



DEPARTMENT OF
GENERAL SERVICES

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

916-449-5548

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

August 8, 1989

Budget and Finance
Transportation and Community Development Committee
Sacramento, California

Honorable Members In Session:

Subject: CONCEPTUAL DESIGN OF MEMORIAL AUDITORIUM

SUMMARY

This report is provided as an information update on the current status of architectural design for renovation of the Memorial Auditorium. This report contains background information on the project, a description of the current architectural design and financial information concerning projected construction cost.

BACKGROUND

On May 7, 1987, the City Council adopted Resolution No. 87-357 which approved: 1) the reuse of the Sacramento Memorial Auditorium as a fixed seat theater; and 2) the development of an architectural program, and related cost estimates for the reuse and rehabilitation of the building.

On June 30, 1987, City Council adopted Resolution No. 87-504 approving the establishment of a Sacramento Memorial Auditorium Design Advisory Committee. This committee consisted of representatives from performing arts, veterans and historic preservation organizations and a representative of the City Council. The purpose of the committee was to work with City staff and City consultants in the development of a program for the design of the theater.

On April 4, 1989, the City Council adopted Resolution No. 89-260 authorizing the architectural firm of Dreyfuss Blackford & Architects in association with James Stewart Polshek & Partners to complete a schematic design consistent with the architectural program developed for the project.

During development of the proposed design, the architects conducted independent interviews with members of the Design Advisory Committee, City staff and interested individuals previously associated with the project to ascertain user needs and expectations for renovation of Memorial Auditorium into a fixed seat theater while retaining recognition of the historic significance of the structure and maintaining the facility as a memorial to the veterans.

The drawings contained in this report, see Exhibit A, reflect the current status of architectural design as interpreted by the designers.

SCHEDULE

Exhibit B is a condensed version of the current project schedule. In order to maintain the current schedule, the design provided in this report will be presented to the Design Review & Preservation Board on August 16th. Pending resolution of concerns expressed during that hearing, it is anticipated the final schematic design will be presented to the City Council in late August or early September along with a recommendation to authorize the architects to proceed with the Design Development Phase.

While the project schedule indicates uninterrupted activity through completion of construction, funding has only been allocated through completion of the Design Development Phase. If additional funding is not secured prior to completion of Design Development, approximately late February 1990, then the project schedule will need to be adjusted.

FINANCIAL DATA

The cost estimate for construction, prepared by the architects, has been reviewed by estimators from 3D/International, the City's project administration consultant, and it has been determined that the estimate accurately depicts the construction cost of the proposed design at approximately \$24 million, which is within the limit established by the current project budget.

In order to achieve budget limitations several options were classified as add-alternates. As the design develops and more detailed information becomes available, it may be possible to reincorporate some of the add-alternates into the basic bid package. The remaining items will be included in the construction bid as options that may be completed during construction if funding is available.

The total project will remain \$38.5 million and will include all construction costs, fees, inspection costs, project contingencies, indirect expenses and typical administration costs.

POLICY CONSIDERATIONS

The project has been evaluated and approved under a negative declaration EIR. The project is consistent with the Urban Design Guidelines.

MBE/WBE

The MBE/WBE guidelines will be followed throughout completion of the design and incorporated in bidding during construction.


RECOMMENDATION

This report is submitted as an informational document, and does not require action by the Committee.

Respectfully submitted,


Duane Wray
Facility Manager

Recommendation Approved:



Solon Wisham, Jr.
Assistant City Manager

August 15, 1989
District #1

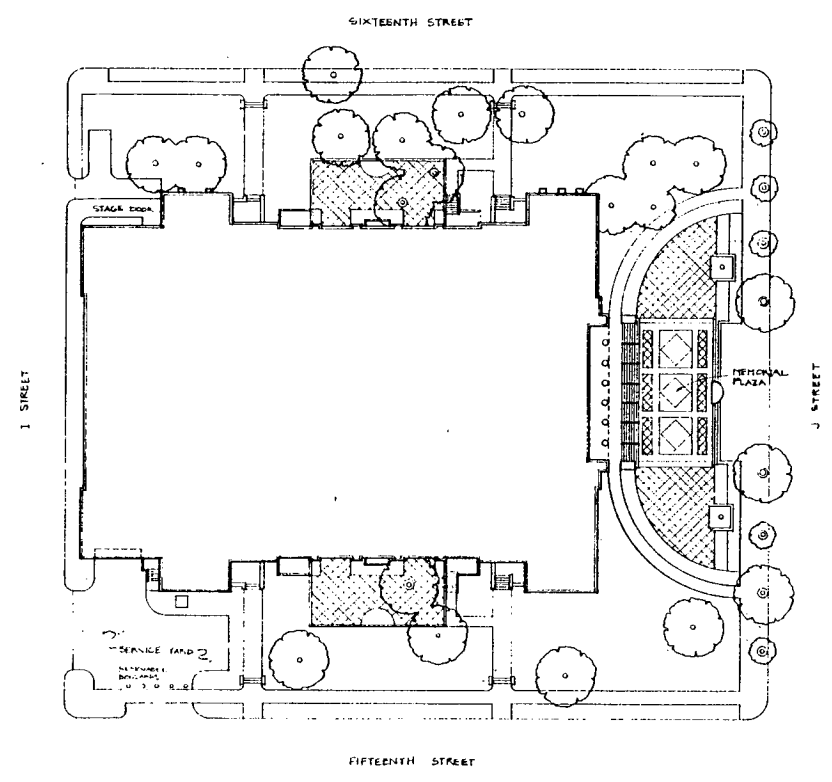
Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

SACRAMENTO MEMORIAL AUDITORIUM

DESIGN ARCHITECT
James Stewart Polshek and Partners
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New York, N.Y. 10014
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(916) 453-1234

