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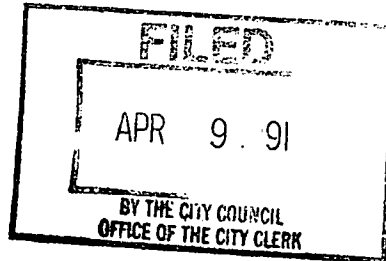
CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

April 3, 1991

916-449-5704
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City Council
Sacramento, California



Honorable Members in Session:

**SUBJECT: SACRAMENTO MEMORIAL AUDITORIUM RENOVATION
PROJECT STATUS REPORT**

SUMMARY

This report describes the current status of the Memorial Auditorium project and the budget. Attached to the report is other detailed background exhibit information which may be of interest, including the actions taken to date, project team, a summary of renovation features, a budget overview, information regarding the State historic building code, description of the Design Advisory Committee and Memorial Auditorium Task Force on Future Use, the architectural program, project architects, Design Review and Preservation, project administrators, closure of the building, general information about the building, and a Memorial Auditorium historical timeline.

RECOMMENDATION

This report is for information only. No action is requested.

BACKGROUND

The Memorial Auditorium site at 15th and J Streets was gifted to the City in 1849 by John Sutter, Jr. Memorial Auditorium was completed in 1927 at a cost of \$850,000. The building is dedicated to Sacramento veterans. In 1986 Memorial Auditorium was closed because of structural and life safety deficiencies. A large, broad based citizen advisory committee (Memorial Auditorium Task Force on Future Use) was appointed to study how the building should be renovated. The City approved the Committee's recommendation to renovate the building as a first class fixed seat theater. A citizen Design Advisory Committee was then appointed by the City to represent the community on the renovation project. An architectural program for the renovation was completed in 1988. In 1989 architects were hired and a schematic design for the renovation was developed. The design for Memorial Auditorium renovation was approved in 1990.

CURRENT STATUS

Construction drawings for the renovation project will be complete this month. Plans and specifications are currently being reviewed by the City Building Division and will be ready for bid release in the near future. The Sacramento Metropolitan Arts Commission has convened a panel to select artists for the 4 Art in Public Places pieces that will be part of the renovation. The artist selection will be made next month. Memorial Auditorium renovation is currently being studied as part of the Downtown Cultural and Entertainment District. Renovation of Memorial Auditorium is scheduled to begin in August of this year, with completion anticipated in July of 1993.

BUDGET

The project budget was set in 1988 and has not changed significantly. No change is expected. The budget is approximately:

- \$25 million - Construction Cost
- \$40 million - Total Project Budget

A financing plan for the Memorial Auditorium renovation will be presented to a joint meeting of the City Council's Budget and Finance and Transportation and Community Development Committees on April 16, 1991.

If the City is able to maintain the project schedule, we may be able to take advantage of current economic conditions. Current conditions such as reduced building activity could result in more competition and lower bids on the renovation work. Comparison of similar projects recently bid in the Sacramento area indicate a savings of 2 to 3% on public projects. Savings could be used to incorporate design alternatives and purchase equipment which would otherwise be postponed or eliminated.

Memorial Auditorium Status Report

April 9, 1991

Page... 3

POLICY, MBE/WBE

This report is for information only. There are no proposed policy or MBE/WBE considerations.

Respectfully submitted,



Keith T. Kramer
Senior Management Analyst

Recommendation Approved:



For Walter J. Slipe, City Manager

April 9, 1991
District 1

Attachments

Contact Persons: Duane Wray, Facility Manager-Facility Management Division, 449-5445
Mike George, Project Manager-Facility Management Division, 449-6745
Keith Kramer, Senior Management Analyst, 449-6360

Exhibits

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EXHIBIT A

ACTION ON MEMORIAL AUDITORIUM RENOVATION

1986:

February -- City Council votes to close Memorial Auditorium because of safety deficiencies

March ----- City Council appoints a citizen task force to recommend how the Auditorium should be renovated

July ----- Memorial Auditorium Task Force votes to recommend renovation as a first class fixed seat theater

1987:

May ----- City Council approves Task Force recommendation to renovate Memorial Auditorium as a theater

June ----- City Council appoints a citizen Design Advisory Committee to represent the community on the renovation project

June ----- City Council approves contract for development of an architectural program

1988:

June ----- City Council approves contract for project administration services

October ---- City Council approves architectural program, project schedule, and budget

1989:

April ----- City Council approves project architects

September - City Council approves schematic design, project schedule and budget

1990:

July ----- City Council approves Memorial Auditorium renovation design, project schedule and budget

1991:

February --- City Design Review & Preservation Board approves final project design

EXHIBIT B**PROJECT TEAM****Consultants:**

James Stewart Polshek & Partners - Architects
 Dreyfuss & Blackford Architects ---- Architects
 Vitiello + Associates ----- Architectural Program Consultants
 3D International ----- Project Administrators
 Leonard S. Auerbach & Associates - Theatrical/Lighting Consultant
 Loschky, Marquardt, Nesholm ----- Theater Design, Architectural Program Consultants
 Paoletti & Associates ----- Acoustical Consultant
 Buehler & Buehler ----- Structural Engineer
 Engineering Enterprises ----- Electrical Engineer
 Capital Engineering Consultants --- Mechanical Engineer
 Danielson Associates ----- Landscape Architect
 Nolte & Associates ----- Civil Engineer
 Adamson Associates ----- Cost Estimating
 Anderson Geotechnical ----- Soils Investigation
 Capitol Engineering ----- Materials Testing
 Don Dingler ----- Organ Restoration Consultant
 Susan Strauss ----- Historical Consultant
 Coopers & Lybrand ----- Marketing Analysis

Design Advisory Committee (Citizen/Community Advisory Committee):

Tom Chinn ----- Committee Chairman, City Council Representative
 Walter Christensen ----- Sacramento Community Center Authority
 Kenneth Robbins ----- Veterans of Foreign Wars
 Andy Salontai ----- American Legion
 Bob Rakela ----- Design Review & Preservation Board
 Judy Tafoya ----- Museum & History Commission
 Jonathan Lewis ----- Business Representative
 Bob Wyman ----- Community Theater Business Representative
 Leland Ball ----- Music Circus
 Robert Walker ----- Sacramento Symphony
 Marianne Oaks ----- Sacramento Opera
 Ernie Phinney ----- Sacramento Ballet

City Government:

City Manager's Office, Community Center, City Treasurer's Office, General Services
 Facility Management Division, Finance Department, Building Division, Environmental
 Services Division, Metropolitan Arts Commission, City Attorney's Office

EXHIBIT C**RENOVATION FEATURES**

These renovation features were called for in the architectural program. The architects have worked closely with representatives of veterans organizations on the veterans memorials which are part of the renovation project. Many historical elements such as the proscenium arch and plaza flagpoles will be restored. Spaces such as Memorial Hall will be entirely retained. The Little Theater, except for the seating area, will be retained. A large portion of the Auditorium ceiling will be retained. Other original design elements and colors will be reintroduced in new carpeting and other amenities.

