

Dave Maguire's response to issue of seismic resiliency of Rec Center to "moderate" earthquake
9/23/25

The 2016 LWC Reserve committee identified Rec Center seismic, accessibility and usability issues in a 2017 proposal to the LWC BOD. See RFP letter below. The LWC BOD approved the hiring of a professional engineering firm to study the issue. We created a LWC Amenities Committee to manage the effort, which changed its name to the LWC RecElect committee when Molly Dumas became chairperson. See July 18 summary below.

Miller Consulting Engineers provided a visual structural inspection summary attached below.

Summary of our discussions:

- The rec center is composed of an older main building (1930s ?), plus newer entry, pool and tennis courts constructed in the 1970s. See comments on older building codes
- The tennis court portion of the building has the highest resistance to seismic activity because of its more flexible construction. The short interface area between the tennis court and main building roof area is susceptible to seismic failure

because of the difference in flexibility between the buildings. The tennis court area is not well insulated and will be a cold location in a winter event.

- Seismic load is influenced by the direction and magnitude of an event. The consulting firms verbally cited “good” survivability, and would not provide further definition without additional engineering study.
- Note that the old stair construction standard issue was corrected in a later building update approved by the LWC BOD.
- Most of the reserve, amenities and RecElect summary documents were deleted from the LWC web page when it was updated a few years ago. I have more detail if you are interested.

The RecElect Committee presented multiple building improvement alternatives (authored by the EMA architectural firm) to our community in town hall meetings. The results from a community straw vote is documented in the 32018.8.11 attachment below. It was clear that we would not have the necessary 75% approval for any of the improvement alternatives requiring capital funding. We had delayed pool and other rec center reserve maintenance until we could complete the RecElect

discussion. The RecElect committee then refocussed our attention on the delayed reserve updates. The result is the rec center that you see today.

I am available to talk with you or your committee if you feel the need. I cannot directly address the former SOC building's seismic survivability because it was not included in any study. This building has always belonged to IPCHA and was only used by the greater LWC community under a lease agreement that has been invalidated.

Dave Maguire

9/25/25 email from Dave: Keep in mind that the seismic recommendations that we received would reduce possible damage to select portions of our buildings but it was my understanding that the fundamental survivability would not change. The consultants would not give us a quantifiable improvement estimate for their recommended changes without additional engineering study by other experts.