

PHASE I
MARKET ANALYSIS OF THE PROPOSED EXPANSION OF THE
SACRAMENTO COMMUNITY/CONVENTION CENTER

DECEMBER 17, 1987

December 17, 1987

Mr. David L. Morgan
Project Manager
Community Convention Center
5730 - 24th Street, Bldg. 1
Sacramento, CA 95822

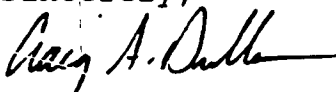
Dear Mr. Morgan:

Enclosed please find a revised final draft of our Sacramento Convention Center Study for your review. Upon completion of your review, we are prepared to incorporate any comments you may have and issue a final report. In addition, please note, as a point of clarification, that the minimum, maximum and median statistics presented in Chapter I are based on the responses we obtained from our survey.

We ask that you distribute this draft as you feel appropriate; however, since this report is in draft form, it should not be distributed to individuals outside of the working group.

If you have any questions or need further information, please give Craig Skiem or me a call at (612) 370-9300.

Sincerely,



Craig A. Drablos

CAD/vs:F62
enclosure

October 22, 1987

Mr. David L. Morgan
Project Manager
Community Convention Center
5730 - 24th Street, Building One
Sacramento, CA 95822

Dear Mr. Morgan:

We have completed our market analysis for the proposed expansion of the Sacramento Community Convention Center. The attached report summarizes our research, evaluations, and conclusions and is intended to assist the City of Sacramento in analyzing the proposed expansion. More specific objectives of our engagement included:

- . Reviewing market trends in the convention and trade show industry;
- . Defining user groups that could potentially utilize facilities similar to the Community Convention Center;
- . Evaluating the potential users' broad range of facility and service requirements;
- . Investigating the past, present, and future effects of competing facilities located in the western region of the United States;
- . Reviewing the advantages and disadvantages of incorporating leasable retail space along "J" Street as part of the overall complex;

- . Evaluating the proposed expansion's ability to capture the identified potential user groups versus leaving the facility unchanged;
- . Identifying specific requirements and services necessary and/or advisable to capture and retain existing and new markets; and
- . Recommending the optimal size of exhibit hall and meeting room space to accommodate the market demand.

As in all studies of this type, the estimated results are based on competent and efficient management of the facility and presume that no significant change in the competitive position of the convention and trade show industries in the immediate area will occur from that as set forth in this report.

We sincerely appreciate the assistance and cooperation you have provided in the completion of this engagement and would be pleased to be of further assistance to you in the interpretation and application of our findings and opinions.

Very truly yours,

COOPERS & LYBRAND

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Executive Summary

Background

The existing Sacramento Community Convention Center was opened in 1974 and contains 50,000 gross square feet of unobstructed exhibit space, 10 meeting rooms comprising 17,075 gross square feet and a performing arts theater with a seating capacity of over 2,400. The facility is currently used for smaller state and local convention and tradeshow, public shows and numerous community events (i.e. banquets, flea markets, etc.). According to convention center management, the City of Sacramento has been unable to attract and/or accommodate their full market potential of convention related events (conventions, tradeshow, public shows, etc.), due in part to the size constraints of the convention center and the current heavy utilization level of the facility.

In an effort to alleviate the aforementioned problems and to boost Sacramento's ability to accommodate convention related events, the City is contemplating the expansion of the Sacramento Community Center. As such, the City of Sacramento, in conjunction with its consultants, Coopers & Lybrand, sought to perform a study evaluating the market feasibility of an expanded convention center and to provide recommendations as to the design characteristics and retail development necessary to support such a facility.

Market Findings

This section provides the key results of the market analysis we performed. A detailed analysis of the results of our market findings can be found in the body of this report.

Based on our market analysis, it appears that the primary market for an expanded Sacramento Community Convention Center will be

local, state and regional convention related events that utilize between 10,000 and 50,000 net square feet of exhibition space. Although a number of events which utilized under 10,000 net square feet of exhibition space are currently held in the Community Convention Center, we have excluded those events from our primary market due to the fact that many of the groups which require less than 10,000 net square feet of exhibit space produce their respective events in hotels. The use of hotels by these events is primarily due to the convenience and efficiency created by the event producer having to deal with one entity for all convention needs.

The results of our analysis further indicated that the market potential for national conventions and larger state and regional events - those that require in excess of 50,000 net square feet of exhibit space - appears limited. This is primarily due to the heavy competition in the western marketplace for the large events by existing world class facilities and their related major metropolitan or destination locations (such as Los Angeles, San Francisco, Anaheim and Las Vegas). In addition, due to the fact that these events typically have lodging needs in excess of the current or planned capacity in Sacramento, it appears that Sacramento will not compete extensively in this larger marketplace.

Through a review and evaluation of the market characteristics of the primary market and the growth trends of the convention and trade show industry, we have estimated the incremental utilization of an expanded facility. The methodology we employed was aimed at defining the incremental market potential of an expanded facility. Thus, for purposes of the study, we assumed that the current base level of utilization of the Sacramento Community Convention Center

would be maintained in an expanded facility. The estimated utilization of the expanded facility in its fifth year (mature operations) is as follows:

	<u>Local/ State</u>	<u>Regional/ National</u>	<u>Public Shows</u>
Estimated Incremental Annual Events	25	18	5
Average Days Utilized	<u>5</u>	<u>5.5</u>	<u>5</u>
Annual Incremental Usage Days	125	99	25
Average Net Square Feet Utilized Per Event	33,500	46,800	60,000
Average Gross Square Feet Utilized Per Event	67,000	93,600	120,000
Average Number of Meeting Rooms Utilized Per Event	9	13	-
Average Gross Square Feet of Meeting Rooms Utilized Per Event	13,000	15,000	-

As a result of the incremental events which are estimated for the expanded convention center, incremental room nights will also be impacted. The lodging requirements for incremental events estimated for the fifth year of operations are as follows:

	<u>Local/ State</u>	<u>Regional/ National</u>	<u>Public Shows</u>
Average Number of Delegates	1,900	3,175	*
Average Number of Exhibitors	<u>335</u>	<u>470</u>	
Average Number of Attendees	2,235	3,645	
Average Hotel Rooms Per Event	895	1,460	
Average Length of Stay	<u>3 days</u>	<u>4 days</u>	
Estimated Annual Room Nights	<u>67,100</u>	<u>105,100</u>	

* Public shows typically draw from a local audience and as such do not require a significant number of hotel rooms.

Facility Recommendations

The market analysis of the proposed expansion of the Sacramento Community Convention Center we have performed addresses the needs of the potential users and the community for the next ten years. Based on these results and in order to optimize its market potential, the Sacramento Community Convention Center should be expanded as follows:

- . The primary exhibit space should be expanded by 100,000 gross square feet at which time the facility will have 150,000 gross square feet of exhibit space.
- . A 20,000 gross square foot ballroom should be added adjacent to the exhibit space. The ballroom should be configured so that it could serve as additional exhibit space.
- . The meeting room space should be expanded by 20,000 gross square feet divisible in 20 separate units.
- . The expanded facility should include at least five loading docks with direct access to the exhibit floor. Consideration should also be given to providing two additional loading docks due to the inadequacies of the existing loading dock area.

Due to the excessive carrying costs and market risks associated with under-utilized exhibit space, the expansion should not be developed beyond the size recommendations stated herein. The direction in which the expansion is completed is not of significant importance to the operations and marketing of the facility as long as the facility's design and amenities are not significantly impacted from those set forth in this report. The aforementioned design criteria should effectively accommodate essentially all groups within the defined market potential of Sacramento for the

next ten years, at which time an additional expansion may be required. Therefore, the expansion should be developed under the pretense that an additional expansion will be required in the future. In order to facilitate the phased-in expansion process, steps should be taken in the development process to ensure the availability of land for a future expansion and to ensure that the design configuration could accommodate an additional expansion.

Beyond the facility expansion, the development plan should provide for additional parking for the convention center complex. The parking for the existing facility is currently inadequate. Upon completion of the expansion this inadequacy will be compounded so that it may prevent the facility from achieving its full market potential.

Engagement Methodology

The methodology employed and the basis used for evaluating the market potential and determining the optimal design criteria to capture this market included:

- . Reviewing historical utilization of the Sacramento Community Convention Center;
- . Surveying and analyzing potential user groups;
- . Analyzing competitive and comparable facilities; and
- . Evaluating industry trends.

Historical users of the Community Convention Center were identified by examining records and other data provided by the City of Sacramento and the Sacramento Convention Center. Historical

utilization of the facility was examined by the type of event as well as by individual building usage. Also, the revenues generated by the convention center were examined based on the historical usage. Events considered to be "lost events" by the facility management were identified and explanations as to why the losses occurred were examined.

As part of our market analysis we surveyed a wide variety of potential users of an expanded convention center. These potential users were identified by drawing on our experience in the public assembly industry, examining industry publications, reviewing event lists of comparable and competitive facilities and through discussions with event promoters.

There were approximately 130 local, state, regional and national groups contacted. The interviews, conducted by our staff, consisted of 43 quantitative and qualitative questions relating to the physical characteristics required by the individual group. It should be noted that only those organizations that produce events that would help warrant and/or justify an expansion of a convention facility were considered potential users. As such we identified the potential users to be groups and organizations that produce convention-related events (conventions, trade shows and public shows) on a state/local and regional/national level.

Competitive and comparable facilities were defined by both size and location. Based on our market analysis, facilities which have between 100,000 and 200,000 gross square feet of exhibit space and are located in the western region (California, Oregon, Nevada and Washington) were considered for inclusion in this comparison. Those facilities in this comparison we described in detail in the body of the report.

In addition, we analyzed trends in the convention, trade show and public show industries in order to further evaluate potential demand for an expanded Sacramento facility.

Summary

The success of any convention center depends, in part, on the marketing efforts made to attract potential users. In terms of marketing, the initial perception of the potential user groups is critical. Upon completion of the expansion, the use of "Community" in the facility's name may create a perception of a typical community center as opposed to a state-of-the-art convention center and, as such, may be detrimental to the facility's marketing efforts. Therefore, the City should consider renaming the facility upon completion of the expansion. Finally, the continued success of any convention center depends not only on the amenities offered by the facility but also on the quality of services provided to its clients. With proper marketing efforts and quality services, an expanded Sacramento convention facility should be able to attract the market potential defined herein.

CHAPTER I

MARKET POTENTIAL

The objective of this study is to evaluate the market feasibility of an expanded convention center and to provide recommendations as to the design characteristics and retail development necessary to support such a facility. The focal point of our analysis, as presented in this chapter, was a survey of potential users. Based on the results of this survey, as well as through an examination of industry trends (Appendix A), historical utilization of the Sacramento Community Convention Center (Appendix B) and comparable and competitive facilities (Appendix C), we quantified the market potential (Chapter II) in terms of estimated utilization levels and facility size requirements. As presented in Chapter III, these results were used as the basis for our design and configuration recommendations for an expanded facility. Finally, and in addition to the above, Chapter IV discusses the advantages and disadvantages of incorporating retail space along "J" Street as part of the expansion development process.

As previously indicated, this chapter provides an overview of the potential events and the organizations which could use an expanded Sacramento Convention Center. The information gathered herein was obtained through discussions with event promoters of various organizations and associations, convention planners, facility managers, and other potential facility users. Over 130 organizations and associations were surveyed. The groups examined include local/state, regional, and national groups which are currently or could potentially use the Sacramento Convention Center, assuming space availability or location are not concerns. The types of local, regional, and national groups contacted included conventions, trade shows, public shows, and other events (which includes religious events, banquets, meeting and other such

and other such events not classified elsewhere). The names of the specific groups contacted through the course of our study and their specific event and facility required are included in Table 1 of Appendix D.

Identifying the local/state, regional, and national groups which could use the Sacramento Community Convention Center, was accomplished through the examination of the geographic rotational policies of the groups. The exclusion of the Sacramento area, the State of California or the Western region from a group's geographic rotation would eliminate the group from the population of potential users. The groups which included Sacramento, California or the Western region in their rotational policy were considered to be potential users of the Sacramento Community Convention Center and as such were interviewed. The results of the survey of potential users are presented in this chapter.

A representative sample of groups in each of the following geographic market segments were surveyed:

- . Local/State Groups: Conventions, trade shows, and public shows held in the Sacramento or California areas exclusively.
- . Regional Groups: Conventions, trade shows, and other events held in the Western, Pacific, or Northwestern region of the United States.
- . National Groups: Conventions, trade shows, and other events which are held in the United States and in some cases international venues.

This data was augmented by information obtained by us in projects similar in nature to this one, industry publications, and interviews with facility managers.

The following information is provided for the identified market segments:

- . Names of the local/state, regional, and national groups (contained in Appendix D, Table 1 at the end of this report);
- . The number of move-in, move-out, and event days required, on average, by each market segment (Required Utilization Days);
- . The space and facility requirements of each market segment;
- . The revenue producing capabilities and stability of each of the defined user groups;
- . The lodging requirements of each market segment; and
- . The groups which cannot use the existing Sacramento Community Convention Center due to space restrictions.

It should be noted that the information and statistics presented herein are based solely on the groups we surveyed that could potentially use a Sacramento facility. As such, these statistics should not be construed as industry averages, since deviations will likely exist.

Required Utilization Days

The number of days that a group uses a facility depends on the number of actual event days as well as the number of days required to set-up and break-down the event. The complexity of the exhibits and the ease of entrance and egress to the facility will impact the time it takes to move-in and move-out. Therefore, the truck and trailer access, the loading dock areas accommodations and accessibility, and the physical logistics within the facility will affect the amount of time a group will need to utilize the facility.

In order to gain a general understanding of the potential users of the Sacramento Community Convention Center, we have derived an average facility utilization (in days) for each market segment surveyed.

Statistics regarding the number of days the local/state, regional, and national groups currently require within a facility are as follows:

<u>Average:</u>	<u>Move-In</u>	<u>Event</u>	<u>Move-Out</u>	<u>Total</u>
Local/State	1.2	2.6	1.0	4.8
Regional	1.6	3.0	1.2	5.8
National	2.4	3.3	1.8	7.5

Minimum:

Local/State	1	1	1	3
Regional	1	2	1	4
National	1	2	1	4

Maximum:

Local/State	10	10	5	25
Regional	7	7	2	16
National	9	5	5	19

Mode:

Local/State	1	2	1	4
Regional	1	3	1	5
National	2	3	1	6

Median:

Local/State	1	2	1	4
Regional	1	3	1	5
National	2	3	2	7

Public shows utilize exhibit space for events that have a gate admission and are open to the public. The average number of usage days for the public shows surveyed was 4.4; 1.1 move in days, 2.3 event days, and 1.0 move out days.

The size of a show is an integral factor in the estimation of days a group will utilize a facility. A larger square footage requirement typically correlates to a larger number of exhibitors. A larger number of exhibits being brought in and out of the building will require additional time.

Space Requirements

The number of square feet a group requires depends upon the number of exhibits, the size of each exhibitor's booth, and to a lesser degree, the number of delegates in attendance. The size of each exhibit space is typically either an eight foot by ten foot or a ten foot by ten foot booth.

Based on the representative sample surveyed, the average net square footage utilized by the market segments in 1986 was as follows:

	<u>Average Net Square Feet</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Mode</u>	<u>Median</u>
Local/State	31,611	0	350,000	15,000	16,000
Regional	34,614	0	150,000	30,000	25,000
National	70,605	8,500	570,000	*	50,000

* Due to the number of groups surveyed, a clear representation of the mode cannot be determined.

The public shows produced in the Sacramento area used an average of 21,500 net square feet of exhibit space. Public shows are subject to seasonal trends and tend to do better in months when the weather is not conducive to outdoor activities.

Based on discussions with event organizers, exhibit space located on one level was more desirable than multiple level exhibit space. Also, adequate storage area in the exhibit hall was considered important. Typically, facilities such as this have a 20 percent

storage space to exhibit space ratio, while a minimum amount of storage space would be 10 percent of exhibit space. There are other basic requirements such as adequate floor load capacity, adequate lobby space, and sound proofing that were mentioned as concerns of some groups.

Facility Requirements

This section identifies the facility and other ancillary requirements of the local/ state, regional, and national groups interviewed. Groups typically require a quantifiable number of both meeting rooms and square feet of exhibit space for their events. There are, however, a number of non-quantifiable service and convenience related factors that affect a group's opinion of a facility. These service and convenience factors are comprised mainly of amenities a facility offers, such as in-house catering and in-house audio-visual assistance.

In order to attain an accurate profile of each market segment's facility requirements, the following items were acquired through the user survey:

- . Meeting rooms required:
 - percentage of groups requiring meeting rooms;
 - number of meeting rooms required;
 - capacity of meeting rooms required.
- . Percentage of groups requiring an auditorium;
- . Percentage of groups requiring a ballroom;
- . Other requirements of potential users.

Meeting Rooms:

The number of meeting rooms required by a group depends upon a number of variables. Groups using an event as an informational or educational function will typically use a larger number of meeting rooms than a group using the event to introduce new products or to sell existing products to new buyers. Both conventions and trade shows typically utilize meeting rooms. Convention groups may use them for general sessions and break-out meetings while trade show exhibitors may use meeting space to hold informational seminars or to entertain VIP clients. Typically, public shows do not extensively use meeting space during the event.

Exhibit I-1 itemizes the groups in each market segment utilizing meeting space as well as the number and size of the meeting rooms required. The square footage requirements are based on an average of 14 square feet of space per attendee for groups with less than 75 attendees and 7 square feet of space per attendee for groups with more than 75 attendees.

Auditorium:

Groups may utilize an auditorium for small general sessions, plenary sessions or larger breakout meetings. Auditoriums are also used for special presentations, stockholders meetings, and religious services, depending on the size and configuration of the space. The following chart presents the percentage of the potential user groups surveyed that require an auditorium:

1987 Percentage of Potential Groups
Requiring Auditorium Space
By Market Segment

Local/State	43%
Regional	18%
National	22%

EXHIBIT I-1

1987 AVERAGE MEETING ROOM REQUIREMENTS
BY MARKET SEGMENT

Seating Capacity
(Square Footage)

<u>MARKET SEGMENT</u>	<u>10 - 50</u> <u>(420)</u>	<u>51 - 75</u> <u>(880)</u>	<u>76 - 100</u> <u>(616)</u>	<u>101 - 200</u> <u>(1,050)</u>	<u>201 - 500</u> <u>(2,450)</u>	<u>501 - 1000</u> <u>(5,250)</u>	<u>Total</u> <u>Rooms</u> <u>Required</u>
<u>Geographic Location</u>							
Local/State Group							
Number of rooms	2	3	2	3	1	1	12
Square footage required	(840)	(2,640)	(1,232)	(3,150)	(2,450)	(5,250)	(15,562)
Regional Group							
Number of rooms	2	7	7	5	1	1	23
Square footage required	(840)	(6,160)	(4,312)	(5,250)	(2,450)	(5,250)	(24,262)
National Group							
Number of rooms	2	2	3	2	3	1	13
Square footage required	(840)	(1,760)	(1,848)	(2,100)	(7,350)	(5,250)	(19,148)

It should be noted that the following assumptions were made regarding the conversion of capacity to square feet:

- . Meetings with less than 75 people - schoolroom type seating
 - 14 square feet per person
- . Meetings with greater than 75 people - theater style seating
 - 7 square feet per person

Ballroom:

Tenants of a convention center typically use ballroom space for a number of functions such as banquets, large meetings, and exhibition space. Special presentations utilizing audio/visual capabilities are also frequently held in ballrooms. Occasionally, if additional exhibit space is needed, the ballroom space can be utilized to accommodate exhibitors with exhibits not requiring heavy floor loads (to preserve the floor covering in the ballroom).

The following chart indicates the percentage of each market segment using ballroom space:

1987 Percentage of Potential Groups
Requiring Ballroom Space
By Market Segment

Local	35%
Regional	29%
National	37%

Exhibit I-2 further refines the survey results and presents the information provided above by net square feet of exhibit space requirements for the groups contacted.

In addition to the physical requirements of a facility, there are other ancillary needs which are unique to each market segment. Local and regional shows draw the majority of attendees from a concentrated geographic area, and as such, a large number of the attendees will drive to the event. Therefore, on-site delegate parking was found to be a factor by the local and regional groups. National groups usually do not have the same parking needs due to their extensive use of public transportation (i.e., airplane, taxi, bus, etc.).

EXHIBIT 1-2
Survey Results by Net Square Feet of Exhibit Space Required
1987 Meeting Room Requirements

	Seating Capacity						Total Rooms Required
	<u>10 - 50</u>	<u>51 - 75</u>	<u>76 - 100</u>	<u>101 - 200</u>	<u>201 - 500</u>	<u>501 - 1000</u>	
<u>Net Square Feet of Exhibit Space</u>							
Under 50,000 n.s.f.							
Number of rooms	3	3	3	2	2	1	14
Total square feet	(1,260)	(2,646)	(1,848)	(2,160)	(4,900)	(5,250)	(18,064)
50,000 - 100,000 n.s.f.							
Number of rooms	1	2	2	5	1	1	12
Total square feet	(420)	(1,764)	(1,232)	(5,400)	(2,450)	(5,250)	(16,516)
Over 100,000 n.s.f.							
Number of rooms	3	2	3	1	4	3	16
Total square feet	(1,260)	(1,764)	(1,848)	(1,080)	(9,800)	(15,750)	(31,502)

It should be noted that the following assumptions were made regarding the conversion of capacity to square feet:

- . Meetings with less than 75 people - schoolroom type seating
 - 14 square feet per person
- . Meetings with greater than 75 people - theater style seating
 - 7 square feet per person

Average Usage Days

	<u>Move-In</u>	<u>Event</u>	<u>Move-Out</u>	<u>Total</u>
Less than 50,000 n.s.f.	1.2	2.6	1.2	5.0
50,000 - 100,000 n.s.f.	2.1	3.3	1.4	6.8
Over 100,000 n.s.f.	3.9	4.1	2.3	10.3

Source: Information collected and compiled by Coopers & Lybrand

The adequacy of parking facilities is a significant factor in the success of an expansion of the Sacramento Convention Center. In order to successfully market a facility to groups which have many attendees driving to the events, namely, local/state and regional groups, adequate parking is a key variable. In determining the type of parking facilities needed for the convention center the perception of the functionality of the parking facilities is more important than the type of parking facility constructed. That is, the marketing of the facility must highlight the availability of parking (either ramp or lot) in close proximity to the facility.

It is not critical for the parking facilities to be in direct view of the convention center; however, the parking area should not be more than a block or two away from the exhibit space entrance. Although it does not matter if the parking facility is a structure (ramp) or a lot, for purposes of the Sacramento Convention Center a ramp may be necessary that due to the land availability constraints near the convention facility.

Another key component, especially for larger shows, is adequate loading dock facilities and parking for their semi-trucks and trailers. The ability to load and unload a number of trucks simultaneously adds to the efficiency of set-up and breakdown.

The majority of groups surveyed desire in-house audio visual and catering services as well as an appreciating, conscientious staff. In addition to these common requirements of groups, there are a number of requirements which are unique. For example, one unique facility requirement that the National of Fire Sprinkler Association had was that the facility be adequately equipped with fire sprinklers. Another unique facility requirement was that the facility have a parking lot with unobstructed southern exposure to give the exhibitors the ability to set up a satellite dish to access satellites.

The wide variety of requirements potential users have for a facility makes it difficult, if not impossible, to accommodate every facility specification. Therefore, the facility should be constructed to accommodate the majority of events and not attempt to fulfill every group's unique and/or specific requirements.

Revenue Producing Capabilities

A number of potential revenue sources are available to a convention center. Exhibit space rental of conventions/trade shows comprise the largest single source of revenue to a convention center. The following types of events will be evaluated in terms of potential revenue producing capabilities:

- . conventions/trade shows;
- . public shows;
- . concerts; and
- . banquets lectures/meetings and other (flea markets, public sales, etc.)

Conventions/Trade Shows:

Conventions/trade shows will typically negotiate a unique contract with a given facility's management; as such, it is difficult to make broad generalizations regarding exhibit space rental revenues. This section will provide an outline of the types of agreements typically made between convention/trade show and exhibit space managers.

There are four major sources of revenues related to conventions/trade shows. These sources are as follows:

- . exhibit space rental;
- . meeting room rental;
- . concession revenue; and
- . utility usage chargeback.

Convention/trade show groups will usually rent exhibition space by the net square foot. The terms of the individual contracts vary in length and price. Most conventions/trade shows will be charged for each event day they utilize the venue (that is they do not pay for set-up and breakdown days), although some facilities charge groups for each day they occupy the facility. Competitive facilities charge rates comparable to Sacramento. For example, Reno charges \$.05 per square foot while the Long Beach Convention Center charges \$.15 per square foot for exhibit space. Currently the Sacramento Community Convention Center charges \$.10 per net square foot of exhibit space. Since the Convention Center expansion will not be completed until 1990, a rental rate of up to \$.15 per net square foot per day is likely for the expanded facility. The price a group is charged is determined by a number of variables including, but not limited to the, following:

- . Economic impact on the community;
- . The extent to which the group will generate revenues from other sources controlled by the facility;
- . The desire of the facility management to re-book the group;
- . Competition; and
- . Seasonality.

Meeting room rental for conventions/trade show events is typically negotiated with the exhibit space rental and is often included in the per foot charge. Meeting room rental for non-exhibit events is usually a flat fee per room rather than a charge per square foot.

Concession revenue varies by group depending on the number of food functions held by a convention/trade show group. Typically, facilities retain 20-30 percent of the gross concession revenue generated by groups using the facility. Large banquets are one of the larger sources of concession revenues, while receptions and small dinners comprise a smaller portion of the total concession revenues.

The chargeback for utilities used by conventions/trade shows is a major profit center for many facilities. The facility provides conventions/trade shows with electricity and climate control services and when the convention/trade show is completed the facility will be reimbursed for the actual charges as well as a percentage markup. Some facilities provide users with natural gas hookups and compressed air capabilities. In facilities without the necessary meters an allocation procedure can be used. The purpose of the chargeback is to charge the actual user for the variable costs of use. In some cases it may be beneficial, in the long-run, to incur the expense of installing meters in order to generate future revenues.

Another prime source of revenue for facilities is the chargeback for telephone utilization. Many exhibit space users require access to "home-office" computer systems through the telephone lines. Also, many other exhibitors require telephone lines at their booth. Telephone service is an easily measurable utility that most users will require; as such a significant revenue source will be sacrificed if chargebacks are not implemented.

Due to the total number of uses, conventions and trade shows are the primary source of revenues for pure convention facilities. It is through these events that the most significant portions of operating revenues are derived. More

importantly, however, convention and trade show attendees have the potential to bring in significant outside dollars to a community and it is through this economic impact that the success of a convention facility should be measured.

Public Shows:

Public shows will use exhibit space for an event that is open to the general public and has an admission cost to attendees (referred to as gate receipts). Most public shows negotiate a contract with a facility's management that requires them to pay a minimum flat fee in addition to a percentage of the gross gate receipts which exceed a pre-determined amount. There are, however, a number of variations to this basic contractual structure. The decision of the facility management in the negotiation of contracts with public show groups may be based on the following factors:

- . Economic impact on the community;
- . The social benefit to the community;
- . The nature of the group utilizing the space (i.e., a benefit by the Salvation Army is likely to receive a lower rate than the Porsche Club's annual auto show);
- . The price of gate admission;
- . The extent to which the group generates other revenues for the facility;
- . Competition; and
- . Seasonality.

Meeting rooms are not used extensively by public show groups. If the space availability is limited, meeting rooms may be utilized for special displays or presentations.

Concession revenues are typically generated by food sales at concession stands for public show events. There are usually no major food functions such as banquets or receptions; however, additional revenue may be generated from food service to the personnel staffing the public show.

Public shows, like conventions and trade shows, use utilities and are typically charged for their usage. Electrical and air handling are the items usually charged back to public show groups.

On a per show basis, public shows have the capability to provide the greatest source of operating revenues for convention facilities; however, these shows typically draw from a local audience and do not generate significant economic impact to a community.

Concerts:

Concert events using exhibit space are typically charged rent in a manner similar to public shows. That is, rent is the greater of a minimum fee or a percentage of gross gate receipts. Exhibition space is not, however, an ideal venue for concerts due to its inherent design characteristics, including the lack of proper acoustics. In addition, other venues are typically better suited to accommodate such events. As such, revenues related to concerts are not expected to be a significant portion of the overall facility revenues (as related to exhibit space usage). Concerts will, however, continue to be a primary source of revenue for the theater portion of the Sacramento Community Convention Center.

Concession revenues generated by concerts in the convention facility can be substantial. Refreshment counters and novelty spending are the two main sources of concert concession revenues. The per capita spending on concessions for concerts is typically between three and four dollars. Novelties are

sold at most concerts in the form of shirts and other memorabilia. The revenues generated by novelty sales are either retained totally by the concert group or a percentage of sales is retained by the facility depending on the initial agreement negotiated.

Banquets Lectures/Meetings, and Other Events (religious gatherings, flea markets and sales):

Banquets, lectures/meetings and other events are usually not held in exhibit space. Rather, they are held in meeting rooms, ballrooms, and auditoriums. The rents charged for these events are typically a flat fee based on the room utilized. That is, the ballroom carries a set fee for one day's usage as does the auditorium. Similarly, meeting room rental is usually based on the size of the room. Banquets, lectures/meetings and other events are normally scheduled around conventions and trade shows. They are scheduled to maximize the usage of the facility and to avoid "dark" days.

The food service revenues from banquets, lectures/meetings and other events can be substantial if the catering is done in-house. Contracted caterers typically pay a percentage to the facility, as such revenues from these events are beneficial even if contracted catering is used.

Other potential users of exhibit space include infrequent "other" events which may be used to augment the base revenues generated from conventions, trade shows, and public shows. These events may include religious gatherings, flea markets and sales. Some of the events in the "other" category may utilize exhibit space. These events are usually charged a flat fee for the exhibit space rental. Since the amount of revenue generated by these events is relatively low and the economic impact generated by these events in the community is minimal, they also are usually booked during slow periods to fill "dark days."

Lodging Facilities

This section describes the lodging facilities available in Sacramento and defines the lodging requirements of the groups surveyed by market segment.

Sacramento Lodging Facilities:

According to the Sacramento Convention and Visitor's Bureau, there are currently 4,774 hotel rooms in the City of Sacramento. Since hotels in Sacramento have clients which are non-convention center related, a limited number of rooms are committable to any given group using the Sacramento Community Convention Center. The City of Sacramento has 3,020 committable hotel rooms (according to the Sacramento Convention and Visitors' Bureau). The inventory of hotel rooms compiled by the Convention and Visitor's Bureau includes every hotel regardless of size and location within the City. Since most groups will book hotel rooms in large blocks at the largest hotels closest to the exhibition space, the relevant inventory of hotel rooms consists of the larger "high-end" hotels within close proximity of the convention center.

The inventory of hotel rooms which are potential "convention" type hotels is smaller than the total number of committable hotel rooms in the City of Sacramento. Convention/ trade show type groups do not prefer to use smaller hotels located a significant distance from the convention center. Also, most groups booking a large number of hotel rooms will typically not utilize "budget" type hotels unless their lodging requirements are such that these "budget" type hotels are the only alternative. The convention/ trade show groups have distinct lodging requirements; as such, the inventory of hotel rooms relevant to the convention center consists of those rooms in high-end hotels within a fifteen minute drive of the convention center (See Exhibit I-3).

EXHIBIT I-3

Sacramento Convention-Type Hotel Inventory

<u>Hotel/Motel</u>	<u>Number of Sleeping Rooms</u>	<u>Average Room Rate Per Night One Person</u>	<u>Average Occupancy Percentage</u>	<u>Number of Meeting Rooms</u>	<u>Amount of Exhibition Space</u>	<u>Distance From Convention Center</u>		<u>Expansion Plans</u>
						<u>Minutes</u>	<u>Miles</u>	
Capitol Plaza Holiday Inn	368	n/a	n/a	9	10,000 sq ft	20 min - W	10 blocks	No
Clarion Hotel	239	\$ 62	73%	7	-	5	4 blocks	No
Holiday Inn Holidome	230	n/a	n/a	8	10,000 sq ft	15 min - D	10	No
Hotel El Rancho	250	54	58%	15	15,000 sq ft	5 min - D	2	No
Red Lion Inn	448	74	77%	16	25,000 sq ft	10 min - D	3-1/2	No
Hilton Inn	334	74	70%	21	30,000 sq ft	10 min	10	No
Sheraton Sunrise Hotel & Towers	285	77	55%	9	4,700 sq ft	15 min	12	No
Woodlake Resort	314	55	50%	29	15,000 sq ft	5 min - D	5	*
Best Western - Ponderosa	n/a	n/a	n/a	2	-	5 min - W	3 blocks	
Host International	80	75	75%	10	2,500 sq ft	15 min	12	No
Beverly Garland	216	n/a	n/a	n/a	n/a	n/a	3.7	
Executive Lodge	192	55	70%	2	-	15 min	7.5	No
Residence Inn	176	n/a	n/a	n/a	n/a	n/a	6	
Sacramento Inn	180	n/a	n/a	n/a	n/a	n/a	3.7	
Best Western - Heritage Inn	126	48	95%	2	-	25 min	15	No
Continental Inn	127	49	72%	7	1,800 sq ft	13 min	10	No
Ramada Inn	<u>150</u>	44	56%	<u>9</u>	<u>-</u>	10 min	<u>7</u>	No
Total	<u>3,517</u>			<u>146</u>	114,000 sq ft			
Average	<u>232</u>			<u>10.4</u>	<u>12,700 sq ft</u>		<u>6.3 miles</u>	

*Current major renovation of hotel and meeting room facilities.

n/a - Not available

Source: Coopers & Lybrand Hotel Survey

An inventory of Sacramento area convention-type hotels and the hotel's respective room rates, occupancy percentages and available exhibit space is contained in Exhibit I-3. The number of convention-type hotel rooms within fifteen and five minutes drive of the Sacramento Community Convention Center are as follows (note, these are accumulative totals):

Number of hotel rooms within walking distance	803
Number of hotel rooms within five minutes drive	1,019
Number of hotel rooms within fifteen minutes drive	3,580*

- * It should be noted that the regional competitive facilities have on average 10,000 hotel rooms within a fifteen minute drive. The number of hotel rooms in other cities ranged from a high in San Diego of 36,000 to a low in San Jose of 2,500.

Currently, development plans call for an additional 1,000 rooms to be built in downtown Sacramento. The proposed developments include a 508 room Hyatt Regency which is scheduled to come on line in April, 1988. This hotel would be close enough to the convention center that it may act as the flagship hotel; that is, the hotel which most delegates patronize and which serves as the headquarters for the convention/trade show group.

Once these rooms are developed there will be 2,019 within five minutes of the facility and 4,580 within 15 minutes of the facility. While this will greatly increase the number of rooms in close proximity to the facility, there are still many regional and national convention centers in the western marketplace that offer more hotel space.

Characteristics of Potential Users:

Each market segment has unique characteristics related to lodging requirements. The following chart describes the breakdown of the average utilization of hotel rooms per night by market segment.

	<u>Hotel Rooms Required</u>				
	<u>Average</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Mode</u>	<u>Median</u>
Local/State	792	12,500	0	300	275
Regional	1,548	12,000	0	600/2,000	600
National	2,899	20,000	0	1,500	1,500

The breakdown by event size for the groups surveyed is as follows:

The national groups will require the greatest number of hotel rooms due to the broad geographic origin of attendees. Regional and local groups will use less hotel rooms since their delegates are more likely to live within driving distance of the facility. This issue is discussed in-depth in Chapter II.

Surveyed Groups Unable to Use the Current Facility Due to Space or Locational Constraints

A complete listing of state, regional, and national groups surveyed is contained in Appendix D, Table 1. The groups are listed by the net square footage of exhibit space required. As such, all events which utilize in excess of 25,000 net square feet or more than 10 meeting rooms are not able to be accommodated by the existing 50,000 gross square foot Sacramento Community Convention Center.

CHAPTER II

ANALYSIS OF DEMAND FOR AN EXPANDED SACRAMENTO CONVENTION CENTER

This chapter analyzes and quantifies the estimated market demand and growth potential for an expanded Sacramento Community Convention Center over the next ten years. The information presented herein will provide the basis for our recommendation of a basic program of architectural requirements (Chapter III). This chapter is developed from the results of the potential user survey, discussions with representations from competitive and comparable facilities, trend analysis research, our past experience with similar programs, and our knowledge of the California and western United States convention and trade show marketplace. The information presented in this chapter includes the following:

- . Descriptions of local/state, regional and national groups that could utilize the facility, assuming space availability was not a concern (those that responded positively to our survey).
- . Estimation of an expanded facility's utilization in terms of event days, lodging requirements, and space requirements over the next 10 years.

Local/State and National/Regional Groups

A detailed description of probable users of the Sacramento Community Convention Center is needed to accurately estimate the utilization of the facility. Over 130 groups were surveyed (as discussed in Chapter I) and 68 of these groups indicated that if space availability was not a concern they would either definitely, very likely, or possibly use the venue for their event. The

following characteristics of the potential users of the Sacramento Community Convention Center by market segment are described in this section:

- . Reaction of groups to the Sacramento area;
- . Space requirements and attendance levels;
- . Meeting room requirements;
- . Duration of event;
- . Historical venues utilized;
- . Lodging requirements; and
- . Amenities required.

Reaction of Groups to the Sacramento Area:

There were 51 state/local groups and 76 regional/national groups included within our survey; there were also six public shows included in this survey. Twenty-eight of the state/local groups (55%) responded positively when asked if Sacramento would be a potential site for their event, while 40 regional/national groups (53%) responded positively to the Sacramento area.

Of the 130 groups surveyed, there were 16 which utilized over 100,000 net square feet and rotated in a manner that made them potential users of a Sacramento Community Convention Center (within the western region). Only one out of these 16 groups felt that Sacramento would be a potential event location. The lack of interest on the part of these world-class groups is due mainly to the appeal of the other western region locations: Las Vegas, San Francisco, Anaheim, and Los Angeles. This lack of interest in Sacramento by the world-class groups is due in part to the infrastructure of the city; namely hotel rooms, air access, outside entertainment, and other amenities. These groups typically require an abundance (over 5,000) of quality hotel rooms, cost-efficient and effective transportation access (usually air access), and entertainment and restaurant amenities that will help lure delegates to the event. It should also be noted that there are not a large number of groups requiring over 100,000 net square feet that utilize convention space in the

United States. There were approximately 174 trade shows/conventions which utilized over 100,000 net square feet of exhibit space in 1986. Consequently, and as discussed later in this chapter, it appears that events requiring an excess of 100,000 net square feet of exhibit space would currently not be a viable market for an expanded Sacramento Community Convention Center at this time.

Space Requirements and Attendance Levels:

Based on the results of the survey, the state/local groups responding positively require an average of 27,524 net square feet of exhibit space and have an average attendance of 1,875. The net square footage required by each show ranged from a high of 80,000 to a low of zero.

The regional/national groups responding positively used, on average, 30,517 net square feet per event while average attendance was 4,521. The square feet of exhibit space required by regional/national groups ranged from 5,000 to 116,000 net square feet. Attendance levels for regional/national events ranged from 350 to 46,000 people per event.

Meeting Room Requirements:

The results of our survey indicate that the average local/state group will utilize approximately 10 meeting rooms per event. Meeting room usage ranged from a high of 35 to a low of zero. The regional/national groups indicated that an average of approximately 12 meeting rooms would be required for each event. The number of meeting rooms required by regional/national groups ranged from zero to 80.

Duration of Event:

The average local/state group used a facility for a total of 4.50 days; 1 for move-in, 2.50 for actual event days, and 1 for move-out. The number of days a facility was utilized by local/state

groups ranged from a high of 10.25 to a low of 3.30.

On average regional/national groups utilized a facility for 7.50 days. The average event ran 4 days, while move-in took 2 days and move-out lasted 1.5 days. The duration of regional/national events ranged from 5 to 24 days.

Historical Venues Utilized:

Many of the local/state groups surveyed have previously produced an event in the Sacramento area. San Francisco, Long Beach, San Diego, San Jose and Monterey were also utilized by a number of local/state groups.

The national groups have held events in most major metropolitan areas, including Hawaii and New York. San Francisco, Los Angeles, Reno and Anaheim were the most often visited locations in the west coast region. It should be noted that the San Diego Convention Center is currently under construction. This construction will allow San Diego to also compete for these national events in the western marketplace.

Lodging Requirements:

The average local/state group requires 579 hotel rooms to accommodate delegates who stay, on average, 3 nights. The median number of hotel rooms required by local/state groups was 750. The hotel room requirements for local/state groups ranged from zero to 3,250.

The regional/national groups surveyed required an average of 1,537 (the median was 2,625) hotel rooms for an average of 5 nights. The range of responses was from a room requirement high of 12,000 to a low of zero. The average length of stay for each delegate ranged from zero to nine nights.

Amenities Required:

The local/state shows responding positively to the survey rated a flagship hotel as the most important requirement of a facility. The entertainment, restaurant, and retail area a city offers was felt to be second most important. In-house catering, in-house audio/visual capabilities and on-site delegate parking were ranked third, fourth and fifth respectively, while truck parking was felt to be least important. Even though on-site delegate parking was ranked fifth in importance overall, it is an important factor in attracting public shows and other local, state and regional events. The lack of adequate parking may preclude many of these groups from using the facility.

The regional/national groups responded in a manner similar to the local/state shows. The only deviation in results was that the regional/national groups felt that truck parking was as important as delegate parking and more important than in-house audio/visual.

Exhibit II-1 further defines the market characteristics of the groups surveyed by size of event.

Estimated Potential Facility Utilization

Our utilization estimate for exhibit space of the Sacramento Community Convention Center, assuming space restrictions are nonexistent, is based on the following:

- . Utilization and market demand of comparable and competitive facilities (see Appendix C);
- . The results of our potential user survey;
- . Trends and growth patterns present in the industry (see Appendix A); and
- . The California and west coast marketplace.

EXHIBIT II-1
Summary of Survey Results
By Square Feet of Exhibit Space Used

Positive Responses

The distribution of positive responses by square footage was as follows:

Under 50,000 net square feet	53
50,000 to 100,000 net square feet	14
100,000 net square feet	1

Attendance

The average attendance per event broken down by square footage is as follows:

Under 50,000 net square feet	2,964
50,000 to 100,000 net square feet	5,168

Meeting Rooms

The average number and total square feet of meeting rooms required by groups using a specified range of net square feet of exhibit space is as follows:

	<u>Number of Rooms</u>	<u>Square Footage</u>
Under 50,000 net square feet	14	18,064
50,000 to 100,000 net square feet	12	16,516

Event Days

The average duration of events (by days) broken down by net square footage of exhibit space utilized is as follows:

Under 50,000 net square feet	5.5
50,000 to 100,000 net square feet	6.5

Lodging Requirements

The breakdown of the average hotel rooms needed and average length of stay by net square feet of exhibit space utilized is as follows:

	<u>Hotel Rooms Needed</u>	<u>Avg. Length of Stay</u>
Under 50,000 net square feet	1,096	4.1 days
50,000 to 100,000 net square feet	1,322	4.2 days

Based on our evaluation of the Sacramento marketplace, we have estimated the incremental utilization of an expanded facility as follows:

- . Number of events and days utilized;
- . Square footage utilized;
- . Meeting rooms utilized; and
- . Lodging facilities required.

According to management, an expansion of the existing facility is required due to the fact that the facility is operating at or near capacity and that it currently cannot accommodate events within the marketplace. This premise is substantiated as follows:

- . The facility utilization rate (in terms of total gross square feet used annually) was 45 percent in fiscal year 1987. The utilization rate of exhibition space by convention related events is calculated by dividing the actual number of gross square feet used in a year by the total gross square feet available. Exhibition space, although available 365 days a year, has only 320 days of potential use by convention/trade show groups (due to holidays). Since the Sacramento Community Convention Center has 50,000 gross square feet of exhibit space, the annual square footage available is 16 million. In fiscal year 1987 conventions/trade shows utilized an average of approximately 13,188 gross square feet of exhibit space for an average of 2.88 days. Based on the aforementioned items, the facility utilization rate for 1987 related to convention/trade show events was 45 percent.
- . In addition to conventions and trade shows, there are a number of other events such as public sales, religious events, meetings, banquets, lectures and flea markets which use exhibit space and are not included in the utilization

rate. These events typically do not require the amount of exhibit space of a convention or trade show; however, they have historically been extensive users of the existing facility (83 percent of total usage days in fiscal year 1987).

- . The current Sacramento Community Convention Center is able to accommodate an event using a maximum of 25,000 net square feet of exhibit space. This capacity restriction appears to be limiting the number of events held in the Convention Center. Based on our survey, there are a number of events using in excess of 25,000 net square feet which have expressed interest in using the Sacramento Community Convention Center. In addition, the current facility's size limits the number of simultaneous events that can be held in the venue.

Given the substantial utilization of the current facility it appears to be operating near capacity. As previously indicated, much of this utilization relates to community events. The existing facility has served and likely will continue to serve, at various degrees, as a community center. However, if the desire of management is to utilize the venue for convention/trade show type events, then the marketing of the facility should be directed to that primary market with the smaller events being used to fill "dark" days. Based on these points, it appears that the expansion will enable the facility to accommodate these incremental events while maintaining their current level of utilization.

Number of Events and Days Utilized:

Both local/state and regional/national groups have the potential to utilize the Sacramento Community Convention Center. The potential of Sacramento to attract a large number of local/state groups should be increased by the City being the California State Capital.

One step towards realigning the event structure of the facility is to change the facility's name to reflect the purpose of its

existence. Upon completion of the expansion, the use of "Community" in the facility's name may create a perception of a typical community center as opposed to a state-of-the-art convention center and, as such, may be detrimental to the facility's marketing efforts.

The fact that Sacramento is a capital city and a large metropolitan area should give the convention center the ability to attract events related to state and government functions. Examples of state affiliated events follow:

- . Education associations;
- . Library associations;
- . State association executive meetings;
- . Political rallies and conventions; and
- . Inaugural functions.

The aforementioned examples are general in nature and are intended to represent event types rather than specific events. The degree to which the Sacramento Convention Center is able to capitalize on state affiliated events will depend mainly on the marketing efforts of the facility. Facility managers in other capital cities had mixed views on the advantage of being located in a capital city. Some facility managers in larger metropolitan areas, such as Salt Lake City, Utah, felt that being located in a capital city has little effect on the number and type of events held in the venue. Some managers in smaller cities, such as Oklahoma City, Oklahoma, felt that from a marketing perspective being located in a capital city was a distinct advantage. Other facility managers felt that the geographic location of the venue was as significant as being in a capital city. For example, at the Prairie Capital Center in Springfield, Illinois, the management views being a capital city and centrally located in the state as advantageous in marketing their facility. The advantage that a capital city may have over other cities in a state is that a number of state affiliated

organizations are located in the area and as such it is advantageous for management to direct marketing efforts towards these groups. Sacramento should be able to capture some of the governmental-type events since it is a capital city. However, there are facilities within the State that provide a more central location as related to the population masses, and as such, will compete heavily for those events.

The Sacramento Convention Center will have potential to attract a number of regional/national groups due to an increased capacity and the limited number of facilities able to accommodate larger regional groups. The regional/national group is the largest market segment and the national groups in this market tend to travel extensively. Sacramento is not likely to attract a large number of nationally rotating events due to heavy competition for these events in the western region. There are a number of larger metropolitan areas in the western region that cater specifically to the national market and as such have substantially more lodging facilities and amenities tailored to meet the needs of the market segment. As such, Sacramento will not likely draw a significant number of national events due to the following factors:

- . Heavy competition for the national event marketplace on the West Coast;
- . Costs and logistical difficulties associated with travel in and out of Sacramento for many national associations;
- . Excessive lodging requirements of larger shows.

Therefore, it appears that the regional groups will make up the majority of the estimated regional/national events. Sacramento should benefit from its central location (within the state and region) which gives groups the opportunity to increase their geographic attendance distribution.

There are a number of local, state, and regional groups which require less than 10,000 net square feet of exhibit space. These groups will typically produce their respective events in a hotel with exhibition space. This is due primarily to the convenience and efficiency created by the event producer having to deal with one entity for all convention needs. That is, if small event producers were to use convention center venues they may have to book exhibit space, hotel rooms and catering services from three separate sources.

As previously noted, there are 2,700 groups in the United States which utilize over 10,000 net square feet of exhibit space. Included in these 2,700 groups are 757 groups which utilize in excess of 50,000 net square feet of exhibit space. There are 185 groups using over 50,000 square feet that rotate geographically on a national basis, while the remaining 572 groups are either local events with fixed venues or rotate within a specific region. There are 119 facilities nationally and 18 in California with the exhibit space necessary to compete for groups requiring over 50,000 net square feet. Even though Sacramento will attract some events using over 50,000 net square feet, this will be a small portion of the total event mix due to the heavy competition for these events. As such, it appears that the primary market, in terms of event size, of Sacramento will be those events using between 10,000 and 50,000 net square feet of exhibit space. In the future (8 to 10 years) the competitive environment should be re-evaluated in order to determine the region's ability to host an additional number of groups assuming industry growth continues.

Simultaneous use of the facility is highly likely and a number of factors affect the success of hosting simultaneous users. To the extent possible, groups utilizing the facility simultaneously should be scheduled in a manner that allows one group moving in or out while the other group is conducting their event; this will eliminate simultaneous registration and the resulting confusion. In order to insure that two groups do not disturb each other

acoustic dividers should be available. Also, significant to the successful implementation of simultaneous events is scheduling events of like sizes. That is, a very large group should not share the facility with a small group as this will result in the attendees of the small group feeling dwarfed by the larger group. Simultaneous events are a common practice in the convention/trade show industry, and their usage can be successfully marketed if the needs and perception of the users are carefully considered.

Public shows are likely to increase slightly in number assuming there would not be any space constraints. In addition, shows that are currently held in the existing facility will likely grow in size. Cal Expo currently attracts many of the major public shows in the area due in part to the ample parking available on-site and the ease of access to the facility. Due to these attributes, Cal Expo will continue to provide strong competition for public show activity. Conversely, the present parking situation, the location of the facility and the availability of alternate venues decrease the likelihood of substantially increasing the number of public show events in an expanded venue.

For the purpose of determining the potential utilization of the facility, usage days are defined as the number of days a group occupies the facility. That is, event days, move-in days, and move-out days are considered as usage days. It is assumed that the Community Convention Center will be able to retain its current level of exhibit space activity. It should be noted, however, that some of the current "filler" type events (i.e., banquets, flea markets, etc.) may be displaced due to the use of the expanded facility by larger events or two smaller simultaneous events. It does not appear, however, that this displacement of smaller events would be significant. The incremental events we have estimated below consist primarily of shows that require on average between 10,000 and 50,000 net square feet of exhibit space. Based on our market analysis, we have estimated the incremental number of

convention/trade show-related events and average usage days for the Sacramento Community Convention Center in the first year of operation to be as follows:

	<u>Estimated Incremental Number of Events</u>	<u>Average Usage Days Per Event</u>	<u>Average Annual Incremental Usage Days</u>
Local/State groups	17	5	85
National/Regional groups	12	5.5	66
Public Shows	<u>3</u>	5	<u>15</u>
TOTAL	<u>32</u>		<u>166</u>

The first year's estimates reflect fewer events than the average for competitive centers (See Exhibit II-2) since many of the conventions and trade shows are booked a number of years in advance and due to the fact that it takes a few years to build a reputation as a successful operation. In addition, these estimates are made under the assumption that the facility and Sacramento are properly marketed as a convention area and that the marketing effort will commence at least two years prior to the completion of the expansion.

Square footage utilized:

The Sacramento Convention Center will attract a defined market segment, small to mid-sized local/state and regional/national groups. Based on the market potential for these segments, we estimated the average net square footage utilized by the three main exhibition space users to be as follows:

	<u>Average Net Square Feet Utilized</u>	<u>Average Gross Square Footage Utilized</u>
Local/State Groups	25,000	50,000
Regional/National Groups	35,000	70,000
Public Shows	45,000	90,000

EXHIBIT II-2
COMPETITIVE FACILITIES
NUMBER OF CONVENTIONS AND TRADE SHOWS CONDUCTED IN 1986

35

	Shows Requiring Less than 50,000 <u>Net Square Feet</u>	Shows Requiring More than 50,000 <u>Net Square Feet</u>	<u>Total</u>
Santa Clara Convention Center	30	5	35
Long Beach Convention Center	17	20	37
Town & Country Hotel	40	30	70
San Francisco Civic Center & Brooks Hall	N/A	N/A	39
San Jose Convention Center	27	0	27
Fresno Convention Center	32	0	32
Average	29	11	40

Source: Coopers & Lybrand Survey

Meeting Rooms:

The number of meeting rooms used by a group will vary substantially by industry and event type. An industry such as health care or telecommunications will typically require a large number of meeting rooms which are used to hold seminars and lectures or to present or demonstrate new products. In addition to the industry, the type of event is a determining factor when estimating meeting room utilization. If the event is geared towards education and information, it is likely that more meeting rooms will be used than if the event's purpose is solely to generate sales.

Given the fact that small to mid-sized events are anticipated to be the majority of Sacramento's events, it is likely that a larger ratio of meeting space to exhibit space will be utilized. This is due to smaller events typically holding more small group and break-out meetings than the larger events. Public shows do not usually require meeting room space.

There are a number of groups, particularly local/state groups, which do not utilize any exhibit space but a substantial amount of meeting room space. These groups are typically smaller in nature and utilize hotel/conference center venues more often than convention facilities.

The following are estimates of incremental meeting room utilization for an expanded Sacramento Convention Center:

	<u>Meeting Rooms Used Per Event</u>	<u>Total Square Footage of Meeting Space Used</u>
Local/State	8 - 10	13,000
Regional/National	12 - 14	15,000

Lodging facilities utilized:

The number of hotel rooms required by a group is, to a certain extent, related to the geographic origin of the group. If the group is a California association with a large number of delegates residing in Sacramento, the number of hotel rooms required will be less than for a nationally rotating show drawing delegates from across the United States.

The local/state groups' lodging requirements will be less than the regional/national group's requirements since a larger portion of the delegates will be within driving distance and therefore will not need lodging. Also, the local/state event attendees are not likely to stay as long as attendees of regional/national events due to the ability of the local/state attendees to drive to and from their lodging facilities and/or residences.

The number of hotel rooms needed by a group during the course of an event will resemble a bell-shaped curve. That is, the demand on hotel rooms will increase through the start of the event, stabilize somewhat during the event and decrease rapidly when the event is complete. In order to accommodate a group which is expected to require a large number of hotel rooms, a city must be able to satisfy the group's lodging requirements at peak demand.

The estimated average incremental number of hotel rooms required per event and the expected length of stay per attendee are estimated as follows:

	Number of Hotel Rooms To Accommodate <u>Delegates</u>	<u>Average Length of Stay</u>
Local/State Groups	550 - 650	3 days
Regional/National Groups	900 - 1100	4 days

The following is a summary of the estimated incremental facility utilization in the first year assuming adequate exhibit space is available:

	<u>Local/ State</u>	<u>Regional/ National</u>	<u>Public Shows</u>
Estimated Incremental Annual Events	17	12	3
Average Days Utilized	<u>5</u>	<u>5.5</u>	<u>5</u>
Annual Incremental Usage Days	85	66	15
Average Net Square Feet Utilized Per Show	25,000	35,000	45,000
Average Gross Square Feet Utilized Per Show	50,000	70,000	90,000
Average Number of Meeting Rooms Utilized Per Show	9	13	0
Incremental Lodging Requirements:			
Average Number of Exhibitors	250	350	
Average Number of Delegates	<u>1,500</u>	<u>2,500</u>	
Average Number of Attendees	1,750	2,850	
Average Hotel Rooms Per Event	700	1,140	
Average Length of Stay	<u>3 days</u>	<u>4 days</u>	
Estimated Annual Room Nights*	<u>35,700</u>	<u>54,700</u>	

* Calculated by multiplying the average hotel rooms per event by the average length of stay and the estimated incremental annual events.

Ten Year Utilization

Based on the estimated utilization of the Sacramento Community Convention Center and industry growth trends, a projected future utilization can be estimated. Based on the Trade Show Bureau Research Report #17 "Trade Show Industry Growth 1972-1981: Projected Growth 1981-1991," industry growth patterns in terms of net square feet of exhibit space and attendees can be obtained. According to the statistics set forth in the publication, from 1972 to 1981 total net square footage of exhibit space increased at an annual average rate of 14.2 percent, and the number of attendees, at 2.4 percent. Since 1982, actual growth rates of the industry have been as follows:

Actual Annual Growth Percentage

1982 - 1986

	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>Average</u>
Net square feet	8.9%	7.3%	8.4%	6.8%	6.7%	7.6%
Number of attendees	6.5%	3.5%	7.5%	3.7%	3.0%	4.2%

Through a review of information which has been prepared by the publishers of Tradeshow Week, our market research and review of the convention and trade show industry, we can provide usage estimates for the facility in the fifth and tenth year of operation. The number of incremental events drawn to the facility is estimated to continue increasing over the first three years. The number of incremental events is estimated to be 25 local/state and 18 regional/national for the fifth year, comparable to that which the comparable convention centers are presently drawing. The number of incremental events is estimated to increase up to 33 local/state and 24 regional/national from the fifth year of operations based on the assumption that there will be an overall increase in the convention business and the continuation of the growth in new

shows. In analyzing the growth in the number of attendees and the net square footage for the events, we have utilized the following growth trends:

Projected Annual Growth Percentage
1990 - 2000

	<u>1990-1995</u>	<u>1995-2000</u>
Net square feet	6.0%	4.0%
Number of attendees	4.0%	3.0%

Based on the estimated annual utilization estimate and the expected industry growth, a ten-year estimate of the facilities incremental utilization is included as Exhibit II-3.

Based on the level of utilization at the existing convention center by convention-related events, the estimated incremental events in an expanded facility (as presented in Exhibit II-3), and an assumed expansion of 100,000 gross square feet (for a total of 150,000 gross square feet - See Chapter III) the utilization levels in an expanded facility by convention-related events are estimated as follows:

	<u>Annual Utilization by Square Foot</u>		
	<u>Year 1</u>	<u>Year 5</u>	<u>Year 10</u>
Current *	7,200,000	7,200,000	7,200,000
Incremental:			
Local/State	4,250,000	8,375,000	13,430,000
Regional/National	4,620,000	9,266,000	15,048,000
Public Shows	<u>1,350,000</u>	<u>3,000,000</u>	<u>5,131,000</u>
Total Square Footage Utilized	<u>17,420,000</u>	<u>27,841,000</u>	<u>40,809,000</u>
Total Available Square Footage (320 days x 150,000 square feet)	48,000,000	48,000,000	48,000,000
Total Annual Facility Utilization	<u>36%</u>	<u>58%</u>	<u>85%</u>

* Based on current level of utilization of convention-related events at the existing facility.

EXHIBIT II-3
10 Year Projected Incremental Facility Utilization

	Year 1 (1990)			Year 5 (1995)			Year 10 (2000)		
	Local/ State	Regional/ National	Public Shows	Local/ State	Regional/ National	Public Shows	Local/ State	Regional/ National	Public Shows
Estimated Annual Incremental Events	17	12	3	25	18	5	33	24	7
Average Days Utilized	<u>5</u>	<u>5.5</u>	<u>5</u>	<u>5</u>	<u>5.5</u>	<u>5</u>	<u>5</u>	<u>5.5</u>	<u>5</u>
Annual Usage Days	85	66	15	125	99	25	165	132	35
Average Net Square Feet Utilized Per Show	25,000	35,000	45,000	33,500	46,800	60,000	40,700	57,000	73,300
Average Gross Square Feet Utilized Per Show	50,000	70,000	90,000	67,000	93,600	120,000	81,400	114,000	146,600
Average Number of Meeting Rooms Utilized Per Show	9	13	0	9	13	0	9	13	0
Incremental Lodging Requirements:									
Average Number of Exhibitors	250	350		335	470		405	570	
Average Number of Delegates	<u>1,500</u>	<u>2,500</u>		<u>1,900</u>	<u>3,175</u>		<u>2,300</u>	<u>3,900</u>	
Average Number of Attendees	1,750	2,850		2,235	3,645		2,705	4,470	
Average Hotel Rooms Per Event	700	1,140		895	1,460		1,080	1,790	
Average Length of Stay	<u>3 days</u>	<u>4 days</u>		<u>3 days</u>	<u>4 days</u>		<u>3 days</u>	<u>4 days</u>	
Estimated Annual Room Nights	<u>35,700</u>	<u>54,700</u>		<u>67,100</u>	<u>105,100</u>		<u>106,900</u>	<u>171,800</u>	

Source: Coopers & Lybrand Analysis

It should be noted that these utilization percentages do not reflect smaller community related events (i.e., flea markets, banquets, etc). As such, actual utilization will be greater than that indicated above. Accordingly, based on the utilization percentage presented above, it appears that at the present time a 100,000 square foot expansion is necessary (See Chapter III for further details). In addition, a future expansion may be required after 8 to 10 years.

CHAPTER III

CONVENTION FACILITY PROGRAM RECOMMENDATIONS

Based on the results of our market analysis, Sacramento has the ability to capture a greater share of the convention and trade show market in the greater western United States. However, the ability to attract this additional market share to the Sacramento area depends not only on the aforementioned items, but also on the functional architectural effectiveness of the proposed expansion. It is critical that the architectural program take into account the needs of the perceived market niche and the projected market share. The program should also take into consideration the projected growth trends in the convention and trade show market as well as the needs of the groups identified as potential users.

The remainder of this chapter contains a recommendation for the architectural program of the proposed expansion.

The basic objectives of the architectural program should be:

- . flexibility of use;
- . combination of spaces;
- .. simultaneous event use; and
- . separation of service and support functions from delegate use activity.

Chapter II contains estimates that indicate by the fifth year of facility operation, the Sacramento Community Convention Center will be hosting 25 incremental local/state events, 18 incremental regional/national events, and five incremental public shows. This will represent a total of 249 "use days."

Exhibition Space

The projected usage requirements for the convention center dictates a 100,000 gross square foot expansion of the existing exhibit space. The expansion should be divisible into three units - 50,000 square feet, 25,000 square feet, and 25,000 square feet. This exhibit space recommendation is not only based on the potential individual event utilization of the facility but also potential simultaneous event usage of the expanded facility. Because of seasonality in the trade show industry and to allow for the use of the facility for local/state events and the number of projected regional/national events, there will be concurrent use of the facility. In order to effectively maximize usage, a facility should be flexible enough to accommodate larger shows within its defined target market, as well as two smaller simultaneous shows. A 100,000 gross square foot expansion would give the Sacramento Community Convention Center 150,000 gross square feet of exhibit space and the ability to accommodate shows that require 75,000 net square feet of exhibit space which includes approximately 80 percent of the available events. It is also recommended that there should be 20,000 gross square feet of ballroom space available to double as exhibit space if necessary. This expansion would also enable the facility to handle two shows that require approximately 35,000 net square exhibit space, (42,500 net square feet if ballroom space is considered), the estimated average space requirements for the previously defined regional market.

The exhibitors should be provided with access to utilities in an efficient manner. The utilities can be accessed either from the ceiling or the floor. Floor access is more convenient but also more expensive. In the vast majority of facilities built within the last few years floor boxes for utilities have been used. The floor boxes are preferred by exhibitors due to their safety and aesthetic value as compared to ceiling access. Usually the most frequently used utilities, primarily electricity, are installed in

the floor with the less utilized utilities accessed from the ceiling. The electrical floor boxes should have drains so that any water on the floor will be drained safely.

The layout of the exhibition area should be planned in such a way that there is no dead space for individual exhibits. This can be accomplished by appropriate positioning of entrance and exhibit doors.

The facility should enable exhibitions to be open while other exhibitions in other areas are being constructed or taken down. The exhibition space should be subdivided into three areas through the use of movable, sound-insulated partitions of full ceiling height. When subdivided, each area should be self-sufficient with respect to:

- . internal environmental control
- . pedestrian access and egress from lobbies
- . truck access from loading dock areas
- . concessions and public telephones
- . toilets
- . show management office
- . access to security
- . access doors must be adequate for direct floor access by trucks with entrance and egress in a circular pattern to maximize unloading and turn-around time

The exhibit area should be contiguous and on one level. Exhibit halls on multiple floors or halls located in detached locations from the main hall make holding large events difficult. Exhibitors who have paid for space do not usually appreciate being on the top floor of a building or in a detached hall. The design should allow for a wide range of uses and flexible combinations of space for various sizes of exhibits. If it is difficult to accommodate one-level halls on the chosen site, it is important to ensure that the various levels in the exhibition building are equally attractive to

exhibitors. Design solutions such as truck access to all floors via ramps and a visitor entry which is equally accessible to all floors should be considered to achieve this.

Based on our analysis of the market 97 percent of the potential users will be adequately served by a 350 pound per square foot floor load. The additional revenue gained from accommodating the incremental 3 percent of users would not likely be sufficient to justify the additional construction costs, and as such, additional floor load capacity appears unnecessary.

Sacramento may be able to attract some shows that require in excess of 75,000 net square feet of exhibition space; however, the overall market potential from these shows through year 10 does not appear sufficient to warrant a larger expansion at this time. This market should be further evaluated in the future to determine if an additional expansion may be necessary to accommodate the expanding marketplace. However, the potential for an additional expansion after 10 years should be taken into consideration in the development of the current proposed expansion. This consideration should include the design adaptability of an additional expansion as well as the availability of land for a future expansion. It may be beneficial to secure additional land as part of the current expansion and use this property for a parking area until the need for an additional expansion is determined.

In the future, shows in the marketplace may outgrow an expanded Sacramento facility; however, groups which outgrow the available square footage will also be replaced by growing smaller shows. The potential for Sacramento to host larger events may exist in the future; therefore, a review of the market conditions in the future (approximately 8 to 10 years) is recommended.

Meeting Rooms

Meeting space is a key component of a "total" exhibition facility. The space can be utilized for meetings, seminars, and conferences

as well as dining and social affairs. In some cases, the meeting space may be utilized as additional exhibit space; this is a common practice with ballrooms.

User requirements for the potential marketplace indicate the need for at least an additional 20,000 square feet of meeting room space divisible into 20 units. In designing the relationship of meeting rooms to exhibit space, it is essential to anticipate a high multiple group usage and to orient access to the meeting rooms to the exhibit space. The recommended meeting room space ratio to exhibit space is an industry average 20 percent.

The program for the 20,000 square feet of meeting rooms should consist of large areas that may be subdivided into smaller areas by acoustical movable partitions. Ceiling heights should be at least 16 to 18 feet. This dimension makes possible video beam projection over flat floor assembly style seating. At this height, good sight lines to projection screens will occur. Meeting rooms must also be supported by their own cluster of storage, environmental controls, service areas, and toilets.

Ballroom

The banquet/ballroom area will be utilized for meetings, seminars, and plenary sessions, as well as for dining, sound, and ancillary exhibit space. It is optimal for the ballroom to be divisible by halves and quarters. For maximum flexibility, cell-related utilities should be controlled separately (i.e., light, fire safety, acoustics, and environmental control). Direct access from the lobby and exhibit space, as well as the service corridor and kitchen, provide optimal traffic patterns. The area should be accessible by a forklift, if possible. The banquet/ballroom should be equipped with the ability to suspend banners, projection screens, speakers, and light fixtures.

Optimal ceiling height in the ballroom is at least 30 feet, which includes adequate entrances for people as well as equipment. There

should also be provisions for portable kitchen equipment, as well as appropriate air handling capabilities for said equipment. The ballroom plans include a central and divisible sound system. Based on the market potential and the characteristics of comparable and competitive facilities, we recommend a 20,000 square foot ballroom be adjacent to the exhibit area so that the ballroom can function as additional exhibit space when required. This will raise the additional exhibit space to 120,000 gross square feet.

The 20,000 square foot ballroom is intended to serve as an extension to the meeting room space or separately as a formal ballroom/banquet hall, or as additional exhibit space. The interior design, wall and floor treatment, must take account of these multiple uses. The area must also be zoned independently for environmental comfort.

Food Service Facilities

It is optimal for there to be several food service facilities within the convention center. The main kitchen should be able to perform all aspects of food preparation, while the ancillary kitchens will be used for warming and holding food to be served in other areas. All of the kitchens should have access to the ballroom and exhibit space, and some of the ancillary kitchens should also be able to serve the meeting rooms. The food service facilities in the convention center should be adequate to serve daily attendance of up to 6,500 and to provide banquet facilities to serve up to 2,500.

Adequate areas should be provided for food receiving and storage. Dock access is also needed in the receiving area. Offices for the food service executives should be provided.

Lobbies and Pre-Function Space

The key to the functional uses of the main entrance into the building is size as well as the ability to accommodate events simultaneously. The lobbies should have separate and distinct

entrances that serve the separate exhibit areas. This space must be adequate for registration areas and public circulation space as attendees enter, leave, or move to meeting room destinations.

The lobby area should have the ability to accommodate the necessary equipment for both public shows and convention and trade show events. The equipment items needed include portable ticket booths and turnstiles, as well as seating, information kiosks, and registration counters. Lobby area should include access to restrooms, telephones, public lockers, and vending machines.

The optimum ceiling height in the lobby is between 15 to 20 feet in height with a floor load capacity of 125 pounds per square foot. Wall and floor outlets for registration counters are also recommended. There should be additional wall and floor outlets for exhibits. Telephone outlets should be provided for the registration booths and any possible exhibits. Portable food service stations should be in the lobby area and the appropriate utilities should be provided (drainage, electrical, and storage). The lobby area should also have direct vehicle access, if possible.

The convention center should have an aesthetically pleasing exterior and interior image. Event promoters and convention planners believe that the appearance of a facility is of utmost importance and seems to have a physical and psychological impact on the attendee.

The convention center should have a main lobby entrance that provides the visitor with a sense of arrival. Adequate space for delegate registration, washrooms, and space for ancillary displays should be provided in this area. During major conventions and shows, general tourist information and visitor inquiry, car rental, and postal service should also be provided.

Support Space

The typical convention facility requires a ratio of approximately one-to-one of exhibit space to support space. For example, a facility with 100,000 square feet of exhibit space will consist of approximately 200,000 square feet of total space. This ratio is needed to insure that an adequate amount of space is available for back-of-the-house functions. Support space includes lobbies and food service areas, as well as the following:

- . employee facilities
- . control offices
- . management offices
- . trash handling and storage
- . equipment storage
- . general storage
- . utility rooms

The storage requirements in a facility such as the proposed Sacramento Convention Center expansion include the storage of portable seating, tables, staging, and other equipment utilized in the operation of the facility. On average, the storage area should be 15 percent of the total exhibit space; as such, approximately 15,000 square feet of storage space would be required for the expansion. For maximum efficiency, overhead doors should be used in all areas used for storing large items. All storage areas should have a separate entrance and be keyed to separate locks for security purposes. Also, wherever possible, storage areas should be designated to specific halls and positioned in a manner that will allow simultaneous users to use the space without disturbing other groups. All storage rooms should have ceiling height adequate to accommodate large items. The areas should be accessible by forklift directly from the exhibit area and dock area.

Additional storage areas should be provided for crates and portable furniture for meeting rooms. Most of the storage areas should be shelved; however, no special electrical power sources are needed. Floor loads in the storage areas should be 125 pounds per square foot.

The shelving of storage areas will allow the stocking of pallets. In order to stack the pallets, however, an extension forklift is needed (this type of forklift is more expensive than a normal forklift). In a nonshelved storage area an 8 foot limit should be imposed for safety purposes. The shelved storage areas can be stacked up to 14 feet in height.

In order to maintain adequate protection of registration materials against theft or vandalism, there should be overnight storage areas adjacent to the main lobby. Items such as telephones, typewriters, and registration materials should be in a locked storage area during non-show hours. There should be a storage area adjacent to each logical division of the lobby area in order to accommodate the storage of a number of shows' materials simultaneously.

Key event support space must include show management offices, security show storage, press room, and a telephone/communications center.

Dock Areas

The need for an adequate number of truck docks is escalated in terms of importance when a venue hosts two or more simultaneous events. An industry average of one dock to each 18,000 square feet of exhibition space dictates there be 5 stalls available for efficient move-in and move-out. Also, the dock area should have appropriate room for maneuvering a number of large trucks. The area should be sufficiently protected from the elements to allow continuous loading and unloading.

The ability of the current Sacramento Convention Center to adequately accommodate truck/trailer loading and unloading is limited. As such, the expansion should consider additional dock area capacity to properly accommodate events that utilize this existing space. Currently there is one dock for truck/trailer loading and unloading at the Sacramento Convention Center. According to the industry average of 1 dock per 18,000 gross square feet of exhibit space, the Convention Center should add two docks in addition to the docks needed for the expansion.

Box Office

In order to accommodate public events, a box office should be included in the design of the expansion. The box office will be utilized primarily for the sale of tickets to public shows. There should be ticket windows equipped with proper security measures including glass windows, speaker holes, and access to a silent alarm. Each window should have the ability to be closed individually, as well as containing a window blind and a money drawer. The ticket windows should be adjacent to the lobby with windows opening to the exterior and interior of the building. The box office should have adequate electrical power (including power for a copying machine) and contain telephones.

It is beneficial to have the ticket windows opening to the exterior of the building located under a canopy or some type of shelter from the weather for the people waiting in line to purchase tickets.

Other Design Components

This section has highlighted the main components necessary to provide a facility with a base level of services to its users. There are a number of additional, ancillary design concepts which

could add to the facility's attractiveness and functionality but are not essential to the success of the facility. These "incremental" design components include:

- . An in-house paging system dividable by exhibit hall.
- . A variety of restaurants or snack bars could be available.
- . Energy conservation should be a concern in the design of the building.
- . Public storage lockers could be provided for both attendees and exhibitors. Storage locker rooms are usually connected to the lobby area and the lockers are similar to those in a bus or train terminal.
- . Offices for the event procedures could be provided. These typically provide the producer with an overhead view of the exhibit hall floor.
- . A lounge for VIPs is sometimes useful for groups with a number of influential clients.
- . A cafeteria for attendees.
- . A projection booth/sound control room which would provide the ballroom with state-of-the-art audio/visual capabilities.
- . Because teleconferencing has not become a dominant force in the convention industry as predicted earlier by industry experts and noted in The Meetings Market Guide, the need for incorporating sophisticated teleconferencing facilities is not identified at this time; however, should the demand increase in the future, the capability for inclusion of teleconferencing equipment should be available.

CHAPTER IV

CONVENTION CENTER RETAIL ANALYSIS

Retail space is not a common component of a typical convention center. Only a few convention centers include retail space within the facility proper. This chapter discusses the impact retail space would have on the Sacramento Community Convention Center and is presented in the following sections:

- . Advantages and disadvantages of incorporating leasable retail space within the convention center; and
- . Effects on area competition.

Advantages and Disadvantages of Retail Space

A few convention centers feature "in-house" retail outlets with certain specialty items for the use and convenience of registered event attendees. Some of these facilities include the Georgia World Congress Center in Atlanta, Place Bonaventure in Montreal, and hotels with major exhibition facilities. According to representatives from these facilities, both the retail outlets and convention centers provide a mutual benefit to each other. One example of this mutually beneficial interface is the Georgia World Congress Center and the adjacent Omni Hotel and Mall. Connected to the Georgia World Congress Center by a walkway, the Omni Mall is a complex of more than 100 retail shops, restaurants, theaters and entertainment centers as well as the largest indoor ice skating rink in the South. Prior to the opening of the Congress Center, this complex was close to bankruptcy with close to a 50 percent vacancy factor. Two years after the opening of the Georgia World Congress Center, the complex was 100 percent leased and was one of the most successful retail complexes in the South.

It is important to understand that the average attendee at a convention/trade show generates approximately \$790 in direct spending during the event. Of this amount, it is estimated that 13.6 percent is spent in restaurants outside of hotels, 7.6 percent in retail shops, and 5 percent on entertainment. Thus, an adjacent retail/restaurant complex stands to capture up to 26.2 percent of the attendee spending or \$20,633 for every 100 attendees at the convention center.

Management from the Phoenix Civic Center indicated that leasable retail space in a downtown area convention facility would have difficulty being successful due to the following factors:

- . Attendees' preference to get away from the convention center; and
- . Downtown area retail outlets are able to provide better selection and prices.

The management further indicated that the retail space concept would be beneficial to an outlying convention center due to the convenience it would provide for event attendees or as part of a "mega complex" such as the Georgia World Congress Center.

The problems inherent in having retail establishments within the facility itself are as follows:

- . Inter-mixing of attendees and non-attendees;
- . Crowding of public circulation and registration areas by non-attendees; and
- . Increased security control problems for the facility and the event manager.

Most groups and associations are very security conscious in terms of their event and the potential inter-mixing of attendees and non-attendees. Any retail space located within a convention complex must be segregated from the normal convention components of the complex. In addition, the pedestrian traffic flow in and around the retail space must not interfere with the normal traffic flow of the convention center.