.More Prominent Exterior Memorial Honoring Veterans

The large new memorial in front of the building will feature a marble and bronze star and the words "Least We Forget." The existing memorial on the face of the building will be highlighted.

.Interior Memorial Honoring all Sacramento Veterans

Inside Memorial Hall, on engraved stone tablets, visitors will be able to see and touch the names of more than 900 Sacramento veterans who died in service to their country. The room will be encircled with flags representing each branch of the military.

.Renovation As A First Class Fixed Seat Theater

Memorial Auditorium will be reconfigured as a 2,500 fixed seat multi-purpose theater to accommodate family programs, musical productions, graduation ceremonies, concerts, lectures, meetings, touring Broadway shows, ballet, opera, convention assemblies, and other programs.

.Sightlines Improved**.Acoustics Improved**

The renovation is acoustically designed to accommodate both amplified and human voices by using a state of the art sound system, variable acoustic baffles, and other acoustic elements.

.Stage Deepened

The stage will be deepened to provide adequate space for productions. The rear wall of the stage will be moved 20 feet toward I Street. On street parking behind Memorial Auditorium will be eliminated, but a sidewalk will remain. The architectural materials used in the extension will be historically compatible with the existing architecture.

.Auditorium Seats Renovated and Upholstered**.Foyer and Lobby Enlarged**

The coffered wood ceiling will be retained.

.Improved Handicap Accessibility

Sweeping ramps in the plaza will provide handicap access to the front of the building. Interior elevators and seating arrangements will provide handicap access to each seating level, and in every ticket price range.

.Number of Restroom Facilities Increased

The renovated Auditorium will have twice the number of restrooms as the Community Center Theater.

.Front "Memorial" Plaza Enlarged

Usable public space in the front of the building will triple.

.Side Terraces Added on the East and West Sides

EXHIBIT D**MEMORIAL AUDITORIUM BUDGET OVERVIEW**

Construction		
General Construction	\$ 24,830,000	
Asbestos Abatement	\$ 500,000	
Pipe Organ Restoration	<u>\$ 500,000</u>	
	\$ 25,830,000	\$25,830,000
Construction Contingency	\$ 3,321,135	\$ 3,321,135
Consultants		
Design Phase	\$ 4,711,493	
Construction Phase	<u>\$ 828,815</u>	
	\$ 5,540,308	\$ 5,540,308
Miscellaneous		
Art-In-Public-Places	\$ 610,917	
Furniture/Fixtures/Equipment	\$ 2,000,000	
Permits & Plan Check Fees	\$ 230,000	
Reproduction	\$ 150,000	
Moving	\$ 10,000	
Indirect Charges	\$ 1,044,650	
Salaries & Benefits	<u>\$ 767,990</u>	
	\$ 4,813,557	<u>\$ 4,813,557</u>
		 \$ 39,505,000

James Stewart Polshek and Partners**Architects**

320 West 18th Street
New York, New York 10014
Tel: (212) 807 7171
Fax: (212) 807 5917

James Stewart Polshek FAIA
Joseph L. Fleischer AIA
James G. Garrison AIA
Timothy P. Hartung AIA

April 4, 1991

Maris Appelbaum AIA
Tyler H. Donaldson AIA
Duncan R. Hazard AIA
Jihyon Kim AIA
D. B. Middleton AIA
Richard M. Olcott AIA
Todd H. Schliemann AIA
Gaston Silva AIA
Joanne L. Sliker AIA

Mr. John Webre
Dreyfuss & Blackford Architects
3540 Folsom Boulevard
Sacramento, California 95816

Re: Sacramento Memorial Auditorium
State Historic Building Code

8825 A.10.2

Dear John:

This letter is in response to your request for a report regarding our interpretation and use of the California State Historic Building Code (SHBC) for the design of the renovation of the Sacramento Memorial Auditorium (SMA).

Prior to discussing the use of SHBC, however, one must understand the nature of the project and the program to be accommodated by this building. Our task was to renovate an arena auditorium designed in 1926 into a 2,500 fixed seat theater that will be viable in the year 2026. This task requires a substantial change to the interior of the building on the whole and an addition to the stage house to accommodate state of the art technologies and contemporary design standards for theater planning.

Because SMA is an historic landmark, any new work done to the facility qualifies to be considered under the SHBC, if by following the regular building codes, the resultant changes would jeopardize the image of the building, and therefore the architectural heritage of the area. By submission of a particular item to SHBC, one may seek exception to the regular building codes, by using SHBC as a tool to implement other than standard and time-proven solutions to satisfying building code requirements.

At the beginning of the project, a close analysis was undertaken to consider the need for application of the SHBC to this project. In general, given the extent of work to the interior of the building as dictated by the program, given the zero to minimum effect that any of this work would have on the exterior of the building, and given the client's desire to provide the safest building conditions possible, it was decided to proceed with the development of the project without applying for any variance or appeal to the regular building codes, with the caveat that, should any condition be encountered that might merit consideration under the SHBC, the issue would be pursued accordingly.

The following is a review of each chapter of the SHBC and issues that were considered as possible candidates for submission, accompanied by subsequent action.