EXHIBIT A



Job No: 8825

Date: 7-26-88

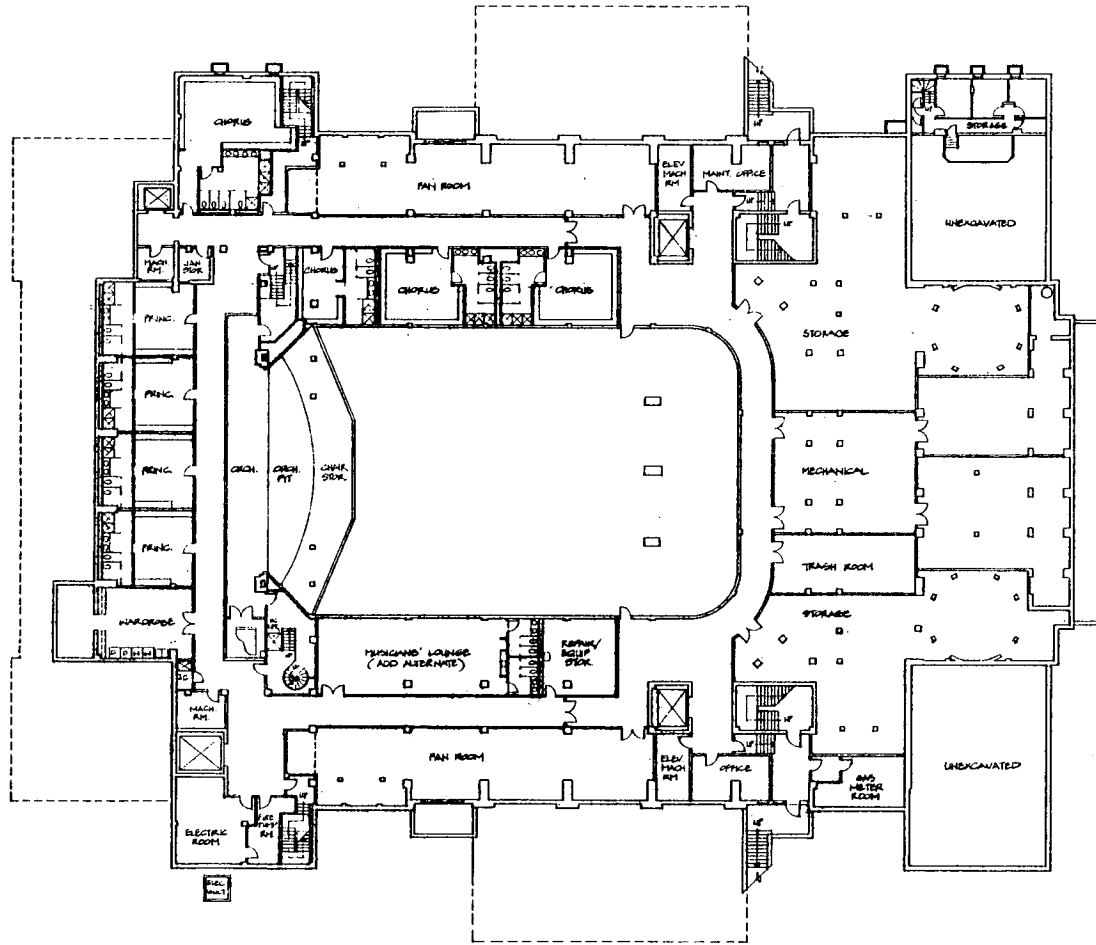
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Drawing Title:
SITE PLAN

Drawing No:

SITE PLAN

EXHIBIT A



SM

SACRAMENTO
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Job No.: 6025

Date: 7-25-90

Scale: 3/16" = 1'-0"

