



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.

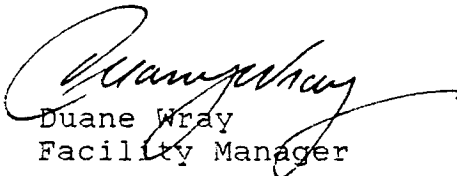
MBE/WBE

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

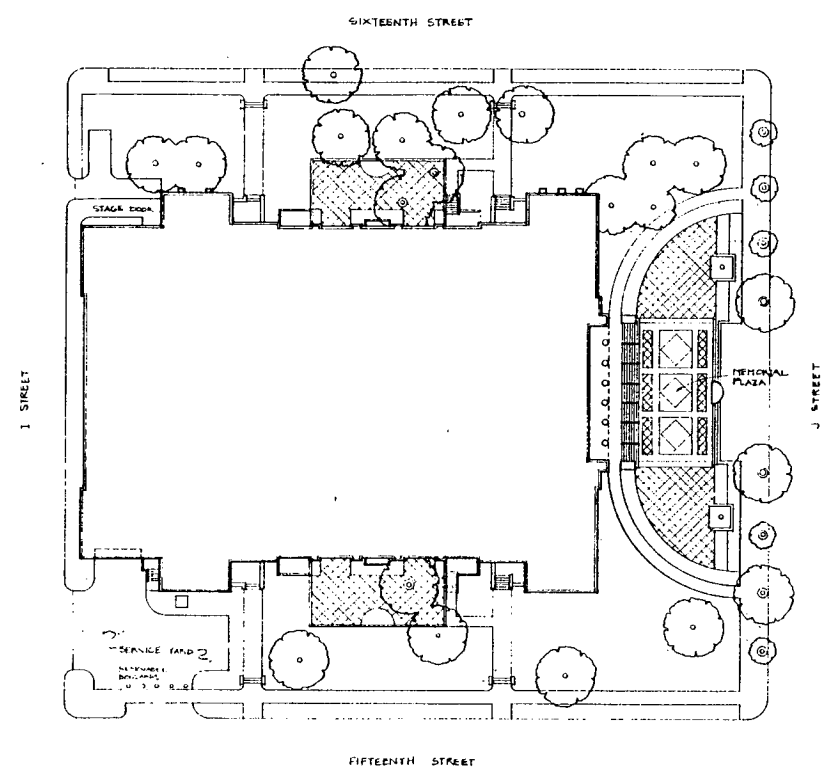
Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

## SACRAMENTO MEMORIAL AUDITORIUM

DESIGN ARCHITECT  
James Stewart Potts and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212) 607-7171

ARCHITECT OF RECORD  
Dreyfus Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916) 453-1234

EXHIBIT A



Job No: 8825

Date: 7-26-88

Scale: 1/4" = 1'-0"

Drawing Title:  
**SITE PLAN**

Drawing No.:



### SITE PLAN

# SM

SACRAMENTO  
MEMORIAL  
AUDITORIUM

DESIGN ARCHITECT  
James Stewart Polzhek and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

ARCHITECT OF RECORD  
Dreyfus Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234