Chapter 8-1	Administration
Chapter 8-2	General Requirements
Chapter 8-3	Definitions

James Stewart Polshek and Partners Architects

Mr. John Webre
Dreyfuss & Blackford Architects
April 4, 1991
Page 2

- Chapter 8-4 Occupancy and Use
Given the continued use of the facility as public assembly, and that the proposed changes in area and height were within regular zoning and code requirements, it was determined that there was no need to seek any type of exception from SHBC.
- Chapter 8-5 Alternate Structural Regulations
This is perhaps the area where the most attention was focused, due to the regular building code requirements for seismic upgrading of the building. After extensive architectural and structural analysis, it was determined that the regular building codes could be met without disrupting the exterior appearance of the building. The amount of work required on the interior to meet the program requirements of the project already predicated change to many of the areas requiring seismic reinforcement. The only issue left for consideration was one of cost, however, it was determined that the safety of the users of the facility was of the highest priority, and that an appeal to SHBC for financial hardship was not appropriate for this project.
- Chapter 8-6 Mechanical, Plumbing and Electrical
The age of the building along with its program predicated a complete replacement of its infrastructure.
- Chapter 8-7 Exiting
An appeal, in fact, was made to the Sacramento Building Department back in July of 1989 to allow us to use all existing door openings. These existing openings are 5'-0" and 5'-4" wide, while the regular code requires 5'-8". This was accepted as a pre-existing condition and the exiting of the building was designed and developed accordingly. This is an issue that we definitely would have taken to the SHBC if the Building Department had not worked with us on this problem. Fortunately, they did, and a submission to SHBC was not required.
- Chapter 8-8 Fire Protection
Here we could have submitted for exceptions to the regular building codes to seek alternative ways of retaining non-conforming materials within the building. This was not necessary, as the amount of change within the facility allowed access for proper fire protection throughout, as per regular building codes, and those materials that were retained from the original interior were in conformance.
- Chapter 8-9 Material and Methods of Construction
We were able to comply to the regular building codes without exception.

James Stewart Polshck and Partners Architects

Mr. John Webre
Dreyfuss & Blackford Architects
April 4, 1991
Page 3

Chapter 8-10 Housing
 Not applicable.

Chapter 8-11 Historic Districts, Sites, and Open Space
 Special attention was given to the fact that the original building was set within a park. As a design intention, this was a paramount issue to maintain throughout the development of this project. Implementation of the regular building Health and Safety Code and zoning regulations did not threaten the integrity of this concept.

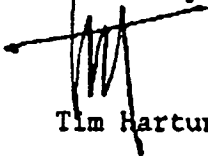
Chapter 8-12 State Health and Community Care Facilities
 Not applicable.

Chapter 8-13 Alternate Handicapped Provisions
 On the interior of the building, full compliance with the regular building codes was not a problem, due to the changes demanded by the new program. On the exterior, the regular codes require a single leaf of a double door to be 32". The original and existing side doors are 30". As was the case with the exiting conditions noted under "Chapter 8-7", the Sacramento Building Department accepted this as a pre-existing condition.

Chapter 8-14 Appeals, Alternative Proposed Designs, etc.
 This chapter is included so as not to exclude any creative approaches to saving and revitalizing any landmark building.

In summary, we were able to comply with the regular building codes to provide Sacramento with the safest public assembly building possible, revitalize a 1926 auditorium into a contemporary multi-use theater for the performing arts, respect the landmark status of the building, and retain its original architectural heritage for generations to come, without using the SHBC to seek exceptions to any current regulations.

Sincerely,



Tim Hartung

cc: JSP DR AE

TH/meb

EXHIBIT F**MEMORIAL AUDITORIUM DESIGN ADVISORY COMMITTEE**

In June of 1987, following their decision to renovate Memorial Auditorium as a first class fixed seat theater, the City Council appointed a citizen Design Advisory Committee. The Committee's role has been to work closely with City consultants and City staff to make sure that the Memorial Auditorium renovation design reflects the community's concerns about how the facility will be renovated and used. Committee members have donated many hours to the success of the renovation. They have been actively involved in the review and approval of each phase of the project. Many of the Committee members also represented the community on the Memorial Auditorium Future Use Task Force (*).

Memorial Auditorium Design Advisory Committee Members:

Tom Chinn ----- Chairman, City Council Representative*
 Walter Christensen - Sacramento Community Center Authority*
 Ken Robbins ----- Veteran of Foreign Wars Representative*
 Andy Salontai ----- American Legion Representative*
 Bob Rakela ----- Design Review Preservation Board*
 Judy Tafoya ----- Sacramento History & Museum Commission*
 Jonathan Lewis ----- Central City Business*
 Bob Wyman ----- Community Theater Business*
 Leland Ball ----- Music Circus
 Robert Walker ----- Sacramento Symphony
 Marianne Oaks ----- Sacramento Opera
 Ernie Phinney ----- Sacramento Ballet

EXHIBIT G**MEMORIAL AUDITORIUM TASK FORCE ON FUTURE USE**

When the City Council closed Memorial Auditorium, they also approved the formation of a broad based citizens advisory committee to make recommendations on the future use of Memorial Auditorium. A 19 member Memorial Auditorium Task Force was appointed in March of 1986.

Memorial Auditorium Task Force Members:

Walter Christensen -	Sacramento Community Center Authority
Andy Salontai -----	American Legion Representative
Kenneth Robbins -----	Veteran of Foreign Wars Representative
Chuck Hills -----	Sacramento Convention & Visitors Bureau
Bob Rakela -----	Design Review & Preservation Board
Judy Tafoya -----	Sacramento History & Museum Commission
Bruce Samuel -----	Sacramento Old City Association
Carl Treseder -----	Sacramento Metropolitan Chamber of Commerce
Howard Evanson -----	Sacramento Downtown Association
Kay Knepprath -----	Mayor's Representative
Jonathan Lewis -----	Council Member District 1 Representative
Will Bell -----	Council Member District 2 Representative
James Craig -----	Council Member District 3 Representative
Audrey Tsuruda -----	Council Member District 4 Representative
Manual Alvarez -----	Council Member District 5 Representative
Judy Spivack -----	Council Member District 6 Representative
Bob Wyman -----	Council Member District 7 Representative
Jack Nissen -----	Council Member District 8 Representative
Solon Wisham -----	Project Coordinator/Assistant City Manager

The Task Force held 9 public hearings from March 26, 1986 to July 30, 1986 to discuss various alternatives for the future use of the Memorial Auditorium.