Effects on Area Competition

The area competition for convention-related retail dollars would primarily be from the downtown area and Old Sacramento. Both of these areas provide a wide variety of retail and dining choices that could cater to and accommodate the convention/trade show attendees. This section addresses these areas and describes the impact that additional retail space along "J" Street would have on their operations.

Old Sacramento:

Old Sacramento is located a little more than a mile from the Sacramento Community Convention Center and consists of a variety of unique restaurants, boutiques, and museums that cater to both tourists and residents alike. The shops and dining in this area have the type of drawing power that would attract convention attendees and their spouses. Due to Old Sacramento's relative proximity to the Sacramento Community Convention Center, this area has the potential to attract convention attendees and their spouses during both the normal hours and evening hours of the event. Old Sacramento would compete extensively with a "J" Street retail development for convention-related dollars.

Downtown Sacramento:

Downtown Sacramento is located between the convention center and Old Sacramento and is only seven blocks from the convention facility. The downtown area would essentially be connected through

a retail link to the convention center by the "J" Street retail development.

The downtown retail area would provide competition for the "J" Street retail development; however, these areas would also complement each other in terms of drawing customers to the area. Residents that utilize downtown shopping would also tend to utilize "J" Street retail outlets. In addition, convention attendees that would shop and dine along "J" Street would also be drawn to the downtown area as well. Due to the close proximity of the downtown area to the convention center, however, event attendees would likely utilize the area shopping with or without the "J" Street retail link.

It should be noted that the downtown area is expanding towards the convention center. Currently, several large office, retail and hotel complexes are under construction between the downtown area and the convention center. These facilities will also attract people to the area which in turn will increase the demand for additional retail space and restaurants in the area ("J" Street).

Summary

Retail development in and around convention facilities provide an additional convenience for event attendees that could be used as a marketing tool for an expanded facility. At the same time this development poses additional security problems for a convention center.

Currently, extensive retail exists (in Old Sacramento and downtown Sacramento) in close proximity to the convention center. However, with the construction of new offices and hotels in the area, as well as the expansion of the convention center, the demand for additional retail will also increase. In addition, retail development along "J" Street could also complement and enhance the

existing retail by attracting additional patrons to the area. As such, it appears that additional retail along "J" Street would be beneficial to both convention center attendees and the downtown area workforce.

In this development process, however, care must be taken to ensure that the area between the Sacramento Convention Center and Old Sacramento is not oversaturated with shops and restaurants. Such an oversaturation could cause potential new businesses as well as existing businesses to fail which, in turn, would be a detriment to the convention facility and the entire downtown area.

APPENDICES

APPENDIX A
MARKET TRENDS IN THE CONVENTION AND TRADE SHOW INDUSTRY

This appendix provides an overview of convention and trade show industry trends. The information gathered in this appendix was obtained through discussions with convention planners, event promoters, representatives from associations such as the International Association of Convention and Visitors Bureaus (IACBV), American Society of Association Executives (ASAE), and Meeting Planners International (MPI) in addition to independent research.

This appendix is divided into two sections. The first section defines the various market segments for convention facilities. The second part addresses trends in the industry.

A. Definition of Market Segment

The market potential for exhibition facilities consists of several different segments. Each of the defined market segments have unique characteristics in terms of usage patterns, seasonality, and utilization. In evaluating the potential for the expansion of the Sacramento Community Convention Center, there are three major types of exhibit space users which represent significant segments of the market: trade shows, conventions, and public shows. These segments are defined as follows:

Trade shows: Trade shows are exhibitions for professionals from specific industries or technologies. Their purposes are to display current products, processes, or services for the given business or technology. Trade shows are sponsored and produced by trade or technical associations or by professional trade show management organizations. They are

frequently, but not invariably, accompanied by conventions, meetings, and seminars. The industry is represented by the National Association of Exposition Managers whose members produce the overwhelming majority of all major trade shows in the United States.

Conventions: Conventions are meetings of delegates for action on matters of common concern. Many conventions have grown into events that require exhibit space. Such conventions typically have a large number of out-of-state delegates. The convention industry is a major industry in the United States and constitutes a major source of income for destination cities, airline carriers, hotel/motels, and other related industries. The proliferation of trade and professional groups has contributed greatly to the growing convention market.

Conventions and trade shows have become more homogeneous over the past several years. In the past, conventions used very little exhibit space in conjunction with their meetings, and trade shows used very few meeting rooms during the course of the event. Now, however, many association planners have included displays and exhibits of products and processes as part of their conventions, and many trade show producers are using meeting rooms to hold in-depth demonstrations and seminars in conjunction with their events.

The growth in the utilization of exhibit space in conjunction with a convention or trade show may be attributable to the following factors:

- . Conventions and trade shows are an effective means for bringing buyers and sellers together, generating sales leads and projecting the corporate image.
- . It is usually cheaper for a company to reach potential customers by exhibiting at a trade show rather than sending salespeople across the country. Based on research

by McGraw Hill Research Bureau and The Trade Show Bureau, the cost of a face-to-face sales contact at a trade show is more than \$100 less than the cost of the same face-to-face contact by means of a personal sales call.

- . Eighty percent of the attendees at a typical trade show make purchase decisions for their organization, and 70 percent purchase at least one of the products displayed within one year.
- . Trade shows and conventions provide an overview of new developments in an industry and are enjoyable ways to learn about these new developments.
- . New events are being scheduled to service vertical segments of technology and business and represent a narrowing of the focus of the events themselves. There has been a proliferation of events serving the computer, information handling, and communications industries. This trend is also accelerating in other disciplines and technologies.
- . Many national/international events are developing regional presentations or "clones."
- . A significant number of events are producing winter, summer, spring, and fall editions of their event.
- . New technologies are accelerating and creating unique market niches (i.e., robotics, factory automation, desktop electronic publishing). This trend is projected to continue through the next decade, providing an impetus to new event development.

Public Shows: Public shows are special interest events which are designed to attract the general public, particularly local residents of the community and the surrounding area. Although attendance at public shows is usually quite high, the shows normally draw attendance from the local vicinity or from within the state which diminishes the total economic impact on a community. The facilities receive rental and concession revenues; however, because most attendees come from the local area, their spending typically represents a displacement of dollars from another local entertainment segment and not an overall increase in economic impact. Examples of public shows are boat shows, car shows, and home and garden shows.

The public show and convention/trade show market segments typically provide the primary utilization in terms of event days, revenues, and space requirements for a conventions facility. As such, the need for expansion of the present Sacramento Community Convention Center and the size of the expansion will be based on the market potential for these segments in the Sacramento area.

The market segments defined below are also potential users of an expanded Sacramento Convention Center; however, a detailed analysis of these segments has not been performed in this report due to the specificity of their market, the global nature of the market (i.e., the World's Fair), and their varying and inconsistent levels of utilization and facility requirement characteristics.

Meetings: A gathering of individuals for the purpose of formulating and enhancing common goals, generally smaller and more specific in their purpose than a convention.

Arena Events: Concerts, lectures, circuses, sporting events, and other events requiring large seating capacity.

World Exhibitions: Large international exhibitions which represent many countries and sectors of industry and are once-only events. Examples include the World's Fair in Knoxville and New Orleans and Expo Montreal.

Merchandise Marts/Trade Marts: Permanent exhibitions held in a building specifically designed to bring together sellers and buyers in selected industry categories. Merchandise marts are usually owned and managed by private companies.

The market segments, as previously identified, can be subdivided further into geographical classifications:

International: Exhibitors and attendees are drawn from all geographical regions, both outside and within the United States.

National: Exhibitors and attendees are drawn from all geographical regions within the United States.

Regional: Exhibits, shows, or conventions are held for a specific geographical region within the United States (Midwest, Northeast, Pacific, etc.) and tend to draw attendees from two or more states within that region.

State: Exhibits, shows, or conventions are held in a city where exhibitors and attendees are primarily from within the state.

Local: Exhibitors, shows, or conventions are held in a city where exhibits and attendees are primarily from within the city.

Historically, the Sacramento Community Convention Center, with 50,000 square feet of exhibition space, has primarily serviced the convention and trade show market segments on the regional, state, and local levels.

B. Industry Trends

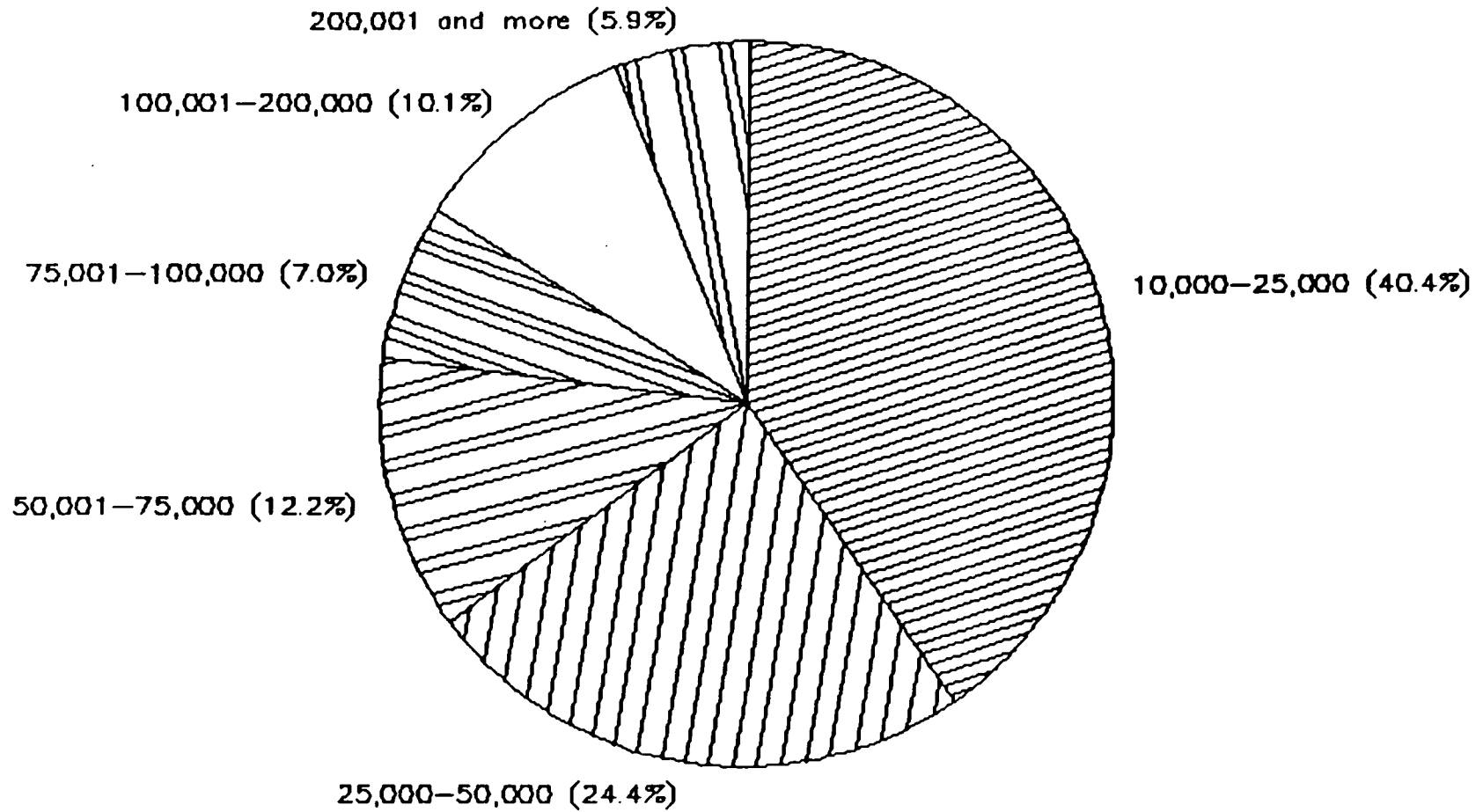
In our analysis of industry trends, we have addressed a number of factors such as: utilization of net square feet of exhibit space, growth in terms of the number of new events and number of attendees seasonal patterns and geographical site preferences. Our analysis has focused on those events with exhibition space needs of greater than 10,000 net square feet since those events requiring less than 10,000 net square feet of exhibition space can be sufficiently accommodated in the existing convention center and through area hotel facilities.

Exhibition Space:

The Meetings Market Study, 1985, prepared by Murdoch Magazine's Research Department for Meetings and Conventions, determined that 54 percent of major conventions involved exhibits and displays. Furthermore, data compiled by the Tradeshow Week Data Book indicates that in 1986 there were 2,700 events (conventions, trade shows, public shows), compared to 2,300 events in 1985, which utilized over 10,000 net square feet of exhibition space. Net square feet relates to the actual space occupied by exhibits, exclusive of aisles and public circulation space. Gross square feet relates to the total space required within an exhibit hall, including aisles and circulation space. The accepted industry standard is one net square foot of space to two gross square feet of exhibit space (i.e., a 10,000 net square feet event requires 20,000 gross square feet of exhibit hall space). The 2,700 events which utilized over 10,000 square feet of exhibition space in 1986 occupied a total of almost 200 million net square feet of exhibition space, averaging approximately 72,525 net square feet per event. Exhibit A-I shows the distribution of net square feet utilized by these 2,700 events in 1986.

EXHIBIT A-I

Net Square Feet—1986 Trade Shows



The Tradeshow 200, an annual publication listing statistics related to the 200 largest exhibit space users, excluding pure public shows, indicated that there were 200 events which utilize in excess of 86,000 net square feet of exhibition space. In 1974, only 72 events used more than 86,000 net square feet. There has been a compounded annual increase in growth in net square footage utilized of approximately 9 percent during the period 1974 to 1986. The following chart shows the distribution by size of the largest 200 exhibition space users in 1986:

Distribution by Size of the 200 Largest
Exhibition Space Users in 1986
 (Net Square Feet in 000s)

<u>Net Square Feet</u>	<u>Number of Shows</u>	<u>Percent of Total</u>
0 - 100	26	13.0%
100 - 200	103	51.5
200 - 300	40	20.0
300 - 400	12	6.0
400 - 500	8	4.0
500 - 600	2	1.0
600 - 700	4	2.0
700 - 800	4	2.0
800 +	<u>1</u>	<u>0.5</u>
	<u>200</u>	<u>100.0%</u>

Source:

Tradeshow 200
 Calculations by Coopers & Lybrand

The following table lists the 10 cities which drew the largest total net square footage from the top 200 exhibition space users in 1986:

<u>City</u>	<u>Total Net Square Feet of the 200 Largest Exhibition Events</u>
(1) Chicago	8,253,764
(2) Atlanta	5,182,487
(3) Las Vegas	4,842,502
(4) New York City	4,706,251
(5) Dallas	2,853,603
(6) Los Angeles	1,871,084
(7) New Orleans	1,800,662
(8) Anaheim	1,758,245
(9) San Francisco	1,314,672
(10) Washington, DC	1,042,659

Source: Tradeshow 200
Calculations by Coopers & Lybrand

In terms of actual growth of net square footage of exhibition space utilized by events with exhibits, Trade Show Bureau's publication, Research Report Number 17 on "Trade Show Growth 1972-1981 and Projected Growth 1981-1991" notes that the average annual net square footage growth rate during the years 1972 through 1981 was 14.2 percent. The publication also projects an 8.2 percent annual growth rate in net square feet of exhibit space from 1981 to 1991.

Actual Annual Growth Percentage
1982-1986

	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>Average</u>
Net square feet	8.9%	7.3%	8.4%	6.8%	6.7%	7.6%

Attendance:

The total number of attendees at the 2,700 events using over 10,000 net square feet in 1986 was 41.4 million, with an average per event attendance of 15,153. There was a total of 795,303 exhibitors attending the 2,700 events in 1986, with an average per event attendance of 291 exhibitors.

In 1986, attendees' spending was surveyed by the International Association of Convention and Visitors Bureaus. The average attendee spent \$477 in the city in which the event was held in 1986 versus \$190 in 1975. This indicates that attendee spending has grown at a compound annual rate of approximately 11 percent since 1975. The direct spending attributed to the event attendees totaled \$24.8 billion 1986.

Trade Show Bureau's publication, cited earlier, projects an annual growth rate of 7.1 percent and 5.9 percent for number of attendees and exhibitors, respectively, from 1982 to 1991.

Geographical Distribution:

Geography plays an important role in an association manager's choice of a convention or trade show site. Features affecting the choice of cities can include the attractions other than the convention facility that appeal to delegates and being they are centrally located for a large number of the delegates. Some association memberships:

- . have stated or implied preferences for certain locations during a particular season;
- . may meet in three or four of the major centers on a rotational pattern;

- . will make a conscious effort to rotate their meetings to various regions within the United States to satisfy members; or
- . will meet in only one location which has become the center of trade for their particular activity.

The geographical distribution of the 2,700 events which utilize more than 10,000 net square feet of exhibition space tracked by the Tradeshow Week Data Book in 1986 is as follows:

<u>Location</u>	<u>Percentage of Shows</u>
New England (CT, ME, MA, NH, RI, VT)	4.1%
Middle Atlantic (NJ, NY, PA)	10.9
East North Central (IL, IN, MI, OH, WI)	16.3
West North Central (IA, KS, MN, MO, NE, ND, SD)	6.6
South Atlantic (DE, DC, FL, GA, MD, NC, SC, VA, WV)	19.4
East South Central (AL, KY, MS, TN)	7.0
West South Central (AR, LA, OK, TX)	13.7
Mountain (AZ, CO, ID, MT, NV, NM, UT, WY)	7.8
Pacific (including Sacramento) (AK, CA, HI, OR, WA)	14.2
	<u>100.0%</u>

The South Atlantic region of the United States (Florida, Georgia, North Carolina, South Carolina, Virginia, etc.) held the greatest number of shows according to Tradeshow Week Data Book. The East North Central region (Illinois, Indiana, Michigan, Ohio, and Wisconsin) was second highest in

percentage of shows held, with the Pacific region, which includes Sacramento, holding the third highest percentage of shows.

Atlanta, Georgia, was the geographic leader in terms of the total number of Tradeshow 200 events held in 1986, with New York City and Chicago following closely behind. Chicago in the trade show capital in terms of net square footage for the 200 largest events with more than 8.25 million net square feet utilized.

New Shows:

In addition to the growth of the existing events, the growth of start-up events is also increasing. In 1986, Tradeshow Week tracked the start up of 125 new events using over 10,000 net square feet. This represented a 4.6 percent new business growth rate. To evaluate the importance of this market segment as potential users of the Sacramento Community Convention Center, it is important to look at a statistical profile of these new events. For the first six months of 1987, Tradeshow Week has compiled such a profile for new events using over 10,000 net square feet held during that period:

Average "New Event" Statistics January/June 1987

Average Net Square Feet	71,428
Average Number of Exhibitors	278
Average Net Square Feet Per Exhibitor	257
Average Number of Attendees	10,839
Average Density of Attendance	
Per Net Square Feet	1 Attendee for each 6.58 net square feet

Seasonality:

The seasonality of events is a significant issue to examine when doing long-term planning for an exhibition facility. Twenty-eight of the events identified in Tradeshow 200 were held in February followed closely behind by January with 25 events. December had virtually no activity, with only two events held in the month, and the remaining nine months had a more even distribution of events ranging between 11 and 19. Exhibit A-II contains a graphical representation of the distribution by month of the Tradeshow 200 in 1986.

According to the association planners polled in The Meetings Market Study, 1985, 68 percent of major conventions are held annually and 17 percent are held biennially, with the remaining 15 percent held twice a year, more than twice a year, or at other time intervals. The peak demand period for conventions, revealed by the cited study, is March through August, with May and June as top months. As shown in Exhibit A-III, fewer conventions are held during November, December, and January.

EXHIBIT A-II

1986 DISTRIBUTION OF THE T/S 200 BY MTH

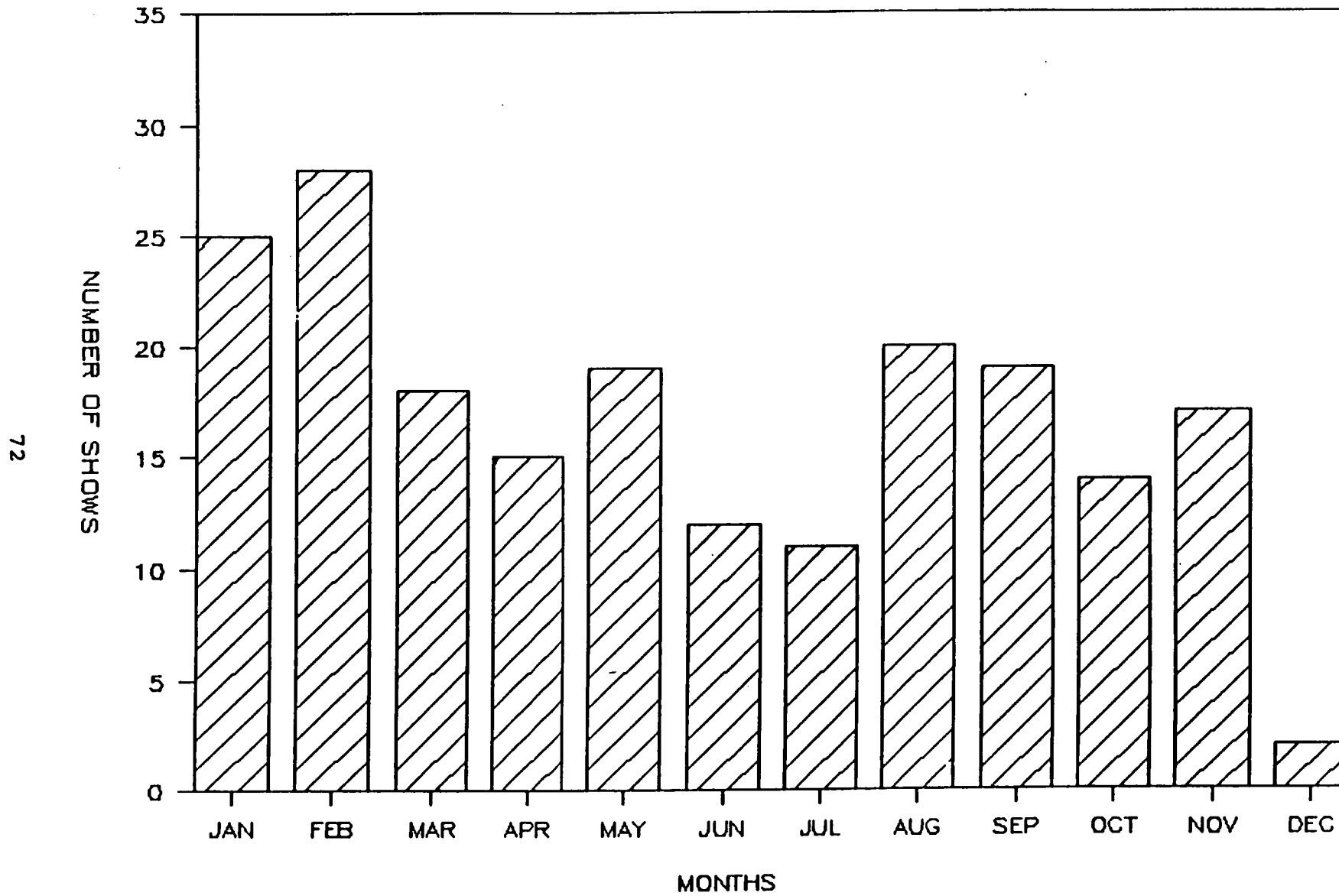
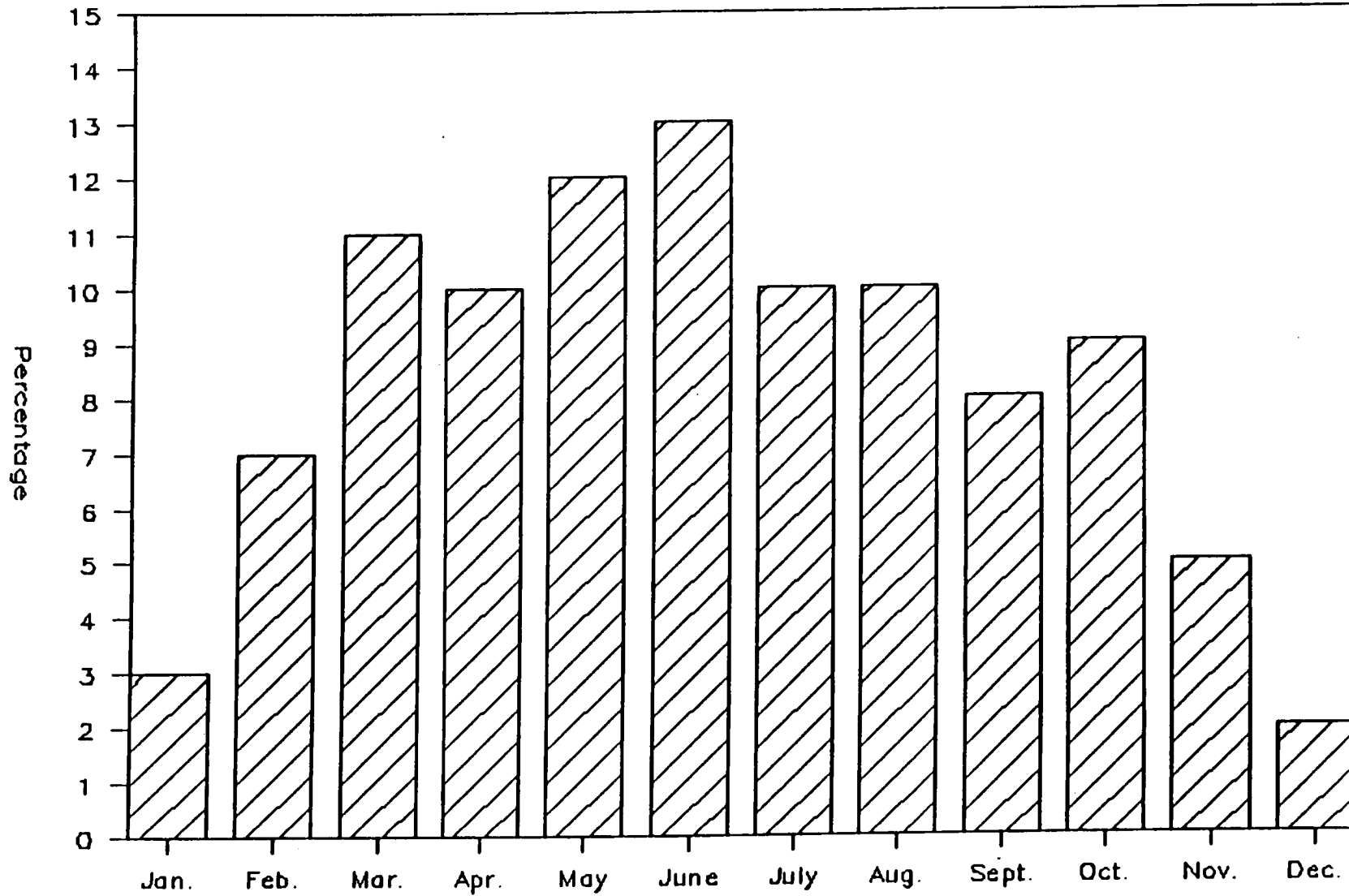


EXHIBIT A-III

Percentage of Conventions Held by Month





APPENDIX B
HISTORICAL CONVENTION CENTER UTILIZATION

This appendix summarizes the level of utilization the Sacramento Community Convention Center has obtained over the past ten years. The information presented in this appendix provides a useful basis on which the Market Potential, Architectural Program and Event Utilization chapters of this report can be evaluated.

In order to effectively analyze the historical utilization of the Sacramento Community Convention Center, an understanding of the present facility and its capacity is essential.

The Sacramento Community Convention Center is a complex consisting of an exhibit hall, an activity building (meeting rooms), and a theater.

Exhibit Hall:

The one-story exhibit hall contains 50,000 gross square feet of unobstructed floor space which can accommodate 257 standard-sized booths. Its perimeter contains lobby areas, ticket booths, refreshment stands, dressing rooms, restrooms and a kitchen that can prepare up to 8,000 meals at one time. The exhibit area can be subdivided into three separate rooms: one of 25,000 gross square feet and two others of 12,500 gross square feet each.

The exhibit hall has a capacity of 7,000 persons for meetings and 5,000 for dining.

Activity Building:

The multi-level activity building provides flexible combinations of meeting and dining rooms for groups of 15 to 1,500. The building contains approximately 17,000 square feet of usable space in ten meeting rooms. These rooms can be broken down or

expanded to accommodate groups of all sizes. The activity building also has audio/visual capabilities to accommodate most groups.

Theater:

The theater provides unobstructed seating for up to 2,436 people in its orchestra level and two balconies. The theater's stage, backstage, technical and handling facilities can accommodate major productions. Its advanced acoustics make the theater ideal for musical performances.

In order to evaluate the historical usage of the existing Sacramento Community Convention Center, we have divided this chapter into the following sections:

- . Usage of the Existing Facilities by Type of Event;
- . Usage by Building;
- . Revenues Generated by the Convention Center; and
- . Review of the Lost Events.

Usage of the Existing Facilities by Type of Event

This section addresses the types of events that have utilized the Sacramento Community Convention Center over the past ten years. The average number of event days per year, as well as the historical trends, are given for each type of event. This information can be found in detail in Table 2 of Appendix D, "Usage by Type of Event." Event days as used in this section do not include the number of days for move-in and move-out.

Exhibit B-1 presents the trends in the percentage of events, by type of event, which were held in the Sacramento Community Convention Center for the years 1978, 1982, and 1986. These events are addressed in the following sequence:

- . Banquets, Receptions and Dances;
- . Classical Entertainment;
- . Concerts;
- . Sporting Events;
- . Family Shows;
- . Trade Shows; and
- . Convention, Meetings and Other Seminars.

The source of this information was the Sacramento Community Convention Center's annual reports for the years 1977 through 1986. It should be noted that the definition of trade shows in these annual reports differs from the definition presented in Appendix A of this report. The annual report's definition includes small public shows, sales and other such shows which are not typically considered trade shows. As such, the utilization of the facility for trade shows presented in this chapter and that presented later in this report are not comparable.

Banquets, Receptions and Dances:

Banquets, receptions and dances have continued to be scheduled frequently in the Sacramento Community Convention Center and, in particular, the activity building. The number of event days that the convention center is utilized for these events has ranged from 209 to 284 per year over the past eight years. These types of events are typically scheduled during days where little or no activity is taking place at the facility - dark days. As such, these events generate revenue during days where minimal revenue would otherwise be generated. The number of banquets, receptions and dances held in the Community Center dropped significantly in 1986. The decrease in these types of events appears to have been caused by a drop in the number of dances held in the facility due to increased local competition.

EXHIBIT B-I

Sacramento Community Convention Center Percentage of Total Event Days By Event Type

	<u>1978</u>	<u>1982</u>	<u>1986</u>	<u>Ten-Year Average</u>
Banquets/Receptions:	24%	23%	17%	22%
Classical:				
Ballet			2	
Opera	4	7	1	7
Symphony			4	
Concerts:				
Contemporary	7	5	1	4
Rock	0	0	1	1
Dance	0	0	3	0
Sports	1	0	0	1
Family	1	0	3	1
Trade Shows	5	7	11	6
Conventions	7	6	6	8
Meetings/Seminars	33	35	37	35
Government	<u>18</u>	<u>17</u>	<u>14</u>	<u>15</u>
TOTAL	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Total Event Days	<u>827</u>	<u>1,048</u>	<u>1,090</u>	<u>1,001</u>

Source: Sacramento Community Center Annual Reports 1978, 1982,
1986

Classical Entertainment:

Classical entertainment, such as the opera and symphony, has steadily increased its level of utilization of the Sacramento Community Convention Center over the past 10 years. The theater is the principal facility for classical entertainment. The number of event days steadily increased from 32 event days in 1977 to 107 event days in 1985; however, the number of event days declined to 73 event days in 1986. This decline was due to a labor dispute between the Sacramento Symphony Association, resulting in scheduled symphony performances from September to December, 1986, being cancelled. The Sacramento Community Convention Center has had an average of approximately 67 event days of classical entertainment each year over the past ten years.

Concerts:

The Sacramento Community Convention Center has been securing a decreasing number of concerts over the past few years. The ten-year average of concert event days is approximately 44 event days, and the event day utilization for 1985 and 1986 was 25 and 30 event days, respectively.

One potential reason for this drop in event utilization is that Memorial Auditorium, which was utilized for the larger concerts, closed in 1985. As a result, some musical groups utilized the theater, which did not satisfy size requirements of most users. Other event producers utilized the exhibit hall with bleacher seating, which was also a non-optimal venue.

Competitive facilities opening in the area appear to have impacted the number of concerts held in the Community Center. In 1983 an outdoor amphitheater opened at Cal Expo; this addition of a 12,000 seat concert venue significantly affected the number of

concerts held at the Community Center. When Arco Arena was constructed, in 1985, with seating capacity in excess of 10,000, it became the area's preferred concert site among musical groups. In addition, in recent years fewer musical groups have gone on tour, partly due to the advent of the music video, high costs of concert production, and a decreasing supply of performing artists with long-lived popularity. This has led to a much more competitive stance by facilities in the primary market areas.

Sporting Events:

Sporting events such as closed-circuit boxing and wrestling have not been significant users of the convention center. The event day range for 1985 and 1986 was from one to two days.

Family Shows:

Family shows have also not been a significant user of the Sacramento Community Convention Center during the 1980s. An apparent resurgence in family shows in 1986 occurred with 36 event days. According to the Community Center management, the classification of shows may not be entirely accurate due to a changeover in personnel. As such, trends relating to family show production are indiscernible.

Trade Show:

The trade show industry's use of the Sacramento Community Convention Center's exhibit hall and activity building has varied over the past ten-year period. The number of trade shows held in the Community Center has varied over the last ten years from a high in 1986 of 120 event days to a low in 1980 of 33 event days. The ten year average number of trade show event days was 63, significantly lower than the 120 event days in 1986. The recent increase in the number of trade shows produced in the Community Center is a result of an increase in marketing efforts in 1982 and 1983.

Conventions, Meetings and Other Seminars:

The level of utilization of the Sacramento Community Convention Center for conventions and meetings has increased over the past ten years.

In 1977, there were approximately 435 event days of conventions and meetings, as compared with 620 event days in 1986. This represents approximately a 43 percent increase in event days over the last ten years. The average annual number of event days for conventions, meetings, and other seminars during this time period was approximately 588 days. This apparent strengthening of demand for convention-type events appears to be a result of local area hotels with meeting space discontinuing operations. In addition to the decrease in local venues available, a low key marketing effort is maintained by the Community Center to attract these events in periods of low utilization.

Usage By Building

This section addresses the level of utilization, in event days, that the Sacramento Community Convention Center's theater, activity building and exhibit hall have obtained during the past ten years. Table 3, Appendix D contains a breakdown of usage by building.

Theater:

The Theater has historically been a popular facility for ballet, opera and symphony events. The level of utilization of the theater has increased from 158 event days in 1977 to almost 200 event days in 1986. The increase is partially the result of

increases in concerts by the Sacramento Symphony. The Sacramento Symphony has increased its concert series to include the following:

- . A Master series of 12 concerts, each performed on Friday and Saturday nights and Sunday afternoons.
- . The Discovery Chamber Orchestra series comprised of five concerts which feature noted guest artists.
- . A series of five pop concerts, each performed twice. Guest artists include famous show business performers.

The Sacramento Ballet and the Sacramento Opera Association both perform in the Sacramento Community Convention Center's theater.

In addition to the ballet, symphony, and opera performances, the theater frequently is used for traveling shows, musical performances and other entertainment. With the exception of July and August, the Sacramento Community Convention Center's theater appears to consistently have a solid booking of shows throughout the year.

Activity Building and Exhibit Hall:

The utilization of the Sacramento Community Convention Center's activity building and exhibit hall has dramatically increased over the past ten years. The activity building increased in usage from 422 event days in 1977 to 675 event days in 1986, while the exhibit hall's level of utilization increased from 233 event days in 1977 to 438 event days in 1986. It should be noted that these event days are comprised of conventions, trade shows, public shows, meetings and other such events.

Many of these events, such as meetings, require only one room and/or a small component of the facility and last for only a couple of hours. These events also count as an event day and make the overall utilization of the facility appear inflated.

Statistics issued by the City of Sacramento in 1985 revealed that there were 710 conventions held in the City of Sacramento (includes all available facilities within the City), of which 479 were state, 161 were regional and 70 were national. More than 200,500 delegates attended these sessions. They spent a total of 702,000 person-days in Sacramento and generated \$195.5 million for the local economy. Sam Burns, manager of both the Community Convention Center and the Visitors and Convention Bureau, says that tourism and convention business are benefiting from the exposure the City of Sacramento now receives, as is the Sacramento Community Convention Center.

Revenues Generated by the Convention Center

This section summarizes the revenue-producing capabilities and stability of those groups and events that have historically utilized the Sacramento Community Convention Center. The statistics presented in this section are based on information and records provided by the Sacramento Convention Center. All rental rates included herein are associated with exhibit hall usage and do not reflect non-exhibit space use (i.e., rental of only the theater for a performance). In 1978, the exhibit hall generated over \$116,500 in rental revenues. During 1987, the Exhibit Hall generated approximately \$277,406 in rental revenue. This is an increase of approximately 138 percent over an eight-year period, or an estimated 11.5 percent compounded growth per year. These figures do not take into account the rate of inflation.

Catering fees and equipment/labor revenues also dramatically increased with the increase in exhibit hall revenues. Catering revenues rose from approximately \$5,600 in 1978 to nearly \$70,000 in 1987. The equipment and labor revenues increased from over \$11,800 in 1978 to an estimated \$45,000 in 1987. This resulted in an estimated increase of 281 percent in equipment and labor revenues generated over that in 1978, or a 18.2 percent average annual compounded increase in equipment and labor revenues.

Revenues realized by the Sacramento Community Convention Center have increased as a result of two principal factors: increased utilization with resultant increased attendance levels and increased rental rates. The increase in convention activity in the exhibit hall and activity building over the past ten years was approximately 43 percent. Similarly, the level of trade show activity increased from 58 event days in 1977 to 120 event days in 1986. As a result of these increased activity levels, total attendance at conventions and trade shows increased from 158,000 in 1978 to 284,000 in 1987. Rental rates and fees have also increased over the past ten years to reflect inflationary impacts during this time period. Table 4 in Appendix D of this report, "Summary of Equipment and Building Rental Revenues," summarizes the number of conventions and trade shows and attendance for these events.

Review of the Lost Events

Over the past ten years, the Sacramento Community Convention Center has developed a clientele base of users and potential users of the facility. Through this level of utilization, the Sacramento Community Convention Center has proposed "expansion" of the present Convention Center.

Not all "potential" users of the Convention Center have historically used the facility, due in part to many promoter cancellations. The purpose of this section is to summarize those events which were lost over the years and to address why those events were lost and how they might be obtained in the future.

Table 5 in Appendix D, "Summary of Lost Events," is a detailed schedule of some of those events that were lost over the past ten years, including reasons why these events did not utilize the Sacramento Community Convention Center. This schedule was prepared by examining "cancellation" documentation prepared by the Sacramento Community Convention Center over the past ten years. A majority of cancellations related to meeting room reservations for conferences and as such were not included within the summary.

A common reason for cancellation cited by approximately 15 to 20 percent of the event planners was the lack of hotel rooms within walking distance of the Sacramento Community Convention Center to accommodate attendees. Event planners of the California Society of Respiratory Therapy and the California Association of College Shows agreed to utilize the Convention Center on the condition that the Hyatt Hotel be completed before the dates of their respective events. The Hyatt Hotel was not completed in time, resulting in cancellations by these and other groups.

Although the lack of hotel rooms was a problem in the past, the completion of the Hyatt Hotel will alleviate the hotel problem to some extent, enabling the Sacramento Community Convention Center to compete more actively.

Another reason given for event cancellations was that the present Convention Center could not meet the exhibition space requirements of some trade shows. The Northern California Fishing Tackle, Sportsman Travel and Vacation Show was very interested in utilizing the Convention Center in 1980 but cancelled because of exhibition space requirements could not be met. Other promoters and event coordinators stated that the lack of larger 150- to 200-person capacity meeting rooms with "break out" capabilities precluded them from utilizing the Sacramento Community Convention Center.

Parking was also an important issue raised by promoters with the P.M.A. Antique Show, in particular, refusing to utilize the Sacramento Community Convention Center because of the shortage of adequate parking.

A final common reason for cancelling events at the Sacramento Community Convention Center is that promoters wanted to use facilities in different cities, particularly in the San Francisco Bay area. Among this group were the California Hardware Company and the California Society of Hospital Pharmacists who wanted to be located in the more populated San Francisco Bay area which also has more entertainment opportunities.

Some of those events which were historically "lost" could be scheduled in an expanded facility (See Chapter I, Market Potential for discussion on facility demand). The convention center will be able to compete for many events which are currently too large to be accommodated there. Increased exhibition space will also enable the facility to hold simultaneous events, alleviating some of the current scheduling conflicts. The scheduling of simultaneous events is common within the convention center industry, and does not pose a marketing problem, provided the personnel at the facility maintain a high level of personal service to each event and its promoter.

APPENDIX C
THE COMPETITIVE FACILITIES

Competitive facilities must be defined by both size and location. In terms of size, all facilities offering between 100,000 to 200,000 gross square feet of exhibition space are within the competitive range of the proposed Sacramento expansion. Facilities containing 100,000 to 200,000 gross square feet of exhibit space attract, primarily, mid-sized events which are too large to be held in a hotel yet too small to utilize the larger venues in the Western region (i.e., San Francisco, Los Angeles, Anaheim). There are 65 facilities containing 100,000 to 200,000 gross square feet of exhibit space in the United States including those scheduled for completion between 1987 and 1990. A complete list of these facilities by size and location is contained in Table 6 of Appendix D.

The existing Sacramento Convention Center is defined by the industry as a "Regional Facility" as its basic use has been by California groups and those regional/national groups seeking venues in the western United States. The first section of this appendix deals with facilities that are considered to be primary competition to Sacramento. The second section of this appendix analyzes the facilities defined as secondary competition. The third section of this appendix describes the facilities considered minimal competition. The final section identifies recent expansions of similar facilities across the United States.

Primary Competition

The following facilities are considered to be the primary competitors of the Sacramento Community Convention Center. These

facilities contain between 100,000 and 200,000 gross square feet of exhibit space and are located in the western region of the United States (see map at the end of this Appendix).

Long Beach Convention Center

Long Beach, CA

166,000 gross square feet of exhibit space

The Long Beach Convention Center has a total of 166,000 gross square feet of exhibit space in three halls on one floor with an unlimited floor load. The main exhibit hall has 90,000 square feet with 25 foot ceiling height and is column-free. There are four access doors 25 feet high by 32 feet wide. The facility contains a total of 11 meeting rooms with a total 20,000 square feet of space and a theatre for the performing arts which seats 3,200. The Long Beach Convention Center also has on-site parking for 4,700 cars. Rental rates for conventions and trade shows are approximately 15 cents per net square foot per show day. The facility is managed by Hyatt's Facility Management Group.

Long Beach has more than 2,000 committable hotel rooms within walking distance and 2,900 within a 15-minute drive of the facility. The airport is five miles from city center and the Los Angeles International Airport is also within a 30-minute drive. Long Beach is within easy driving distance of Disneyland, Knotts Berry Farm, and downtown Los Angeles.

This facility will be in direct competition with an expanded Sacramento Convention Center for both State and regional events.

Reno Convention Center

Reno, NV

161,000 gross square feet of exhibit space

The Reno Convention Center has 161,000 gross square feet of exhibit space in two halls on one floor. The facility has ceiling heights of 34 feet with unlimited floor load and no

columns. The Reno Convention Center has four access doors, 32 feet high by 42 feet wide. There are 29 meeting rooms comprising a total of 106,000 square feet. The facility has on-site parking for 1,300 cars. Rental rates for conventions and trade shows are .05 cents per net square foot per day. This is an excellent facility with professional management.

Reno offers 6,000 committable hotel rooms within 15 minutes driving time of the facility. The airport is 3 miles from city center and serves most key domestic carriers with 65 in-bound flights per day. Nevada is a "Right-to-Work" state making for nominal union rules and good labor conditions. Reno is a "vacation" destination with its casinos, floor shows, and recreational facilities. This facility is serious competition for any Western venue for regional/national events.

Washington State Convention Center

Seattle, WA (opening 1988)

142,000 gross square feet of exhibit space

Washington State Convention Center will have 142,000 gross square feet of exhibit space in two halls on two floors. The facilities ceiling height is 25 feet with columns on 60 foot centers. Floor load is 100 to 350 pounds per square foot. There are five access doors, each 16 feet high by 40 feet wide. The meeting room complex has 22 units occupying a total of 50,000 square feet. There is on-site parking for 900 cars with 3,000 parking spaces adjacent to the facility.

Seattle has 3,500 committable hotel rooms within walking distance and 7,500 within 15 minutes drive of the facility. The airport is 16 miles from city center and serves all major carriers with more than 250 inbound flights daily.

The new facility is well designed, efficient, and with good management will be important competition on the regional level.

San Francisco Civic Center & Brooks Hall

San Francisco, CA

140,000 gross square feet of exhibit space

The Civic Center/Brooks Hall complex has 140,000 gross square feet of exhibit space in two halls on two floors, with unlimited floor load. The Civic Center ceiling height is 65 feet clear of balcony and 14 feet under the balcony, while the columns are on 40 foot center. There are two access doors which are 20 feet high by 20 feet wide. There are 58 meeting rooms with a total of 34,000 square feet and adjacent parking for 2,000 cars. Brooks Hall has a 14 foot ceiling height and columns of 40 foot centers.

The San Francisco area is one of the prime areas for convention related events in the country. It has 12,000 committable hotel rooms within walking distance and 15,000 within a 15-minute drive of the facility. The airport is 14 miles from the city's center and serves all major national carriers and most key international carriers with more than 1,000 inbound flights a day. The Bay area population is 5.6 million, and key amenities include Chinatown, Fisherman's Wharf, Golden Gate Park, Golden Gate Bridge, the cable cars, some of the country's finest restaurants, and one of the world's most scenic harbors. While the facility is old, it is efficiently run and represents formidable competition for a Sacramento facility on the state and regional level.

Concourse Exhibit Center

San Francisco, CA

125,000 gross square feet of exhibit space

The Concourse Exhibit Center has 125,000 gross square feet of exhibit space in two halls on one floor. The exhibit area has ceiling heights of 16 feet and 25 feet with no columns. Seven access doors 20 feet high by 20 feet wide and unlimited floor

load made this facility very versatile. The Concourse Exhibit Center, with its completely glass facade, is extremely attractive. Privately owned and managed, the facility has all "in-house" services at reasonable rates. There is 4,000 square feet of meeting room space available in the facility. Concourse is an attractive, efficient, and cost-effective facility, that will provide significant competition for the Sacramento Community Convention Center for state, regional, and national events.

Santa Clara Convention Center

Santa Clara, CA

100,000 gross square feet of exhibit space

The Santa Clara Convention Center has 100,000 gross square feet of exhibit space in one hall on one floor divisible into three exhibition units. Ceiling height of 28 feet, no columns and a 300 pound per square foot floor load makes the Santa Clara facility very flexible. The facility has three access doors 16 feet high by 14 feet wide and a meeting room complex of 12,000 square feet divisible into 12 rooms. A 25,000 square foot ballroom provides additional exhibit or meeting room space as required. With on-site parking for 2,000 cars, the Santa Clara Convention Center is an excellently-designed new facility.

Santa Clara has 5,000 committable hotel rooms within 15-minute drive of the facility and the airport is only minutes from city center. Santa Clara's position in the heart of "Silicon Valley" makes this an important venue for "High Technology" trade shows and conventions. Santa Clara is less than a 60 minute drive from downtown San Francisco. The facility will provide significant competition on both a state and regional level.

The Town & Country Hotel

San Diego, CA

121,500 gross square feet of exhibit space

The Town & Country Hotel has 121,500 gross square feet of exhibit space in three halls on two floors with ceiling heights of 40 feet and unlimited floor load. The facility has two access doors 9 feet wide by 14 feet high and columns on 32 foot centers. A major meeting room complex of 95,000 square feet, and on-site parking for 2,400 cars make the facility an attractive venue for local/state groups. This facility has an important following of very sophisticated trade shows, is professionally managed on an extremely efficient basis, and represents important competition on the state and regional level.

San Diego is now the second largest city in California, and the San Diego metropolitan area is the fastest growing area in the state. There are 36,000 hotel rooms within 15 minutes drive of the facility. The airport is within the city center and serves most important local and international carriers with more than 200 inbound flights per day. Amenities include the world's largest zoo, Sea World, 70 miles of beaches, and the City is within one-half hour drive to the Mexican border and the city of Tijuana.

Disneyland Hotel

Anaheim, CA

100,000 gross square feet of exhibit space

Disneyland Hotel has an excellent exhibit hall with 100,000 gross square feet of prime exhibit space, unlimited floor weight, 25 foot ceiling heights and no columns. With 60,000 square feet of meeting room space and 24-hour hotel service, this is a highly utilized venue. Professional management and excellent facilities make this top competition on the state, regional and national level.

Anaheim is one of the most successful trade show and convention venues in the country. With more than 30,000 first class hotel rooms, Disneyland and direct access to Los Angeles, Anaheim is a prime location for any event.

San Jose Convention Center

San Jose, CA

165,000 square feet

A new San Jose convention center is being built, it will contain 165,000 square feet of prime exhibit space. It is scheduled for opening early 1989, and will have 50,000 square feet of meeting rooms, an auditorium seating 3,000 and extremely sophisticated support facilities.

Being in the center of Northern California's high technology industry, it is an extremely attractive venue for trade shows and conferences serving the electronics and communications industries.

The facilities management is already successfully booking major national events for 1989 and beyond, as such this venue is definitely formidable competition for state, regional and national events.

Secondary Competition

The facilities considered to be secondary competition are those which lack adequate exhibit space, city infrastructure on modern-day amenities. The secondary competition has been identified in order to develop better understanding of the current market place. The facilities do not represent current competition, however they should be monitored with respect to any expansion plans that would put them in a position to compete with Sacramento.

Red Lion Inn
Sacramento, CA
25,000 gross square feet

The Red Lion Inn is a hotel facility with 25,000 square feet of exhibition space and 16 meeting rooms. A number of smaller shows utilize the Red Lion Inn due to the ability of a hotel exhibit-space facility to provide the user with a full spectrum of services including food service, lodging accommodations, meeting room space, and exhibit space. This facility will be very competitive with shows under 10,000 net square feet but will not be competition for the large shows that require more space.

Oakland Coliseum
Oakland, CA
120,000 gross square feet of exhibit space

The Oakland Coliseum Complex has 120,000 gross square feet of exhibit space in three halls on two floors. The ceiling heights range from 13 feet to 70 feet. The exhibit hall section has columns on 30 foot centers with six access doors 16 feet high by 24 feet wide. The facility has 15,000 square feet of meeting room space and on-site parking for 10,000 cars.

While not a modern facility, Oakland's immediate access to San Francisco makes it a valuable "alternate" venue selection for groups desiring a Bay area venue. The Oakland Coliseum is fairly significant competition for regional and state events.

Arco Arena
Sacramento, CA
13,800 gross square feet of exhibit space

The Arco Arena is primarily a sports arena. Arco Arena is the home court of the National Basketball Association Sacramento Kings. The arena serves as the primary venue in Sacramento for arena-type sporting events (tennis, volleyball, and motor sport

competition), family shows, and concerts. The arena holds approximately 10,300 for basketball and over 12,800 for a concert/speaker-type configuration.

The Arco Arena has 13,800 square feet of exhibit space and will compete with the Sacramento Community Convention Center primarily for public shows, religious events, and large-scale merchandise sales. The arena should attract the majority of concerts due to the fact that an arena configuration is a more appropriate concert venue than is exhibit space.

Currently under construction is a new arena which will replace Arco. This new arena will contain 45,000 gross square feet with seating for 16,500 to 17,500. The arena will have 24 private boxes and a number of meeting rooms. The new arena will be essentially the same in terms of competition to the Sacramento Community Convention Center; that is, it will compete for local and state shows and in particular, public shows.

In 1986, Arco Arena held 11 concerts, 3 merchandise sales, and 3 large religious events, as well as sporting events and various family shows. The Arco Arena will compete with the Sacramento Community Convention Center for public shows and merchandise sales; however, the arena is heavily utilized for events suited specifically for arena-type venues and will likely not have a large number of days available to host these types of events.

California Exposition Center

Sacramento, CA

83,000 gross square feet

The California Exposition Center has over 83,000 gross square feet of exhibition space in three halls. Events held in the California Exposition Center include trade shows, conventions, banquets, and special events. In 1986, there were approximately

200 event days (not including move-in, move-out). The Exposition Center is an ideal venue for public shows due to the availability of parking and the location within the city and represents the primary competition for public shows.

The California Exposition Center will be substantial competition to the Sacramento Community Convention Center for public shows but only marginal competition for trade shows and conventions due to the Exposition Center's lack of state-of-the-art food service capabilities, meeting rooms, and exhibit space.

Oregon Convention Center

Portland, OR (Opens 1990)

175,000 gross square feet of exhibit space

The new Oregon Convention Center will offer 175,000 gross square feet of exhibit space in a unique configuration of 25,000 square foot increments. This design offers optimum flexibility for handling simultaneous events of various sizes. There will be a 50,000 square foot meeting room complex and a 20,000 square foot ballroom which will also function as additional exhibit space. This facility will be an effective "state-of-the-art" Convention Center.

Portland offers more than 1,500 committable hotel rooms within walking distance and 6,500 rooms within a 15-minute drive. The airport is 10 miles from city center and serves most of the major carriers. Amenities offered by the City of Portland include fine restaurants, scenic beauty, and some of the finest fishing on the West Coast.

The Oregon Convention Center will provide competition on the regional/national level but should not compete significantly for state and local events.

Minimally Competitive Facilities

The following facilities have been defined as minimal competition to the Sacramento Convention Center due to lack of exhibit space, lack of city infrastructure, or having a functional use for events other than flat shows.

The Kingdome

Seattle, WA

170,000 gross square feet of exhibit space

The Kingdome has 170,000 gross square feet of exhibit space in one hall on one level. The Kingdome is the home field of the Seattle Seahawks football team and the Seattle Mariners baseball team and as such, is used only on a secondary basis as a flat show venue. The facility has 250 foot ceiling heights with columns on 52 foot centers, unlimited floor load, and a single access door 18 feet wide by 23 feet high. The Kingdome contains five meeting rooms which comprised a total of 22,000 square feet and on-site parking for 2,200 cars. Rental rates for conventions and trade shows are \$.10 per gross square foot per day.

Seattle offers 3,500 committable hotel rooms within walking distance and 7,500 within a 15-minute drive. The airport is 16 miles from city center and serves all major domestic carriers with more than 250 flights a day.

Los Angeles Sports Arena

Los Angeles, CA

161,000 gross square feet of exhibit space

The Los Angeles Sports Arena has 161,000 gross square feet of exhibit space in two halls on two floors. Floor load is 1,000 to 2,000 pounds per square foot and the ceiling height in the arena section is 75 feet. There are two access doors 20 feet high by 40 feet wide and no meeting room facilities are available. The sports arena has on-site parking for 4,000 cars. The rental rate

for conventions and trade shows is a flat \$8,000 per day. This is basically an inefficient facility for flat shows and is used by convention and trade show groups only when no other option is available to them.

Los Angeles has more than 6,000 committable hotel rooms within a 15-minute drive and the airport is 16 miles from city center. While Los Angeles is one of the most sought after trade show and convention venues in the country, this facility is not a practical venue and represents nominal competition for the Sacramento facility.

Tacoma Dome

Tacoma, WA

130,000 gross square feet of exhibit space

Tacoma Dome has 130,000 gross square feet of exhibit space in two halls on one floor. The Dome ceiling height is 52 feet and the convention hall has a 24 foot ceiling height with columns on 60 foot centers. The floor load is 1,000 pounds per square foot. There are four access doors 20 feet high by 24 feet wide. There is 30,000 square feet of meeting room space with flexible walls providing up to 12 units. Adjacent parking for 3,000 cars is available at the Tacoma Dome. Rental rate for conventions and trade shows is 7 cents per net square foot per day.

Tacoma has 3,000 committable hotel rooms within 15-minutes drive of the facility and the Seattle/Tacoma International Airport is 18 miles from city center serving all major domestic carriers and a substantial number of international carriers. The area is noted for its outdoor amenities including excellent fishing, hunting, and hiking. The Tacoma Dome is primarily a sports venue and as such, does not represent significant competition.

Lane County Convention Center

Eugene, OR

130,000 gross square feet of exhibit space

Lane County Convention Center has 130,000 gross square feet of exhibition space in four halls on one floor. Ceiling heights are 25 to 35 feet with no columns and unlimited floor load. The facility contains five access doors 14 feet high by 24 feet wide. The Lane County Convention Center has 15 meeting rooms comprising 70,000 square feet of space and on-site parking for 3,000 cars.

Eugene has 2,500 hotel rooms within 15 minutes drive of the facility. The airport is 10 miles from city center and serves most domestic carriers. The area is noted for its out-of-doors recreation from fishing to "white water" rafting. Area is sparsely populated and will not likely represent important competition for regional or State events.

Seattle Trade Center

Seattle, WA

100,000 gross square feet of exhibit space

The Seattle Trade Center has 100,000 gross square feet of exhibit space in two halls on two floors. The exhibit space has ceiling heights of 10 feet and 8 and 1/2 feet, and an unlimited floor load. Both exhibit halls have columns on 23 foot centers. The facility has a total of three access doors, each 8 feet high by 15 feet wide. There is 1,000 square feet of meeting room space and on-site parking for 600 cars. The facility's low ceiling heights preclude many normal exhibits, and as such, it should not be considered important competition for a Sacramento facility.

Holiday Inn-Crowne Plaza

Sacramento, CA

10,000 Square Feet

The Holiday Inn-Crowne Plaza is located within walking distance of the Sacramento Community Convention Center. The facility

contains 10,000 gross square feet of exhibition space and 8 meeting rooms.

Since the facility has only 10,000 gross square feet of exhibit space it will host groups which utilize less than 5,000 net square feet of exhibit space. The market segment which an expanded Sacramento Community Convention Center will draw from does not include these smaller shows, therefore, the Holiday Inn represents limited competition.

Fresno Convention Center

Fresno, CA

45,000 square feet

The Fresno Convention Center has only 45,000 square feet of exhibit space. If the arena is used as exhibit space the facility can offer a total of 87,000 square feet of exhibition area. This is an old and inadequate facility with few modern support amenities. The Fresno Convention Center should be considered very minor competition.

Woodlake Inn

Sacramento, CA

15,000 gross square feet

The Woodlake Inn facility is currently being remodeled and will contain 15,000 gross square feet of ballroom space, as well as 4,000 gross square feet of pre-function space. There will be 14 meeting rooms and eight board rooms in the facility.

This facility is marketed towards the conference group rather than exhibition groups. Woodlake Inn will be minimal competition to the Sacramento Community Convention Center.

It should be noted that an expanded Sacramento Convention Center will also have competition from some larger and smaller

facilities such as Moscone Convention Center and some Bay area hotels for certain events; however, these facilities will not compete extensively with Sacramento and are not discussed herein.

Exhibit Hall Expansions 1982-1987

A number of convention center facilities have expanded within the last 5 years due to growth in the number of events and the size of events. These expansions give the facility the ability to attract a larger number of shows as well as shows requiring additional square footage. The Sacramento Community Convention Center will most likely expand to a size between 100,000 and 200,000 gross square feet.

Within the size parameters of 100,000 to 200,000 square feet, there have been a total of 13 expansions between the years 1982 and 1987. The individual expansion size and respective location follows:

<u>Year Initiated</u>	<u>Facility</u>	<u>Location</u>	<u>Size</u>	<u>Date Completed</u>
1982	Tarrant County Convention Center	Ft. Worth, TX	140,000/190,000	1984
1983	Indiana Convention Center	Indianapolis, IN	124,000/180,000	1984
	W. Rogers Convention Center	Ft. Worth, TX	118,000/200,000	1984
1984	Phoenix Convention Center	Phoenix, AZ	118,000/200,000	1985
1985	Chicago Hilton	Chicago, IL	40,000/140,000	1986
	Denver Mart	Denver, CO	85,000/175,000	1986
	Tropicana Convention Center	Las Vegas, NV	56,000/107,000	1986
	San Antonio Convention Center	San Antonio, TX	180,000/240,000	1986
1986	Baltimore Convention Center	Baltimore, MD	160,000/195,000	1987
	Cincinnati Convention Center	Cincinnati, OH	120,000/160,000	1987
1987	Miami Expocenter	Miami, FL	60,000/120,000	1988
	Ryman Hall	Nashville, TN	100,000/200,000	1988
	San Jose, Convention Center	San Jose, CA	55,000/200,000	1989

Based on interviews with management of a cross-section of facility expansions, the following results were derived:

Tarrant County Convention Center

Ft. Worth, Texas

Expansion 140,000 square feet to 190,000 square feet

Open in 1984

Expansion has enabled the facility to retain events whose growth would have forced them to larger facilities. They have been successful in booking a significant number of simultaneous events due to the flexibility of the expanded exhibit space. The Tarrant County Convention Center has experienced a major increase in use by local groups, with exhibit space use now averaging 70 percent occupancy and meeting room space use averaging in excess of 90 percent.

The management of the Tarrant County Convention Center feels that their expansion should have been substantially larger. The current meeting room space to exhibit space ratio is 10 percent. They are increasing this to 15 percent and have decided on a second expansion of exhibit space.

Indiana Convention Center

Indianapolis, IN

Expansion 124,000 square feet to 180,000 square feet

Open in 1984

The Indiana Convention Center expansion has attracted many regional and national events in contrast to local events. The facility has attained a high rate of simultaneous usage, with exhibit space average occupancy approaching 75 percent and meeting room space average occupancy at 85 percent. The meeting room space ratio to exhibit space is 20 percent.

The success of the expansion has exceeded the facility management's expectations, and a second expansion is now in the planning stage.

Phoenix Civic Plaza

Phoenix, AZ

Expansion 120,000 square feet to 200,000 square feet

Open in 1985

The expansion to date has attracted no new users. Present exhibit space average occupancy is 60 percent and present meeting room space average occupancy is 85 percent.

The basic problem in Phoenix's failure to expand market share can be partially attributed to the failure to get an adjacent "flagship" hotel developed. Also, the holdup of the Phoenix downtown redevelopment plan to add an adjacent restaurant, retail, and entertainment complex has been detrimental to the ability of the Phoenix Convention Center to attract events.

Cincinnati Convention Center

Cincinnati, OH

Expansion 120,000 square feet to 160,000 square feet

Open summer 1987

The Cincinnati Convention Center has already booked major national events and has significant bookings for new, simultaneous events. The present exhibit space has an average occupancy rate of 62 percent and a meeting room average occupancy rate of 75 percent. The meeting room space to exhibit space ratio is 15 percent.

The management expects exhibit hall occupancy rate to reach 75 percent within the next two years. They are missing major events because of a small hotel room inventory. The facilities management feels the expansion has already demonstrated itself as a success.

San Jose Convention Center

San Jose, CA

Expansion 55,000 square feet to 165,000 square feet

The San Jose Convention Center is already booking major national events for 1989 and beyond. They are booking an important number of simultaneous events and their sales target is 87 percent exhibit hall usage by 1991. The ratio of meeting room space to exhibit space is 20 percent for the San Jose facility (see competitive facility discussion earlier in this chapter).

The early sales of exhibit space are far exceeding original sales targets.

The success of the facility expansions described above depends on a number of variables. An expansion of exhibit space does not guarantee success. The competitiveness of the exhibition space market in the area the facility competes will effect the success of the expansion. In order to increase the likelihood of a successful expansion. The market should be properly researched and the facility expansion must be geared toward the market it seeks to capture.

A number of regional facilities have expanded only to find that the expansion was not large enough, while a few facilities are not capturing an increased market share and therefore, are not able to recover the costs of expansion.

Primary Regional Competition

Key

1. Long Beach Convention Center
2. Reno Convention Center
3. Washington State Convention Center
4. San Francisco Convention Center & Brooks Hall Concourse Convention Center
5. Oakland Convention Center
6. Santa Clara Convention Center
7. The Town and Country Hotel
8. Disneyland Hotel (Anaheim)
9. San Jose Convention Center



* Does not reflect local competitors

APPENDIX D
TABLES

TABLE 1

NATIONAL USER GROUPS	ANNUAL NUMBER OF EVENTS	AVERAGE NUMBER OF MEETING ROOMS PER SHOW	PERCENTAGE OF EVENTS REQUIRING AUDITORIUM SPACE	PERCENTAGE OF EVENTS REQUIRING A BALLROOM	AVERAGE DELEGATE ATTENDANCE	NET SQUARE FEET OF EXHIBIT SPACE FOR EACH EVENT
RECREATIONAL VEHICLE IND NAT'L RV TRADE SHOW	1	0			12,000	570,000
INT'L CONCRETE AND AGGREGATES SHOW	1	25			10,000	260,000
PHOTO MKTG ASSN INT'L	1	14			20,000	225,000
A/C, HEATING, & REFRIGERATING EXPO	1	0			15,000	200,000
INT'L FASHION & BOUTIQUE SHOW (AUG)	1	4			35,000	180,000
NAT'L CABLE TV ANNL CONV	1	69			6,000	175,000
NAT'L TIRE DEALERS & RETREADERS ASSN	1	15			7,100	150,000
AMER ACADEMY OF OPHTHALMOLOGY	1	18			15,186	150,000
INT'L ASSN OF AMUSEMENT PARKS & ATTRACT CONV/TRADE SHOW	1	14			7,000	130,000
AIRCRAFT ELECTRONICS ASSOCIATION	7	3	1	1	800	116,000
NAT'L WATER WELL EXPO	1	0			4,000	115,000
COMMTX INT'L	1	11			13,000	100,000
COMMTX INT'L	1	11			13,000	100,000
CAMPUS MKT EXPO	1	0			5,400	91,000
AMER ASSN OF SCHOOL ADMIN CONV	1	29			12,000	85,000
NAT'L DECORATING PRODUCTS SHOW	1	14			3,000	80,000
AMER PORK CONGR	1	11			5,000	75,000
NAT'L GLASS SHOW	1	6			9,000	70,000
LUGGAGE & LEATHER GOODS SHOW & SUP EXHBT	1	8			3,000	70,000
CERAMIC TILE DIST ASSN (CTDA) CONV & INT'L TILE EXPO	1	6			3,000	70,000
RADIO-TV NEWS DIRECTORS ASSOC	1	11	1	1	1,600	65,000
INT'L DAIRY-DELI ASSN	1	0			2,000	65,000
SECOND INT'L ELECTRICAL EXPO & CONGR/ELECTRIC '87	1	7			11,000	60,000
AM ANIMAL HOSPITAL ASSOC	1	18			2,500	60,000
WORLD ORGANIZATION OF CHINA PAINTERS	0.50	13			7,000	55,000
TOYS FOR ADULTS SHOW & SALE (OCT)	1	0			20,000	55,000
NAT'L SEWING SHOWS	1	0			5,000	55,000
NAT'L LAND MOBILE EXPO	1	4			1,500	55,000
INTL FENCE IND ASSOC CONV	1	4	1	1	3,000	50,000
AMER ASSN OF PETROLEUM GEOLOGISTS	1	13			4,500	50,000
SOCIETY OF NUCLEAR MEDICINE ANNL MTG	1	26		1	4,000	42,000
FOC/LAM-INT'L FIBER OPTICS CMCTNS & LOCAL AREA NTKS EXPO	1	8			5,000	40,000
NATL LIQUOR STORES ASSOCIATION	1	9	1	1	1,000	35,000
AM VOCATIONAL ASSOC CONV/TRADE SHOW	1	100			8,000	35,000
AM SPEECH LANGUAGE HEARING ASSOC. CONF	1	31	1	1	7,800	35,000
AM SOC OF PLUMBING ENGINEERS EXPO	1	5			3,000	35,000
ENTELEC	1	16			2,000	32,500
NAT PRECAST CONCRETE ASSOC EXPO	1	10	1	1	2,000	32,000
AUTOMATED MFG 88/AM 88	6	0			10,000	30,000
AM ASSOC FOR COUNSELING & DEVELOPMENT	1	41	1	1	4,500	22,000
ART & DESIGN IN ACTION	2	13			10,000	20,000
ANNUAL PHYSICIANS ASSNT CONF	1	0	1		2,400	20,000
AM CONV OF MEAT PROCESSORS	1	4			2,000	20,000
AM SOCIETY FOR ENGINEERING EDUCATION ASSOCIATION	1	6		1	3,000	19,200
FLEET INFORMATION FAIR	1	11	1	1	1,100	17,000
UNITED TELECOMMUNICATIONS ANNUAL MEETING	1	15		1	600	16,000
ONLINE CONFERENCE	1	5		1	1,350	15,000
NATIONAL CONF OF DIRECTORS OF ATHLETICS	1	9			1,600	14,000
PAINTING AND DECORATING CONTRACTORS OF AMERICA	1	6	1	1	1,000	12,500
NATL ASSOC OF PASTORAL MUSICIANS ANNL NATL CONV	1	16		1	4,500	12,000
OPTICIANS ASSOC OF AMERICA	1	31	1	1	900	11,000

TABLE 1

NATIONAL USER GROUPS	ANNUAL NUMBER OF EVENTS	AVERAGE NUMBER OF MEETING ROOMS PER SHOW	PERCENTAGE OF EVENTS REQUIRING AUDITORIUM SPACE	PERCENTAGE OF EVENTS REQUIRING A BALLROOM	AVERAGE DELEGATE ATTENDANCE	NET SQUARE FEET OF EXHIBIT SPACE FOR EACH EVENT
USENIX	1	12		1	2,000	10,000
ROLLER SKATING OPTRS ASSN CONV & TRADE SHOW	1	7		1	1,000	10,000
NATL CAMPGROUND OWNERS ASSOC	1	12		1	800	10,000
INDUSTRIAL FABRIC & EQUIP SHOW & CONV	1	6		1	650	10,000
ANNUAL CLINICAL ASSMBLY OF OSTEOPATHIC SPECLSTS	1	0		1	800	10,000
AM QUARTER HORSE ASSOC EXPO	1	14		1	850	10,000
NATL FIRE SPRINKLER ASSOC	1	4	1	1	350	8,500
NATL CONG OF PARENTS & TEACHERS ANNL CONV	1	0	1		2,600	0
	1.17	13	22.03%	37.29%	5,786	70,605

TABLE 1

NATIONAL USER GROUPS	NUMBER OF DAYS REQUIRED FOR MOVE-IN	NUMBER OF DAYS REQUIRED FOR ACTUAL EVENT DAYS	NUMBER OF DAYS REQUIRED FOR MOVE-OUT	YEARS IN ADVANCE EVENT IS BOOKED	AVERAGE NUMBER OF HOTEL ROOMS (PER NIGHT)	AVERAGE LENGTH OF STAY (FOR DELEGATES)
RECREATIONAL VEHICLE IND NAT'L RV TRADE SHOW	9	4	4	2	4,000	
INT'L CONCRETE AND AGGREGATES SHOW	4	5	3	5	6,000	
PHOTO MKTG ASSN INT'L	4	5	2	5	8,000	
A/C, HEATING, & REFRIGERATING EXPO	5	3	3	5	6,000	3
INT'L FASHION & BOUTIQUE SHOW (AUG)	2	4	1	6	20,000	
NAT'L CABLE TV ANNL CONV	3	3	2	3	10,000	
NAT'L TIRE DEALERS & RETREADERS ASSN	3	3	2	5	4,200	
AMER ACADEMY OF OPHTHALMOLOGY	5	5	3	9	9,500	7
INT'L ASSN OF AMUSEMENT PARKS & ATTRACT CONV/TRADE SHOW	2	4	3	12	3,500	
AIRCRAFT ELECTRONICS ASSOCIATION	2	3	2	3	675	4
NAT'L WATER WELL EXPO	2	3	2	10	16	
COMMTEX INT'L	2	2	1	5	10,000	
COMMTEX INT'L	2	2	1	5	10,000	
CAMPUS MKT EXPO	2	4	2	8	2,500	
AMER ASSN OF SCHOOL ADMIN CONV	3	4	1	10	7,000	
NAT'L DECORATING PRODUCTS SHOW	3	4	1	5	1,500	
AMER PORK CONGR	2	3	2	1	2,000	
NAT'L GLASS SHOW	2	3	2	5	2,400	
LUGGAGE & LEATHER GOODS SHOW & SUP EXHBT	4	4	1	5	2,500	
CERAMIC TILE DIST ASSN (CTDA) CONV & INT'L TILE EXPO	4	3	2	3	2,200	
RADIO-TV NEWS DIRECTORS ASSOC	5	3	2	3	1,900	4
INT'L DAIRY-DELI ASSN	3	4	3	4	1,500	
SECOND INT'L ELECTRICAL EXPO & CONGR/ELECTRIC '87	2	3	2	1	3,000	
AM ANIMAL HOSPITAL ASSOC	2	3	1	5	1,500	7
WORLD ORGANIZATION OF CHINA PAINTERS	1	3	1	6	400	
TOYS FOR ADULTS SHOW & SALE (OCT)	3	3	1	4	0	
NAT'L SEWING SHOWS	2	5	1	3	1,500	
NAT'L LAND MOBILE EXPO	2	3	2	3	1,200	
INTL FENCE IND ASSOC CONV	3	4	1	5	1,500	7
AMER ASSN OF PETROLEUM GEOLOGISTS	4	4	2	10	3,000	
SOCIETY OF NUCLEAR MEDICINE ANNL MTG	3	4	15	5	3,000	7
FOC/LAN-INT'L FIBER OPTICS CMCTNS & LOCAL AREA NTKWS EXPO	2	3	2	4	1,000	3
NATL LIQUOR STORES ASSOCIATION	2	4	1	2	650	4
AM VOCATIONAL ASSOC CONV/TRADE SHOW	2	3	1	5	4,000	4
AM SPEECH LANGUAGE HEARING ASSOC. CONF	2	3	2	6	4,000	6
AM SOC OF PLUMBING ENGINEERS EXPO	2	2	1	6	9,000	5
ENTELEC	2	3	2	2	1,200	5
NAT PRECAST CONCRETE ASSOC EXPO	2	3	1	4	500	7
AUTOMATED MFG 88/AM 88	4	3	2	2	600	
AM ASSOC FOR COUNSELING & DEVELOPMENT	2	4	1	6	3,200	5
ART & DESIGN IN ACTION	1	3	1	4	300	3
ANNUAL PHYSICIANS ASSNT CONF	3	3	2	5	1,700	7
AM CONV OF MEAT PROCESSORS	3	3	1	5	1,000	5
AM SOCIETY FOR ENGINEERING EDUCATION ASSOCIATION	2	3	2	3	1,500	3
FLEET INFORMATION FAIR	3	2	1	7	1,300	7
UNITED TELECOMMUNICATIONS ANNUAL MEETING	1	3	2	7	600	6
ONLINE CONFERENCE	1	3	1	5	500	4
NATIONAL CONF OF DIRECTORS OF ATHLETICS	1	4	1	3	1,400	6
PAINTING AND DECORATING CONTRACTERS OF AMERICA	1	3	1	6	450	5
NATL ASSOC OF PASTORAL MUSICIANS ANNL NATL CONV	2	5	1	3	1,500	6
OPTICIANS ASSOC OF AMERICA	2	2	2	2	200	3

TABLE 1

NATIONAL USER GROUPS	NUMBER OF DAYS REQUIRED FOR MOVE-IN	NUMBER OF DAYS REQUIRED FOR ACTUAL EVENT DAYS	NUMBER OF DAYS REQUIRED FOR MOVE-OUT	YEARS IN ADVANCE EVENT IS BOOKED	AVERAGE NUMBER OF HOTEL ROOMS (PER NIGHT)	AVERAGE LENGTH OF STAY (FOR DELEGATES)
USENIX	2	4	1	5	1,500	7
ROLLER SKATING OPTRS ASSN CONV & TRADE SHOW	1	3	1	5	800	6
NATL CAMPGROUND OWNERS ASSOC	1	3	2	4	500	3
INDUSTRIAL FABRIC & EQUIP SHOW & CONV	2	3	1	2	700	5
ANNUAL CLINICAL ASSMBLY OF OSTEOPATHIC SPECLSTS	1	4	1	5	500	7
AM QUARTER HORSE ASSOC EXPO	1	4	1	4	450	7
NATL FIRE SPRINKLER ASSOC	1	2	1	4	380	9
NATL CONG OF PARENTS & TEACHERS ANNL CONV	4	4	2	5	1,100	7
	2.43	3.29	1.76	4.78	2,899	5.41

