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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

OFFICE OF THE DIRECTOR

916-449-5548

September 20, 1988

DIVISIONS:

Budget and Finance and
Transportation and Community Development Committee
Sacramento, California

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members In Session:

SUBJECT: MEMORIAL AUDITORIUM/THEATER ARCHITECTURAL PROGRAM

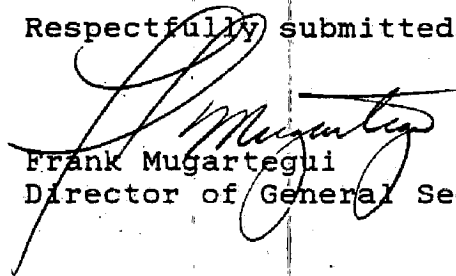
SUMMARY

This report recommends acceptance of the Architectural Program prepared by Vitiello + Associates/Loschky, Marquardt & Nesholm for conversion of Memorial Auditorium to a theater for the performing arts.

RECOMMENDATION

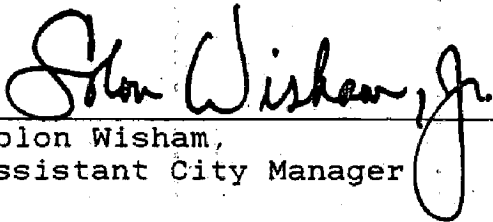
It is recommended that the Budget and Finance and Transportation and Community Development Committee review and recommend adoption by the full Council of the attached report accepting the Architectural Program developed by Vitiello + Associates/Loschky, Marquardt & Nesholm.

Respectfully submitted,



Frank Mugartegui
Director of General Services

Recommendation Approved:



Solon Wisham,
Assistant City Manager

September 27, 1988
District 1



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September 20, 1988

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: MEMORIAL AUDITORIUM/THEATER ARCHITECTURAL PROGRAM - PA06

SUMMARY

This report requests the Council to accept the Architectural Program completed by Vitiello + Associates/Loschky, Marquardt & Nesholm:

BACKGROUND

On February 18, 1986 the City Council voted to close Memorial Auditorium due to fire, life and safety considerations and the lack of handicap access to the facility.

In March of 1986 the Council established a nineteen member task force to investigate and make recommendations on the future use of the Memorial Auditorium. The task force conducted nine meetings between March 26th and July 30, 1986. Out of twenty-one potential uses, originally considered by the task force, members elected to complete a detailed investigation for both fixed seat theater and flat floor arena concepts.

After many public hearings the Council, in May 1987, approved the task force recommendation to renovate Memorial Auditorium into a fixed seat theater for the performing arts. As a direct result of the Council's decision a twelve member Design Advisory Committee was appointed to work in conjunction with the selected architectural programming firm during development of a comprehensive architectural program that would clearly define the scope of work involved to renovate Memorial Auditorium into a first class theater for the performing arts. In May 1987, the Department of General Services issued a "Request for

Qualifications" for architectural programming services and received fifteen submittals. After review of each submittal and completion of formal interviews the programming team of Vitiello + Associates/Loschky, Marquardt & Nesholm was selected to complete the architectural program.

The programming team met with members of the Design Advisory Committee on September 16, 1987 followed by extensive interviews with committee members, potential users of the renovated theater, and conducted site visits to comparable facilities evaluating operational implications. The programming team researched, prioritized information obtained during their investigation and compiled a preliminary program that was distributed to members of the Design Advisory Committee prior to a second meeting on April 13, 1988. Following the April 13th meeting the programming team reviewed written comments by Committee members, conducted additional interviews to clarify needs and desires, investigated cost implications, seating arrangements, historic preservation concerns, urban planning issues and memorialization concerns expressed by members of the Design Advisory Committee and City staff prior to development of the final architectural program presented to the Design Advisory Committee on September 19, 1988.

The development of this architectural program represents a comprehensive evaluation of facility needs that will provide the foundation for the City's next step which involves architectural design of the Memorial Auditorium.

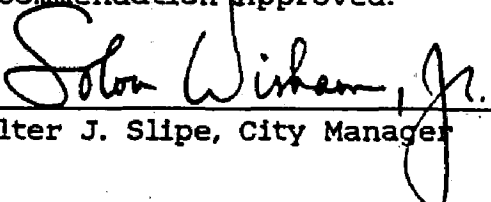
RECOMMENDATION

It is recommended that the City Council accept the architectural program developed by Vitiello + Associates/Loschky, Marquardt & Nesholm.

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


for: Walter J. Slipe, City Manager

October 11, 1988
District #1

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

RESOLUTION No.

Adopted by The Sacramento City Council on date of

**RESOLUTION ACCEPTING THE ARCHITECTURAL PROGRAM
FOR MEMORIAL AUDITORIUM/THEATER RENOVATION**

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

The architectural program prepared by Vitiello + Associates/Loschky, Marquardt & Nesholm is accepted as the basis for renovation of Memorial Auditorium into a theater for the performing arts.