Summary of Task Force Meetings:

- #1 - Tour of the Auditorium, review of deficiencies (3/26/86)
- #2 - Study of Community Center and Memorial Auditorium history and functions (4/2/86)
- #3 - Historical background: Sutter Land Grant restrictions, State historic building code, zoning restrictions, place on historic registers, original construction blueprints, 1981 renovation plans, meeting with original designer Earl Rand Barnett (4/16/86)
- #4 - Continuation of historical background review (4/30/86)
- #5 - Discussion of 21 future use options (5/7/86)
- #6 - Discussion of 6 alternative uses (5/14/86)
- #7 - Discussion of alternative uses, focus on theater or arena option (6/11/86)
- #8 - Presentation of feasibility studies on the theater and arena options (7/9/86)
- #9 - Discussion of reuse options, selection of theater option (7/30/86)

Alternative Uses:

From the twenty one alternative uses initially developed by the Task Force (see page18) the following six alternatives were investigated :

1. Fixed Seat Theater
2. Multi-Purpose Arena Facility
3. Central Library
4. Concert Hall
5. Community Center Exhibit Hall
6. Smithsonian-West

The Task Force studied 2 options in detail: renovating the building as a Memorial Auditorium/Arena, or as a Memorial Auditorium/Theater.

The Task Force met on July 9 and July 30, 1986 to evaluate design sketches prepared by local architects for both alternatives (see pages19-23). On July 30, 1986 the Task Force voted 13-6 in favor of the "Fixed Seat Theater" alternative.

Council Action:

On October 15, 1986 the Task Force, represented by James A. Craig, presented their recommendation to the City Council.

On May 7, 1987, after many public hearings, the City Council adopted resolution #87-353 (see page 16) approving the renovation of Memorial Auditorium as a first class fixed seat theater.

RESOLUTION No. 87-353**Adopted by The Sacramento City Council on date of****MAY 7 1987****RESOLUTION AUTHORIZING VARIOUS ACTIONS BY THE CITY COUNCIL CONCERNING THE RE-USE AND REHABILITATION OF THE SACRAMENTO MEMORIAL AUDITORIUM**

WHEREAS, the Sacramento City Council recognizes the values represented by the Sacramento Memorial Auditorium, and;

WHEREAS, the Sacramento Memorial Auditorium was constructed from funds approved by City voters in 1923 as a memorial to Sacramento County residents that paid the supreme sacrifice in the Spanish-American War and World War I, and;

WHEREAS, the Sacramento Memorial Auditorium was constructed on land granted to the City of Sacramento by its founder John Sutter, Jr., and;

WHEREAS, the Sacramento Memorial Auditorium has operated continuously from February 22, 1927 until it was ordered closed by the City on February 11, 1986 for numerous structural and life support facility deficiencies, and;

WHEREAS, The City Council selected the Memorial Auditorium Task Force to study the alternatives for the re-use of the structure, and;

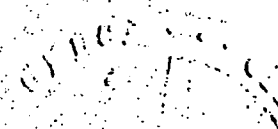
WHEREAS, Committees of the City Council and numerous other private individuals and groups have reviewed the advice and recommendations of the City staff, consultants, and the Memorial Auditorium Task Force.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, that:

1. The City Council approves the re-use of the Sacramento Memorial Auditorium as a theatre.
2. Authorize the City Manager to proceed with the development of a program for the selection of an architectural firm and to prepare plans and construction drawings which will result in a firm cost estimate for a design incorporating the retention of the exterior and modifications of the interior which will result in a quality theatre, serving as a significant memorial to veterans of all United States military conflicts including the Spanish-American War, World War I, World War II, the Korean War and the Vietnam War.

RESOLUTION 87-353

3. Direct the City Manager to provide a follow-up report to the City Council for the purpose of establishing a Memorial Auditorium Design Advisory Committee to work with City staff and City consultants in the development of a program for the design of a theatre. The Advisory Committee shall have representation from performing arts, veterans and historic preservation organizations and a representative of the City Council.
4. Direct the City Manager to prepare a financing proposal for the reconstruction of the Memorial Auditorium as a theatre, based on the plans and firm cost estimates by January 31, 1988.