TABLE 1

STATE AND LOCAL USER GROUPS	ANNUAL NUMBER OF EVENTS	AVERAGE NUMBER OF MTG ROOMS REQUIRED	PERCENTAGE EVENTS REQUIRING AUDITORIUM SPACE	PERCENTAGE EVENTS REQUIRING A BALLROOM	AVERAGE DELEGATE ATTENDANCE	NET SQUARE FEET OF EXHIBIT SPACE FOR EACH EVENT
AM ELECTRONICS ASSN	1	6	1	1	35,000	350,000
CA RENTAL ASSOC	1	5			6,500	250,000
CA LANDSCAPE CANTRCTRS ASSOC (TRADE SHOW)	1	7	1	1	6,000	88,000
CALIFORNIA READING ASSOCIATION	1	8			4,500	80,000
WEST COAST WESTERN WEAR	2	9			2,000	75,000
AM ASSOC. OF BLOOD BANKS	1	5	1	1	7,000	70,000
AM ASSOC. OF BLOOD BANKS	1	0	1	1	7,000	70,000
CA SCHOOL BOARD ASSOC	15	22	1		3,000	55,000
MUSTARD SEED CONFERENCE	1	5			2,000	50,000
CALIFORNIA PARK & RECREATION SOCIETY	1	14	1	1	3,000	40,000
ORDER OF EASTERN STAR	1	0			1,000	35,000
CA OPTONUFRIC ASSOC	1	51			2,000	35,000
BRIDAL FAIR	1	5			1,200	30,000
JUNIOR STATESMAN OF AMERICA	1	23			800	25,000
CALIFORNIA SCHOOL EMPLOYEES ASSOCIATION	2	6			1,000	25,000
CA BEER WHSLRS ASSOC	1	11			1,500	25,000
CA SOC OF ANESTHESIOLOGISTS	1	5			1,750	22,000
CCAPFA	1	2			1,000	20,000
CA COMPUTER SHOW	5	2	1		4,500	18,148
CA HEALTH CARE FAC ASSOC	1	4			900	16,500
CA ASSOC FOR MEDICAL LAB TECH	1	5			2,800	16,000
CA SOCIETY FOR RESPIRATORY CARE	3	14			550	15,000
CA SOC FOR AGING	1	23			350	15,000
CA SAVINGS & LOAN LEAGUE	150	16	1		350	15,000
CA M C ISE LIBRARY ASSOC	1	3			1,800	15,000
CA LATHING & PLASTERING	7	11			800	15,000
CA CREDIT UNION LEAGUE	1	4			2,000	15,000
CA WHEREHOUSE ASSOC	1	13			750	14,000
CA CPA ACCOUNTING SHOW	1	5			4,200	14,000
CA TIRE DEALERS & RETREADERS ASSOC	1	14			1,000	12,000
CA PHYSICAL THRPSTS ASSN	1	3	1		500	10,000
CA COUNCIL FOR SOCIAL STUDIES	1	3			12,000	10,000
CA CHIROPRACTOR ASSOC	1	6			900	10,000
AM BOARD OF PODIATRIC SURGERY	1	3		1	400	10,000
AM ACAD OF MED PREVENTICS	2	1	1		500	10,000
NATL ASSN OF BUSINESS TRAVEL AGENTS	1	1			800	8,000
AM INST OF BUILDING DESIGN	1	21	1	1	125	7,000
CA ASSOC OF SHEET METAL & AIR CONDITIONING	1	3		1	350	6,000
CA MEDICAL RECORDS ASSOC	1	36	1		600	5,500
CERAMIC TILE INST OF AM	1	36		1	1,250	5,000
CA COSMETOLOGISTS	1	1			175	5,000
CALIFORNIA SCHOOL BOARD ASSOCIATION	52	8	1		500	0
CA SOC OF CPA'S	1,000	16	1	1	75	0
CA LANDSCAPE CANTRCTRS ASSOC (MEETEING)	2	62			150	0
CA LANDSCAPE CANTRCTRS ASSOC (CONVENTION)	1	11			350	0
BRICK & ROOFING INST OF AM	3	31		1	70	0
ASSOCIATED BLDRS & CONTRCTRS OF CA	1	12			200	0
ASSOC GENERAL CONTRCTRS OF CA	2	11	1	1	700	0
AM INST OF ARCHITECTS	5	3			100	0
AM INDU. REAL ESTATE ASSOC	1	6	1	1	485	0
AM ASSOC FOR THE ADVNMENT OF SCIENCE	2	16			50	0
=====	25	12	43.14%	35.29%	2,481	31,611

TABLE 1

STATE AND LOCAL USER GROUPS	NUMBER OF DAYS REQUIRED FOR MOVE-IN	NUMBER OF DAYS REQUIRED FOR ACTUAL EVENT DAYS	NUMBER OF DAYS REQUIRED FOR MOVE-OUT	YEARS IN ADVANCE EVENT IS BOOKED	AVERAGE NUMBER OF HOTEL ROOMS (PER NIGHT)	AVERAGE LENGTH OF STAY (FOR DELEGATES)
AM ELECTRONICS ASSN	10	10	5	2	12,500	10
CA RENTAL ASSOC	1	4	1	4	2,500	5
CA LANDSCAPE CANTRCTRS ASSOC (TRADE SHOW)	2	3	1	5	200	3
CALIFORNIA READING ASSOCIATION	1	3	1	5	1,000	3
WEST COAST WESTERN WEAR	1	4	1	2	500	4
AM ASSOC. OF BLOOD BANKS	3	3	2	5	3,250	4
AM ASSOC. OF BLOOD BANKS	3	3	2	5	3,250	4
CA SCHOOL BOARD ASSOC	2	4	1	4	2,200	5
MUSTARD SEED CONFERENCE	1	3	1	2	200	3
CALIFORNIA PARK & RECREATION SOCIETY	1	4	1	3	400	4
ORDER OF EASTERN STAR	1	4	1	4	250	4
CA OPTONUFRICT ASSOC	1	4	1	5	650	4
BRIDAL FAIR	1	3	1	3	200	3
JUNIOR STATESMAN OF AMERICA	1	2	1	2	150	2
CALIFORNIA SCHOOL EMPLOYEES ASSOCIATION	1	2	1	2	200	2
CA BEER WHSLRS ASSOC	1	2	1	3	150	2
CA SOC OF ANESTHESIOLOGISTS	1	2	1	4	300	2
CCAPFA	1	2	1	5	300	2
CA COMPUTER SHOW	1	2	1	3	500	2
CA HEALTH CARE FAC ASSOC	1	2	1	3	200	2
CA ASSOC FOR MEDICAL LAB TECH	1	2	1	4	750	2
CA SOCIETY FOR RESPIRATORY CARE	1	2	1	5	500	2
CA SOC FOR AGING	1	2	1	3	300	3
CA SAVINGS & LOAN LEAGUE	1	3	1	3	4,500	4
CA M C ISE LIBRARY ASSOC	1	2	1	3	300	2
CA LATHING & PLASTERING	1	3	1	3	300	3
CA CREDIT UNION LEAGUE	1	3	1	4	200	3
CA WAREHOUSE ASSOC	1	2	1	2	250	2
CA CPA ACCOUNTING SHOW	1	2	1		350	2
CA TIRE DEALERS & RETREADERS ASSOC	1	3	1	4	250	3
CA PHYSICAL THRPSTS ASSN	1	2	1	4	125	3
CA COUNCIL FOR SOCIAL STUDIES	1	2	1	2	350	2
CA CHIROPRACTOR ASSOC	1	3	1	4	400	3
AM BOARD OF PODIATRIC SURGERY	1	3	1	5	300	4
AM ACAD OF MED PREVENTICS	2	4	1	3	375	7
NATL ASSN OF BUSINESS TRAVEL AGENTS	1	2	1	3	275	2
AM INST OF BUILDING DESIGN	1	1	1	3	170	5
CA ASSOC OF SHEET METAL & AIR CONDITIONING	1	2	1	4	175	6
CA MEDICAL RECORDS ASSOC	1	3	1	5	275	4
CERAMIC TILE INST OF AM	1	4	1	5	300	4
CA COSMETOLOGISTS	1	3	1	3	100	3
CALIFORNIA SCHOOL BOARD ASSOCIATION	1	1	1	2	100	1
CA SOC OF CPA'S	1	1	1	2	200	1
CA LANDSCAPE CANTRCTRS ASSOC (MEETEING)	1	1	1	2	50	1
CA LANDSCAPE CANTRCTRS ASSOC (CONVENTION)	1	2	1	2	100	2
BRICK & ROOFING INST OF AM	1	2	1	1	50	3
ASSOCIATED BLDRS & CONTRCTRS OF CA	1	2	1		12	2
ASSOC GENERAL CONTRCTRS OF CA	1	4	1	5	350	5
AM INST OF ARCHITECTS	1	1	1	1	70	1
AM INDU. REAL ESTATE ASSOC	1	1	1	3	10	1
AM ASSOC FOR THE ADVNCMT OF SCIENCE	1	1	1	1	0	1
	1.17	2.62	0.98	3.30	792	3.08

TABLE 1

REGIONAL USER GROUPS	ANNUAL NUMBER OF EVENTS	AVERAGE NUMBER OF MEETING ROOMS PER SHOW	PERCENTAGE EVENTS REQUIRING AUDITORIUM SPACE	PERCENTAGE EVENTS REQUIRING A BALLROOM	AVERAGE DELEGATE ATTENDANCE	NET SQUARE FEET OF EXHIBIT SPACE FOR EACH EVENT
NW SPORTS SHOW	1	46			200,000	150,000
PACIFIC LOGGING CONGRESS	1	36		1	750	60,000
PAC COAST BLDRS CONF	1	20				57,000
WESTERN SHOW ASSOC	1	11			9,000	50,000
WESTERN APPAREL	1	18			5,500	40,000
NW FOOD PROCESSORS	1	0			2,000	35,000
PAC COAST INDSTRIL MACHINE TOOL SHOW	1	5			10,000	30,000
ASSOC OF WESTERN HOSPITALS	1	41	1	1	46,000	30,000
ASSOCIATION OF CHRISTIAN SCHOOLS INTERNATIONAL	1	21			3,000	25,000
WESTERN PHARMACY EDUCATION	1	31			1,750	25,000
PAC NW REGIONAL MARCH TOOL SHOW	1	2			6,000	22,000
NATIONAL COUNCIL ON ALCOHOLISM	1	5			1,500	20,000
WESTERN SCIENTIFIC ASSMBLY	1	9				15,000
NW FOODSERVICE TRADE SHOW	1	15			10,000	15,000
WESTERN PHARMACY EDUCATION FAIR	1	81	1	1	1,600	9,440
WESTERN FORESTRY CONFERENCE	1	21		1	500	5,000
FAR WEST EQUIP DLRS ASSN	1	31			325	0
	1	23	17.65%	29.41%	19,862	34,614

TABLE 1

REGIONAL USER GROUPS	NUMBER OF DAYS REQUIRED FOR MOVE-IN	NUMBER OF DAYS REQUIRED FOR ACTUAL EVENT DAYS	NUMBER OF DAYS REQUIRED FOR MOVE-OUT	YEARS IN ADVANCE EVENT IS BOOKED	AVERAGE NUMBER OF HOTEL ROOMS (PER NIGHT)	AVERAGE LENGTH OF STAY (FOR DELEGATES)
NW SPORTS SHOW	7	7	2	3	2,000	2
PACIFIC LOGGING CONGRESS	2	3	2	3	600	3
PAC COAST BLDRS CONF	2	4	2	4	2,000	4
WESTERN SHOW ASSOC	1	2	1	4	3	2
WESTERN APPAREL	2	2	2	4	2,500	3
NW FOOD PROCESSORS	1	4	2	4	600	4
PAC COAST INDSTR L MACHINE TOOL SHOW	1	3	1	3	0	3
ASSOC OF WESTERN HOSPITALS	2	4	1	10	12,000	5
ASSOCIATION OF CHRISTIAN SCHOOLS INTERNATIONAL	1	2	1	2	200	2
WESTERN PHARMACY EDUCATION	1	2	1	3	600	2
PAC NW REGIONAL MARCH TOOL SHOW	1	2	1	3	2,000	2
NATIONAL COUNCIL ON ALCOHOLISM	1	3	1	2	300	3
WESTERN SCIENTIFIC ASSMBLY	1	3	1	3	1,600	3
NW FOODSERVICE TRADE SHOW	1	2	1	3	650	2
WESTERN PHARMACY EDUCATION FAIR	2	3	1	2	750	3
WESTERN FORESTRY CONFERENCE	1	3	1	2	300	4
FAR WEST EQUIP DLRS ASSN	1	3	1	4	220	4
	1.56	3.03	1.18	3.47	1,548	3.00

TABLE 2
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE BY TYPE OF EVENT

FISCAL YEAR	TYPE OF EVENT	EXHIBIT HALL		ACTIVITY BUILDING		THEATER		TOTALS		PERCENTAGE OF TOTAL ANNUAL EVENTS	
		A	B	A	B	A	B	A	B	A	B
1986											
	Banquets/Receptions	24		156		5		185	0	17%	0%
	Classical:										
	Ballet	3				20	8	23	8	2%	7%
	Opera					7	10	7	10	1%	9%
	Symphony			1		42	20	43	20	4%	18%
	Concerts:										
	Contemporary					14	1	14	1	1%	1%
	Country					3		3	0	0%	0%
	Rock	3		1		4		8	0	1%	0%
	Dance	13		13		3		29	0	3%	0%
	Sports	2						2	0	0%	0%
	Family	8		4		24		36	0	3%	0%
	Trade Shows	91	54	27		2		120	54	11%	49%
	Conventions	36	6	30	4	3	1	69	11	6%	10%
	Meetings/Seminars	53	5	319		27		399	5	37%	5%
	Government	38	2	110		4		152	2	14%	1%
	Totals	271	67	661	4	158	40	1,090	111	100%	100%
1985											
	Banquets/Receptions	45		189	1	1		235	1	21%	1%
	Classical:										
	Ballet					24	8	24	8	2%	7%
	Opera					4	4	4	4	0%	3%
	Symphony					79	49	79	49	7%	40%
	Concerts:										
	Contemporary					23	1	23	1	3%	1%
	Country	1				2		3	0	0%	0%
	Rock	1				3		4	0	0%	0%
	Dance	29		19		1		49	0	4%	0%
	Sports							0	0	0%	0%
	Family							0	0	0%	0%
	Trade Shows	53	41	12	3	3		68	44	6%	35%
	Conventions	36	4	31	3	10		77	7	7%	6%
	Meetings/Seminars	66	4	326		33	2	425	6	38%	5%
	Government	46	1	93	1	1		140	2	12%	2%
	Totals	277	50	670	8	184	64	1,131	122	100%	100%

A - Actual Event Day
B - Move In/Out, Rehearsal

TABLE 2
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE BY TYPE OF EVENT, Continued

FISCAL YEAR	TYPE OF EVENT	EXHIBIT HALL		ACTIVITY BUILDING		THEATER		TOTALS		PERCENTAGE OF TOTAL ANNUAL EVENTS	
		A	B	A	B	A	B	A	B	A	B
1984											
	Banquets/Receptions	61	1	207		6		274	1	25%	1%
	Classical: Ballet, Symphony, Etc.					97	55	97	55	9%	40%
	Contemporary					34	1	34	1	3%	1%
	Conventions	21	10	24	9	11	5	56	24	5%	17%
	Family			6		1		7	0	2%	0%
	Government	34	2	129	2			163	4	15%	3%
	Rock							0	0	0%	0%
	Fraternal/Religious										
	Service	54	3	301	1	24	4	379	8	35%	6%
	Sports							0	0	0%	0%
	Trade Show	55	39	13	7			68	46	6%	32%
	Totals	225	55	680	19	173	65	1,078	139	100%	100%
1983											
	Banquets/Receptions	67	5	166		5	2	238	7	24%	5%
	Classical: Ballet, Symphony, Etc.				1	87	56	87	57	9%	42%
	Contemporary			1		26		27	0	3%	0%
	Conventions	35	8	39	6	15		89	14	9%	10%
	Country					1		1	0	0%	0%
	Family	3	3	8	1	6		17	4	2%	4%
	Government	36	4	92	1	1	1	129	6	13%	4%
	Rock							0	0	0%	0%
	Fraternal/Religious										
	Service	29	4	303	4	22	2	354	10	35%	7%
	Sports	1						1	0	0%	0%
	Trade Shows	50	38	6				56	38	5%	28%
	Totals	221	62	615	13	163	61	999	136	100%	100%

A - Actual Event Day
B - Move In/Out, Rehearsal

TABLE 2
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE BY TYPE OF EVENT, Continued

FISCAL YEAR	TYPE OF EVENT	EXHIBIT HALL		ACTIVITY BUILDING		THEATER		TOTALS		PERCENTAGE OF TOTAL ANNUAL EVENTS	
		A	B	A	B	A	B	A	B	A	B
1982											
	Banquets/Receptions	48	3	189	2	4		241	5	23%	4%
	Classical: Ballet, Symphony, Etc.				3	76	47	76	50	7%	38%
	Contemporary					57	1	57	1	5%	1%
	Conventions	20	12	23	2	20	1	63	15	6%	11%
	Country					2		2	0	0%	0%
	Family					1		1	0	0%	0%
	Government	32	1	134	2			166	3	16%	3%
	Rock							0	0	0%	0%
	Fraternal/Religious										
	Service	32	5	306	5	26	1	364	11	35%	8%
	Sports	3						3	0	0%	0%
	Trade Shows	62	43	13	3			75	46	8%	35%
	Totals	197	64	665	17	186	50	1,048	131	100%	100%
1981											
	Banquets/Receptions	61		175		2		238	0	23%	0%
	Classical: Ballet, Symphony, Etc.					68	27	68	27	6%	26%
	Contemporary					39	1	39	1	4%	1%
	Conventions	39	20	43	4	17	2	99	26	9%	25%
	Country							0	0	0%	0%
	Family							0	0	0%	0%
	Government	42	3	150	5	3		195	8	18%	7%
	Rock							0	0	0%	0%
	Fraternal/Religious										
	Service	35	7	273	7	48		356	14	34%	13%
	Sports							0	0	0%	0%
	Trade Shows	50	29	10				60	29	6%	28%
	Totals	227	59	651	16	177	30	1,055	105	100%	100%

A - Actual Event Day
B - Move In/Out, Rehearsal

TABLE 2
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE BY TYPE OF EVENT, Continued

FISCAL YEAR	TYPE OF EVENT	EXHIBIT HALL		ACTIVITY BUILDING		THEATER		TOTALS		PERCENTAGE OF TOTAL ANNUAL EVENTS	
		A	B	A	B	A	B	A	B	A	B
1980											
	Banquets/Receptions	70		190		9		269	0	24%	0%
	Classical: Ballet, Symphony, Etc.	1				57	26	58	26	5%	30%
	Contemporary					36	2	36	2	3%	2%
	Conventions	36	11	42	6	27	1	105	18	10%	21%
	Country					3		3	0	0%	0%
	Family					3		3	0	0%	0%
	Government	37	3	199	2	6		242	5	22%	6%
	Rock							0	0	0%	0%
	Fraternal/Religious										
	Service	49	8	270	5	30		349	13	32%	15%
	Sports							0	0	0%	0%
	Trade Shows	31	21	2	1			33	22	4%	26%
	Totals	224	43	703	14	171	29	1,098	86	100%	100%
1979											
	Banquets/Receptions	54		127		8		189	0	20%	0%
	Classical: Ballet, Symphony, Etc.	1				36	17	37	17	4%	27%
	Contemporary	2				60	3	62	3	7%	5%
	Conventions	28	8	35		11		74	8	8%	13%
	Country	1						1	0	0%	0%
	Family					4		4	0	0%	0%
	Government	26	3	151		1		178	3	19%	5%
	Rock	2						2	0	0%	0%
	Fraternal/Religious										
	Service	27	7	297	1	21		345	8	37%	12%
	Sports	4						4	0	0%	0%
	Trade Shows	35	18	12	5	2	1	49	24	5%	38%
	Totals	180	36	622	6	143	21	945	63	100%	100%

A - Actual Event Day
B - Move In/Out, Rehearsal

TABLE 2
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE BY TYPE OF EVENT

FISCAL YEAR	TYPE OF EVENT	EXHIBIT HALL		ACTIVITY BUILDING		THEATER		TOTALS		PERCENTAGE OF TOTAL ANNUAL EVENTS	
		A	B	A	B	A	B	A	B	A	B
1978											
	Banquets/Receptions	74		117		10	2	201	2	24%	3%
	Classical: Ballet, Symphony, Etc.	1				34	16	35	16	4%	21%
	Contemporary		1			58	1	58	2	7%	3%
	Conventions	22	9	21	7	12	1	55	17	7%	22%
	Country							0	0	0%	0%
	Family			1		4		5	0	1%	0%
	Government	20		128	1	5		153	1	19%	1%
	Rock	2						2	0	0%	0%
	Fraternal/Religious Service	26	11	212	1	29	4	267	16	32%	21%
	Sports	6						6	0	1%	0%
	Trade Shows	34	16	11	6			45	22	5%	29%
	Totals	185	37	490	15	152	24	827	76	100%	100%
1977											
	Banquets/Receptions	51		92		12		155	0	21%	0%
	Classical: Ballet, Symphony, Etc.					32	15	32	15	4%	21%
	Contemporary	1				57	1	58	1	8%	1%
	Conventions	49	10	78	6	17	1	144	17	19%	24%
	Country							0	0	0%	0%
	Family					2		2	0	0%	0%
	Government	10		123	3	2		135	3	18%	5%
	Rock	2						2	0	0%	0%
	Fraternal/Religious Service	29	8	108		19		156	8	21%	12%
	Sports	1						1	0	0%	0%
	Trade Shows	49	23	9	3			58	26	9%	37%
	Totals	192	41	410	12	141	17	743	70	100%	100%

A - Actual Event Day
B - Move In/Out, Rehearsal

TABLE 3
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE PER BUILDING

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
10 YEAR AVERAGE	July	6	36	14	57	5%
	August	4	36	15	54	5%
	September	12	44	26	81	7%
	October	19	55	25	99	9%
	November	22	45	24	91	8%
	December	26	43	17	85	8%
	January	15	49	22	86	8%
	February	22	56	22	101	9%
	March	29	76	29	134	12%
	April	21	63	42	126	11%
	May	15	68	26	109	10%
	June	15	60	19	93	8%
10 YEAR AVERAGE		205	630	281	1116	100%

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
1978	July	7	14	8	29	3%
	August	5	21	11	37	4%
	September	8	29	16	53	6%
	October	12	48	31	91	10%
	November	17	47	30	94	10%
	December	29	34	7	70	8%
	January	10	31	14	55	6%
	February	21	42	12	75	8%
	March	21	63	22	106	12%
	April	16	55	33	104	12%
	May	14	64	20	98	11%
	June	16	57	18	91	10%
Total Uses Per Building		176	505	222	903	100%
1977	July	10	23	14	47	6%
	August	2	19	10	31	4%
	September	9	26	23	58	7%
	October	12	38	35	85	10%
	November	12	25	10	47	6%
	December	17	25	7	49	6%
	January	10	44	9	63	8%
	February	12	34	24	70	9%
	March	30	58	25	113	14%
	April	17	42	29	88	11%
	May	15	41	34	90	11%
	June	12	47	13	72	9%
Total Uses Per Building		158	422	233	813	100%

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
1980	July	3	32	23	58	5%
	August	4	48	14	66	6%
	September	6	42	20	68	6%
	October	19	73	22	114	10%
	November	15	52	16	83	7%
	December	22	50	14	86	7%
	January	13	67	11	91	8%
	February	22	77	32	131	11%
	March	37	83	28	148	13%
	April	25	69	34	128	11%
	May	13	64	28	105	9%
	June	21	60	25	106	9%
	Total Uses Per Building	200	717	267	1184	100%
1979	July	4	29	11	44	4%
	August	0	30	8	38	4%
	September	8	46	25	79	8%
	October	21	51	21	93	9%
	November	14	50	24	88	9%
	December	30	40	19	89	9%
	January	9	35	24	68	7%
	February	17	55	15	87	9%
	March	17	87	21	125	12%
	April	20	60	24	104	10%
	May	12	76	15	103	10%
	June	12	69	9	90	9%
	Total Uses Per Building	164	628	216	1008	100%

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
1982	July	5	60	10	75	6%
	August	2	43	10	55	5%
	September	12	48	24	84	7%
	October	27	56	18	101	9%
	November	28	52	21	101	9%
	December	24	30	29	83	7%
	January	18	52	14	84	7%
	February	30	57	33	120	10%
	March	33	72	36	141	12%
	April	19	79	20	118	10%
	May	29	82	34	145	12%
	June	11	51	12	74	6%
Total Uses Per Building		238	682	261	1181	100%
1981	July	4	35	11	50	4%
	August	5	32	14	51	4%
	September	12	48	21	81	7%
	October	29	53	26	108	9%
	November	26	39	21	86	7%
	December	22	38	13	73	6%
	January	16	58	37	111	10%
	February	21	56	22	99	9%
	March	32	85	31	148	13%
	April	19	61	43	123	11%
	May	6	86	24	116	10%
	June	15	76	23	114	10%
Total Uses Per Building		207	667	286	1160	100%

TABLE 3
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE PER BUILDING, Continued

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
1984	July	3	45	13	61	5%
	August	9	57	11	77	6%
	September	11	56	28	95	8%
	October	23	44	25	92	8%
	November	27	50	30	107	9%
	December	29	49	11	89	7%
	January	19	45	25	89	7%
	February	28	55	19	102	8%
	March	36	91	35	162	13%
	April	23	66	31	120	10%
	May	13	79	33	125	10%
	June	19	62	19	100	8%
	Total Uses Per Building	240	699	280	1219	100%
1983	July	8	36	17	61	5%
	August	8	30	28	66	6%
	September	18	42	28	88	8%
	October	16	68	18	102	9%
	November	28	47	34	109	10%
	December	32	54	21	107	9%
	January	18	62	31	111	10%
	February	24	61	17	102	9%
	March	29	70	14	113	10%
	April	22	58	22	102	9%
	May	8	52	29	89	8%
	June	13	48	24	85	7%
	Total Uses Per Building	224	628	283	1135	100%

TABLE 3
SACRAMENTO COMMUNITY CONVENTION CENTER
USAGE PER BUILDING

FISCAL YEAR	MONTH	THEATER	ACTIVITY BUILDING	EXHIBIT HALL	MONTHLY TOTAL	MONTHLY TOTAL IN PERCENT
1986	July	8	54	22	84	6%
	August	4	39	21	64	5%
	September	15	60	33	108	8%
	October	10	55	30	95	7%
	November	16	47	31	94	7%
	December	24	57	25	106	8%
	January	18	39	27	84	6%
	February	21	46	26	93	7%
	March	22	65	39	126	10%
	April	20	80	141	241	18%
	May	21	67	24	112	9%
	June	19	66	19	104	9%
	Total Uses Per Building	198	675	438	1311	100%
1985	July	10	31	15	56	4%
	August	0	36	22	58	5%
	September	18	41	38	97	8%
	October	22	60	27	109	9%
	November	34	43	25	102	8%
	December	30	53	19	102	8%
	January	17	57	27	101	8%
	February	27	75	24	126	10%
	March	36	88	38	162	13%
	April	28	64	44	136	11%
	May	15	66	23	104	8%
	June	11	63	23	97	8%
	Total Uses Per Building	248	677	325	1250	100%

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1977-78	2-25	County Deputy Sheriff Exam	1,770	\$375	\$225						\$600
	2-25	Military Ball	476	375	92						467
	3-4	Camellia Show	7,700	1,500							1,500
	3-5	Alpha Phi Alpha	1,400	375	84						459
	3-12	Heart Concert	6,894	5,936	225						6,161
	3-14	Vac Nurses Exam	540	750	426						1,176
	3-18	California School Food Service	13,300	4,122	740						4,862
	3-29	California Association of Realtors	1,500	375			\$375				750
	3-31	Public Dance	1,210	1,223							1,223
	4-1	Easter Seal Telethon	1,800	2,250						\$103	2,353
	4-3	Future Homemakers of America	800	375						444	819
	4-8	Kappa Alpha Psi Black & White Ball	475	825				\$375			1,200
	4-8	Robert Matsui	240	550	30			162	\$28		770
	4-11	Golden West Safety Congress	675	2,600	105			254	238		3,198
	4-15	Wells Fargo Officer Breakfast	450	1,125	307				313		1,745
	4-15	Knight of Elegant Disco	764	431				59		109	599
	4-17	St. Conversation Corps.	300	375							375
	4-19	Mortgage Bankers Association	415	281	68			154	345		849
	4-20	Worldwide Leather Association	7,500	2,000							2,000
	4-22	Sacto County Women's Affirmative Action	200	188		\$500	355		139		1,182
	4-25	California Federal Republic Women	875	563				190	294		1,047
	4-30	Sunday Knight Fever	680	1,000				216		179	1,396
	5-6	California Jaycees Convention	3,900	563	92			903	695		2,253
	5-7	Sunday Knight Fever	205	1,000	78			45		87	1,211
	5-19	Business Opportunity Show	609	1,200	220			89		24	1,532
	5-20	Sexual Abuse Conference	86	563					50		613
	5-20	Cal Assoc. for Retarded Bowling Banquet	703	188					695		882
	5-22	Sacto So. Baptist Assoc.	375	188	30				315		533
	5-22	St. Conservation Corps.	300	375							375
	5-23	St. Voc. Nurses Exam	450	750	356						1,106
	5-23	St. Rural & Immigrant Affairs Conf.	1,240	3,188	150		1,890	420	1,189		6,836
	5-27	Public Dance	1,495	1,621	39			964		1,134	3,758
	6-3	Lincoln Law School Graduation	550	375			350	136	212		1,073
	6-3	Alcoholics Anon. Dinner Dance	215	188				15	226		428
	6-6	Soccer	562	1,000	30			313	30	276	1,649
	6-10	Soccer	210	2,000				147		163	2,310
	6-11	Scientology Seminar On Drugs	350	375	40				29		444
	6-16	Public Dance	1,351	1,454	39			1,076		789	3,358
	6-17	Amsoil Regional Seminar	405	188			350		660		1,198
	6-17	Soccer	317	2,000				203		195	2,398
	6-21	Leo Sayer Concert	1,331	2,000	675			236		563	3,474
	6-25	Soccer	540	1,000				193		281	1,474
	6-26	St. Conservation Days	450	375							375
	6-29	Real Estate Seminar	195	188					146		333
FISCAL YEAR 1977-78 TOTALS			158,324	\$116,528	\$11,812	\$1,100	\$7,250	\$6,152	\$5,605	\$7,168	\$155,615

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1977-78	7-2	Chicano Festival	1,260	\$1,200							\$1,200
	7-6	Reg. Nurses Exam	3,966	2,700	\$1,181		\$1,593				5,474
	7-9	Public Dance	1,171	1,092							1,092
	7-17	Art Show & Sale	600	500							500
	7-20	Vocational Nurses Exam	600	750	336						1,086
	7-30	Art Show & Sale	1,000	500	63						563
	7-30	Public Dance	1,171	990							990
	8-2	Boxing	3,572	2,538							2,538
	8-13	Public Dance	838	708							708
	8-19	Art Show & Sale	1,850	1,125	330						1,455
	8-23	Sacramento Apartment Association	1,550	1,350	828						2,178
	8-26	Host Breakfast	990	600							600
	9-2	Church of Christ	4,950	2,400		\$600	1,812			\$2,820	7,632
	9-4	Jerry Lewis Telethon	1,100	2,250							2,250
	9-10	Public Dance	823	700							700
	9-17	Art Show & Sale	800	500	51						551
	9-24	Cabaret Concert	2,019	1,500							1,500
	9-28	Vocational Nurses Exam	515	750	247						997
	9-29	United Way Kick-Off	1,000	375			75				450
	10-1	Public Dance	716	613							613
	10-7	Harvest Festival	18,132	4,500							4,500
	10-15	Women Judges Banquet	150	188							188
	10-16	Art Show & Sale	1,000	500	73						573
	10-21	Harvest Hoedown	2,500	3,000							3,000
	11-3	Western Association Christian Schools	3,750	1,680	100						1,780
	11-5	Public Dance	622	600							600
	11-6	Art Show & Sale	1,650	1,500	146						1,646
	11-7	Hearing on Excess Land	1,565	750	351						1,101
	11-10	Sacramento Board of Realtors	315	563							563
	11-13	Redkern Lab	100	188	39		450				677
	11-13	Art Show & Sale	1,000	500	51						551
	11-15	Farmers Rice Coop	485	563							563
	11-18	California Credit Union League	2,400	3,000	1,041						4,041
	11-22	Vocational Nurses Exam	385	750	205						955
	11-25	Public Dance	726	550							550
	12-10	Kiwanis Christmas Party	450	375	55						430
	12-10	Raza Coalition	1,400	675	5						680
	12-12	Omneutronics	1,600	500							500
	12-13	State Food & Agriculture	900	375							375
	12-13	EST Reception	400	500	106						606
	12-24	Salvation Army Christmas Dinner	355	575							575
	12-31	Public Dance	2,524	3,022	232						3,254
	1-12	Govenor's Prayer Breakfast	920	375	70						445
	1-18	Vac Nurses Exam	600	750	468						1,218
	1-21	Church of Scientology	350	500							500
	1-21	Cerebral Palsy Telethon	725	1,500	75						1,575
	1-26	Boat Show	9,972	10,800	100						10,900
	2-2	Registered Nurses Exam	2,500	2,700	1,332						4,032
	2-4	Knights & Ladies Auxilery	750	550	131						681
	2-18	State Bee Travel Fair	3,804	2,990	148						3,138

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1978-79	5-24	Rick James Concert	1,289	\$2,000	\$632			\$140	\$72	\$1,144	\$3,988
	6-7	Elk Grove H.S. Graduation	3,000	1,350	118						1,468
	6-8	Public Dance	797	1,200				680		963	2,843
	6-12	State Conservation Corps.	325	450							450
	6-21	General & Lapday Wholesale Trade Show	910	1,800	882				23		2,705
	6-29	Stationary Engineers Union Local 39	406	450							450
FISCAL YEAR 1978-79 TOTALS			213,970	\$151,612	\$15,810	\$2,200	\$16,947	\$35,192	\$21,677	\$30,754	\$274,192

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1978-79	12-9	Kato Sacto Valley Electric League	251	\$225	\$40			\$355	\$358		\$978
	12-16	Disco Dance	731	500				88		\$227	815
	12-16	Public Employees Retirement System	210	225				275	222		722
	12-31	Public Dance	2,248	4,944				1,959		2,600	9,503
	1-8	Secretary of State Inauguration	600	450							450
	1-9	California Conservation Corps	380	450							450
	1-10	St. Vac Nurses Exam	450	900	351						1,251
	1-12	Auto '79	48,000	3,750	59			788			4,597
	1-16	Prayer Breakfast for Gov. Brown	1,300	450	146				206		802
	1-19	Calif. Democratic State Committee	5,500	3,544	284		\$3,024	1,310	2,086	32	10,280
	1-25	Boat Show	12,852	7,624				2,947		3,274	13,845
	1-31	Worldwide Leather Show	1,030	500							500
	2-1	Worldwide Leather Show	3,092	1,500							1,500
	2-6	St. Registered Nurses Exam	2,635	3,150	1,068			158			4,376
	2-8	Calif. Conservation Corps.	400	450						25	475
	2-9	Public Dance	659	1,200				616		607	2,423
	2-11	Willie Nelson Concert	6,150	4,524	392			3,899		4,557	13,372
	2-14	Calif. Tax Reform Assoc.	1,550	225	30		850		463		1,568
	2-17	Worldwide Diamonds	2,655	1,500	20		105		226	281	2,132
	2-18	Republican St. Central Committee	1,800	900	246		755	40	404		2,345
	2-24	New Orleans Mardi Gras Ball	750	1,080	144			660			1,884
	3-2	State Conference on Libraries	2,200	2,430	242		1,904	837	1,056		6,469
	3-3	Annual Camellia Show	4,900	1,500	15			157			1,672
	3-10	Closed Circuit Tv Boxing	234	500				87		225	812
	3-13	State Conservation Corps.	400	450							450
	3-13	State Vac. Nurses Exam	600	1,350	500						1,850
	3-13	St. Public Hearing on Milk Pricing	400	450							450
	3-17	Dixieland Jazz Concert	723	1,500	468			457	3,406	125	5,956
	3-23	Public Dance	839	1,200				684		904	2,788
	3-24	Easter Seal Telethon	2,700	18,090	40						18,130
	3-24	Annual Travel Fair Sacto Bee	5,254	1,950	137		1,940	619	124	156	4,926
	3-31	Christian Education Benefit Concert	490	1,750						45	1,795
	4-3	Calif. Fed. of Republican Women	880	563					326		889
	4-6	Calif. Home Economics Assoc.	1,778	4,300	40	\$250	975	315	1,044	226	7,150
	4-12	Disco Dance	380	600	21			36		125	782
	4-12	St. Conservation Corps.	500	450							450
	4-14	Disco Dance	625	600				68		226	894
	4-17	Golden West Safety Congress	1,185	2,700	617		738	694	862	50	5,661
	4-20	Calif. State Square Dancers	4,780	714				757		215	1,686
	4-25	Calif. Horse Racing Board	375	450	67						517
	4-27	VICA Leadership Conf.	2,600	1,125				207	1,898		3,230
	5-3	Teamsters Union Meeting	815	450							450
	5-4	Calif. Horse Racing Board	375	450	103						553
	5-5	Key Clubs International	2,050	1,125	130				2,096	37	3,388
	5-8	US Bureau of Reclamation	50	450					10		460
	5-10	State Conservation Corps.	450	450							450
	5-12	Disco Dance	544	600				54		164	818
	5-17	US Bureau of Reclamation	275	450	68						518
	5-19	Casino International Public Dance	817	1,000				750		940	2,690
	5-22	St. Voc. Nurses Exam	480	1,350	338						1,688

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1978-79	7-1	Low Riders Coucil Oldies Dance	1,030	\$825				\$119		\$361	\$1,305
	7-1	Church Of Scientology	525	500	\$38				\$20		558
	7-7	Public Dance	750	771				645		540	1,956
	7-11	Registered Nurses Exam	4,360	2,700	1,650			197			4,547
	7-13	Wrestling	526	500				154		161	816
	7-15	Kappa Alpha Psi Dance	832	600						165	765
	7-18	State Vac Nurses Exam	775	750	661						1,411
	7-26	Wrestling	812	500				184		193	877
	8-9	Wrestling	409	500				124		224	847
	8-18	Disco Dance	65	754	108			15		133	1,009
	8-19	Public Dance	835	772				672		541	1,984
	8-25	Host Breakfast	900	600	40				674		1,314
	8-26	Wedding Reception	200	400				170	127		698
	8-26	Church Of Scientology	900	450	65						515
	9-1	Church Of Christ Workshop	4,050	2,400		\$600	\$1,812	324		194	5,330
	9-3	Jerry Lewis Labor Day Telethon	460	2,250	30						2,280
	9-9	Women's Opportunity Convention	538	750			450	146		256	1,602
	9-12	St. Reporting Days	350	450							450
	9-14	Sacto Board of Realtors Seminar	850	675	112			115	646		1,548
	9-15	Public Dance	1,201	1,263				1,138		1,263	3,665
	9-15	Matsui for Congress	400	500				402			1,623
	9-16	Princess House Products Convention	390	206	90		688	228			1,827
	9-21	Reception for Rt. Rev J. Thompson	1,300	375							1,013
	9-23	Cabaret Concert	1,424	1,500	100			916		127	2,744
	9-26	St. Vac Nurses Exam	450	750	378						1,128
	10-3	United Way Campaign Kick-Off	1,008	375	253		25	95	717		1,465
	10-6	Western Catholoic Educational Conf.	2,100	1,500	60			229			1,789
	10-13	Harvest Festival & Xmas Crafts Fair	17,323	4,650	463			3,087		1,910	10,110
	10-19	Western Assoc. of Christian Schools	4,400	2,250	349			296	7		2,902
	10-21	Shakler Imotriation Seminar	950	1,706				153			1,859
	10-21	Metaphysical Exposition	328	375	40					279	694
	10-22	West Coast Fall Beauty Show	1,936	2,138	2,252	1,350	2,016	1,401		28	9,185
	10-28	Flying Short Course, Int. Press	507	375	10				40		425
	10-29	It Is Written Seminar	800	188	69		450		768		1,474
	11-1	Calif. Council for Exceptional Children	3,505	1,872	207			674		166	3,282
	11-7	Business & Office Equipment Show	1,600	2,250				190		175	2,615
	11-9	St. Conservation Corps.	600	450							450
	11-9	Calif. Council of Landscape Architects	875	447	110		935	409	751		2,652
	11-11	Public Dance	806	910	123			733		910	2,675
	11-13	Church Universal & Triumphant	490	600	54		40			10	704
	11-15	Commodores Concert	7,000	5,580	532			906		5,728	12,746
	11-21	St. Vac Nurses Exam	500	750	384						1,134
	11-25	Warehouse Ministries	3,100	1,000			40	78			1,118
	11-25	Mexican/American Sports Hall of Fame	790	825				770			1,595
	11-27	Capital Industrial Show		1,750							1,750
	12-1	Calif. Almond Growers Exchange	1,000	1,530	10			157	17		1,714
	12-5	United Way Luncheon	325	88	50			63	182		383
	12-7	Burke Marketing Research Car Clinic	896	2,500	165		200		277	8	3,150
	12-8	Real Estate Finance Class	150	225					131		356
	12-9	Sacto Fireman's Ball	980	1,200	210			766		233	2,409

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1979-80	5-1	St. Conservation Corps.	450	\$450							\$450
	5-1	Rotary Club Luncheon	227	227				\$27	\$147		401
	5-2	St. Consumer Affairs - Contractors Exam	700	900	\$300						1,200
	5-3	Calif. - Nev. Pentacostal Young People	1,400	550			\$150				700
	5-6	Calif. Congress Parents & Teachers	6,800	2,925	1,000				470	\$55	4,450
	5-14	American Institute of Architects	120	338	80			53			471
	5-16	Calif. International Travel Mart	2,280	5,250	329		675	13	1,348	50	7,665
	5-21	St. Consumer Affairs - Voc. Nurses Exam	450	1,350	351						1,701
	5-23	Antique Show and Sale	2,644	2,700	960			490		234	4,384
	5-29	Rotary Club Luncheon	490	455				63	308		826
	5-29	Plaza Health Planning Conference	1,375	450	375		3,220	297	1,124	150	5,616
	5-31	City Firefighters Exam	1,016	450	75						525
	5-31	Public Dance	1,150					516		1,006	1,522
	6-1	EST Seminars	1,265	500	273		2,160				2,933
	6-3	Amway Sales Meeting	1,300	500	33						533
	6-4	St. Conservation Corps.	400	450							450
	6-5	Elk Grove H.S. Graduation	4,372	1,750	255						2,005
	6-6	St. Dept. Consumer Affairs - Contr. Exam	800	900	426						1,326
	6-7	Shaklee Meeting	1,050	1,000	20						1,020
	6-10	St. Dept. Consumer Affairs, Architectual	172	1,800	372						2,172
	6-12	Rotary Club Luncheon	204	209				20	134		363
	6-13	Summit on Black Concerns	1,700	1,350	708		3,180	395	4,667		10,300
	6-18	United Methodist Church Conference	6,775	1,509	2,747		440	749	1,914		7,359
FISCAL YEAR 1979-80 TOTALS			269,914	\$177,502	\$32,779	\$4,680	\$37,035	\$39,450	\$35,125	\$19,271	\$345,842

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1979-80	12-31	Public Dance	1,684	\$2,919				\$1,488		\$2,244	\$6,651
	1-3	EST Seminars	1,665	1,000	\$446		\$2,500				3,946
	1-8	St. Conservation Corps.	380	450							450
	1-9	St. Voc. Nurses Exam	400	1,350	378						1,728
	1-11	Auto '80	17,450	5,250	51			976		68	6,345
	1-26	Royal Chicano Air Force Band	1,585	1,076	135			746		429	2,386
	1-31	Rotary Club Luncheon	310	272				31	\$183		486
	1-31	Martin Huff Retirement Dinner	1,014	450	31			783	738		2,002
	2-1	EST Seminars	2,425	1,677	164		5,144			10	6,995
	2-1	St. Contractors License Exam	750	900	375						1,275
	2-5	St. Registered Nurses Exam	3,040	3,160	1,500		90	137			4,887
	2-7	Cabaret Show Machismo	177	1,500				240		419	2,159
	2-8	Calif. Assoc. of Realtors	500	450					68		518
	2-9	County Deputy Sheriff's Exam	400	450	225						675
	2-11	Governor's Prayer Breakfast	1,350	450					752		1,202
	2-14	Calif. Assoc. Bilingual Education	6,900	2,250	750			1,871	2,017	59	6,947
	2-18	Installation & Reception, Bishop of Sact	5,500	1,575	70	\$600	338	882	2,327		5,792
	2-22	Consumer Electric Show	13,600	2,700	50			756		66	3,572
	2-23	State Bee Travel Fair	3,693	2,000	130		1,380	647	119	258	4,534
	2-26	Professional Attitudes Ideas	2,208	3,000	175			540	15	1,437	5,167
	2-28	Rotary Club Luncheon	200	227				21	143		391
	2-29	Imaginations Low Rider Ball	1,400	568				138		383	1,089
	3-1	California Connection, Leon Sharf	2,000	500	65		75				640
	3-1	Camellia Show	4,500	1,800				207			2,007
	3-2	Retail Clerks Union	1,650	450							450
	3-5	St. Consumer Affairs, Contractors Exam	400	900	300						1,200
	3-5	St. Conservation Corps.	400	450							450
	3-7	CPRS Conference	7,300	3,950	828		138	2,016	835	133	7,900
	3-13	St. Consumer Affairs, Voc Nurses Exam	600	450	486						936
	3-14	Low Show Performance Benefit Dance	820	604	70			104		664	1,442
	3-22	Easter Seal Telethon	1,000	2,800	10					10	2,820
	3-24	Calif. School Boards Assoc.	900	788	250			70	409		1,517
	3-26	Calif. Assoc. of Realtors	1,200	450			300	371	1,472		2,593
	3-27	Rotary Club Luncheon	210	229				24	143		396
	3-28	Public Dance	410	1,000				272		439	1,711
	3-30	Calif. Music Educators Assoc.	3,100	1,800	490			470	47	83	2,890
	4-1	Calif. Music Educators Assoc.	2,200	900	938			167	70		2,075
	4-2	St. Conservation Corps.	400	200							200
	4-3	Rotary Club Luncheon	313	316				29	204		549
	4-5	Great Northwest Imperial Empire	350	1,100	503						1,603
	4-5	Disco Dance	700	500	13			70		285	868
	4-8	Golden West Safety Congress	3,060	2,700	110		738	656	745	22	4,971
	4-11	Delta Sigma Theta Sorority	600	495							495
	4-12	Calif. Connection	1,100	1,000	170		60				1,230
	4-12	Women's Civic Improvement Club	200	225	40			84	453		802
	4-14	St. Contractors Exam	320	900	300						1,200
	4-16	Statehouse Conform Children & Youth	5,000	7,000	5,327	2,400	4,410	708	422		20,267
	4-21	Assemblies of God	5,361	2,475	730		65	85	1,480		4,835
	4-25	Sacto Bee Fashion Sweepstakes	5,264	3,950	1,230			1,972	1,689	254	9,095
	4-29	Calif. Federation of Republican Women	925	650				170	513		1,333

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1979-80	7-6	Public Dance	755	\$1,200				\$560		\$705	\$2,465
	7-10	St. Consumer Affairs - Reg. Nurses	4,638	3,150	\$1,500		\$100	149			4,899
	7-14	MM Prince Hall Grand Lodge	5,550	900	1,136		175	621	\$2,042	16	4,890
	7-20	St. Consumer Affairs - Voc. Nurses	650	1,350	522						1,872
	7-22	World Evangelism Crusade	30,500	15,000	298			458		545	16,301
	8-2	Rotary Club Luncheon	206	211					149		360
	8-6	National APCO Conference	3,650	2,400	792	\$600	450	1,789	2,254	103	8,388
	8-16	Rotary Club Luncheon	204	204				27	144		375
	8-16	Avon Products Sales Meeting	950	450	40			113			603
	8-17	Public Dance	1,028	1,353				892		1,126	3,371
	8-23	Rotary Club Luncheon	209	209				17	148		374
	8-24	Host Breakfast	820	675	103				695	12	1,485
	8-30	Rotary Club Luncheon	210	200				19	142		361
	9-1	Filipino People's Far West Convention	1,400	480	374	540	2,400				3,794
	9-2	Jerry Lewis Telethon	2,400	3,600	60		600				4,260
	9-6	St. Conservation Corps.	450	450							450
	9-18	St. Voc. Nurses Exam	370	900	270						1,170
	9-21	Disco Dance	981	650	179			137		398	1,364
	9-23	West Coast Beauty Show	2,650	3,105	240		1,350	1,317		61	6,073
	9-26	United Way Campaign Kick-Off	826	450	128		30	101	590		1,299
	9-27	Arts In Education Conf., Sacto Council	1,500	1,013	345	540	1,841	26	1,027		4,792
	9-28	Public Dance	931	1,223				821		1,043	3,087
	9-29	Calif. Art Education Assoc. St. Conf.	500	375			385				760
	9-29	Cabaret Pops Concert	1,097	1,750	125			635	38	106	2,654
	10-1	USC Real Estate Prep Classes	450	1,000			2,400		38		3,438
	10-1	Community Concert	3,500	500	207		600	118			1,425
	10-3	St. Dept. of Education Staff Day	1,150	675			985		279		1,939
	10-5	Home Decorating & Remodeling Show	3,419	3,500	120			1,892	146	241	5,899
	10-9	St. Conservation Corps.	400	450	31						481
	10-12	Harvest Festival	17,456	5,250	101			4,072		3,237	12,660
	10-19	Western Office Machine Dealers Convention	3,500	3,928	132		425	1,452	727	360	7,024
	10-25	Rotary Club Luncheon	168	185				19	131		335
	10-26	Harvest Hoedown	4,100	4,850				480			5,330
	11-1	EST Seminars	1,730	550	145		81				776
	11-2	Tri-Valley Growers	435	900	165				616		1,681
	11-2	Public Dance	587	1,200				402		547	2,149
	11-3	Chicano Festival Dance	1,097	517				147		450	1,114
	11-8	St. Conservation Corps.	350	450							450
	11-20	St. Voc. Nurses Exam	550	450	432						882
	11-24	Warehouse Ministries	3,700	1,500	150			141			1,791
	11-28	St. Dept. Consumer Affairs	4,600	3,500				1,106		553	5,159
	12-1	Mexican/American Sports Hall of Fame	533	990				695		235	1,920
	12-1	Gentleman's Quarterly Disco Dance	829	600				84		279	963
	12-4	Amway Sales Meeting	1,000	500	15						515
	12-6	St. Conservation Corps.	400	450							450
	12-6	Chrysler Cays	100	450	120		150		106		826
	12-8	Computer Science Corp.	531	540	120			1,124	897		2,681
	12-10	St. Consumer Affairs Architectural Exam	130	900	285						1,185
	12-15	Xmas Gift Show	2,124	3,500				633			4,133
	12-22	Gentleman's Quarterly Disco Dance	546	600				49		496	1,145

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1980-81	6-5	Public Dance	396	\$540				\$58		\$278	\$876
	6-6	California Connection	813	750	\$120		\$60			134	1,064
	6-9	St. Dept. Consumer Affairs - Contr. Exam	300	900	450						1,350
	6-10	St. Conservation Corps.	380	450							450
	6-10	Calif. Tax Reform Assoc.	500	225			850	45	\$265		1,385
	6-13	Gun & Coin Show	3,935	3,500	3,238			1,931		468	9,137
	6-16	St. Dept. of Consumer Affairs - Arch.	160	900	360						1,260
	6-26	Home Improvement & Decorating Show	7,058	2,700	167			1,250		31	4,148
	6-30	Bankruptcy Creditor Meeting	1,100	450	85			178			713
FISCAL YEAR 1980-81 TOTALS			240,450	\$184,019	\$32,051	\$225	\$26,137	\$39,439	\$29,831	\$20,526	\$332,228

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1980-81	1-9	Auto '81	14,500	\$2,625	\$214			\$942		\$60	\$3,841
	1-14	No. California Turfgrass Council	2,900	3,500	180			885		116	4,681
	1-16	Calif. Democratic State Central Committee	3,900	3,540	370		\$495	434	\$1,520	10	6,369
	1-21	Imperial Leather & Sportswear	9,618	11,500	338					1,163	13,001
	1-22	Pacific Telephone Sales Rally & Info.	600	450	133		450		572		1,605
	1-27	Sac. Valley Assoc. Education of Young	1,050	405	40		549	49	468		1,511
	2-3	Calif. Assoc. Homes for the Aging	2,700	3,150	1,584		90	114	89		5,027
	2-4	Republican State Central Committee	2,321	2,475	325		2,997	767	1,442	40	8,046
	2-5	St. Dept. Consumer Affairs, Contractors	875	900	450						1,350
	2-11	Society of the Plastics Industry	500	675	100			517	791		2,083
	2-21	Senator Al Rodds Dinner	611	450	40			596	775		1,861
	2-21	Sacto Bee Travel Fair	4,968	2,000	50		1,920		516	258	4,744
	2-28	Event Security Meeting	7,000	3,500	75			861		12	4,448
	3-1	Consumer Electronics Fair	5,000	1,750				330		78	2,158
	3-4	St. Dept. of Rehabilitation	400	450							450
	3-6	Calif. Nurses Assoc.	2,450	1,620	673		3,397	459	362	50	6,561
	3-7	Camellia Show	4,500	1,800	19			334			2,153
	3-10	Governor's Prayer Breakfast	1,155	450	75				764		1,289
	3-10	Jazzercise Celebration	752	900				28		125	1,053
	3-11	St. Dept. Consumer Affairs - Voc. Nurses	590	1,350	918						2,268
	3-13	St. Dept. Consumer Affairs - Contractors	857	900	450						1,350
	3-13	Public Disco Dance	626	650				44		312	1,006
	3-13	Worldwide Diamonds	5,114	3,000	253		700			722	4,675
	3-17	Calif. Council Am Institute of Architect	170	338	110		268	79	175		970
	3-21	Sacto Gun and Coin Show	6,332	3,500	3,236			2,597		744	10,077
	3-24	Calif. Confederation of the Arts	990	810	145	\$225	1,350	257			2,787
	3-28	Easter Seal Telethon	1,400	2,700	200					115	3,015
	4-1	St. Dept. of Consumer - Contr. Exam	330	900	450						1,350
	4-1	Calif. Assoc. of Realtors	1,300	900	100		710	1,252	793		3,755
	4-2	Calif. Assoc. School Psychologists	1,950	1,800	213			435	298	310	3,056
	4-6	Sacramento Chamber of Commerce	440	225				143	405		773
	4-6	Calif. Assoc. of Future Homemakers	800	450	120				91		661
	4-11	Calif. School Food Service	3,400	5,250	230					1,916	7,396
	4-21	Purdue University Workshop on Alt Fuels	475	1,823	60				520		2,403
	4-22	Calif. Federation of Republican Women	1,350	675				213	646		1,534
	4-26	VICA	3,098	2,250			125	24	5,092	25	7,516
	4-27	Statehouse Conference on Aging	4,850	3,915	1,419		2,364	743	3,655	11	12,107
	4-30	McGeorge School of Law	250	825				219		260	1,304
	5-2	Future Business Leaders of America	880	400	264				1,099		1,763
	5-4	St. Conservation Corps.	420	450							450
	5-5	St. Dept. Consumer Affairs - Contr. Exam	460	900	450						1,350
	5-13	St. Dept. Consumer Affairs - Voc. Nurses	560	1,350	432						1,782
	5-14	Electronic Representatives Assoc.	500	450	86			72	24		632
	5-15	Worldwide Diamonds Assoc.	2,993	1,000	260		780			397	2,437
	5-16	Knights of Columbus	1,139	495	115			942			1,552
	5-22	Antique Show & Sale	2,201	4,050	1,580			527		201	6,358
	5-23	St. Paul's Baptist Church	502	225	40						265
	5-26	Calif. Society of Municipal Finance	520	225			575	139	565		1,504
	5-29	Summit on Black Concerns	2,210	2,835	361		1,908	690	3,564	150	9,508
	6-4	Elk Grove H.S. Graduation	2,800	1,750	165						1,915

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1980-81	7-1	St. Conservation Corps.	400	\$450							\$450
	7-3	Rotary Club Luncheon	190	219				\$26	\$140		385
	7-7	St. Contractors License Exam	640	900	\$375						1,275
	7-9	St. Registered Nurses Exam	3,616	3,150	1,728		\$90	132			5,100
	7-11	Worldwide Diamonds Assoc.	9,176	3,000	370		1,075			\$910	5,355
	7-14	St. Voc. Nurses Exam	700	1,350	540						1,890
	7-25	WMO	75	75					121		196
	7-26	Japanese American Citizens League	350	248	100				350		698
	8-5	State Conservation Corps.	400	450							450
	8-6	St. Dept. Consumer Affairs - Contr. Exam	550	900	300						1,200
	8-9	Gaines Obedience Competition	1,225	3,500	58		75	407	124		4,164
	8-16	Low Rider Car Show & Dance	2,951	2,179	25			626		755	3,585
	8-20	Assemblyman John Knox Ret. Dinner	536	450	70			577	343		1,440
	8-22	Worldwide Diamonds	3,803	3,000	223		700			509	4,432
	8-22	Public Dance	762	1,000				499		897	2,396
	8-30	Wedding Reception	250	225	36			220	343	128	952
	8-31	Y & W Supply Disco Dance	61	500				806			1,306
	9-4	St. Conservation Corps.	500	450							450
	9-4	Rotary Club Luncheon	208	212				31	139		382
	9-5	St. Dept. Consumer Affairs - Voc Nurses	300	1,350	540						1,890
	9-11	St. Dept. Consumer Affairs - Contr. Exam	770	900	450						1,350
	9-11	Christian Singles Conference	385	990			250				1,240
	9-15	Rev. Robert Powell Crusades	270	450			510				960
	9-16	Admin. Management Society Equip. Show	750	2,700	10		500	357	475	274	4,316
	9-19	Sacto Area Sunday School Convention	1,500	1,620	209		2,061	131			4,021
	10-1	St. Conversation Corps.	370	450							450
	10-3	Harvest Festival & Xmas Crafts Market	20,406	5,250	80			6,255		4,517	16,102
	10-9	St. Consumer Affairs - Contractors Exam	750	900	450						1,350
	10-13	Salvation Army Luncheon	382	450					595		1,045
	10-15	Association of Christian Schools Conv.	5,113	2,700	310			812		136	3,958
	10-24	Assoc. of Calif. School Administrators	1,720	1,350	285			398	15	140	2,188
	10-29	Calif. Council - Architects Convention	1,115	5,250	268		138			35	5,691
	11-6	Calif. Reading Assoc.	6,300	5,250	195			1,227	199	403	7,274
	11-10	St. Dept. Consumer Affairs - Contr. Exam	800	900	450						1,350
	11-12	St. Dept. Consumer Affairs - Voc. Nurses	500	1,350	500						1,850
	11-14	Worldwide Diamonds Assoc.	6,820	1,500			1,075			636	3,211
	11-14	Holiday Home & Gift Show	17,650	5,250	225			1,401		121	6,997
	11-21	Calif. Media & Library Educators Assoc.	2,480	5,250	80			505	670	114	6,619
	12-4	Capital Industrial Show	4,210	5,250				1,249		624	7,123
	12-6	Calif. Connection	435	225	60		75		704		1,064
	12-8	St. Dept. Consumer Affairs - Arch. Exam	155	1,800	300						2,100
	12-12	Mexican - American Sports Hall of Fame	829	990				1,292			2,282
	12-18	St. Dept. Consumer Affairs - Contr. Exam	750	900	450						1,350
	12-20	Computer Sciences Corp.	600	540				1,469	1,122		3,131
	12-24	Salvation Army	380	650	20						670
	12-31	Public Dance	1,274	2,400				1,118		1,675	5,193
	1-3	Sacto Gun and Coin Show	5,614	3,500	1,827			1,747		666	7,740
	1-6	St. Dept. of Consumer Affairs - Con. Ex.	750	900	450						1,350
	1-6	Calif. Conservation Corps.	350	450							450
	1-7	St. Dept. Consumer Affairs - Voc. Nur.	380	1,350	324						1,674

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1981-82	6-2	St. Conservaton Corps.	165	\$500							\$500
	6-8	Elk Grove High School Graduation	4,000	2,000	\$300						2,300
	6-12	Public Disco Dance	458	750				\$51		\$297	1,098
	6-15	St. Dept. Consumer Affairs - Architects	400	2,000	608						2,608
	6-16	Calif. Society Municipal Finance Officer	350	250			\$700	101	\$686		1,737
	6-25	Casino Public Dance	1,306	2,237				1,105		1,883	5,225
	6-26	St. Dept. Consumer Affairs - Pharmacy Ex	958	2,000	1,008						3,008
FISCAL YEAR 1981-82 TOTALS			261,758	\$203,026	\$37,647	\$3,000	\$23,432	\$52,861	\$21,236	\$40,194	\$381,396

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1981-82	12-26	Xmas Ball, Disco Dance	583	\$750				\$46		\$347	\$1,143
	12-31	Public Disco Dance	630	750				48		446	1,244
	12-31	Public Dance, Casino	1,116	1,819				1,021		1,626	4,466
	1-5	Capital Restoration Sale	6,498	1,000	\$625	\$1,400	\$1,788	2,969		3,632	11,414
	1-9	County Deputy Sheriff's Exam	1,033	500	340						840
	1-15	Auto '82	14,000	6,000	344			1,652		24	8,020
	1-21	Governor's Prayer Breakfast	1,030	500	125				\$762		1,387
	1-23	Multi Level Marketing	160	938					127		1,065
	1-29	Antique Show & Sale	6,950	3,750	390			402		759	5,301
	2-2	St. Consumer Affairs - Contractors Exam	462	1,000	540						1,540
	2-4	Lion's International	6,950	900	833	600		3,095	4,476	227	10,131
	2-8	Sacto Valley Energy League	350	3,500	475		150		261		4,386
	2-14	Sacto Gun & Coin Show	6,250	4,000	3,255			2,713		1,669	11,637
	2-17	California Turfgrass Council	3,260	3,500	215						3,715
	2-20	Sacto Bee Travel Fair	5,805	4,000	60		450	1,184	739	411	6,844
	2-21	Bridal Fair	4,850	1,500	197		75			59	1,831
	2-26	Calif. Assoc. For The Gifted	4,240	2,700	253			1,314		28	4,295
	3-1	Sacto Area Center	1,055	725	13		1,240				1,978
	3-2	St. Dept. Consumer Affairs - Contractors	1,500	1,000	540						1,540
	3-3	St. Dept. Consumer Affairs - Voc. Nurses	530	1,000	880						1,880
	3-3	St. Dept. Consumer Affairs - Psych Techs	120	500	200						700
	3-3	St. Conservation Corps.	350	500							500
	3-4	CPRS Conference	6,560	9,450	1,203		363	2,491	1,666	842	16,015
	3-13	Jarrett Organization	2,604	1,925	193					547	2,665
	3-13	Camellia Show	3,720	2,000	25			353			2,378
	3-14	Alpha Phi Alpha Fraternity	1,120	500	73			142	1,458		2,173
	3-17	Calif. Assoc. of Realtors	1,225	1,000	143		880	908	615		3,546
	3-18	Sacto Valley Assoc. Education Young	1,400	405	38		954		1,018		2,415
	3-19	Calif. Assoc. Education Young Children	7,070	1,900	188		238	744	670	34	3,774
	3-20	Own Your Own Business Show	510	1,500	42			148		44	1,734
	3-23	Calif. Federation of Republican Women	1,150	1,200				207	696		2,103
	3-26	Consumer Electronics Fair	9,335	6,000	13			1,137			7,150
	4-4	Calif. School Food Service	3,050	6,000	1,263			23	135	1,663	9,084
	4-8	St. Dept. Consumer Affairs - Contractors	740	1,000	570						1,570
	4-10	Sacto Antique Gun & Coin Show	4,885	4,000	2,258			2,100		1,241	9,599
	4-15	Cerebral Palsy Guild	1,180	1,000				456	1,053		2,509
	4-16	Public Dance	202	750				236		312	1,298
	4-17	Home Alert Convention	600	1,000				98			1,098
	4-24	American Judo & Jujitsu Assoc.	408	300	56			275	649		1,280
	4-25	Church of the Nazarene	1,300	625							625
	4-27	Sacto Breakfast Meeting	950	750	251			148	922	44	2,115
	5-1	Sacto Area Center	1,491	4,375	171		3,329				7,875
	5-1	Ms. Calif. Handweaver Conference	2,650	3,375	663		950			57	5,045
	5-4	Calif. State PTA Convention	6,100	3,000	297		375	602	188	54	4,516
	5-8	Art Decorators & Artist Club	2,215	500	600	1,000					2,100
	5-11	St. Dept. Consumer Affairs - Contractors	650	1,000	540						1,540
	5-17	Golden Plan of California	2,200	1,000	360						1,360
	5-19	Health & Beauty Fair	1,996	5,000				563	18	691	6,272
	5-22	Amway Seminar on Time Management	179	625						366	991
	5-23	Public Disco Dance	509	750				62		359	1,171
	5-26	Business Communications Show	1,490	3,000				708		230	3,938
	6-1	St. Dept. Consumer Affairs - Contractors	600	1,000	540						1,540

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
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FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1981-82	7-1	St. Conservation Corps.	375	\$450							\$450
	7-3	Chicans Festival Dance	367	450				\$68		\$225	743
	7-6	School Services of Calif.	470	225			\$425	123	\$580		1,353
	7-8	St. Registered Nurses Exam	4,110	3,150	\$1,584		90				4,824
	7-14	St. Contractors Exam	720	900	428						1,328
	7-15	St. Voc. Nurses Exam	875	1,350	518						1,868
	7-27	Local #39 Meeting	200	500							500
	7-29	Bankruptcy Creditors Meeting	875	500	98			49	1		648
	8-4	St. Conservation Corps.	500	450							450
	8-6	St. Consumer Affairs - Contractors Exam	600	900	428						1,328
	8-10	Sacto Metro Bridal Fair	230	225	357			60	216		858
	8-14	Public Dance	764	13				645			658
	8-29	Pre - Season Ski Sale	4,862	3,750	1,484			272	58	4	5,568
	9-2	St. Conservation Corps.	375	450							450
	9-9	Salute To Calif. Elected Officials	300	500	40			61	371		972
	9-9	Wrestling	209	500				88		166	754
	9-11	Public Dance	673	1,250				524	853		2,627
	9-11	Antique Show & Sale	2,241	3,000				400		734	4,134
	9-15	St. Dept. Consumer Affairs - Contractors	750	900	428						1,328
	9-16	Closed Circuit TV Boxing	5,451	12,079	575			6,225		9,442	28,321
	9-19	Sacto Gun & Coin Show	3,591	3,500	2,913			1,794		949	9,156
	9-22	United Way Campaign Kick-Off	982	450	230			242	834		1,756
	9-23	St. Dept. Consumer Affairs - Voc. Nurses	690	1,350	360						1,710
	9-25	Public Dance	389	1,250				349		591	2,190
	9-26	Calif. Worldwide Diamonds Assoc.	808	750	50		210			292	1,302
	9-27	West Coast Beauty Supply	711	225	41		795	323	733		2,117
	9-27	Wiley W. Manuel Law Society	290	225					535		760
	10-1	Sacto Area Center	1,907	900	39		4,819				5,758
	10-1	St. Conservation Corps.	450	450							450
	10-2	Public Dance	381	750				343		467	1,560
	10-7	St. Consumer Affairs - Contractors Exam	707	900	405						1,305
	10-9	Harvest Festival & Xmas Crafts Market	20,975	7,063	125			5,555		6,568	19,311
	10-16	Mustard Seed Conference	6,325	3,600	140		1,970	477			6,187
	10-23	Sacto Area Sunday School Conference	1,332	2,430	100		2,061	181			4,772
	10-29	Assoc. of Christian Schools Convention	6,150	2,700	438			849			3,987
	11-3	St. Conservation Corps.	350	450							450
	11-4	St. Dept. Consumer Affairs - Contractors	690	900	428						1,328
	11-4	Calif. Catholic Conf. Reception	1,600	1,000			700		355		2,055
	11-6	Public Dance	267	750				209		454	1,413
	11-6	Mogul Mouse Ski Grab	8,224	1,500	778			169			2,447
	11-10	St. Dept. Consumer Affairs - Voc. Nurses	650	900	603						1,503
	11-13	Holiday Home & Gift Show	14,124	5,664	425		870	1,385		356	8,700
	11-28	California Connection	1,236	938						213	1,151
	12-3	St. Dept. Consumer Affairs - Contractors	830	900	405						1,305
	12-5	Sacto Gun & Coin Show	4,605	3,500	3,058			2,230		1,201	9,989
	12-9	United Way Luncheon	580	500	186			215	561		1,462
	12-11	Sacto Xmas Festival	6,130	5,250	120			1,834		640	7,844
	12-16	Imperial Leather Show & Sale	6,081	5,500	175						5,675
	12-18	Mexiacan - American Hall of Fame	1,863	990				1,089			2,079
	12-24	Salvation Army Xmas Dinner	445	700							700

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FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1982-83	5-10	B.E.M. Information Systems Expo	3,160	\$6,000	\$288		\$1,200	\$635	\$43		\$8,166
	5-14	Safeway Employers Assoc.	1,650	1,200	158			3,176	2,150		6,684
	5-18	Calif. Assoc. of Primary Care Clinics	800	500							500
	5-18	Calif. Almond Growers Exchange	725	1,000	70		555	543	1,078		3,246
	5-19	Rotary Club Luncheon	339	339				46	297		682
	5-21	Antique Gun & Coin Show	3,719	4,000	3,277			1,981		\$400	9,658
	5-23	League of Calif. Cities	670	500			1,110	113	903		2,626
	5-26	St. Dept. of Consumer Affairs - Contr Ex	800	1,000	540						1,540
	5-26	Rotary Club Luncheon	234	262				33	221		516
	5-27	Casino Public Dance	378	750				416		200	1,366
	6-1	St. Conservation Corps.	245	500							500
	6-4	All City School Public Dance	811	750				100		200	1,050
	6-9	Elk Grove High School Graduation	4,150	2,000	320						2,320
	6-10	Casino International Public Dance	1,026	1,667	25			1,062		610	3,364
	6-11	Public Disco Dance	506	750				54		300	1,104
	6-13	St. Consumer Affairs - Architectural Ex	570	4,000	1,280						5,280
	6-14	St. Consumer Affairs - Medical Quality	1,940	3,000	2,120		180			267	5,567
	6-18	Party People Public Dance	83	625	25			3		200	853
	6-21	Sacto Industrial Exposition	1,812	6,000	163			993			7,156
	6-25	Soka Gakki Photo Exhibit	1,275	1,000	95						1,095
	6-28	St. Dept. of Consumer Affairs - Contract	600	1,000	396						1,396
FISCAL YEAR 1982-83 TOTALS			261,289	\$209,199	\$47,708	\$5,175	\$20,930	\$65,469	\$55,643	\$24,676	\$428,800

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1982-83	12-16	National Council on Alcoholism	62	\$90							\$90
	12-16	Rotary Club Luncheon	289	308				\$25	\$268		601
	12-18	McClellan AFB Xmas Party	250	250				504			754
	12-18	Mexican - American Sports Hall of Fame	1,500	1,100				1,212			2,312
	12-31	Casino Public Dance	1,490	2,676				1,750		\$666	5,092
	12-31	Public Disco Dance	668	750						250	1,000
	1-2	Inaugural Gala & Ball	6,786	4,900	\$2,806	\$2,650	\$490	4,879	1,463	3,064	20,252
	1-7	Auto '83	25,200	6,000	80			1,846	34	61	8,021
	1-14	Calif. Democratic Party	6,890	4,000	1,032		3,865	2,387	3,832	30	15,146
	1-20	Governor's Prayer Breakfast	2,400	500					2,064		2,564
	1-21	Bustamante Antique Show & Sale	2,603	3,750	390			573		600	5,313
	1-23	Redken Laboratories	630	875	740		242			14	1,871
	1-25	St. Dept. of Consumer Affairs - Contract	485	1,000	342						1,342
	1-27	Rotary Club Luncheon	240	270				29	233		532
	1-29	Closed Circuit TV Boxing	829	786				471		393	1,650
	1-30	Calif. Republican Party	1,550	1,000	175		475	177		266	2,093
	2-1	St. Dept. Consumer Affairs - Registered	2,950	3,600	2,376		108				6,084
	2-5	Sacto Antique Gun & Coin Show	6,221	4,000	2,717			2,835		752	10,304
	2-9	Society of Plastics Industry	350	1,000	65				765		1,830
	2-11	Casino Public Dance	401	688	25			331		200	1,244
	2-19	Sacto Magazine/Kroy Bridal Fair	4,865	3,000	327						3,327
	2-26	Sacto Bee Travel Fair	6,475	4,000	133		450	1,405	968	429	7,385
	2-28	St. Dept. of Consumer Affairs - Contr. E	400	1,000	342						1,342
	3-5	Camellia Show	4,700	2,000	60			188		82	2,330
	3-15	St. Dept. of Education	950	500	38						538
	3-19	California Connection	850	938						166	1,104
	3-20	Alpha Phi Alpha Fraternity	844	500	65			147	990		1,702
	3-22	St. Dept. of Consumer Affairs - Voc. Nur	1,245	1,000	624						1,624
	3-26	All City School Dance	1,103	688				83		242	1,013
	3-29	St. Dept. of Consumer Affairs - Contr Ex	490	1,000							1,000
	3-31	H.E.A.R.T. Seminar	600	625	62						687
	4-1	H.E.A.R.T. Seminar	400	625	124						749
	4-2	Public Dance	72	625	50			385	200		1,260
	4-6	Calif. Federation of Republican Women	1,212	1,250				260	954		2,464
	4-7	Federal Intermediate Credit Bank	770	750	330			1,768	2,203		5,051
	4-9	Public Dance	430	1,000				106		200	1,306
	4-15	Casino International Public Dance	793	1,215	25			845		339	2,424
	4-18	St. Dept. of Consumer Affairs - Contr Ex	375	1,000	288						1,288
	4-18	Calif. Manufacturers Assoc.	1,780	450	140		1,848	1,772	1,669		5,879
	4-19	SALU Sales Congress	500	1,250	146			130	751		2,277
	4-20	Assoc. For The Education of Young Child	1,450	1,000	13		1,250	77	1,599	23	3,962
	4-22	Calif. U/CA Leadership Conference	3,250	2,600				36	3,942		6,578
	4-29	Key Club International Convention	1,772	1,650	317			112	5,042	432	7,553
	5-1	Key Club International	1,400	500					1,455		1,955
	5-4	SACTO Breakfast Meeting	1,200	3,000	597				1,294		4,891
	5-5	Calif. Society of Municipal Fin. Officer	478	250			840	89	748		1,927
	5-6	St. John's Lutheran Church	1,075	500	50				1,795		2,345
	5-6	Public Dance CSUS Asian Student Assoc.	488	600	50			256		200	1,106
	5-7	Cameo Fashion Show	385	625	50					200	875
	5-7	Art Directors & Artists Club	1,000	500	2,250	2,200		524	1,116		6,590