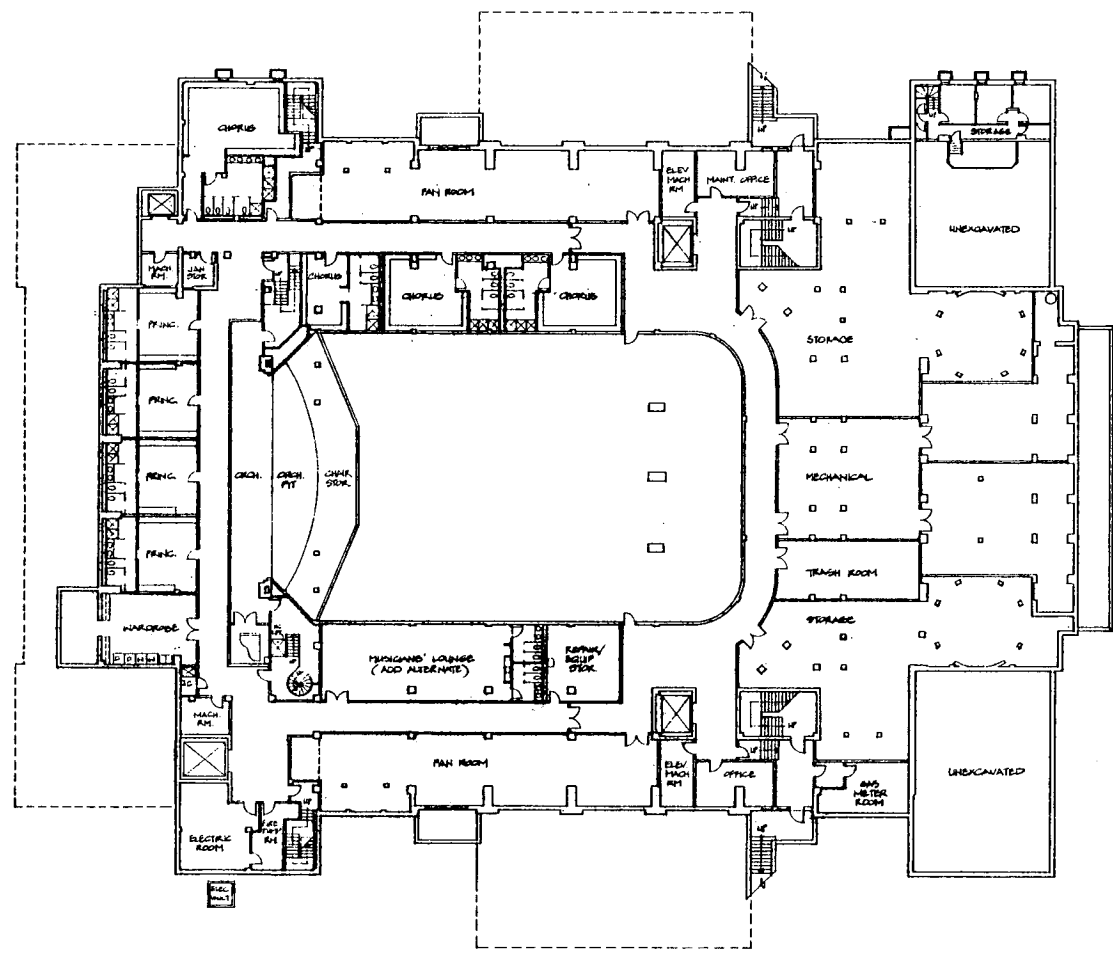


EXHIBIT A

Job No. 5025  
Date: 7-25-80  
Scale: 3/16" = 1'-0"  
Drawing Title:  
**BASEMENT PLAN**

## BASEMENT PLAN

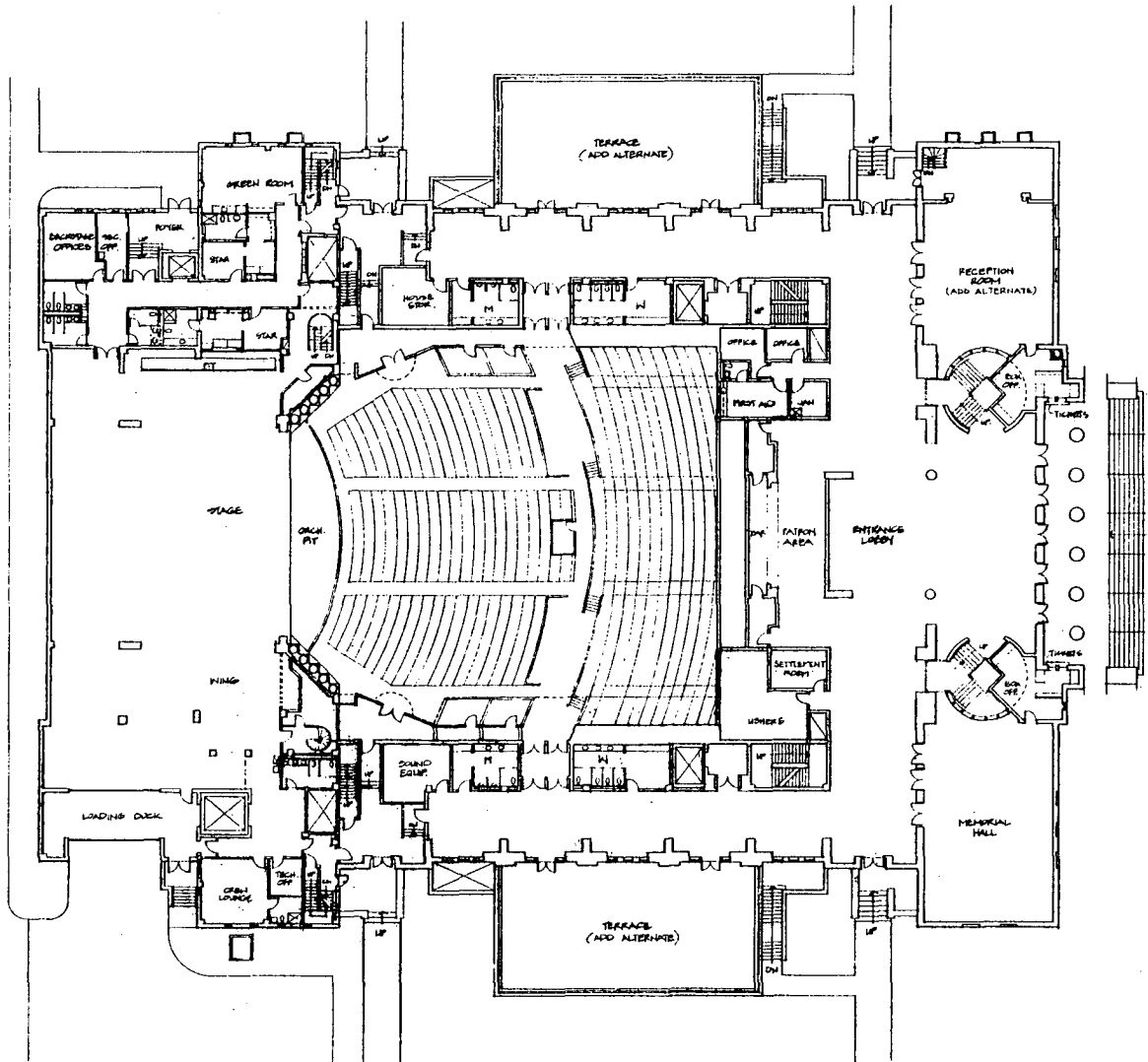


EXHIBIT A

Job No: 8825

Date: 7-8-88

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

Drawing Title:  
**ENTRANCE LEVEL PLAN**

Drawing No.:

AS

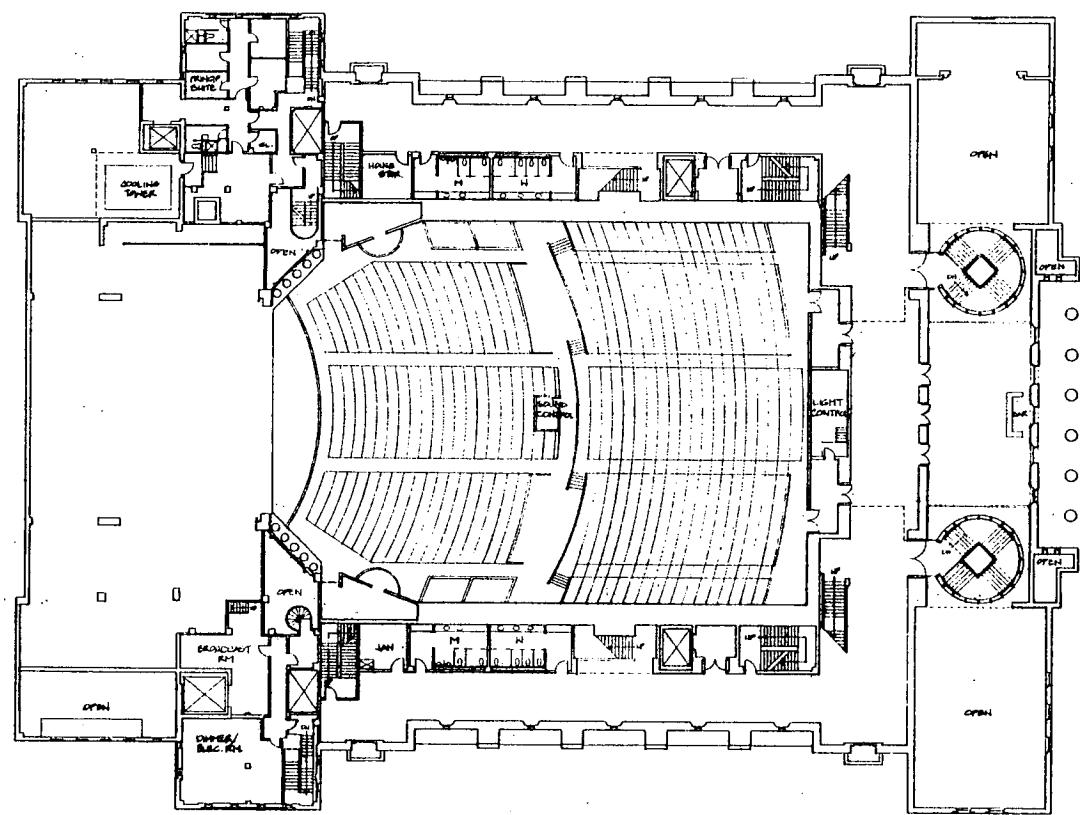
## ENTRANCE LEVEL PLAN

**SMA**

**SACRAMENTO  
MEMORIAL  
AUDITORIUM**

**DESIGN ARCHITECT**  
James Stewart Polach and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212) 857-7171

**ARCHITECT OF RECORD**  
Dryfus & Blackland Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916) 453-1234



**EXHIBIT A**

Job No: 6825  
Date: 7-16-82  
Scale: 1/8" = 1'-0"  
Drawing Title: ORCHESTRA LEVEL PLAN  
Drawing No.:

**ORCHESTRA LEVEL PLAN**

SMA

SACRAMENTO  
MEMORIAL  
AUDITORIUM

DESIGN ARCHITECT  
James Stewart Polshek and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

ARCHITECT OF RECORD  
Dreyfuss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234