Carole Ruder
MAYOR

Guinevere Morgan
CITY CLERK

RESOLUTION 87-353

PROPOSED REUSES

Memorial Auditorium

Concert Hall

Public School

Public Library

Public Offices

Senior Citizens Center

Cultural Center/Offices for Performing Arts

Public Historical Archives

Museum

Retail Center

Art Gallery

Mansion for Governor

Hospital

Exhibit Hall

Public Meeting Rooms

Smithsonian West

Center for Homeless

Food Court

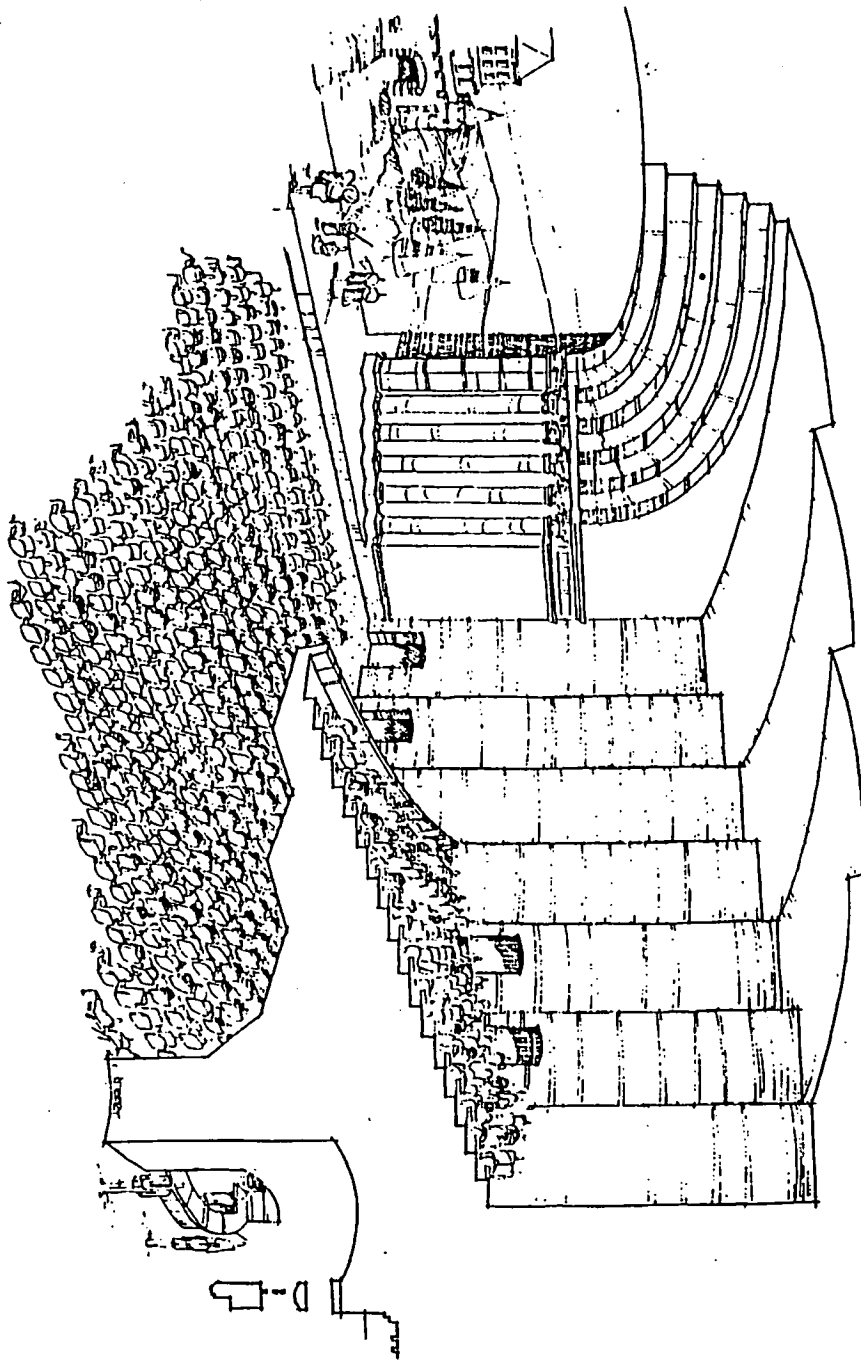
Public Market

Center for Social Services

Movie House

Dinner Theatre

Unknown State Use



DATE: _____
BY: _____
FOR: _____

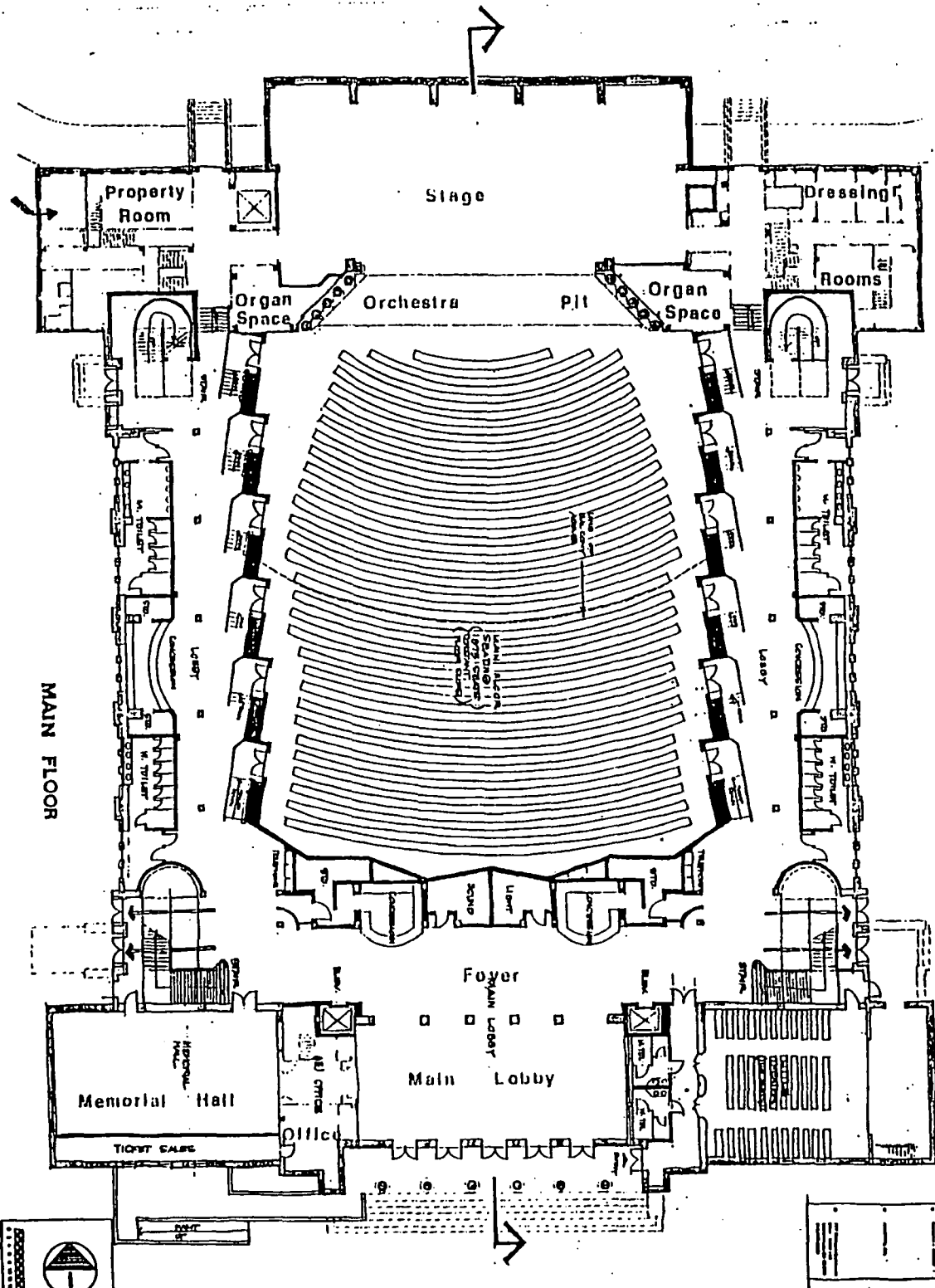
REVISIONS
NO. DESCRIPTION
DATE





CITY OF SACRAMENTO
DEPARTMENT OF GENERAL SERVICES
FACILITY MANAGEMENT DIVISION

MEMORIAL
THEATER

REVISIONS	NO.	DESCRIPTION	DATE



MAIN FLOOR

REVISIONS
 NO. DATE BY
 1 10/1/80 J.S.



CITY OF SACRAMENTO
 DEPARTMENT OF GENERAL SERVICES
 FACILITY MANAGEMENT DIVISION

MEMORIAL THEATER

EXHIBIT H

MEMORIAL AUDITORIUM ARCHITECTURAL PROGRAM

An architectural program is a design guide - a comprehensive review of the architectural elements that will be part of a project. It identifies space and other technical needs as well as functional requirements which must be addressed in the design.