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FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1982-83	7-3	Public Dance	490	\$750				\$438		\$200	\$1,388
	7-7	Calif. Conservation Corps.	400	500							500
	7-8	School Services of Calif.	440	250			\$475	109	\$557		1,391
	7-8	St. Dept. of Consumer Affairs - Voc. Nur	1,000	1,000	\$800						1,800
	7-8	St. Dept. of Consumer Affairs - Psych Te	300	500	160						660
	7-10	Public Dance	632	904				480		3,767	5,151
	7-13	St. Registered Nurses Exam	4,150	3,600	1,344		108				5,052
	7-15	St. Dept. of Consumer Affairs - Contract	800	1,000	540						1,540
	7-17	Most Worshipful Prince Hall Grand Lodge	8,325	1,500	1,212		275	1,125	2,411	10	6,533
	8-1	Sacto Bee	750	500							500
	8-2	Calif. School Employees Conference	6,055	500	1,148		1,150	3,405	2,952	16	9,171
	8-7	Casino Public Dance	232	688				193		200	1,081
	8-10	St. Dept. Consumer Affairs - Contractors	290	1,000	540						1,540
	8-13	Oshman's Ski Show & Sale	4,140	6,250	790			201			7,241
	8-26	Kiwanis International	5,468	2,775	2,708			360	2,354	23	8,220
	8-26	Calif. Hardware Company	2,210	4,350				423	1,649	232	6,654
	9-1	St. Dept. Consumer Affairs - Contractors	550	1,000	414						1,414
	9-1	St. Conservation Corps.	450	500							500
	9-2	St. Dept. Consumer Affairs - Voc. Nurses	350	1,000	248						1,248
	9-2	St. Dept. Consumer Affairs - Psych Techs	90	500	96						596
	9-3	Casino Public Dance	1,338	2,090				1,047		931	4,068
	9-10	State Bar of California	6,580	4,000	1,733	\$325	940	1,917	1,737	437	11,089
	9-18	Antique Gun & Coin Show	5,014	4,000	3,195			2,314		666	10,175
	9-24	Sacto Area Sunday Schools	1,275	1,800	13		2,354	215		9	4,391
	9-24	Bustamante Antique Show & Sale	2,664	3,750	500			360		600	5,210
	9-29	Assoc. League of Women Voters	471	500	475		665		76		1,716
	10-1	Harvest Festival	22,708	7,499	328			7,100		3,653	18,580
	10-7	Assoc. of Christian Schools Int.	5,425	3,000	300			1,100		500	4,900
	10-10	Gold Rush Railroadiana Show & Sale	543	625	150			103		200	1,078
	10-20	United Way Luncheon	446	500	308			161	418		1,387
	10-21	St. Dept. Consumer Affairs - Contractors	330	1,000	540						1,540
	10-29	Mustard Seed Conference	2,955	4,000	140		2,350	709		69	7,268
	11-2	Office Products & Systems Show	5,300	4,500	50			999		548	6,097
	11-6	Momento of Blessing Founders Week	600	625							625
	11-9	St. Dept. of Consumer Affairs - Voc. Nur	500	1,000	614						1,614
	11-9	St. Dept. of Consumer Affairs - Psych Te	210	500							500
	11-9	Spiritual Life Crusade	3,461	6,325							6,325
	11-10	US Bureau of Reclamation	275	500	113						613
	11-14	UFCW Butchers Union Meeting	450	500	15						515
	11-17	United Way Luncheon	575	500	258			176	567		1,501
	11-19	CBC Holiday Home & Gift Show	9,750	6,000	218			1,397		111	7,726
	11-24	Imperial Leather & Sportswear	8,411	3,750							3,750
	11-27	Casino Public Dance	484	750				379		274	1,403
	12-1	Imperial Leather Show & Sale	420	625							625
	12-2	Rotary Club Luncheon	295	266				27	229		522
	12-4	Antique Gun & Coin Show	5,396	4,000	2,177			2,609		628	9,414
	12-7	St. Dept. of Consumer Affairs - Contract	625	1,000	540						1,540
	12-8	United Way Luncheon	730	500	120			272	584		1,476
	12-10	Christmas Crafts Festival	6,547	6,000	163			3,493		816	10,472
	12-14	Worldwide Dreambuilders Dinner	1,750	1,000	172				4,032		5,204

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FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1983-84	4-7	Worldwide Dreambuilders	5,139	\$2,575	\$253						\$2,828
	4-9	Future Homemakers of America	732	1,250					\$175	\$13	1,438
	4-9	Calif. Manufacturers Assoc.	646	450	245		\$2,115	\$1,236	1,757		5,803
	4-10	St. Dept. of Consumer Affairs - Contr Ex	530	1,000	540						1,540
	4-11	Pak N Save	480	625							625
	4-11	Calif. Medical Assoc.	149	375	68			36	250		729
	4-13	Bustamante Antique Show & Sale	1,608	3,750	315			345		627	5,037
	4-17	SALU Sales Congress	362	1,250	28		100	123	489		1,990
	4-21	After Ebony Fashion Fair Party	100	500				182			682
	4-28	Herbalife Meeting	850	625	25						650
	4-28	Am. Assoc. of University Women	800	1,000	245		1,225	308			2,778
	4-28	Cat Fancier Show	2,696	2,000	536			545	92	400	3,573
	4-30	US Army Days of Engineers	375	500							500
	5-1	Sacto Area Center	1,310	3,163	20		2,355				5,538
	5-2	SACTO Annual Breakfast Meeting	1,646	3,000	335				1,806		5,141
	5-5	Conference of Calif. Handweavers	1,763	3,080			1,647	1,034	31	235	6,027
	5-8	Calif. Congress PTA	5,788	3,000	1,136		350	596	1,122		6,204
	5-12	Herbalife Meeting	500	900	25						925
	5-12	Art Directors & Artists Club	1,760	1,000	1,457	\$3,000		559	1,582		7,598
	5-14	Calif. Dietetic Assoc.	8,139	2,000	451		2,350	31	454	84	5,370
	5-18	St. Dept. of Consumer Affairs - Contr Ex	660	1,000	540						1,540
	5-18	Casino International Public Dance	1,344	1,878				1,401		373	3,652
	5-22	Calif. Federation of Republican Women	1,475	1,250				241	1,088		2,579
	5-24	Calif Society Municipal Finance Officers	440	250			830	122	788		1,990
	5-25	Battle of the Breakers	697	1,100	25			213		200	1,538
	6-2	All City High School Public Dance	529	755				68		613	1,436
	6-6	St. Conservation Corps.	350	500							500
	6-7	Elk Grove High School Graduation	3,200	2,000	286						2,286
	6-9	Worldwide Dreambuilders	1,395	938							938
	6-9	Casino International Public Dance	1,518	1,923				1,429		515	3,867
	6-15	St. Dept. of Consumer Affairs - Contr Ex	400	1,000	288						1,288
	6-16	Prepaid Legal Seminar	206	625							625
	6-20	United Methodist Church	8,861	2,000	3,075	3,000		1,296	442	200	10,013
FISCAL YEAR 1983-84 TOTALS			309,415	\$230,584	\$44,176	\$7,000	\$32,334	\$64,609	\$44,465	\$22,404	\$445,572

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1983-84	11-30	United Way Luncheon	869	\$500	\$128			\$290	\$841		\$1,759
	12-1	SSAE/ Sacto Valley Hotel Assoc.	370	700				247	626		1,573
	12-3	Sacto Antique Gun & Coin Show	4,463	4,000	3,068			2,764		\$659	10,491
	12-6	St. Dept. of Consumer Affairs - Contr Ex	476	1,000	432						1,432
	12-10	Lumberjack Stores	1,032	825			\$99	2,241	2,114		5,279
	12-13	St. Dept. of Consumer Affairs - Vet. Ex	369	500	278		245				1,023
	12-17	Mexican - American Sports Hall of Fame	748	1,100				1,578		32	2,710
	12-31	Casino International Public Dance	1,308	2,710				1,460		1,179	5,349
	12-31	Public Disco Dance	756	750				91		259	1,100
	1-7	Worldwide Dreambuilders	5,041	2,575	180						2,755
	1-10	St. Dept. of Consumer Affairs - Contr. E	1,152	1,000	432						1,432
	1-13	Bustamante Antique Show & Sale	2,782	3,750	378			568		600	5,296
	1-14	Worldwide Diamonds Assoc.	816	950	53						1,003
	1-21	Westernwear Market	6,072	6,000			2,440	2,975		273	11,688
	1-26	Governor's Prayer Breakfast	1,890	500	208				1,910		2,618
	1-26	Citizens for Homeowners Privacy	1,500	1,250							1,250
	2-1	The California Roast	1,000	500	75			1,103	2,703		4,381
	2-1	St. Conservation Corps.	287	500							500
	2-4	County Deputy Sheriff's Exam	500	500	352				46		898
	2-4	AHS/Oil Regional Sales Seminar	210	938	165					75	1,178
	2-5	Church of Jesus Christ Latter Day St	6,761	2,000	455	\$1,000	315			15	3,785
	2-7	St. Dept. of Consumer Affairs - Reg. Mur	2,918	3,600	2,448		108				6,156
	2-9	St. Dept. of Consumer Affairs - Contr Ex	522	1,000	396						1,396
	2-11	Antique Gun & Coin Show	6,142	4,000	2,987			2,866		797	10,650
	2-14	Academy of Financial Training	145	1,125	15		215				1,355
	2-15	Sacto Valley Assoc. Education of Young	1,376	1,500	65		125	59	1,545		3,294
	2-17	Casino International Public Dance	877	804				826		366	1,996
	2-19	Sacto Magazine/KROY Bridal Fair	4,970	3,000	827			563		61	4,451
	2-25	The Aman, International Folk Dance Troup	3,582	900	50			1,304	3,339	302	5,895
	2-25	Own Your Own Business Show	355	1,500				115			1,615
	3-3	Sacto Bee Travel fair	7,183	2,500	150		1,950	1,271	1,061	395	7,327
	3-3	Camellia Show	3,650	2,000				322		50	2,372
	3-6	Calif. Elementary Education Assoc.	749	838	20				48		906
	3-7	St. Dept. of Consumer Affairs - Cont. Ex	502	1,000	360						1,360
	3-7	Signetics Corp.	322	625	125				61		811
	3-8	Rotary Clubs Luncheon	587	645				110	593		1,348
	3-9	Public Dance	1,275	550	81			216		341	1,188
	3-9	Body Shop Equipt Trade Show	1,080	3,000	50			664		25	3,739
	3-11	Alpha Phi Alpha Fraternity	650	500	58			155	809		1,522
	3-14	Personal Development Seminar	1,197	625	53		750	160			1,588
	3-16	Mummers Luncheon - Volume Service	235	250				549	183		982
	3-17	Worldwide Diamonds Assoc.	2,342	950	60						1,010
	3-17	Casino International Public Dance	425	688	25			301		200	1,214
	3-19	Spiritual Life Crusade	600	625	25						650
	3-20	St. Dept. of Consumer Affairs - Voc. Mur	900	1,500	624						2,124
	3-20	St. Dept. of Consumer Affairs - Psych Te	78	500	120						620
	3-24	Sacto Antique Gun & Coin Show	3,556	4,000	2,601			1,560		471	8,632
	3-26	Institute in Basic Youth Conflicts	20,500	11,200	595		2,400	3,743			17,938
	4-4	St. Conservation Corps.	300	500							500
	4-6	Junior Statesmen of America	3,100	2,000			965	428	1,335		4,728

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1983-84	7-1	Casino International Public Dance	318	\$688				\$332		\$200	\$1,220
	7-3	Public Dance	162	360				21			381
	7-6	St. Conservation Corps.	300	500							500
	7-9	Public Dance	372	750				58		300	1,108
	7-12	St. Dept. Consumer Affairs - Ref. Nurses	3,630	3,600	\$2,448		\$108				6,156
	7-14	Public Dance	960	850	25			100		1,239	2,214
	7-14	St. Dept. Consumer Affairs - Contr Exam	530	1,000	270						1,270
	7-16	Worldwide Diamonds Assoc.	1,804	2,125	380						2,505
	7-19	St. Dept. Consumer Affairs - Voc. Nurses	1,000	1,500	944						2,444
	7-19	St. Dept. Consumer Affairs - Psych Tech	550	500	120						620
	7-20	School Services of Calif.	460	750	15			131	\$692		1,588
	8-3	St. Dept. of Consumer Affairs - Contr Ex	360	1,000	252						1,252
	8-3	St. Conservation Corps.	300	500							500
	8-5	Casino International Public Dance	364	750				389		200	1,339
	8-10	Rupperware Spectacular	4,480	2,000	2,199		6,500		8,321	93	19,113
	8-20	California Hardware Co Mkt & Trade	1,395	4,000	50		350			49	4,449
	8-13	Public Dance	363	750				54		300	1,104
	8-28	Sacto Bee Employees Dinner	1,385	500					1,268		1,768
	9-1	St. Dept. of Consumer Affairs - Contr Ex	950	1,000	504						1,504
	9-3	Public Dance	450	750				55		350	1,155
	9-7	St. Conservation Corps.	350	500							500
	9-8	Rotary Club Luncheon	776	810	60			93		750	1,713
	9-9	Sacto Host Breakfast	790	750	170				1,095		2,015
	9-13	United Way Luncheon	1,193	1,000	300			352	1,183		2,835
	9-15	Rotary Club Luncheon	241	260				22	219		501
	9-16	Casino International Public Dance	102	688				146		200	1,034
	9-16	Bustamante Antique Show & Sale	1,716	3,750	315			379		600	5,044
	9-20	St. Dept. of Consumer Affairs - Voc. Nur	332	1,000	240						1,240
	9-20	St. Dept. of Consumer Affairs - Psych Te	11	500							500
	9-21	Worldwide Church of God	41,005	13,850	1,423		838	644	1,120		17,875
	10-1	Antique Gun & Coin Show	3,699	4,000	2,818			2,029		400	9,247
	10-4	St. Dept. of Consumer Affairs - Contr Ex	702	1,000	540						1,540
	10-7	Harvest Festival	25,123	7,514	50			11,301		3,799	22,664
	10-13	Assoc. Of Christian Schools Int.	6,063	3,060	528			1,185			4,773
	10-16	Gold Rush Railroadiana	332	625	125			64		200	1,014
	10-21	Mc Curry's Camera & Cruise Clearance	4,008	3,125	430			172	1,346	909	5,982
	10-28	Casino International Public Dance	797	1,402				824		637	2,863
	10-28	Sacto Area Sunday Schools	1,650	2,700			2,354	235			5,289
	10-29	Halloween Costume Dance	358	750				51		300	1,101
	11-3	Calif. Reading Assoc.	5,812	6,000	465			825	1,450		8,740
	11-6	Alcohol Beverage Merchants	3,000	1,250				33		116	1,399
	11-8	B.E.M. Office Products & Systems Show	12,377	6,000			375	1,073	481	440	8,369
	11-12	Mustard Seed Conference	635	1,100	146		1,225	175		11	2,657
	11-14	St. Dept. of Consumer Affairs - Contr Ex	675	1,000	534						1,534
	11-15	St. Dept. of Consumer Affairs - Voc. Nur	620	1,000	444						1,444
	11-15	St. Dept. of Consumer Affairs - Psych Te	60	500	48						548
	11-18	Sacto Christmas Craft Affair	9,067	6,000	149			4,080		768	10,997
	11-25	Casino International Public Dance	725	842				542		383	1,767
	11-25	Great Western Art & Wine Expo	1,273	3,000	106			542		600	4,248
	11-27	Vintage Shorthair Cat Show	822	1,000	246			408		200	1,854

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1984-85	6-14	Society Public Dance	332	\$840	\$30			\$69		\$384	\$1,323
	6-17	St. Consumer Affairs - Architects	547	5,000	1,700						6,700
	6-21	Latin Public Dance	840	1,375				850		428	2,653
	6-28	Casino Int. Public Dance	541	1,250				563		375	2,188
	6-28	Univ Fellowship Metro Comm Church	7,060	16,938	1,592		\$8,418	422	\$380	80	27,830
FISCAL YEAR 1984-85 TOTALS			291,191	\$318,747	\$55,072	\$13,400	\$53,853	\$69,715	\$60,090	\$26,002	\$596,879

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1984-85	3-19	St. Consumer Affairs - Psych Techs	237	\$563	\$213						\$776
	3-19	St. Consumer Affairs - Nur Ex	750	1,688	763						2,451
	3-20	Ethiopian Relief Fund	110	700	85						785
	3-22	Body Shop Bulletin	1,260	6,750	125			\$1,400		\$31	8,306
	3-29	Public Dance - Society Production	1,498	1,375						742	2,117
	3-29	Sacto Advertising Club	799	750	442				\$1,905		3,097
	4-1	Calif. Assoc. School Transp Off.	2,510	4,000	741	\$3,000	\$7,050	747	1,043		16,581
	4-3	St. Conservation Corps.	475	700							700
	4-8	Joe Land Seminars	565	1,440	50						1,490
	4-10	Sacto Valley Assoc.-Young Child	1,415	1,125	113	250	1,490	192	1,604	75	4,849
	4-11	St. Dept. Consumer Affairs - Con. Ex	680	1,250	675						1,925
	4-13	Sacto Antique Gun & Coin Show	2,754	4,500	3,114			1,497		750	9,861
	4-15	Calif. Manufacturers Assoc	570	675	253		2,502	834	5		4,269
	4-16	Sacto Assoc. Life Underwriters	420	1,638					689	100	2,427
	4-19	After Ebony Fashion Fair Party	900	770	30				96		896
	4-19	Jukebox Public Dance	407	840	65			82		500	1,487
	4-19	Bustamante Antique Show	2,457	3,750	450			354		1,125	5,679
	4-20	Court, Great Imperial Empire	440	700	300			811			1,811
	4-20	Personal Advancement Seminar	395	1,440					56		1,496
	4-22	US District Court	800	700							700
	4-23	Governor's Prayer Breakfast	1,545	625	138				1,811		2,574
	4-23	Calif. Fed., Republican Women	1,375	1,750				454	1,937		4,141
	4-25	VICA Conference	3,180	7,875			913	1,149	3,345		13,282
	5-1	St. Conservation Corps.	350	700							700
	5-2	Calif. Society Municipal Finance Off	450	350			800	76	707		1,933
	5-3	Rotary Club	619	680			108	625			1,413
	5-3	St. Dept. of Aging	854	1,250	60						1,310
	5-4	Avon Products	850	1,050	201			236			1,487
	5-8	BEN Used Office Equip. Show	327	3,750				205		750	4,705
	5-11	Worldwide Diamonds Assoc.	600	700	20		10		93		823
	5-13	Constitutional Rights Foundation	1,150	600			755		485	19	1,859
	5-15	St. Consumer Affairs - Cont Ex	400	1,250	675						1,925
	5-15	St. Dept. of Transportation	280	700	23		850				1,573
	5-17	Casino Int. Public Dance	834	1,500				882		375	2,757
	5-18	Art Directors & Artists Club	1,722	1,400	1,904	3,600		395	1,147		8,446
	5-18	Worldwide Dreambuilders	1,867	1,750							1,750
	5-20	League of Calif. Cities	447	700	30		1,100	92	761		2,683
	5-21	First Commercial Bank	380	900	220		425	1,290	1,303		4,138
	5-25	Jukebox Public Dance	815	840	30			140		429	1,439
	5-26	After Concert Dance	19	1,250				9		417	1,676
	5-31	PYA/Monarch, Inc.	2,150	4,500			425	1,017	1,171		7,113
	6-4	S.A.C.T.O.	1,546	2,375	250				1,923		4,548
	6-5	St. Conervation Corps	325	700							700
	6-5	St. Consumer Affairs, Contractors	525	2,500	495						2,995
	6-7	Casino Int. Public Dance	453	1,375				289		375	2,039
	6-11	Eld Grove HS Graduation	3,700	2,250	245						2,495
	6-11	United Methodist Church	8,390	2,800	4,153	2,400	875	1,093	1,114	225	12,660

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1984-85	11-15	Worldwide Dreambuilders	1,704	\$1,250							\$1,250
	11-16	Calif. Western River Guides Assoc.	82	1,400	\$40				\$8		1,448
	11-16	Casino Int. Public Dance	801	1,500				\$867		\$375	2,742
	11-18	Vintage Shorthair Cat Show	791	1,000	746			382		375	2,503
	11-20	St. Dept. of Consumer Affairs - Nur Ex	400	1,000	360						1,360
	11-20	St. Dept. of Consumer Affairs - Psych	52	500	24						524
	12-1	Sacto Antique Gun & Coin Show	3,992	4,000	2,911			2,038		750	9,699
	12-4	St. Dept. of Consumer Affairs - Med Ins	776	4,000	1,944		\$110			273	6,327
	12-7	SSAE Season Spectacular	480	750	75			403	832		2,060
	12-7	Aerojet Strategic Propulsion Co	987	550				2,387	2,624		5,561
	12-8	Christian Science Publishing	1,550	1,030	120						1,150
	12-9	Worldwide Dreambuilders	1,530	500	260				3,558		4,318
	12-11	St. Dept. of Consumer Affairs - Cont Ex	660	1,000	504						1,504
	12-11	St. Dept. of Consumer Affairs - Vet Ex	320	700	300						1,000
	12-12	United Way Luncheon	650	925	654			225	910		2,714
	12-13	Calif. Elementary Education Assoc.	425	840	20				30		890
	12-14	Freak Beat Public Dance	1,307	1,500	158			278		525	2,461
	12-15	Mercy Hospital of Sacto	400	600				883	1,864		3,347
	12-31	Casino Int. Public Dance	1,519	2,339				1,589		455	4,383
	12-31	Music Man Public Disco	1,030	868				184		667	1,719
	1-4	W.U. Grant Ministries Crusade	1,100	2,250	430					100	2,780
	1-5	Worldwide Dreambuilders	3,600	2,675	317						2,992
	1-8	Cousin's Home Furnishings	530	770	471		500	1,202	331		3,274
	1-11	Bustamante Antique Show & Sale	2,164	3,750	450			460		1,125	5,785
	1-12	County Deputy Sheriff Exam	500	700	480						1,180
	1-16	St. Dept. of Consumer Affairs - Cont Ex	615	1,250	540						1,790
	1-19	January Westernwear Market	3,829	6,750			4,530	2,715	261	95	14,351
	1-25	Calif. Democratic Party	3,392	5,300	685		2,765	1,897	3,745	30	14,422
	1-28	Spiritual Life Crusade	850	2,800						100	2,900
	1-30	The California Roast	705	625	128			831	2,393		3,977
	2-1	Amway Corp.	550	1,875					162		2,037
	2-1	Spiritual Life Crusades	1,900	700							700
	2-3	Sacramento Magazine / KSAC	3,600	3,375	843			721			4,939
	2-5	St. Consumer Affairs - Nur Ex	2,061	4,050	1,980		108				6,138
	2-9	Antique Gun & Coin Show	4,990	4,500	2,967			2,413		840	10,720
	2-13	St. Consumer Affairs - Contr Ex	352	1,250	360						1,610
	2-17	Republican State Central Committee	1,450	1,250	271		900		677		3,098
	2-20	Worldwide Dreambuilders	600	700							700
	2-22	Casino Dance, Reynolds	766	1,250				607		375	2,232
	2-23	Calif. Home Economics Assoc.	1,820	5,000	115		3,483	194	1,990		10,782
	3-1	Calif. Parks & Rec Society	6,325	4,000	851			2,512	1,895	217	9,475
	3-5	Personal Development Seminar	1,330	1,400	80		650		133		2,263
	3-6	Calif. Elementary Education Assoc.	320	840	20				26		886
	3-6	St. Conservation Corps.	380	700							700
	3-8	Casino Dance	745	1,250				641		375	2,266
	3-9	Camellia Society of Sacto	3,570	2,500				263			2,763
	3-10	Alpha Phi Alpha Fraternity	525	625	60						685
	3-13	St. Consumer Affairs - Cont. Ex	550	1,250	540						1,790
	3-14	World Forums, Tourism Conference	1,114	1,325	651	\$900	935	281	3,789	6	7,887
	3-16	Sacto Bee Travel Fair	6,274	4,500			2,730	965	218	260	8,673

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT MALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1984-85	7-5	St. Conservation Corps.	337	\$500							\$500
	7-10	St. Dept. of Consumer Affairs - Nur Ex	3,015	3,600	\$1,752		\$108				5,460
	7-12	St. Dept. of Consumer Affairs - Contr Ex	621	1,000	468						1,468
	7-14	Casino Int. Public Dance	2,671	5,057				\$2,457		\$827	8,341
	7-17	St. Dept. of Consumer Affairs - Nur Ex	900	1,000	672					28	1,700
	7-17	St. Dept. of Consumer Affairs - Psych	75	500	72						572
	7-19	Assembly of God Youth Ministers	4,650	2,000	1,476	\$1,000		63			4,539
	7-21	Freak Festival & Dance	925	840				162		328	1,330
	7-21	Worldwide Diamonds Assoc.	906	1,500							1,500
	7-25	St. Conservation Corps.	325	500							500
	7-28	Casino Int. Public Dance	855	1,375				1,000		475	2,850
	8-3	Purple Rain Public Dance	1,000	770				142		475	1,387
	8-4	Worldwide Dreambuilders	2,980	2,575	285						2,860
	8-7	St. Dept. of Consumer Affairs - Contr Ex	414	1,000	396						1,396
	8-8	WV Grant Ministries Crusade	1,200	1,250	90					100	1,440
	8-10	Casino Public Dance	924	1,500				1,037		375	2,912
	8-16	St. Conservation Corps.	297	500							500
	8-18	Calif. Hardware Corp.	1,705	4,350	30				\$1,393	175	5,948
	8-26	Sacto Bee Employee Dinner	1,325	500				666	2,139		3,305
	8-31	Back to School Public Dance	348	700				64			764
	8-31	Greek Food Festival	3,500	1,663	1,695			760		541	4,659
	9-2	Greek Food Festival	8,500	3,512							3,512
	9-5	St. Conservation Corps.	305	700							700
	9-7	Sacto Host Breakfast	850	625	165				932		1,722
	9-7	Bustamante Antique Show	1,705	3,750	385			373		1,200	5,708
	9-8	Casino Int. Public Dance	573	1,375				508		390	2,273
	9-12	St. Dept. of Consumer Affairs - Contr Ex	727	1,000	504						1,504
	9-14	Computers & Health Care Conference	1,885	6,050		2,250	3,753	717	3,176	123	16,069
	9-18	St. Dept. of Consumer Affairs - Nur Ex	313	1,000	216						1,216
	9-19	United Way Luncheon	1,200	1,325	103			333	1,189		2,950
	9-22	Sept. Western Wear Market	1,980	9,945	60			2,431	377	313	13,126
	9-27	Calif. School Boards Assoc.	200	375	40			41	410		866
	9-29	Sacto Antique Gun & Coin Show	3,611	4,000	2,610					750	7,360
	10-1	Accelerated Christian Education	1,450	1,250	250		1,640				3,140
	10-5	Harvest Festival	25,089	8,220	69			12,557		4,352	25,198
	10-9	St. Dept. of Consumer Affairs - Con. Ex	475	1,000	396						1,396
	10-10	Worldwide Church of God Convention	47,229	15,000	1,596			1,066	787		18,449
	10-19	Mustard Seed Conference	2,770	4,000	225		2,350	454		222	7,251
	10-25	Assoc. of Christian Schools Int.	6,136	3,000	120			1,246			4,366
	10-27	B.A.P.A.C. Conference	600	1,050	62		565		405		2,082
	10-27	Casino Int. Public Dance	1,128	1,461				1,223		436	3,120
	11-1	St. Dept. of Consumer Affairs - Con Ex	540	1,000	360						1,360
	11-1	St. Conservation Corps.	350	700							700
	11-2	Diocese of Sacto	1,925	1,000	326		2,205		536	21	4,088
	11-3	Worldwide Dreambuilders	2,776	1,875	195		800				2,870
	11-4	Alcohol Beverage Merchants	2,000	1,250	25					48	1,323
	11-7	Office Products & Systems Show	6,020	6,375				1,267	628		8,270
	11-10	Jukebox Public Disco Dance	1,201	840				199		700	1,739
	11-13	Sacto Metro Chamber of Commerce	756	1,000	741			238	991		2,970
	11-15	Allied Equip Co.	46	1,050	148				106		1,304

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1985-86	4-23	State Contractors Exam	1,700	\$2,500	\$1,350						\$3,850
	4-27	Stanley Ent. Lewis Auto Supply		1,875	35				\$1,051	\$173	3,134
	4-28	Executive Career Fairs	2,000	700	203						903
	4-29	Calif. Federation Republican Women	1,950	2,100				\$252	2,256		4,608
	5-1	Calif. Society Finance Officers	365	350			\$800	93	805		2,048
	5-1	Sacto Evangelistic Outreach	1,073	625	433				1,134		2,192
	5-3	Quilt Festival	3,490	4,500				837	45	786	6,168
	5-5	Basic Youth Conflicts	12,500								0
	5-13	Veterinary Exam	140	700	188		325				1,213
	5-14	Odd Fellows	5,200	732	236			811	1,582		3,361
	5-19	Constitutional Rights Foundation	900	2,100			1,580		884		4,564
	5-22	Sacto Black Chamber of Commerce	320	350				83	854		1,287
	5-29	Calif. Conf. on Small Business	560	4,500	280		2,880	107	960		8,727
	5-31	Hollywood Int. Talent Service		700							700
	6-2	St. Contractors Exam	2,555	2,500	1,350						3,850
	6-5	S.A.C.T.O.	1,780	2,250					1,926		4,176
	6-6	Luther Burbank Graduation	3,800	1,000	363						1,363
	6-9	Hiram Johnson Graduation	2,800	1,000	363					60	1,423
	6-11	Elk Grove HS Graduation	4,435	2,250	245					120	2,615
	6-13	Bella Vista HS Graduation	3,300	1,000	588						1,588
	6-14	Christian Home Educators	856	1,400	148		1,115	277		55	2,995
	6-16	State Architectural Examiners	917	5,000	1,657						6,657
	6-22	Ice Cream Social	300	1,254	66					492	1,812
	6-24	Worldwide Dreambuilders	950	735	21						756
FISCAL YEAR 1985-86 TOTALS			227,754	\$251,848	\$38,269	\$0	\$24,586	\$60,970	\$40,846	\$30,405	\$446,924

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1985-86	12-13	Amway Corp.	1,200	\$700	\$10		\$1,320		\$87	\$11	\$2,128
	12-14	Aerojet Strategic Propulsion	1,000	688	120			\$2,629	34	53	3,524
	12-14	Mercy Hospital Xmas Party	700	750	80			967	1,496	56	3,349
	12-20	Formica Corp.	450	688	93			1,839	1,209		3,829
	12-21	Worldwide Dreambuilders	780	975	213				1,816	500	3,504
	12-31	Casino Int. Public Dance	1,164	2,213	50			1,512		435	4,210
	1-2	Public Gaming Research Inst.	400	2,500	991		500	270	11		4,272
	1-4	Worldwide Dreambuilders	2,350	1,750							1,750
	1-5	Peter Popoff Evangelistic Crusade	1,800	1,250	390					1,150	2,790
	1-10	Antique Show	2,018	3,750	459			346		1,253	5,808
	1-15	No Calif. Turfgrass Council	2,847	2,250				1,056			3,306
	1-25	West Coast Western Market	2,400	6,750	135		4,805	1,758	361	204	14,013
	1-29	California Roast	700	625				729			1,354
	1-31	Citizens Resp Law Enforcement	196	625				274			899
	2-1	County Sheriffs Exam	500	700	480						1,180
	2-1	World Evangelism Conv. CABC		2,500							2,500
	2-4	State Dept. of Consumer Affairs	1,816	4,050	1,680		108				5,838
	2-8	Gun & Coin Show	3,233	2,500	1,939			1,075	50	750	6,314
	2-11	Worldwide Dreambuilders	1,030	700							700
	2-13	Doug E. Fresh Concert	2,061	2,124	192			363		1,344	4,023
	2-14	Casino Dance	613	1,375				571		379	2,325
	2-23	The Bride's Nest	1,350	1,250							1,250
	2-27	Sacto District Dental Society	625	700			490	123	141		1,454
	3-1	Bus Boys	1,419	1,250	248			108		615	2,221
	3-1	Camellia Society	10,240	2,500				280			2,780
	3-4	State Contractors Exam	800	1,250	540						1,790
	3-5	World Forums Inc	1,405	1,325	1,763		1,510	456	4,879	18	9,951
	3-6	Lewis & Lewis Productions	84	100							100
	3-8	Bee Travel Fair	5,067	7,230	65			1,424	975	462	10,156
	3-10	CCTV J&J Sports	1,699	3,943	166					200	4,309
	3-14	Jose Reynoso - Casino Dance	705	1,375				500		375	2,250
	3-15	Jukebox Production - Jets	636	1,375	388			190		379	2,332
	3-18	Spiritual Life	995	2,100							2,100
	3-19	Dept. of Consumer Affairs - Nur Ex	767	1,250	720						1,970
	3-19	Dept. of Consumer Affairs - Psych		700	90						790
	3-23	Calif. School Food Service	3,050	6,750	803					2,677	10,230
	3-29	Stewart Katz - Circle Jerks	733	700	150			140		460	1,450
	4-2	Professional Trade Shows		2,250						99	2,349
	4-2	Sacto Industrial Expo	310	2,250	138			433		900	3,721
	4-5	Antique Gun & Coin Show	2,133	2,500	1,977			297		817	5,591
	4-7	Wrestlemania CCTV	6,170	7,790	420			7,314		3,113	18,637
	4-8	Assoc. for Education Young Child	1,000	1,125			1,440	73	1,556		4,194
	4-11	Sacto Ad Club	846	625							625
	4-11	Antique Show	1,859	3,750	236			297		1,199	5,482
	4-14	Calif. Manufacturers Assoc.	590	675			2,502		1,864		5,041
	4-15	Governor's Prayer Breakfast	1,279	625							625
	4-18	Junior Statesmen Foundation	800	700			110	66			876
	4-19	Casino International	605	1,375				631		383	2,389
	4-22	Sacto Assoc. Life Underwriters		800					814		1,614
	4-22	Sacto Assoc. Life Underwriters		838							838

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1985-86	7-8	School Services of Calif.	346	\$350			\$550	\$65	\$659		\$1,624
	7-10	St. Consumer Affairs - Contractors	750	1,250	\$675						1,925
	7-16	St. Consumer Affairs - Nurses Ex	3,475	4,000	2,300		176				6,476
	7-19	Smith's Clothing	3,845	4,375	1,456				367	\$10	6,208
	7-24	St. Consumer Affairs - Psych Tech	143	700	270						970
	7-24	St. Consumer Affairs - Nurses Ex	800	1,250	615						1,865
	7-25	Avon Products	500	700	40						740
	7-27	So Sacto Christian Center	50	700	60						760
	7-28	Sacto Bee Employee Dinner	1,050	625				911	2,070		3,606
	8-2	Casino Dance	730	1,375				856		375	2,606
	8-7	St. Consumer Affairs - Cont. Ex	440	1,250	540						1,790
	8-16	Casino Dance	397	1,375				401		375	2,151
	8-25	Calif. Hardware Co.	2,023	4,500			760		1,480		6,740
	8-30	Grant Union School District	400	700							700
	8-31	Italian Catholic Federation	1,100	500	276			324	107		1,207
	9-4	St. Consumer Affairs, Contractors	500	1,250	540						1,790
	9-6	Host Breakfast Committee	890	625	174				1,023		1,822
	9-10	Citrus Heights Chamber of Commerce	300	625				66	464		1,155
	9-11	United Way	1,141	1,125				241	1,300		2,666
	9-14	Antique Gun & Coin Show	2,896	4,500	2,029			1,039	9	750	8,327
	9-17	Sacto Postal Customers	278	600			25	102			727
	9-17	St. Consumer Affairs - Nur Ex	250	1,250							1,250
	9-21	West Coast Western Market	3,375	250	50			2,541	420		3,261
	9-26	Calif. School Boards	410	188	58			31	583		860
	9-27	Rotary Club Int. Ball	295	625					936		1,561
	9-28	Worldwide Dreambuilders	1,170	700							700
	9-29	Worldwide Church of God	1,700	18,500					467		18,967
	10-11	Harvest Festival	23,648	9,032				11,909		4,828	25,769
	10-16	St. Consumer Affairs - Contractors	1,435	1,250	675						1,925
	10-18	Calif. Catholic Conference	3,225	4,980	492		2,250	430	85	360	8,597
	10-24	Assoc. of Christian Schools Int.	6,006	1,060				1,148	8		2,216
	10-26	Black American Political Assoc.	600	1,050	10		790	103	4		1,957
	10-26	Casino Int. Public Dance	1,478	2,981				1,483		641	5,105
	11-2	Worldwide Dreambuilders	1,600	1,750							1,750
	11-3	UFCW Butchers Union	450	700							700
	11-6	Business Exhibitors Northwest	6,000	7,175				1,374			8,549
	11-12	St. Consumer Affairs - Cont. Ex	650	1,250	630						1,880
	11-13	St. Consumer Affairs - Nur Ex	500	1,250	1,230						2,480
	11-14	Rotary Club	247	247				33	227		507
	11-16	Casino Int. Public Dance	884	1,375				884		379	2,638
	11-17	Vintage Shorthair Cat Show	823	1,000	674			289		381	2,344
	11-20	United Way	950	1,125	293			249	1,061		2,728
	11-22	Luxury on Wheels	6,735	6,750	8			1,255	109	1,449	9,571
	11-29	The Crafts Festival	12,597	6,750				4,798			11,548
	12-5	SSAE	625	1,050				410	2,411		3,871
	12-7	Antique Gun & Coin Show	3,121	4,500	2,079			1,306		924	8,809
	12-10	St. Consumer Affairs - Vet Ex	600	1,025	483						1,508
	12-11	Sacto Metro Chamber of Commerce	160	350	100		550		266		1,266
	12-11	St. Consumer Affairs - Cont. Ex	1,000	1,250	450						1,700
	12-13	Casino Int. Public Dance	850	1,375				541		415	2,331

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1986-87	5-11	Constitutional Rights Foundation	1,485	\$2,800			\$2,880		\$1,836		\$7,516
	5-12	State Veterinary Exam	120	1,250	\$155						1,405
	5-14	California Society Muni. Finance Off.	412	350	120		800	\$64	875		2,209
	5-14	Worldwide Dreambuilders	700	700							700
	5-15	Empressa Valdivia Public Dance	1,511	2,711	150			1,368		\$833	5,062
	5-19	Government Technology Conference	7,820	6,750	1,135	\$6,000	4,900	3,258	1,659	5,453	29,155
	5-27	S. A. C. T. O.	1,475	2,475	180				1,768		4,423
	5-28	Contractors Exam	1,517	2,500	1,320						3,820
	5-31	Ready for the World	929	2,250	300			378		616	3,544
	6-2	Industrial Shows of America	3,940	4,500	255			1,668		480	6,903
	6-6	Sacramento County Sheriff Exam	800	700	385						1,085
	6-11	Bella Vista Graduation	2,200	1,250	500					120	1,870
	6-12	Empressa Valdivia Dance	334	1,375				427		383	2,185
	6-13	Victory Outreach	750	700						159	859
	6-13	Elk Grove High School Graduation	3,000	1,250	440						1,690
	6-16	International Executive Development	775	700							700
	6-17	Contractors Exam	1,150	1,250	600						1,850
	6-18	United Methodist Church	8,608	2,800	3,336		2,875	1,703	1,404	750	12,868
	6-27	Stephen Covey & Associates	390	700					155		855
	6-30	Veterinary Exam	575	700	438						1,138
FISCAL YEAR 1986-87 TOTALS			283,802	\$277,406	\$45,077	\$6,000	\$46,701	\$76,701	\$69,770	\$40,392	\$562,047

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES, Continued

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1986-87	12-27	So. Calif. Jam Co.	1,208	\$863	\$35			\$197		\$930	\$2,025
	12-30	State Contractors Exam	1,040	1,250	675						1,925
	12-31	Music Man Productions	2,068	1,608	92			262		1,520	3,482
	12-31	Symphony New Year Eve Gala	763	2,309	410			819	\$1,476	53	5,067
	1-5	Governor's Inaugural Ball	2,933	10,075				3,478			13,553
	1-8	Roger Houtsma Evangelist	56	2,100	130						2,230
	1-9	Antique Show	2,276	3,750	214			440		1,097	5,501
	1-17	West Coast Western Wear Market	4,871	6,750	93		\$4,530	2,504	294	204	14,375
	1-23	Warnke Ministries	5,080	2,250	750			503			3,503
	1-24	Diocese of Sacramento	825	700	1,118		493				2,311
	1-24	Vietnamese Public Dance	744	1,375	600			307		355	2,637
	1-27	California Roast	504	625	108			874	1,769		3,376
	1-30	Democratic Convention	11,300	3,800	2,000		1,215	1,566	2,733	14	11,328
	2-4	R. V. Trade Show	3,840	5,000					201	720	5,921
	2-8	The Brides Nest	2,695	1,250	491					83	1,824
	2-13	Hunters Exposition '87	3,108	6,750	100		425	3,592	1,832	1,216	13,915
	2-19	Auburn Dam Council	820	625					1,371		1,996
	2-19	Insurance Agents & Brokers Council	450	1,400				758	1,152		3,310
	2-20	Valdivia Public Dance	1,306	1,922	330			1,393		643	4,288
	2-22	Levins Auto Supply	520	2,000				679		230	4,127
	2-22	Republican Convention	1,580	1,400	670		1,165		1,008		4,243
	2-24	Worldwide Dreambuilders	1,106	700							700
	2-25	Contractors License Exam	535	1,250	540						1,790
	3-1	Bee Travel Fair	5,720	4,500	60					429	4,989
	3-3	Governor's Conference on Tourism	1,379	2,025	720			482	5,630	150	9,007
	3-7	Camellia Society of Sacramento	3,515	2,500	60			231		105	2,896
	3-14	Warnke Ministries	3,500	3,500	60			569		370	4,499
	3-17	J & D Exposition	326	1,250				102	867	5	2,224
	3-24	Contractors Exam	724	1,250	640						1,890
	3-25	California Associatio of Realtors	1,400	700					78		778
	3-25	California Chamber of Commerce	304	700	110			76	439		1,325
	3-26	Governors Prayer Breakfast	1,405	625	203				1,598	30	2,456
	3-28	Quilt Festival	4,708	4,500	30			1,210	69	1,024	6,833
	4-1	California Education of Young Children	1,100	1,125	30		1,510	65	1,606	125	4,461
	4-2	California Music Educators	8,033	3,612	2,974		3,238	918	366	1,672	12,780
	4-6	Institute in Basic Youth Conflicts	14,700	12,500			1,740	1,942	20	315	16,517
	4-12	Construction & Labors Union #185	532	1,125				353	997		2,475
	4-17	Ebony After Party	400	770					192	60	1,022
	4-18	Empressa Valdivia Public Dance	1,002	1,432				1,063		426	2,921
	4-21	Association of Life Underwriters	512	975					979		1,954
	4-21	International Executive Development	900	700						125	825
	4-22	California Medical Association	380	500			75	432	1,024		2,031
	4-24	Square Dance Convention	4,658	7,155	723		3,686	761		161	12,486
	4-28	Contractors Exam	675	1,250	630						1,880
	5-1	VICA Conference	2,130	4,000				435	2,547	180	7,162
	5-5	California Federation Republican Women	1,489	2,100				262	2,584		4,946
	5-7	Sacramento Evangelistic Outreach	773	688	168				1,071		1,927
	5-7	Jab Promotions Boxing	566	1,250	15			768		453	2,486
	5-8	Calvary Evangelism Center	1,350	1,400	105						1,505
	5-9	Success Achievement Center	45	700						275	975

TABLE 4
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF EQUIPMENT AND BUILDING RENTAL REVENUES

FISCAL YEAR	DATE	EVENT	ATTENDANCE	EXHIBIT HALL	EQUIPMENT/ LABOR	THEATER	ACTIVITY BUILDING	CONCESSION INCOME	CATERING FEES	MISCELLANEOUS INCOME	TOTAL REVENUES
1986-87	7-7	School Services of Calif.	360	\$350			\$550	\$53	\$722		\$1,675
	7-13	Sacramento Bee	1,475	625				579	2,091		3,295
	7-15	State Registered Nurses Exam	3,210	4,050	\$2,300		126				6,476
	7-22	State Contractors Exam	1,500	2,500	1,350						3,850
	7-31	W.V. Grant Evangelistic Assoc.	1,450	3,750				49			3,799
	8-1	Int. Executive Development	2,115	1,100			375				1,475
	8-4	Calif. School Employees Assoc.	5,719	625	2,072		400	3,406	3,563	\$514	10,580
	8-14	Worldwide Dreambuilders	980	700	30						730
	8-25	Contractors Exam	630	1,250	630						1,880
	8-29	Greek Food Festival	11,983	5,125	2,068					2,018	9,211
	9-3	California Firefighters Foundation	105	700	28		655		235		1,618
	9-5	Host Breakfast Committee	841	1,125	243				1,062		2,430
	9-6	Coin & Gun Show	2,067	2,500	1,400			659		750	5,309
	9-9	Calif. Chamber of Commerce	265	1,050	119		1,440	602	504		3,715
	9-9	United Way	1,265	625	680			230	1,240		2,775
	9-12	Antique Show	1,713	3,750	240			322		1,197	5,509
	9-13	Vintage Shorthairs	1,024	2,500	1,244			469		768	4,981
	9-16	Educational Congress of Calif.	55	1,050	55			16	126		1,247
	9-17	California School Boards	215	1,050	58		90	8	261		1,467
	9-17	State Contractors Exam	515	1,250	450						1,700
	9-20	West Coast Western Market	5,089	6,750	149		4,530	2,307	404		14,140
	9-25	Western USA Marketweek	868	4,200	30		90	9	2,854	1,384	8,567
	10-3	Harvest Festival	23,830	9,671	30			12,424		5,617	27,742
	10-9	Volume Service	275	700			210			35	945
	10-15	Nurses Exam	1,084	3,465	1,020						4,485
	10-16	Worldwide Church of God	33,650	16,500	808		2,000	288	1,428		21,024
	10-26	McClatchy Newspapers	396	350	318			1,308	798	50	2,824
	10-28	Pacific Bell	635	2,800	45		878	308	1,118	749	5,898
	10-29	State Contractors Exam	830	1,250	675						1,925
	10-30	Positive People Rally	1,403	3,000	828		350	393		1,375	5,946
	10-31	Catholic Diocese of Sacramento	2,180	5,000	283		3,370	357		375	9,385
	11-5	BEN Office Products Show	3,743	4,500	80		705	1,084	78	609	7,056
	11-5	Business Exhibitors Northwest		2,250							2,250
	11-14	Worldwide Dreambuilders	672	700							700
	11-15	Male Fashion Show	246	1,250	463			130		650	2,493
	11-16	Wrestling	463	1,250	480		1,250	502		377	3,859
	11-25	State Contractors Exam	1,100	1,250	675						1,925
	11-28	Crafts Festival	10,411	6,750	45			4,787		1,615	13,197
	12-2	Rice Growers Association	750	1,400	131		150	1,070	1,670	90	4,511
	12-4	SSAE	650	1,050				351	1,100	117	2,618
	12-5	Cal Western Life	188	350	30			411	281	49	1,121
	12-6	Mercy San Juan Hospital	600	750	200			1,080	1,373	56	3,459
	12-6	No. Calif. Rabbit Breeders Assoc.	1,681	1,250	150			365	39		1,804
	12-9	State Veterinary Medicine Exam	608	1,075	450						1,525
	12-10	United Way	940	625	559			229	1,103		2,516
	12-12	Formica Corp.	592	350	35			2,110	1,414	53	3,962
	12-12	State Bar Graduation	900	700	78						778
	12-13	Aerojet	1,050	750	50			2,845	2,755	120	6,520
	12-13	Mercy Hospital	700	750	220			1,096	1,704	60	3,830
	12-20	Aerojet	436	750	80			947	1,029		2,806

TABLE 5
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF LOST EVENTS

<u>Date</u>	<u>Name of Event</u>	<u>Reasons for Cancelling</u>
1991	California Medical Association	Promoters have decided on the Reno, Nevada facility for 1991.
1988	California Media Library Education Assoc.	Booking of hotel rooms was a problem.
1987	California Society of Hospital Pharmacists	Demographic and attendance patterns in the San Francisco Bay area appear better than those in the Sacramento area.
1987	California Society of Respiratory Therapy	Convention site was contingent on whether or not the Hyatt Hotel would be completed by June of 1987.
1987	Key Club International - District Convention	Required 450-500 double occupancy rooms, with only 304 rooms being available within walking distance to the Convention Center.
1986	The Assemblies of God	Cancellation was due to a major change in 1986 convention.
1986	California Association of College Shows	Convention was contingent on the Hyatt Hotel being completed by November of 1986.
1986	California Hardware Company	Pulling show out of the Northern California area altogether to try the Bay area market.
1986	Food Fair	Failure by the Sacramento Community Convention Center to return phone calls pertaining to the dates booked.

TABLE 5 (continued)
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF LOST EVENTS

<u>Date</u>	<u>Name of Event</u>	<u>Reasons for Cancelling</u>
1984	Sacramento Industrial Exposition	Due to a poor response to last year's show, the interest is not there to produce the show this year.
1983	Northern California Nutritional Food Retailers Association	Promoters decided to use the MGM in Reno, Nevada, again this year.
1983	Sacramento Royal Christmas Faire Crafts and Trade Show	Patti Andrews has not been feeling well, and therefore will not put on the show this year.
1983	Valley Ski Show	Joined with another show and is utilizing their choice of facilities. Should be back next year.
1982	"How To" Handyman Show	Decided to use the Cal Expo facility instead.
1981	Business & Investment Seminar	Promoter has postponed the seminar until 1982.
1980	Building Industry Association of California	Decided to book at the Red Lion Inn this year instead.
1980	Northern California Fishing Tackle, Sportsman Travel and Vacation Show	Not enough space available at the time, since other shows were already booked, but the show is very interested in utilizing the Convention Center in 1982.

TABLE 5 (continued)
SACRAMENTO COMMUNITY CONVENTION CENTER
SUMMARY OF LOST EVENTS

<u>Date</u>	<u>Name of Event</u>	<u>Reasons for Cancelling</u>
1979	Gift Show	Promoters were not sure whether the Convention Center could handle this type of event or not. Exhibitors at the Los Angeles and San Francisco shows agreed.
1978	National Entertainment and Campus Activities Association	California State Employees Association booked their convention ahead of the National Entertainment and Campus Activities Association for the same time.
1978	Western Auto Merchandise Show	Utilizing another facility.
1976	Citizens Savings and Loan Association	Budget limitations prevented the Association from using the Convention Center at the present time.
1976	Tri Chem Convention	Facilities at the Convention Center were inadequate and there were not enough "break out" rooms.
1975	Northern California Shoe Travelers, Inc.	Decided to use the Anaheim Convention Center because of its size.
1974	P.M.A. Antique Show	Parking is too much of a problem for us to hold our event here.

TABLE 6
COMPETITIVE FACILITIES
BETWEEN 200,000 AND 100,000 SQUARE FEET

<u>Facility</u>	<u>Location</u>	<u>Size in Square Feet</u>
1. Tarrant County Convention Center	Ft. Worth, TX	200,000
2. Memphis Convention Center	Memphis, TN	200,000
3. Valley Forge Convention Center	King of Prussia, PA	200,000
4. Century II	Wichita, KS	198,500
5. Arizona Expo Center	Phoenix, AZ	196,500
6. Baltimore Convention Center	Baltimore, MD	194,500
7. St. Paul Civic Center Complex	St. Paul, MN	185,000
8. Bayside Expo Center	Boston, MA	180,000
9. Kansas Coliseum	Wichita, KS	180,000
10. Orange County Convention Center	Orlando, FL	180,000
11. Memorial Coliseum Complex	Portland, OR	177,000
12. Atlanta Market Center	Atlanta, GA	176,000
13. Oregon Convention Center (to open Fall 1990)	Portland, OR	175,000
14. The Kingdome	Seattle, WA	170,000
15. Nashville Convention Center	Nashville, TN	170,000
16. Albert Thomas Convention Center	Houston, TX	169,000
17. Long Beach Convention Center*	Long Beach, CA	166,000
18. Louisiana Superdome	New Orleans, LA	166,000
19. The Piers	New York City	165,000
20. Pittsburgh Convention Center	Pittsburgh, PA	165,000
21. The Denver Mart	Denver, CO	162,000
22. Albert Sabin Convention Center	Cincinnati, OH	162,000
23. Reno Convention Center	Reno, NV	161,000
24. L.A. Sports Arena	Los Angeles, CA	160,000
25. Birmingham Convention Center	Birmingham, AL	160,000
26. Ohio Center	Columbus, OH	160,000
27. Notre Dame Convention Center	Notre Dame, IN	156,312
28. Minneapolis Convention Center	Minneapolis, MN	156,000
29. Myriad Convention Center	Oklahoma City, OK	155,000
30. Tulsa Convention Center	Tulsa, OK	145,000
31. Washington State Convention Center (Opens 1988)	Seattle, WA	142,000
32. ExpoCenter/Chicago	Chicago, IL	140,000
33. San Francisco Civic Center & Brooks Hall*	San Francisco, CA	140,000
34. Currigan Hall	Denver, CO	140,000
35. Florida State Expo Park	Tampa, FL	139,000
36. Rivergate	New Orleans, LA	135,000
37. Omaha Civic Center	Omaha, NE	135,000
38. Charlotte Civic Center	Charlotte, NC	134,000
39. Tacoma Dome	Tacoma, WA	130,000

*Primary competition

TABLE 6 (continued)
COMPETITIVE FACILITIES
BETWEEN 200,000 AND 100,000 SQUARE FEET

<u>Facility</u>	<u>Location</u>	<u>Size in Square Feet</u>
40. World Trade Center	Boston, MA	130,000
41. Riverside Centroplex	Baton Rouge, LA	130,000
42. Lane County Convention Center	Eugene, OR	130,000
43. Concourse Exhibit Center*	San Francisco, CA	125,000
44. Dayton Exhibition Center	Dayton, OH	125,000
45. DC Armory Starplex	Washington, DC	124,371
46. Charlotte Merchandise Mart	Charlotte, NC	120,000
47. Oakland Coliseum	Oakland, CA	120,000
48. Miami Expo Center	Miami, FL	120,000
49. Pontiac Silverdome	Pontiac, MI	119,000
50. Will Rogers Coliseum	Ft. Worth, TX	118,000
51. Grand Center	Grand Rapids, MI	117,000
52. Veterans Auditorium	Des Moines, IA	112,000
53. Franklin County Center	Columbus, OH	110,000
54. Mobile Municipal Auditorium	Mobile, AL	110,000
55. Bayfront Convention Center	Corpus Christi, TX	104,000
56. South Carolina Fair Grounds	Columbus, SC	102,000
57. Coconut Grove Exhibit Center	Miami, FL	101,000
58. Pittsburgh Expo	Pittsburgh, PA	101,000
59. Commonwealth Convention Center	Louisville, KY	100,000
60. Duluth Auditorium	Duluth, MN	100,000
61. Northeast Trade Center	Woburn, MA	100,000
62. Santa Clara Convention Center*	Santa Clara, CA	100,000
63. Osborn Convention Center	Jacksonville, FL	100,000
64. Charleston Convention Center	Charleston, SC	100,000
65. Seattle Trade Center*	Seattle, WA	100,000

*Primary competition

TABLE 7
Comparable and Competitive Facilities

	<u>Oregon Convention Center</u>	<u>Seattle Kingdome</u>	<u>Long Beach Convention Center</u>	<u>L.A. Sports Arena</u>	<u>Reno Convention Center</u>	<u>San Jose Convention Center</u>
Total Exhibit Space	175,000	170,000	166,000	161,000	161,000	230,000 ('88)
Prime Exhibit Space	175,000	170,000	90,000	161,000	161,000	165,000 ('88)
Number of Halls	7	1	3	2	2	3
Number of Levels	1	1	1	2	1	1
Floor Load Per Square Feet	350	Unlimited	Unlimited	1000/2000	Unlimited	Unlimited
Ceiling Heights	36 feet	250 feet	25 feet	75 feet	34 feet	23 feet
Access Doors	6 doors 24' x 32'	1 door 18' x 24'	4 doors 25' x 32'	2 doors 20' x 40'	4 doors 34' x 42'	4 doors 20' x 16'
Number of Meeting Rooms	25	5	11	None	29	31
Meeting Room Square Footage	70,000	22,000	20,000	None	106,000	30,000
Percentage of Meeting Room to Exhibition Space	40%	13%	12%	0%	63%	18%
Parking (Cars)	1,200	2,200	4,700	4,000	1,300	1,200
Hall Rental Rate Per Show Day	N/A	.10 gross square feet	.15 gross square feet	\$8,000	.05 net square feet	.10 net square feet
Hotel Rooms Within 15 Minutes Drive	6,500	7,500	2,900	6,000	6,000	2,500

TABLE 7, continued

	<u>Washington State Convention Center</u>	<u>Tacoma Dome</u>	<u>Lane County Convention Center</u>	<u>Concourse Expo/SF</u>	<u>Fresno Convention Center</u>
Total Exhibit Space	142,000	130,000	130,000	125,000	87,000
Prime Exhibit Space	142,000	130,000	80,000	125,000	45,000
Number of Halls	2	2	5	2	2
Number of Levels	2	1	1	1	1
Floor Load Per Square Feet	100/350	1,000	Unlimited	Unlimited	250
Ceiling Heights	25 feet	52 feet/ 24 feet	25 feet/ 35 feet	16 feet/ 25 feet	16 feet
Access Doors	5 doors 16' x 40'	5 doors 19' x 24'	5 doors 14' x 24'	7 doors 20' x 20'	5 doors 14' x 16'
Number of Meeting Rooms	22	5	15	7	17
Meeting Room Square Footage	50,000	30,000	70,000	4,000	20,000
Percentage of Meeting Room to Exhibition Space	35%	23%	54%	3.2%	23%
Parking (Cars)	900	3,000	3,000	870	1,500
Hall Rental Rate Per Show Day	N/A	N/A	N/A	N/A	\$.10 net square feet
Hotel Rooms Within 15 Minutes Drive	3,500	3,000	3,000	12,000	6,000

TABLE 7, Continued

	<u>Santa Clara Convention Center</u>	<u>Seattle Trade Center</u>	<u>Town & Country San Diego</u>	<u>Disneyland Hotel</u>	<u>Oakland Coliseum</u>	<u>San Francisco Civic Auditorium</u>
Total Exhibit Space	100,000	100,000	21,000	100,000	60,000	140,000
Prime Exhibit Space	100,000	54,000	121,000	100,000	48,000	140,000
Number of Halls	1	2	3	1	1	2
Number of Levels	1	2	2	1	1	2
Floor Load Per Square Feet	300	Unlimited	Unlimited	Unlimited	300	Unlimited
Ceiling Heights	25 feet	10 feet/ 8 feet 6 in.	40 feet	25 feet	N/A	65 feet/ 14 feet
Access Doors	3 doors 16' x 14'	3 doors 8' x 15'	2 doors 9' x 20'	N/A 16' x 18'	2 doors	3 doors 21' x 12'
Number of Meeting Rooms	12	10	36	24	NA	58
Meeting Room Square Footage	12,000	1,000	95,000	60,000	6,200	N/A
Percentage of Meeting Room to Exhibition Space	12%	1%	78%	60%	10%	
Parking (Cars)	2,700	600	1,300	2,200	870	2,000
Hall Rental Rate Per Show Day	N/A	N/A	.05 net square feet	N/A	N/A	N/A
Hotel Rooms Within 15 Minutes Drive	5,000	6,000	36,000	30,000	N/A	12,000

Table 7, continued

	<u>Cal Expo</u>	<u>New Arco Arena</u>	<u>Average</u>
Total Exhibit Space	161,300	45,000 ('88)	131,805
Prime Exhibit Space	55,400	45,000	110,915
Number of Halls	3	1	2.4
Number of Levels	2	1	1.3
Floor Load Per Square Feet	NA	--	--
Ceiling Heights	NA	80'	34'*
Access Doors	NA	3 doors 16'h	3.8
Number of Meeting Rooms	0	2	17
Meeting Room Square Footage	0	11,200	37,962
Percentage of Meeting Room to Exhibition Space	--	25%	29%
Parking (Cars)	10,000	11,000	2,970
Hall Rental Rate Per Show Day	NA	--	--
Hotel Rooms Within 15 Minutes Drive	3,600	3,600	8,616

* Due to the extensive size of the Kingdome, its height was not used in the calculation of average height.

APPENDIX E

GLOSSARY

Attendee:	A delegate or exhibitor attending an event.
Chargeback:	A chargeback, typically used for utilities, is a charge to the facility user(s) for the utilities or services used during the course of an event.
Commitable Hotel Rooms:	The number of commitable hotel rooms is the number of rooms area hotels will commit to, in advance, for a large group using exhibit space.
Conventions:	Conventions are meetings of delegates for action on matters of common concern.
Days Utilized:	The number of days utilized is the actual number of days during which the facility is utilized by a tenant. The calculation of days utilized includes more-in/out days and will consider a simultaneous use day to be two utilization days.
Delegate:	Individuals attending events who are not exhibitors.
Event Days:	An event day is a day or portion thereof, on which an event is actually held. Event days do not include move-in or move-out days.

Exhibitor: An individual responsible for staffing a booth area at an event.

Gate Receipt: The gate receipts are the total revenues received from ticket sales.

Gross Square Feet: The gross square footage of exhibition space is the total square footage of available space.

Infrastructure: The infrastructure of a city is made up of a number of components, namely public transportation, airport access, hotel room availability and city amenities.

Move-In/
Move-Out: Move-in/out days are the days or portion thereof on which an event is being set-up or broken-down.

Net Square Feet: The net square feet of exhibition space is the actual space used by exhibit booths.

Prime Square Feet: Prime exhibit space is that space which is continuous, flexible exhibit space.

Public Shows: Public shows are special interest events which are designed to attract the general public.

Total Square Feet: The total square feet of exhibition space includes all usable space such as lobbies, ballrooms, etc.

Trade Shows: Trade shows are exhibitions for professional from specific industries or technologies whose purpose is to display current products, processes, or services for a given business or technology.

Track
Marshalling: Truck marshalling is a general term that refers to the loading/unloading, docking and parking of vehicles involved in the transportation of event related equipment.


Utilization
Rate: The calculation of a facilities utilization rate is accomplished by using the following formula:

$$\frac{(\text{Actual utilization days}) \times (\text{Average square feet utilized})}{320 \times (\text{Square footage available})}$$



TRANSMITTAL

TO: VALERIE BURROWES
CITY CLERK
915 I STREET

FROM: David L. Morgan, Associate Architect 

SUBJECT: Conv. Ctr. Exp. - (PA-11)

DATE: Thursday, April 12, 1990

<input checked="" type="checkbox"/> Transmitted Herewith	<input type="checkbox"/> Prints	Submittal No. _____
<input type="checkbox"/> Under Separate Cover	<input type="checkbox"/> Change Order	<input type="checkbox"/> Specifications _____
		<input type="checkbox"/> Other _____

13

vol.1&2

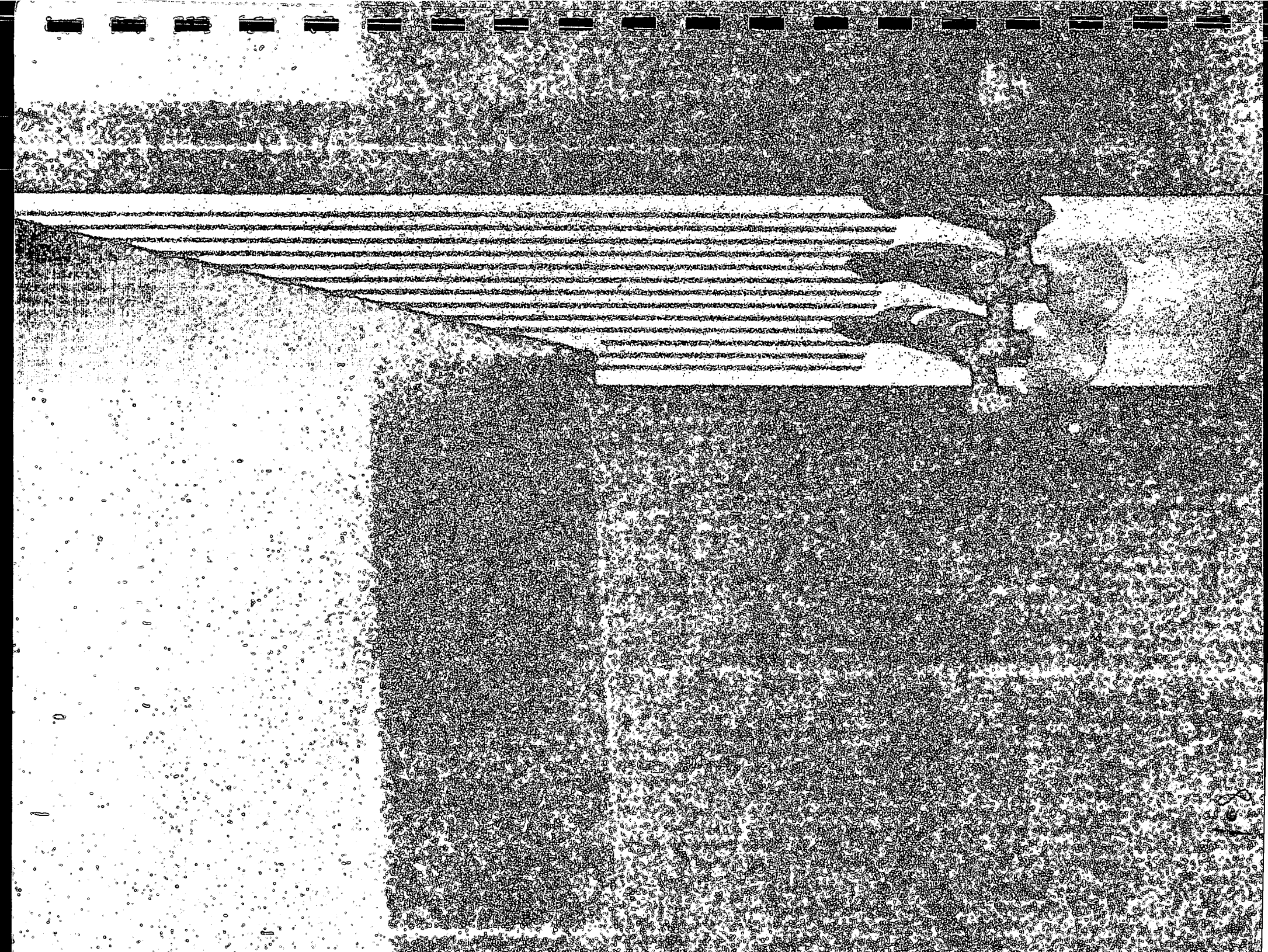
<input type="checkbox"/> For Your Information	<input type="checkbox"/> No Exceptions Taken	<input type="checkbox"/> Signature
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Revise and Resubmit	<input type="checkbox"/> Action Other _____

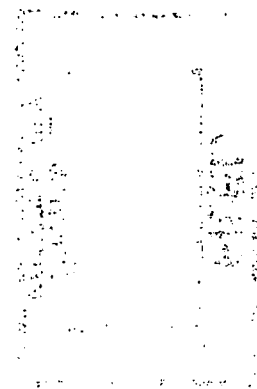
Enclosed are 13 copies of the Architectural Programming Study for the Sacramento Community Convention Center expansion. This document is referenced in a Council information item on the April 17 agenda and Councilmembers may be requesting a copy from your office. PLEASE NOTE THIS DOCUMENT IS PRINTED IN TWO VOLUMES.

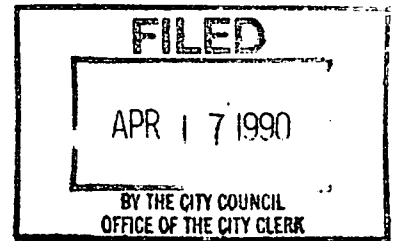
If you need additional copies our office can provide an unbound master for reproduction.
If you have any questions please contact our office at 449 5977.

cc: File (Computer)

FACILITY DEVELOPMENT • 5730 24th Street, Building One • Sacramento, CA 95822 • 916 | 449-5977







November 6, 1989

Mr. David Morgan, Project Manager
Facility Management Division
Department of General Services
City of Sacramento
5730 - 24th St., Bldg. One
Sacramento, CA 95822

Re: Sacramento Community Convention Center


Dear Mr. Morgan:


We are pleased to submit the Architectural Program report for the Sacramento Community Convention Center. With this submittal of two volumes, contract Scope of Services Phase I, Existing Conditions; Phase II, Interview Information; and Phase III, Architectural Program are hereby completed.

Immediately following this letter of transmittal are the Table of Contents, Executive Summary and Acknowledgements, respectively.

We have appreciated the cooperation of Mayor Anne Rudin, Assistant City Manager Doc Wisham, Director Sam Burns and Assistant Director Len Zerilli, your office, and the many City agency and community groups who have generously assisted in the development of this report.

Sincerely,


Ralph E. Vitiello
Vitiello + Associates, Inc.


Judsen R. Marquardt
Loschky Marquardt & Nesholm

Enclosures



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EXECUTIVE SUMMARY

In July 1987 the architectural programming consultant team of Vitiello + Associates and Loschky Marquardt and Nesholm was selected by the City of Sacramento to analyze the Community Convention Center in terms of expansion. The contract's Scope of Services identified three phases of work:

- Phase I: Investigate and inventory existing conditions.
- Phase II: Interview user groups and assess competitive facilities.
- Phase III: Develop a program of required areas in response to Phases I and II.

This submittal, consisting of two volumes, addresses the Community Convention Center expansion. Volume I contains information relating to existing conditions (Phase I) and interview results (Phase II), and Volume II is the Architectural Program itself (Phase III).

The phases cited above respond directly to the abstract requirements of facility programming. In short, the process must consider the facility and site-related givens of existing conditions, while evaluating the community and user interests relative to the way such needs are locally and regionally met. The successful marrying of these issues results in a facilities program which has the greatest potential of meeting the requirements within the resources available. Relative to the Community Convention Center expansion, a summary of the conclusions reached in this process follows.

EXISTING CONDITIONS

The Community Convention Center was constructed in 1974 and consists of three buildings: the Exhibit Building, the Activity Building, and the Community Center Theatre (CCT). The Exhibit and Activity Buildings are attached structures which are comprised primarily of exhibit and meeting room spaces. The Exhibit Hall contains approximately 50,000 square feet of exhibit space plus additional support spaces. The Activity Building accommodates as many as ten meeting rooms. These rooms may be combined in various configurations to produce larger meeting areas. Both buildings share common support facilities such as the kitchen, loading dock and storage areas.

The CCT is a separate, multipurpose performing arts theater with a capacity of 2,500 seats. It is the primary venue for the Sacramento Symphony, Opera and Ballet, and touring productions. Although the theater is incorporated into the Community Convention Center complex and is served by central plant facilities, it was not included within the architectural programming team's Scope of Service.

At the time of its construction, the Community Convention Center served the needs of the community and the convention/trade show industry well. Over the past 14 years, trends within the industry have caused the center to slip in its competitiveness and fall below current industry standards. By current standards, the existing facility has several major areas of deficiency:

- Vehicular pick-up/drop-off functions are minimal and don't have adequate capacity.

- Lobbies and prefunction areas are too small to properly accommodate the array of registration activities and prefunction socializing required to support the conventions, exhibits and meeting functions.
- Restrooms are under-sized relative to total fixture capacity and improperly located relative to function.
- The Exhibition Hall (at 50,000 square feet) is not sufficient in size to handle the requirements of the largest shows currently booked, nor that of larger shows which are not currently using the facility.
- The ability of the Exhibition Hall to be divided into smaller units of space is laudable; however, the arrangement of the support spaces (lobbies, loading dock access, food service access) becomes severely constrained or nonaccessible when the Exhibit Hall is subdivided.
- The Exhibition Hall ceiling height is currently 18 feet, while industry standards would require 27-30 feet.
- Utility service locations are spaced in an irregular fashion, while other competitive facilities have uniform grid arrangements. Electrical service is overhead rather than at floor level.
- Meeting room spaces are insufficiently sized and total numbers are inadequate to accommodate current and projected show requirements.
- The loading dock size and capacity is severely deficient relative to the basic load/unload requirements for the Ex. Hall, meeting rooms, food service and trash collection functions.

USER GROUP INTERVIEWS

The growth of both Sacramento and the convention/trade show industry has motivated the Center to evaluate its current status relative to market forces and to project future requirements. Convention Center staff and user group interviews have substantiated the inadequacies of the facility cited above. Relative to size, mix of spaces, functional requirements and relationships, the Community Convention Center is not as competitive as it can be.

ARCHITECTURAL PROGRAM

Recognizing the foregoing, the architectural program in this document delineates a facility which will be representative of current industry standards. The program addresses the requirements of the existing facility and the expansion area. The major components of the program include:

- Exhibition Hall--150,000 square feet (divisible into one 60,000 square foot hall and two 45,000 square foot halls).

SACRAMENTO COMMUNITY CONVENTION CENTER

November, 1989

VITIELLO/LMN

- Meeting Rooms--50,000 square feet total (one Ballroom at 20,000 square feet, two Meeting Rooms at 10,000 square feet each and four meeting rooms at 2,500 square feet each. Each of these meeting room spaces may be further subdivided for a maximum of 30 meeting rooms total).
- Food Service--31,310 square feet
- Loading Docks: 22 truck dock bays

ACKNOWLEDGEMENTS

The programming team of Vitiello + Associates and Loschky Marquardt & Nesholm wishes to extend their thanks to all those who participated in this study by lending their time and knowledge. The team particularly wishes to thank:

David Morgan
Len Zerilli

Project Manager, City of Sacramento
Assistant Director, Sacramento Community
Convention Center

The team would also like to extend their appreciation to the Community Convention Center Administration, City of Sacramento representatives and members of the community who participated in the interview process and provided valuable information for this report.

SACRAMENTO COMMUNITY CONVENTION CENTER

November, 1989

VITIELLO/LMN

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SACRAMENTO COMMUNITY CONVENTION CENTER

November, 1989

VITIELLO/LMN

PHASE I: EXISTING CONDITIONS - NARRATIVE REVIEWS

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Part I: Narrative Review

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1.0 PREFACE

The Sacramento Community Convention Center is a complex of buildings constructed in 1974. The Center consists of the Exhibit Building, the Activities Building and the Community Center Theater (CCT). The buildings were designed as a collaborative effort of three architectural firms. The site is bounded by "J" and "L" Streets to the north and south (abutting the Capitol Mall), 14th and 15th Streets to the west and east.

The Exhibit Hall and Activity Building are physically connected and often function as a single building, while CCT is a separate detached building. The Exhibit Hall contains approximately 50,000 net square feet of exhibition space in addition to support spaces. The Activity Building contains 10 meeting rooms, the main kitchen, and the main storage areas.

The CCT is a 2,500-seat multipurpose performing arts theater. For the purposes of this architectural program study, the CCT was not included as part of the team's scope of services.

1.1 FACILITY OPERATIONS REVIEW

1.1.1 EXHIBIT HALL

- The main lobby is inadequate in width for both circulation and necessary space for registration. It is also ineffective for simultaneous event separation, specifically Hall "C". (Refer to Part II of this section for diagrammatic plans.)
- Restrooms open only onto the lobby and are not adequately sized. This limits flexibility.
- The interior of the Exhibit Hall is functional, but is not in keeping with the standards that have been established by recently completed or planned facilities. The ceiling height in the Exhibit Hall is too low to accommodate setup of tall items (such as sailboats). New facility designs indicate minimum clear ceiling heights to be in the 27' - 30' range, with additional height between trusses.
- The Hall does not have regular spaced, in-floor utilities. Current standards in the industry are 30-foot centers in both directions, supplemented with overhead service from catwalk access. The spacing of the existing utility boxes (water, drains) is sporadic, sometimes causing access and traffic problems.

1.1.2 ACTIVITIES BUILDING

- The lobby is too small for events which have meetings only. This, in addition to the narrow corridors, provides inadequate space for registration, prefunctions and between-meeting socializing.
- Convenient restrooms are limited in the Activity Building, particularly on the south end of the lower level.

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- The concentration of meeting rooms in the Activity Building does not provide the flexibility required. This is particularly evident during simultaneous events. In an ideal situation, each event should have the opportunity to access its own separate lobby, prefunction, exhibition, meeting and ancillary spaces without conflict with other events. This cannot happen in the Activity Building due to the only effective connection to the Ex. Hall is via Hall "C".
- Although there is reasonable variety in meeting room sizes, they have the following limitations:
 - Ceiling heights in the first level spaces limit audiovisual uses.
 - The rooms lack adequate dimming capabilities.
 - Exterior light and "black-out drapes" degrade presentations.
 - Alcove access into meeting rooms impedes set-up/tear-down time.
 - The Yuba/Placer/Sutter Rooms produce an awkwardly proportioned single space which is too long and narrow for some uses.
 - The rooms require the crossing of public spaces to provide food service, set-up and tear-down.
 - The Metropolitan Room is occasionally used for exhibits. The difficulty in moving freight to this space and the unavailability of easy access to utility services does not make this space competitive for exhibit uses.
 - Due to the location of the kitchen and main storage area, the meeting rooms (in some cases) are quite far from the main lobby and Exhibit Hall. A better delineation of the "front-of-house" and "back-of-house" spaces is required for efficient functioning. Access from the kitchen to the meeting rooms is cumbersome due to the sharing with public access areas. Ideal conditions would have separate service corridor access with minimal interface with public access points.
 - The amount of main storage space is inadequate and low ducts in the space further reduce its capacity.
 - The loading dock facilities are inadequate, especially the location. The dock is undersized (too narrow) and the freight door is undersized. The dock has direct access only to Hall "A". The freight door at 14th Street is too narrow. Ideally, there would be a large freight door for each hall which would provide direct floor access and two-way vehicle traffic (or two separate doors for ingress/egress of vehicles).

1.2 MECHANICAL REVIEW

1.2.1 HVAC

1.2.1.1 General

- The general condition of the Convention Center HVAC systems is good. The equipment is well maintained and it does not have excessive problems.
- The capacity of the central plant and the air-handling equipment is adequate to carry the events currently scheduled in the facility. (At peak cooling periods, a maximum of two of the three chillers are required to operate to maintain space conditions.)

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- Though well maintained, the central plant is old and inefficient in comparison to contemporary facilities. The current size is not sufficient for the anticipated additional HVAC equipment which would be required for an expansion.

1.2.1.2 Central Plant Components

- Three 280-ton Trane centrifugal chillers provide chilled water to distributed air-handling units.
- Multiple gas-fired steam boilers provide steam to the kitchen and hot water to the air handling units for heating.
- A roof-mounted cooling tower provides condenser water to the chiller plant.