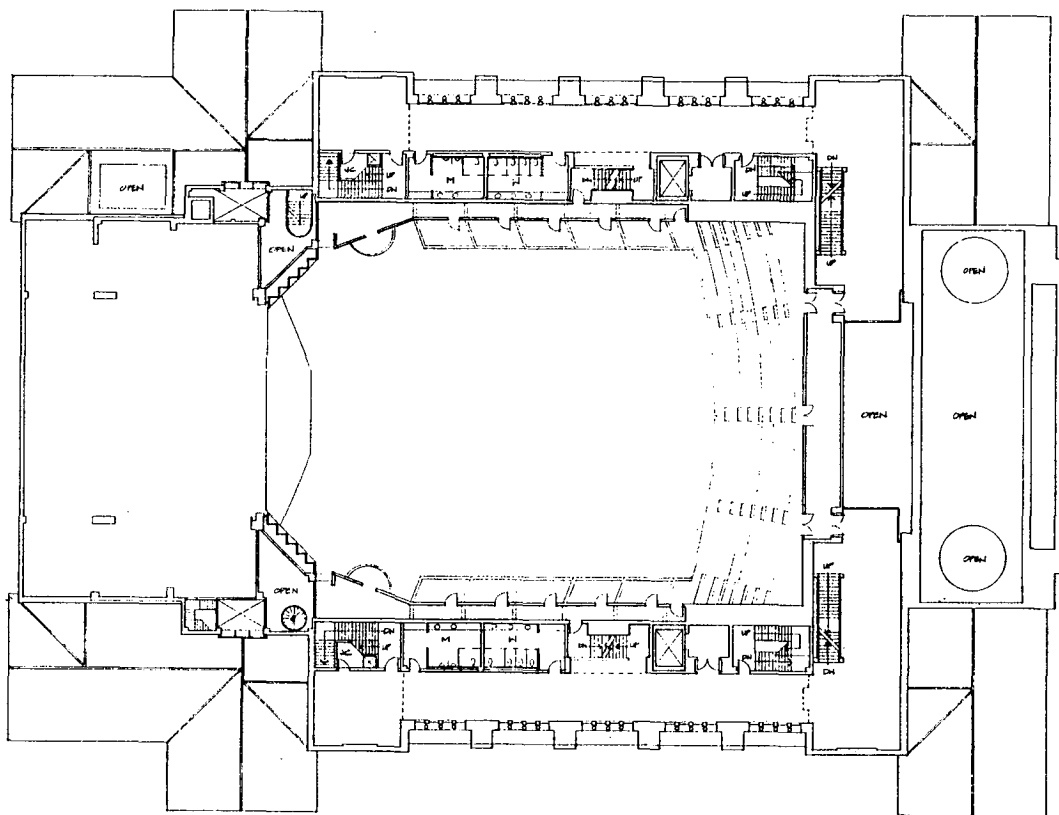


EXHIBIT A

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**

SACRAMENTO  
MEMORIAL  
AUDITORIUM

DESIGN ARCHITECT  
James Stewart Polzhek and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

ARCHITECT OF RECORD  
Dreyfuss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234

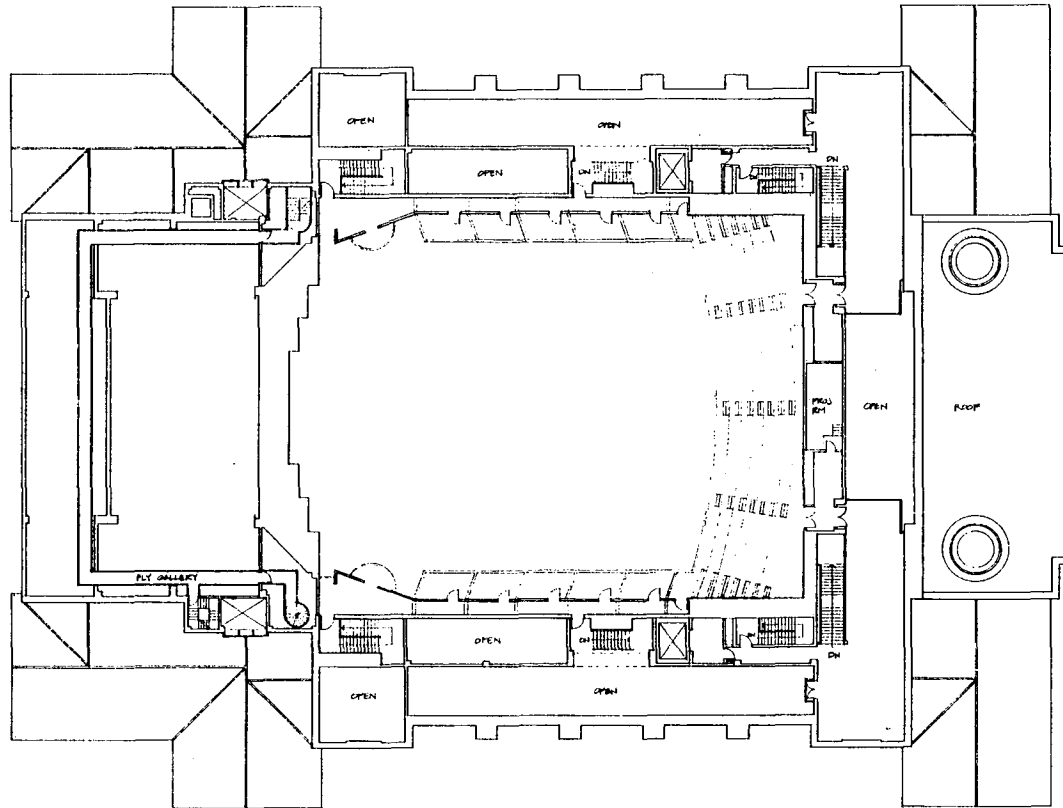


EXHIBIT A

Job No.: 8825

Date: 7-26-88

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

Drawing Title:  
**SECOND BALCONY PLAN**

Drawing No.:

**SECOND BALCONY PLAN**

A 6

**SMA**

SACRAMENTO  
MEMORIAL  
AUDITORIUM

DESIGN ARCHITECT  
James Stewart Polachuk and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)907-7171

ARCHITECT OF RECORD  
Drayluss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234