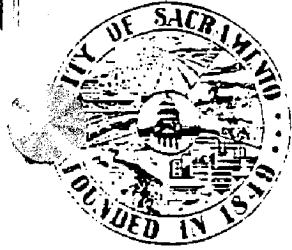
MAYOR

ATTESTS:

CITY CLERK

CITY OF SACRAMENTO

September 19, 1988
CALIFORNIA



September 19, 1988

Mayor and City Council

Re: Cost Estimate
Memorial Auditorium

TOM CHINN

COUNCILMAN, DISTRICT 4

CITY HALL:

915 I STREET, ROOM 205

SACRAMENTO, CALIFORNIA 95814

BUSINESS (916) 449-5407

RESIDENCE (916) 443-3135

Dear Mayor and Council Members:

As a supplement to my transmittal of the architectural program for the Memorial Auditorium, I want to report to you that the program team has estimated the cost to reconstruct the Memorial Auditorium at \$22,650,600 at today's prices. When cost indexed to projected construction completion in 1992, together with architectural, engineering, inspection, and management costs, the projected project cost is \$38,541,211, briefly described as follows:

Construction cost @ today's prices:	\$22,650,000
Cost indexed to midpoint of construction:	3,877,031
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Projected construction cost:	\$26,527,031
Architectural/Engineering/Testing, etc:	5,200,589
Construction Administration, Inspection, etc:	2,126,043
Art in Public Place; moving; printing, etc:	708,493
Contingency, for unknown conditions during construction:	3,979,055
	<hr/>
Total Project Cost	\$38,541,211

Some of you may recall that an estimated cost of \$11,875,000 was derived at the conclusion of the Task Force studies in 1986. That cost, if elevated to construction in 1992, would now amount to \$15,155,872, still considerably less than the \$38 million now estimated.

While I can be critical of the great disparity between the two estimates, it can be defended because the original cost estimate was very superficial and not based on any kind of program of what is to be reconstructed. It was precisely for that reason that I insisted, and will continue to insist, on adequate programming, before we decide on project authorization and funding.

At this point in time, the cost estimate must still be regarded as conceptual even though it is based on programming information. However, it can be used for planning purposes and discussions of funding alternatives. Our schedule calls for the completion of working drawings by the end of 1989, at which time a firm cost estimate can be generated on which language for bonding or other funding mechanism can be ready for bond election, if necessary, in June, 1990. I believe there is sufficient contingency built in so that the final cost estimate will not exceed \$38,541,211. In all probability, it can be reduced. Reconstruction will complete by October, 1992.

I continue to be convinced that the Memorial Auditorium need to be reconstructed, and that the community would support whatever funding alternatives the Council may choose, after due consideration of all alternatives which may be proposed by the public. In that regard, I am enclosing a October 31, 1986 memo from City Treasurer Tom Friery on alternative financing mechanisms which, when updated, should be considered along with T/O tax and other considerations.

Respectfully submitted,



Tom Chinn
Councilman, and
Chair, Design Advisory Committee

cc: Walter Slipe
Solon Wisham
Duane Wray
David Morgan
Design Advisory Committee

CITY OF SACRAMENTO

CALIFORNIA



September 15, 1988 ✓

Mayor and City Council

Re: Final Architectural Program
Memorial Auditorium

TOM CHINN

COUNCILMAN, DISTRICT 4

CITY HALL:

915 I STREET, ROOM 205

SACRAMENTO, CALIFORNIA 95814

BUSINESS (916) 449-5407

RESIDENCE (916) 443-3135

Dear Mayor and Council Members:

The completion of the final architectural program for the Memorial Auditorium by Vitiello and Associates marked a significant milestone in the road towards the reopening of the Memorial by late 1991. The attached program will be presented to the Design Advisory Committee which will meet on Monday, September 19th at 4 pm at the Memorial Auditorium.

During the last few months, refinement to the draft program were made. Briefly, the final program recommend the following:

1. The Memorial Auditorium will be reconfigured into a 2,500 fixed seat multipurpose performing arts theater with a fixed proscenium stage to accommodate musical productions such as Music Circus, Broadway shows, ballet, opera, artistic performances, graduation ceremonies, convention related assemblies, and lectures.
2. An acoustic shell essential for symphonic productions has not been included at this time, since one already exists in the Community Center Theater. However, at its September 19th meeting, the Committee may recommend the inclusion of a shell at the Memorial.
3. The lobby and foyer will be enlarged in depth, as well as in width, spreading into the Memorial Hall, and the Little Theater.
4. The stage must be deepened to provide rear crossover between the wings, as well as additional scenery storage. This is possible by extending the rear wall of the present stage towards Eye Street. This extension would encroach only the southerly parking lane, but the sidewalk will still be retained. This protrusion will match the existing brickwork.
5. A significant memorial honoring all Sacramento veterans must be installed on the grounds, as well as restored in the foyer.
6. New upholstered seating would replace the temporary wooden seats on the sloping main floor. Balcony and box seating will replace the upper tiers.

7. New exterior site amenities such as fountains, benches, and lighting will be included in the renovation.
8. Additional support space such as rehearsal halls, recording studios, control rooms, green rooms, sponsor rooms, dressing rooms, and additional restroom facilities will also be included.


The final cost estimate is still being reviewed and will be available in time for the Committee's review on September 19th. Funding alternatives are not within the purview of the Committee; however, alternatives such as bond funding now being considered by the City Manager's Facilities Review Committee for all Capital Improvement Projects, as well as T/O tax, etc need to be considered by the Council.

In preparing for the next step, I am pleased to announce that a panel had convened to select an architectural firm to implement the design of the Memorial Auditorium based on the above program. From a list of 10 firms, the panel interviewed three firms, and has selected the New York firm of James Polshek, in association with the local architectural firm Dreyfuss, Blackford and Engler. James Polshek was the designer of the renovated Carnegie Hall in New York City.

The final architectural program as well as the works of architect James Polshek, will be presented to the Joint Budget and Finance and Transportation and Community Development Committee on September 27, 1988.

It has been a pleasure to work with the Design Advisory Committee and it is my belief that agreement will be reached by all the members. It is also my intent to continue to activate the Committee all through the design and construction phases, because their input has been invaluable.

Respectfully submitted,


Tom Chinn
Councilman, and
Chairman, Design Advisory Committee

cc: Walter Slipe
Solon Wisham
Duane Wray
Dave Morgan
Design Advisory Committee
Sam Burns