1.2.1.3 Air Handling Systems

- The air handling units are primarily constant volume, single zone systems. VAV systems are provided for the meeting rooms. The majority of the air-handling systems have air side economizers. The supply air is distributed in the Exhibit Halls through exposed round ductwork in the structural truss area 25 feet above the floor. The majority of the systems use open, nonducted returns.

1.2.1.4 Controls

- The HVAC systems are controlled pneumatically and monitored by a Honeywell Delta 2000 control system.

1.2.2 PLUMBING AND FIRE PROTECTION

1.2.2.1 General

The plumbing and fire protection systems are in good condition.

1.2.2.2 Compressed Air

- A 40-horse power compressor provides compressed air for exhibitors at distributed wall panels around the perimeter of the Exhibit Hall.

1.2.2.3 Water and Sanitary

- Water and sanitary drainage connections are provided at a few floor boxes in the Exhibit Hall. The Exhibit Hall does not have a grid floor box system.

1.2.2.4 Fire Protection

- The building is fully sprinklered. Fire hose and stand pipes are provided on the perimeter wall of the Exhibit Hall.

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1.2.2.5 Domestic Water

- Three gas-fired hot water generation units in the basement mechanical room provide hot water for the facility.

1.3 ELECTRICAL REVIEW

- The existing electrical equipment (the majority of which is Westinghouse) is in good condition and has sufficient capacity for its present use. Electrical service switchboard is located in the basement and consists of two incoming 400-amp, 480 volt mains with a bus tie switch. This switchboard serves the entire complex (including a 2000-amp service for the theater).
- The main switches and tie are switch and fuse, while the distribution section is circuit breaker type. Distribution consists of feeders to panel boards and motor control centers.
- The Exhibit Halls are served by an overhead power system on the catwalks and structure. This service consists of Crouse-Hinds pin steel and sleeve receptacles distributed on the structure and panel boards mounted on the catwalk. Power is tapped the majority of the time at the bus of the various panels. This requires that exhibitors hire a local contractor (decorator) to connect electrical service (labor intensive and time consuming).
- The facility does not have any electrical service in the floor boxes. A system of regular floor box access with auxiliary overhead access would enhance appeal through greater flexibility with a corresponding reduction in labor and set-up time.
- Depending on the resolution of the expansion direction, the new systems could range from an extension of the existing systems (or at least compatible) to an entirely new system taking advantage of the most current technologies. At a minimum, the existing electrical service and switchboard would have to be increased. SMUD would need to add transformer capacity and provide new service ducts to an additional switchboard.

1.4 LIGHTING REVIEW

- The lighting of the Convention Center is very much representative of the era in which it was built. Throughout the building there are "fixture solutions" which attempt to address the visual and programmatic needs, but tend to cause visual clutter and overuse of energy. Ideally, the new lighting should respond to the building program according to generally accepted standards of illumination, flexibility, comfort and efficiency. State-of-the-art design methods and technology will provide great improvement, making the Convention Center more attractive, with more efficient operation.

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1.4.1 EXTERIOR

- At present, the exterior is floodlighted at night with quartz floodlights. While this has been a successful strategy, there are fixtures available which can lower operating costs.
- The entries are presently indicated by marquee overhangs. The potentially confusing and distracting globe lamps now in place probably should be replaced.

1.4.2 PREFUNCTION AND REGISTRATION AREAS

- These are very small spaces at present. Ambient lighting is by exposed globe-type lamps. Lighting quality is marginally shadowy with uncomfortable brightness from the lamps. Light levels are approximately 24 foot candles which is sufficient for circulation but not for registration.

1.4.3 EXHIBITION HALLS

- The basic lighting system in the Ex. Halls is a combination of fluorescent and incandescent lighting.
- The current system relies primarily on downlighting, with most walls unlighted and accent lighting only at the perimeter. The lighting framework houses 250 watt quartz PAR downlights and 8-foot fluorescent fixtures with egg crate louvers. Light levels are uneven, from a high of 56-foot candles to a low of 38-foot candles, and are considerably below current standards. (Levels for exhibition halls today are 75-100 foot candles of uniform maintained light.)
- Accent lighting for exhibits is currently a cumbersome process, making it more difficult for renters to use the facility. The hanging framework would lend itself well to the installation of branch circuiting (20-amp and 50-amp) which could provide power for adjustable lighting equipment. Additional struts or pipes could be provided on alternate modules as mounting positions. These same accent lights could be incorporated for use as well as wall treatments.
- Dimming and lighting control is provided for the stage side in Exhibition Hall "A" only. There is no ability to link controls for the divisible rooms. Inclusion of a flexible control system should be considered as a necessary part of the expansion. Dimmers are located on perimeter wall of Exhibit Hall "C".

1.4.4 SMALLER MEETING ROOMS

- These low-ceiling rooms are lighted primarily with downlighting, with a fluorescent slot along one wall. The present lighting levels are quite low and spotty. The highest measured level is directly under a fixture, but drops off within three feet by almost one-half. The type and quality of fixtures could be upgraded to provide better spread and more useful light. Lighting of the vertical surfaces would add greatly to the visual comfort and would alleviate the sense of darkness in the rooms.
- The current fluorescent slot is simply an open egg crate louver over an open slot with a simple strip fixture inside.

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- No provisions are in place for display or accent lighting which reduces the usefulness and effectiveness of these rooms. Also, although the rooms are divisible, there is no ability to link control of the lighting for those occasions when adjacent spaces are adjoined.
- These spaces lack special power requirements for private exhibit rooms (i.e. dedicated power, etc.).

1.4.5 LARGER MEETING ROOMS

- These more formal rooms have high ceilings, a rudimentary dimming system (not all of the fixtures dim), perimeter lighting and limited provisions (inappropriate fixture modification) for adjustable accent lighting. The rooms can be combined, but the control system is not linkable. There is no provision for supplemental display lighting. Because of the extensive window area, daytime lighting is not a problem, with good contribution of natural light. Room darkening is a major problem.

1.4.6 CORRIDORS

- The corridors are presently quite dark, utilizing fluorescent fixtures along one side with open egg-crate louvers over an open slot with simple strip fixtures mounted to the ceiling inside.
- The incandescent accent lights at the meeting room entries do provide some focus and direction to these areas and could be augmented to raise light levels. The former R-lamp downlights which have been retrofitted with PL-lamps are good examples of the above mentioned "fixture solution" approach. There are more fixtures here than necessary.
- A goal in this type of corridor lighting is to provide areas of greater brightness at the ends of the corridors to draw people through the space to these areas of interest.

1.5 FOOD SERVICE REVIEW

1.5.1 OPERATING POLICIES

1.5.1.1 Existing

- The existing kitchens were primarily designed for use by outside caterers whereby finished, almost ready-to-serve meals would be brought into the kitchen for plating and service only, having been prepared elsewhere.
- Food service is provided to the convention center by a permanent concessionaire, Volume Services, under contract to center management, and also by other outside caterers selected by the event (users) managers. Volume is required to leave the kitchen in clean usable condition for any other caterer with which an event management wishes to contract. The design of the existing facilities supports this operational style with some limitations. There is inadequate storage for the permanent concessionaire convenient to concession areas which can be isolated from the food service areas when these spaces will be used by outside caterers.

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1.5.1.2 Future

- It is the intent of the center management to contract with a full-time concessionaire, thereby reducing or eliminating the use of the facilities by outside caterers. This is a major change in philosophy and operational needs and will reflect significantly on the design developed during the expansion process.

1.5.2 FOOD SERVICE FACILITIES

1.5.2.1 Main Kitchen

- Location: The main kitchen is located on the first (ground) floor between the Exhibit Hall and the Activities Building. The location of the main kitchen within the existing facility is well suited to permit direct service to the south side of the Exhibit Building. This location allows direct service to the "A" and "C" Halls when the Exhibit Building is divided (but there cannot be direct service to the "B" Hall when the building is divided).
- Size: Approximately 80' x 57' = 4,560 square feet.
- Description of Functional Areas/Activities:
 - General: The floor is a 5" x 10" quarry tile with coved base. Walls appear to be painted sheetrock and the ceiling is a perforated 1' x 1' panel. It does not appear to be metal but rather a vinely perforated panel. The ceiling probably does not meet existing health codes since there is not a mylar surface, which is cleanable over the perforations. The ceiling panels turn down to just above the door frame, so the ceiling paneling starts on the wall at approximately 7' above the floor and carries up to the ceiling which is at about 9'-9" to 10'-0". Lighting is excellent with 2' x 4' two-bulb fluorescent fixtures running the full length of the kitchen 6'-0" on center across the entire width of the kitchen.
 - Receiving: The receiving area for all facilities within the complex is located across a main service corridor immediately to the east of the main kitchen. The receiving dock consists of three truck bays and a trash area which is shared by food service and all activities relating to receipt and/or shipping of products/displays for both the Exhibit Hall and the Activity Building. The receiving/loading area is inadequate for the existing facility and cannot possibly be acceptable for an expanded facility, due to the conflict of exhibits and food service. The existing receiving area is conveniently located with relationship to the main kitchen.
 - There is only one dock leveler and one of the truck bays is restricted in height because of a building overhang. The dock is 48" high which makes deliveries from the step-vans difficult.

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- **Storage:**
 - **Dry Storage**--There is one (1) 5' x 10' dry storage room within the main kitchen. There is a door connecting the main kitchen to a major storage area to the south of the main kitchen. However, at the present time none of this is designated as food service storage.
 - **Refrigerated Storage**--One (1) 14' x 15' walk-in refrigerator is located in the main kitchen. This is a prefabricated roll-in unit, with a quarry tile floor which appears to be in good operational condition.
 - **Freezer Storage**--One (1) 12' x 15' prefabricated walk-in freezer with quarry tile floor is located in the main kitchen. This unit appears to be in good operational condition.
- **Preparation**--A 14' x 17' area is provided, which includes a two-compartment sink, disposer, refrigerator, mixer and two work tables. All equipment appears to be in place and in satisfactory working order.
- **Cooking**--The designated cooking area is approximately 20' x 35'. Equipment included consists of one (1) double-deck convection oven, one (1) double-deck roast oven, one (1) 30-gallon steam kettle, one (1) steam cooker, one (1) 3-foot griddle top range with oven, one (1) 3-foot hot top range with oven, one (1) 3-foot open burner range with oven, two (2) 5-foot open char broilers and a chef's table. The equipment provided appears to be in good condition and an adequate ventilation system is in place.
- **Plating**--Two (2) 28' x 4'-6" plating tables are located adjacent to the cooking area, one immediately to the north and one immediately to the east. These tables were originally equipped with three-well mobile hot foot table which are not present in the kitchen and apparently have never been used. The plating tables have steam-heated base cabinets.
- **Service**--7' x 35' service quarters are provided in front of both the east and north plating tables to permit access by wait personnel. These quarters also provide access to the soiled dish table within the dish room. A service corridor is also provided on the west end of the cooking battery providing access to the cold food plating tables and beverage service areas.
- **Pot Wash**--a 12'-6" x 20' area is provided for pot washing in the southwest corner of the facility adjacent to salad preparation and refrigerator storage. Equipment consists of a disposer, three (3) compartment sink with overflow sink, water agitator and mobile pot racks.
- **Dishwashing**--A 12' x 30' dishwashing room is provided on the east side of the kitchen. Three pairs of 3'-0" doors provide 6'-0" openings to the soiled dish table from three locations: The service corridor to the west within the kitchen; the service corridor to the north within the kitchen; and the corridor to the east which is external to the kitchen and is the same corridor that is the receiving corridor and main access corridor into

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the Exhibit Hall from the loading dock. A personnel door is also provided at the clean end of the dishwashing area. The dishwashing machine is a 66" door dual-tank rack washer. Other equipment including a scraping trough with waste disposal system and a prerinse sink as a part of the soiled dish table. No rack shelves are provided for handling glassware. Dish and glass storage areas do not exist.

- Sanitation:
 - Wet garbage can be handled through the disposer located in the pot wash sink or through the scraping trough in the soiled dish table.
 - Rubbish is removed to the trash area at the loading dock immediately to the east of the main kitchen.
 - A janitorial area is provided in the northeast corner of the kitchen which provides for cleaning equipment and cart washing. Janitorial supply storage is located in room 124 at the south end of the east service corridor.
- Employee Facilities
 - Toilets: There are no toilets for food service employees provided within the kitchen area. Toilet facilities are available at the southern end of the east service corridor approximately 70' from the kitchen.
 - Lockers: Eighteen (18) personal 1' x 1' lockers are located on the south side of the kitchen. Changing room provisions do not occur within the food service area.
- Offices: Three (3) 10'x 10' offices were designed into the existing kitchen area. Because Food Service is operated by the Center itself, these offices are partially redundant and are used for other functions. The concession offices are located immediately to the south of the main kitchen with a 30' x 40' area, which also includes walk-in refrigerator and freezer storage and the service elevator (#1) to the second floor of the Activities Building. Another office area (Room 101) is identified as catering but is not used for that purpose and thus does not relate to food service.

1.5.2.2 Activity Building, Second Floor Pantry

- Location--There is a catering pantry provided on the second floor of the Activity Building, immediately north of the service elevator (#1).
- Size--This room is 15' x 35' providing approximately 535 square feet.
- Description of Functional Areas/Activities:

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- This room provides minimum refrigerated and frozen storage, space for temporary storage of mobile hot food carts, a wood top working table, beverage service equipment, a preparation/assembly sink/work table with disposer, a 3'-0" hot-top range with oven, a 3-foot griddle-top range with oven, a two-deck roast oven, a hand sink and eighteen (18) 1' x 1' personal lockers.
- The second floor provides a meeting room capacity based upon design for approximately 1,200 maximum customers. The catering pantry does not provide sufficient space or capacity to accommodate this number of guests. This level is rarely used in the complete capacity mode; however, the restrictions of the catering pantry may have a bearing on this activity. The planned renovations should accommodate pantry expansion.

1.5.2.3 Concession Areas

- Location--A concession stand with back-up storage is located in the northeast, southeast, northwest and southwest corner of the exhibit building. This configuration provides a concession stand for the "A" Hall in the north and south corners on the east side. One stand in the northwest corner of the "B" Hall, and one stand in the southwest corner of the "C" Hall when the Exhibit Hall is divided.
- Size--Three (3) concession areas are 9' x 24' and one (1) concession area is 9' x 29'. Three (3) concession storage areas are 10' x 30' and one (1) is 10' x 24'.
- Description of Functional Areas/Activities:
 - Each concession stand consists of a front counter equipped with cold beverage dispensing equipment on the counter and a space for mobile ice bins under the counter. The front service counter is enclosed by louvered overhead doors, which unfortunately is divided into sections requiring vertical mullions within the counter opening. This limits service.
 - The counter does provide for some portable equipment such as cash registers, hot dog machines, nacho warmers or pop corn displays, as desired by a concessionaire. This equipment can also be located on the back counter within the concession stand.
 - The primary drawback of the concession areas is that the front service counter is too wide and the aisle between the front and back counter is also too wide. Additionally, the present mode of operation requires that the concession stands be emptied of products used by the permanent concessionaire since other concessionaires use the spaces.
 - The storage area contains reach-in refrigeration, cold beverage (soda) production equipment, ice machines and storage shelving. A wire mesh screen with gate provide secure storage for alcoholic beverages and other products owned by the permanent concessionaire.

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- Access to the concession stands and storage areas is available through the Exhibit Hall to all areas and from the outside of the building to the two (2) concession areas on the east side.
- Access to the concession areas only through the Exhibit Hall is difficult at times because there is not a service or access corridor provided around the external perimeter of the Exhibit Hall for many events. This requires the concessionaire to traverse the exhibit space for replenishment of product.

1.6 SECURITY REVIEW

1.6.1 OPERATIONS

At present, there is no security operation nor time alarm system in place. Some local audible alarms have been placed on the exterior doors. When a show is in the building and security guards have been requested by the producer, the alarms will alert the guards when someone opens a door to the exterior.

The alarms are not connected to a central panel and provide no protection during hours when the building is completely unoccupied (typically between 12:30 a.m. and 5:30 a.m.).

If a show is booked which contains items of high value, the show manager will request guards who will occupy the building on a 24-hour basis. (The Convention Center does have in their contract the right to require security for any given event.) The City of Sacramento has a general contract with Burns Security and, when requested, will supply guards for shows.

1.7 COMMUNICATIONS REVIEW

1.7.1 GENERAL

There is currently no in-house telephone communications switching equipment. The general telephone service for administration is a Centrex Service from Pacific Bell. Service requests from exhibitors are referred to the telephone company and an installation is done on a one-time basis. This connection is generally from overhead access, using inside station wire connected to one of several telephone boxes located in the building.

1.7.2 CURRENT COSTS

These costs (in 1988 dollars) were obtained from Pacific Bell and divided into three categories:

- Fixed cost: \$78.00 per line either voice or data
- Labor cost: \$55.00 for the first 15 minutes, \$12.00 for each 15 minutes thereafter. Estimated time to install is between 1/2 to 1-1/2 hours (no maximum price is established).
- Monthly cost: \$15.00 per month (one month minimum).

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The average cost to obtain phone service ranges from \$170.00 to \$250.00 per line. If a basic installation includes one voice and one data line (used with modem), the cost could exceed \$500.00 plus usage. Special requirements beyond this would include additional costs and lead time as much as a month.

1.8 THEATRICAL REVIEW

- The Convention Center has an existing fixed proscenium stage located in Hall "A". Portable stage risers (stored at the back of the stage) are often used to extend the permanent stage depth. There are no provisions for side wing spaces nor backstage storage. There are two star dressing rooms and two additional dressing rooms.
- There is currently no portable seating system. Consideration should be given to providing a portable seating system with flexible and varying configurations which could be used for theatrical type presentations.
- The existing lighting system is difficult to use and time-intensive to set up. The expansion of the Exhibit Hall will necessitate the layout of a theatrical/exhibit lighting system which is easily accessible and adaptable to a variety of event types.

1.9 FIRE/LIFE SAFETY

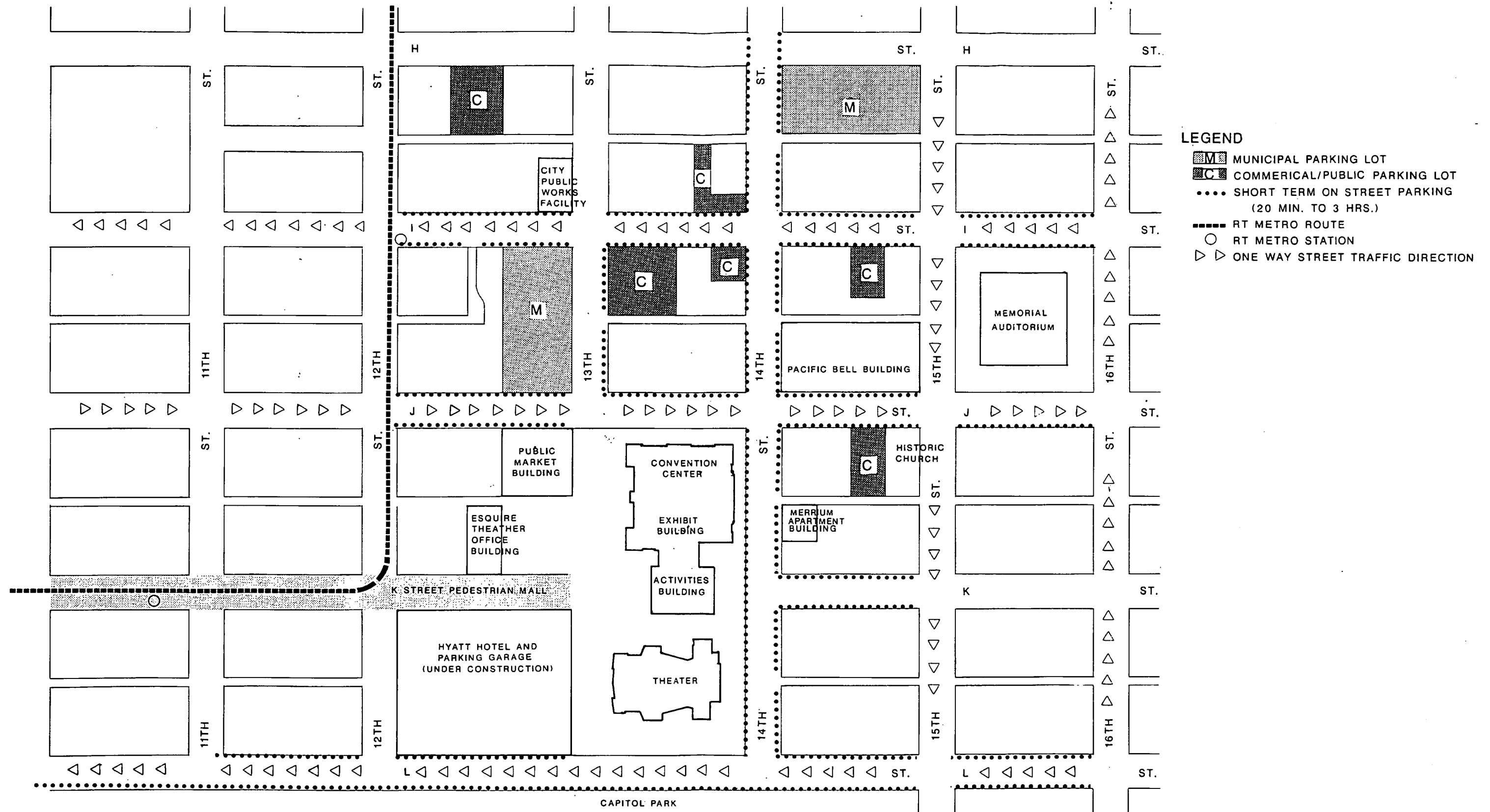
1.9.1 GENERAL

The city is presently using the 1976 Uniform Building Code; however, when the Convention Center is expanded, the 1985 UBC or later will be in effect. Therefore, the 1985 UBC is used as the basis for code evaluation.

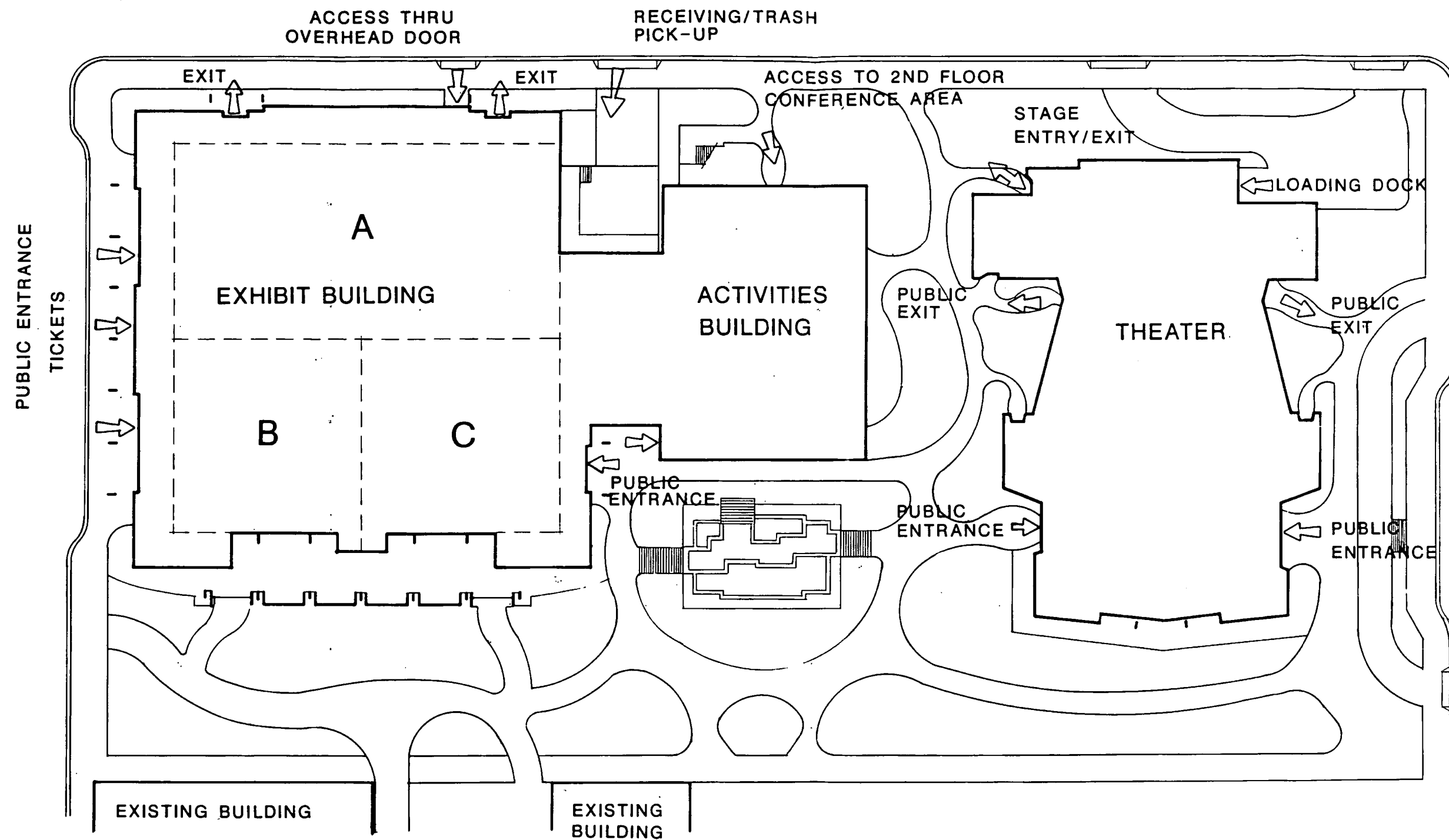
- A fully supervised automatic fire sprinkler system will be required.
- It is recommended that the concealed spaces in the structure, i.e., basement areas, storage rooms, etc., be provided with smoke detection to reduce the chance of a fire starting by those spaces and growing to a degree where it becomes a hazard to the building occupants.
- A policy to control the amount and type of combustibles to be allowed in the spaces should be considered.

1.9.2 EXIT REQUIREMENTS

- 50% of the occupant load must be capable of exiting through the main exit.
- Travel distance to exits is limited to 200 feet.
- Movable partitions that form corridors must be one-hour fire rated.
- Construction type must be limited to Type I, due to size and lack of side yards.
- Kitchen separation needs to be provided.



Circulation and Access, Diagram A
SACRAMENTO CONVENTION CENTER



Circulation and Access, Diagram B
SACRAMENTO CONVENTION CENTER

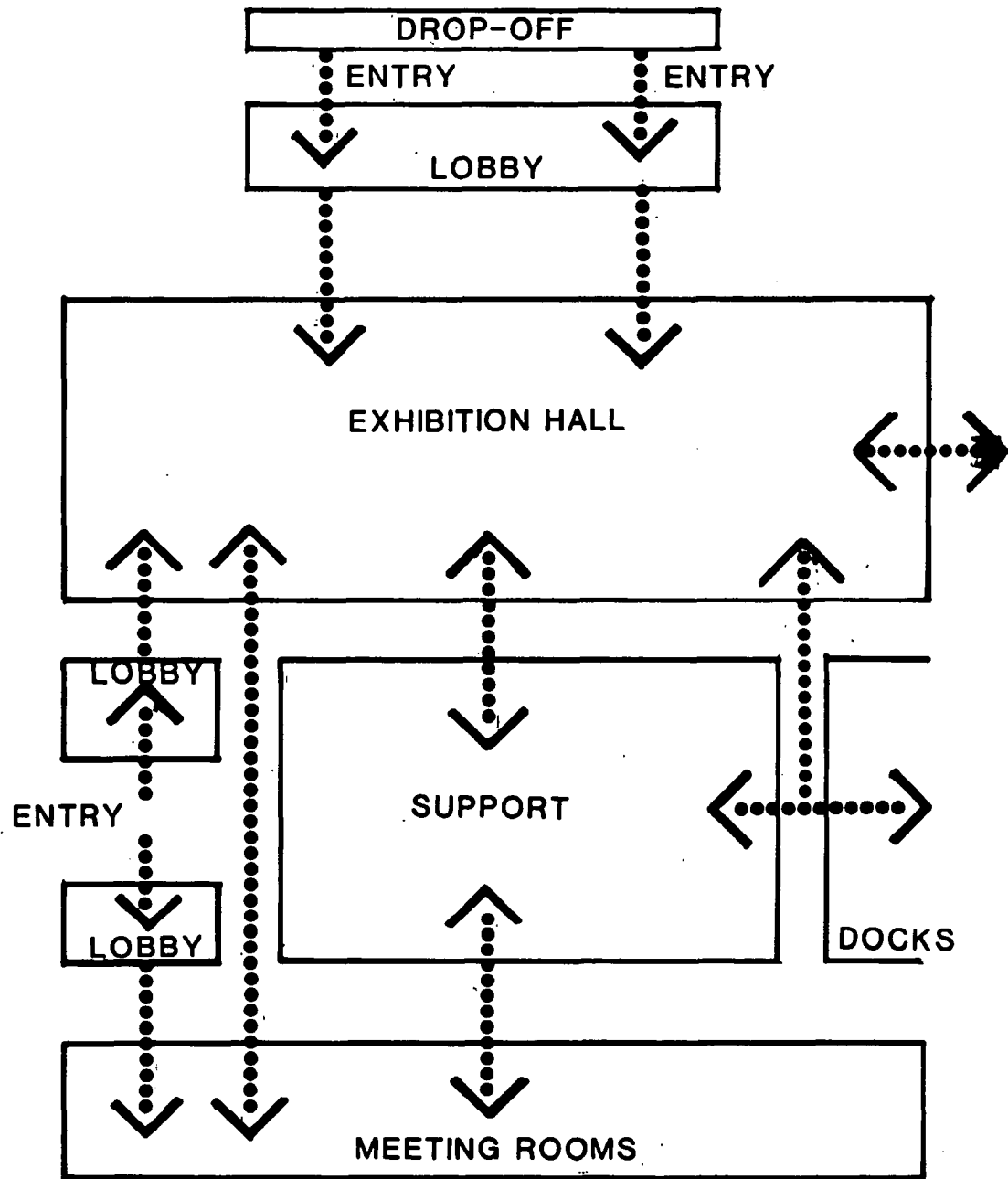
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RELATIONSHIP DIAGRAM - EXISTING CONDITIONS

PROGRESS REPORT

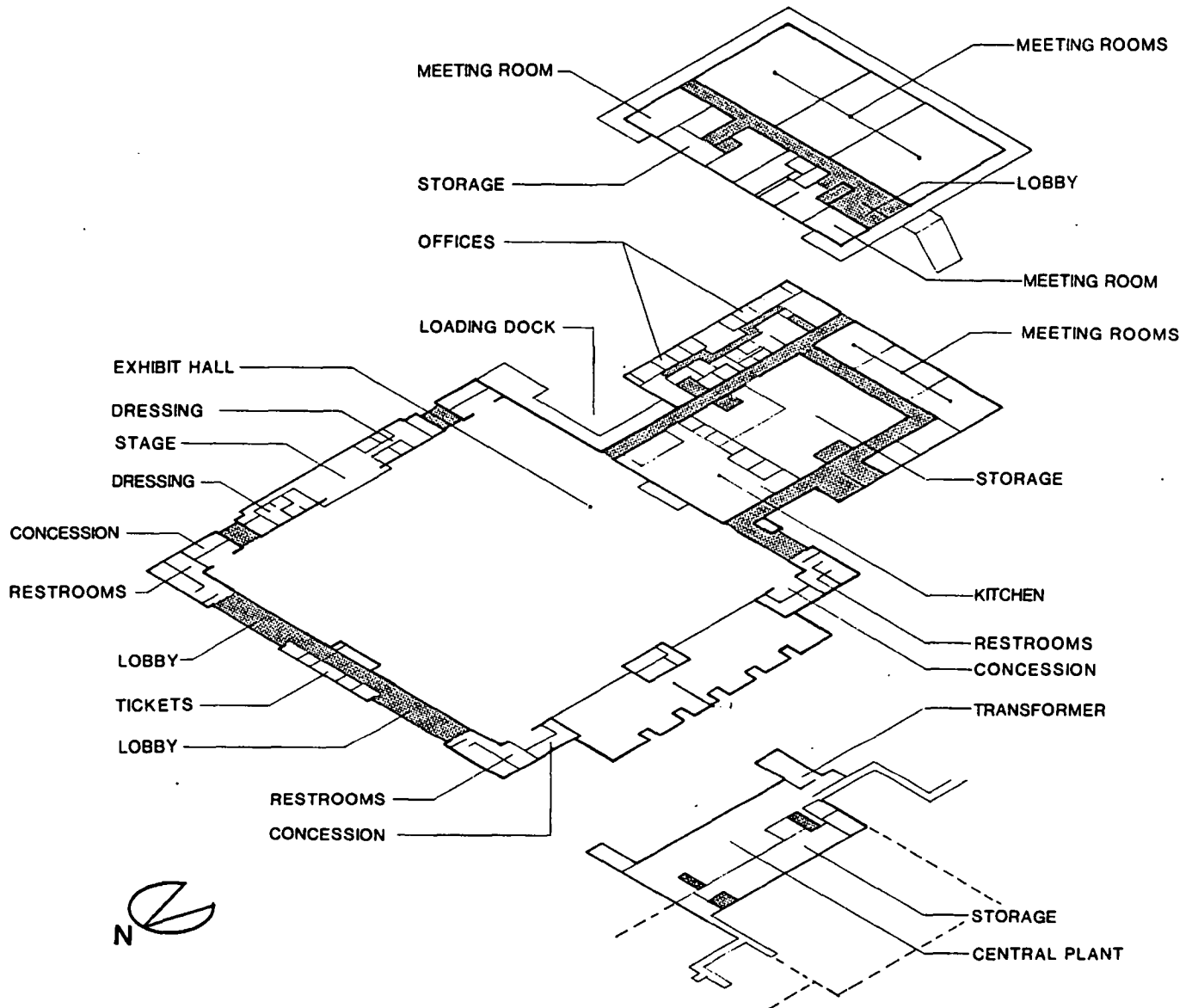
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	<u>GROSS SQ. FT.</u>
2.1 LOBBIES AND PREFUNCTION AREAS	9,846
2.2 EXHIBITION HALL AREAS	48,420
2.3 EXHIBITION HALL SUPPORT AREAS	15,461
2.4 MEETING ROOM AREAS	16,797
2.5 MEETING ROOM SUPPORT AREAS	1,477
2.6 GENERAL ADMINISTRATION AREAS	3,022
2.7 FOOD SERVICE AREAS	8,799
2.8 LOADING DOCK AREAS	1,620
2.9 BUILDING OPERATIONS AREAS	17,183
2.10 GENERAL CIRCULATION AREAS	7,311
	<hr/>
TOTAL - CONVENTION CENTER AREAS	129,936 GSF

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

2.1 LOBBIES AND PREFUNCTION AREAS

GROSS SQ. FT.

A. EXHIBITION HALL

Entry/Registration Lobbies (2)	4,105
Box Offices (2)	386
Show Manager Office	90
Restrooms	
Women (3)	1,446
Men (3)	939
Vending Alcoves (2)	<u>96</u>
Subtotal	7,062 GSF

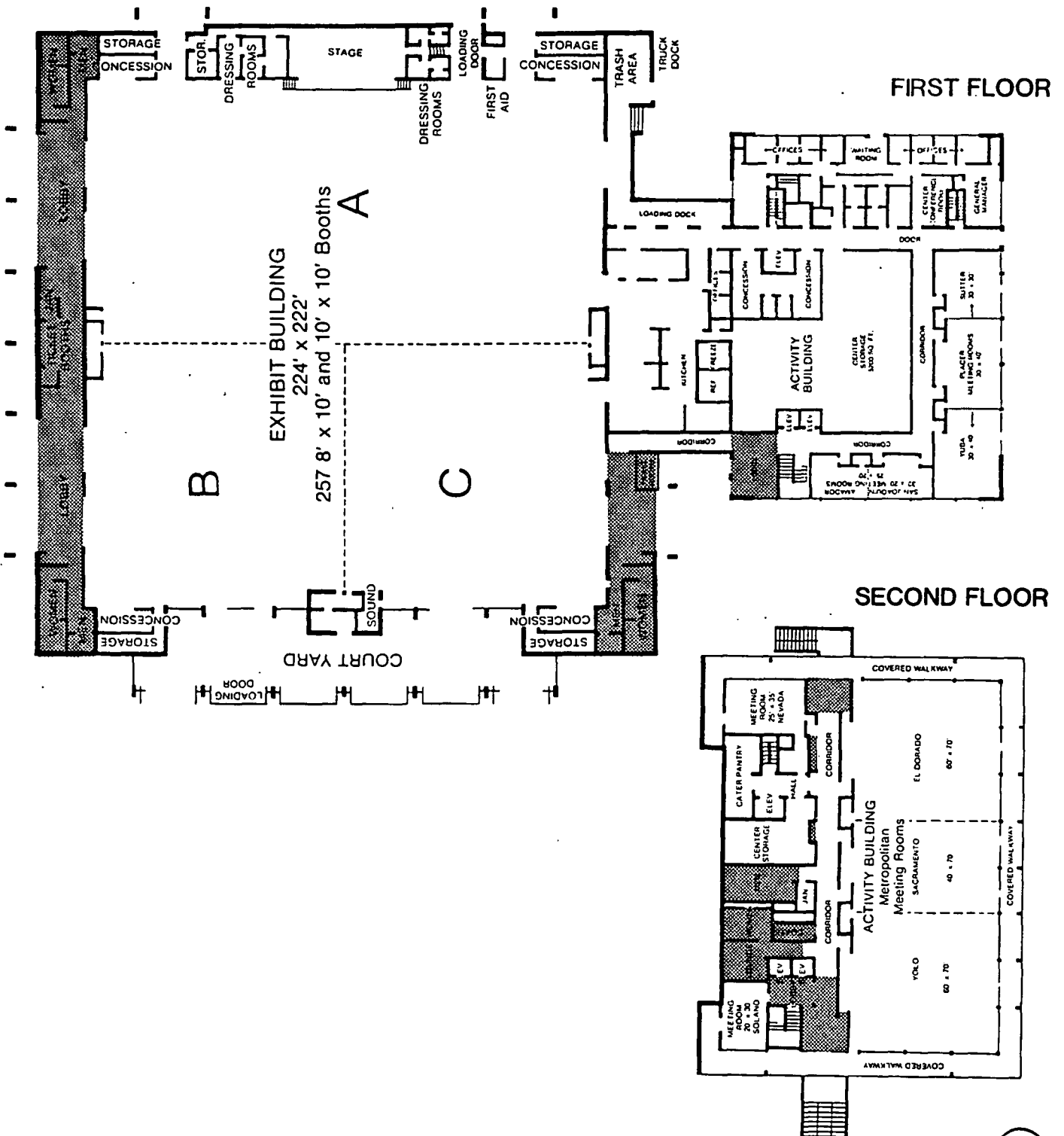
B. MEETING ROOMS

Entry/Registration Lobbies (2)	1,345
Storage	144
Restrooms	
Women	711
Men	500
Vending Alcove	48
Telephone Alcove	<u>36</u>
Subtotal	2,784 GSF

TOTAL - LOBBY AND PREFUNCTION AREAS

9,846 GSF

EXHIBIT HALL



LOBBIES AND PREFUNCTION AREAS



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

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VITIELLO/LMN

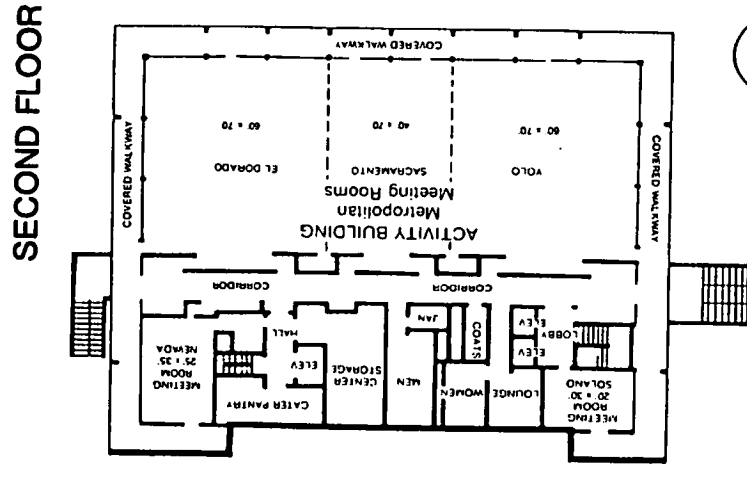
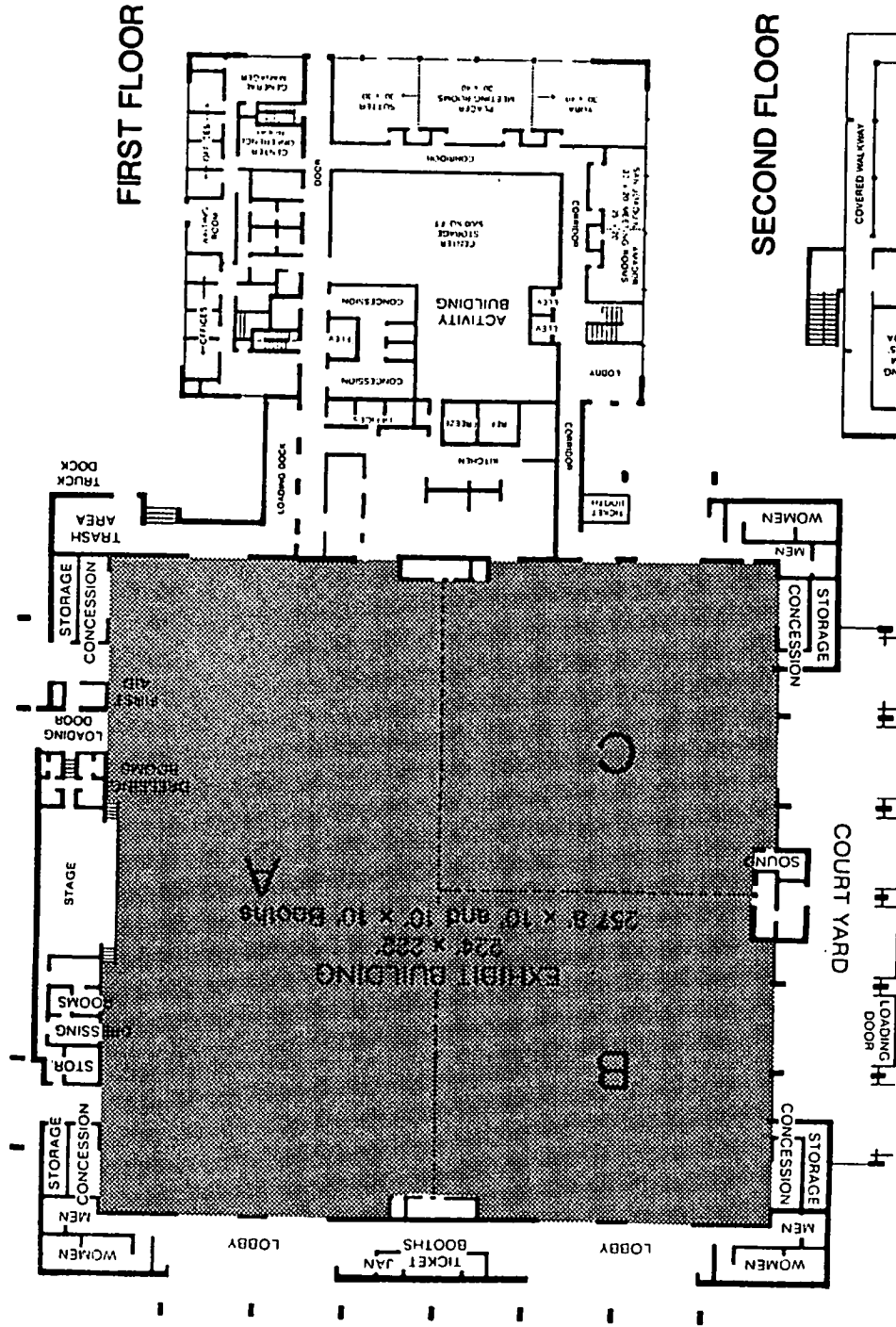
<u>2.2</u>	<u>EXHIBITION HALL AREAS</u>	<u>GROSS SQ. FT.</u>
	A. EXHIBITION HALL "A"	24,212
	B. EXHIBITION HALL "B"	12,104
	C. EXHIBITION HALL "C"	12,104
		<hr/>
	TOTAL - EXHIBITION HALL AREA	48,420 GSF

November, 1989

VITIELLO/LMN

EXHIBIT HALL

ACTIVITY BUILDING



EXHIBITION HALL AREAS



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

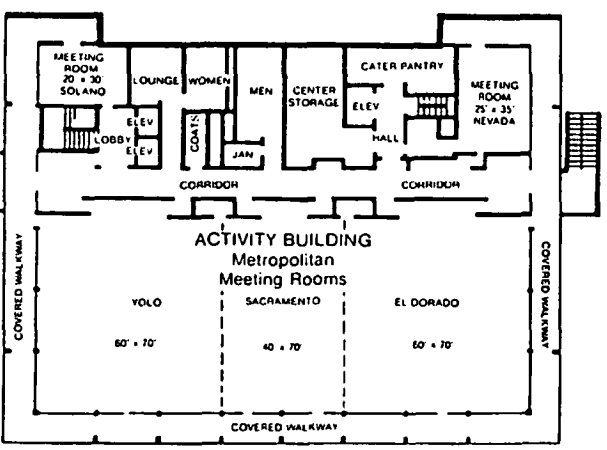
VITIELLO/LMN

<u>2.3 EXHIBITION HALL SUPPORT AREAS</u>	<u>GROSS SQ. FT.</u>
Movable Partition Storage (3)	504
General Exhibition Hall Storage (not for exhibitors)	5,000
Custodial Closets (2)	84
Sound Room	177
Telephone/Television Closet	168
Electrical Panel Closet (shared)	---
First Aid	160
Main Stage	1,370
Star Dressing Rooms (2)	400
Backstage Dressing Rooms (2)	580
Floor Access Alcoves (3)	<u>809</u>
Subtotal	9,252 GSF
Courtyard Space (outdoors)	5,978
Courtyard Storage	<u>231</u>
Subtotal	6,209 GSF
TOTAL - EXHIBITION SUPPORT AREAS	15,461 GSF

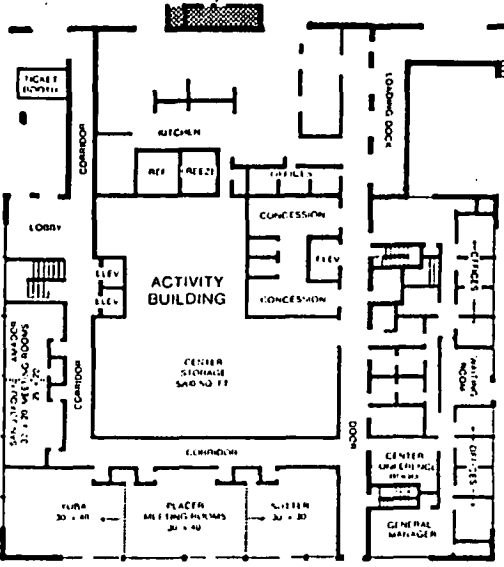
SACRAMENTO COMMUNITY CONVENTION CENTER
 Phase I: Existing Conditions
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 November, 1989
EXHIBIT HALL

VITIELLO/LMN
ACTIVITY BUILDING

EXHIBITION HALL SUPPORT AREAS



SECOND FLOOR



FIRST FLOOR

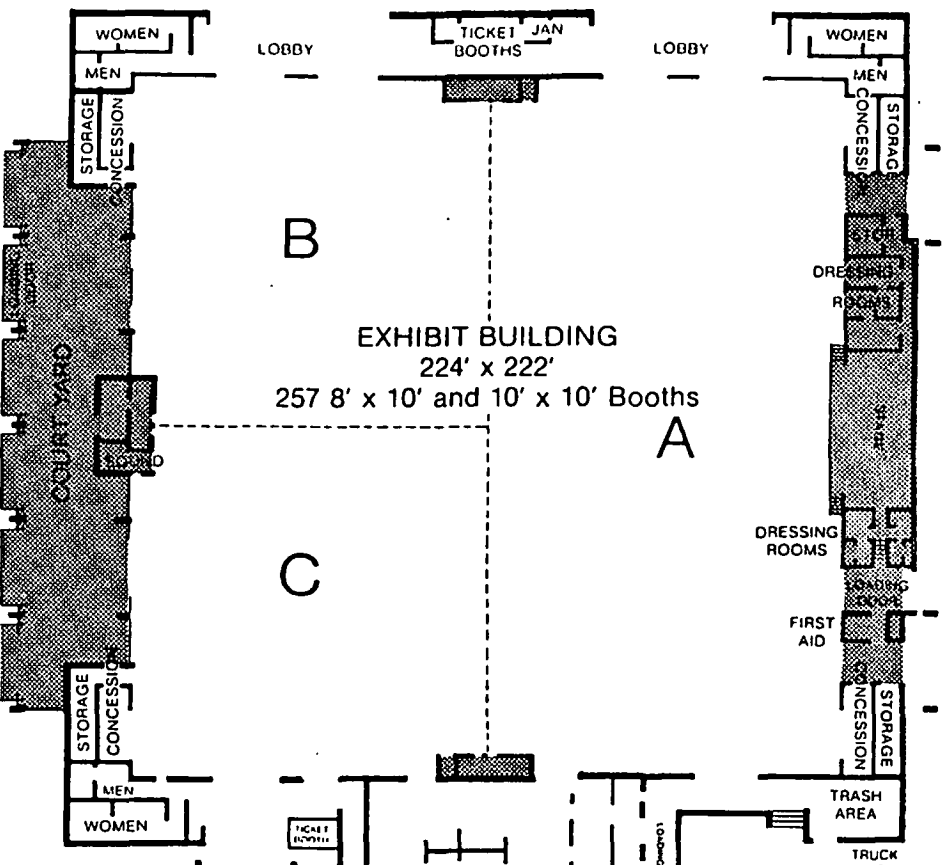


EXHIBIT BUILDING
 224' x 222'
 257 8' x 10' and 10' x 10' Booths

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

2.4 MEETING ROOM AREAS

GROSS SQ. FT.

A. FIRST FLOOR - ACTIVITY BUILDING

Yuba/Placer/Sutter Room (3 subdivisions)	3,650
San Joaquin/Amador Room (2 subdivisions)	<u>985</u>
Subtotal	4,635 GSF

B. SECOND FLOOR - ACTIVITY BUILDING

Yoko/Sacramento/El Dorado Room (3 subdivisions)	10,698
Solano Room	600
Nevada Room	<u>864</u>
Subtotal	12,162 GSF

TOTAL - MEETING ROOM AREAS

16,797 GSF

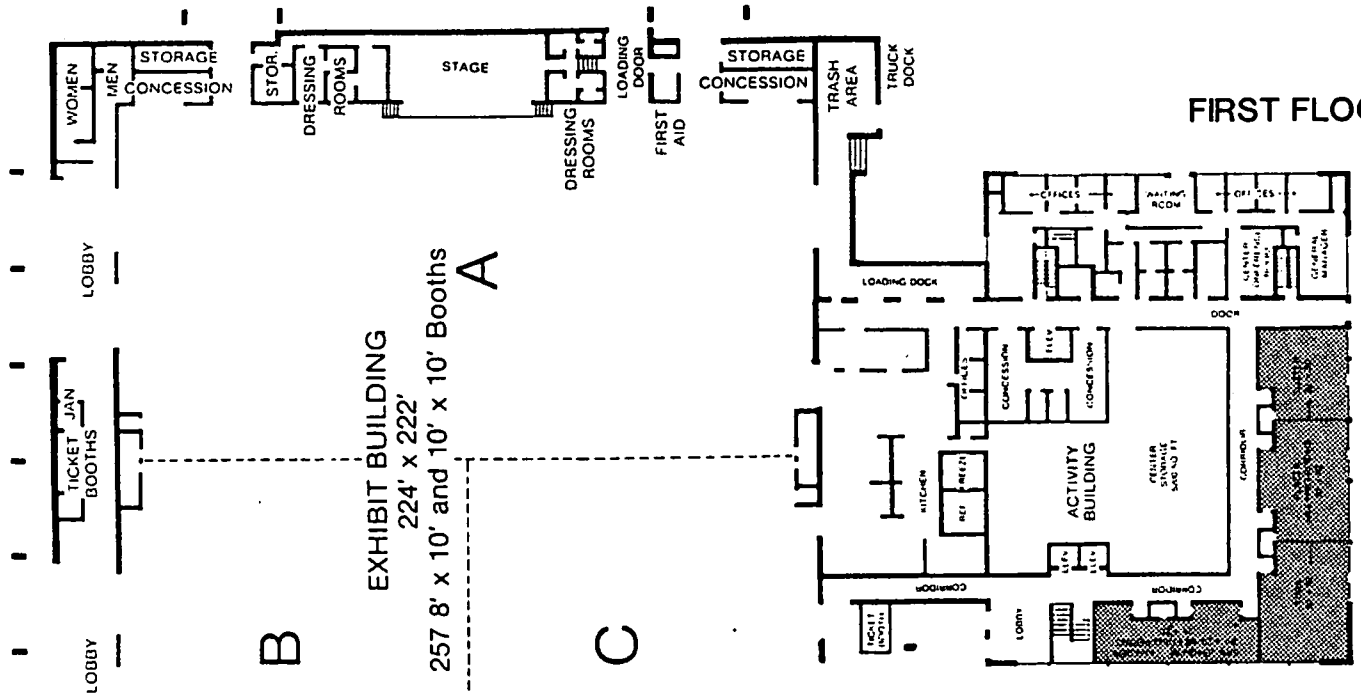
SACRAMENTO COMMUNITY CONVENTION CENTER
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VITIELLO/LMN

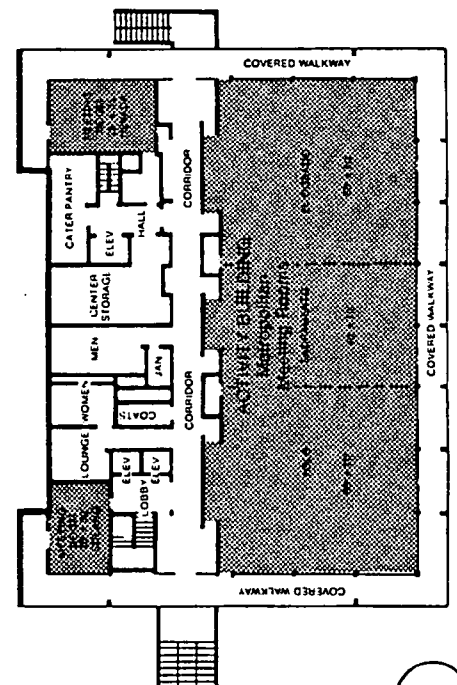
EXHIBIT HALL

ACTIVITY BUILDING

FIRST FLOOR



SECOND FLOOR



MEETING ROOM AREAS



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

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November, 1989

VITIELLO/LMN

2.5 MEETING ROOM SUPPORT AREAS

GROSS SQ. FT.

Moveable Partition Storage

Yuba/Placer/Sutter Room

90

San Joaquin/Amador Room

45

Yolo/Sacramento/El Dorado Room

168

General Storage Room

904

Microphone Storage

153

Custodial Closet

117

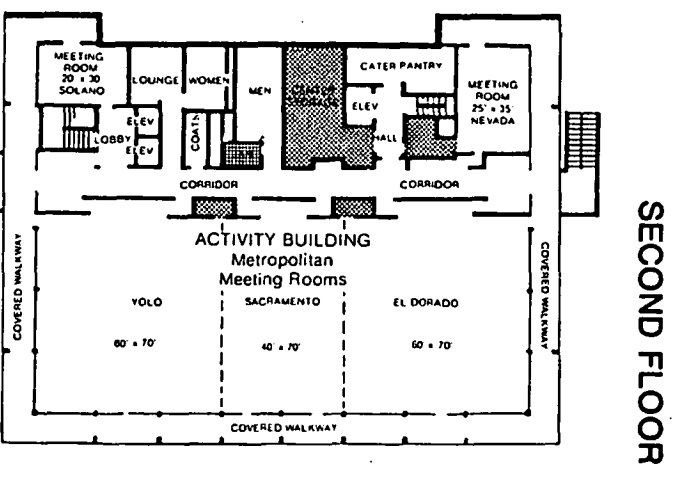
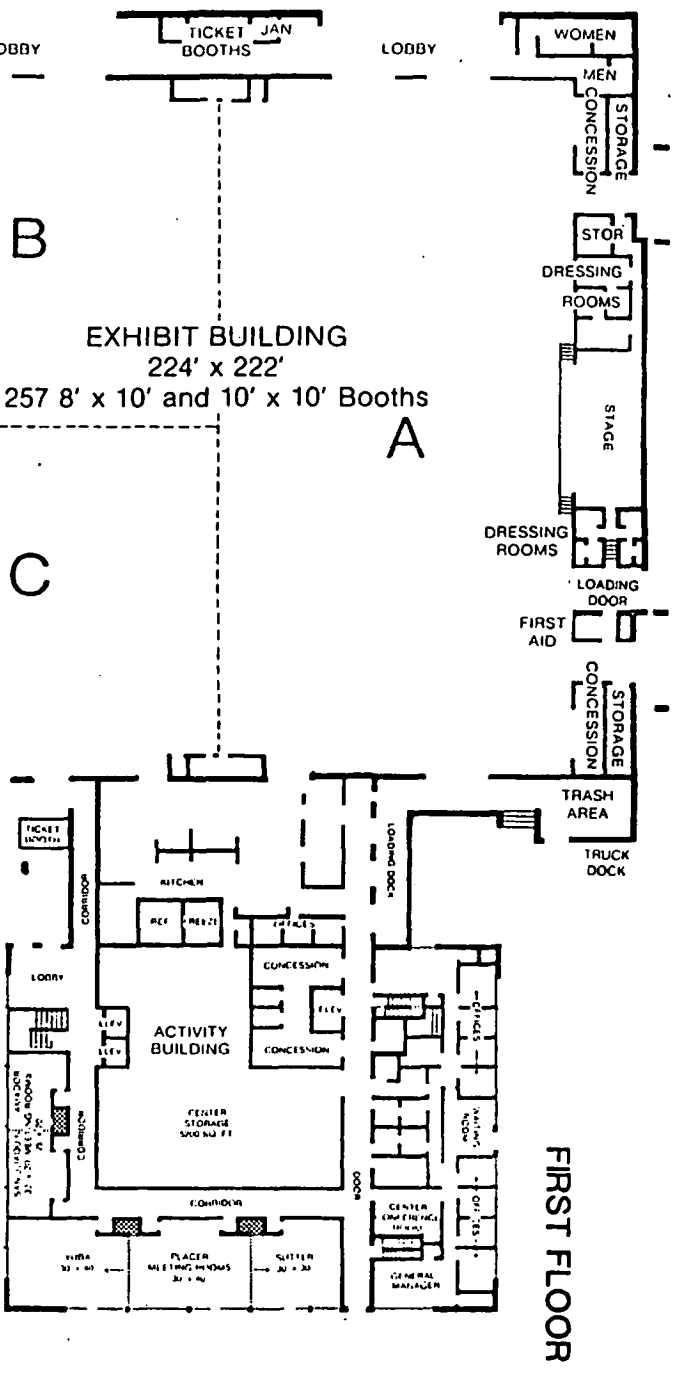
TOTAL - MEETING ROOM SUPPORT AREAS

1,477 GSF

SACRAMENTO COMMUNITY CONVENTION CENTER
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EXHIBIT HALL

VITIELLO/LMN
 ACTIVITY BUILDING

MEETING ROOM SUPPORT AREAS



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

2.6 GENERAL ADMINISTRATION AREAS

GROSS SQ. FT.

Administration Manager	204
Assistant Administration Manager	120
Convention Manager	204
Assistant Convention Manager	120
Accounting Office	120
Operations Supervisor	120
Convention Secretary	120
House Secretary	120
Administration Secretary Pool	448
Convention Secretary Pool	448
Conference Room	389
Staff Lounge	120
Reception Waiting Room	370
Storage (4)	<u>119</u>

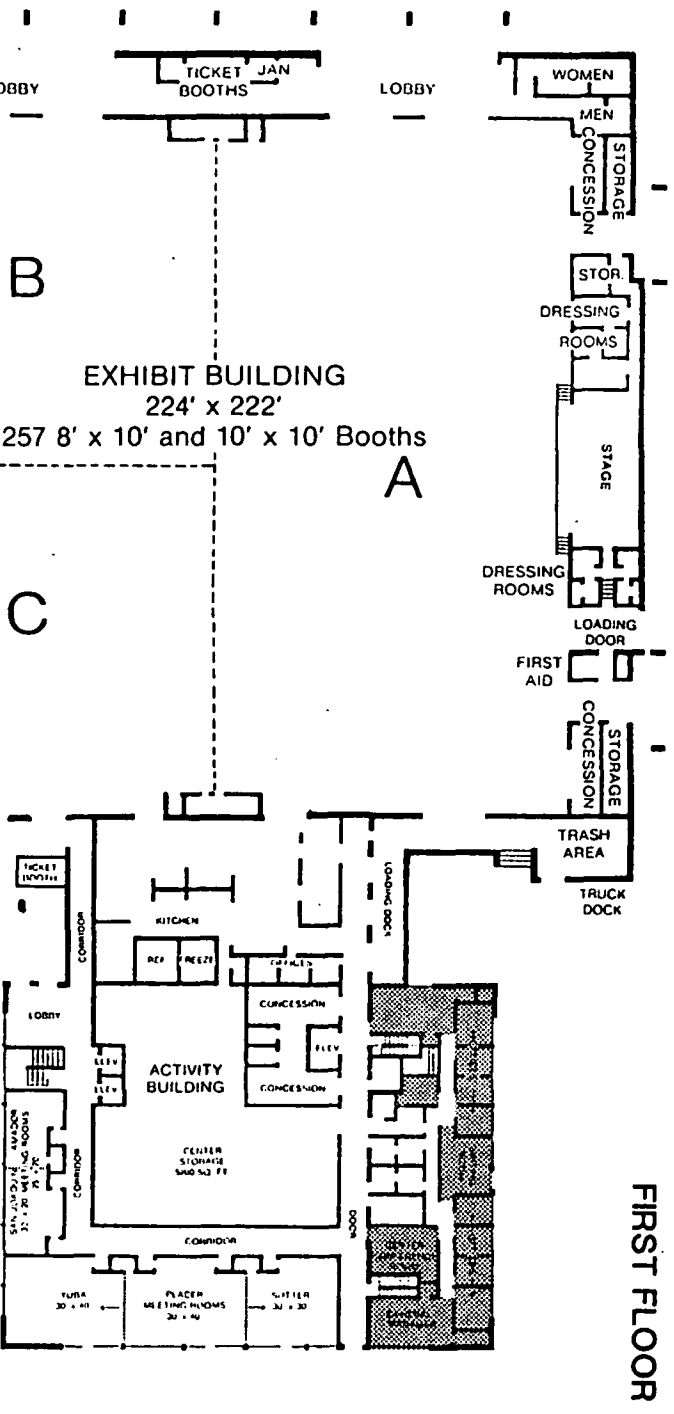
TOTAL - GENERAL ADMINISTRATION AREAS

3,022 GSF

SACRAMENTO COMMUNITY CONVENTION CENTER
 Phase I: Existing Conditions
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 November, 1989
EXHIBIT HALL

VITIELLO/LMN

ACTIVITY BUILDING



GENERAL ADMINISTRATION AREAS



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

<u>2.7</u>	<u>FOOD SERVICE AREAS</u>	<u>GROSS SQ. FT.</u>
	A. MAIN KITCHEN AREA	
	Kitchen	4,500
	Food Service Offices (3)	300
	Storage Room (shared)	<u>---</u>
	Subtotal	4,800 GSF
	B. SUPPORT KITCHENS	
	Pantry--Second Floor Activity Building	469 GSF
	C. CONCESSIONS	
	Concession Offices	390
	Concession Stands (4)	1,050
	Concession Stand Storage (4)--remote	1,290
	Main Concession Storage	<u>680</u>
	Subtotal	3,410 GSF
	D. CATERING	
	Catering Office	<u>120</u>
	TOTAL - FOOD SERVICE AREAS	8,799 GSF

November, 1989

ACTIVITY BUILDING



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

2.8 LOADING DOCK AREAS

GROSS SQ. FT.

Exhibit Hall Truck Docks
Floor Access Area
Trash Area

3 docks
980
640

TOTAL - LOADING DOCKS

1,620 GSF

Phase I: Existing Conditions

November, 1989

**VITIELLO/LMN
ACTIVITY E**

ACTIVITY BUILDING



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

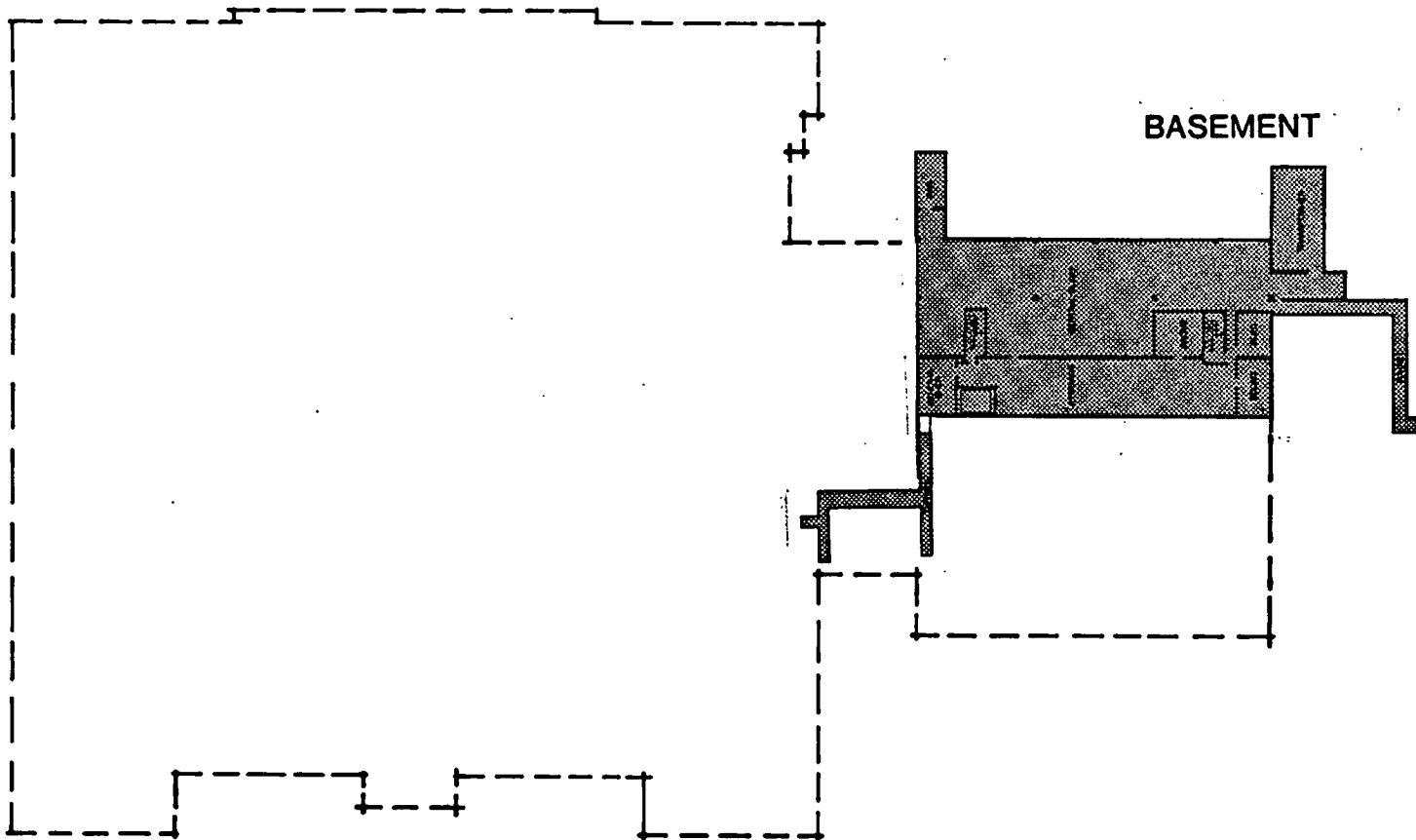
Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

<u>2.9</u>	<u>BUILDING OPERATION AREAS</u>	<u>GROSS SQ. FT.</u>
A. MAINTENANCE STAFF		
	Supervisor's Office	90
	Custodial Lockers	
	Men	100
	Restrooms:	
	Women	90
	Men	90
	Custodial Storage	180
	Timekeeping Area	<u>50</u>
	Subtotal	600 GSF
B. UTILITY SERVICES		
	Exhibit Hall	
	Fan Rooms at Exhibition Halls (4)	3,600
	Subtotal	3,600 GSF
	Activity Building	
	General Shop	260
	Storage	1,990
	Sound Room	240
	Electrical Room	192
	Phone Room	252
	Transformer Vault	578
	Gas Meter Vault	290
	Central Plant	4,337
	Tunnels (not including connection under Theater)	<u>440</u>
	Subtotal	8,583 GSF
	Fan Room	<u>4,400</u>
	Subtotal--Activity Building	12,983 GSF
TOTAL - BUILDING OPERATIONS AREA		

ACTIVITY BUILDING



BUILDING OPERATIONS

PROGRESS REPORT



November, 1989

ACTIVITY BUILDING

FIRST FLOOR



SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

2.10 GENERAL CIRCULATION AREAS

GROSS SQ. FT.

A. CORRIDORS

First Floor Activity Building
(including General Administration)
Second Floor Activity Building

4,425
2,000

B. STAIRS

Activity Building (3)

556

C. ELEVATORS

Activity Building (3)

330

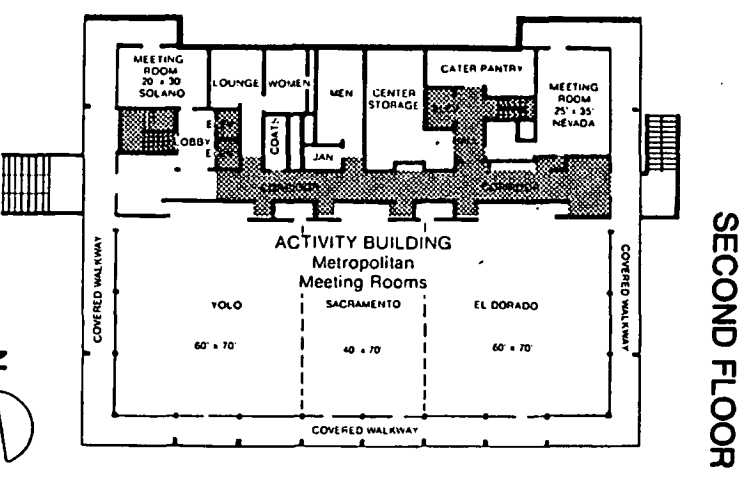
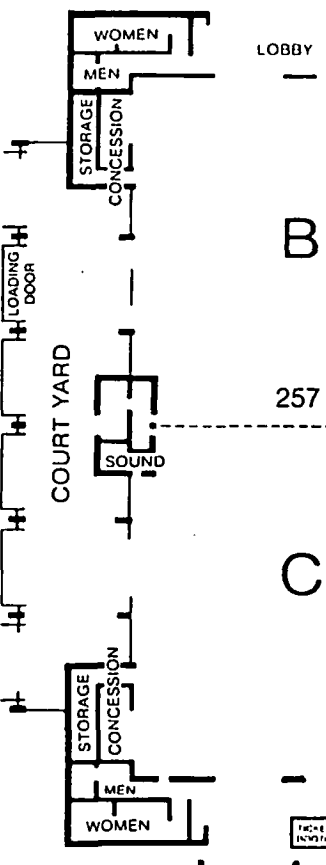
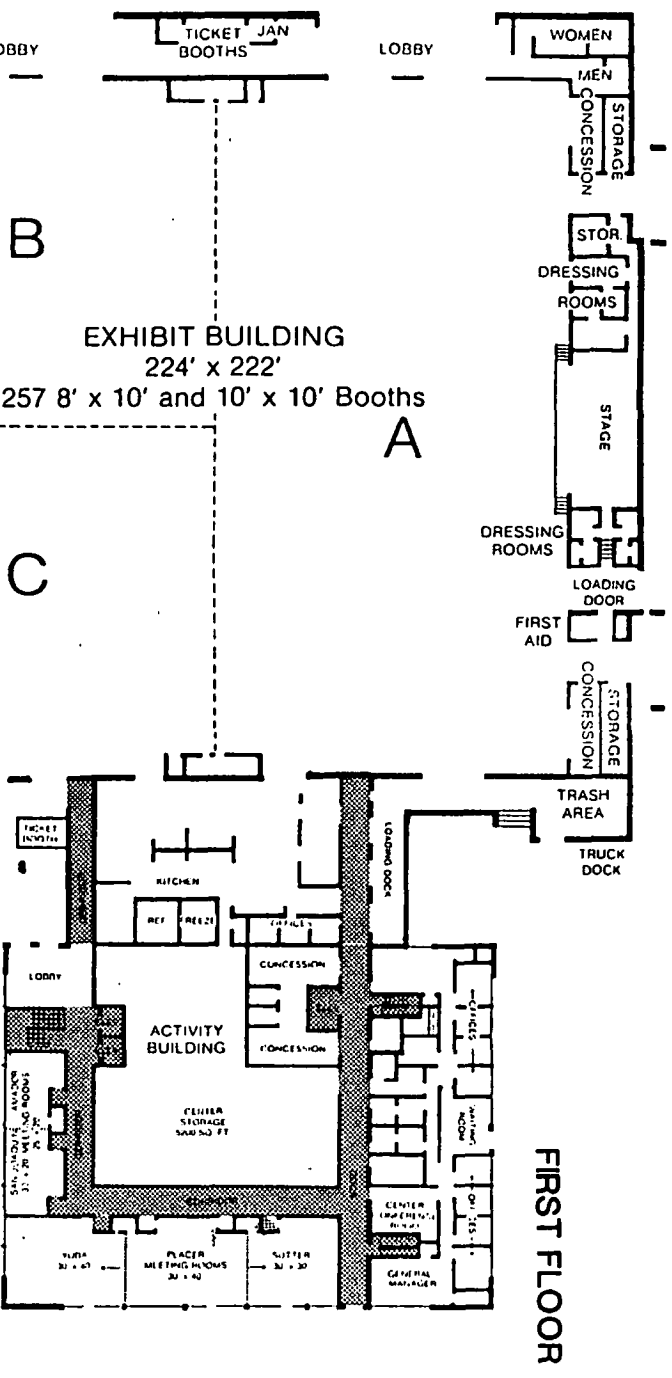
TOTAL - GENERAL CIRCULATION

7,311 GSF

Phase I: Existing Conditions

November, 1989

VITIELLO/LMN
ACTIVITY BUILDING



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SACRAMENTO COMMUNITY CONVENTION CENTER

Phase I: Existing Conditions

Phase II: Functional Group Summaries

November, 1989

VITIELLO/LMN

PHASE II: INTERVIEWS & CONVENTION CENTER VISITATIONS -
INTERVIEWS

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

1.0 PREFACE

Phase II of the Sacramento Community Council Center Programming Study encompasses the bulk of the data collection required for such a project. The primary forum chosen by the City of Sacramento for data collection was an in-depth series of interviews from users, potential users, and related groups and individuals as defined further in this report.

The goal of the programming team in conducting interviews of both users and potential users was primarily to reveal a broad spectrum of considerations that were specific to each type of user. Identification of potential interviewees came from several sources and the final list was approved by the City. These sources include the preliminary market study, facility administrative staff, City officials, referrals from other interviewees, and research by the programming team.

The secondary forum for data collection chosen by the City was a series of convention center facility site visitations. These facilities were carefully selected, toured, studied, compared, and key personnel interviewed, as described in further detail in this section of the report.

In addition to the users and potential users of the convention center, a variety of other individuals were consulted: the city Fire Department, state and city police departments, city Building Dept., Parks & Community Service Departments, members of the local business community, convention center administrative staff, and facility user groups such as local labor unions, independent show decorators, exposition managers and catering companies. Also interviewed were those directors, building operations managers and some users encountered on the convention center facility site visitations.

Interview were conducted by members of the programming team and attended by the City's Project Manager for this convention center study. Most interviews were conducted "in-person." The remainder of the interviews were conducted over the telephone.