Following establishment of the Design Advisory Committee in 1987, City staff prepared a detailed Request for Qualifications (RFQ) for selection of architectural programming services. The City received submittals from interested firms across the United States. An independent selection committee evaluated each submittal.

After completion of interviews, the selection committee recommended Vitiello + Associates as the most qualified firm to complete the architectural program. The selection committee's recommendation was forwarded to the City Council and the contract with Vitiello + Associates was approved in June, 1987.

The Architectural Programming Team included the following major consultants:

Vitiello + Associates - Architectural Design
Loschky, Marquardt, Nesholm - Theater Design Consultant
Leonard S. Auerbach & Associates - Theatrical/Lighting Consultant
Paoletti & Associates - Acoustical Consultant

The Architectural Programming Team met with members of the Design Advisory Committee on several different occasions and conducted field investigation of similar renovated and new facilities, including:

San Antonio Municipal Auditorium
Bob Carr Municipal Auditorium
Phoenix Symphony Hall
Orange County Performing Arts Center

Results of the Architectural Programming Team's efforts culminated in a three volume report detailing specific spatial requirements, operation recommendations, interviews with potential users of the facility and projected construction cost for the project. The program called for the beauty and historical integrity of the building, and the spirit of the building as a monument to the veterans to be maintained. It called for the Auditorium to be reconfigured as a 2,500 fixed seat theater, for the foyer and lobby to be enlarged, and for the stage to be deepened.

The architectural program, project schedule and budget were accepted by the City Council in October of 1988.

EXHIBIT I**MEMORIAL AUDITORIUM PROJECT ARCHITECTS**

Following Council approval of the architectural program and budget in October of 1988, City staff prepared a detailed Request for Qualifications (RFQ) for selection of architectural design services. Ten submittals were received. An independent selection committee evaluated each firm's submittal, and after completion of interviews, selected Dreyfuss & Blackford Architects in association with James Stewart Polshek and Partners as the most qualified firms to complete the architectural design.

The selection committee's recommendation was forwarded to the City Council and the contract with Dreyfuss & Blackford Architects was approved on April 4, 1989 (Resolution #89-260).

Mr. Polshek is well known and respected for his involvement in renovation of significant structures listed on the National Register of Historic Places, as well as new theater construction. His work includes such prominent facilities as Carnegie Hall, Boston Symphony Hall, York College Theater, Sage Hall Theater and the Yerba Buena Garden Theater. Mr. Polshek is a former Dean of Columbia University's Graduate School of Architecture, Planning and Preservation.

On Sacramento's Memorial Auditorium project James Polshek utilized his vast experience in resolving design conflicts while preserving the sensitive historic fabric, and without compromising the quality of the final product. The result of his efforts are clearly visible in the final design for renovation of the Memorial Auditorium.

The architectural team met with members of the Design Advisory Committee on many occasions from September 16, 1987 - April 4, 1991 to discuss user needs, architectural design alternatives and project development. Information from these meetings was incorporated in the design as it developed.

The schematic design and budget were presented to the City Council on September 5, 1989 and the design development documents and budget were presented to the City Council in July of 1990.

The architectural team has completed 95% of the construction documents. The plans and specifications are currently under review at the City Building Division.

RESOLUTION No. 89-260

Adopted by The Sacramento City Council on date of

APR 4 1989

RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT WITH
DREYFUSS BLACKFORD ENGLER ARCHITECTS TO PROVIDE
CONSULTANT SERVICES FOR MEMORIAL AUDITORIUM (PA46)

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

1. That the City Manager is hereby authorized and directed to execute an agreement with Dreyfuss Blackford Engler Architects to provide consulting services for conversion of Memorial Auditorium into a fixed seat theater for an amount not to exceed Two Million Nine Hundred Fifteen Thousand Dollars (\$2,915,000)
2. That the consultant is authorized to complete only Phase I - schematic design services at this time, for a fee not to exceed Six Hundred Forty Thousand Five Hundred Ninety Dollars (\$640,590); and
3. That the following fund transfers be made for FY 88-89:

From:

419-500-PA06-5001	CIP Budget Carryover	\$450,000
101-500-PA06-5000	CIP Budget Carryover	1,538
101-500-PA06-5001	CIP Budget Carryover	134,681
419-710-7012-4999	Admin. Contingency	216,781
		<u>\$803,000</u>

To:

419-500-PA46-4213	Printing/Binding	\$ 3,570
419-500-PA46-4802	Consultant	670,590
419-500-PA46-4821	Consulting Engineer	27,231
419-500-PA46-4822	Material Testing	33,975
419-500-PA46-4830	CIP Indirect Charges	40,028
419-500-PA46-4880	General Fund	20,000
419-500-PA46-4881	General Fund Benefits	7,606
		<u>\$803,000</u>

ANNE RUDIN

MAYOR

CERTIFIED AS TRUE COPY
of Resolution No. 89-260

ATTEST:

ANNE J. MASON

ACTING CITY CLERK

APR 7 1989

DATE CERTIFIED
ACTING Assistant City Clerk, City of Sacramento
Anne J. Mason

EXHIBIT I-3

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JAMES STEWART POLSHEK AND PARTNERS

CURRENT PROJECTS

Project	Client
The Brooklyn Museum	The Brooklyn Museum Brooklyn, New York
Grace Church School	The Grace Church School New York, New York
Union Theological Seminary	Union Theological Seminary New York, New York
George Washington Hall	Phillips Academy Andover, Massachusetts
Band Dormitory	Band College Annadale-on-Hudson, New York
Broadway Center	The Kossow Corporation Wahsington, D.C.
88th Street Housing	General Atlantic Realty Corporation New York, New York
620 Sixth Avenue	Tishman Speyer Properties New York, New York
East German Consulate	German Democratic Republic New York, New York
Yerba Buena Garden Theater	San Francisco Redevelopment Agency San Francisco, California
Sage Hall Theater	Smith College Northampton, Massachusetts
The Boston Symphony Hall	Boston Symphony Orchestra Boston, Massachusetts
York College Theater	York College Jamaica, New York
Carnegie Hall	The Carnegie Hall Corporation New York, New York

"In a profession increasingly dominated by stylistic labels, the work of James Stewart Polshek resists such classifications as "Modern" or "Postmodern." It speaks, instead, for an inclusive, humanizing architecture and embodies Polshek's belief that architecture must make a social contribution of some kind ... The architect's career to date has spanned over thirty years and has included an apprenticeship with I.M. Pei and Ulrich Franzen, a voluminous private practice, and an esteemed tenure as Dean of Columbia University's Graduate School of Architecture, Planning and Preservation. A prolific and versatile designer of buildings that evoke both the restrained elegance of a specifically Modernist idiom and the many associations of today's cities, Polshek has given us public housing, museums, high-rise apartments, corporate offices, and religious structures ... Projects all over the world from the award-winning laboratories for Teijin Limited in Japan to the well-known 500 Park Tower in New York City and, more recently, the sensitive restoration for Carnegie Hall, the expansion and renewal (with Arata Isozaki) of the Brooklyn Museum, and the Museum of Jewish Heritage."