Drawing Title:
BASEMENT PLAN

BASEMENT PLAN

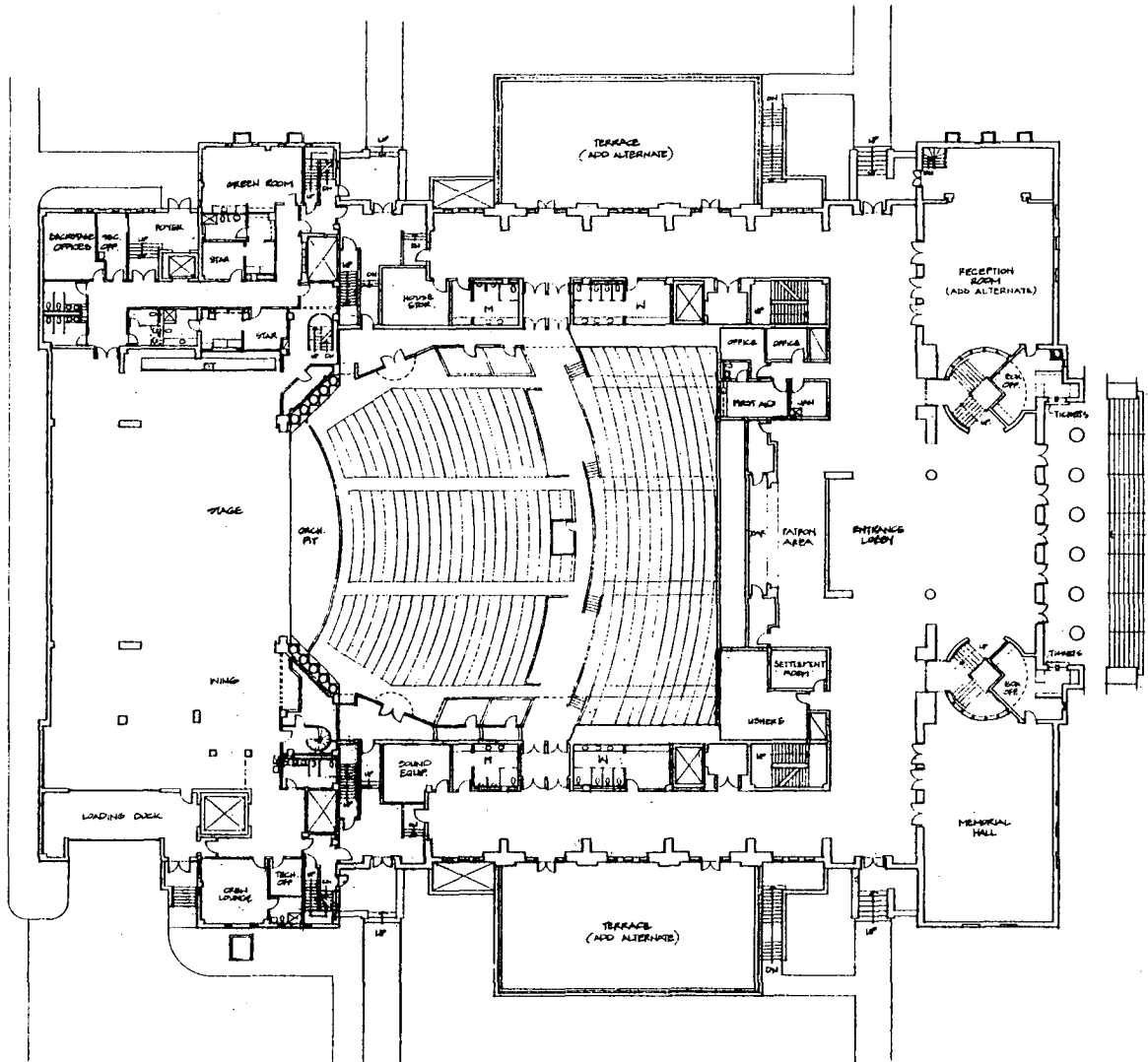


EXHIBIT A

Job No: 8825

Date: 7-8-88

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

Drawing Title:
ENTRANCE LEVEL PLAN

Drawing No.:

AS

ENTRANCE LEVEL PLAN

SMA

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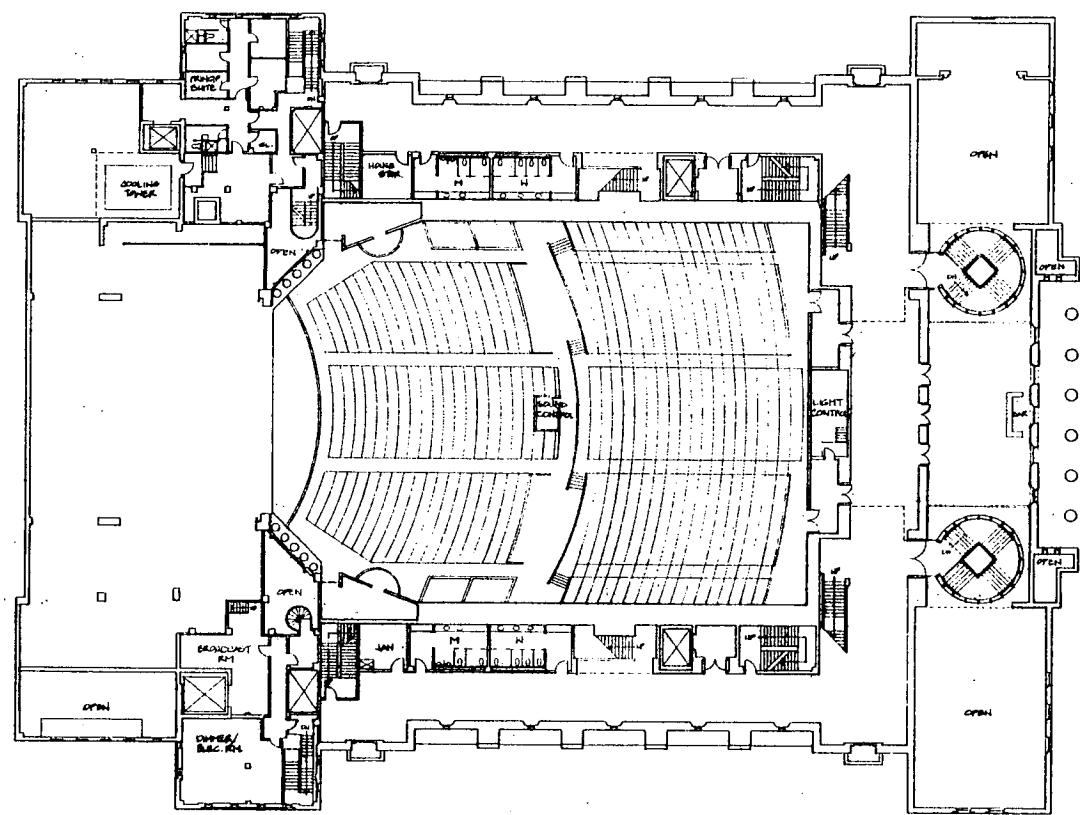


EXHIBIT A

Job No: 6825
Date: 7-14-88
Scale: 1/8" = 1'-0"
Drawing Title: ORCHESTRA LEVEL PLAN
Drawing No.:

ORCHESTRA LEVEL PLAN

SMA

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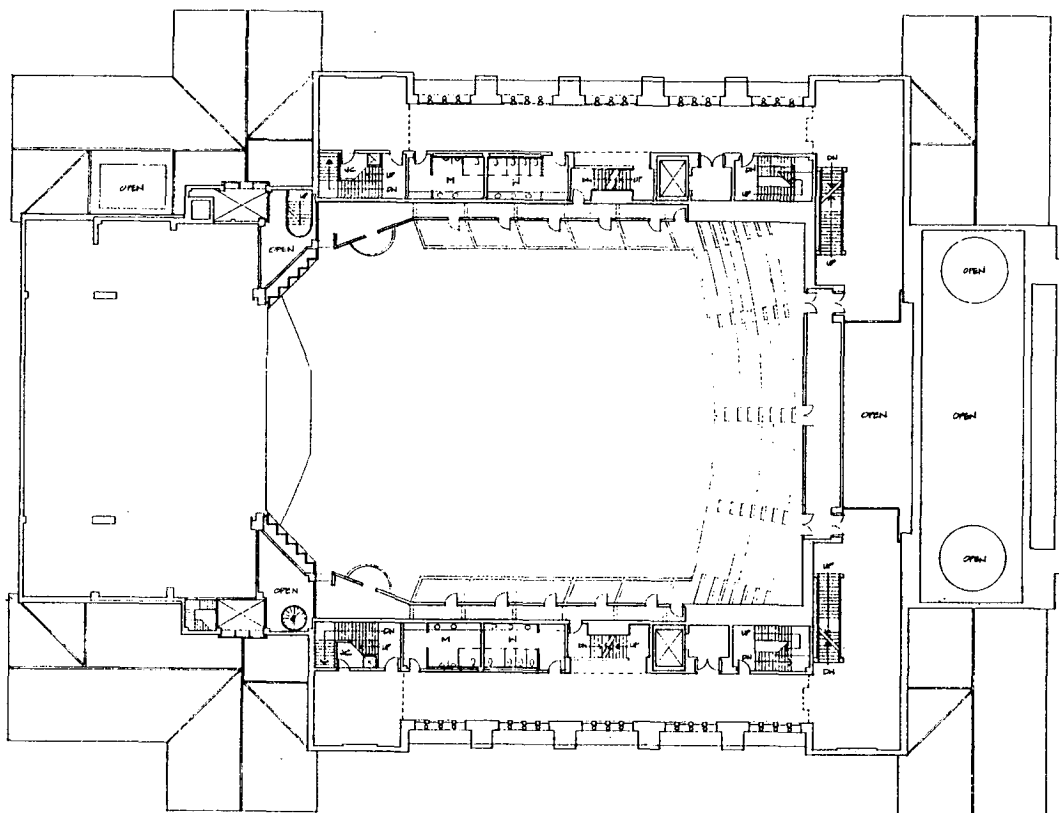


EXHIBIT A

Job No. : 8825

Date: 7-25-69

Scale: 1/16" = 1'-0"

Drawing Title:
FIRST BALCONY PLAN

Drawing No.

A 5

FIRST BALCONY PLAN

SMA

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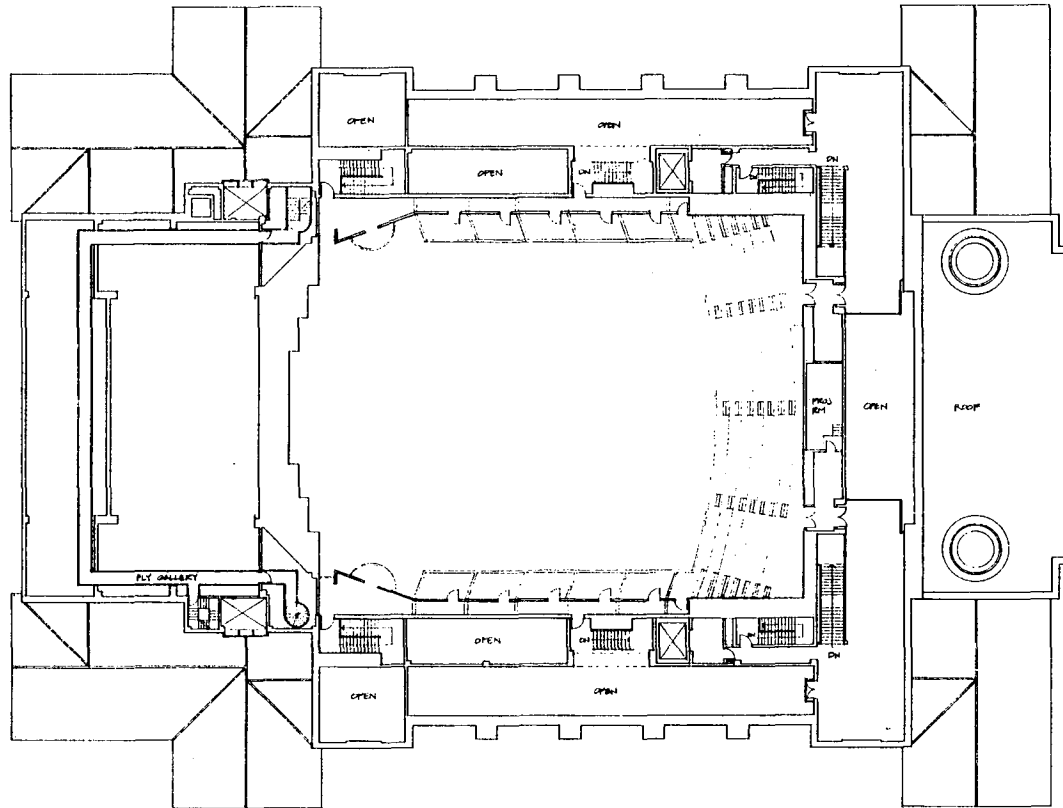


EXHIBIT A

Job No. 8825

Date: 7-26-88

Scale: 1/16" = 1'-0"

Drawing Title:
SECOND BALCONY PLAN

Drawing No.:

A 6

SECOND BALCONY PLAN

SMA

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(212)907-7171

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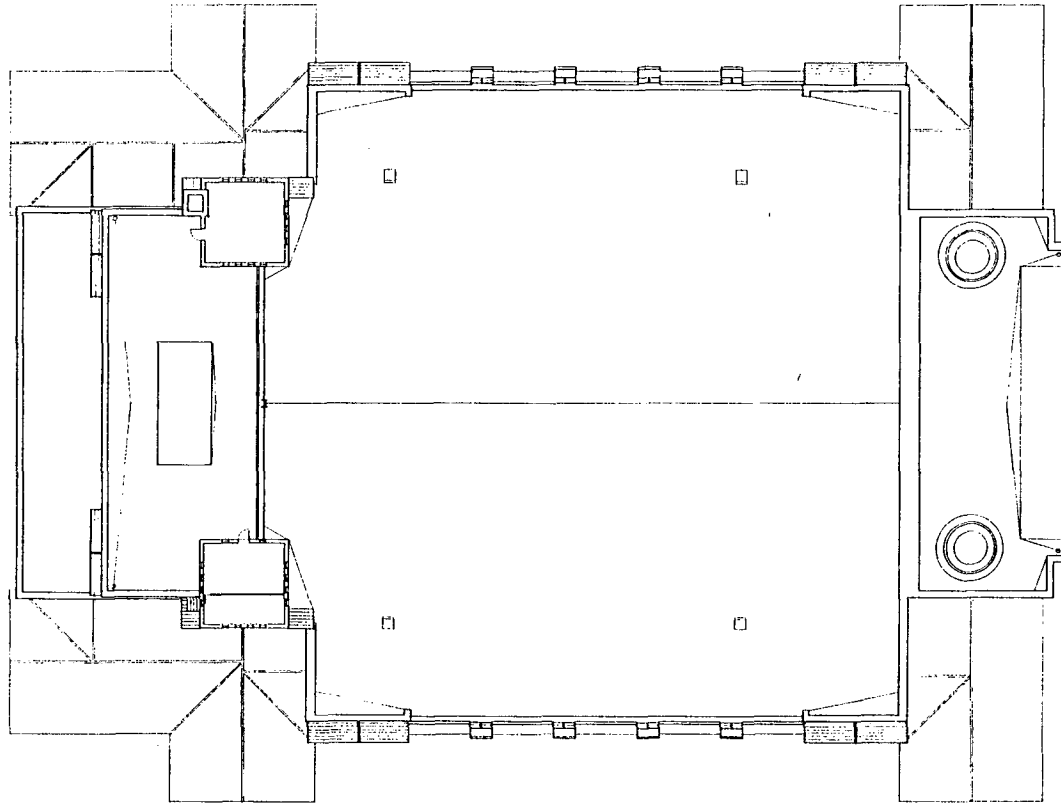


EXHIBIT A

Job No.: 8825

Date: 7-26-88

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Drawing Title:
ROOF PLAN

Drawing No.:

ROOF PLAN

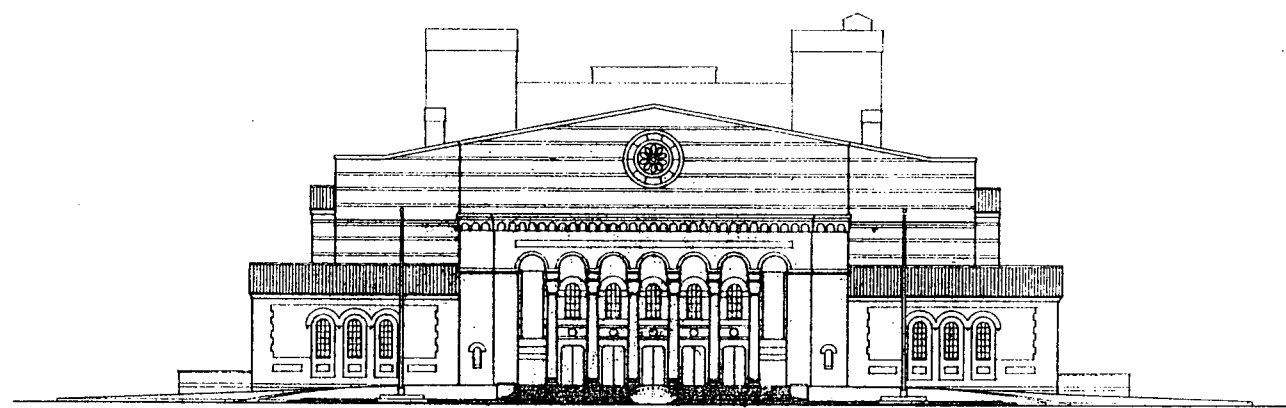
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SMA

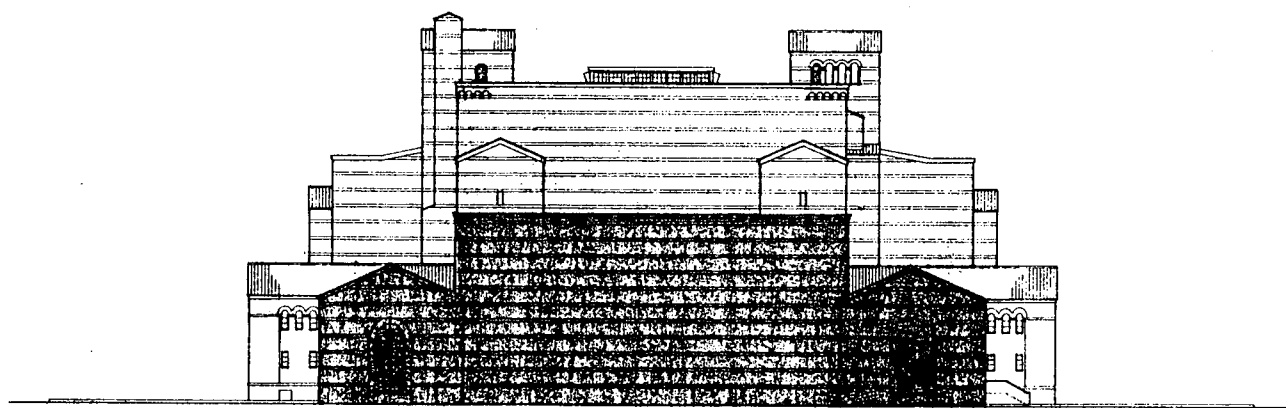
**SACRAMENTO
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SOUTH ELEVATION