Following is a list of all interviewees and their individual interview reports.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

1.1 INDEX OF INTERVIEW REPORTS

1.1.1 IN-PERSON INTERVIEWEES

Jim Barclay	Officer, Police Department, City of Sacramento
Alan Boyd	Recreation General Supervisor, Department of Parks and Community Services, City of Sacramento
Gary Brown	Gary Brown Enterprises
Bill Cannon	Stationary Engineer, Sacramento Community Convention Center
Cheryl Cox, et al	Sacramento Theatrical Lighting (STL)
Tim DiMasi	Sales Vice President, United Exposition Service Company
Ron Green	Assistant Operations Division Manager, Sacramento Community Convention Center
Lorna Hartigan	Sacramento Bee
Pete Hoover	Facilities Superintendent, Sacramento Community Convention Center
Jacque Kelley, et al	Chief Examiner, Board of Registered Nursing, Department of Consumer Affairs, State of California
William McNairnie	Fire Marshall, City of Sacramento Fire Department
Mark Mauricio, et al	Stagehands, Union Local 50
Noralee Parsons	Executive Director, West Coast Western Market
Ed Russell	Operations Manager, Bekins Moving and Storage
Mike Stauffer	Events Services Manager, Sacramento Community Convention Center
Tim Sullivan	Superintendent, Building Inspections Division, City of Sacramento
Don Ware	Attendant II, Sacramento Community Convention Center

1.1.2 TELEPHONE INTERVIEWEES

Robert Badgley	Promotions Manager, The Union
Carol Burns	Special Projects Coordinator, KVIE TV Channel 6
Patty Caraska	Department of Consumer Affairs, Exam Administrator, Board of Vocational Nursing
John Dean	California Reading Association
Jay Fettes	General Manager, Volume Services
Dave Hauser	Ice Capades
Lt. Monty Hensley	Adjutant, State Police
Dan Kennedy	Publisher, Sacramento Business Journal
"Lemon" Lyman	Department of Consumer Affairs, Architectural Exam Board
Mark McCauley	Worldwide Church of God
Gary Miller	Assistant Special Agent in Charge, Secret Service
Paul Williams	Department of Consumer Affairs, Contractors' Exam Board

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Jim Barclay	-	Officer,
	(interviewee)		City of Sacramento Police Department
	David Morgan	-	City of Sacramento,
			Department of General Services
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

- 1. There are currently no permanent, on-site security personnel.**
- 2. The Convention Center requires show managers/promoters to hire private security (i.e. Burns, J.W. & Associates, Vanguard Security). Off-duty City police (1 or 2) act as liaisons in addition to private security force.**
- 3. The staff assistance section of the convention center provides set of guidelines. The contract determines the lines of responsibility of security relative to the building envelope, generally established per event on a case by case basis.**
- 4. The Convention Center lies within a heavily patrolled area of the city and is at the east end of a walking beat of a foot officer. Police access to the site is good via "J" and "L" Streets.**
- 5. Rock concerts pose the greatest problems. Promoters typically have their own security that conduct "pat" searches.**
- 6. If alcohol is for sale during an event, more police officers may be made available (depending on the event/promoting organization).**
- 7. An integrated security system (closed circuit TV & monitors) would be ideal for the facility. The question was raised relative to staffing and monitoring of the system on site.**
- 8. "High density bushes" are not preferred for security/safety reasons.**
- 9. The current exterior building/site lighting is inappropriately placed or damaged. The low level lighting fixtures are damaged while the high level lighting fixtures (primarily mercury vapor) have many burned out lamps. The Police Department prefers high pressure sodium (HPS) as a light source.**

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Jim Barclay

Page 2

10. The Police Department ideally would have a "temporary restraining area" at the Convention Center and could be shared with the private security force. Other functions/equipment that could be contained in this office would be:

- telephone
- area to fill out reports
- storage of reports
- storage area for recharging radios
- area for communication base station
- temporary storage area for confiscated items
- potential storage of portable "screening" devices

This office would allow the contract security supervisor to be in direct contact with City officers and would be ideally located at the west entrance near "J" and "13" Streets.

11. There currently is a localized alarm system that can be turned on at specific doors. Silent robbery alarms exist at cashier stations in the Convention Center.
12. First aid is typically handled by the contract security force until ambulance or fire arrives on the scene.
13. A helipad opportunity should be reviewed in light of visiting dignitaries and medical evacuation.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Alan M. Boyd	-	Recreation General Supervisor
	(interviewee)		Department of Parks and Community Services,
			City of Sacramento
	David Morgan	-	Department of General Services,
			City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

- 1. Mr. Boyd's department is responsible for the exterior maintenance of the Convention Center grounds and maintains a storage area for gardeners at the Ex. Hall courtyard.**
- 2. Mr. Boyd's department is also responsible for the review of landscape architectural plans submitted to the City for construction.**
- 3. The landscape planting guidelines are issued via the Planning Department.**
- 4. The requirement for grounds upkeep at the Convention Center is typically handled using mobile trucks that provide the equipment needed for maintenance.**
- 5. The existing sprinkler system is sufficiently sized for current needs.**
- 6. As a user group, his department utilizes the Convention Center in a very limited way, primarily for hosting professional groups. They have sponsored events regularly at the Memorial Auditorium (until its closure).**

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Gary Brown	-	Gary Brown Enterprises (interviewee)
	David Morgan	-	Department of General Services, City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Gary Brown promotes the Government Technology Conference. The Government Technology Conference shows to 6,000 people, books 2,200 hotel rooms. The show is an intergovernmental conference on information technology and provides a "one-stop" shopping opportunity. The show is currently 340 booths (10' x 10') uses 50,000 s.f. of Ex. Hall and 16,000 s.f. of the Activity Building. This translates into 24,700 s.f. and 8,000 s.f. of rentable area respectively. His show currently has the capacity to use 40,000 s.f. of rentable area.
2. The show requires 80 semi-trucks of freight.
3. He cites a need for on-site storage of crates and the need for a "better" freight elevator.
4. The Government Technology Conference has a great need for electrical power.
5. He feels there is a need for an exterior marquee to increase the visibility of the Convention Center to the public.
6. His show uses the lobby as a registration area to issue attendees their credentials, needs more space.
7. He cites security problems that have occurred relative to ingress/egress.
8. He uses the CCT for seminar space requiring 500-700 seat capacity. He said the Memorial Auditorium could possibly fulfill this function.
9. He uses the meeting rooms in the Activity Building for demonstrations and VIP lounges.
10. He references the Reno Convention Center as:
 - "well put together"
 - easy freight access
 - good public accessibility
 - they have an overhead tracking system whereby exhibits can be chain hoisted up, over and down
11. His sense is that the show will get more hi-tech in nature in the future and incorporate uplink connections via satellite dishes.

SACRAMENTO COMMUNITY CONVENTION CENTER
Phase II: Interviews and Convention Center Visitations
Part I: Interviews
November, 1989

VITIELLO/LMN

Gary Brown
Page 2

12. He indicated some large show manages include:

- CAHNERS
- PRENTICE - HALL
- INTERFACE GROUP

Respectfully submitted,

Alan Nemiroff
Associate
Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at the new Convention Center administrative conference room on February 10, 1988:

Attendees:	Bill Cannon	-	Stationary Engineer,
	(interviewee)		Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed regarding the existing facilities at the Convention Center:

1. Lobbies & Prefunction Spaces
 - Exterior glass doors have internal closers which drip oil down the glass. Surface mounted closers or floor closers would be preferred due to ease of access.
 - Restroom faucets are continually out of adjustment. The tempered water works only if the water runs for a long period of time. Title 24 requires faucets to be automatic shut-off type.
2. Ex. Hall
 - Floor box covers (contains air, water and drains) are bent in from weight of trucks.
 - Catwalks currently have open grating. Bill indicates noise level is somewhat higher than if it were a solid deck. Also, it would help restrict tools from dropping through. Bill recommends painting catwalks black to hide visibility.
 - Thermostats at walls are often covered up by booths which doesn't permit air flow. They stay cold and, thus, call for heating the space. They also need to have lockable covers or have in-line duct thermostats so that the public can't access controls.
 - Mechanical rooms in Ex. Hall ceiling create a negative pressure which causes outside air to flow through the exterior doors into the hall. Bill indicates they should be located outside of the hall. The mechanical rooms have no access to water or floor drains. Bill indicated that the mechanical rooms are laid out well, but they need easy access which is currently lacking. Access via a service elevator would be preferred to carry equipment (fan motors), filters and tools. Each mechanical room has a fire ladder for emergencies.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Bill Cannon

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- | | | |
|------------------------|---|---|
| Lighting | - | Fluorescent ballasts need to be on for two hours before they quiet down. Bill indicated 277V ballasts are the most common in the building. |
| Janitor Closets | - | Deep sinks need to have wall protection from splash. |
| 3. Loading Areas | - | Bill indicated a ramp would be preferred to accommodate pick-up trucks and cars. |
| | - | The trash compactor should be out of the way of the main loading area and concealed. |
| 4. Building Operations | | |
| * Central Plant | - | Bill indicated it was laid out well. |
| | - | Access via the freight elevator is good. |
| | - | The condenser units for refrigeration is remotely located. The extra bends and distance reduces the efficiency of the units. The compressor should be located near the refrigerators. |
| | - | The condenser units for refrigeration is remotely located. The extra bends and distance reduces the efficiency of the units. The compressor should be located near the refrigerators. |
| | - | There are four steam generators which supply the kitchen only (steam kettles, coffee pot, dishwasher) and are too small which usually requires them all to be on. These units can be remotely located but need to be larger. |
| | - | The floor drains in the room do not drain. |
| | - | The set point for HVAC is 72° F. HVAC system is a two coil system. The building system is such that when demand is required in a portion of the building, the boilers, chilled water and water systems operate throughout all three buildings. Bill indicated that an option to the two coil system was to have a mixing box at each room to supply heat or A/C or both. The compromise could be to zone the building by areas of floors so that the entire HVAC system is not running continuously throughout the buildings. |
| | - | Bill indicated that the filter systems in the buildings include several types (roll type, sock, high "E"). Bill prefers to have uniformity among filters and prefers the pleated (high "E") type. |

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VITIELLO/LMN

Bill Cannon

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5. Building Exterior

- The power distribution should be done in a logical comprehensive system.
- The new equipment should be supplied with complete service and maintenance manuals.
- The quartz up-lights are often vandalized and are blinding.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 10, 1987:

Attendees:	Cheryl Cox	-	STL (interviewee)
	John Cox	-	STL (interviewee)
	Steve Odehnal	-	STL (interviewee)
	David Morgan	-	City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed:

EXHIBIT BUILDING/ACTIVITY BUILDING

1. Access Issues - when Exhibit Building split in half (Hall "A" & "B/C")

Ex. Hall "A"

- Loading dock and stage access is good.
- Public circulation must exit building to access Activity Building.

Ex. Hall "B/C"

- No direct access to loading dock.
- Freight access is poor through courtyard and lobbies.
- Good direct access to Activity Building.

General

- The tendency for shows is primarily local exhibitors rather than to ship in.
- Time constraints for move-in/move-out increase access problems.
- Due to Convention Center policy, the service corridor is locked during events further restricting access.
- The dock space is shared by all parts of the building.

2. Utilities

Ex. Hall - Power

- STL does not supply Audio/Video services.
- STL prefers that the new expansion spaces be fitted with connectors that are compatible with their existing systems.

Catwalks

- Current power source connections located at underside of beams.
- Temporary power boxes are positioned on catwalks for power connections.
- STL prefers the power connector points on catwalks not on beams. Eliminates need for manlifts and frees up floor space. Overhead power service preferred.

Cheryl Cox, et al
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- Main power service accessed from Hall "A".
- Hall "B&C" - 100 amp service accessible, if 400 amp service required, feeder cables run through catwalk doors from Ex. Hall "A".

Activity Building - Power

- Meeting rooms "underpowered". Added power accessed when required via cables to exterior of building.
- STL prefers all rooms to have their own service. All rooms would ideally have a main panel and ability to redistribute power around room as required. Two dedicated 20 amp lines & 1-30 amp 3 phase 208 volt service.

Ex. Hall - Lighting

- Full lighting (i.e., for TV) hung from lighting truss suspended from building trusses.
- Ideal "trim height" for lighting is 24 feet above stage height. Current clear height from Ex. Hall floor to bottom of building trusses is approximately 20'.
- Currently there is no method to access structure above catwalks for light rigging purposes.
- Perimeter can down lights provide inconsistent lighting levels.

Ex. Hall

- STL hasn't seen much requirement for compressed air or gas. They would prefer to see more plumbing drains.

3. General

Ex. Hall

- 10' x 10' grid in floor helpful for booth set-up.
- Floor finish and color--good for maintenance and clean-up.
- Freight access door--height and width good for maneuverability.
- Constant clear Ex. Hall height ideal for rigging purposes.
- "J" Street lobby too small to accommodate registration functions. 6' depth required for registration tables. Occasionally registration functions are forced to occur within Ex. Hall.
- Stage - permanent stage and dressing rooms eliminates requirement for temporary set-up.
 - Doesn't encroach into Ex. Hall.
- Weather protection or entry vestibules would be preferred at lobbies.
- There is currently no system to display banners, signs, etc. at perimeter walls.

Meeting Rooms

- Meeting room areas - there currently is no staging or storage area for carts.

Cheryl Cox, et al
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Storage Areas

- Temporary storage areas needed for back-to-back show move-outs and move-ins.
- Temporary storage currently in truck/trailer at freight dock (tables/chairs etc. for exhibitors' request).
- Service corridor is currently used as interim storage area.

Service Desk

- STL prefers service desk area that could provide secure location for cash, etc.

Service Office

- STL prefers secure office area to offer to promoter/exhibitors/service contractors.

Kitchen/Concession

- STL would prefer to have sink area access for exhibitors' needs.

Janitor Closet

- STL prefers access to janitor closet space separate from building staff requirements.

Freight Elevator

- Size is good.
- Often used as passenger elevator which ties up availability.

Truck Dock

- Unaccessible for fork lift use.
- Truck bay capacity undersized.

Parking

- STL would prefer to have access to off-street parking for their own use, for licensees and their contractors.

Trash

- Trash developed during the course of an event is removed from individual booths by STL, if contracted to do so. If not, individual exhibitors are responsible.
- General trash is removed by Convention Center staff.

Cheryl Cox, et al
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4. Summary

Accessibility

- Equal access to all Exhibit Hall areas from service/freight areas and entry/registration areas would be preferred.

Utilities

- Utility supply, especially power, should be easily and equally accessible and sufficiently sized for exhibitor requirements at all locations.

Support Space

- Truck access and storage areas should be sized to facilitate ease of show move-in/move-out.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Convention Center administration conference room on January 8, 1988:

Attendees:	Tim DiMasi	-	Sales Vice President,
	(interviewee)		United Exposition Service Company.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

1. UX is a national decorator company as compared to STL who is a state/local/regional type.
2. Operational problems typically include:
 - staging areas
 - load/unload functions
 - power distribution systems
3. General observations of facilities:

EX. Hall:

- ceiling height - should be at least 24 feet clear height
- catwalks - should occur in both directions (60' x 60' good, 30' x 30' ideal)
- Power: Combination of floor access and overhead access works well should be placed on 30' x 30' grid ceiling drops sometimes provide more flexibility

Meeting Rooms:

- tending to be more finished spaces
- utilities typically include dimmer switches and built-in audio systems
- medical conferences are requiring 12-16 foot ceilings for A/V purposes

Loading Docks:

- for 150,000 s.f. of flat floor, at least 10 docks should be dedicated for loading/unloading
- food service should have dedicated dock space (removed from move-in/move-out functions).

Truck Marshalling Areas:

- establish clear policy issues for uniformity

4. Observations at specific facilities:

Santa Clara	-	lobby is difficult to function properly due to geometry
	-	load-in is O.K. for "light" shows, however, "heavy" shows are more difficult due to accessibility

Phoenix	-	2 separate loading areas not as efficient as a single large area
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Moscone	-	permanent "horseshoe" registration counters haven't been used successfully
	-	shared loading docks with food service doesn't work well



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Tim DiMasi

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- main ballroom has conflict with move in/move out functions of the main hall
 - caters to the medical/hi-tech markets
 - Anaheim - "Big box with doors", easiest facility to work
5. Satellite link-up: Provides opportunity to bring in speakers from afar.
 6. UX estimates that 90%-95% of their fees are derived from exhibits while remaining 5%-10% is to their client (show manager/promoter). Over the past 15 years the rates to the client have remained constant, while exhibitor costs have risen.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at the new Convention Center administrative conference room on February 9 and 10, 1988:

Attendees:	Ron Green	-	Assistant Operations Division Manager,
	(interviewee)		Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed regarding the existing facilities of the Sacramento Community/Convention Center:

- * Lobby & Prefunction Areas (Exhibit Building)
 - Current lobby is too small and too narrow for it to function properly. Registration and reception tables are not given enough depth.
 - Telephones
 - "Soft" acoustical wall treatment is easily gouged.
 - Existing telephone book shelf configuration tends to tear up phone books.
 - Restrooms
 - Waste receptacle location is too far from lavatories. Trash goes on floor first.
 - Tempered water system is currently inoperative primarily due to electrolysis of valves pitting them out.
 - Tiled walls are difficult to clean due to grout joints. Larger tile (less grout joints) would be preferable.
 - Terrazzo floors have worked well.
 - Ceiling hung plastic laminate toilet room partitions and wall-hung toilets are easier for maintenance. Heavier duty hinges are required on the compartments.
- * Lobby & Prefunction Areas (Activity Building)
 - Lobbies have insufficient size to accommodate registration tables and food cart access.
 - Carpet reduces noise level in lobby.
 - Prefer wall surfaces to be smooth and less abrasive for easier maintenance and cleaning.
- * Ex. Hall - Floor
 - Ron prefers a light colored concrete floor with the color impregnated rather than painted on.
 - Existing brass grid in floor is difficult to clean with the "scrubber". Dirt caught in the grid tends to track on the floor.
 - Ceiling
 - Lowest existing beam point is 18'-3".

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VITIELLO/LMN

Ron Green

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- Utilities
 - Cold water, gas and air are currently accessed from wall locations.
 - Power is accessed primarily from catwalk grid above.
 - Power receptacles in the floor have been abandoned due to water corrosion problems. Also, cover plates have been crushed due to truck weight.
 - Ron notes that costs associated with accessing power to booths (using a decorator) from above would be reduced if accessed via floor receptacles.
 - Natural gas is used once a year for the Greek Food Festival.
 - Compressed air is used once a year at the body and fender show.
- HVAC/Plumbing
 - When A/C is needed only in the Ex. Hall, the chiller and pumps feed the entire complex of buildings including CCT. There is currently no method of isolating individual portions of the building. Hot water is constantly running throughout the building. Also, there is a problem with maintaining temperature levels. Thermostats have been retrofit with backing plates to reduce cooling effect of concrete walls.
 - Mechanical rooms are difficult to maintain (i.e. fan motor replacement) due to limited access to catwalks.
 - Limited catwalk access makes power, sound and lighting control difficult.
- Lighting
 - House lights (fluorescent and incandescent downlights) have problems with switching.
- Stage
 - Would prefer it to be deeper to accommodate equipment storage.
 - Currently no stage door access.
 - Power - 400 amp service located at the stage.
 - Light rail is mounted approximately 20 feet out from the stage. Currently have 12-14 dimmers for the stage. When the Ex. Hall is divided into three smaller halls, portable dimmer racks are required for Hall "B" & "C".
 - The sound system works well when the entire Ex. Hall is in use, when divided up, it requires additional portable units.

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Ron Green

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- The light and sound systems should be separated due to interference caused from motors.
- Dressing rooms have no handicapped access.
- * Ex. Hall Support
 - Custodial closets are too small. They require space for a deep sink, trash barrel, mops, supplies and cleaning products.
 - Custodial closet at stage is the main supply storage area. This room is too small and must maintain clear access way to mezzanine level which contains dimmer panel and telephone panel.
 - First Aid Room
 - Adequate in size but seldom used for this. Most often used as an office.
 - Courtyard
 - Is not used often in conjunction with the Ex. Hall. Typically used as temporary storage area (i.e. for crates).
- * Meeting Rooms
 - Amador and San Joaquin Rooms not used often due to small size. These rooms require leaving carts out in the hall.
 - Yuba/Placer/Sutter Rooms are used quite often.
 - Power sources are inadequate currently. Would prefer 50 or 60 amp, 3-phase service in each room on first floor. At second floor rooms, a 100 amp, 3-phase service panel should be accessed either directly or indirectly via a sub panel for connect/disconnect.
 - Operable partition panel system - trolley system does not operate well. Panels are difficult to move and tend to bow. The seal drops at the door bottoms, use a crank system and don't work well. A lever control at the side of each panel would be preferred. The double wall system is not sealing properly.
 - Lighting
 - Podium or "head table" should be lit via a track light system or equivalent whereby fixtures can be added or deleted quickly.
 - Sound System
 - Currently accommodated via portable amps, mixers, equalizers.
 - Signage/Graphics
 - Need the ability to identify the rooms and functions occurring within.

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Ron Green

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- * Meeting Room Support
 - Storage areas are too small. Need additional space for chair and table storage.
 - Food service pantry not large enough to accommodate needs. Food is often served from hall adjacent to the freight elevator.
- * Loading areas
 - Loading dock corridor is too narrow.
 - Trash compactor is inadequate in size. A larger compactor is needed currently. Overflow capacity is accommodated via 6 yd. bins.
 - Loading door at Ex. Hall is too small in width and height. Needs wall corner guards. Gutter and duct work above often is damaged.
 - There is no dock space available to accommodate pick-up trucks, panel vans or cars.
 - Ron cites a preference to raise/lower the trucks rather than use dock levelers.
- * Building Operations
 - Delta 2000 computer is used to control HVAC systems. The ability to only supply certain zones or rooms within buildings when required, rather than supply all buildings whether it's needed or not, is preferred.
 - Shops
 - Currently the mechanical and electrical shops are combined. They should be separated. Need to have more workspace which is currently taken over by storage requirements.
 - There is a paint locker, but no paint booth which would be preferred.
 - There is a welding booth.
 - There is no requirement currently for a separate wood shop, but could share space.
 - "Telephone Room"
 - Located in basement, this room houses the Delta 2000 computer. The room also stores as-built plans of the buildings and portable radios.
- * Food Service
 - Current kitchen size is adequate. Food warmers (14) are only used during the Greek Food Festival.
 - Concession stands currently have no direct access into concession storage areas, must go out into foyer to gain access. Storage areas not large enough to accommodate the need. Concession stand locations often require booth layout alteration to accommodate eating areas within the Ex. Hall.

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Ron Green

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- * General Circulation
 - The Yuba/Placer/Sutter Rooms have a problem due to distance from restroom facilities.
 - In general, the cross circulation of the public and service requirements in the Activities Building is a conflict.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Convention Center administration conference room on January 8, 1988:

Attendees:	Lorna Hartigan	-	Sacramento Bee (interviewee)
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Bee promotes the Travel Fair annually, which will occur this year on February 27. The show includes 100-110 exhibitors and runs for two days; the first day is for travel agents and the second day is open to the public with about 5,000 attendance.
2. The entire Ex. Hall and all of the meeting rooms in the Activity Building are utilized. The meeting rooms are used primarily for showing travel films and slides. The upper floor meeting rooms are divided into three rooms each with projectors and the Metro Room is used for a 500-600 person sit-down lunch (Kato is the caterer). One meeting room is used as a hospitality room, and Lorna cites a need for two additional meeting room spaces to accommodate 200 people each in theater-style seating.
3. STL is contracted as decorator and installs the booths. Booth layout is 10' x 12' (width). STL lays the electrical, primarily for VCRs and slide projectors.
4. The show is loaded primarily via panel vans through the front lobby. There is a one-day move-in and a one-day move-out requirement. Lyon is used for advanced shipping.
5. During the show, two concession stands are operating with 8-10 tables set up adjacent to the stands.
6. Parking has not been a problem for her show.
7. Lorna cites a benefit to have the ability to survey the overall Ex. Hall floor from some raised vantage point.
8. The show has had security problems related to entry/exit door access.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

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November, 1989

VITIELLO/LMN

Report of interview held at the new Convention Center administrative conference room on February 9 and 10, 1988:

Attendees:	Pete Hoover	-	Sacramento Community/Convention Center
(interviewee)	David Morgan	-	Department of General Services, City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed regarding the existing facilities of the Convention Center:

1. Lobbies and Prefunction Areas - Restrooms are inadequate in size. Pete indicated (Ex. Hall) that the women's restroom facilities should be doubled in size and the men's increased by 25% to accommodate the existing demand.
 - The "J" Street lobby is too narrow for registration and queuing functions. This creates a hazardous situation in an emergency evacuation due to registration tables placed in front of exit doors.
 - The ticket office is used for multiple purpose such as ticket sales, show manager offices and secured storage. Pete indicated there needs to be dedicated spaces for each of these uses.
 - There are no provisions for custodial supplies in the lobby, but it would be preferred.
 - The restroom in the lobby adjacent to the Activity Building is the only restroom for the first floor of the Activity Building.
 - The box office at this lobby is rarely used and when it is, it is used only for Ex. Hall "C".
- * Lobbies and Prefunction Areas (Activity Building) - Lobby at first floor is inadequate in size and should triple in size.
 - The restrooms at the second floor are adequate except when there is a predominately female attended event.
 - Registration and prefunction areas are non-existent.
- * Ex. Hall - The Ex. Hall is used more for meetings, banquets and parties than for trade shows.
 - When the hall is divided into smaller halls, the existing partitions don't absorb all the sound and cause conflicts in event uses (i.e., deep bass can be felt through partition).

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Peter Hoover

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- The partition doors (Modernfold OMNI) have trolley/suspension problems. The six inch drop seal does not allow for good acoustics. Pete suggests trying to minimize the size of the seals.
- The mechanical rooms in the ceiling are difficult to access for servicing.
- Pete notes that stagehands find it inconvenient to drop power from above. Power carts on the floor take up floor space and are not desired.
- Plates at the floor boxes have been crushed and need to be stronger.
- Compressed air and natural gas are rarely used.
- The floor is currently painted concrete. Pete prefers it unpainted with a lighter color than natural concrete.
- The incandescent downlights (250W) at the perimeter of the Ex. Hall don't cast as much light as the fluorescents and it appears darker at the walls.
- * Ex. Hall Support Areas
 - The courtyard is under utilized, does not function well as a reception area and it is subjected to the elements.
 - The Sound Room requires additional power outlets.
 - The stage is typically extended (using portable stage risers) about 6 feet in front of the proscenium due to the sightline requirements. Riser storage at back of the stage needs to have separate storage area.
 - First aid room is not used often as first aid room, but rather as an office.
 - Dressing rooms are often used as offices. Sports events use dressing rooms (about one event per year).
 - Custodial closets in the Ex. Hall need to increase in size.
- * Meeting Rooms
 - The San Joaquin and Amador Rooms are not used often due to their small size.
 - The Yuba/Placer/Sutter Rooms are too long and narrow when opened as a single room.
 - The operable partitions increase flexibility, but need soundproofing improvement.
 - Daylighting of meeting rooms requires draping for A/V purposes. Currently there are light leaks.

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Peter Hoover

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- Windows need to have better sound insulation quality due to exterior noise.
- Rooms are currently under powered. The WCWM and Government Technology shows require more power than available.
- * Meeting Room Support
 - Storage areas are inadequate for tables, chairs, risers and podiums. Most storage occurs on floor below, however, largest meeting room capacity is the Metro Room on the second floor which requires several hundred chairs.
 - The sound room on the second floor needs to double in size to accommodate amps, podiums, projectors, cables, etc.
 - Pete indicated that it would be preferable for each meeting room to have its own built-in sound system for single microphone set up.
 - The janitor room on the second floor is adequate in size.
- * Loading Docks
 - Dock apron needs more depth.
 - Pete indicated five docks would accommodate most load/unload requirements (currently there are three dock positions, but not accessible simultaneously by three semis).
 - Currently there is one dock leveler which won't accommodate a station wagon. Possibly a dock elevator is needed.
 - The show decorator brings at least two trunks and one stays during the course of the show.
 - The door between the dock and the Ex. Hall will not allow a fork lift to pass through.
 - The trash compactor is in a poor location due to its taking up of maneuvering space for trucks.
 - The dock has no ramp to allow access into the Ex. Hall via hand trunks, etc.
 - The loading door into the Ex. Hall (14th Street) is currently 20 feet wide. Pete cited a need for (2) 30-35 foot doors which would allow two-way traffic and more than one truck access into the Ex. Hall.
- * Storage
 - There is need for a secure storage area for a forklift, scissors lift and a personnel lift.

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Peter Hoover

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- * Building Operations
 - Pete indicated that the shop areas should double in size to accommodate parts and tool storage in addition to doing the work.
 - There is no need for a separate woodworking area.
 - There is a need for an upholsterer or seamstress.
 - There is a need for an area for stagehands to repair equipment and should be soundproofed due to repair of sound equipment. This room would require a workbench.
 - There is a welding area which needs to expand to accommodate working on pumps. It also needs additional ventilation capacity.
 - There is a need for a total of five offices for each of the following: Senior stationery engineer, building operations (2), stagehand office, maintenance supervisor.
 - Separate locker rooms are needed for each sex and should be separate from the breakroom/unchroom. Locker rooms should have restrooms and showers.
 - An emergency shower or eyewash should be installed.
 - Fan rooms currently draw fresh air supply from directly above loading docks. This should be revised.
 - Central plant needs sufficient room to do servicing on the boilers and chillers.
- * General Administration Offices-
 - There is need for an office for an on-site liaison of building operations.
- * Food Service
 - Volume Services is the in-house caterer.
 - Need adequate size and location of storage area.
 - Need office areas to front directly on the kitchen.
 - The pantry on the second floor is inadequate in size to service events (dish-up and busing).
 - If two caterers are using the kitchen simultaneously, the dishwasher is a problem.
 - In addition to Volume, two other caterers (Dohrman's and Kato's) use the facility and require a dock bay during an event.

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VITIELLO/LMN

Peter Hoover

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- * **General Circulation**
 - **Signage and graphics are needed in the Activity Building to identify the room and the event occurring within.**
 - **The Activity Building requires better handicapped access.**
 - **Drinking fountains should be located nearer the Yuba/Placer/Sutter Rooms.**
 - **The corridors in the Activity Building are too narrow to accommodate registration tables.**

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Report of interview held at the new Sacramento Convention Center administrative offices conference room on February 9, 1988:

Attendees:	Jacque Kelley	-	Chief Examiner, Dept. of Consumer Affairs,
	(interviewee)		State of California
	Percy Hammond	-	Department of Consumer Affairs,
	(interviewee)		State of California
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The State of California rents the Convention Center for professional exams including the State Nursing exam. The comments contained herein were made with reference to the nursing exam.
2. The Ex. Hall is rented for 2-1/2 days with the exam taking 2 full days. The 1/2 day is for set-up prior to the exam.
3. The exam typically tests 1,200 to 1,800 people. The Ex. Hall is set up with 8' tables classroom style with three people to a table.
4. The entire Ex. Hall is rented whether there is a requirement to use all the space or not. This is done to assure that there is no compromising of acoustical requirements for silence. Sometimes only half of the hall is utilized for testing.
5. The State will rent the tables and chairs from the Convention Center or, if not available, will rent them elsewhere.
6. The exams arrive via truck in 150 boxes and must be stored in a secure room. Currently this occurs in the box office. Typically the lock is either rekeyed or an overlock is supplied. In addition, three trunks full of test related equipment must be stored.
7. There is a requirement for the testing of dyslexic students who require a private room with two proctors who act as a reader and an observer. This occurs only five times per 10,000 examinees.
8. Proctor orientation will typically occur in the Ex. Hall or in some other smaller room.
9. Restrooms - due to the nature of the exam, there is a much higher demand for women's restroom facilities and typically, when the entire Ex. Hall is rented, the men's restrooms are converted to women's restrooms temporarily.
10. If an elevated viewing area were available, i.e. a second level office within the Ex. Hall, it would be utilized to watch for cheaters. Percy cited no specific requirement for an office due to her need to be in contact with her proctors.
11. Concession stands would be used if they did not open directly into the Ex. Hall.

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12. In some facilities a sound person is on duty due to union requirements. Good audio and acoustics are essential to properly understand the proctor's instructions.
13. The State typically test 3,500 - 4,000 in northern California and would use the Sacramento Convention Center exclusively if it had the capacity. They typically will only rent 1,000 seat or greater facilities. Next month they will test 4,200 people concurrently at the Long Beach Convention Center.
14. In terms of the ranking of facilities for their needs, the order for best accommodations would be:
 1. L.A. County Fairgrounds - they have upper level offices.
 2. L.A. Sports Arena - they have sufficient restroom facilities.
 3. Long Beach Convention Center.

Key considerations for rental of a space include:

- Security
- Lighting
- HVAC systems
- Acoustics
- Restroom facilities

Respectfully submitted,

Alan Nemiroff

Associate

Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	William McNairnie	-	Fire Marshall,
	(interviewee)	-	City of Sacramento Fire Department
	David Morgan	-	City of Sacramento,
		-	Department of General Services
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Fire Department requires access to within 150 feet of any point of a building.
2. Accessways for Fire Department vehicles require a 20-foot width and 13'-6" height.
3. "Firebird" (snorkel-equipped vehicle) has a 3.6% grade clearance. ("J" Street is inaccessible to it.)
4. Primary access to Convention Center is via "K" and "L" Streets. "14th" Street access is poor.
5. Show managers typically submit plan diagrams of show layouts to Fire Department.
6. Exit doors, signage and fire extinguisher cabinets require clear unobstructed access. Ex. Hall booths and curtains have been corrected to maintain access. Meeting rooms are still to be corrected.
7. Annunciator Panels - located at street box and in Administration offices.
8. Fire Department prefers power sources in floor - easier for access. Extension cords on floor sometimes pose a problem.
9. The kitchen is a well-maintained facility and has posed no problems.
10. The loading dock stair and accessway have at times been blocked either by temporary storage or trucks.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc., offices on December 18, 1987:

Attendees:	Mark Mauricio	-	Stagehands Union Local 50 (interviewee)
	Ted	-	Stagehands Union Local 50 (interviewee)
	Richard Kuhwarth	-	Stagehands Union Local 50 (interviewee)
	David Morgan	-	Department of General Services, City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Ex. Hall is not a good place to stage concerts due to the relatively low ceiling. The stagehands would prefer to have a 30-foot clear height.
2. There are currently no good places to hang lights in the exhibition hall. The stagehands have had to weld pipes to the trusses to hang lights.
3. Current access of equipment to the catwalks is via forklift/manlift which forces lifting up and over catwalk railings; or via a hatch in the janitor closet with use of a ladder. Ideally, a chain hoist on a beam would allow access through a trap door in catwalk system.
4. The equipment they need to access includes:
 - power distribution panels--weigh 150-200 lbs. (24" x 35")
 - dimmer racks--weigh 250 lbs.The catwalks could be wider to accommodate these and possibly include cable trays.
5. There is a need to establish a rigging grid layout with load capacities at various pick-point locations.
6. POWER--EX. HALL:

Stage

- Theatrical power is limited/not sufficient when the Ex. Hall is divided into three separate halls.
- There is an existing "road panel" at stage left--400 amp, 3-phase service
- The stagehands indicate a need for (1) 600 amp and (2) 400 amp disconnects, each with isolated ground (need "clean" power).
- Temporary winch motors affect speaker sound.
- Need 120/208V power for chain motors.
- There are no microphone inputs in Ex. Hall "B" and "C".

General

- Current power--100 amp service in each corner.
- When Ex. Hall "B" & "C" are in use, long cable runs back to the stage panel are required.

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Mark Mauricio, et al

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Power--Meeting Rooms

- Need 100 amp, 3-phase service in each room and locate access on opposite wall from podium location.
- Smaller meeting rooms currently have 3 circuits per room.

7. GENERAL CONDITIONS/REQUIREMENTS:

Ex. Hall

- Currently there is no access to back stage from the exterior of the building. It would be good to have direct access.
- A sink is needed backstage other than in dressing rooms.
- There is a requirement for convenience receptacles at the stage for microphone connections.
- Utility requirements--water, steam, telephone, dedicated power for exhibit show access.
- Ex. Hall "A" needs acoustic dampening.

Stage

- Stagehands would prefer to see a portable stage with allowances for 30 feet at stage left and right for crate/cart storage.
- There is a need for two additional star dressing rooms and two additional chorus dressing rooms as a minimum.
- Currently temporary storage of items blocks dressing room access. Provisions for a wider hallway are needed.
- There needs to be provisions for shore power access from Ex. Hall to loading dock or curbside, as well as for live ENG cables for live television broadcasts. Cables would require secured access for entire length (60-100 feet). This access could be served via a trench with securable covers.
- There currently is no good storage area for a portable stage. This area could double for road case storage when stage is in place.

Meeting Rooms

- A new sound system will need to patch into the existing sound system with connections to both the Ex. Hall and C.C.T.
- Access into the meeting rooms requires greater width (currently 3 feet).
- There is a need for special emphasis lights for the speakers and a podium in the meeting rooms.

Loading Dock

- A wider apron space is required. Currently stagehands are unable to unload a 20-foot lighting/sound truss onto the dock apron due to insufficient width.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

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VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Noralee Parsons	-	Executive Director,
	(interviewee)		West Coast Western Market
	David Morgan	-	City of Sacramento,
			Department of General Services
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. WCWM promotes/manages a Western & English trade show twice per year, (the next show is January 23 - 25, 1988). The show currently uses 50,000 s.f. of Ex. Hall space in 8' x 10' booth configurations plus meeting rooms. If available, the show could utilize 65,000 - 100,000 s.f. of Ex. Hall Space and would go to 10' x 10' booths.
2. WCWM contracts the following services:

Decorator	-	STL
Security	-	Marson (formally Dexon employees)
Exhibit Carrier	-	Mayflower
3. WCWM's primary contacts at the Convention Center are:

Len Zerilli	-	Assistant Director
Michael Stauffer	-	Event Services Manager
Judy Goldbar	-	Event Coordinator
4. Parking - the City provides 6 metered spaces, for WCWM's use. Their requirements indicate more spaces would be desirable.
5. The box office at the "J" Street lobby is insufficiently placed for shows that want to use the mall entrance (adjacent to statue) to promote equal access through both the Ex. Hall and the Activity Building. This would require enlargement of the small box office, (used as secured storage during shows), at this location or a new box office. Currently booths are set up in the "J" Street lobby during the show.
6. The Convention Center Theater (C.C.T.) lobby is utilized for the WCWM membership meeting which requires 150 capacity.
7. Loading/Freight - The Convention Center will not allow trucks to drive in on the Ex. Hall floor due to the potential for oil leaks. This requires loading/unloading via the freight door. There is a requirement for another freight door to access loading/unloading functions. WCWM cites a need for semi (truck) marshalling areas as well as adjacent parking.
8. WCWM indicates the requirement for the event services representative to be on site rather than at a remote location off site.

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Noralee Parsons

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9. In the Ex. Hall space there currently is a conflict between booth rental space capacity and access to fire extinguishers.
10. There is a desire for a temporary storage area during the show for the decorator and carrier. This would negate the need to have semi(s) nearby to serve as temporary storage from which to load/unload required materials.
11. There is no requirement to have visual observation of the entire Ex. Hall during the show.
12. Security could use an office for storage.
13. Utility supply is adequate for their needs.
14. Concession stands are used in 2 locations in the Ex. Hall in addition to the courtyard (where lunch is served).
15. WCWM comments that the Reno Convention Center is "good" due to it's floor plan configuration and service access.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

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VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Ed Russell	-	Operations Manager, Bekins (interviewee)
	David Morgan	-	Department of General Services, City of Sacramento,
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Bekins is currently involved in 20-40 shows per year at the Sacramento Convention Center. Some of which include:
 - Government Technology Show (May) - includes many computers ("heavy show").
 - California Food Show - includes requirements for refrigerators, stoves, etc.
 - California Reading Show - includes requirements for books and computers

Some of these shows require up to 22 van line trailers that must tear down and move out a show between 3:00 p.m. and 12:00 a.m. Typically, during a show, all vans go back to the yard.

2. Bekins will store freight for a show in its yard and deliver to Convention Center or will receive shipments on site.
3. Currently, apron space on the dock negates use of a forklift (lack of maneuverability) and doors at dock are limited height. This forces loading/unloading to occur on 14th Street via hand trucks and forklifts through the roll-up door.
4. It would be desirable to have one van remain at the Convention Center with a forklift so that trollies, dollies, ropes and pulleys could be made available during a show.
5. Currently the Government Show requires nine trailer loads of crate storage to go back to the Bekin's yard during the show.
6. The courtyard is sometimes utilized as temporary crate storage with access for fire lanes.
7. Trailer dimensions are typically 48' maximum length x 13'-6" height. Clearances should include consideration of trailer undercarriages.
8. Bekins has no requirement for a private office on site, but does utilize a roll around locking file which would require a storage closet.
9. Parking
 - Currently, there may be as many as 12 trucks parked in a two-block area on 14th Street (when it is closed to traffic) waiting for a show to move out.
 - There is a need for a truck marshalling area.

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Ed Russell

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10. Bekins comments that the Hyatt Regency (Oakland)--approximately 50,000 s.f. Convention Center has:

- 2 freight doors for direct floor access
- 4 bays of elevated dock space
- no on-site storage

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

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November, 1989

VITIELLO/LMN

Report of interview held at the new Convention Center administrative conference room on February 23, 1988:

Attendees:	Mike Stauffer	-	Event Service Manager,
	(interviewee)		Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The most often scheduled events in the Convention Center are trade shows, concerts, banquets and tests (i.e. nursing, contractors). The intent of the marketing effort is to focus on clients who will rent the entire facility.
2. Mike's responsibilities are to insure that the events are set-up properly and the related needs of the licensee are attended to. His staff is comprised of two full time and five part time people.
3. The procedure for a licensee to rent space for an event is:
 1. Call in to booking coordinator
 2. Establish rental date
 3. Mike then answers questions regarding specific logistics
 4. Contract is signed
 5. Manifesting (determine set-up needs)
 6. Event
4. The following are specific comments regarding the Sacramento Community/Convention Center:
 - * Lobbies & Prefunction Areas
 - Lobbies are inadequate in size.
 - When the Ex. Hall is divided up, an equal amount of support facilities (i.e. restrooms, service access, loading access) are required. The current configuration does not allow for this to happen.
 - * Ex. Hall
 - The Ex. Hall is often used for banquets and the lighting is adequate.
 - The 4 foot high stage reduces the available clear ceiling height for lighting set-up.
 - The floor box covers are crushed in.
 - * Meeting Rooms
 - Mike indicated that the total number of meeting rooms and their size is too few and too small.
 - There is an average of 30 to 40 events per week scheduled into the Activity Building.

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VITIELLO/LMN

Mike Stauffer

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- There is a current need for 15 to 20 additional meeting rooms with the capacity to seat 150 - 200 people theater style.
- When the operable partitions are moved, the vibration can be felt in other meeting rooms.
- The balcony walking space on the second floor of the Activity Building is used very little. Mike recommends expanding the Nevada and Solano Rooms to capture this space.
- * Storage Areas
 - Lack of sufficient storage on the second floor of the Activity Building causes chair carts and tables to be moved up and down in the building very often.
- * Loading Dock
 - There currently is no ramp which is needed to unload small trunks and cars.
- * General Circulation
 - The freight elevator is currently shared with Food Service and the Building Operations crew. Mike indicated that ideally they would be separated.
 - A dedicated service hallway is needed that is not shared with public access.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

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November, 1989

VITIELLO/LMN

Report of interview held at Vitiello + Associates, Inc. offices on December 18, 1987:

Attendees:	Tim Sullivan	-	Superintendent,
	(interviewee)		City of Sacramento - Bldg. Inspection Division
	David Morgan	-	City of Sacramento,
			Department of General Services
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

- 1. The Convention Center is a Type I, fire-sprinklered building and any expansion space would be required to be the same per code.**
- 2. Title 24 - State of California Code (supercedes ANSI -Federal Standards) would trigger modification to existing conditions relative to:**
 - handicapped access**
 - restrooms**
 - drinking fountains**
 - telephones**
 - path of travel**
- 3. The following codes will govern:**
 - 1985 UBC**
 - 1985 UPC**
 - 1985 UMC**
 - 1987 NEC**
- 4. The codes will not require updating of the existing spaces except as outlined in Title 24, i.e. the portions of Exhibition Hall trusses not fire protected would not be affected.**

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of interview held at the new Convention Center administrative conference room on February 9 and 10, 1988:

Attendees:	Don Ware	-	Community Center Attendant II,
	(interviewee)		Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed regarding the existing facilities of the Sacramento Community/Convention Center:

1. Don and his staff are primarily responsible for maintenance and small repairs of the facility. The staff size is 20-25 plus occasional relief crew.
 - * Lobby and Prefunction Areas (Exhibit Hall)
 - The "J" Street lobby is too small for registration functions. When the Ex. Hall is divided into separate halls only a portion of the restroom facilities are accessible to each hall.
 - Custodial closets should be located in the restrooms at the lobbies.
 - * Lobby & Prefunction Areas - (Activity Building)
 - Lobby is too small for registration functions.
 - * Ex. Hall
 - Don's staff utilizes electrical power with extension cords for cleaning equipment. They don't have a need to access the catwalks.
 - Don recommends that the Ex. Hall floor be natural concrete and well sealed (rather than painted). His staff uses scrubbing machines to clean the floors (scrubbers are stored in the basement for recharging).
 - Textured walls with sand finish must be lightly cleaned or painted. Don indicated that the exposed concrete walls required very low maintenance.
 - * Ex. Hall Support
 - Storage area locations should be located in each dividable area of Ex. Hall to provide for ease of access.
 - Storage areas need direct access from the loading docks.

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VITIELLO/LMN

Don Ware

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- Current storage capacities:
 - Central Storage
 - 50 chair carts (60 chairs/cart)
 - tables
 - Second Level Storage
 - 8 chair carts
 - Under Stage
 - tables and portable risers
 - Memorial Auditorium
 - 30 chair carts
 - 2/3 of portable stage risers
 - chairs accessed from auditorium 5-10 times per year. Brought over 4 carts at a time.
- Storage areas need to accommodate a forklift and a scissors lift.
- * Meeting Rooms
 - When operable partition system is operated, the vibrations of the walls can be felt in the meeting rooms above.
 - A second freight elevator would help to separate food service and maintenance access to the second floor.
 - Occasionally exhibits are loaded into meeting rooms via entry lobby elevators which causes use conflicts.
- * Building Operations
 - Maintenance offices and lockers are located in the basement along with break/lunch areas. The offices are properly located in the Convention Center (as opposed to off-site location) adjacent to staff.
 - Don's staff does not have access to Central Plant or fan rooms other than to clean the floors.
 - His staff is responsible for the repair of chairs and tables which occurs in the basement storage area adjacent to their locker area.
- * Food Service
 - Don's staff cleans the kitchen two to three times per year. They clean the ovens and filters.

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VITIELLO/LMN

Don Ware

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*** General Circulation**

- Meeting room corridors are too narrow. Chair carts continually bump into walls.
- Access into the main storeroom is too narrow, requires a wider door.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 22, 1988.

Attendees: Robert Badgley - Promotions Manager, The Union (interviewee)
 Sarah Kerss - Vitiello + Associates

The following items were addressed:

1. Mr. Badgley stated that the Union used to put on their annual Home & Garden Show at the Convention Center, and they found the facilities very adequate for this purpose. However, the Union decided to move the show to its present site of Cal Expo because of the lack of parking downtown.

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 22, 1988.

Attendees:	Carol Burns	-	Special Project Coordinator
	(interviewee)		KVIE TV, Channel 6
	Sarah Kerss	-	Vitiello + Associates

The following items were addressed:

1. Carol is in charge of the Channel 6 Lecture Series which utilizes the Community Center Theater. (It was previously understood that she was involved in staging Easter Seal Telethon events, but this proved to be incorrect.)
2. KVIE staged four lectures last year and intend to stage six this year. Lecturers are public figures connected with Channel 6 presentations. Only rarely will the lecture fill the Community Center Theater; Carol feels that Sacramento needs a 1,200 to 1,500 seat facility and has previously used local school auditoria which are closer in size to this range than CCT.
3. Apart from size, Carol's only negative comment on CCT was that it lacks a reception room. Normally, a reception is held for the visiting lecturer immediately following the event for 100-150 guests. She finds CCT's lobby too public and usually has to cross over to use a meeting room at the Convention Center.

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November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 22, 1988.

Attendees:	Patty Caraska	-	Exam Administrator, Board of Vocational Nursing, Dept. of Consumer Affairs
	Sarah Kerss	-	Vitiello + Associates

The following items were addressed:

1. Patty was referred to the Programming Team by Arnold Hamilton, Assistant Executive Officer of the Board of Vocational Nursing.
2. Patty uses the Convention Center about four times a year, twice for the Vocational Nursing exam which has 1,200 candidates. For this occasion, the entire Exhibit Hall is used—for 2 hours in the morning and 2 hours in the afternoon. The other two annual occasions related to a "psy-tech" nursing exam, usually for 150 candidates for which a meeting room is used.
3. Toilet facilities appear to be adequate, perhaps because each proctor can allow a maximum of two candidates to visit the bathroom during the exam period. At the lunch break, candidates are encouraged to use bathrooms at local restaurants.
4. Candidates are not allowed to congregate in the lobby (insufficient room anyway) and prior to the exam or upon reentry after lunch, are kept in line outside the building and monitored by proctors.
5. For lockable storage the box office or similar room has been used. Clocks in the Exhibit Hall would be helpful.
6. In general, Patty has been very pleased with the Convention Center.

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VITIELLO/LMN

Report of a telephone interview (tape recorded) on March 8, 1988:

John Dean	-	California Reading Association
(interviewee)		Phone (714) 852-1643
Alan Nemiroff	-	LMN

The following items were addressed:

1. The Association will have as many as 5,000 delegates at their conventions. John indicated that SCCC is "the best facility under one roof" to meet their needs in California.
2. The Ex. Hall works well for their requirements. They have over 200 booths in their standard 8' x 10' configuration. He indicated the following as primary advantages of the facility:
 - Immediate adjacency to meeting rooms.
 - Interior is "comfortable and spacious."
 - Accommodates the booth layout requirements well.
 - Meeting rooms have built-in flexibility for configuration changes.
3. The primary disadvantage of the Convention Center is the lack of meeting rooms. Their meeting room requirement is for 35 rooms with an average of 150 people accommodated theater style. The maximum number of people in a meeting room is 300. The overflow need of meeting rooms has been typically accommodated by using meeting space in the Memorial Auditorium.
4. They need 2,500 people for their plenary sessions.
5. They have not had any problems with utility requirements.
6. They have used the Memorial Auditorium in the past for dances, presentations and a luncheon for 1,000 people.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Report of a telephone interview (tape recorded) on March 11, 1988:

Attendees:	Jay Fetters	-	General Manager, Volume Services
	(interviewee)		(916) 446-1215
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Volume Services is the Sacramento Community/Convention Center's in-house concessionaire. This is not to be confused with an in-house caterer as there is no exclusive catering contract policy.
2. Volume has a contract to provide exclusive food and beverage for the four concession stands in the Exhibition Hall and the two concession stands in CCT (including the portable bar stands). When Memorial Auditorium was open, Volume operated all the concession stands for all of the events.
3. Jay indicated that the existing kitchen in the Activity Building ideally needed additional equipment:
 - Two banks of convection ovens
 - Two steam kettles
 - One range
 - One saute burner
 - Rolling storage
 - Permanent shelving in refrigerators and freezers
 - Extra storage for dishware

Jay estimated this equipment would cost approximately \$200,000. The kitchen currently has a catering capacity of 1,500 meals maximum, although it can accommodate 3,000-4,000 set-up storage. If the kitchen were available to any exclusive caterer, Jay estimated the kitchen could handle 5,000 people.

4. The concession stands were designed by a restaurant supply company and not well-suited to the current operations. The stands currently have no ventilation. The trade shows, however, need a buffet type of format with a more extensive food type. This could be achieved with grills or specialty food stands such as pizza, croissants or deli sandwiches. The concession storage is adequate but needs direct access from the stand.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on March 3, 1988.

Attendees: David Hauser - Ice Capades, Los Angeles (interviewee)
 Sarah Kerss - Vitiello + Associates

The following items were addressed:

1. Mr. Hauser has staged Ice Capades shows at Memorial Auditorium but never at the Convention Center.
2. The show cannot be supported with less than 5,000 seats.
3. It takes three days to set up the show and two days to put in an ice floor. The show is usually run for five days at one venue, and a total of about nine performances is usual.
4. The Convention Center has not been used by Ice Capades because it did not accommodate the show's needs. Specific problem areas identified were lack of ceiling height (the Ice Capades stage is 25', then height is needed for rigging - close to 35' clear to beams is required in total. Additionally, the low seat count and use of portable ice equipment are also problems.
5. Other areas of concern for staging this show are: location for spotlights, facilities for performers (no crossover with the audience.) use of a "show office" (this can simply be a room with a telephone and 8' banquet style tables. Blackouts are important, and a large lobby.
6. Regarding the use of telescopic riser seating, Mr. Hauser has encountered "clattering" noises when the audience walks up or down the risers during the performance (for example in the Kentucky Convention Center in Louisville). However, no noise problems were noticed when the show played at Botel Hall in Columbus, Ohio which also uses telescopic risers.
5. Mr. Hauser will forward to Vitiello + Associates the technical manual for the Ice Capades show.

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 5, 1988.

Attendees: Lt. Monty Hensley - Adjutant, State Police (interviewee)
Sarah Keress - Vitiello + Associates

The following items were addressed:

1. Lt. Hensley stated that he was pleased the State Police was being consulted. His comments relate to the instance of visiting dignitaries.
2. At all entries provide some type of (aesthetically pleasing) barricade to prevent a vehicle from driving up/down steps into the facility.
3. Provide a totally private room away from the event and other performers/participants for the VIP. This is known as the "down room."
4. Wherever possible provide an almost obscure exit in the least trafficked area for a quick/low-key exit by the VIP.
5. The down room should have lots of telephone lines, its own bathroom and only one door if possible.
6. Security people tend to like to take the highest ground possible so they can oversee events easily.
7. Commonly, the down room is given over to the State Police and Secret Service half a day before it will be used by the VIP and from that point on it is monitored. The down room is usually an office or used for storage.
8. Generally the VIP's entourage (other than family members) remains in the hallways. The size of the entourage varies greatly.
9. Security people always bring their own portable communications system and Lt. Hensley feels that other than extra telephone lines there is no need to build into the system any additional communications capabilities.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 19, 1988.

Attendees:	Dan Kennedy	-	Publisher, The Business Journal (interviewee)
	Sarah Kerss	-	Vitiello + Associates

The following items were addressed:

1. Mr. Kennedy stated that the Business Journal does quite a few events in the 200 to 1,000 range.
2. They rarely use the Convention Center, and prefer to utilize local hotels since they find it difficult to get a turnkey event (i.e., users have to separately hire a caterer, decorator, etc.) whereas all these services can be arranged with one person in a hotel.
3. Mr. Kennedy feels the Convention Center lacks the right ambience for the type of functions put on by the Business Journal. He would not consider putting on a business event there unless he had to due to size or politics.
4. The last show they cosponsored at the Convention Center was Personal Financial Planning. This had 1,200 to 1,300 participants and Mr. Kennedy felt the Exhibit Hall worked sufficiently for this type of show.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 18, 1988.

Attendees:	Mr. "Lemon" Lyman	-Exam Proctor, Architectural Exam Board,
(interviewee)		Dept. of Consumer Affairs
	Sarah Keress	- Vitiello + Associates

The following items were discussed:

1. Mr. Lyman is Proctor at the annual four-day Architectural Exam. This usually has between 600 and 700 candidates. Additionally, he officiates at the Nursing Exam twice a year with 900 to 1,200 candidates.
2. Mr. Lyman noted that during the Nursing Exam there are always long lines at the Womens' Bathroom before and after the exam.
3. For lockable storage Mr. Lyman uses either the Nurses Room on the east side or the Box Office. He also indicated that there is very little sound transmission between Exhibit Hall sections.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on March 24, 1988.

Attendees: Gary Miller	-	Special Agent in Charge, Secret Service
(interviewee)		
Sarah Kerss	-	Vitiello + Associates

The following items were addressed:

1. Gary Miller was referred by Frank Renzie, Special Agent in Charge. Mr. Renzie requested that the discussion not be taped. Mr. Miller was President Carter's Security Agent for two years during his Presidential Office.
2. Mr. Miller feels that the biggest problem area for VIP's is their arrival and departure (locations) and the extent of their exposure to the public.
3. Mr. Miller cites the Century Plaza in Los Angeles as a good example of preferred limited exposure; parking is underground and one can enter the building by elevator from that level. The site of the Hinkley assassination attempt posed a threat since in a retro-fit, the VIP entrance was located adjacent to a public entrance.
4. The Washington Hilton is a good concept: VIP entry opens into a foyer/greeting area, then reception and a VIP room with its own bathroom and own elevator up to the convention level, at the backstage area.
5. Mr. Miller feels a helipad would be excellent at the Community Convention Center--both for VIP arrival and departure, as well as medical evacuation.
6. From an arena standpoint, he finds UC Davis' new facility very effective.
7. The VIP holding room should have private numbers reserved for plug-in lines for the VIP and his/her entourage.
8. Mr. Miller feels he can be more help when there is a schematic design that he can react to.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of telephone interview made from Vitiello + Associates, Inc. offices on February 19, 1988.

Attendees:	Paul Williams	-	Contractors' Exam Board,
	(interviewee)		Dept. of Consumer Affairs
	Sarah Kerss	-	Vitiello + Associates

The following items were addressed:

1. This group used the Exhibit Hall once a month, for about 700 - 800 candidates. In June/July 1988, attendance is expected to increase to 1,500 candidates per exam. The exam lasts all day and Paul is on site from 6:15 a.m. to 4:30 p.m.
2. 80% to 85% of the candidates are men. The men's bathroom gets very crowded during the 45 minute morning break and the 45-minute lunch break.
3. For lockable storage the box office room is used. Occasionally turnstiles have to be removed from the room to create enough space. Clocks would be helpful.
4. Paul has encountered difficulties with loading/unloading and feels there should be a designated off-street loading and unloading area for users.
5. Paul finds the shortage of lobby space to be a key problem; candidates wait on the sidewalk and he is afraid of possible injury from passing traffic.
6. The addition of a exterior public address system would also be very helpful.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part I: Interviews

November, 1989

VITIELLO/LMN

Report of a telephone interview (tape recorded) on March 8, 1988:

Attendees:	Mark McCauley	-	Worldwide Church of God
	(interviewee)		Phone (818) 304-6110
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Worldwide Church of God has held an annual "Festival" each year from 1983 through 1987 at the SCCC. Sacramento is one of 23 sites nationally that they use. Their average attendance is 4,000 delegates with the maximum at 4,500. In general, they are very pleased with the facility that the Center has to offer. However, due to conditions external to the building, they are not planning to hold their event at SCCC this year. Dissatisfaction has arisen with parking availability and the nature of undesirable elements in the surrounding neighborhood.
2. The parking problem is due to inadequate parking within close proximity to the Convention Center. The City operated garage at "13th" and "J" Streets does not have sufficient spaces available due to monthly permit parking. The remainder of the parking is remote and scattered. The use of shuttles has not worked well due to the hotels being so dispersed around the city. There is a high priority for direct access/unloading for the handicapped in a larger drop-off zone than currently exists. In the past, "14th" Street has been blocked off to accommodate handicapped parking. There must also be improvements for bus load/unloading.
3. The main preliminary session is held in the Ex. Hall.
4. They have a requirement for 14 meeting room spaces (five of which could occur in an open space configuration). The smallest room requirement would be 500 s.f. and the largest would need to accommodate 400 people in a stand-up reception. They would need one 1,000 s.f. room which would need to be secured. The meeting rooms are used as breakout spaces, meetings of department heads, child care and hospitality for the ministry and singles. The fact that the meeting rooms are close to the Ex. Hall is a major advantage.
5. They are pleased with the support facilities and the utility services. They supply their own A/V projection equipment. They bring their own sound mixing board which they tie in to the house system. They have no other requirements for either power or water.
6. Other office spaces they have requirements for are information booths, lost articles, first aid, literature distribution (some of these can occur in an open plan, i.e. lobby space).
7. Food service is typically contracted with the on-site concessionaire (Volume Services). This usually includes a lunch for the senior citizens - 500 total.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER
November, 1989

VITIELLO/LMN

PHASE II: INTERVIEWS & CONVENTION CENTER VISITATIONS -
CONVENTION CENTER VISITATIONS

2.0 PREFACE

The goal of the programming team in selecting and visiting other convention center facilities around the country was primarily to expand upon existing data and broaden the understanding of general design criteria and day-to-day operational functions, as well as to meet and interview the directors, building operation managers and others associated, on a daily basis, with such facilities.

The following list is the criteria by which potential convention center facilities were evaluated for possible visitations:

- Downtown location
- Recent expansion/new facility
- Expansion that closes or crosses a city street
- Comparable in size to Sacramento Community Convention Center's proposed expansion
- Underground loading docks
- State of the art design
- Multi-level facilities
- Telescopic risers

After in-depth research, which included discussions with individuals such as directors of prominent convention centers around the nation and consultants to public assembly facilities, publishers and directors of industry-related periodicals and trade associations, a preliminary list of thirty facilities was developed.

Further study of promotional materials and in-house questionnaires, designed for the purposes of selection assistance, reduced the list to twelve potential visitation sites.

A final list of four convention center facilities for visitation and study was developed and submitted to the City of Sacramento for approval. This selection had been refined to meet scheduling, budget and locational criteria.

The following four facilities were selected:

- ORLANDO: ORANGE COUNTY CONVENTION/CIVIC CENTER
- SAN ANTONIO CONVENTION CENTER
- PHOENIX CIVIC PLAZA/CONVENTION CENTER
- ANAHEIM CONVENTION CENTER

Following is a summary of each facility:

ORLANDO: ORANGE COUNTY CONVENTION CENTER/CIVIC CENTER

This 1983 facility with 148,000 square feet of exhibit space offers their own telephone, electrical and security contracting services, as well as telescopic riser seating for 5,700 persons. A major expansion currently underway will increase exhibit space to 338,000 square feet by 1989 and provides the opportunity to compare existing facilities and systems with new construction. Lobby location and proportions relative to the Exhibit Hall provide comparison against other solutions.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

SAN ANTONIO CONVENTION CENTER

The original facility was built in 1968, and was most recently expanded in 1986, increasing the exhibit space to 240,000 square feet. The facility is on three levels and the bi-level relationship of entrance/lobbies/exhibit hall spaces relative to the street grade and Riverwalk provides a comparison for multi-level options. The two-year-old expansion provides an opportunity to assess integration of existing and new construction.

PHOENIX CIVIC PLAZA/CONVENTION CENTER

This 251,000 square feet exhibit space is located downtown and provides for analysis of integration in an urban context in addition to existing street grid. Expansion space is contiguous to the original Exhibit Hall and is connected by 30,000 square feet of flat floor which crosses over a one-way street. The facility was built in 1972 and currently offers telescopic riser seating for 9,000. The parking garage has two levels below grade.

ANAHEIM CONVENTION CENTER

While this convention center, with 342,000 square feet of exhibit space can be considered a large facility by national standards, its selection was more responsive to locale and reinforcement of design and functional solutions seen elsewhere than for any specific or new criteria.

Participants in the five-day tour which commenced January 18, 1988, were:

- David Morgan, Project Manager, City of Sacramento
- Leonard Zerilli, Assistant Director, Sacramento Convention Center
- Ralph Vitiello, Principal, Vitiello + Associates, Inc.
- Bill Finney, Project Manager, Vitiello + Associates, Inc.
- Judsen Marquardt, Partner, Loschky, Marquardt & Nesholm
- Alan Nemiroff, Project Manager, Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

2.1 INDEX OF INTERVIEW REPORTS

2.1.1 CONVENTION CENTER VISITATION INTERVIEWEES

Tom Folts	-	Assistant Manager, Freeman Decorating Company
Donald Leslie	-	Executive Chef, Catering by Rosemary's
Joe Madison	-	Director of Convention Facilities San Antonio Convention Center
David O'Neal	-	Executive Director, Orange County Convention Center
David Schupbach	-	Assistant Director, Phoenix Civic Plaza
Steve Underwood	-	Events Services Manager, Anaheim Convention Center
Karen Wittig	-	A.R.A. of Phoenix, Food Service

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Report of interview held at the San Antonio Convention Center on January 20, 1988:

Attendees:	Tom Folts	-	Assistant Manager,
	(interviewee)		Freeman Decorating Company
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates
	Bill Finney	-	Vitiello + Associates
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Tom indicated that the SACC primarily holds conventions and trade shows. The majority of their market is from the state and region.
2. The following are specific comments regarding the Convention Center:
 - * Ex. Hall
 - The Ex. Hall is based on a 10' x 10' booth module and utility service is laid out on a 30' x 30' grid.
 - Power is 440V distributed via portable transformers. Gas and water are supplied only at the columns.
 - The floor is unpainted concrete.
 - Ceiling height is 24' to the bottom of lights and A/C ducts and 40' to the underside of roof deck. There are no catwalks in the Ex. Hall. Approximately two times per year cranes are required inside the Ex. Hall to set up exhibits.
 - There are windows that allow natural light into the Ex. Hall. Tom notes that there is no practical use for natural light and requires blackout capability for A/V purposes. He indicated that totally controllable artificial light is preferred.
 - Fire doors (exits) should be grouped and highly visible for security reasons.
 - * Banquet Halls
 - Both halls have oak parquet floors. Tom notes this is high maintenance and would have preferred terrazzo. (He also noted carpet was high maintenance as well as tile which tends to crack and porous tile is difficult to clean).
 - * Storage
 - Crate storage occurs on dock.
 - Contractor requires no space internal to Ex. Hall.
 - * Loading Docks
 - Trucks are staged along Alamo Street (adjacent to the Convention Center).
 - Two docks have levelers which they don't use due to inaccessibility to semis.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

- Dock apron is currently 20 feet wide; 30 feet would have been ideal.
- Docks have direct access into Ex. Hall via a ramp and 20-foot high roll-up door. However, dock canopy is 16 feet high.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Tom Folts

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- Brick walls adjacent to dock area are constantly damaged.
- Double doors located at end of 10 foot wide service corridor have center mullion which won't allow dollies to pass through.

3. The following are comments regarding other facilities:

- * Tom noted that 150,000 s.f. of Ex. Hall floor will permit a 750 booth configuration which is currently 90%-95% of the California market.
- * Albert Thomas Convention & Exhibit Center (Houston)- 150,000 s.f. of Ex. Hall, limited floor load.
- * Birmingham Civic Center - Floor has a 30" wide trench with 24" wide sub-trenches for utility service.
- * Corpus Christi Convention Center - Ex. Hall located over a parking garage.
- Floor boxes have cover plates with 2-inch diameter holes cut in to access utility services.
- * Indianapolis Convention Center - 300,000 s.f. of Ex. Hall which can subdivide into six halls.
- * Tom indicated that the Riverwalk in San Antonio was built in the 1920s and 1930s as a W.P.A. project. The Hemisphere Fair was built in 1968. The 1986 expansion of the SACC was prompted by two hotels not moving into San Antonio unless expansion was guaranteed.
 - In 1982 SACC could handle all but top 26 of 100 largest trade shows.
 - In 1987 SACC could handle only 24 of top 200 largest trade shows.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Report of interview held at the San Antonio Convention Center on January 20, 1988:

Attendees:	Donald Leslie	-	Executive Chef,
	(interviewee)		Catering by Rosemary's
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed:

1. Catering by Rosemary's is the SACC in-house catering firm.
2. The main kitchen at SACC is approximately 11,000 s.f. The maximum capacity of the kitchen is 4,000 - 6,000 people served, depending on the type of meal.
3. The main walk-in refrigerator can accommodate the equivalent of 6,000 food tray set-ups.
4. Rosemary's does not preplate their food and uses three servers per 150 people to dish-up.
5. They do not cut up their own vegetables.
6. In the construction of SACC, the city supplied the plumbing, electrical and some of the walk-in refrigerators, while the caterer supplied the remainder of the equipment.
7. Dry storage area is approximately 25'x 25'.
8. Rosemary's returns 12% to the City.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Report of interview and site tour held at the San Antonio Convention Center on January 20, 1988.

Attendees:	Joe Madison	-	Director of Convention Facilities,
	(interviewee)		San Antonio Convention Center
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Convention Center is part of a complex containing a 16,000-seat arena, a 2,800-seat theater and a 1,300-car parking garage.
2. The Convention Center consists of an original building constructed in 1968 and two additions built in 1977 and 1986.
3. The primary market for the building is conventions and it holds 70-100 conventions per year. The arena is used in tandem with the convention center 20-30 days per year. The entire hall is used for shows about 4-5 times per year and in those instances, 50,000-75,000 additional square feet would have been utilized.
4. The competition for SACC is Phoenix, Houston, Dallas, Kansas City, New Orleans and San Diego.
5. The following are specific comments regarding the Convention Center:
 - * Exhibition Hall
 - The Ex. Hall has a combined flat floor capacity of 242,000 square feet (excluding ballroom space).
 - The hall is laid out on a 30' x 30' grid with power and drains in the floor, and gas and water accessed from the columns.
 - Power is via 440V transformers per the original design. All HVAC is supplied from above and controlled by a Honeywell computer.
 - The row of double columns between the north and south halls is generally lost space and often used for crate storage.
 - * Banquet Halls
 - Two banquet halls both have fixed stages and parquet floors.
 - Most convention shows don't utilize the dressing rooms.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

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VITIELLO/LMN

Joe Madison

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- The South Banquet Hall has food service accessed via a freight elevator up to a warming pantry while the North Banquet Hall is accessed via an underground tunnel access to a freight elevator and warming pantry. The tunnel is a 10' diameter tube with an 8' wide floor used solely for passage (no utility access or storage).
- * Meeting Rooms
 - Fully carpeted and have their own lighting and sound systems.
 - The Mission Room can seat 900 assembly-style and has exterior windows with blackout capability.
- * Concessions
 - There are five concession stand areas within the two Ex. Hall spaces.
- * Show Manager's Office
 - There is a 10' x 10' office in each Ex. Hall.
- * Mayor's Room (Cisneros)
 - A \$1.25 million VIP room, fully wood paneled, complete with voice translation capability.
- * Security
 - Contracted to private company.
- * Loading Docks
 - Covered dock apron contains one 20' wide x 20' high door; all others are 14' x 14'.
 - One dock leveler is poorly located where it is unusable by largest trucks.
- * Food Service Dock
 - Located underground, separate from load/unload function.
 - Trash compactor and garbage storage also underground; causes strong build-up of odors.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky, Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Report of interview and site tour held at Orange County Convention/Civic Center (OCCCC); Orlando, Florida on January 19, 1988:

Attendees:	David O'Neal	-	Executive Director,
	(interviewee)		Orange County Convention Center
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Ralph Vitiello	-	Vitiello + Associates, Inc.
	Bill Finney	-	Vitiello + Associates, Inc.
	Alan Nemiroff	-	LMN

The following items were addressed:

1. See attached Facility Visitation Questionnaire as reference information.
2. OCCCC is currently in the midst of construction of Phase II (of a scheduled 4 phases). They are currently adding 200,000 s.f. of Ex. Hall space, 50,000 s.f. of meeting rooms and a 30,000 s.f. multi-purpose room. The construction budget is \$61.5 million for the additional 610,000 g.s.f. (not including a \$5 million FF & E budget). Total project budget is \$83.5 million.
3. The primary marketing emphasis for OCCCC is the association business with emphasis on the medical and educational professions. 85% of their business is in conventions and trade shows, while the remaining 15% is concerts, banquets and consumer shows. They do not do industrial shows.
4. Phase I data (completed in 1982):
 - * Ex. Hall - 300' x 500' (150,000 s.f.) clear span space with 40' clear ceiling.

Phase I had this clear span and height requirement because it had to double as a multipurpose arena to stage the circus, rock shows, etc. To accommodate this need, there is a telescopic seating system with a capacity of 5,000 people on platforms.

- * Ex. Hall Utilities - All utilities serviced through floor boxes include: power - 60 & 100 amp, 208V w/drain; phone; air; water; drain; no gas.

In addition, each floor box location has an additional "pull port" through which additional services can be accessed as required. The primary access for these services are via a central utility terminal (9 ft. x 10 ft. wide) located beneath the Ex. Hall.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

David O'Neal

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- * Meeting Rooms
 - 30,000 s.f. of meeting room space.
 - The smallest division of meeting room space is 500 s.f. which proved to be too small.
 - Ceiling heights range from 11' to 22'.
- * Ex. Hall/Mtg. Room Ratio
 - 1:5.
- * Freight Access to Ex. Hall
 - (2) 35' wide x 18' high sliding doors require a cover plate for track for protection.
- * Loading Docks
 - 30 truck bays, loading apron is covered and sprinklered.
- * Storage
 - Accommodated in separate storage areas.
- * Food Service
 - Volume Services currently holds a 5-year contract with a 5-year option.

Phase II data (anticipated completion in Nov. 1988).

- * Ex. Hall
 - 200,000 s.f. with 90' x 120' bays.
 - Built on a 30' x 30' module horizontally and a 4'-6" grid vertically.
 - Ceiling ht. = 30 feet clear.
- * Ex. Hall Utilities
 - Same as Phase I; however all power will be 100 amp, 208V, 3-phase service.
 - The central utility tunnel will be extended under Phase II Ex. Hall.
- * Meeting Rooms
 - 50,000 s.f.
 - The smallest division to be 1,500 s.f.
 - Ceiling heights to range from 16' to 18'.
- * Ex. Hall/Mtg. Room Ratio
 - 1:3. Increased meeting room ratio compared to Phase I due to medical shows requiring proportionately more meeting rooms.
- * Multi-purpose Room
 - 180' x 270' (48,600 s.f.) clear span with 30 foot clear ceiling.
 - Will accommodate 5,000 people for sit down banquet.
 - Ceiling will be an exposed ceiling with a banner system to create illusion of 18 foot high ceiling when required.
 - The reason a finished ballroom space was not created was due to neighboring hotel ballrooms fulfilling that function.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

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November, 1989

VITIELLO/LMN

David O'Neal

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- * Freight Access to Ex. Hall - (3) 18' wide x 30' high suspended doors.
- (1) 30' wide x 30' high suspended door.
- * Loading Docks - 25 truck bays, loading apron is covered and sprinklered to allow crate storage on the dock.
- * Storage - Will generally achieve via niches located in 30' wide service corridors (for storage of tables, chairs, etc.).
- Where these service corridors won't be provided, separate storage rooms will accommodate everything required for adjacent meeting room spaces.
- * Food Service - Will have a "landlocked kitchen" (in addition to the main kitchen) which will have access for restocking only during nonevent times. Garbage must be held in a refrigerated space to control odors.
- Ovens can be rolled around on casters and will be supplied with quick connect/disconnects for gas. Hoods will be installed in the service corridors such that ovens can be rolled in and hooked up.
- * Show Manger's Office - (2) 1,800 s.f. offices will overlook both Phase I & II Ex. Halls.

Phase II was divided into the following seven "work packages":

1. Site
2. Structural Steel
3. Concrete
4. Glass, Roof, Exterior Skin
5. Mechanical/Electrical/Plumbing
6. Architectural Concrete/Interior Finishes
7. Landscaping

OCCCC's competition is the Atlanta and New Orleans Convention Centers.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

Report of interview and site tour held at the Phoenix Civic Plaza on January 21, 1988:

Attendees:	David Schupbach	-	Assistant Director, Phoenix Civic Plaza
	(interviewee)		
	Claude Swartwood	-	Phoenix Civic Plaza
	(interviewee)		
	Len Zerilli	-	Assistant Director, Sacramento Community/Convention Center
	David Morgan	-	Department of General Services, City of Sacramento
	Bill Finney	-	Vitiello + Associates
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Phoenix Civic Plaza (PCP) is comprised of the Convention Center and the Symphony Hall. The Convention Center was built in two phases with the first phase completed in 1972 and the second in 1986. Phase II expanded the Convention Center across a city street to link the two phases with contiguous flat floor space. Phase II was built as an outgrowth of overbooking of Phase I. Since that time, hotel room capacity has remained 600 - 800 short of the need and has been partly the cause of a drop in the size of conventions. PCP is tending to produce more public shows and "Mom & Pop" shows as a result. These smaller shows tend to produce a "higher overhead" show due to the lack of a professional convention planner.
2. The following are specific comments regarding Phase I:
 - * Lobby
 - 10,000 s.f. with incandescent lighting and carpeting.
 - Ability to register two shows simultaneously, using all portable registration furniture and equipment.
 - * Ex. Hall
 - 111,000 s.f. clear span space.
 - Fully sprinklered space.
 - Catwalks located at perimeter of the hall primarily for access to air handling units.
 - Acoustics are not good.
 - * Ex. Hall Utilities
 - Original lighting was via 1000W incandescents and 400W metal halide. This was changed to 750W mercury vapor fixtures which produce 85 foot candles on the floor. Paired (2) at 30-foot centers each direction.
 - Air handling units are located inside the building.
 - The sound system is built-in.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

Part II: Convention Center Visitations

November, 1989

VITIELLO/LMN

David Schupbach

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- Floor boxes and "pull ports" located on 15' x 15' grid. Each box contains power, water, drain, air and gas. "Pull ports" connect to 5-inch diameter conduit thru which additional power can be pulled. Original cast iron plates changed to steel plates for strength.
- A utility tunnel (9' wide x 10' high) under Ex. Hall is source of utility distinction network (i.e. power transformers).
- Electrical boxes have no drain or weep holes which caused corrosion.
- Power: 2-20 amp circuits alternating with 4-20 amp circuits at 15 feet on center.
- * Meeting Rooms
 - 40,000 s.f., 20 total
- * Storage
 - No storage component in "front of house" portion of Phase I adjacent to meeting rooms. Forces equipment to be "trucked" around from "back of house".
 - Existing storage rooms are adequate.
- * Food Service
 - Phase I kitchen is used only for concession equipment storage and related staging requirements.
- * Loading
 - Loading docks are adequate.
 - Loading doors to Ex. Hall are (2) 22' wide x 27' high doors. The doors are automatic roll-up doors without adjacent man doors.
 - There are no dock levelers.
 - Dock configuration is a sawtooth geometry with a 10 foot wide dock apron which is too narrow.
 - Loading dock has no provisions for unloading small trucks or cars.
 - Provisions for TV truck connections are located at specific dock locations.
 - Trash compactor is adequate (two total at Phase I and Phase II).