From:

JAMES STEWART POLSHEK

Context and Responsibility

Introductory essays by Helen Searing and Gwendolyn Wright

James Stewart Polshek is the senior partner and founder of James Stewart Polshek and Partners. For fifteen years he served as Dean of the Columbia University Graduate School of Architecture and Planning, and Special Assistant for Planning and Design to the President of the University. He was made a Fellow of the American Institute of Architects in 1972. He is a member of the Board of Directors of Friends of Le Corbusier and of the Board of Advisors and Executive Committee of the Temple Hoyne Buell Center for the Study of American Architecture and co-founder of Architects for Social Responsibility. James Polshek is a graduate of the Yale University School of Architecture, with a Masters Degree in Architecture.

EXHIBIT J

DESIGN REVIEW AND PRESERVATION

During development of the architectural design, the architects made presentations to the Design Review and Preservation Board on 6 different occasions from August 16, 1989 - February 20, 1991.

The current design was approved by the Design Review and Preservation Board on February 20, 1991 and their recommendations will be forwarded to the Council under a separate report.

EXHIBIT K

MEMORIAL AUDITORIUM PROJECT ADMINISTRATORS

In June of 1988 the City hired 3D International (3DI) as project administrators for the renovation of Memorial Auditorium.

3DI's role has been to assist the City with the architectural program, quality guidelines, budget estimates, master schedules, selection of contractors, cost control, schedule control, and 3DI will represent the City's interests in working with the architects and contractors. 3DI was selected from a field of 64 firms who expressed interest in the project.

3DI, founded in 1955, is a management and design firm. The company has a number of offices worldwide.

EXHIBIT L

MEMORIAL AUDITORIUM - THE CLOSURE

On February 18, 1986 the City Council voted to close Memorial Auditorium because of structural, life safety, fire safety, and handicap access deficiencies. Marr-Schaffer & Associates, the City's consulting structural engineer, said in their report to the City:

“We cannot overemphasize the extreme hazard of this heavy ceiling to the public in the event of a major seismic disturbance. There is virtually no lateral bracing for the entire ceiling area to withstand horizontal earthquake forces. , it is our opinion that some failures of the rag supports would occur. This would be a progressive type failure and could extend over large areas of the ceiling with catastrophic effects on the public below.”

Structural concerns expressed by Mr. Marr, combined with safety violations issued by the City Fire Department eventually culminated in closure of the facility to the general public (Council Resolution #86-141).

RESOLUTION NO. 86-141

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

FEB 18 1986

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

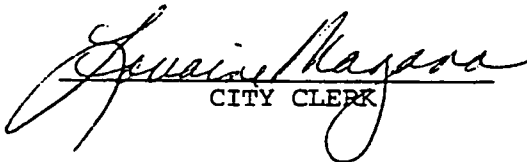
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The Sacramento Memorial Auditorium be closed to public use not later than midnight, March 9, 1986.
2. The City Manager and each member of the City Council are to appoint a Task Force (pursuant to Attachment A) to study options for future uses of Memorial Auditorium and report back with a recommendation to the City Council by May 1, 1986.



MAYOR

ATTEST:



CITY CLERK

RESOLUTION No. 86-141

FEB 18 1986

MARR • SHAFFER & ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 2300 BRYANT ROAD, SUITE 20 • SACRAMENTO, CALIFORNIA 95818
 TELEPHONE 916/927-3141

KENNETH V. MARR
 JOHN M. SHAFFER
 April 17, 1981

Angello-Viciello-Niyya, Inc.
 1915 I Street
 Sacramento, Ca. 95814

Attention: Ray Webber

Subject: Sacramento Memorial Auditorium - Rehab

Dear Ray:

In accordance with your request, we have examined the existing area ceiling in the auditorium to determine the degree of earthquake hazard it presents if it were left in place as is.

The construction of the rosettes is about 5" thick material at the center portion of each large rosette, tapering down to about 2" near the outside. The material of which this is constructed is of either a dense plaster or a terra cotta. Vertical support for the ceiling at present is afforded by plaster soaked rags that are embedded in the rosettes and fastened to a light steel framing grid above.

The total weight of this ceiling construction is estimated to be between 35 and 40 lb/sq. ft. which is very heavy. We cannot overemphasize the extreme hazard of this heavy ceiling to the public in the event of a major seismic disturbance. Even though the rags which support the rosettes do not show any deterioration at this time, there is no way we can foresee how long it will be before these organic materials eventually start rotting. There is virtually no lateral bracing for the entire ceiling area to withstand horizontal earthquake forces. If that tremendous weight of ceiling would start swaying back and forth in a large earthquake, with only the rags to support it both vertically and horizontally, it is our opinion that some failures of the rag supports would occur, especially if they had started to deteriorate. This would be a progressive type failure and could extend over large areas of the ceiling with catastrophic effects on the public below.

If it is decided to leave this original ceiling in, we strongly urge that substantial new vertical and horizontal supports be installed.

Very truly yours,

Marr-Shaffer & Associates,
 A California Corporation


 Kenneth V. Marr, President



CITY OF SACRAMENTO

DEPARTMENT OF FIRE

FIRE PREVENTION DIVISION

29 August 1985

TO: FACILITY MANAGEMENT SUPERINTENDENT

FROM: DAVID W. KEENE SR.
FIRE MARSHAL

SUBJECT: MEMORIAL AUDITORIUM

Mr. Duane Wray,

The following notes deficiencies in the Memorial Auditorium as relating to Fire and Panic Safety.