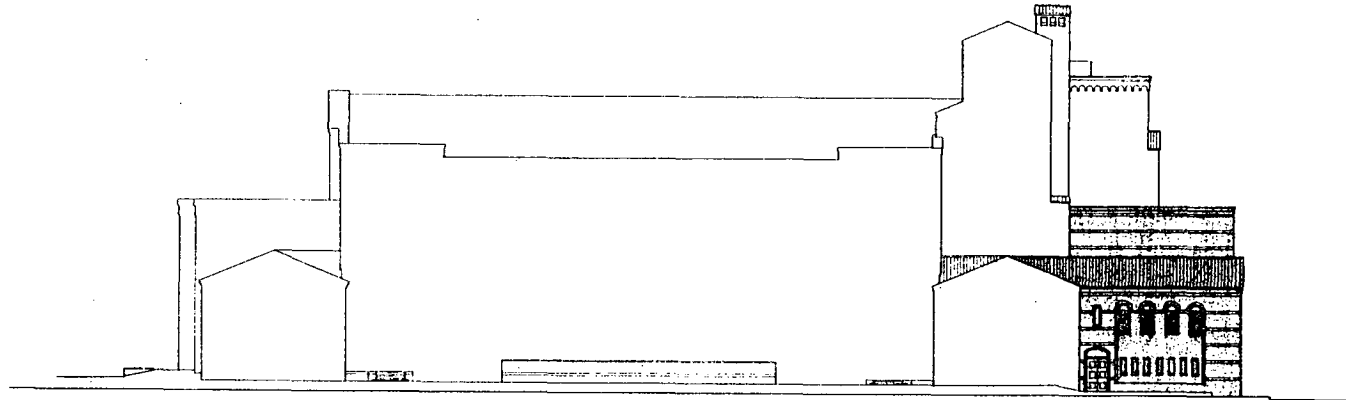
NORTH ELEVATION

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NORTH/ SOUTH ELEVATIONS
Drawing No.:

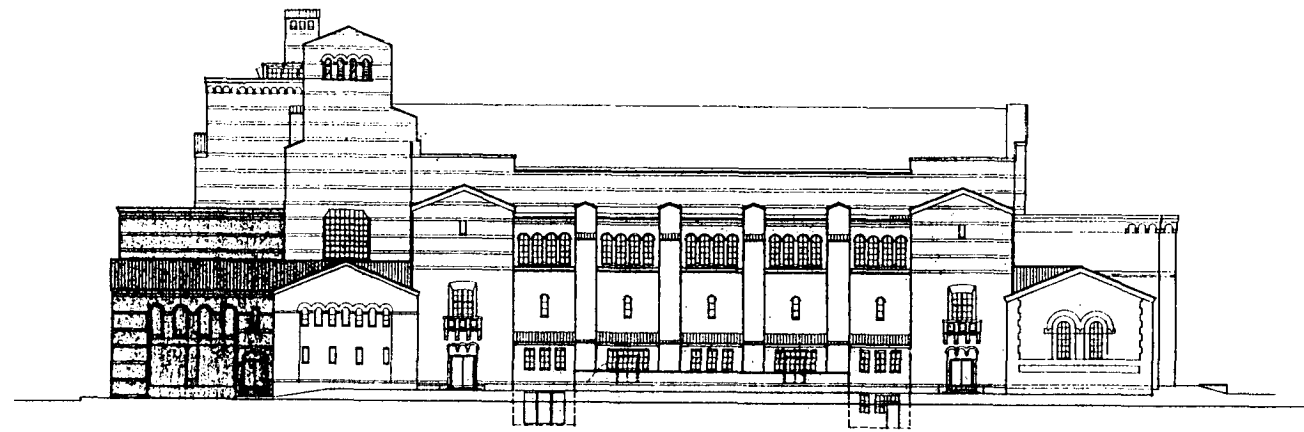
EXHIBIT A

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DeVore Blackford Architects
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Sacramento, California 95808
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EAST ELEVATION



WEST ELEVATION

Job No: 8223
Date: 7-18-83
Scale: 1/8" = 1'-0"
Drawing Title:
EAST / WEST ELEVATIONS
Drawing No:

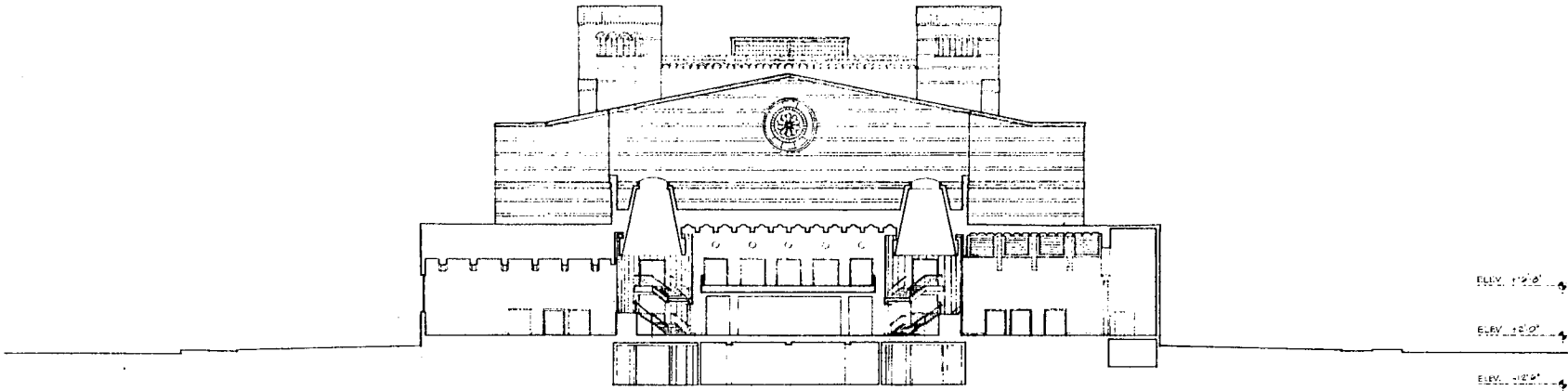
EXHIBIT A

SMA

SACRAMENTO
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SECTION

Job No. : 8825

Date: 7-26-88

Scale: 1/16" = 1'-0"

