



OFFICE OF THE  
CITY MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

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CITY HALL  
915 I STREET - 95814  
(916) 449-5704

February 10, 1986

Transportation and Community Development Committee  
Sacramento, California

Honorable Members In Session:

Subject: STRUCTURAL, LIFE SAFETY, AND FIRE PROTECTION DEFICIENCIES IN  
MEMORIAL AUDITORIUM

The attached City Council report summarizes the deficiencies in the City's Memorial Auditorium and recommends that the building be closed to the public on February 18, 1986. Further, that the City Manager be authorized to appoint a task force to recommend potential reuses of the facility by May 1, 1986.

It is recommended that the Committee review and approve the attached report for City Council adoption on February 18, 1986.

Respectfully submitted,

*Solon Wisham, Jr.*  
SOLON WISHAM, JR.  
Assistant City Manager

Attachments

February 11, 1986  
All Districts



# CITY OF SACRAMENTO CALIFORNIA

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MEMORIAL AUDITORIUM

## SUMMARY

On September 10, 1985 the City Council approved a report concerning the Handicapped Access Compliance Program. During the review of that report, staff was asked to review handicap accessibility problems at the Memorial Auditorium and other structural, life safety, and fire protection deficiencies in the facility. Significant problems were found during the review and this report recommends that the Memorial Auditorium be closed to the public on February 18, 1986; and, further, that a task force be appointed by the City Manager to recommend potential reuses.

## BACKGROUND

A staff task force recently completed a full review of the Memorial Auditorium to determine the required structural, safety, and fire protection deficiencies. The following is a summary of the findings of the task force.

### 1. Structural

The major structural deficiency in Memorial Auditorium, which was completed in 1926, is the heavy (35-40 pounds per square foot) ceiling loading. Vertical support for the ceiling is provided by plaster soaked organic material that is embedded in the ceiling plaster and hung from a light steel framing grid. Although the material shows no deterioration at this time, there is no way to predict how long this organic material will last. There is no lateral bracing, therefore, an earthquake could cause the ceiling to begin swaying back and forth with only the unreinforced material to support the weight of the moving ceiling. A report from Marr-Shaffer and Associates, Consulting Structural Engineers in Sacramento, states in part, "We cannot overemphasize the extreme hazard of the heavy ceiling to the public in the event of a major seismic disturbance".

## 2. Life Safety

There are numerous building code and exiting deficiencies including inadequate aisle width, inadequate door width, insufficient exits, insufficient handrails, inadequate panic hardware on doors, noncomplying ramp slopes and stair tread and riser dimensions, insufficient light on steps and a need for illuminated exit signs.

## 3. Fire Protection

Existing wet and dry standpipe outlets must be relocated or extended and a fully automatic sprinkler system installed in the main arena, office, stage, balconies, basement, area below the arena operable floor, dressing rooms, storage areas, Little Theater, and Memorial Hall. There are large amounts of nonconforming combustible materials in the facility.

## 4. Handicap Compliance

There are 112 deficiencies requiring correction per Title 24 of the State Building Code and the Rehabilitation Act Section 504 of the Congress of the United States. Major problem areas are in the restrooms and entrances. No restrooms are accessible to the handicapped and a front entrance ramp needs to be provided.

## 5. Other Safety Deficiencies

There are also deficiencies in lighting systems, loading docks, ventilation, sound systems, stage, dressing rooms, and electrical distribution, which impact safety and add to operation and maintenance cost.

Based on cost estimates provided by consultants who studied upgrading Memorial Auditorium 4 - 5 years ago, it would cost approximately \$4,200,000 in 1985 dollars to correct the deficiencies listed above. Changes to improve the functional use of the building would be an additional cost.

## CONCLUSIONS

1. The safety, fire and handicapped accessibility deficiencies in Memorial Auditorium are largely related to the kinds of uses allowed in the facility. However, the structural deficiencies need to be corrected for any use. The cost of correcting safety, fire, and accessibility problems could change significantly if the use is changed. The cost of correcting the listed deficiencies is \$4,200,000 and does not include functional and aesthetic improvement to the building, therefore, a full review of the future use or reuse of the building must be completed.
2. Memorial Auditorium fails to conform with City, State, and Federal standards and codes. This increases the probability of an incident and resulting catastrophic claims. This risk coupled with the City's loss of its liability insurance coverage leaves the City with the need to make an immediate decision on public use. It is in the best interest of the City to close Memorial Auditorium until the deficiencies can be corrected.

FINANCIAL DATA

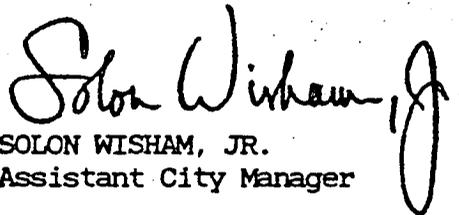
Closure of the Memorial Auditorium will result in an estimated net loss of revenues in the amount of \$127,000 for the remainder of FY 85-86 and \$305,000 during FY 86-87. Projections are as follows:

<u>Period</u>	<u>Revenue Loss</u>	<u>Reduced Expenses</u>	<u>Net Gain/(Loss)</u>
2/18/86-6/30/86	\$180,000	\$ 53,000	(\$127,000)
7/1/86-6/30/87	\$432,000	\$127,000	(\$305,000)

RECOMMENDATION

It is recommended that the City Council approve the attached Resolution to (1) Close Memorial Auditorium to the public on February 18, 1986 and (2) Direct the City Manager to appoint a task force of City staff and citizens to review options for future uses of the facility with a report back to the City Council by May 1, 1986.

Respectfully submitted,

  
SOLON WISHAM, JR.  
Assistant City Manager

RECOMMENDATION APPROVED,

  
WALTER J. SLIRE,  
City Manager

February 18, 1986  
All Districts

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION DIRECTING THE CLOSURE OF MEMORIAL  
AUDITORIUM TO THE PUBLIC AND ESTABLISHING A  
TASK FORCE TO STUDY OPTIONS FOR FUTURE USE OF  
THE FACILITY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The Sacramento Memorial Auditorium be closed to public use not later than February 18, 1986.
2. The City Manager is to appoint a Task Force to study options for future uses of Memorial Auditorium and report back with a recommendation to the City Council by May 1, 1986.

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MAYOR

ATTEST:

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CITY CLERK