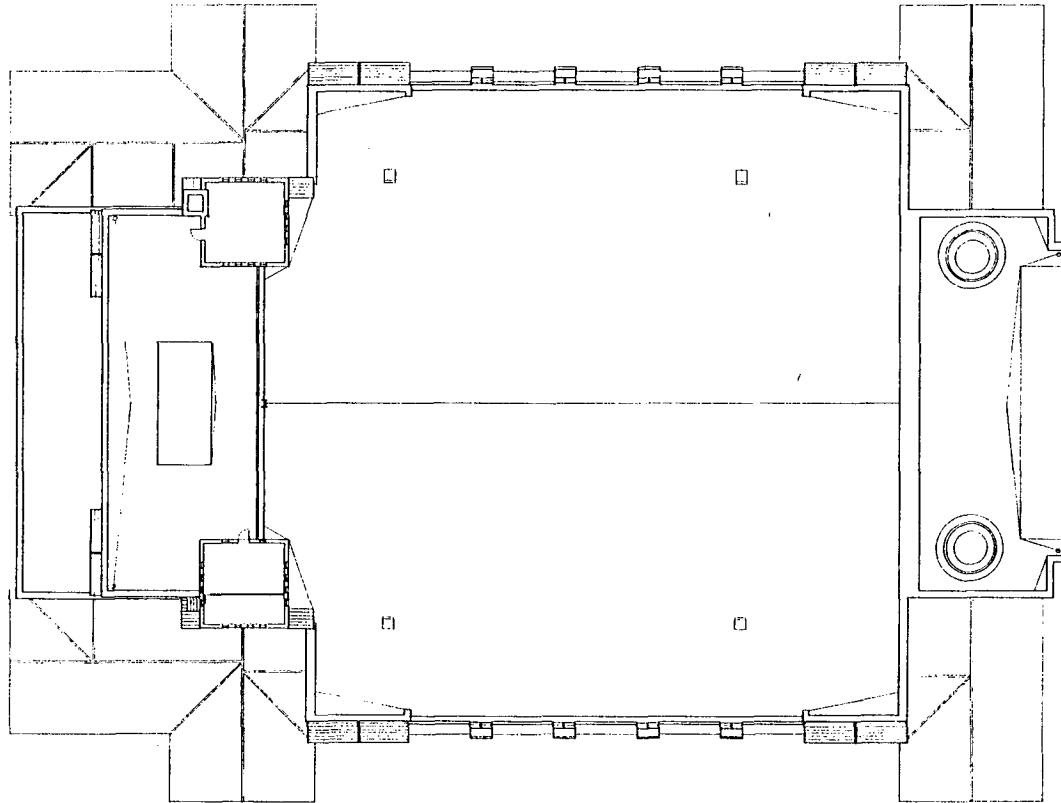


EXHIBIT A

Job No.: 8825

Date: 7-26-88

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

Drawing Title:  
ROOF PLAN

Drawing No.:

**ROOF PLAN**

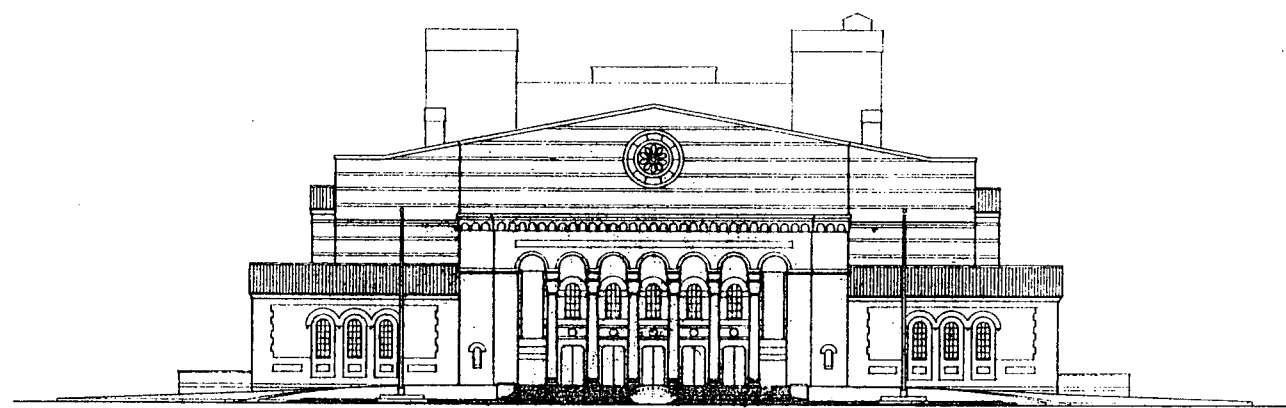
A 7

**SMA**

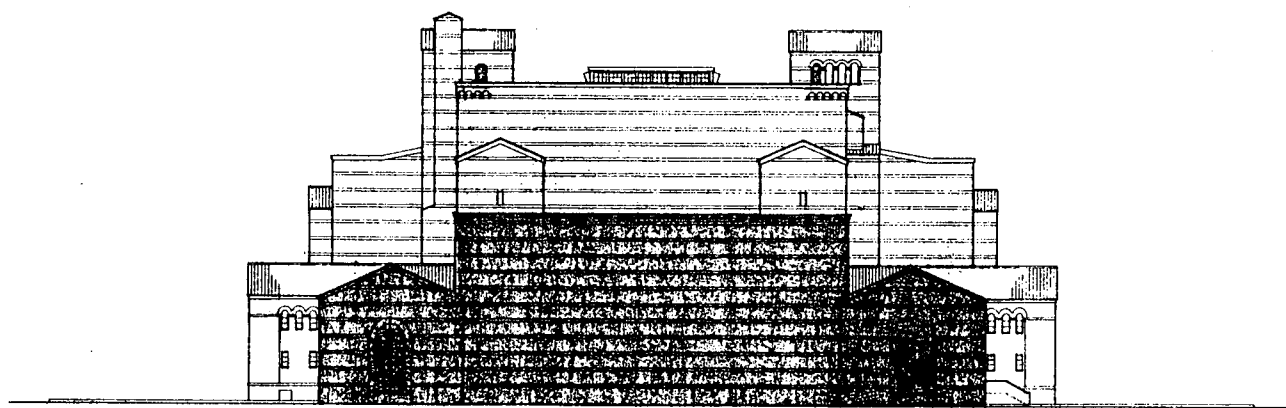
**SACRAMENTO  
MEMORIAL  
AUDITORIUM**

**DESIGN ARCHITECT**  
James Stewart Polshek and Partners  
320 West 130th Street  
New York, N.Y. 10014  
(812)807-7171

**ARCHITECT OF RECORD**  
Dreyfuss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234



**SOUTH ELEVATION**



**NORTH ELEVATION**

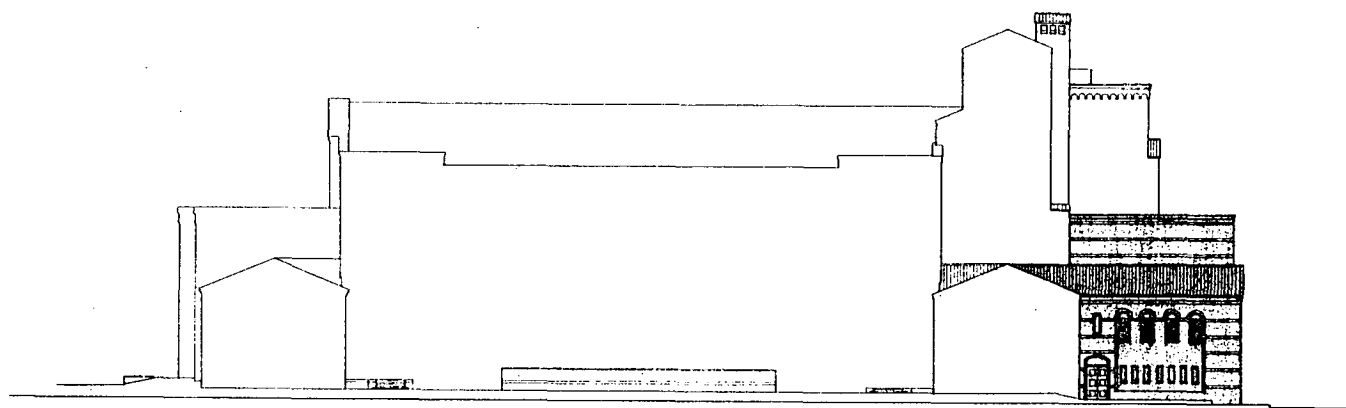
Job No.: 8825  
Date: 7-24-88  
Scale: 1/16" = 1'-0"  
Drawing Title:  
**NORTH/ SOUTH ELEVATIONS**  
Drawing No.:

EXHIBIT A

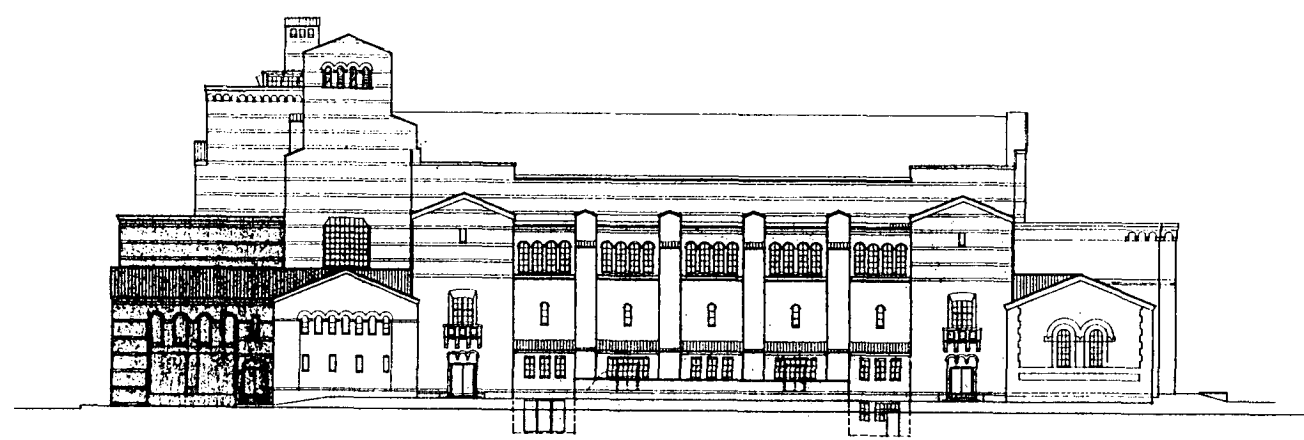
**SACRAMENTO MEMORIAL AUDITORIUM**

**DESIGN ARCHITECT**  
James Stewart Pugh and Partners  
320 West 18th Street  
New York, N.Y. 10011  
(212) 867-7171

**ARCHITECT OF RECORD**  
DeVore Blackford Architects  
3540 Peacock Blvd.  
Sacramento, California 95808  
(916) 458-1234