3. The following are specific comments regarding Phase II:

- * Total Project Cost Phase II = \$57 million (construction cost = \$39 million)
- * Ex. Hall
 - 112,000 s.f. (including 30,000 s.f. bridge over street).
 - 600 psf floor loading capacity.
 - Telescopic riser capacity - 8,000 seats on platforms. They use these three times per year and store outside in parking lot.

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- 27 foot clear height to underside of trusses (roof is 10 feet lower than Phase I, parapet provides make-up differential).
- Hall "C" (30,000 s.f. hall over street) is heavily used as a stand alone hall. When in use there is no cross circulation capacity between Phase I & Phase II without having to go outside the building. The "bridge" width is dictated by vehicle height clearance requirements below. The outside decks cannot take a forklift load.
- Catwalks provided at the centerline of Ex. Hall. The preference would have been to put catwalks at third points or at the perimeter. Overhead access is not required often due to all utilities located in floor.
- Banners are hung from ceiling via forklifts.
- Acoustics are much better than in Phase I due to "soundboard" on Ex. Hall walls.
- Moveable partition doors are Modernfold (largest size door installation for Modernfold at that time).
- * Ex. Hall Utilities
 - Lighting--750W incandescent. This produces 125 foot candles on the floor. Lighting is controlled via dimmers, however, not much energy savings due to increased wattage in the ballast.
 - Air handling units are located on roof (outside the building).
 - Floor boxes and "pull ports" are located at 15' x 15' grid (same as Phase I).
 - Power: (4) 20 amp circuits at 15 feet on centers.
 - Electrical boxes are not well sealed and allows water to migrate in.
 - Utilities in Phase II tunnel are same as Phase I (power, water, drain, air) with the exception of gas. There are floor drains contained in the tunnel.
- * Ballroom
 - 28,000 s.f.
 - Can accommodate 1,600 people for sit-down dinner with 12 people at each 6 foot round table.
 - Has own state of the art built-in sound system.
 - Fixed stage is 110' wide x 60' deep with an 85 foot wide opening.
 - Lighting system has 500 lighting fixtures and 800 dimmers.
 - This room caters primarily to commercial and industrial clients.
 - Has extensive catwalk system.

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- The ballroom took a lot of pressure of the event calendar for the Symphony Hall.
- * Meeting Rooms
 - 23 total.
 - Ceiling height = 16 feet
 - Contains floor boxes.
 - Lighting is a combination of flourescents and dimmable incandescents. The lighting can be locked/unlocked in various modes.
 - Moveable partitions are Modernfold and don't work well.
- * Storage
 - Phase II made provisions for storage rooms adjacent to meeting rooms in "front of house" locations.
- * Food Service
 - Main kitchen is located in Phase II. All food preparation, processing and serving is done via this kitchen.
 - ARA is the in-house food caterer.
- * Loading
 - Dock apron is 20 feet wide.
- * Press Room
 - Located on second level overlooking Phase I Ex. Hall. The room is carpeted and has wood veneer panelling.
- * Boardroom
 - Located on second level of Phase II.
 - Contains conference table for 16 people.
 - The room is wood panelled and contains a wet bar.
- * Control Room
 - Located on second level, it is the only room that overlooks both Ex. Halls.
 - Contains controlling systems for sound, lighting and operable partitions.
 - Contains a raised computer floor (14 inches).
- * Conv. Manager's Office
 - Located adjacent to lobby (120 s.f.) in each hall.
- * Show Manager's Office
 - Located adjacent to loading areas in each hall.
- * Administrative offices and event services offices are split separately in each of the two phases and located on the second level.
- * Small Banquet Room
 - Located on second level overlooking Ballroom.

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- * Shops (located in basement) -
 - Contains separate areas for electrical, wood and metal shop work spaces.
 - Also includes separate securable storage area.
- * Other comments
 - Security is contracted out to a private firm.
 - There are no union contracts.
 - Exterior marquee readerboards announce events (programmable from administration offices via acomputer).

Respectfully submitted,

Alan Nemiroff

Associate

Loschky Marquardt & Nesholm

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Report of interview and site tour held at the Anaheim Convention Center (ACC); Anaheim, California on January 22, 1988:

Attendees:	Steve Underwood	-	Events Services Manager,
	(interviewee)		Anaheim Convention Center
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. The Anaheim Convention Center (ACC) is comprised of three phases of construction and is about to embark on a fourth phase. Phase I was built in 1965 and included a 100,000 s.f. Ex. Hall plus meeting rooms and a 8,800 seat arena. Phase II, built in 1972, added 100,00 s.f. of Ex. Hall space plus a 20,000 s.f. hall. Phase III (1980) also added 100,000 s.f. of Ex. Hall space and a 20,000 s.f. hall. Phase IV, anticipated to start construction this year, will add 148,00 s.f. of Ex. Hall space with a 500-car garage below grade (with the potential to convert the parking to Ex. Hall space in the future) plus a separate parking garage structure. Anticipated cost is \$60 million. Meeting rooms will not be built in this phase due to surrounding hotels fulfilling that need.
2. The ACC caters to shows which will take all of the available space. Their current event calendar has 14 shows which take the entire buildings. These include WESCON, NEPCON, helicopter show, operating nurses, music merchants and nine others. These shows consume 120 days of the calendar year and can take up to 14 days (5 days move-in, 4-day show, 5-day move out sequence) per event.
3. The following are specific comments regarding the facility:
 - * Lobby
 - The existing 4' wide x 10' high glass entry doors are constantly out of plumb. The preference would be for a more standard size (i.e. 3' x 7') with a roll-up door for move-in/move-out capability and better control of security.
 - Restroom signs are changeable to allow for conversion to other sex or convert to show managers office.
 - House phones are recommended to tie in with switchboards and security office.

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- * Ex. Hall
 - Prefer a "Masterplate" floor versus a standard concrete floor. Masterplate is a floor hardener and has a black finish color as an admixture rather than painted on.
 - Decorators can drive trucks on to the Ex. Hall floor.
- * Ex. Hall Utilities
 - 24 foot clear ceiling height.
 - Power, compressed air, water and gas is accessed from columns.
 - Primary power is accessed via power drops from catwalks above. This overhead access is controlled by the decorator.
 - Existing Ex. Halls have wet fire sprinkler system. New Ex. Hall will have a water deluge system.
 - Lighting is via metal halide for both existing and new phases. The ability to turn each fixture on/off at a breaker for specific booth displays requirements would be preferred.
 - Exit doors in new phase will be controlled via magnetic door locks rather than traditional chain locks.
 - Two-story exhibit booths require firesprinklers and smoke detectors.
- * Meeting Rooms
 - Exhibit move-in/move-out achieved using roll-up freight door access into meeting rooms.
 - Picture rail at 8 feet allows for hanging display information for speakers.
 - Pattern design in carpet sets locations for chair set-up.
- * Ballroom
 - Fixed stage.
 - Accommodation for 1,200 theater style or 800 banquet style.
 - Wood parquet on the floor through entire hall.
- * Loading Docks
 - Existing loading dock capacity = 20 docks.
 - New phase will add 25 docks adjacent to new parking structure and removed from direct access into Ex. Hall due need for circulation lanes adjacent to Ex. Hall.
 - In addition to the 45 docks, there is an established need for 12 additional docks currently.

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- Major shows produce about 1,000 semi-trucks. Currently trucks are marshalled in two remote locations. There is a need for a single location of approximately 20 areas.
- Communication is required from the docks to the interior of the Ex. Hall via telephone and radio.
- Freight doors: They use roll-up doors (2) 20 feet wide with a removable mullion which produces a 40 foot wide opening. These roll-up doors do not require floor tracks.
- Steve suggests that the general loading docks be separated from food service docks due to risk management considerations. (He sees a need to separate building operations from contract operations).
- * Food Service
 - ACC has two fully operational kitchens.
 - The open courtyards located between Ex. Halls are often used for food concession areas.
- * Box Office
 - Steve suggests it be multipurpose and possibly double as a show manager's office.
- * Show Manager's Office
 - Located on second level and should provide continuous viewing window to Ex. Hall floor.
- * Security Office
 - Located adjacent to Ex. Hall and meeting rooms.
- * Shops and Maintenance
 - Located in a single location, trades are not separated.
 - Central storeroom with satellite storage areas is preferred.
 - Include areas for storage of scissor lifts, "cherry pickers", electric carts, etc.
- * Employee Facilities
 - Locker rooms include showers and are provided for each sex. Employee lounges are separated into smoking/nonsmoking areas.

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- * Storage access - Wall bumpers provided on both sides of corridors as cart protection.

Respectfully submitted,

Alan Nemiroff

Associate

Loschky Marquardt & Nesholm

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase II: Interviews and Convention Center Visitations

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Report of interview held at the Phoenix Civic Plaza (PCP) on January 21, 1988:

Attendees:	Karen Wittig	-	A.R.A. of Phoenix, Food Service
	(interviewee)		
	Len Zerilli	-	Assistant Director,
			Sacramento Community/Convention Center
	David Morgan	-	Department of General Services,
			City of Sacramento
	Bill Finney	-	Vitiello + Associates, Inc.
	Jud Marquardt	-	LMN
	Alan Nemiroff	-	LMN

The following items were addressed:

1. A.R.A. is the Phoenix Civic Plaza in-house catering firm.
2. There are two kitchens at PCP. The main kitchen is located in the Phase II hall and is responsible for all preparation and dish-up of the meals. The original kitchen in Phase I now only handles concession services and related storage of equipment and supplies.
3. The main kitchen at PCP is approximately 9,100 s.f. A.R.A. has service for 5,000 people, although the kitchen has the capacity to do 10,000 meals. The Ballroom is typically set for a maximum of 2,000 people.
4. PCP currently has five permanent concession stands and Karen indicated that A.R.A. prefers a portable concession type arrangement.
5. All bakery items are contracted to an off-site bakery.
6. Karen noted that the Phase II main kitchen was in need of additional grills.

Respectfully submitted,

Alan Nemiroff
Associate
Loschky Marquardt & Nesholm

2.3 SUMMARY OF CONVENTION CENTER VISITATIONS

2.3.1 Orange County Convention/Civic Center: Orlando, Florida

1. Construction budget was \$61.5 million (\$5.4 million below budget) 610,000 sf Exhibit Hall, 3,000 parking spaces.
2. Completed center (after Phase 4) will be 2.2 million sf with 7,000 parking spaces.
3. Phase I Exhibit Hall is multi-purpose clear span and 40' high ceilings, used for circus, ice shows, concerts, etc.
4. Additional phases have 90x120' bays and 30' high ceilings.
5. Building module is 30'x30' horizontal and 4.5' vertical.
6. Telescopic risers: 30' ht required, storage requires 8 yds wide, loading from floor (24-26 total risers 250' long), total seating is 3,000, manufacturer is American Seating.
7. Hall A is a multi-purpose room which can seat 5,000 for dinner and has a higher quality of interior finishes than Exhibit Halls.
8. Facility use: 65-73.5% trade shows/conventions, 55-68% utilizing 100,000 to 200,000 sf.
9. Phase 2 Exhibit Hall used a concrete floor hardener: Master Levco Plate 2000 H.D.
10. Construction costs are running at \$100/sf. Five million dollars was budgeted for FF & E.
11. Ratio of meeting rooms to Exhibit Hall is Phase 1, 1:5; Phase 2, 1:3; size and shape of rooms was market driven and generated by owner.
12. Meeting rooms are 1500 sf minimum, with ceiling heights between 16' and 20'.
13. Show Manager's office is on 2nd floor between Phase 1 and 2, and overlooks Exhibit Hall.
14. Utilities are in floor boxes at 30x30' grids. Has 8x10' utility tunnel for access to floor boxes and transformers, etc. Utilities include electrical, telephone, air, water and drainage. Electrical service is typically through a 100 amp panel and an 8" diameter conduit with pull cord is provided for additional service.
15. Structural steel of roofing and catwalk is painted black.
16. Kitchens are flexible, can move equipment from one to another.
17. Loading dock area is "best in the country", 35' deep, 18' high, covered, 30 bays with a total of 55 bays after Phase 2.
18. Doors are 9' high.
19. Management suggested the Programming Team investigate the Grand Rapids Memorial Auditorium for comparison.

2.3.2 San Antonio Convention Center, San Antonio, Texas

1. Exhibit Hall is 242,800 sq ft total.
2. Exhibit Hall has ceiling heights from 15' to 26'.

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3. Major marketing target is Conventions.
4. Meeting Rooms and Ballrooms use up-graded finishes from Exhibit Hall, similar to hotel.
5. Electrical service to Exhibit Hall is from floor using 480 transformers for distribution. Transformers take up too much floor area.
6. Kitchen is in a lower area with south Banquet Rooms; service to north Banquet Room is through a tunnel.
7. Exhibit Hall column spacing: North 60x30', South 30x30'.
8. Exhibit Halls have 3 separate lobby and prefunction areas.
9. They hold 70-100 conventions per year.
10. EMCS is a Honeywell system.
11. Door hardware is a constant maintenance problem.
12. A total of 10 loading docks and 2 drive-through doors service Exhibit Halls.
13. Ceiling heights of Exhibit Hall should be over 24'.
14. Sacramento should look at requirements for next expansion.
15. There are no catwalks in the Exhibit Hall; these would be useful.
16. Exhibit Hall has gas, water and drains at each column.
17. Show storage is only on loading docks.
18. Minimum glass in Exhibit Hall, no skylights.
19. Dock roll-up doors are directly across from dock levellers, docks are 30' wide.
20. Security is a very big problem.
21. Food service area: City supplied utility service and interior finishes, caterer supplies all equipment. Can serve a maximum of 6,000 meals.
22. Use Bioguard to counter grease in drain lines.
23. Main kitchen serves 3 warming kitchens.
24. Kitchen loading dock is separate from Exhibit Hall loading dock.

2.3.4 Phoenix Civic Plaza/Convention Center, Phoenix, Arizona

1. Expansion took approximately two years, and uses up two blocks.
2. Main users are public shows, not conventions.
3. For conventions, they need more hotel rooms for groups of 600-800. Exhibit Hall cannot be fully used.
4. Meeting rooms open directly onto Exhibit Hall space and have a ceiling height of 16'; they can be used for additional Exhibit Hall space.
5. Meeting room corridors are too small and noisy; flooring is quarry tile.
6. Meeting room lighting is a combination of incandescent and fluorescent lighting; the incandescent lighting is on dimmer switching.
7. There are two separate areas of administrative offices, one for Phase 1 and another for Phase 2. This has proved confusing.
8. The Ballroom will seat 1,600 at one time and is approximately 28,000 sf.
9. The Ballroom has a fixed stage of 65x100' with a fly for projection screen. The Ballroom has upgraded finishes and is set up for dual

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projection - in either direction. Steps are needed from the stage to the Ballroom floor.

10. The Exhibit Hall ceiling is 29'-6" high, and uses telescopic riser seating a maximum of three times a year, mostly for religious gatherings.
11. The Exhibit Hall expansion cost a total of \$39 million for hard construction costs.
12. There is no direct covered route from EXhibit Halls A/B to Halls D/E; food service, staff and users must use the exterior deck for access.
13. Storage for tables and chairs is provided for each Exhibit Hall, these must be trucked to meeting rooms.
14. Show Manager's offices and conference room overlooks Exhibit Halls.
15. Exhibit Hall floor utility access boxes have custom-built iron plate covers to carry truck loading. The covers have not proved to be waterproof and maintenance is using duct tape to seal.
16. Exhibit Hall service is provided on a 15x15' grid, has tunnel access for service under Exhibit Hall. Utility tunnel provides air, gas, water, drain and power. A 6" empty conduit is also provided to tunnel. Tunnel has exhaust fan to move air.
17. Exhibit Hall is lighted with 750 watt incandescent lights with 1000 watt HID, on dimmers, for a maximum of 125 fc. Staff suggest we keep lighting controls from users.
18. Catwalks use fork-lifts for service.
19. Maintenance yard and shop is below grade.
20. Kitchen uses conveyor belts to move food on plates to hot boxes; boxes are then taken to staging areas. Boxes are heated by electricity.
21. Kitchen equipment is owned by the City.
22. There are two kitchens; only one is used for food service, the other is used for storage and staging. Kitchens are very large.
23. Staff recommend that quantity of toilets for Exhibit Hall should be twice the number required by code.
24. Loading docks have power outlets for TV and refrigerated trucks.
25. Pick-up trucks park on loading ramps and block doors; this causes traffic problems.
26. Part of access deck around Exhibit Hall is not designed for highway loading. This limits service.

2.3.5. Anaheim Convention Center, Anaheim, California

1. Newest addition will be 148,662 sf of Exhibit Hall with 25 loading docks. The facility did not need new meeting rooms.
2. Close parking was very important.
3. Exhibit Hall concrete floors used a dark Master Plate hardener. Dark floors are easier to keep clean.
4. Utilities provided in the Exhibit Hall are power, compressed air, and telephone. Utilities are at each column and dropped from catwalks.
5. Staff like the catwalk access because of control.
6. Exhibit Hall uses a deluge-type fire sprinkler system.

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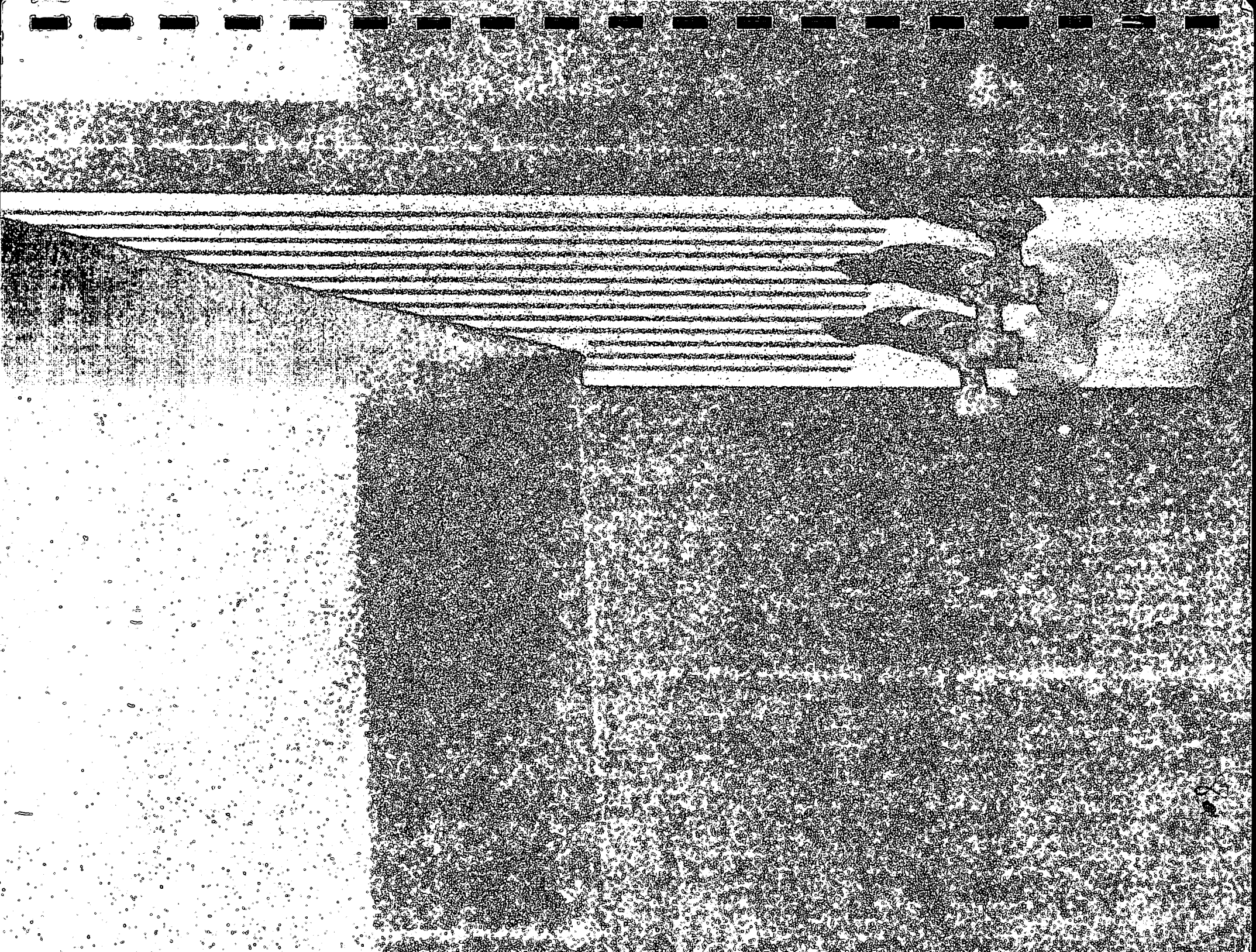
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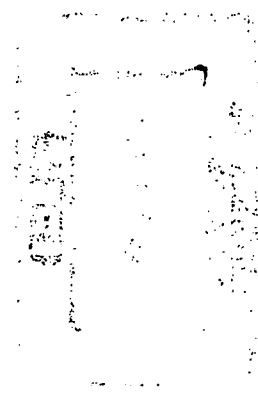
Part II: Convention Center Visitations

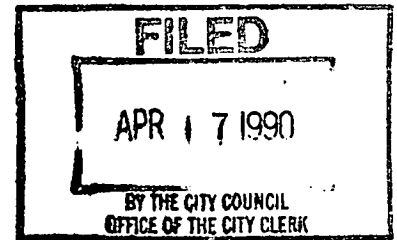
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7. Exhibit Hall has a clear ceiling height of 24'. Roof framing at the ceiling is painted black.
8. Exterior patios outside the Exhibit Halls are used a great deal.
9. Exhibit Hall columns have 'eye' bolts to hang banners.
10. Exhibit Hall lighting is a combination of fluorescent and metal halide.
11. Show Manager's office is on 2nd floor between Halls and is serviced by an elevator.
12. Access to Exhibit Hall from lobby uses solid doors; lobby to exterior has glass doors. Lobby is sometimes used for exhibit space.
13. Thirty percent of conventions use entire Convention Center.
14. Meeting rooms were built with plaster walls due to hard use. Tack boards and map hooks are provided.
15. Ballroom has a fixed stage and a wood parquet floor.
16. Fire Marshall approved magnetic door locks to replace chains on panic hardware of exit doors.
17. Loading docks have a problem with communications to Exhibit floor and truck marshalling areas. 20 docks are not enough; will have a total of 45 docks to service 408,000 usable sf of Exhibit Hall space, and Staff feel they will still be 12 short.
18. Freight doors of loading docks are roll-ups, 20' high with a removable center jamb to increase clear area.
19. Ten foot high building doors are a maintenance problem.
20. Facility maintenance and kitchens should have loading docks separate from users, and separate from each other.
21. With a large facility, one maintenance yard is hard to utilize and creates too much travel.
22. Provide employee showers, lockers and break rooms.
23. Avoid using portable ticket booths, they have no communications or security, and are too accessible.
24. Utility corridors should have wall protection from carts.
25. House phone system should tie into intercom and switchboard.







November 6, 1989

Mr. David Morgan, Project Manager
Facility Management Division
Department of General Services
City of Sacramento
5730 - 24th St., Bldg. One
Sacramento, CA 95822

Re: Sacramento Community Convention Center

Dear Mr. Morgan:

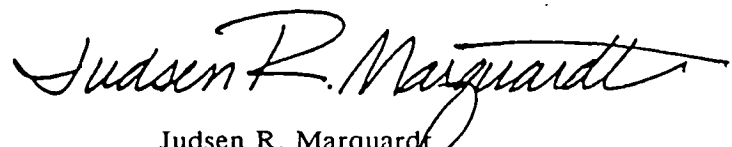
We are pleased to submit the Architectural Program report for the Sacramento Community Convention Center. With this submittal of two volumes, contract Scope of Services Phase I, Existing Conditions; Phase II, Interview Information; and Phase III, Architectural Program are hereby completed.

Immediately following this letter of transmittal are the Table of Contents, Executive Summary and Acknowledgements, respectively.

We have appreciated the cooperation of Mayor Anne Rudin, Assistant City Manager Doc Wisham, Director Sam Burns and Assistant Director Len Zerilli, your office, and the many City agency and community groups who have generously assisted in the development of this report.

Sincerely,


Ralph E. Vitiello
Vitiello + Associates, Inc.


Judsen R. Marquardt
Loschky Marquardt & Nesholm

Enclosures



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EXECUTIVE SUMMARY

In July 1987 the architectural programming consultant team of Vitiello + Associates and Loschky Marquardt and Nesholm was selected by the City of Sacramento to analyze the Community Convention Center in terms of expansion. The contract's Scope of Services identified three phases of work:

- Phase I: Investigate and inventory existing conditions.
- Phase II: Interview user groups and assess competitive facilities.
- Phase III: Develop a program of required areas in response to Phases I and II.

This submittal, consisting of two volumes, addresses the Community Convention Center expansion. Volume I contains information relating to existing conditions (Phase I) and interview results (Phase II), and Volume II is the Architectural Program itself (Phase III).

The phases cited above respond directly to the abstract requirements of facility programming. In short, the process must consider the facility and site-related givens of existing conditions, while evaluating the community and user interests relative to the way such needs are locally and regionally met. The successful marrying of these issues results in a facilities program which has the greatest potential of meeting the requirements within the resources available. Relative to the Community Convention Center expansion, a summary of the conclusions reached in this process follows.

EXISTING CONDITIONS

The Community Convention Center was constructed in 1974 and consists of three buildings: the Exhibit Building, the Activity Building, and the Community Center Theatre (CCT). The Exhibit and Activity Buildings are attached structures which are comprised primarily of exhibit and meeting room spaces. The Exhibit Hall contains approximately 50,000 square feet of exhibit space plus additional support spaces. The Activity Building accommodates as many as ten meeting rooms. These rooms may be combined in various configurations to produce larger meeting areas. Both buildings share common support facilities such as the kitchen, loading dock and storage areas.

The CCT is a separate, multipurpose performing arts theater with a capacity of 2,500 seats. It is the primary venue for the Sacramento Symphony, Opera and Ballet, and touring productions. Although the theater is incorporated into the Community Convention Center complex and is served by central plant facilities, it was not included within the architectural programming team's Scope of Service.

At the time of its construction, the Community Convention Center served the needs of the community and the convention/trade show industry well. Over the past 14 years, trends within the industry have caused the center to slip in its competitiveness and fall below current industry standards. By current standards, the existing facility has several major areas of deficiency:

- Vehicular pick-up/drop-off functions are minimal and don't have adequate capacity.

- Lobbies and prefunction areas are too small to properly accommodate the array of registration activities and prefunction socializing required to support the conventions, exhibits and meeting functions.
- Restrooms are under-sized relative to total fixture capacity and improperly located relative to function.
- The Exhibition Hall (at 50,000 square feet) is not sufficient in size to handle the requirements of the largest shows currently booked; nor that of larger shows which are not currently using the facility.
- The ability of the Exhibition Hall to be divided into smaller units of space is laudable; however, the arrangement of the support spaces (lobbies, loading dock access, food service access) becomes severely constrained or nonaccessible when the Exhibit Hall is subdivided.
- The Exhibition Hall ceiling height is currently 18 feet, while industry standards would require 27-30 feet.
- Utility service locations are spaced in an irregular fashion, while other competitive facilities have uniform grid arrangements. Electrical service is overhead rather than at floor level.
- Meeting room spaces are insufficiently sized and total numbers are inadequate to accommodate current and projected show requirements.
- The loading dock size and capacity is severely deficient relative to the basic load/unload requirements for the Ex. Hall, meeting rooms, food service and trash collection functions.

USER GROUP INTERVIEWS

The growth of both Sacramento and the convention/trade show industry has motivated the Center to evaluate its current status relative to market forces and to project future requirements. Convention Center staff and user group interviews have substantiated the inadequacies of the facility cited above. Relative to size, mix of spaces, functional requirements and relationships, the Community Convention Center is not as competitive as it can be.

ARCHITECTURAL PROGRAM

Recognizing the foregoing, the architectural program in this document delineates a facility which will be representative of current industry standards. The program addresses the requirements of the existing facility and the expansion area. The major components of the program include:

- Exhibition Hall--150,000 square feet (divisible into one 60,000 square foot hall and two 45,000 square foot halls).

- Meeting Rooms--50,000 square feet total (one Ballroom at 20,000 square feet, two Meeting Rooms at 10,000 square feet each and four meeting rooms at 2,500 square feet each. Each of these meeting room spaces may be further subdivided for a maximum of 30 meeting rooms total).
- Food Service--31,310 square feet
- Loading Docks: 22 truck dock bays

SACRAMENTO COMMUNITY CONVENTION CENTER

November, 1989

VITIELLO/LMN

ACKNOWLEDGEMENTS

The programming team of Vitiello + Associates and Loschky Marquardt & Nesholm wishes to extend their thanks to all those who participated in this study by lending their time and knowledge. The team particularly wishes to thank:

David Morgan
Len Zerilli

Project Manager, City of Sacramento
Assistant Director, Sacramento Community
Convention Center

The team would also like to extend their appreciation to the Community Convention Center Administration, City of Sacramento representatives and members of the community who participated in the interview process and provided valuable information for this report.

SACRAMENTO COMMUNITY CONVENTION CENTER

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1.0 BASIS FOR THE ARCHITECTURAL PROGRAM

The architectural program is Phase III, the final phase of this study for the Sacramento Community Convention Center, as identified in the Scope of Services defined by the City of Sacramento. The basis for this program is information which the consultant team received from the interview process and information contained in the preliminary market analysis report prepared for the City by Coopers and Lybrand.

This Phase III report reflects information gathered in Phases I and II. In review, Phase I documents the existing conditions of the Community Convention Center. It includes an area analysis and a thorough review of the building's current systems. Phase II compiles transcripts of the interview process. This includes extensive interviews with City of Sacramento officials, Sacramento Community Convention Center representatives, past, current and potential user groups. These interviews were supplemented with site visitations and interviews at other applicable convention centers. Photo documentation of these facilities is contained under separate cover.

Phase III, the architectural program, is divided into five sections:

- Part I: Introduction--includes goal statements
- Part II: Performance Descriptions, Functional Group Summaries and Individual Area Requirements
- Part III: Systems Design Criteria and Requirements

1.1 GOALS STATEMENT

The primary intent of this architectural program is to provide the planning criteria for the expansion of the Community Convention Center from its current size to a facility which will be more competitive based on current and forecasted market demand.

The goals have evolved out of information received in the interview process and recommendations from the programming team. Collectively, these goals represent the professional recommendations toward which the final design should strive.

The renovated facility should respond positively to this urban site, the existing buildings and the programmatic requirements. The goals are as follows:

- A major goal of this undertaking is to create a facility which will draw new events and greater numbers of people to downtown Sacramento, and the metropolitan area, thereby creating various forms of direct and indirect economic activity which will contribute to the economic well-being of the people of Sacramento. This "people-oriented" showcase should become a source not only of new economic development, but a focus of great civic pride for the citizens of Sacramento.

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- It is the City's intention that the completed facility strengthen Sacramento's potential in the local, state and regional convention and trade show industry. To this extent, it is expected that the facility, when complete, will reflect the state-of-the-art in technology in a modern, highly functional, multi-purpose facility which will enable Sacramento to more effectively participate in the highly competitive convention and trade show marketplace.
- It is also intended that the new facility will stimulate further private development in the area, including new hotels, retail and other uses. To this end, the convention center design will set the tone for continued urban development in this area of the City. A project of this scale will have substantial urban impact on its immediate vicinity. The facility is expected to have a high level of design quality, and to make a strong community statement.

1.2 GENERAL CONSIDERATIONS

This programming study suggests approximately 430,000 square feet of new exhibition, meeting and assembly facilities. It will be located at and adjoin the existing site of the Sacramento Community Convention Center.

An earlier market analysis concluded that Sacramento should develop a convention-exhibition center with the following principal functional areas:

Exhibition Space	150,000 sq. ft.
Meeting Rooms/Ballroom	50,000 sq. ft.

The facility must also contain all necessary ancillary spaces to support these principal functional areas. These spaces, outlined in this program, include lobbies, concourses, food service, storage, service, and freight handling.

The architect must give special attention to certain considerations related to the site on and adjoining the properties. The City will specify the space to be reserved and any special conditions, such as the retention of historic buildings.

All public spaces are to be visually pleasing and highly functional. Quality of decor and furnishing shall be consistent with standards in major convention centers. Selected spaces, such as the Type "A" Meeting Room/Ballroom, VIP Lounge and Lobbies, will require appropriate high quality finishes.

All public spaces are to be well lighted, air-conditioned and heated. They must be conveniently accessible for handicapped persons. Restrooms, drinking fountains, telephones and other conveniences shall be located throughout the facility.

All exhibit areas, function and meeting rooms are to be sound isolated. Special attention must be given to reduction of heating and ventilating noise levels.

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It is preferable that all exhibition and meeting space be located at grade, and on the same level. If site constraints and other requirements make this impossible, an acceptable alternative will be for certain meeting rooms and other ancillary spaces to be located on one level up or down from the exhibit floor. Separations of more than one story from the exhibit hall floor are undesirable.

This phase of the facilities development should be designed so that it can be expanded in the future, to meet the changing needs of the convention/trade show marketplace. Functional integration and efficiency should be critical considerations in designing for potential expansion. The potential to expand both exhibition hall and meeting room areas and their associated support functions is required.

The following basic design issues, summarized here and expanded upon in the text of the Program, will contribute to the success of the Sacramento Community Convention Center facility.

1.2.1 PROGRAM AND FUNCTION

Programmatic Relationships - The center will only be as successful as the organization and relationship of its parts.

Marketing Flexibility - Layout and utilization flexibility is essential to accommodate the diverse markets required to fill the event calendar. Column-free space; 30' x 30' utility bay spacing; 27'-30' clear height exhibit space are partial examples.

Identity of Spaces - Major spatial components (lobby, assembly, exhibition, meeting) must retain their primary identity while providing overall flexibility and clarity of circulation.

Operational Efficiency - Sequential and simultaneous events must be accommodated with minimal compromise to owner, event manager, exhibitor and/or attendees.

Service Efficiency - The speed and independence with which simultaneous but separate events are set up, serviced, and knocked down, has direct impact on the event calendar and ultimately the financial success of the center. This includes adequate truck loading dock and floor access provisions.

Contiguous Space - All spaces, from the smallest meeting room to the largest exhibit floor, must fit within a hierarchy of contiguous space to promote maximum flexibility and efficient utilization.

Adequate Systems - It is imperative that electrical systems, lighting, HVAC, audiovisual, telecommunications and life safety systems all reflect the most cost effective solution from a total lifecycle cost in order to assure a competitive, operational center.

Expansion Potential - The ultimate future of the center in meeting market demands will pivot around its ability to expand without interruption of an on-going event schedule. This includes upgrading system technologies. Provisions for future adaptation should be made at the outset.

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1.2.2 ARCHITECTURE

Image/Marketability - The Center must exhibit a design ingenuity and excitement capable of motivating conventioners to return for future events. Further, the design must capture the spirit and personality of the Sacramento region, identifying the facility with the city.

Lobby Identity/User Orientation - The most successful facilities create a high level of user comfort through design techniques which promote identity and orientation, both inside and out. This includes utilization of stimulating site environments, city views (such as the State Capitol building), and access.

Integrity - All aspects of the solution must enhance and complement the constraints provided by the site, the existing Community Convention Center, function, design, cost and program.

1.2.4 URBAN DESIGN

Development/Expansion Impact - The Center must be compatible with its urban setting, both initially and in the future.

Climate - The design of the center must respond to the northern California climate, both through landscape design, internal developments and external envelope design.

Vehicular Traffic - Users, services and background densities must be acknowledged and accommodated to create a perception and realization of easy access.

Service Access - Approach ingress and egress, coupled with internal service access, should be physically separated from public circulation to reduce conflict and allow simultaneous event service and attendance with no noise or visual interference.

Pedestrian Flow - The arrival sequence by foot, private automobile, taxi, bus, light rail or other public conveyance must flow to an integrally planned pedestrian system.

Active Image - The highly active areas of the Center should be easily read from the exterior without compromising control of exhibit/meeting space, thus maximizing self-advertising through visible and active use.

1.2.5 OPERATIONAL INSIGHT

Marketplace Requirements - The input of the design team, combined with the hands-on experience of convention center management, is essential in forestalling the enormous operational, maintenance and management problems associated with a center of this size.

Exhibition Knowledge - Of paramount importance in creating a successful center is the ability to meet exhibitor needs. This includes set-up/tear-down requirements, service access, floor flexibility, shop requirements and utility demands.

Understanding the Visitor - In order to compete successfully, the Community Convention Center must understand why visitor is at facility and what they want and need and attendees. Easy flow, quick access, visible and readable graphics, environmental comfort, and an exciting architectural and site design are several of the prime ingredients associated with this issue.

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Service Factors - The Center must easily accommodate a variety of delivery vehicles for food service, waste disposal and building maintenance. Adequate storage for these components must also be available.

The foregoing pages identify important issues regarding the Program, Function, Architecture, Urban Design and Operational aspects of this Convention Center facility. Accommodation of these issues, in combination with state-of-the-art technology, will produce a truly marketable, contemporary convention center for Sacramento.

1.3 FACILITY OPERATIONS

FUNCTIONS AND USES

The primary functions which will be held in the facility include:

Conventions - large meetings with the number of delegates reaching into the thousands.

Trade Shows - exhibitions involving booths and other displays presenting a wide variety of high technology, educational, medical, materials handling, and other equipment, processes and trades.

Consumer Shows - exhibitions such as Antique, Apparel, Home, Travel and Vehicle at which public admission is charged.

Seminars, Technical Sessions and Religious Conferences - meetings where attendees range from a few dozen to thousands.

Banquets and Receptions - food and beverage service ranging from small groups to 3,000 persons or more.

Major Community Events - a wide variety of civic celebrations, arena activities, festivals, dances, school activities, etc.

Miscellaneous Entertainment Events - concerts, etc., at which public admission is normally charged.

It is inevitable that certain events will fall into more than one of the above categories (based on past and current bookings), requiring some combination of both exhibit and meeting space or food service. For example, there will be conventions which have exhibit requirements and consumer shows which require some meeting space for lectures, film presentations and other related activities. The City's goal is that the facilities be flexible, and capable of housing virtually every conceivable type of activity in a broad range of event sizes without compromising full utilization of the required facility.

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PART II: PERFORMANCE DESCRIPTIONS, FUNCTIONAL GROUP
SUMMARIES & INDIVIDUAL AREA REQUIREMENTS

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Phase III: Program

Part II: Functional Group Summary

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SUMMARY OF AREAS

2.0	Lobbies, Concourses and Prefunction Area	39,400	
2.1	Exhibition Hall Areas	150,000	
	Exhibition Hall Support Areas	19,550	
2.2	Meeting Room Areas	50,000	
	Meeting Room Support Areas	<u>11,600</u>	
	Subtotal (1)	270,550	SF
	Public Circulation and Concourses (14%)	38,000	
2.3	General Office Areas	8,430	
2.4	Food Service	31,310	
2.5	Building Operations Areas	15,180	
2.6	Loading Dock Areas	<u>10,900</u>	
	Subtotal (2)	65,770	SF
	General Service Circulation (est. 40%)	26,300	
	Subtotal (1) and (2) + Circulation	400,620	SF
	Mechanical and Electrical (7.5%)	<u>30,000</u>	
	ESTIMATED TOTAL GROSS SQUARE FEET	430,620	GSF

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Part II: Performance Descriptions, Functional Group Summaries, IARs

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2.0 LOBBIES, CONCOURSES AND PREFUNCTION AREAS

2.0.1 GENERAL DESIGN CONSIDERATIONS

The lobbies and concourses of the facility should present an inviting appearance, be well lit and decorated, and provide ample space for uncongested movement of large numbers of persons at high impact periods, including: registration periods, functions before and after general sessions, and times before and after public admission events. For events with minimal registration and ticketing requirements, portions of the lobby and concourse areas should be flexible swing areas suitable for additional display/exhibit space.

The facility will contain several types of lobby/prefunction space with varying types of support functions. To a large extent, the number and use of each type of prefunction area will be dependent upon ultimate design configurations.

Main entry/registration lobbies which serve as arrival points are closely associated with ticketing, drop-off areas and control issues. These lobbies should be zoned to correspond to the subdivision of exhibition halls discussed in following sections, and will serve as primary prefunction and registration areas for large events. They will also serve as orientation points for the direction of the public to smaller events in other areas of the building. The entry/registration lobbies should be capable of being linked together for single shows involving the full facility, or zoned separately to allow individual access and control.

Meeting room and ballroom prefunction areas occur immediately adjacent to each group of meeting rooms. These areas should be designed to permit prefunction activities such as registration related to smaller scaled functions occurring in the meeting rooms, without impacting the exiting requirements. Space should be provided to set up small-scale information boards and displays. These areas will also be used for coffee breaks, lunch buffets and receptions. Lounges identified in the program may be closely associated with these prefunction areas, allowing space for informal gathering and "relief" during break periods in meetings and seminars. Portable bars and lounge furniture out of the required exit paths should be provided in these areas.

Concourse areas have been budgeted in the program for the circulation and transition zones likely to occur in any design between Exhibit Hall and Meeting Rooms. These areas should allow for light display, registration and/or portable bar and buffet service, as well as access to public amenities to the extent that the exiting requirements and overall building efficiency permit. Concourse elements serve important internal orientation functions, and should clarify the building's organization and location of Meeting Rooms, Exhibition Halls, Memorial Auditorium and other public amenity elements.

2.0.2 ARRIVAL AND DEPARTURE

Public orientation begins upon arrival at the facility. Clear direction to a principal building entry point should be achieved through the use of graphics and marquees. Changeable graphic elements are desirable to give a clear understanding of the location of each particular event, and to permit each event to have its own identity.

The drop-off zone should be designed to accommodate very large volumes of pedestrian traffic transferring to shuttle buses, taxi cabs and automobiles. Weather protected arrival and departure should be provided for each entry point. Major conventions could require as many as 35-600 shuttle trips to handle the types of mass exiting which occur at this type of event. Marshalling areas for five to six shuttle buses and for ten to twelve taxi cabs and call stations should be provided.

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The area should ideally be designed to accommodate peak load conditions in an acceptable manner. The order and ease of access and departure forms the first and last impression of the facility in the public's mind and, as such, deserves careful attention in its design.

Careful consideration should be given to the area provided between drop-off zones and the building entries and box offices. Certain types of events (particularly community dances and concerts) can draw preopening crowds. Ticket lines may grow to hundreds of people in some instances. Preassembly areas should be provided to the greatest extent possible to accommodate these peak loads. It is emphasized that the facility will be judged by potential exhibitors on its ability to smoothly handle the large shows and events.

2.0.3 TICKETING/ADMISSION-CONTROLS/CHECKING

Box offices at this facility will at times handle very large quantities of cash. Security and the provision for the safe transfer of money must be considered in their design. Closed circuit television and inaudible alarm systems, bullet-proof glass, and security cash window trays are required. Counting areas and cash holding safes should be obscured from public view. Due to the potential high volume of ticket sales mentioned above, multiple sales windows should be provided at each box office. Box offices should be located adjacent to each building lobby to accommodate simultaneous events, and should be clearly identified with the event each serves through the use of changeable graphics or other appropriate devices.

For consumer shows and events at which public admission or registration fees are charged, the layout of lobby doors, etc., must be carefully designed to prevent access by unauthorized persons.

Although free and uncongested flow of participants is required, the design should also provide event management with flexibility in control of crowd movement, as they determine best for their event. At conventions, admission may be controlled by security checking of event badges at desired control points in the entry lobbies and throughout the building.

Consideration must be given to the separation of groups during simultaneous events. Some of this may be accomplished through separate entrances and graphics, but consideration should also be given to possible utilization of portable crowd control devices. Special attention must be given to provisions for paid admission events occurring simultaneously, which could affect the free flow permitted in concourses and impact building exiting requirements at the time of these events.

Upon entering the facility, secured baggage and coat checking areas should be easily located. These spaces should be designed to accommodate other uses when checking functions are not necessary to the events. The use of portable checking equipment and folding clothes racks is anticipated. Other uses for these spaces could include storage, display, event offices, promotion for related city events, or announcements of information on forthcoming events.

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2.0.4 REGISTRATION

The area required for registration is typically underestimated. Portable tables are used for registration stations and adequate space must be provided for required activities. The registration activities generally required in sequence are as follows:

- * Arrival--picking up information packet, registration forms; usually counters are arranged alphabetically.
- * Patron work counters--a place to sift through information and fill out forms.
- * Registration--turn forms in, sign up for events, determination of cost.
- * Cashiers--payment as required (with security provisions).
- * Badge/identification photo/coded card, etc.

The number of lines or stations required will depend on the size and preferred method of operation of each event. Computer interfacing of each station is essential. Registration will be required through most of the event days.

2.0.5 PREFUNCTION ACTIVITIES

Prefunction activities vary widely, depending on the type of event involved. Conventions and seminars require registration areas, where tables can be set up and queuing can take place. Main lobbies should be large enough so that an adequate number of portable registration counters can be installed. Power, telephone and computer hook-ups will be required at these tables, and should be accommodated in appropriately designed and located floor boxes. Temporary banners and signage will be used to direct the public to appropriate areas. Light systems, ceiling systems and ceiling heights should accommodate this. Clear direction to meeting room and exhibition areas should occur at these lobbies through the use of graphics and directories.

Consumer shows may require little control and registration space beyond initial ticketing. In this event, areas in the entry lobbies may be leased as additional display space. Provision for power in floor boxes for registration activities should take this dual use into account to the extent the budget allows.

Activities in meeting room and ballroom prefunction areas occur on a somewhat smaller scale. The provision of space and appropriate power and telecommunications hook-ups adjacent to the principal entry to each meeting room subdivision and outside major circulation pathways is highly desirable. In addition, the provision for portable bar hook-ups and direct service access in lounge area alcoves of prefunction spaces should be incorporated into the design. Throughout the lobbies and concourse areas, there should be attractive seating areas where small groups can meet and relax both before and after sessions, and during break periods.

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2.0.6 PUBLIC AMENITIES

Restrooms, telephones and drinking fountains should be conveniently located throughout the lobbies, concourses and corridors. This program specifies the provision of restroom facilities for men and women at required code levels assuming full occupancy of 100% men and 100% women (yields 200% of code requirements). This should be considered the minimum acceptable level. Events which are truly comprised of attendees who are predominately one sex will require additional facilities. This can be accomplished by changeable graphics at restroom entries, or the provision of swing spaces which allow portions of restroom areas to be accessed from either men's or women's sides.

The distribution of restroom and pay phones and house phones should correspond to the occupancy load centers they serve, and should be arranged so as to achieve a balance when the facility is subdivided for multiple uses. Concentration of these facilities in close proximity to registration areas should be avoided in order to relieve congestion during registration or other heavy ingress and egress periods. However, one specialized handicapped accessible restroom should occur near registration for visitors with special needs.

Restroom facilities should have finishes of high quality and low maintenance. Adequate floor drains and close proximity of custodial closets are desirable. Provisions for energy savings through the use of motion detector switches for lighting should be considered. Provisions should be made to close off restrooms during set-up and move-out operations to limit use by drayage and decorator personnel, thereby reducing maintenance and cleaning costs.

The Lobbies and Concourses should lead directly to the Exhibit Hall and Ballroom in order to facilitate crowd flow at peak periods. If there are upper meeting room levels, efficient vertical circulation should be incorporated from the Main Lobby and/or Concourse to lobbies on other levels. The overall design, location and stacking of major areas should minimize the distances event participants must travel from one function to another. However, designers should take care not to create orientation problems in the effort to stack functions and reduce travel distances. Building users are far less disturbed by walking distances when they are confident they know where they are going than they are by the feeling of being lost or confused. The use of vertical orientation devices such as atriums and multistoried lobbies should be considered.

In the development of multilevel schemes, vertical separations between Meeting Rooms and the Exhibition Hall floor should be limited to one level up and/or down. Principal connections to upper (or lower levels) should ideally allow direct access to Main Lobby and Exhibition Hall areas. Large numbers of people will have to be accommodated in a safe fashion, expeditiously and with minimum congestion. Efficient, high-volume systems of escalators, elevators and stairs should be employed in multilevel schemes. Escalators should be designed to capacities which permit mass exiting within 10-20 minutes. The needs of handicapped employees and participants must be considered.

2.0.7 FINISH CONSIDERATIONS

Floor - Most lobbies, concourses and corridors should be carpeted, similar to the meeting rooms. However, in considering floor surfaces for entry areas, attention should be given to special problems created by weather conditions. Appropriate floor materials should be recommended for these areas. No surfaces which present slipping hazards, particularly during inclement weather, should be considered. Where carpet is used, color, pattern and texture selections should take the high traffic volume and spillage associated with these spaces into consideration. Light colored monochromatic carpets should be avoided.

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Walls - Should be of durable material and finish that can be easily maintained and resist heavy wear and tear.

2.0.8 PUBLIC ADDRESS/LIFE SAFETY/SECURITY

Public address - Should be available throughout for paging, announcements and background music. The system should be zoned for control from show management offices during simultaneous events.

Attention should be given to exiting programs and any requirements for alarm and emergency communications systems which might be required by local jurisdictions. Due to the large size of the facility, remote annunciation is often required to Lobby and Concourse areas to assist the fire department by providing quick access to all areas of the building. If this system is required, consideration should be given to combining it with public address systems (a practice found acceptable in some jurisdictions). Under this approach, priority override controls must be provided for accessing the public address system from the fire command center.

Exiting programs for large facilities with high occupancies of this type often require the employment of areas of refuge as provided in the building code. The use of these provisions, if found necessary, can impact Lobby and Concourse design substantially. For this reason, exiting programs must be considered from the earliest stages of schematic design and reviewed in detail with the appropriate local building and fire department officials.

Due to the large number of exterior doors required, the variety and broad distribution of valuable items which from time to time are housed in the facility, and the variety of people having access to the facility during set-up and move-out times as well as attendees during the shows, adequate security systems must be incorporated into the facility. The securing of the building perimeter, Lobbies, Concourses and prefunction areas through the use of such systems as closed circuit television, door alarm systems, access control systems and the like, must be coordinated with the building administration's operations and staffing approaches to the problem. Coordination with local police and fire departments may also be required.

2.0.9 VEHICLE ACCESS AND MAINTENANCE

All corridor and concourses should be wide enough and high enough to permit movement, including turning of light maintenance vehicles, chair and table trucks, food service equipment, etc.

Electrical outlets should be available throughout the concourse and lobbies for use with janitorial equipment. Custodial closets and other maintenance facilities should be uniformly and conveniently distributed throughout the facility.

2.0.10 ACOUSTICAL CONSIDERATIONS

Wall and ceiling finishes will be selected to provide a moderate amount of sound absorption to avoid excessive activity noise during high occupancy conditions in Lobbies, Concourses and prefunction areas. Doors to meeting rooms will be gasketed to avoid disruptions in these rooms. Background noise levels from mechanical equipment will be designed to meet applicable criteria.

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2.0 LOBBY AND PREFUNCTION SUMMARY AND AREAS

The new facility will have inviting, well designed Lobbies and Concourses which conform to the following criteria:

- Designed for flexibility in control of crowd movement
- Arranged for zoning of amenities for concurrent events
- Provide ample registration space with supporting utility services
- Provide clear orientation and directional elements
- Provide both large and small scale spaces for informal public gatherings and prefunction activities
- Allow alternate visage as additional display/exhibit space

LOBBIES AND PREFUNCTION AREAS

Entry/Registration Lobbies	
Hall "A"	12,500 SF
Hall "B"	5,000 SF
Hall "C"	5,000 SF
Information and Message Center	150 SF
Box Offices 3 @ 150 SF	450 SF
Baggage/Coats/Swing	1,200 SF
First Aid (Examination and Toilet)	250 SF
Concourse and Public Circulation	12,000 SF
(includes Meeting Room and Prefunction)	
Lounge Area 3 @ 600 SF	1,800 SF
VIP Lounge (including Toilet/Shower/Pressing Room)	1,000 SF
HC Restroom	50 SF
Toilet Restrooms (incl. under Exh. Hall Support Areas)	
- some provision may be considered in lobbies	
outside control/ticketing functions	

TOTAL LOBBY AND PREFUNCTION AREAS

39,400 SF

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Phase III: Program

Part II: Individual Area Requirements

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Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

ENTRY REGISTRATION LOBBIES

No. Req'd: (3) 2 @ 5,000 s.f., (1) @ 12,500 s.f.

Sq. Ft.: 22,500 (total)

Height: High ceiling areas desirable

Description of Activities & Functions: Pre-assembly, registration, informal gathering, circulation, orientation.

Principal Relationships: Exhibit halls, entry points, meeting rooms

Occupancy Load/Load Factor: A-2.1/715/7 and 1786/7

Exit Width Req'd: 14.3 and 35.7

Min. No. Exits: 3 and 4

Access Dim. Req'd: 12 feet wide and 12 feet high

UTILITY SERVICES

Power: 120 VAC, 20 amp in floor for registration stations @ 20 feet o.c. minimum.
120/208 "clean" power for computer

Signal: House phones, pay phones, telephones, data outlets, telephone outlet in floor

Water: Drinking fountain

Drain:

Other: Empty conduit loop (or floor duct) to registration stations for interconnecting lines; paging system; door monitors, possible CCTV cameras

Fixtures: Pay phones, drinking fountains

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)

Lighting Levels: 25-35 fc ambient lighting, 40-50 fc at task, lighting of vertical surfaces important

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Terrazzo, stone or similar material

Walls: Durable, repairable surfaces

Ceilings: Acoustical per requirements of PA system audibility and R.C. levels

OTHER:

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Phase III: Program

Part II: Individual Area Requirements

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Functional Group:

Space:

**LOBBIES AND PREFUNCTION AREAS
INFORMATION AND MESSAGE CENTER**

No. Req'd: 1
Sq. Ft.: 150
Height: 8 feet minimum

Description of Activities & Functions: Information and patron message exchange center.

Principal Relationships: Registration lobbies, main entrances, highly visible.

Occupancy Load/Load Factor: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H with 12 feet minimum counter width

UTILITY SERVICES

Power: 120 VAC, 20 amp circuit minimum
Signal: Telephone lines, pay phones, house phones, data outlets
Water: N/A
Drain: N/A
Other: Emergency call, door alarm, CCTV security systems, computer access, TV distribution, paging, message and schedule video

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-30 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient or carpet
Walls: Durable, repairable materials
Ceilings: Acoustical, accessible

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

BOX OFFICES

No. Req'd: 3 @ 150 s.f.
Sq. Ft.: 450
Height: 8 feet minimum

Description of Activities & Functions: Ticket sales, short-term cash holding.

Principal Relationships: Exterior pre-assembly areas, drop lanes and principal building entries, lobbies. May be colocated or consolidated depending on design.

Occupancy Load/Load Factor: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 3 feet W x 7 feet H
Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC, 20 amp circuit minimum (dedicated clean power)
Signal: Telephone lines as required for phone and register equipment; data outlets, emergency call switches
Water: N/A
Drain: N/A
Other: Emergency call, door alarm, CCTV security systems, computer access, door monitors
Fixtures: Cash drawers, ticket machines are FFE

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 30-50 fc
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient or carpet
Walls: Security-durable material
Ceilings: Security-restricted access to space--acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

BAGGAGE/COATS/SWING

No. Req'd: 3 @ 400 s.f.
Sq. Ft.: 1,200 (total)
Height: 16 feet (if part of Meeting Rooms)

Description of Activities & Functions: Checking of visitor coats and baggage or alternatively for promotional displays; may be with meeting room space, storage room, or show office with oversized opening to lobby.

Principal Relationships: Registration lobbies, main entries.

Occupancy Load/Load Factor: B-2/4/300
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd:

UTILITY SERVICES

Power: Display power additional to meeting room, 30 amp, 3-phase 120/208 VAC
Signal: Telephone at walls, house phone, PA reception
Water: N/A
Drain: N/A
Other: 20 amp, 120 VAC, 1-phase twist lock floor receptacles; door monitors
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet (carpet, tile)
Walls: Durable, repairable surfaces
Ceilings: Acoustical, accessible

OTHER: Movable equipment provisions for accommodating rolling coat racks, counters, lockers and other FFE items.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

FIRST AID/EXAMINATION ROOM AND W.C.

No. Req'd: 1 (Lobby)
Sq. Ft.: 250
Height: 8 feet minimum

Description of Activities & Functions: Emergency first aid, provision for examination and emergency treatment room, toilet facilities and storage closet.

Principal Relationships: All public areas, ambulance pick-up area.

Occupancy Load/Load Factor: B-2/2.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Gurney access

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones
Water: Hot and cold
Drain: Fixtures and floor drains
Other: Emergency first aid equipment
Fixtures: Water closet, lavatory (handicapped requirements) and scrub sink

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 40-50 fc; 50-75 at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient
Walls: Cleanable
Ceilings: Washable, accessible, acoustical

OTHER: Casework: Provide casework at scrub sink, including base cabinet, shallow and deep drawer units, and locking upper cabinets with shelves. Equipment: First aid furnishings and equipment FFE.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

Space:

**LOBBIES AND PREFUNCTION AREAS
CONCOURSE AND PUBLIC CIRCULATION**

No. Req'd: N/A
Sq. Ft.: Estimate 12,000
Height: 12 feet minimum

Description of Activities & Functions: Connection of sublobbies in Exhibit Hall and Meeting Room Levels, orientation and circulation device, informal gathering, possible light exhibit.

Principal Relationships: Exhibit Hall, Meeting Rooms, Lounges, pre-function areas, public amenities.

Occupancy Load/Load Factor: A-2.1/800/15
Exit Width Req'd: 16
Min. No. Exits: 3
Access Dim. Req'd:

UTILITY SERVICES

Power: Portable bar and buffet locations, maintenance equipment
Signal: Pay phones, house phones, data outlets, telephones
Water: Drinking fountains
Drain:
Other: Paging system; possible CCTV cameras
Fixtures: Pay phones, drinking fountains

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 15-25 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet (carpet tile)
Walls: Durable, repairable
Ceilings: Acoustical

OTHER: Public address system--voice quality minimum.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

MEETING ROOM PREFUNCTION

No. Req'd: N/A

Sq. Ft.: Included in concourses and public circulation

Height: (Graphic sight lines)

Description of Activities & Functions: Small event registration, informal gathering, circulation, exiting.

Principal Relationships: Food cart holding, meeting rooms, lobby.

Occupancy Load/Load Factor: A-2.1/---

Exit Width Req'd: ---

Min. No. Exits: ---

Access Dim. Req'd: 7 feet W x 8 feet H

UTILITY SERVICES

Power: Power service for cart holding, see Kitchen and Maintenance power requirements

Signal: House and pay phones, telephone lines to floor, outlet at registration stations, data outlets, telephones

Water: N/A

Drain: N/A

Other: Power; message and schedule display/paging; possible CCTV cameras, door monitors

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)

Lighting Levels: 15-25 fc, dimming systems

Acoustic Levels: NC 35-40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: Durable, repairable

Ceilings: Acoustical

OTHER: Public address system--voice quality minimum.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

LOUNGE AREA

No. Req'd: 3 @ 600 s.f.
Sq. Ft.: 1,800 (total)
Height: TBD

Description of Activities & Functions: Informal gathering during break periods, portable bar and buffet location, may be used as registration for small events.

Principal Relationships: Meeting rooms, concourses and prefunction areas/lobbies.

Occupancy Load/Load Factor: A-3/40/15 (each)
Exit Width Req'd: 0.8
Min. No. Exits: 1 (each)
Access Dim. Req'd: 6W

UTILITY SERVICES

Power: 120 VAC or 120/208 V in floor compatible with portable buffet
Signal: Telephone and house phone connections in floor and wall, data outlets, pay phones
Water: If required for portable bar equipment selected
Drain: If required for portable bar equipment selected
Other: Paging; possible CCTV cameras, door monitors
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 15-25 fc, dimmer system
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: Durable, repairable
Ceilings: Acoustical, accessible

OTHER: Public address system--voice quality minimum.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

VIP LOUNGE

No. Req'd: 1

Sq. Ft.: 1,000

Height: 8 feet minimum and preferred

Description of Activities & Functions: Area for pre-event holding of VIP visitors, includes wet bar, food service and security access, internal restroom and dressing area.

Principal Relationships: Type "A"/Ballroom, Exhibit Hall, provide separate entry. Convenient access to Administration, Security, and HeliPort is desired.

Occupancy Load/Load Factor: A-3/143/7

Exit Width Req'd: 2.9 (6 feet minimum)

Min. No. Exits: 2

Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC convenience at 10 foot o.c.

Signal: Multiple telephones, house phones, pay phones, data outlets

Water: Wet bar, water closet, lavatory and shower

Drain: Floor drain at restroom

Other: CCTV security services, possible CCTV cameras, computer access, video/audio distribution and broadcast media line access, door monitors

Fixtures: Wet bar, dressing room, shower, restroom with water closet and lavatory

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 15-25 fc, dimmer system

Acoustic Levels: NC 30-35

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: High quality carpet

Walls: Quality finish, chair rail

Ceilings: To be determined

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

HC RESTROOM

No. Req'd: 1
Sq. Ft.: 50
Height: 8 feet minimum

Description of Activities & Functions: Unisex restroom for use by handicapped person accompanied by another (such as a spouse or parent); intended for sudden and urgent need at building entrance.

Principal Relationships: Entry/registration lobbies.

Occupancy Load/Load Factor: B-2/0.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: Convenience 120 VAC
Signal: PA reception
Water: Hot and cold
Drain: Fixtures and floor drains
Other:
Fixtures: Water closet and lavatory (handicapped requirements)

DESIGN CRITERIA

Floor Loading: 50 psf
Lighting Levels: 20 fc, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient
Walls: Washable
Ceilings: Washable acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

LOBBIES AND PREFUNCTION AREAS

Space:

RESTROOMS

No. Req'd: N/A

Sq. Ft.: N/A

Height: N/A

Description of Activities & Functions: Men and women's restrooms accessible within noncontrolled lobby areas for arrival, checking coats, registration, buying tickets, waiting, etc.

Principal Relationships: Entry registration lobbies and associated functions (see Exhibit Hall Support Areas, Meeting Room Support Areas and Food Services).

These facilities are programmed with the Exhibit Hall and Meeting Room functional group destinations for lobby traffic. Planning and design configurations must recognize a need for location and orientation of some of those restroom facilities for accessibility from lobby areas.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Performance Descriptions, Functional Group Summaries, IARs

November, 1989

VITIELLO/LMN

2.I:

EXHIBITION HALL & SUPPORT AREAS

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Performance Descriptions

November, 1989

VITIELLO/LMN

2.1 EXHIBITION HALLS

2.1.1 GENERAL DESIGN CONSIDERATIONS

The exhibition space for the facility shall be 150,000 square feet in area, and shall be subdivided into three units through the use of state-of-the-art operable partition systems. Each subdivision shall be a self-sufficient unit with its own independent support services and ancillary spaces, capable of operation free of any conflict with other units.

The exhibition space(s) should be rectangular in order to maximize the number of 10 x 10 exhibit booths which can be housed therein. The interior dimensions of the exhibition space shall be divisible by 30, in order to maximize net square footage potential. This 30-foot bay module is standard for trade shows in North America, and must be considered critical to the location of utility boxes, overhead power drops, operable partitions and columns.

It is preferable that the interior of any new exhibition space be unobstructed and free of any columns or support structure. If the budget dictates the use of columns, they should be limited in number, as small as possible in diameter, compatible with the 30' x 30' utility spacing, and provide the maximum possible clear span in the center of each exhibition area. A column bay spacing of less than 90 feet x 90 feet should be avoided, and considered only as an absolute last resort.

The exhibit halls should be designed to accommodate general session seating on portable seating tiers that will be stored in adjacent storage areas. Capacities to be controlled by the rated occupancy of each hall or combination of halls.

2.1.2 WINDOWS

It is a general standard for exhibition halls to have no windows, skylights or other openings which permit outside light to enter the interior. Some new facilities have broken with this tradition, and it is our understanding that natural light has been well received by some exhibitors. If the use of windows or other openings is considered for this facility, they must include appropriate devices for blackout to accommodate traditional shows with "black box" requirements and receive management approval. If natural light is desired, acoustics must be considered and outside noise should be prevented from entering the space.

2.1.3 CEILING HEIGHT

A minimum clear height of 27-30 feet to any trusses, catwalk, overhead lights or other equipment is required in the Exhibit Hall.

2.1.4 UTILITIES

In all the new exhibition space, utilities should be located both in the floor and overhead in the catwalk system. Floor boxes with electrical, telephone and public address connections should be planned in a grid pattern on 30-foot centers, providing maximum flexibility and access for trade shows utilizing 10 foot by 10 foot layouts in either direction. These floor boxes should be serviced from tunnel and/or conduit systems below the floor. The intent is to minimize or eliminate the necessity of conduit, wires, and similar distribution systems from being laid on the floor in public areas during show periods.

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Phase III: Program

Part II: Performance Descriptions

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VITIELLO/LMN

At 60-foot centers, cold water and drainage should be provided in the floor. The provision of gas and compressed air at the Exhibit Hall perimeter should be considered to the extent the project budget allows.

It is a critical requirement that all floor boxes shall have cast covers capable of withstanding concentrated wheel loads. Covers shall be equipped with gaskets and boxes shall be properly drained and weeped.

Boxes should include an empty conduit for telecommunications use, and a spare conduit to the power box. All other power at the floor should be hard wired to the maximum extent the budget allows to reduce show set-up costs and time.

Alternative power trenches and floor duct systems may be considered. They must be capable of sustaining wheel loads and producing the equivalent 30 x 30 grid of utilities which is appropriate to 10 x 10 booth layouts in either direction in the hall.

2.1.5 CATWALK SYSTEM

If the budget allows, a catwalk system should be provided to all exhibition space. These catwalks should be used for utility service, decorating, overhead light, maintenance and security. The overhead power grid requirements are tied to the catwalk system which should have solid-type decking for noise considerations. Power panels and quick connections should be at a maximum of 90-120 feet on center. Closer spacing would create more efficient set-up conditions.

2.1.6 ACCESS

Each Exhibition Hall subdivision should have at least one oversized drive-in freight door to allow direct access by semi-tractor and trailer combinations to the floor. The door should be approximately 25 feet wide and 20 feet high. Freight access doors to the loading dock should be 18 feet wide and 16 feet high, and should occur as often as possible along the dock side of the Exhibit Hall to reduce forklift congestion at the loading dock. Ramps or other changes in elevation needed for drive-in doors should be accommodated outside the facility or in service areas, not within the exhibition space. Truck wash-down provisions should be included to reduce occasional road dirt from being carried into halls.

2.1.7 CRATE STORAGE AND PORTABLE SEATING STORAGE

Each Exhibition Hall subdivision should have a crate storage room immediately adjacent to the exhibit floor. The design should provide the maximum amount of storage adjacent to each hall with approximately 3,000 square feet to be considered a minimum. All storage rooms are to accommodate forklifts and scissor lifts. Storage dedicated to portable seating platforms must be provided directly off the exhibit floor.

2.1.8 RESTROOMS, DRINKING FOUNTAINS AND TELEPHONES

Restrooms should be placed for good access from the interior of each of the exhibition spaces. Restrooms should be located to draw people through exhibits on the floor. The location of telephones and drinking fountains should take into consideration the gathering of crowds. Easily located quiet alcoves for telephone use are desirable.

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Phase III: Program

Part II: Performance Descriptions

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2.1.9 CONCESSION STANDS

In each exhibition unit, there should be a permanent concession stand with a minimum of 30 lineal feet of counter space. Each stand should contain sufficient storage and preparation areas and be open to the interior of the exhibition areas. An alternate to providing only exhibition hall concession stands might be to provide a number of concession stands opening directly into the halls, and a number opening onto the concourse directly outside the exhibit areas. In every case, each hall increment should have convenient, easily observed concession locations.

For major banquets, receptions and temporary food and bar service during other events, there should be direct, convenient access from the Main Kitchen into the Exhibit Hall and Ballroom. Separate service corridors should be considered to allow provision of food, beverage and other services to each of the units when the walls are in place, eliminating the need for movement of equipment or supplies through the halls or on the public concourse.

2.1.10 FINISH CONSIDERATIONS

Floors should be concrete with 350 psf minimum floor load. The floor should be steel shake hardened and sealed to provide durability, good appearance and ease of cleaning and maintenance. The Exhibition Hall walls will likely be partially sound-absorbing. This could occur naturally by careful selection of construction materials, or by adding a sound-absorbing finish.

Walls should have durable surfaces and finishes to minimize damage caused by vehicles, crates, exhibits, etc. Corners exposed to materials handling equipment, such as fork lift trucks, should have steel plate protectors.

Ceilings are not required in the Exhibit Hall, and are in many cases undesirable. Acoustical treatment of decks and lighting treatments are expected.

2.1.11 OVERHEAD LIGHTING

Overhead lighting should be energy efficient and provide 100 foot candles at exhibit level (five feet above floor). The lighting system should be zoned so that unused units do not have to be lit when the area is unoccupied. It should also provide for substantially reduced lighting levels during clean-up, move-in and move-out periods. There should be built-in dimming capability for lighting and blackout for video presentations at meetings, banquets and entertainment activities. Provisions for the support of exhibitor lighting should be incorporated in the exhibition space from the catwalks and overhead structures.

2.1.12 PUBLIC ADDRESS AND PAGING SYSTEM

Ceiling speakers should be spaced throughout the exhibition areas, lobbies and concourse areas. Microphone connections should be placed at various wall locations, in utility outlets in the floor, and in show management offices. The system should be zoned so that separate announcements can be made during simultaneous events, only to those areas in use and under control of each show manager. The movable walls should block out sounds from adjoining spaces.

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Phase III: Program

Part II: Performance Descriptions

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VITIELLO/LMN

2.1.13 OPERABLE PARTITIONS

Operable partitions at the Exhibition Hall subdivisions should be located to coordinate with the booth layout. Panel storage pockets should occur adjacent to Exhibition Hall without projecting into the Exhibition Hall space. Partitions should be covered with carpet or similar durable wall covering, and shall have prefabricated faces or applied acoustical material to achieve the required acoustical performance in the room. Partition system design should provide ease of use, stability of panels, and rapid placement. Operable partitions shall be acoustically rated based on specifications determined and prepared by an acoustical consultant. Multiple partitions between noise sensitive rooms by means of a double track arrangement, are desired if budget permits.

2.1.14 ROOM ACOUSTICS

The design noise level for the Exhibit Hall is RC 35-40. . Appropriate absorption, mechanical and equipment noise abatement systems and procedures should be employed to maintain this RC level. Reverberation requirements will be dependent on the voice paging system requirements, and the desire to keep activity noise to acceptable levels.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Functional Group Summary

November, 1989

VITIELLO/LMN

2.1 EXHIBITION SPACE SUMMARY AND AREAS

This major component of the new facility shall be designed to be visually pleasing, highly functional, flexible and expandable. It must meet the following general criteria:

- 150,000 square feet (gross rental area)
- 27'-30' clearance
- 350 psf floor loading
- 30-foot floor module with wall openings on 10-foot booth module
- Multipurpose use potential
- Capability of housing three simultaneous events, free from interference with each other
- Convertability, rapidly and without reference with any on-going activity
- State-of-the-art trade show services in the floor and overhead
- Efficient freight handling capability with large multiple access points
- Proximity to lobbies, concourses, meeting rooms and support facilities
- No columns or large column bays (90'-0"+)
- Public address sound system
- All necessary support services, utilities and ancillary spaces required for a first-rate competitive, major trade show and convention facility

EXHIBITION HALL AREAS

Exhibition Halls - 3: (1) @ 60,000, (2) @ 45,000 150,000 NSF

EXHIBIT HALL SUPPORT AREAS

Restrooms (occupancy 150,000/15 = 10,000)	
100% Women = 10,000 SF	2,100 SF
100% Men = 10,000 SF	2,100 SF
Panel Storage	500 SF
Electrical Closets 3 @ 500 (or 6 @ 250)	1,500 SSF
Electrical Equipment Storage	450 SF
Telephone/A.V. Closets 3 @ 200 (or 6 @ 100)	600 SF
Storage 3 @ 3,000	9,000 SF
Custodial Closets 3 @ 100	300 SF
Utility Tunnels and Catwalks (area as required)	---
Floor Access Circulation	3,000 SF

SUBTOTAL EXHIBITION HALLS

19,550 SF

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

EXHIBIT HALL AREA

Space:

EXHIBIT HALL

No. Req'd: 3: (1) @ 60,000, (2) @ 45,000

Sq. Ft.: 150,000

Height: 27'-30' minimum

Description of Activities & Functions: Trade and consumer shows, exhibits, public assembly, plenary sessions.

Principal Relationships: Lobby, prefunction areas, loading dock, restrooms, concessions, exhibitor storage, service contractors.

Occupancy Load/Load Factor: A-2.1/4,000/15 and 3,000/15

Exit Width Req'd: 80 and 60 (200 feet total, Exhibit) (430 feet total, Assembly)

Min. No. Exits: 4 (each)

Access Dim: Req'd:

UTILITY SERVICES

Power: 30 feet x 30 feet floor grid 100 amp 120/208, 3-phase with (2) 60 amp 120/208 VAC receptacles and (6) 30 amp 120V

Signal: 30 feet x 30 feet floor grid 8 modular tack/25 pair amphenol connectors, telephones, data outlets, house phones

Water: 60 feet x 60 feet floor grid 1/2" cold water

Drain: 60 feet x 60 feet floor grid 2" drains

Other: Empty power conduit to floor boxes, 60 feet x 90 feet overhead grid 480V, audio/video distribution; door monitors, possible CCTV cameras

Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf or 20 kip wheel load

Lighting Levels: 20-50 fc ambient, 50-100 fc exhibition lighting; provide dimming systems in these areas.

Acoustic Levels: NC 35-40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Hardened concrete with expansion and crack control joints

Walls: High durability, forklift protection at corners

Ceilings: No ceiling--provide sound absorptive material at deck

OTHER: Operable partitions with acoustical rating; catwalks at 90 feet o.c. with accessible lighting positions; distributed sound system--voice quality minimum; theatrical lighting system at preferred functional locations for each subdivision, estimate (96) 20 amp circuits each subdivision.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

RESTROOMS

No. Req'd: 4-8

Sq. Ft.: 4,200 (total): 2,100 s.f. men; 2,100 s.f. women

Height: 8 feet minimum

Description of Activities & Functions: Public restrooms for visitors and attendees.

Principal Relationships: Direct to Exhibit Hall--locate to promote circulation through exhibits with percentage available to adjacent pre-assembly areas.

Occupancy Load/Load Factor: B-2/21/100 (each)

Exit Width Req'd: 0.42

Min. No. Exits: 1 (each)

Access Dim. Req'd: Handicapped code ability to close off access during nonevent operations or maintenance periods

UTILITY SERVICES

Power: Convenience 120 VAC

Signal: Public address

Water: Hot and cold

Drain: Floor drains

Other: Flush hose bib for floor washdown

Fixtures: Male: water closet, urinals, lavatories minimum; Female: water closet, lavatories minimal

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 20 fc ambient, 40-50 fc at task; provide dimming systems in these areas.

Acoustic Levels: NC 40

Design Temp & Air Changes: 75° F, 200% of code ventilation required minimum

FINISH REQUIREMENTS

Floors: Ceramic tile or similar

Walls: Ceramic tile or similar

Ceilings: Washable, accessible

OTHER: Fixed equipment: Full accessories including large capacity waste receptacles; ceiling hung toilet partitions.

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

PANEL STORAGE

No. Req'd: 2 - 4 for 2 operable partitions
Sq. Ft.: 500 (per manufacturer)
Height: Panel + track + maintenance space

Description of Activities & Functions: Operable partition storage.

Principal Relationships: Exhibition hall.