Drawing Title:
SECTIONS

Drawing No.:

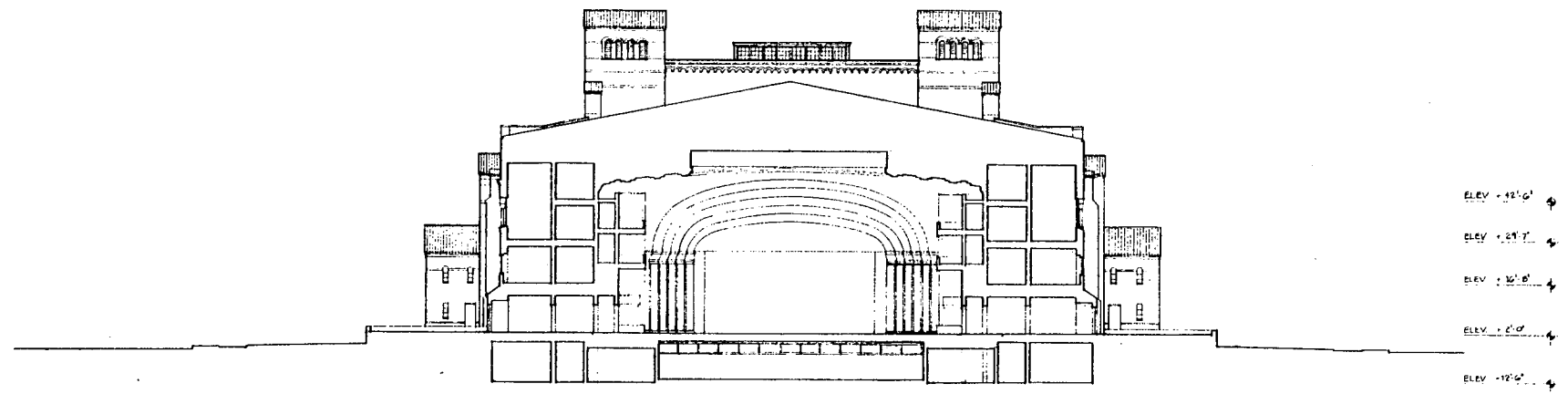
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EXHIBIT A

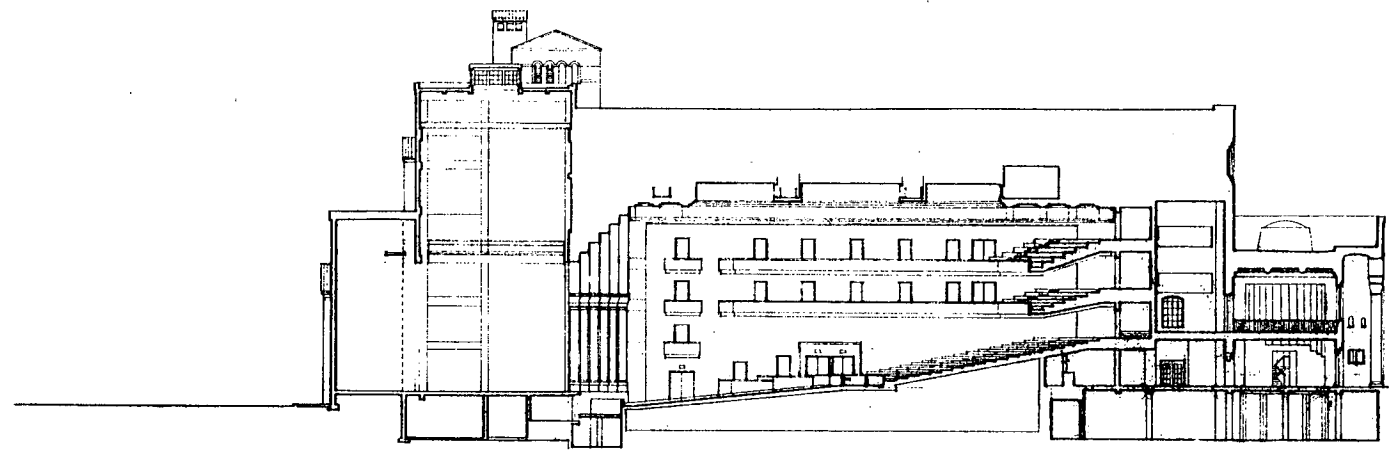
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EXHIBIT A



ELEV. +42'-0" ↕
ELEV. +29'-7" ↕
ELEV. +16'-0" ↕
ELEV. +2'-0" ↕
ELEV. -12'-0" ↕



ELEV. +42'-0" ↕
ELEV. +29'-7" ↕
ELEV. +16'-0" ↕
ELEV. +2'-0" ↕
ELEV. -12'-0" ↕

Job No.: 8825

Date: 7-2-88

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

Drawing Title:
SECTIONS

Drawing No.:

SECTIONS

SMA

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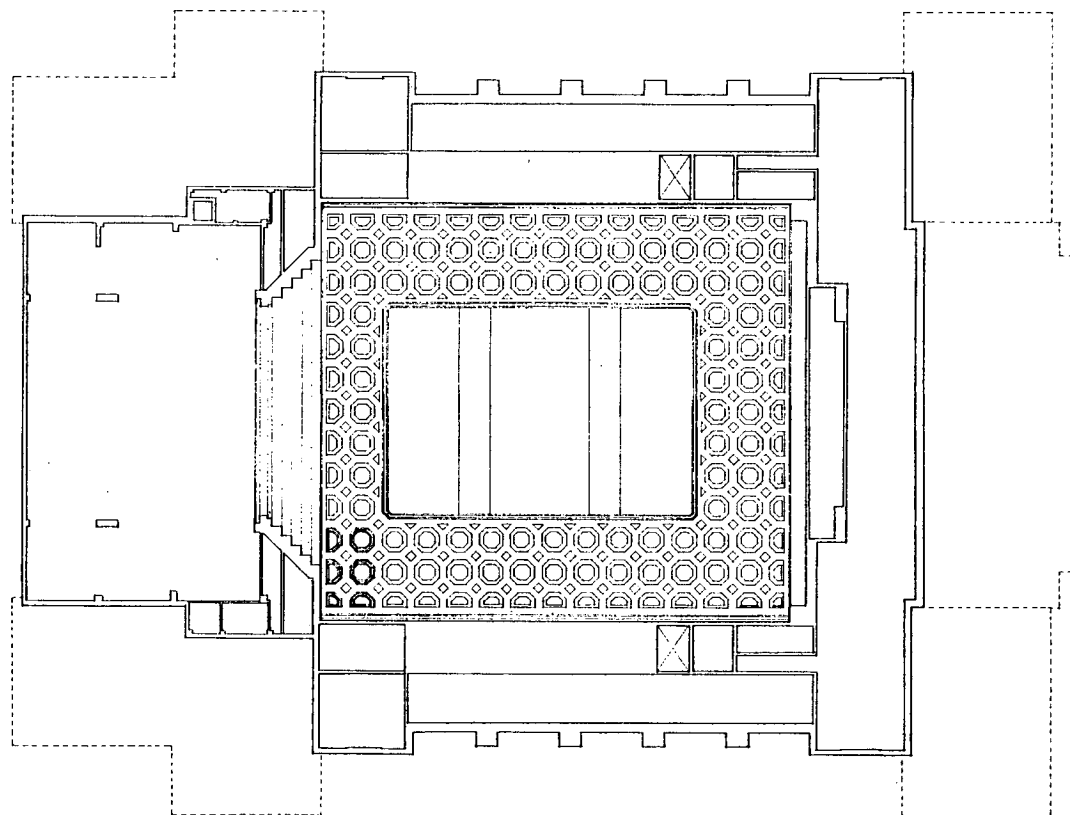


EXHIBIT A

Job No: 8825

Date: 7-28-88

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

Drawing Title:
**MEMORIAL
AUDITORIUM
REFLECTED CEILING PLAN**

Drawing No:

A 12

AUDITORIUM REFLECTED CEILING PLAN

BARBARA BENTLEY
DESIGNER
ALBANY, NEW YORK

DESIGN ARCHITECT
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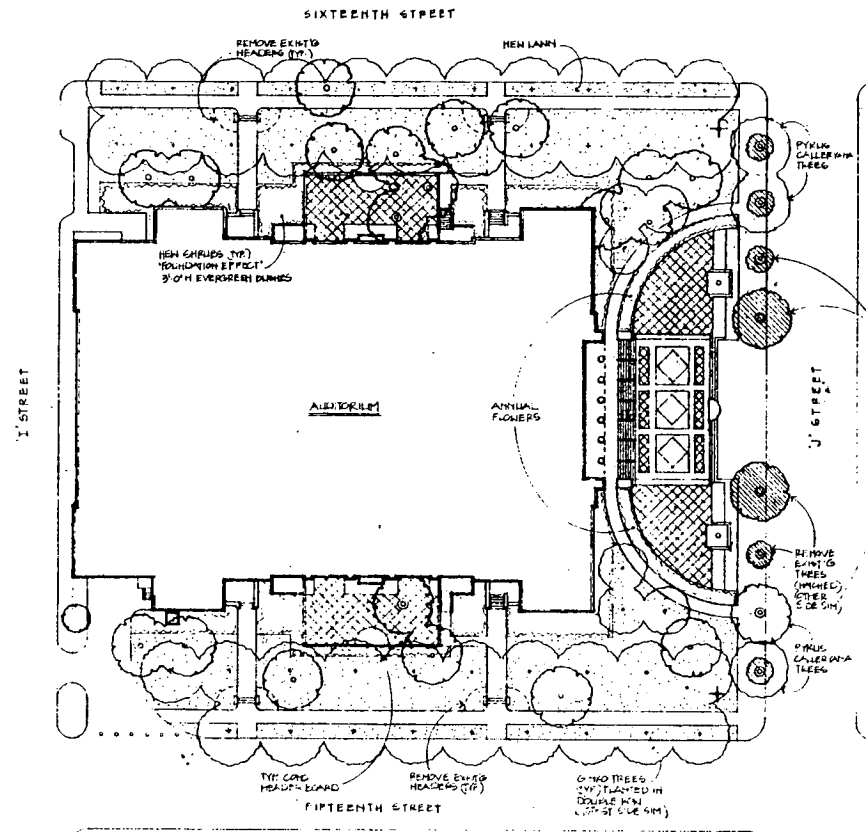
ARCHITECTS OF RECORD
Douglas Costantino Architects
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Job No: 8828
Date: 8-9-88
Scale: 1/8" = 1'-0"

Drawing Title
LANDSCAPE PLAN

Drawing No.
11

EXHIBIT A



LANDSCAPE PLAN

**SACRAMENTO MEMORIAL AUDITORIUM
 RENOVATION
 PROJECT SCHEDULE**

PHASE	1989												1990												1991												1992																																			
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12																								
SCHEMATIC DESIGN	[Hatched bar from month 6 to 7]																																																																							
DESIGN DEVELOPMENT	[Dashed line from month 1 to 7]												[Hatched bar from month 1 to 2]																																																											
CONSTRUCTION DOCUMENTS	[Dashed line from month 1 to 7]												[Hatched bar from month 1 to 2]																																																											
BIDDING	[Dashed line from month 1 to 7]												[Dashed line from month 1 to 2]												[Hatched bar from month 1 to 2]																																															
CONSTRUCTION	[Dashed line from month 1 to 7]												[Dashed line from month 1 to 2]												[Hatched bar from month 1 to 2]												[Hatched bar from month 1 to 2]																																			
MILESTONES	[Arrow at month 3]												[Arrow at month 3]												[Arrow at month 3]												[Arrow at month 3]																																			
	MAR. 1989												SEP. 1989												JAN. 1990												DEC. 1990												APR. 1991												AUG. 1992											