1. Panic hardware is required on all exit doors from the Little Theatre and Memorial Hall. No other lock or latch is acceptable.
2. The balcony in the Little Theatre needs another exit. There are more than 50 seats in the balcony, dictating two exits.
3. Exit signs are required in Memorial Hall.
4. There are some serious exiting deficiencies in the building. With an occupant load of 4,500 people, 90 lineal feet of exit width is required. The building has 55 lineal feet of clear exit now.
5. The wet and dry standpipe outlets throughout the building must be relocated. Dry standpipe outlets are to be not less than two feet nor more than four feet above the floor. Wet standpipe outlets shall be located not less than three feet nor more than six feet above the floor.
6. Extend dry standpipe to roof over stage.
7. Install a full automatic sprinkler system through out all areas of the auditorium including the stage, grid-iron and fly, main arena and attic, area below the arena operable floor, basement, dressing rooms storage areas, Little Theatre and Memorial Hall.

Respectfully Submitted,

David W. Keene Sr.
DAVID W. KEENE SR.
FIRE MARSHAL

RECEIVED

SEP 04 1985

DEPARTMENT OF GENERAL SERVICES
FACILITY MANAGEMENT

DK:vm

MEMORIAL AUDITORIUM - ABOUT THE BUILDING

Location:

Memorial Auditorium is located on the block bounded by 15th, 16th, I and J Streets in downtown Sacramento.

The Site:

The 4 acre block where Memorial Auditorium now stands was granted to the City in 1849 by the City's founder, John Sutter, Jr. In 1872 the Mary J. Watson Elementary School was built on the site. The school was razed for construction of the Auditorium. The location of Memorial Auditorium was a controversial issue in 1925. Other sites that were seriously considered were at 10th and I Streets, and in the McKinley Park area. The matter was finally settled by a State Supreme Court decision.

Architecture:

Memorial Auditorium is a brick structure which reflects a Byzantine architectural style. The building was designed by City Architect James S. Dean in collaboration with architects Albert Landsburgh, and Arthur Brown, Jr. The Auditorium was built by Mathews Construction Company. It is listed on the National Register of Historic Places, and as an essential structure on the City's Official Register of Historic Buildings.

The Building:

Memorial Auditorium is 215 feet long, 216 feet wide and 80-100 feet high.

The Auditorium has 3 floors: a basement; a main floor with an auditorium, a Little Theater, and a Memorial Hall; and a balcony section above the main floor.

Cost:

The original cost estimate for construction of Memorial Auditorium was \$150,000. The project was completed at a cost of \$850,000. Most of the project was financed by a bond issue approved by voters in 1923.

Many local groups were involved in fundraising efforts to provide furnishing and equipment for the Auditorium when it first opened. Memorial chimes were donated by the War Mothers group. The chimes sounded the time at 15 minute intervals and played the national anthem at 6 p.m. each evening. The chimes were silenced when downtown residents complained they were being kept awake at night. Flag poles and flags at the front of the building were donated by the Sacramento Teachers Association.

Brief History:

Construction of Memorial Auditorium began in July of 1925 on land granted to the City of Sacramento by the City's founder, John Sutter, Jr. The Auditorium first opened its doors on February 22, 1927. The building is formally dedicated to the Sacramento veterans who lost their lives in the service of their country. The South face of Memorial Auditorium is inscribed with the words: "This building is dedicated to those who made the supreme sacrifice in the services of the United States."

MEMORIAL AUDITORIUM HISTORY:

- 1849: January** John Sutter Jr., the City's founder, grants 10 City blocks to the City of Sacramento, including the block where Memorial Auditorium now stands.
- 1872** The Mary J. Watson Elementary School is built on the Memorial Auditorium site.
- 1918** Chamber of Commerce President Harry S. Maddox proposes construction of a civic auditorium which would honor Sacramentans who died in the service of their country, and at the same time provide a valuable community facility for current and future generations. The cost estimate is \$150,000.
- 1922** 26 local organizations pledge their support for a memorial civic auditorium, including: the Lions Club, Kiwanis Club, Rotary Club, Church Federation, Elks Lodge, Teachers' Federation, Saturday Club, Boy Scouts, Knights of Columbus, St. Paul's Guild, Builder's Exchange, Association of University Women, Sutter Lawn Tennis Club, Sacramento Auto Trade Association, and others.
- 1923: May 16** Voters approve a \$750,000 bond issues to finance construction of Memorial Auditorium.
- May 21** The City Council votes to construct Memorial Auditorium on the block bounded by I, J, 15th, and 16th Streets.
- 1924: November** Mary J. Watson Elementary School is demolished to make way for construction of Memorial Auditorium.
- 1925: June 22** The Women's Council files a petition to place an initiative on the ballot that would maintain the Memorial Auditorium site as a park.
- July 2** The Women's Council drops their opposition and the City Council formally designates the block bounded by I, J, 15th, and 16th Street as the official site for Memorial Auditorium.
- July 16** The Groundbreaking Ceremony for Memorial Auditorium is held. Site work for Memorial Auditorium begins.
- October 15** Mathews Construction Company is hired to construct Memorial Auditorium.
- 1926: May 15** The cornerstone of Memorial Auditorium is laid during a Masonic ceremony which included corn, oil and wine symbols of nourishment, joy, and refreshment.

- 1927: February 22** Memorial Auditorium opens and is dedicated as a veterans memorial. The Sacramento Symphony and 600 school children present the first program in the Auditorium. The following day the Odd Fellows stage the first dance in the Auditorium.
- 1978** Memorial Auditorium is listed on the National Register of Historic Places.
- 1986: February 18** The City votes to close Memorial Auditorium because of structural, life safety, fire safety, and other deficiencies.
- March** The City Council approves the formation of a broad based Citizens Advisory Committee to make recommendations on the future use of Memorial Auditorium.
- 1987: May** The City Council approves the renovation of Memorial Auditorium as a Memorial Auditorium/Theater facility.
- June** The City Council appoints a Memorial Auditorium Design Advisory Committee to work with City staff and consultants on the renovation of the Auditorium.
- 1988: June** The City hires 3DI to serve as construction managers for Memorial Auditorium renovation.
- September** The Memorial Auditorium Architectural Program is completed by the City's consultant, Vitiello and Associates.
- 1989: April** The City hires nationally renown architect James Stewart Polshek to work in association with the local architectural firm of Dreyfuss and Blackford, Architects on the Memorial Auditorium renovation design.
- 1989: August** Architect James Polshek presents conceptual drawings for the renovation of Memorial Auditorium to the City Council.
- 1990: July** Architect James Polshek presents design plans for Memorial Auditorium to the City Council.