**EAST ELEVATION**



**WEST ELEVATION**

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

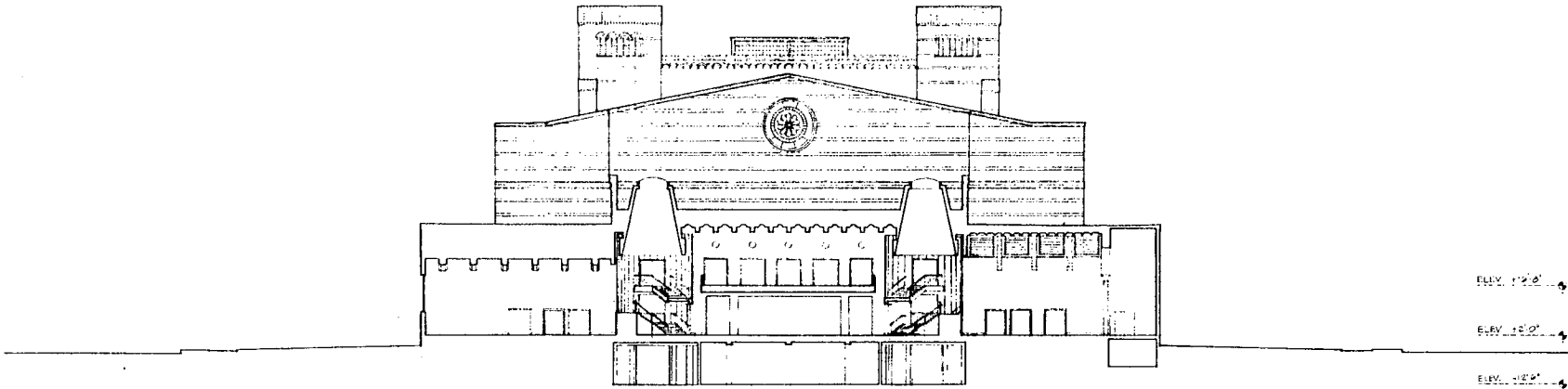
**EXHIBIT A**

**SMA**

SACRAMENTO  
MEMORIAL  
AUDITORIUM

DESIGN ARCHITECT  
James Stewart Polahak and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

ARCHITECT OF RECORD  
Dreyfuss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95818  
(916)453-1234



**SECTION**

Job No. : 8825  
Date: 7-26-88  
Scale: 1/16" = 1'-0"  
Drawing Title:  
**SECTIONS**

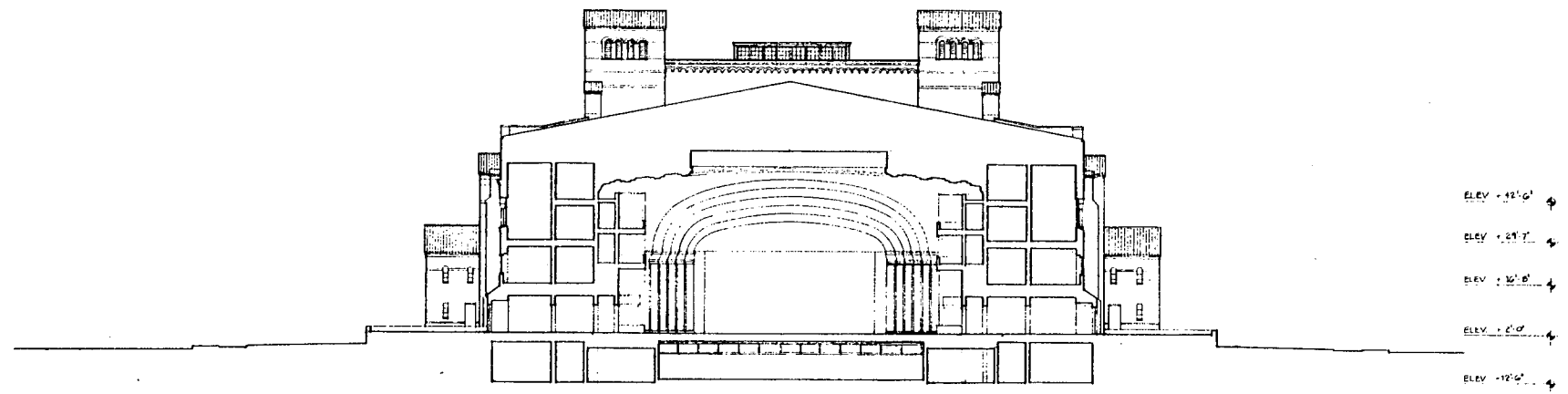
Drawing No. :

A 10

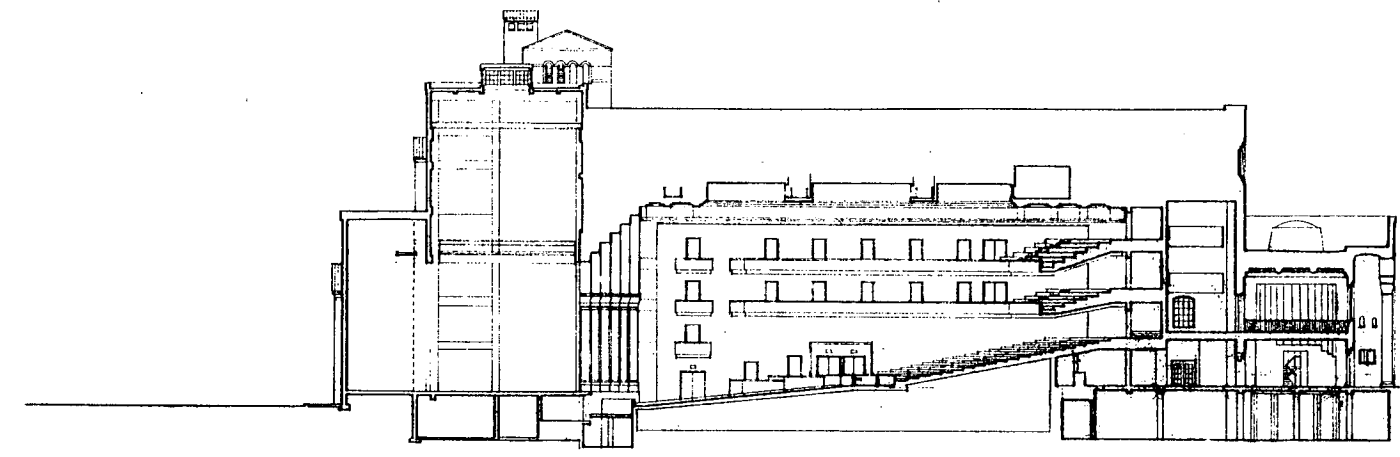
EXHIBIT A

DESIGN ARCHITECT  
James Stewart Patchick and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

