amp; Rehab</b></p>	<p><b>Move More Original &amp; Rehab + build new build</b></p>	<p><b>Move Original Building + General Baggage Area + Rehab</b></p>
<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Saves funds for other higher-priority projects in the community.</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Building isn't preserved</li> <li>• Key building components aren't preserved for future reuse</li> </ul>	<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Helps preserve history</li> <li>• New location helps protect historical significance</li> <li>• Relocation is an alternative to deterioration or demolition</li> <li>• Adaptive reuse can generate economic activity</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Whole building isn't preserved</li> </ul>	<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Preserves more funds for other priority projects in the city.</li> <li>• New build reduces issues found in old buildings and has long useful life</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Considerable cost</li> <li>• Whole building isn't preserved</li> </ul>	<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Helps preserve history</li> <li>• Better alternative than demolition</li> <li>• Adaptive reuse can generate economic activity</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• High Cost</li> <li>• Building isn't preserved in place</li> <li>• Questionable economic viability at the new location</li> </ul>	<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Helps preserve even more of the building.</li> <li>• Minimizes amount of building demolished.</li> <li>• Adaptive reuse can generate economic activity.</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Very High Cost</li> <li>• Building loses historical integrity &amp; value when moved.</li> <li>• Questionable economic viability at the new location</li> </ul>	<p><b>Pros</b></p> <ul style="list-style-type: none"> <li>• Preserves maximum amount of the original building</li> <li>• Minimizes the amount of building demolished</li> <li>• Adaptive reuse can generate economic activity</li> </ul> <p><b>Cons</b></p> <ul style="list-style-type: none"> <li>• Highest Cost</li> <li>• Building isn't preserved in place</li> <li>• Questionable economic viability at the new location</li> </ul>

\*Preservation work is likely to require \$50,000 or less and can be accomplished within the amount donated by Ganahl Lumber.

# The Ask...

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# Thank You

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