ARCHITECT OF RECORD  
Dreyfus Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234



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: 7-28-88  
Scale: 1/4" = 1'-0"  
Drawing Title:  
**SECTIONS**

Drawing No.:

**SECTIONS**

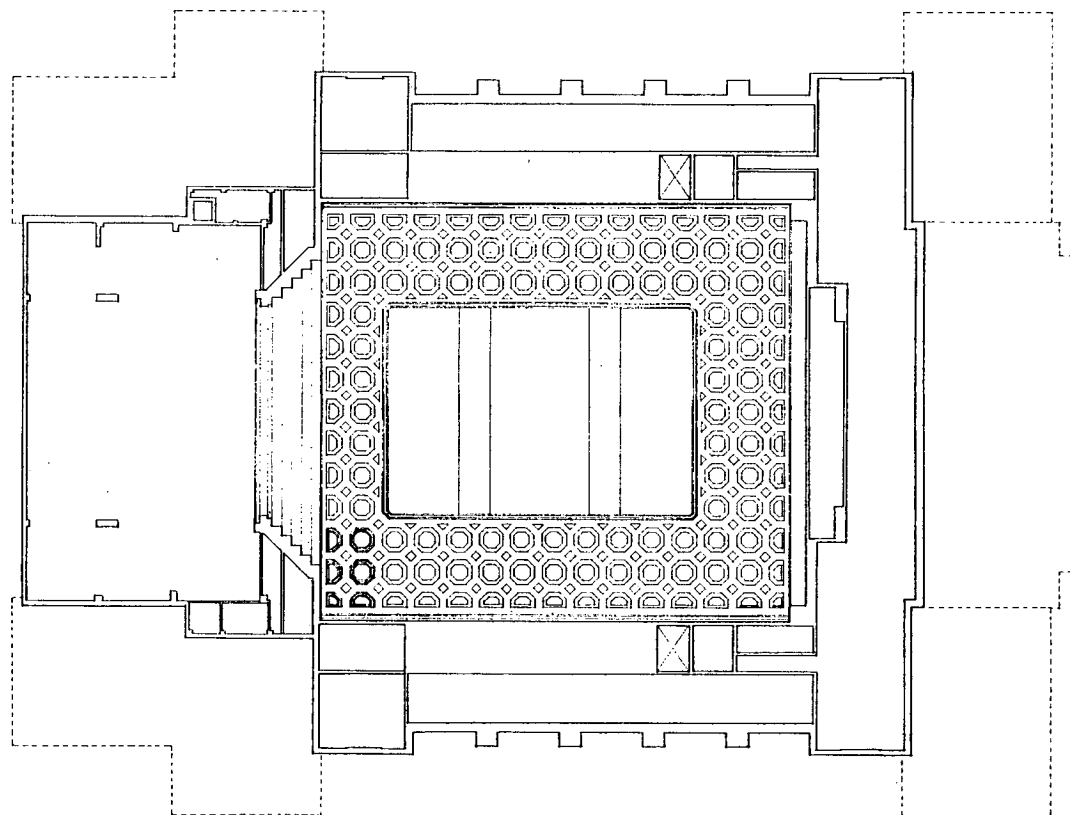
EXHIBIT A

**SMA**

**SACRAMENTO  
MEMORIAL  
AUDITORIUM**

**DESIGN ARCHITECT**  
James Stewart Polshak and Partners  
320 West 13th Street  
New York, N.Y. 10014  
(212)807-7171

**ARCHITECT OF RECORD**  
Drayfuss Blackford Architects  
3540 Folsom Blvd.  
Sacramento, California 95816  
(916)453-1234



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**

**EXHIBIT A**





**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																								
<b>SCHEMATIC DESIGN</b>	[Hatched bar from month 6 to 7]																																																																							
<b>DESIGN DEVELOPMENT</b>	[Dashed line from month 1 to 6]												[Hatched bar from month 1 to 2]																																																											
<b>CONSTRUCTION DOCUMENTS</b>	[Dashed line from month 1 to 6]												[Hatched bar from month 1 to 2]																																																											
<b>BIDDING</b>	[Dashed line from month 1 to 6]												[Dashed line from month 1 to 6]												[Hatched bar from month 1 to 2]																																															
<b>CONSTRUCTION</b>	[Dashed line from month 1 to 6]												[Dashed line from month 1 to 6]												[Dashed line from month 1 to 6]												[Hatched bar from month 1 to 6]																																			
<b>MILESTONES</b>	[Arrow at month 3]												[Arrow at month 12]												[Arrow at month 12]												[Arrow at month 12]																																			
	MAR. 1989												SEP. 1989												JAN. 1990												DEC. 1990												APR. 1991												AUG. 1992											