Occupancy Load/Load Factor: B-2/1.6/300 (each)
Exit Width Req'd: 0.04
Min. No. Exits: 1 (each)
Access Dim. Req'd: Per manufacturer

UTILITY SERVICES

Power: N/A
Signal: None required
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf (truck loading @ 10 lbs./sf per manufacturer)
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: N/A

FINISH REQUIREMENTS

Floors: Concrete
Walls: As required to complete sound seal at partitions
Ceilings: N/A

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

ELECTRICAL CLOSETS

No. Req'd: 3 - 6 for Exhibition Hall

Sq. Ft.: 1,500 (estimate)

Height: 9 feet ±

Description of Activities & Functions: Exhibition hall transformers, power and lighting panels, lighting control panels, and related equipment. House transformers for exhibit hall may be located overhead.

Principal Relationships: Exhibition Hall--distribution for electrical efficiency, maintenance and operations staff access--floor boxes, overhead power and lighting grid.

Occupancy Load/Load Factor: B-2/5/300

Exit Width Req'd: 0.1

Min. No. Exits: 1

Access Dim. Req'd: Per electrical code and equipment access

UTILITY SERVICES

Power: 120/208 VAC, 3-phase, 480 3-phase, 120 1-phase

Signal: House phones

Water: N/A

Drain: N/A

Other: 120/208 VAC, 3-phase 600 amp theatrical lighting disconnects and dimmer racks

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)

Lighting Levels: 15-20 fc

Acoustic Levels: ---

Design Temp & Air Changes: 85° F, ventilation per code and equipment requirements

FINISH REQUIREMENTS

Floors:

Walls:

Ceilings:

OTHER: See Exhibit Hall electrical system.

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Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

Space:

**EXHIBIT HALL SUPPORT AREAS
ELECTRICAL EQUIPMENT STORAGE**

No. Req'd: 3 @ 150 s.f.
Sq. Ft.: 450 (total)
Height: 8 feet minimum

Description of Activities & Functions: General electrical equipment storage for floor box cables, etc. (one storage room per hall).

Principal Relationships: Exhibit halls located for maintenance and operations staff access.

Occupancy Load/Load Factor: B-2/0.5/300
Exit Width Req'd: 0.03 (total)
Min. No. Exits: 1
Access Dim. Req'd: Per equipment access

UTILITY SERVICES

Power: N/A
Signal: Telephone, house phones, public address
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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VITIELLO/LMN

Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

TELEPHONE/A.V. CLOSETS

No. Req'd: 3 @ 200 (or 6 @ 100)

Sq. Ft.: 600 (total)

Height: 9 feet ±

Description of Activities & Functions: Houses telephone signal distribution panels, may also house audio and video panels and equipment.

Principal Relationships: Exhibit halls located for maintenance and operations staff access.

Occupancy Load/Load Factor: ---

Exit Width Req'd: ---

Min. No. Exits: ---

Access Dim. Req'd: Per code and equipment access

UTILITY SERVICES

Power: ---

Signal: Telephone, house phones, public address, cable television, spare signal conduit

Water: ---

Drain: ---

Other: ---

Fixtures: ---

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)

Lighting Levels: 10-15 fc

Acoustic Levels: ---

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:

Walls:

Ceilings:

OTHER: See Telecommunications and Audio Systems in Part III.

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Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

EXHIBIT HALL STORAGE

No. Req'd: 3 @ 3,000 s.f.

Sq. Ft.: 9,000 (total)

Height: 14'-6" ±

Description of Activities & Functions: Storage for exhibitors/event managers use, storage for portable seating and building use, swing space for exhibits opening onto Exhibition floor.

Principal Relationships: Exhibition hall--primary; loading dock--primary/secondary; maintenance area, show manager's offices--secondary.

Occupancy Load/Load Factor: B-2/0.33/300

Exit Width Req'd: 0.02

Min. No. Exits: 1

Access Dim. Req'd: 12 feet W x 12 feet H minimum

UTILITY SERVICES

Power: Perimeter walls and some floor locations 120 VAC

Signal: House phones

Water: N/A

Drain: N/A

Other: Door monitors, possible CCTV cameras

Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf

Lighting Levels: 10-15 fc

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Hardened concrete

Walls: High durability, corner and jamb protection

Ceilings: Not required

OTHER:

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Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

CUSTODIAL CLOSETS

No. Req'd: 3 @ 100 s.f.

Sq. Ft.: 300

Height: 9 feet ±

Description of Activities & Functions: Utility connections for service, access to mop sink and clean-up equipment for light clean-up during events.

Principal Relationships: Concession serving areas and restrooms.

Occupancy:

Exit Width Req'd:

Min. No. Exits:

Access Dim. Req'd: Per equipment

UTILITY SERVICES

Power: 120 VAC, 20 amp circuit

Signal: ---

Water: Hot and cold--sink and hose bib

Drain: Floor drain and mop sink

Other: May contain dump for scrubbers if appropriate--must be compatible with equipment

Fixtures: Mop sink

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 10-15 fc

Acoustic Levels: ---

Design Temp & Air Changes: 75° max. with basic ventilation

FINISH REQUIREMENTS

Floors: Sealed concrete or resilient

Walls: Durable, water-resistant

Ceilings: Not required

OTHER:

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VITIELLO/LMN

Functional Group:

EXHIBIT HALL SUPPORT AREAS

Space:

CATWALKS

No. Req'd: @ 90'-120' O.C. in Exhibition Hall.

Sq. Ft.: N/A

Height: 6'-6" minimum (OHSa requirements)

Description of Activities & Functions: Access to overhead power, exhibitor lighting panels, security "trooper light" platform, surveillance, speaker clusters, theatrical rigging.

Principal Relationships: Exhibition hall (access from dock and service areas); access to electrical rooms on main floor, electrical storage, service elevator, HVAC fan rooms.

Occupancy Load/Load Factor: ---

Exit Width Req'd: ---

Min. No. Exits: ---

Access Dim. Req'd: 3 feet W (minimum)

UTILITY SERVICES

Power: 480 panels, 120/208 VAC lighting and power panels and theatrical lighting circuits

Signal: Security telephones @ \pm 90 feet o.c.

Water: N/A

Drain: N/A

Other: TV cable tray, antenna conduit; possible CCTV cameras

Fixtures:

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 10-15 fc

Acoustic Levels: ---

Design Temp & Air Changes: N/A

FINISH REQUIREMENTS

Floors: Solid deck construction for quiet use during event

Walls: N/A

Ceilings: N/A

OTHER: Catwalk rails or other system to be designed for spotlight mounting. Access to pick points required.

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VITIELLO/LMN

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2.2 MEETING ROOMS AND SUPPORT AREAS

2.2.1 GENERAL

The facility should include 50,000 square feet of flexible meeting room space, with up to 30 rooms available through the use of high quality operable partitions. The Meeting Room area breakdown for principal rooms is as follows:

<u>Number of Units</u>	<u>Unit Type</u>	<u>Occupancy</u>	<u>Area of Unit</u>	<u>Number & Area of Subdivisions</u>
(1)	Type "A"/Ballroom	2,850 ea.	20,000 SF	10 @ 1,400 SF
(2)	Type "B"	1,425 ea.	10,000 SF	6 @ 1,666 SF
(3)	Type "C"	350 ea.	2,500 SF	2 @ 1,250 SF

Design of the movable wall systems should permit maximum flexibility and a variety of room sizes. If possible, all meeting rooms should be located on the ground level with exhibit space. Should this not be practical, meeting space may be located one level up or down from exhibit hall space, provided that vertical circulation is clear and expeditious.

For purposes of comparison with criteria in this program, 7 square feet per person should be used as the standard for computing capacities in theater-style meeting set-ups. For meal service, 15 square feet per person is used, assuming the use of round tables seating 8-10 each. (See Table, Part I, for occupancy combinations and related exiting loads.)

2.2.2 TYPE "A" MEETING ROOM/BALLROOM

Ballroom should be minimum of 20,000 square feet of high quality space, comparable to major hotel-style ballrooms. It should be located near a main entrance and lobby, so that it can be used independently without opening the full Center.

The Ballroom should be designed to accommodate a standard booth layout with utilities on a 30' grid in addition to handling banquet and flat floor seating set-ups.

Through the use of operable, soundproof partitions, the Ballroom should be divisible into ten units of approximately 1,400 square feet each.

The Ballroom should have a ceiling height of approximately 20 feet, be carpeted, have ballroom-quality lighting and advanced quality sound (see sound system below). As the Center's primary banquet facility, the Ballroom should also be conveniently located near the main kitchen. The ballroom should permit light truck access, and should share (or have its own) dock and trash facilities.

2.2.3 CEILING HEIGHTS

To facilitate visual presentations, ceiling heights in Type "A"/Ballroom should be 18 to 20 feet minimum, Type "B" rooms 16-18 feet, and Type "C" rooms 14 to 16 feet.

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2.2.4 DOORS

There should be double doors into meeting spaces to expedite the flow of participants in/out of meetings. To facilitate set-up and dismantling, and to permit efficient food service to large groups, there should be one door opening approximately 12 feet wide x 10 feet high into Type "A" rooms and 7 feet wide x 8 feet high into Type "B" and "C" rooms.

2.2.5 VERTICAL CIRCULATION

If a second level is required for meeting rooms, careful attention should be given to the incorporation of escalators, elevators and stairs, which will permit the safe and expeditious movement of large groups of persons in short periods. Provisions must be made to make certain handicapped persons will have free access to all public areas on all levels.

In multilevel schemes, freight elevators should be included, which will be capable of accommodating meeting room equipment and supplies, maintenance equipment, large quantities of janitorial supplies and food service equipment. Freight elevators should have an 8 foot by 10 foot platform area as a minimum and should have passenger-style bi-parting doors to speed operation. A minimum of one large, 12 x 24 freight elevator should be provided if building storage is on a different level than the main exhibit floor.

2.2.6 STORAGE

There should be large storage areas, close to the greatest concentration of meeting rooms on each level, in order to minimize labor costs and changeover time. These shall be used to store meeting room equipment, such as tables, chairs, risers, audiovisual equipment, draping and related items. Special attention should be given to storage calculations for the Type "A"/ Ballroom, particularly when it might be used for exhibits and all meeting or banquet equipment will have to be stored.

2.2.7 CONVERTIBILITY

All operable partitions should be manually operated and acoustically rated based on specifications prepared by an acoustical consultant. Panels should be stored in recesses designed into each space, and not require movement to any other location.

2.2.8 FINISH CONSIDERATIONS

Floor covering - All meeting rooms should be carpeted with attractive but durable carpeting, capable of withstanding heavy foot traffic, light maintenance equipment and chair/table trucks. The carpets should also be easily cleaned using standard janitorial equipment. Carpet should be woven level loop for durability. The use of carpet tile should be considered. Carpets should be of a pattern, color and texture that doesn't easily show dirt and stains. Consideration should be given to developing patterns which aid to ease of chair and table layouts/set-ups.

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2.2.9 UTILITIES

All meeting rooms should have individually controlled lighting, temperature, sound and in-house telephone. Conveniently located and sufficient wall and floor electrical and telephone outlets should be accessible in all spaces. Meeting Room and Type "A"/Ballroom spaces should have floor power and be on 30 foot grid to the greatest extent possible to allow for light exhibits. There should be a dedicated clean line in each meeting room for the use of computers.

2.2.10 LIGHTING

Each room should have programmable dimmer controls, variable switching and a black-out switch. Special attention should be given to lighting color for food services. Instant restart capabilities are required. Provision should be made in the large Meeting Rooms and Ballroom for track or other overhead special emphasis lighting to accent head tables and portable stages at various locations.

2.2.11 AUDIOVISUAL SYSTEMS

All meeting rooms should have their own built-in sound systems. Microphone hook-ups should be provided at the optimum wall and floor locations in each room. Sound systems for the meeting rooms shall be a "music quality" distributed sound system capable of independent or combined operation at each meeting room subdivision. The Type "A" Meeting Room/Ballroom shall have incorporated provisions for signal delay processing for time coherent amplification of live performances, to the extent that the project budget permits. Meeting rooms should be provided with remote control loops for projection equipment and have the potential for translation loops.

2.2.12 FOOD SERVICE ACCESS

Although the Ballroom and other large areas will be the prime banquet and reception spaces, there must be capability for providing meal and bar service in every meeting room.

To the greatest degree possible, service corridors separate from public circulation should be incorporated to provide unimpeded flow from kitchens and commissary areas. Cart holding areas with appropriate power should be provided in corridors adjacent to room entries.

There should be direct access from the main Kitchen to the Ballroom.

If meeting rooms are on two levels, a pantry should be included on the level which does not contain the Main Holding Kitchen. Nonpublic elevators, dumbwaiters or other means should be included to expeditiously move food and supplies from the Main Kitchen to the holding Kitchen and other auxiliary areas.

2.2.13 TELEVISION

Provisions should be made for transmittal and reception of television broadcasts, hook-ups for cable and closed circuit systems, use of teleconferencing and other state-of-the-art video technology.

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2.2 MEETING ROOMS SUMMARY AND AREAS

The new facility will feature a variety of attractive, flexible meeting rooms planned to accommodate small groups and committee meetings up to general sessions involving thousands of persons.

The following general criteria shall apply to the meeting rooms, whether new or renovated:

- 50,000 SF of Meeting Room and Ballroom space
- Multipurpose use potential
- 150 psf loading for light exhibits located as closely as possible to exhibition space
- Easy access to/from lobby and concourse
- Easy access to food service, direct kitchen access at Ballroom (Type "A" Meeting)
- Convertibility to provide a variety of flexible configurations
- Adequate provision of public amenities close at hand
- State-of-the-art lighting and audiovisual capabilities
- Smaller "breakout" rooms in close proximity to Ballroom (Type "A" Meeting)

MEETING ROOMS/BALLROOM

Meeting Rooms

Type A	2,850 capacity @ 7.0 s.f./person = 20,000 SF (Divide into 10 @ 1,400 SF) (10)	20,000 SF
Type B	1,425 capacity @ 7.0 s.f./person = 10,000 x 2 (Divide into 6 @ 1,666 SF) (6)	20,000 SF
Type c	350 capacity @ 7.0 s.f./person = 2,500 (4) (Divide into 2 @ 1,250 SF) (8)	10,000 SF
		<hr/>

SUBTOTAL MEETING ROOMS/BALLROOM	50,000 NSF
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MEETING ROOM SUPPORT

Panel Storage	1,600 SF
Storage (multiple locations)	5,000 SF
Electrical/Telephone and Audiovisual 15 @ 50 SF	750 SF
Restroom @ Meeting Rooms (occupancy 50,000/7 = 7,143)	
Women = (100% occupancy)	1,750 SF
Men = (100% occupancy)	2,000 SF
Custodial Rooms 10 @ 50 s.f.	500 SF
<hr/>	

<u>SUBTOTAL MEETING ROOM SUPPORT</u>	11,600 NSF
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SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

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VITIELLO/LMN

Functional Group:

MEETING ROOM AREAS

Space:

TYPE "A" MEETING ROOM (BALLROOM)

No. Req'd: 1 with 10 subdivisions

Sq. Ft.: 20,000

Height: 18-20 feet (depending on room proportions)

Description of Activities & Functions: Meetings, banquets, seminars, light exhibits.

Principal Relationships: Lobby and prefunction areas, exhibition hall, kitchen/satellite kitchen or pantry, meeting room support functions (maximum dimension ratio 2:1).

Occupancy Load/Load Factor: A-3, A-2.1/286 to 2858/7 (each)

Exit Width Req'd: 5.7 feet to 57.1 feet

Min. No. Exits: 2 to 4 (each)

Access Dim. Req'd: 12 feet W x 10 feet H

UTILITY SERVICES

Power: 30 foot x 30 foot floor grid (2) 120/208 VAC 3-phase 30 amp (2) 120 V, 1-phase 20 amp; walls 120/208 V @ 30 feet.

Signal: 30 foot x 30 foot floor grid, telephones; telephone @ 30" walls; house phones; MATV; data outlets

Water: N/A

Drain: N/A

Other: AV loop each subdivision; exhibitor lighting grid overhead with 120/208 V capability; theatrical lighting system w/ 192 20 amp circuits (2) 120/208 V, 3-phase 600 amp service disconnects and (1) 120/208 V, 3-phase 600 amp visiting company panel, audio distribution; door monitors, possible CCTV cameras

Fixtures:

DESIGN CRITERIA

Floor Loading: 150 psf

Lighting Levels: 30-50 fc ambient; 50-75 fc at task; provide dimming systems in these areas.

Acoustic Levels: NC 30-35

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet (carpet tile)

Walls: Durable, repairable, chair rail

Ceilings: Acoustical, accessible

OTHER: Pick points: 1,000-lb. capacity @ 10 feet o.c. with chain motors for light trusses. Also, provide motorized rigging of approximately 15 short line sets, 750-lb. capacity for flying banners, etc. Sound system: Musical quality distributed sound system with delay capability for live performance zoned for subdivision, multiple jacks and in-room control required.

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Functional Group:

Space:

**MEETING ROOM AREAS
TYPE "B" MEETING ROOMS**

No. Req'd: 2 @ 10,000 s.f. each (6 subdivisions each)
Sq. Ft.: 20,000
Height: 16-18 feet (depending on room proportions)

Description of Activities & Functions: Meetings, banquets, seminars.

Principal Relationships: Lobby and prefunction areas, exhibition hall, holding kitchen/pantries, meeting room support functions (maximum dimension ratio 2:1).

Occupancy Load/Load Factor: A-3, A-2.1/238 to 1429/7 (each)
Exit Width Req'd: 4.8 to 28.6
Min. No. Exits: 2 to 4 (each)
Access Dim. Req'd: 8 feet W x 8 feet H

UTILITY SERVICES

Power: Floor 120/208 V, 3-phase 30 amp and 120 V 1-phase 20 amp @ stage location each subdivision; walls 120 V 1-phase @ 10 foot o.c.
Signal: Telephone @ 30" walls and @ floor location, house phones, data outlets
Water: N/A
Drain: N/A
Other: AV loop each subdivision, exhibitor lighting capability overload, audio distribution; door monitors

Fixtures:

DESIGN CRITERIA

Floor Loading: 150 psf
Lighting Levels: 30-50 fc ambient; 50-75 fc at task; provide dimming systems in these areas.
Acoustic Levels: NC 30-35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet (carpet tile)
Walls: Durable, repairable, chair rail
Ceilings: Acoustical, accessible

OTHER: Sound system: Music quality distributed sound system zoned for each subdivision, multiple jack locations with in-room control capacity required.

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Functional Group:
Space:

MEETING ROOM AREAS TYPE "C" MEETING ROOMS

No. Req'd: 4 @ 2,500 s.f. (2 subdivisions each)
Sq. Ft.: 10,000
Height: 14-16 feet (depending on room proportions)

Description of Activities & Functions: Meetings/seminars, banquets (baggage coat, swing space adjacent to main lobbies--see lobbies and prefunction areas).

Principal Relationships: Lobbies, prefunction areas, exhibit halls, ballroom, food service, pantries or holding areas, other meeting room support areas.

Occupancy Load/Load Factor: A-3, A-2.1/179 to 358/7 (each)
Exit Width Req'd: 3.6 to 7.2
Min. No. Exits: 2 to 3 (each)
Access Dim. Req'd: 8 feet W x 8 feet H

UTILITY SERVICES

Power: Floor 120/208 V, 3-phase 30 amp and 120 V 1-phase 20 amp @ stage location each subdivision; walls 120 V 1-phase @ 10 foot o.c.
Signal: Telephone, house phones
Water: N/A
Drain: N/A
Other: AV loop each subdivision, exhibitor lighting capabilities overhead; door monitors
Fixtures:

DESIGN CRITERIA

Floor Loading: 150 psf
Lighting Levels: 30-50 fc ambient, 50-75 fc at task; provide dimming systems in these areas.
Acoustic Levels: NC 30-35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet (carpet tile)
Walls: Durable, repairable, chair rail
Ceilings: Acoustical, accessible

OTHER: Sound system: Music quality, distributed sound system zoned for each subdivision, multiple jack locations with in-room control capacity required.

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Functional Group:
Space:

MEETING ROOM SUPPORT AREAS
PANEL STORAGE

No. Req'd: 8
Sq. Ft.: 1,600
Height: Panel + track + maintenance space

Description of Activities & Functions: Storage of operable partitions.

Principal Relationships: Meeting rooms.

Occupancy Load/Load Factor: B-2/5.4/300 (each)
Exit Width Req'd: 0.11
Min. No. Exits: 1 (each)
Access Dim. Req'd: Per manufacturer

UTILITY SERVICES

Power: N/A
Signal: None required
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 150 psf (truck loading 10 lb./s.f. per manufacturer)
Lighting Levels: 10-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: N/A

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER: Operable partitions with acoustical ratings, radius track, manually operated.

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Functional Group:
Space:

MEETING ROOM SUPPORT AREAS
MEETING ROOM STORAGE

No. Req'd: Optional--distributed
Sq. Ft.: 5,000
Height: Same as meeting room

Description of Activities & Functions: Storage of tables, chairs, A.V. equipment, other meeting room equipment.

Principal Relationships: Distributed in close proximity to meeting rooms.

Occupancy Load/Load Factor: B-2/16.7/300
Exit Width Req'd: 0.34
Min. No. Exits: 1
Access Dim. Req'd: 8 feet W x 10-12 feet H

UTILITY SERVICES

Power: Convenience outlets
Signal: House phone
Water: N/A
Drain: As applicable
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 150 psf
Lighting Levels: 10-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Hardened concrete
Walls: Highly durable, corner and jamb protection
Ceilings: Not required

OTHER:

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Functional Group:

MEETING ROOM SUPPORT AREAS

Space:

ELECTRICAL, TELEPHONE AND A.V. CLOSETS

No. Req'd: 18 (estimate)

Sq. Ft.: 750

Height: 9 feet ±

Description of Activities & Functions: Panel board for telephone system, signal systems, audio visual equipment racks, power and lighting panels.

Principal Relationships: Distributed for efficiency of power and lighting telephone and audio/video systems.

Occupancy Load/Load Factor: ---

Exit Width Req'd: ---

Min. No. Exits: ---

Access Dim. Req'd: Per code and equipment requirements

UTILITY SERVICES

Power: All area systems, clean power for audio

Signal: All area systems, telephone, house phones

Water: N/A

Drain: N/A

Other: Door monitors

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)

Lighting Levels: 20-30 fc

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 85° F, ventilation required

FINISH REQUIREMENTS

Floors: Concrete

Walls: Durable

Ceilings: Durable

OTHER:

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Functional Group:

MEETING ROOM SUPPORT AREAS

Space:

MEETING ROOM RESTROOMS

No. Req'd: Optional--distributed

Sq. Ft.: 3,750 (total): Men's 1,750 s.f. (estimate); women's 2,000 s.f. (estimate)

Height: 9 feet ±

Description of Activities & Functions: Restrooms for visitors and attendees.

Principal Relationships: Meeting rooms and meeting room prefunction and concourse areas distributed to maintain ratios for zoned use.

Occupancy Load/Load Factor: B-2/37.5/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: Handicapped code

UTILITY SERVICES

Power: Convenience 120 VAC

Signal: Public address

Water: Hot and cold

Drain: Floor drains

Other:

Fixtures: Male: water closet, urinals, lavatories minimum. Female: water closet, lavatories minimum

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 20 fc, 40-50 fc at task; provide dimming systems in these areas.

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F, 200% of code ventilation required minimum

FINISH REQUIREMENTS

Floors: Ceramic tile

Walls: Ceramic tile

Ceilings: Washable, accessible

OTHER: Fixed equipment; full accessories including large capacity waste receptacles, ceiling hung toilet partitions.

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Functional Group:

MEETING ROOM SUPPORT AREAS

Space:

CUSTODIAL ROOMS

No. Req'd: 10 (estimate) @ 50 s.f.
Sq. Ft.: 500
Height: 9 feet ±

Description of Activities & Functions: Utility connection for maintenance service equipment (provisions for remote floor scrubber service) mop sink, clean-up equipment.

Principal Relationships: Meeting rooms, meeting room prefunction areas, pantries and restrooms.

Occupancy Load/Load Factor: B-2/---
Exit Width Req'd: ---
Min. No. Exits: 1 (each)
Access Dim. Req'd: Per equipment

UTILITY SERVICES

Power: 120 VAC 20 amp circuit
Signal: House phone
Water: Hot and cold--sink and hose bib
Drain: Floor drain and mop sink
Other: May contain dump for scrubbers if appropriate-- must be compatible with equipment
Fixtures: Mop sink

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 10-15 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Sealed concrete or resilient
Walls: Durable, water resistant, cleanable
Ceilings: Not required

OTHER:

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2.3 GENERAL OFFICE SPACES

2.3.1 GENERAL

A considerable number of office spaces are required to house both permanent Convention Center staff and visiting event staff. These office areas include Convention Center administration, show management offices, staff management offices and building operations offices.

2.3.2 ADMINISTRATION

Requires a suite of offices approximately 8,000 square feet, including a conference room to accommodate up to 25 people. These offices should be located to allow direct access to the outside. It is desirable that there be a separate entry to the offices for ease of access during periods when the facility has no events. The offices may be arranged on two levels if necessary.

Many marketing activities are conducted in the Administration area. Attractive reception and waiting areas, adequately equipped conference rooms, and features such as overview of the Exhibit Hall floor (if located on an upper level) are desirable features.

Administration is also the management control center for the interface with show managers and the public. Excellent communications systems access should be available at this location, including telephone, house phone, public address, CCTV and potentially BAS computer access is desirable. A close relationship to VIP Lounge facilities is desirable, as is direct access to staff, management and operations areas.

2.3.3 ASSOCIATION EXECUTIVE OFFICES & SERVICE CONTRACTOR OFFICES

An office for service contractors should be provided at the main service entry point for each hall. The office should provide a secure space for holding records, etc. These rooms should have normal electrical outlets for office equipment, telephone connections for outside and intercom use, public address microphones, loading dock paging, two-way radio capability. Three offices of 600 square feet each are identified for these purposes.

An association manager's office, one for each Exhibition Hall module, should be located with access to the Lobby. These rooms have normal electric outlets for office equipment, telephone, intercom and public address microphone functions available. They may be associated with registration and ticketing activities and front of the house services. Three offices of 600 square feet each are identified for these purposes.

2.3.4 STAFF MANAGEMENT OFFICES

Offices near the employee entrance must be provided in the temporary staff area of the building. This personnel management area should be linked to uniform issue and staff locker room areas. Activities such as temporary and part-time staff hiring, time-keeping and supervision are conducted here. These office areas are included in Section 2.5, "Building Operations."

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

2.3.5 MAINTENANCE OPERATIONS OFFICES

Offices must be provided for building maintenance staff. These offices should be located as appropriate for the proper supervision of building operations. For example, the HVAC engineer should be located near or within the central plant facilities, while the procurement and stores manager must control the materials storage area. Master Housekeepers and Electrician Offices will best be located adjacent to building maintenance shop areas. Due to the large scale of the facility, telecommunications and radio paging capabilities are particularly important to these more remote office spaces. (These office areas are listed under Section 2.5, "Building Operations.")

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VITIELLO/LMN

2.1 GENERAL OFFICE SPACE AREA SUMMARY

ADMINISTRATION

Management

Director	250 SF
Assistant Director	175 SF
Administrative Assistant	90 SF
Secretary	<u>65 SF</u>
Subtotal, Management	580 SF

Operations

Operations Manager	150 SF
Event Services Managers 2 @ 120	240 SF
Secretaries/Clerk Typists 2 @ 65	<u>130 SF</u>
Subtotal, Operations	520 SF

Administrative Support

Supervisor	150 SF
Finance Supervisor	120 SF
Accounting 2 @ 100	200 SF
Bookkeeping 3 @ 65	195 SF
Reception/Waiting	<u>375 SF</u>
Subtotal, Administration/Finance	1,040 SF

Support Areas

Conference Rooms (Boardroom)	450 SF
Small Conference Room	200 SF
Work Room and File Room	400 SF
Lunch/Break Room	200 SF
Restrooms	<u>200 SF</u>

Subtotal, Support 1,450 SF

Maintenance Manager and Facility Supervisor 2 @ 120 SF 240 SF

Internal Circulation @ 30% 1,000 SF

Subtotal, Administration 4,830 SF

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

GENERAL OFFICE SPACE SUMMARY, continued

Show Offices

Service Contractors 3 @ 600
Association Executives 3 @ 600

1,800 SF

1,800 SF

Subtotal, Show Offices

3,600 SF

TOTAL OFFICE SPACE

8,430 GSF

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
DIRECTOR'S OFFICE**

Space:

No. Req'd: 1
Sq. Ft.: 250
Height: 9 feet ±

Description of Activities & Functions: Personal office with shower facilities for director, used for private office work, small meetings and promotional activities.

Principal Relationships: Executive secretary, assistant director's office, conference (board) room, assistant general manager, nonpublic exit if possible.

Occupancy Load/Load Factor: B-2/2.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 210 VAC @ walls suitable for microprocessor
Signal: Telephone, public address, CCTV, computer, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT area), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

Space:

**ADMINISTRATION AREAS
ASSISTANT DIRECTOR'S OFFICE**

No. Req'd: 1
Sq. Ft.: 150
Height: 9 feet ±

Description of Activities & Functions: Support personnel for Director--office.

Principal Relationships: Director, executive secretary, assistant general manager.

Occupancy Load/Load Factor: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor
Signal: Telephone, public address, CCTV, computer conduit, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT area), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined; STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

Space:

ADMINISTRATION AREAS

ADMINISTRATIVE ASSISTANT

No. Req'd: 1

Sq. Ft.: 75

Height: 9 feet ±

Description of Activities & Functions: Support of Executive Vice President, General Manager, Assistant General Manager and Executive Assistant; administrative grouping, clerical activities.

Principal Relationships: Director, Assistant Director, conference room, Administrative Secretary: primary. Operations, file room, work room, reception area: secondary.

Occupancy Load/Load Factor: B-2/0.75/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC suitable for word processor

Signal: Telephones, data outlets

Water: N/A

Drain: N/A

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-40 fc ambient (including CRT area), 40-50 fc at task

Acoustic Levels: NC 40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, STC 50 minimum

Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
SECRETARY**

Space:

No. Req'd: 1
Sq. Ft.: 75
Height: 9 feet ±

Description of Activities & Functions: Support of Executive Vice President, General Manager, Assistant General Manager and Executive Assistant; administrative grouping, clerical activities.

Principal Relationships: Director, Assistant Director, conference room, Administrative Assistant: primary. Operations, file room, work room, reception area: secondary.

Occupancy Load/Load Factor: B-2/0.75/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC suitable for word processor
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT area), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

ADMINISTRATION AREAS

Space:

OPERATIONS MANAGER'S OFFICE

No. Req'd: 1 @ 120 s.f.

Sq. Ft.: 120

Height: 9 feet ±

Description of Activities & Functions: Private office for operations manager (computer).

Principal Relationships: Secretary/clerk typist area, bookkeeping, conference space, Director.

Occupancy Load/Load Factor: B-2/1.2/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor

Signal: Telephone with main frame computer connection, telephones, data outlets

Water: N/A

Drain: N/A

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task

Acoustic Levels: NC 35-40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, STC 50 minimum

Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

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November, 1989

VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

ADMINISTRATION AREAS

Space:

EVENT SERVICE MANAGER'S OFFICES

No. Req'd: 2 @ 120 s.f.

Sq. Ft.: 240

Height: 9 feet ±

Description of Activities & Functions: Private offices for meeting room and event coordinators.

Principal Relationships: Conference room, secretarial/clerical pool, reception area, bookkeeping.

Occupancy Load/Load Factor: B-2/1.2/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC

Signal: Telephone, CCTV, house phones

Water: N/A

Drain: N/A

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-40 fc ambient (including CRT areas) 40-50 fc at task

Acoustic Levels: NC 35-40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, STC 50 minimum

Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
SECRETARIES/CLERK TYPISTS**

Space:

No. Req'd: 2 @ 75 s.f. each

Sq. Ft.: 150 (total)

Height: 9 feet ±

Description of Activities & Functions: Secretarial area for typing, word processing, filing, mail and promotional material handling.

Principal Relationships: Operations manager and event service managers' offices, work room, file room.

Occupancy Load/Load Factor: B-2/1.5/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC suitable for word processor

Signal: Telephones, data outlets

Water: N/A

Drain: N/A

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task

Acoustic Levels: NC 40

Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, STC 50 minimum

Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

Part II: Individual Area Requirements

November, 1989

VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

ADMINISTRATION AREAS

Space:

ADMINISTRATIVE SUPERVISOR

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions: Personal office for administrative supervisor for private office work, small meetings and promotional activities.

Principal Relationships: Director's office, Administrative Assistant and Administrative Secretary.

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
FINANCE SUPERVISOR**

Space:

**No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±**

Description of Activities & Functions: Personal office for finance supervisor for private office work, small meetings and promotional activities.

Principal Relationships: Administrative supervisor's office and accounting personnel.

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
ACCOUNTING**

Space:

No. Req'd: 2 offices @ 120 s.f. each
Sq. Ft.: 240 (total)
Height: 9 feet ±

Description of Activities & Functions: Provide two (2) private offices for accountants @ 120 square feet each.

Principal Relationships: Finance supervisor, records/files, operations offices and directors' area, conference room (small).

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

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November, 1989

VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
BOOKKEEPING**

Space:

No. Req'd: 3 @ 75 s.f. each
Sq. Ft.: 225 (total)
Height: 9 feet ±

Description of Activities & Functions: Provide an open office area for 3 bookkeepers @ 75 square feet each.

Principal Relationships: Finance supervisor, records/files, operations offices and directors' area, conference room (small).

Occupancy Load/Load Factor: B-2/2.25/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC suitable for microprocessor
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
RECEPTION/WAITING**

Space:

No. Req'd: 1
Sq. Ft.: 375 (total): 300 + 75 s.f. receptionist
Height: 9 feet ±

Description of Activities & Functions: Receiving visitors, waiting for 4-6 visitors, telephone switchboard activity.

Principal Relationships: Direct access to exterior--conference rooms, service managers' offices and marketing areas.

Occupancy Load/Load Factor: B-2/3.75/100
Exit Width Req'd: 0.4
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets (main daytime answering point of incoming calls)
Water: N/A
Drain: N/A
Other: Door monitors
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT areas), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

ADMINISTRATION AREAS

Space:

CONFERENCE ROOM (BOARD ROOM)

No. Req'd: 1

Sq. Ft.: 450

Height: 9 feet ±

Description of Activities & Functions: Marketing and promotional meetings and presentations, board meetings, large staff meetings.

Principal Relationships: Reception, Directors' areas, service managers' offices.

Occupancy Load/Load Factor: B-2/30/15

Exit Width Req'd: 0.6

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC

Signal: Telephones, CCTV, data outlets

Water: Wet bar, cold water

Drain: Bar sink

Other: A/V control loop, special emphasis lighting, audiovisual equipment

Fixtures: Bar sink, refrigerator, microwave oven

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-50 fc; provide wall box dimmers

Acoustic Levels: NC 30-35

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, display capability, STC 50 minimum

Ceilings: To be determined, acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
SMALL CONFERENCE ROOM**

Space:

**No. Req'd: 1
Sq. Ft.: 200
Height: 9 feet ±**

Description of Activities & Functions: Staff conferencing.

Principal Relationships: Managers and coordinators' office areas and clerical and bookkeeping pools.

Occupancy Load/Load Factor: B-2/14/15
Exit Width Req'd: 0.3
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-50 fc; provide wall box dimmers
Acoustic Levels: NC 30-35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, display capability, STC 50 minimum
Ceilings: To be determined, acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

GENERAL OFFICE SPACE

ADMINISTRATION AREAS

Space:

WORK ROOM AND FILE ROOM

No. Req'd: 1 or 2
Sq. Ft.: 400 total
Height: 9 feet ±

Description of Activities & Functions: File room of 200 square feet for inactive or low activity files, work room of 200 square feet for mail equipment, duplicating, library and general office supply storage.

Principal Relationships: Clerical, secretarial and bookkeeping areas.

Occupancy Load/Load Factor: B-2/4/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-50 fc
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet or resilient
Walls: Durable, cleanable
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
LUNCHROOM/BREAK ROOM**

Space:

**No. Req'd: 1
Sq. Ft.: 200
Height: 9 feet ±**

Description of Activities & Functions: Lunchroom, coffee machine and vending machine location. Provisions for refrigerator and microwave oven.

Principal Relationships: General administration work areas.

**Occupancy Load/Load Factor: B-2/14/100
Exit Width Req'd: 0.3
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H**

UTILITY SERVICES

**Power: 120 VAC
Signal: Telephones, data outlets
Water: Hot and cold
Drain: Sink at vending machines
Other:
Fixtures: Sink, refrigerator, microwave oven**

DESIGN CRITERIA

**Floor Loading: 100 psf
Lighting Levels: 15-30 fc
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F, smoking area ventilation**

FINISH REQUIREMENTS

**Floors: Carpet or resilient
Walls: STC 50 minimum
Ceilings: To be determined, cleanable**

OTHER:

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
RESTROOMS**

Space:

No. Req'd: 2
Sq. Ft.: 200 (total)
Height: 9 feet ±

Description of Activities & Functions: Mens' and womens' toilet facilities for administrative staff and board room visitors.

Principal Relationships: Large conference area, reception area and staff work area.

Occupancy Load/Load Factor: B-2/2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Handicapped code

UTILITY SERVICES

Power: 120 VAC
Signal: None required
Water: Hot and cold
Drain: Floor drain
Other:
Fixtures: Water closet, lavatory, each room.

DESIGN CRITERIA

Floor Loading: 50 psf
Lighting Levels: 20 fc, 40-50 fc at task
Acoustic Levels: ---
Design Temp & Air Changes: 75° F, ventilation in excess of code minimum

FINISH REQUIREMENTS

Floors: Ceramic tile
Walls: Ceramic tile
Ceilings: Washable

OTHER:

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VITIELLO/LMN

Functional Group:

Space:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
MAINTENANCE MANAGER AND
FACILITY SUPERVISOR OFFICE**

No. Req'd: 2 @ 120 s.f.

Sq. Ft.: 240 (total)

Height: 9 feet ±

Description of Activities & Functions: Offices for administration of permanent and temporary maintenance and service staff.

Principal Relationships: Related to event coordinator's and operations manager's in administration, and to offices included in support areas.

Occupancy Load/Load Factor: B-2/2.4/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC

Signal: Telephones, radio paging, data outlets

Water: N/A

Drain: N/A

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 25-50 fc

Acoustic Levels: NC 40

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet

Walls: To be determined, STC 50 minimum

Ceilings: Acoustical

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
SERVICE CONTRACTORS**

Space:

No. Req'd: 3
Sq. Ft.: 1,800 (total)
Height: 9 feet ±

Description of Activities & Functions: Coordination of activities of drayage and decorators during set-up and knock-down, management of exhibitor's floor during events.

Principal Relationships: Exhibit Hall floor, loading dock, floor access areas.

Occupancy Load/Load Factor: B-2/6/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 6 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC, suitable for microprocessors
Signal: Telephone, public address, radio paging, CCTV, data outlets, house phones
Water: Hot and cold
Drain: Shower and sink
Other: Door monitors
Fixtures: Shower, water closet, lavatory

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-50 fc
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

Space:

**GENERAL OFFICE SPACE
ADMINISTRATION AREAS
ASSOCIATION EXECUTIVES**

No. Req'd: 3
Sq. Ft.: 1,800 (total)
Height: 9 feet ±

Description of Activities & Functions: Coordination of promotional activities by association executives. Alternate use as meeting room or coat check area.

Principal Relationships: Front lobbies, ticket booths, prefunction areas.

Occupancy Load/Load Factor: B-2/6/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 6 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, radio paging, data outlets
Water: Hot and cold
Drain: Shower and sink
Other:
Fixtures: Shower, water closet, lavatory, wet bar and refrigerator

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-50 fc
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined, STC 50 minimum
Ceilings: Acoustical

OTHER:

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2.4 FOOD SERVICE OPERATIONS

2.4.1 GENERAL

A full range of food and beverage service should be provided at the Convention Center. This will include large banquets, small meals, receptions, bar service at temporary locations, concessions operations at permanent and portable stands, temporary cafeterias and related activities.

The entire food service operation should be administered from on-site centralized facilities under the following program requirements:

2.4.2 LOCATION

With the exception of concession stands, pantries and the VIP Lounge, all permanent food service facilities should be combined in one location. This will facilitate deliveries and waste disposal via a separate service area. At this location, there should be a separate entrance for food service employees. This centralization of delivery, storage, preparation and office areas will provide a convenient base for management control and service.

2.4.3 MAIN KITCHEN

The kitchen should be fully equipped with the capacity to prepare and serve 5,000 meals or more. There should be direct access from the Kitchen to the Ballroom. Access to all units of the Exhibition Space (when used for simultaneous events) and to principal meeting rooms should be provided via service corridors. Corridors should be of sufficient size to provide minimal congestion in meal service peak periods. There should be a separate loading dock to facilitate direct deliveries to the kitchen and other food service areas.

The Main Kitchen houses the heart of the food service operation. All raw products (dry, refrigerated and frozen) are received and stored here for transportation to the various prep areas. Included in this area are the main liquor and beer storage facilities. The Kitchen will be completely self-contained, with preparation, cooking, pot washing, dish washing and ice-making equipment included. Hot and cold food items are prepared as previously described for the pantry area. The food products are placed in holding or transporting carts for delivery to the meeting rooms.

2.4.4 PANTRY AREAS

If there are meeting rooms on an upper level, there should be pantries of sufficient size to serve the larger meeting rooms. These pantries will be used for holding foods in heated or chilled units between courses, beverage preparation, dish and utensil storage, etc. If possible, the pantries should be adjacent to or have a service corridor from this area to the principal meeting rooms. Also, if possible, these pantries should be connected to the Main Kitchen by elevators or service corridors.

In addition, alcoholic beverages will be served in these areas. All the food service preparation and cooking will be done in the Main Kitchen and transported to this area for holding and serving. No ware washing is anticipated for these areas. The soiled ware will be returned to the Main Kitchen for washing after use.

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Food service equipment required for these areas will be counters, hot and cold holding equipment, coffee making and ice making.

2.4.5 CONCESSION STANDS

There shall be one permanent stand in each of the exhibition units. The stands should have more than 30 feet of front counter space and proportionate backbar space. In addition, there should be storage and preparation space behind each stand. The concession stands shall be designed to serve light food items, snacks and beverages (possibly beer and wine) all using disposable service.

Food service equipment required for the service of this area will be serving counters, hot and cold holding equipment, 8 foot by 10 foot walk-in cooler for each unit, beverage dispensing equipment, ice holding or making equipment, storage, sinks and microwave cooking (no grease cooking required).

2.4.6 COMMISSARY AREAS

Sufficient space should be provided in and near the Main Kitchen for storage of equipment and supplies, perishable and nonperishable foodstuffs, beer and liquor, and other necessary items.

2.4.7 OFFICE SPACE

Office space should be provided for food service management, accounting, sales and clerical personnel. The offices should be equipped with telephone and intercom for coordination of food service operations.

2.4.8 FOOD SERVICE CATERING OFFICES

Adjacent to, but separate from, the Administration offices should be located the Food Service Catering Offices.

Vendors should have access to the offices without entering the administration space. At times it will be necessary to have joint meetings with association event planners and the center's staff planners. Common conference space should be available for these meetings.

2.4.9 SAFETY AND SANITATION

All food service areas shall be designed to comply with all applicable laws and codes. Equipment and finishes selected should insure the highest level of sanitation at all times. Careful attention should be paid to ventilation from food service areas so that odors do not enter the exhibition or meeting areas.

2.4.10 WASTE DISPOSAL

Facilities should be provided outside the Kitchen and commissary areas for the prompt and efficient disposal of all waste material. A high degree of sanitation is expected in Convention Center operations.

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2.4 FOOD SERVICE AREA SUMMARY

Kitchen

Main Preparation Area	TBD
Dry Stores	
Equipment Storage	
Produce Coolers	
Meat Coolers	
Diary Coolers	
Cooks Cooler	
Main Freezer	
Beer and Wine Cooler	
Liquor Storage	
Dishwasher	
Pots and Pans	
Women's Locker Room	
Women's Toilet Room	
Men's Locker Room	
Men's Toilet Room	
Chef's Office	
Production Office	
Receiving Stores Office	
Miscellaneous Storage	
Cart Wash	
Janitor	
10% Internal Circulation	<u>1,000 SF</u>
Subtotal, Kitchen	12,000 SF

Support Kitchens

Satellite Pantries @ Meeting 6 @ 700 SF	± 4,200 SF
Cart Holding @ Ballroom	<u>1,600 SF</u>
Subtotal, Support Kitchens	5,800 SF

Concessions

Concession Stands 3 @ 850 SF	2,550 SF
Concession Storage 3 @ 450 SF	<u>1,200 SF</u>
Subtotal, Concessions	3,750 SF

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FOOD SERVICE AREA SUMMARY, continued

Cafeteria

Cafeteria Seating (VIP area additional)	5,500 SF
Serving/Preparation	2,000 SF
Storage	400 SF
Staff Restrooms	100 SF
Patron Restrooms	<u>500 SF</u>
Subtotal, Cafeteria	8,500 SF

Offices

Food Service Manager	180 SF
Sales	120 SF
Accounting	150 SF
Purchasing	150 SF
Counting	150 SF
Clerical	75 SF
Conference Room	<u>225 SF</u>
20% Circulation	<u>210 SF</u>
Subtotal, Offices	1,260 SF

TOTAL FOOD SERVICE

31,310 SF

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Functional Group:
Space:

FOOD SERVICE AREAS
KITCHEN

No. Req'd: 1
Sq. Ft.: 12,000 (total)
Height: 10 feet ±

Description of Activities & Functions: Central kitchen, preparations, stores, lockers, dock, offices and portable equipment storage.

Principal Relationships: Meeting Rooms and Exhibit Halls, receiving dock, trash (compactor), satellite pantries and concession stands.

Occupancy Load/Load Factor: B-2/60/200
Exit Width Req'd: 1.2
Min. No. Exits: 2
Access Dim. Req'd: To be determined

UTILITY SERVICES (To be developed with Food Service Consultant)

Power: Allow 40 watts/SF
Signal: Telephones, intercom to pantries, data outlets, house phones
Water: Accessible floor trench H & C lines
Drain: Accessible floor trench waste line connections
Other: Ventilation with grease trap, door monitors, steam per Food Service Consultant
Fixtures: Per Food Service Consultant

DESIGN CRITERIA

Floor Loading: 150 psf
Lighting Levels: 50-75 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F adequate ventilation to eliminate grease from cooking equipment and vapor from dishwashing.

FINISH REQUIREMENTS

Floors: Tile or resilient material per health code
Walls: Finish per health code
Ceilings: Washable, acoustical

OTHER:

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Functional Group:
Space:

FOOD SERVICE AREAS
SATELLITE PANTRIES

No. Req'd: 6 @ 700 s.f.
Sq. Ft.: 4,200 (total)
Height: 9 feet ±

Description of Activities & Functions: Provide local serving station and holding area for meeting room/exhibit hall banquets.

Principal Relationships: Meeting rooms, food service corridors, dumbwaiters and elevators.

Occupancy Load/Load Factor: B-2/21/200
Exit Width Req'd: 0.42
Min. No. Exits: 1
Access Dim. Req'd: To be determined

UTILITY SERVICES (To be developed with Food Service Consultant)

Power: 120 VAC convenience and per equipment
Signal: Telephone and intercom to kitchen, house phones
Water: Hot and cold
Drain: Floor drain and equipment
Other:
Fixtures: Sinks

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 20-30 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient
Walls: STC 50 minimum, greater at adjacent meeting rooms
Ceilings: Washable, accessible

OTHER:

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Functional Group:
Space:

FOOD SERVICE AREAS
CART HOLDING AREAS

No. Req'd: 1/meeting subdivision
Sq. Ft.: 1,600 (estimate)
Height: 8'-0"

Description of Activities & Functions: Beverage, ice and holding area for food carts adjacent to meeting rooms.

Principal Relationships: Meeting rooms, pantries, food service circulation.

Occupancy Load/Load Factor: B-2/---
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd:

UTILITY SERVICES

Power: Overhead plug-in for hot carts
Signal: House phones
Water:
Drain:
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet or resilient
Walls: Washable, chair rail protection
Ceilings: Washable above carts

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

CONCESSION STAND

No. Req'd: 3 (1/exhibit hall)
Sq. Ft.: 2,550 (total): 3 @ 850
Height: 9 feet ±

Description of Activities & Functions: Provide food service to exhibit halls (no grease cooking).

Principal Relationships: Within exhibit halls at the support side of hall 40'-50' of counter per hall. Direct access to Concession Storage.

Occupancy Load/Load Factor: B-2/85/30
Exit Width Req'd: 1.7
Min. No. Exits: 1 (each)
Access Dim. Req'd: To be determined

UTILITY SERVICES

Power: To be developed with food service consultant
Signal: Telephone, house phones, emergency call
Water: Equipment and sinks
Drain: Floor drain and equipment
Other: Door monitors
Fixtures: Per food service consultant

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 25-40 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Per health codes
Walls: Per health codes
Ceilings: Per health codes

OTHER:

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Functional Group:

Space:

**FOOD SERVICE AREAS
CONCESSION STORAGE**

No. Req'd: 3

Sq. Ft.: 1,200 (total): 3 @ 400

Height: Cooler requirement

Description of Activities & Functions: Daily support of concession stand, shelving, beer cooler, dry stores, soda, ice.

Principal Relationships: Concession stand, dock, receiving office.

Occupancy Load/Load Factor: B-2/4/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: To be determined

UTILITY SERVICES (To be developed with food service consultant)

Power:

Signal: House phones

Water:

Drain:

Other: Door monitors

Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf

Lighting Levels: 25-40 fc

Acoustic Levels: ---

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Per health codes

Walls: Per health codes

Ceilings: Per health codes

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

CAFETERIA SEATING

No. Req'd: 1
Sq. Ft.: 5,500
Height: 9 feet ±

Description of Activities & Functions: Restaurant-type seating for 350 for light food and beverages.

Principal Relationships: Primarily kitchen. Also lobbies, lounges and meeting room prefunction areas; serving and cafeteria support areas.

Occupancy Load/Load Factor: A-2.1/367/15
Exit Width Req'd: 7.4
Min. No. Exits: 2
Access Dim. Req'd: 6 feet W

UTILITY SERVICES

Power: 120 VAC convenience
Signal: Pay phones, house phones
Water: Coffee area
Drain: Coffee area
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 15-20 fc
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: To be determined
Ceilings: To be determined

OTHER:

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Functional Group:

Space:

**FOOD SERVICE AREAS
SERVING/PREPARATION**

No. Req'd: 1
Sq. Ft.: 2,000
Height: 9 feet ±

Description of Activities & Functions: Serving and preparation area for cafeteria.

Principal Relationships: Cafeteria seating entry from prefunction; connection to kitchen.

Occupancy Load/Load Factor: B-2/7.5/200
Exit Width Req'd: 0.15
Min. No. Exits: 1
Access Dim. Req'd: To be determined

UTILITY SERVICES (To be determined with food service consultant)

Power: 120 VAC convenience
Signal: House phones
Water: ---
Drain: ---
Other: ---
Fixtures: ---

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 50-75 fc
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient per health codes
Walls: Finish per health codes
Ceilings: Washable

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

STORAGE

No. Req'd: 1
Sq. Ft.: 400
Height: 9 feet minimum

Description of Activities & Functions: Food and beverage storage, including coolers and freezers.

Principal Relationships: Serving/preparation area and loading dock by elevator.

Occupancy Load/Load Factor: B-2/1.34/300
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: To be determined

UTILITY SERVICES (To be developed with food service consultant)

Power: 120 VAC convenience
Signal: House phones
Water: ---
Drain: ---
Other: ---
Fixtures: ---

DESIGN CRITERIA

Floor Loading: 250 psf
Lighting Levels: 10-15 fc
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient per health codes
Walls: Finish per health codes
Ceilings: Washable

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

STAFF RESTROOMS

No. Req'd: 2 @ 50 s.f.

Sq. Ft.: 100

Height: 9 feet ±

Description of Activities & Functions: Restrooms for staff.

Principal Relationships: Adjacent to preparation/serving areas.

Occupancy Load/Load Factor: B-2/1/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: Handicapped

UTILITY SERVICES

Power: 120 VAC

Signal: None required

Water: Hot and cold

Drain: Floor drains

Other:

Fixtures: Water closet and lavatory each room

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 20 fc, 40-50 fc at task

Acoustic Levels: ---

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Ceramic tile

Walls: Ceramic tile

Ceilings: Washable

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

PATRON RESTROOMS

No. Req'd: 2 @ 200 s.f.

Sq. Ft.: 500

Height: 9 feet ±

Description of Activities & Functions: Restrooms for patrons.

Principal Relationships: Cafeteria seating area.

Occupancy Load/Load Factor: B-2/5/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: Handicapped

UTILITY SERVICES

Power: 120 VAC

Signal: None required

Water: Hot and cold

Drain: Floor drains

Other:

Fixtures: Male: water closet urinals, lavatories minimum; Female: water closet, lavatories minimum.

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 20 fc, 40-50 fc at task

Acoustic Levels: ---

Design Temp & Air Changes: 75° F; 200% of code ventilation required minimum

FINISH REQUIREMENTS

Floors: Ceramic tile

Walls: Ceramic tile

Ceilings: Washable

OTHER: Fixed equipment; full accessories including large capacity waste receptacles, ceiling hung toilet partitions.

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Functional Group:

Space:

**FOOD SERVICE AREAS
FOOD SERVICE MANAGER**

No. Req'd: 1
Sq. Ft.: 180
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/1.8/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: Hot and cold
Drain: Floor drains
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

SALES

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:
Space:

FOOD SERVICE AREAS
ACCOUNTING

No. Req'd: 1
Sq. Ft.: 150
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor:
Exit Width Req'd:
Min. No. Exits:
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

PURCHASING

No. Req'd: 1
Sq. Ft.: 150
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets, emergency call
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

COUNTING

No. Req'd: 1
Sq. Ft.: 150
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets, emergency call
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

FOOD SERVICE AREAS

Space:

CLERICAL

No. Req'd: 1
Sq. Ft.: 75
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/0.75/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

Space:

**FOOD SERVICE AREAS
CONFERENCE ROOM**

No. Req'd: 1
Sq. Ft.: 225
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/15/15
Exit Width Req'd: 0.3
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: ---
Drain: ---
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf (no reduction for area)
Lighting Levels: 25-40 fc ambient (including CRT), 40-50 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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2.5 BUILDING OPERATIONS

SECURITY AND CONTROL

2.5.1 GENERAL

Security of the building during event and nonevent periods of exhibit material, of property of the City and users, and of all persons, must be given substantial consideration in the design of the facility. To this end, certain electric systems will be required to permit efficient and effective security operations at the new facility. These basic systems are described in the security and telecommunications section following in Part III.

A complete security concept should be developed early in the design process which deals with such issues as staffing and surveillance levels to be maintained normally, as well as the ability to be modified for special events.

2.5.2 SECURITY AREAS

Security office and personnel space included in this program should be in a centrally located space where in-house television monitors can be observed and the intercom systems operated. The space should also include a small office where interviews can be conducted.

2.5.3 COMMUNICATIONS

A message center should be operated out of Security. It should provide two-way communication to all parts of the facility, and radio contact with key personnel. This office should be able to make emergency paging announcements to all locations, except into meeting rooms when events are in progress. It should also have contact with all locations in the facility via the in-house telephone system, and expeditious means of direct contact with police, fire, ambulance services and other emergency organizations. Closed circuit television surveillance capability should be monitored from the Security Office.

2.5.4 CLOSED CIRCUIT TELEVISION

The facility should have a closed circuit television system, monitored at the Security Office. This system should permit surveillance of all Exhibition Spaces, Lobbies, Concourses, Entrances, Loading Docks, and other major spaces to the extent budget constraints permit. See Part III for additional criteria for Security Systems.

MAINTENANCE AND SUPPORT AREAS

2.5.5 MAINTENANCE SHOPS AND STORAGE

Building maintenance areas include Maintenance Shops for stagehands, plumbing, mechanical and electrical repair which should be located near the general storeroom. Storage within these areas should be limited to on-going maintenance activity, and should not be used for stockpiling on a long-term basis.

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The Material Storage area handles the stocking of materials, supplies and minor equipment for the various areas of the building. This area should be located close to a loading dock or have adequate direct elevator and ramp access if not located on grade. The delivery, stocking and distribution of materials will be controlled from the procurement and stores office previously discussed.

The Vehicle Storage area for equipment to be used in servicing and maintaining the facility (e.g., forklifts, power scrubbers, high reach equipment, etc.) should be provided on the service side of the facility. This area should have easy access to the Loading Dock and should include vehicle maintenance facilities such as recharging stations for electric vehicles and equipment washdown facilities.

Service corridors and elevators from these areas to all meeting rooms and Exhibit Hall areas should be wide and high enough to accommodate forklifts and carts. Doors should be of sufficient dimension to assure delivery directly to and from storage areas, minimizing the need for hand-carrying large or excessively heavy items.

2.5.6 MAINTENANCE STAFF AREA

The design should provide for distinct separation of public and nonpublic functions at the facility. Unauthorized access to "back of the house" should be restricted to the greatest degree possible.

Maintenance staff should be able to enter and exit the facility from an independently controlled employee entrance. This entrance should be separate from public entries to the building.

Permanent staff lockers, including showers and toilet facilities, should be provided. A separate staff lunchroom/breakroom, with refrigerator, microwave and coffee facilities, is required.

2.5.7 SUPPORT STAFF AREAS

Support staff areas should be separated from the preceding building maintenance areas by secured monitored means. Temporary staff locker rooms for men and women should be directly accessible from the employee entry. Employees entering at this location should pass a control point for check-in and time-keeping. A Uniform Issuing facility should be provided adjacent to check-in and/or locker room areas. Locker rooms should include or be adjacent to temporary staff toilets and lunchroom/breakroom facilities.

Personnel management and supervision offices, records and a secretarial area should occur in this support staff area. Employment interviews may be conducted in this area.

2.5.8 SOUND CONTROL ROOM

The Sound Control Room should be a room of sufficient size to house all sound control and related equipment. Possibly can be combined with security, perhaps on an upper level with a view of the Exhibition Halls.

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VITIELLO/LMN

2.5 BUILDING OPERATIONS AREA SUMMARY

Security and Control

Security Office	300 SF
Building Automation Computer Room	120 SF
Fire Command Center	120 SF
Security Staff Lockers and Toilets	<u>300 SF</u>
Subtotal, Security and Control	840 SF

Building Maintenance

Stage Hands Repair	500 SF
Electrical Shop	300 SF
Plumbing and Building Maintenance Shop	500 SF
Materials Storage	3,500 SF
Vehicle Storage	<u>4,000 SF</u>
Subtotal, Building Maintenance	8,800 SF

Maintenance (Permanent) Staff

Staff Locker Rooms (Men)	200 SF
Staff Locker Rooms (Women)	200 SF
Staff Restrooms (Men)	100 SF
Staff Restrooms (Women)	100 SF
Lunch/Break Room	120 SF
Procurement and Stores Manager	100 SF
Housekeeper	100 SF
Stationary Engineer	100 SF
Electrician	100 SF
Custodial Office	<u>100 SF</u>
Subtotal, Maintenance (Permanent) Staff	1,220 SF

Support (Temporary) Staff

Staff Locker Rooms (Men)	500 SF
Staff Locker Rooms (Women)	500 SF
Staff Restrooms with Showers (Men)	200 SF
Staff Restrooms with Showers (Women)	200 SF
Uniform Issue/Repair/Office	300 SF
Lunch/Break Room	160 SF
Staff Supervisor	120 SF
Personnel Manager	120 SF
Personnel/Staff Secretaries/Records	<u>250 SF</u>
Subtotal, Support Staff Areas	3,620 SF

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VITIELLO/LMN

BUILDING OPERATIONS AREA SUMMARY, continued

Audiovisual Areas

Audiovisual Storage (portable)	400 SF
Audiovisual Equipment Room	300 SF
Central Lighting Control Closets	---
(listed in meeting room and exhibit hall categories above)	
Subtotal, Audiovisual Areas	700 SF

TOTAL SUPPORT AREAS

15,180 SF

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
SECURITY AND CONTROL
SECURITY OFFICE**

Space:

No. Req'd: 1
Sq. Ft.: 300
Height: 9 feet ±

Description of Activities & Functions: 24-hour command center for building security, central command of emergency fire department activities on-site.

Principal Relationships: Central--relationship to exhibit hall floor, loading access, restrooms, VIP access is desirable--away from congestion, fire department access.

Occupancy Load/Load Factor: B-2/3/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W x 7 feet H

UTILITY SERVICES

Power: 120 VAC
Signal: Telephone, radio paging, CCTV, 2-way radio, computer access, public address, alarm, monitor security devices, life safety; answer incoming calls after normal business hours.
Water: Cold
Drain: Sink
Other: Door alarm system monitor, CCTV monitors
Fixtures: Sink at coffee area

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: Durable, STC 50 minimum
Ceilings: Acoustical, accessible

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
SECURITY AND CONTROL
SECURITY AUTOMATION**

Space:

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions: Houses building automation system, mainframe computer.

Principal Relationships: To security and maintenance areas.

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Per equipment

UTILITY SERVICES

Power: Per main frame computer requirements, telephone
Signal: Per main frame computer requirements, telephones, data outlets
Water:
Drain:
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Per computer
Walls: Durable, STC 50 minimum
Ceilings: Acoustical, accessible

OTHER:

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November, 1989

VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
SECURITY AND CONTROL
FIRE COMMAND CENTER**

Space:

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions: Central command of emergency fire department activities on site.

Principal Relationships: Security office, fire department access, Main Lobby. (May be within building security office.)

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC; emergency power
Signal: Telephone, alarm, computer access, public address, elevator, automatic sprinklers, fan and BAS; telephone connections for life safety systems
Water: ---
Drain: ---
Other: Public address system override
Fixtures: ---

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: No special requirements
Walls: No special requirements
Ceilings: No special requirements

OTHER:

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November, 1989

VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
SECURITY AND CONTROL
SECURITY STAFF LOCKERS**

Space:

No. Req'd: 2 @ 150 s.f.

Sq. Ft.: 300 (total)

Height: 9 feet ±

Description of Activities & Functions: Locker room and restroom facilities for male and female security staff.

Principal Relationships: To security office.

Occupancy Load/Load Factor: B-2/6/50

Exit Width Req'd:

Min. No. Exits:

Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC

Signal: Telephone, alarm, radio paging, public address, pay phones, house phones

Water: Hot and cold

Drain: Floor drain

Other:

Fixtures: Water closet, 2 lavatories each room

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 20 fc ambient, 40-50 fc at task

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient

Walls: Resilient finish

Ceilings: Washable, accessible

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
BUILDING MAINTENANCE
STAGE HANDS REPAIR**

Space:

No. Req'd: 1
Sq. Ft.: 500
Height: 12 feet ±

Description of Activities & Functions: Furniture repair, tools for partition and woodwork repair, owner exhibit construction and repair, production of event directories and signage and upholsterer's area.

Principal Relationships: Material area, service circulation and material delivery areas, permanent staff area.

Occupancy Load/Load Factor: B-2/5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 8 feet W x 12 feet H

UTILITY SERVICES

Power: Provide 200 amp panel with 120 VAC and 120/208 V capability
Signal: Telephone, radio paging, house phones
Water: Hot and cold
Drain:
Other:
Fixtures: Hand sink

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-40 fc ambient, 50-75 at task
Acoustic Levels: NC 40-45
Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Durable, wire mesh acceptable
Ceilings: Not required, acoustical treatment at deck

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
BUILDING MAINTENANCE
ELECTRICAL SHOP**

Space:

No. Req'd: 1
Sq. Ft.: 300
Height: 12 feet ±

Description of Activities & Functions: Required miscellaneous repairs: electrical equipment, motors, phone and A.V. equipment. Also supports Community Center Theater and Veterans' Memorial Auditorium.

Principal Relationships: Shop area, permanent staff area, delivery area, service circulation and maintenance storage.

Occupancy Load/Load Factor: B-2/3/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 6 feet W

UTILITY SERVICES

Power: 200 amp panel; 120 VAC, 120/208 capability; clean power for audio equipment
Signal: Telephone, house phones
Water: Hot and cold
Drain:
Other:
Fixtures: Hand sink

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-40 fc ambient, 50-75 at task
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Durable, wire mesh acceptable
Ceilings: Not required, acoustical treatment at deck

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
BUILDING MAINTENANCE**

Space:

PLUMBING AND BUILDING MAINTENANCE SHOP

No. Req'd: 1
Sq. Ft.: 500
Height: 12 feet ±

Description of Activities & Functions: Plumbing and maintenance shop housing tools and equipment, repair of HVAC and maintenance equipment including welding area. Also supports Community Center Theater and Veterans' Memorial Auditorium.

Principal Relationships: Other shops, permanent staff area, service circulation, material storage.

Occupancy Load/Load Factor: B-2/5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 6 feet W

UTILITY SERVICES

Power: 200 amp panel; 120, 120/208 V capability
Signal: Telephone, house phones
Water: Hot and cold
Drain:
Other:
Fixtures: Hand sink

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-40 fc ambient, 50-75 fc at task
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Durable, wire mesh acceptable
Ceilings: Not required, acoustical treatment at deck

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

Phase III: Program

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November, 1989

VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
BUILDING MAINTENANCE
MATERIALS STORAGE**

Space:

No. Req'd: 1
Sq. Ft.: 3,500
Height: 12 feet ±

Description of Activities & Functions: Storage of building maintenance materials (i.e., light bulbs, carpet, GWB, ceiling tiles, etc.) custodial supplies (paper towels, toilet paper, soaps, etc.) and paint locker. Also supports Community Center Theater.

Principal Relationships: To shop areas, permanent maintenance staff area, delivery area.

Occupancy Load/Load Factor: B-2/11.7/300
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 8 feet W x 12 feet H

UTILITY SERVICES

Power: Convenience outlets @ 30 feet o.c.
Signal: Telephone
Water: ---
Drain: ---
Other: ---
Fixtures: ---

DESIGN CRITERIA

Floor Loading: 250 psf
Lighting Levels: 10-15 fc
Acoustic Levels: ---
Design Temp & Air Changes: Per code

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Per code requirements
Ceilings: Not required

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
BUILDING MAINTENANCE
VEHICLE STORAGE**

Space:

No. Req'd: 1
Sq. Ft.: 4,000
Height: 12 feet ±

Description of Activities & Functions: Storage of forklifts, power scrubbers, carts, scissor lifts and personnel lift with provision for recharging equipment.

Principal Relationships: To service side of house and loading dock.

Occupancy Load/Load Factor: B-2/20/200
Exit Width Req'd: 0.4
Min. No. Exits: 1
Access Dim. Req'd: 12 feet W x 14 feet 6 inches minimum

UTILITY SERVICES

Power: Power for equipment recharge and steam cleaner
Signal: None required
Water: Hot and cold (equipment washdown)
Drain: Dump pit for floor scrubbers
Other: Washdown area for equipment with utilities
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf or concentrated load of 2,000 lbs.
Lighting Levels: 10-15 fc
Acoustic Levels: ---
Design Temp & Air Changes: Ventilation per code

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Highly durable
Ceilings: Not required

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
STAFF LOCKERS**

Space:

No. Req'd: 2 @ 200 s.f.

Sq. Ft.: 400

Height: 9 feet ±

Description of Activities & Functions: Locker rooms for permanent staff (1) 200 s.f. women, 200 s.f. men.

Principal Relationships: Staff restrooms, permanent staff area, building maintenance shops, lunch/break rooms.

Occupancy Load/Load Factor: B-2/8/50

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC convenience

Signal: House phones, pay phones

Water: N/A

Drain: Floor drain

Other:

Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 20 fc ambient, 40-50 fc at task

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient

Walls: Durable, washable

Ceilings: Acoustical, washable

OTHER: Provisions for 15-20 lockers each room (FFE).

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
STAFF RESTROOMS**

Space:

No. Req'd: 2 @ 100 s.f.

Sq. Ft.: 200

Height: 9 feet ±

Description of Activities & Functions: Toilets and showers for permanent staff: 1 men's, 1 women's.

Principal Relationships: Locker rooms, maintenance staff areas.

Occupancy Load/Load Factor: B-2/2/100

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd:

UTILITY SERVICES

Power: 120 VAC

Signal: None required

Water: Hot and cold

Drain: Floor drain

Other: Benches

Fixtures: Water closet, lavatory and shower each room

DESIGN CRITERIA

Floor Loading: 50 psf

Lighting Levels: 20 fc ambient, 40-50 fc at task

Acoustic Levels: ---

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Ceramic tile

Walls: Ceramic tile

Ceilings: Washable

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
LUNCH/BREAK ROOM**

Space:

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions: Lunch room for maintenance staff.

Principal Relationships: Shop area, maintenance staff lockers.

Occupancy Load/Load Factor: B-2/8/15
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC, (1)20 amp convenience and @ counter
Signal: House phones, pay phones
Water: Hot and cold
Drain: At vending machines
Other: Refrigerator, microwave oven, vending machines (FFE)
Fixtures: Sink

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 15-30 fc
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F, smoking area ventilation

FINISH REQUIREMENTS

Floors: Carpet or resilient
Walls: Durable, STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
PROCUREMENT AND STORES OFFICE**

Space:

No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±

Description of Activities & Functions: Ordering, receiving and storage control for maintenance materials.

Principal Relationships: Material area, maintenance shops, maintenance offices.

Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, computer access, data outlets
Water: N/A
Drain: N/A
Other: Door monitors
Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
HOUSEKEEPER**

Space:

**No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±**

Description of Activities & Functions: Supervisor of custodial activities office.

Principal Relationships: Custodial areas.

**Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W**

UTILITY SERVICES

**Power: 120 VAC
Signal: Telephones, computer access, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:**

DESIGN CRITERIA

**Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F**

FINISH REQUIREMENTS

**Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical**

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
STATIONARY ENGINEER**

Space:

**No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±**

Description of Activities & Functions:

Principal Relationships:

**Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W**

UTILITY SERVICES

**Power: 120 VAC
Signal: Telephones, computer access BAS hook-up, remote, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:**

DESIGN CRITERIA

**Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F**

FINISH REQUIREMENTS

**Floors: Carpet or resilient
Walls: STC 50 minimum
Ceilings: Acoustical**

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
ELECTRICIAN**

Space:

**No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±**

Description of Activities & Functions:

Principal Relationships:

**Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W**

UTILITY SERVICES

**Power: 120 VAC
Signal: Telephones, computer access, data outlets
Water:
Drain:
Other:
Fixtures:**

DESIGN CRITERIA

**Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F**

FINISH REQUIREMENTS

**Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical**

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
PERMANENT MAINTENANCE STAFF
CUSTODIAL OFFICE**

Space:

No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±

Description of Activities & Functions: Two custodians office space (2 shifts).

Principal Relationships: Materials storage, staff lunchroom and lockers, procurement office.

Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, computer access, data outlets
Water:
Drain:
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet or resilient
Walls: STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
STAFF LOCKER ROOMS**

Space:

No. Req'd: 2 @ 500 s.f.

Sq. Ft.: 1,000

Height: 9 feet ±

Description of Activities & Functions: Locker facilities for support staff (temporary and part-time employees); dressing space for 20 employees.

Principal Relationships: Staff restrooms and showers, uniform issue, staff supervisor area, service circulation.

Occupancy Load/Load Factor: B-2/20/50

Exit Width Req'd: ---

Min. No. Exits: 1

Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC convenience

Signal: House phones, pay phones

Water: ---

Drain: ---

Other: ---

Fixtures: ---

DESIGN CRITERIA

Floor Loading: 100 psf

Lighting Levels: 20 fc ambient, 40-50 fc at task

Acoustic Levels: NC 40-45

Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient per health codes

Walls: Washable

Ceilings: Acoustical

OTHER: Provisions for 30+ lockers in each room (FFE).

SACRAMENTO COMMUNITY CONVENTION CENTER

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November, 1989

VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
STAFF RESTROOMS**

Space:

No. Req'd: 2 @ 200 s.f.
Sq. Ft.: 400
Height: 9 feet ±

Description of Activities & Functions: Support staff toilets and showers.

Principal Relationships: Adjacent to and accessible from locker rooms and service circulation.

Occupancy Load/Load Factor: B-2/4/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: None required
Water: Hot and cold
Drain: Floor drains
Other:
Fixtures: Men: water closet, urinals, lavatories, shower. Women: water closet, lavatories, shower

DESIGN CRITERIA

Floor Loading: 50 psf
Lighting Levels: 20 fc ambient, 40-50 fc at task
Acoustic Levels: ---
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Ceramic tile
Walls: Ceramic tile
Ceilings: Washable, accessible

OTHER:

SACRAMENTO COMMUNITY CONVENTION CENTER

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
UNIFORM ISSUE AND REPAIR**

Space:

No. Req'd: 1
Sq. Ft.: 300
Height: 9 feet ±

Description of Activities & Functions: Storage, issuing and repair of uniforms, including work area for checking.

Principal Relationships: Locker rooms, laundry truck access, personnel offices.

Occupancy Load/Load Factor: B-2/3/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 5 feet W

UTILITY SERVICES

Power: 120 VAC convenience
Signal: Telephone, house phones
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 125 psf
Lighting Levels: 25-40 fc ambient, 50-75 at task
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Sealed, hardened concrete
Walls: Durable
Cellings: Not required

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
LUNCH/BREAK ROOM**

Space:

No. Req'd: 1
Sq. Ft.: 160
Height: 9 feet ±

Description of Activities & Functions: Relaxation during breaks, lunchroom activities.

Principal Relationships: Locker rooms, restroom facilities.

Occupancy Load/Load Factor: B-2/10.7/15
Exit Width Req'd: 0.22
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC convenience + appliances
Signal: House phones, pay phones, paging
Water: Hot and cold
Drain:
Other: Vending machines, coffee machine, refrigerator (FFE)
Fixtures: Sink

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 15-30 fc
Acoustic Levels: NC 35-40
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: Durable, STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
STAFF SUPERVISOR**

Space:

**No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±**

Description of Activities & Functions: Employment records, time clock, job interviews.

Principal Relationships: Employee entry, uniform issue room.

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, radio paging, computer access, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical

OTHER:

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VITIELLO/LMN

Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
PERSONNEL MANAGER**

Space:

No. Req'd: 1
Sq. Ft.: 120
Height: 9 feet ±

Description of Activities & Functions:

Principal Relationships:

Occupancy Load/Load Factor: B-2/1.2/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC convenience
Signal: Telephones, computer access, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical

OTHER:

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Functional Group:

**BUILDING OPERATIONS
TEMPORARY SUPPORT STAFF
SECRETARIES/RECORDS**

Space:

**No. Req'd: 1
Sq. Ft.: 250
Height: 9 feet ±**

Description of Activities & Functions: Employee entry, reception, support, clerical services for supervisor and manager.

Principal Relationships: Employee entry, supervisor's office and personnel manager's office.

**Occupancy Load/Load Factor: B-2/2.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W**

UTILITY SERVICES

**Power: 120 VAC
Signal: Telephones, computer access, data outlets
Water: N/A
Drain: N/A
Other:
Fixtures:**

DESIGN CRITERIA

**Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F**

FINISH REQUIREMENTS

**Floors: Carpet
Walls: STC 50 minimum
Ceilings: Acoustical, accessible**

OTHER:

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2.6 LOADING DOCK AREAS

2.6.1 FREIGHT HANDLING

Freight handling should be designed so that all deliveries and pick-ups can be handled on one side of the facility. No such activity should be planned on other sides of the facility. No delivery areas should be planned on any right-of-ways.

A key criteria for freight handling should be ease of access to and from the facility, providing move-in and move-out of shows as rapidly as possible, without any interference with any other center activity, or normal traffic patterns in the area.

To avoid street congestion in the area, marshalling of vehicles should be off-street, if possible, on a service road or yard. For very large trade shows involving a great number of trucks, recommendations should be given as to a remote marshalling area for approximately 25 trucks.

There should be sufficient space provided in the service area to permit one-way, uncongested flow of 65' semi-trailer trucks. This space shall include sufficient turning radius for easy access to and from the Loading Docks, as well as driving directly into the Exhibition space. Space for turning should not encroach on any service drive or street.

The dock area should be surrounded by a fenced enclosure to provide traffic flow control and security. All dock bays should be numbered high on the wall and also on the dock itself, and these numbers should be easily visible.

2.6.2 CRATE STORAGE

To the greatest extent possible, a maximum amount of covered crate storage should be provided within the limits of the budget, with a minimum goal of 9,000 square feet. (See Section 2.1, "Exhibition Hall and Support Areas.")

2.6.3 DOCKS

The loading dock should be a minimum of 20 feet wide (preferably 25 feet wide) and provide a minimum of 15 weather-protected truck bays. Levelers should be built into some of the bays to facilitate freight handling with forklifts or hand trucks on/off large and small trucks with varying tailgate heights. The loading dock design should consider the possible need for simultaneous service to each of the units. Proper spacing is critical to facilitate service to the exhibition space, either in total or when divided. Saw-toothed bay configurations may be considered to facilitate truck maneuvering.

There should be one oversized drive-in freight door into each of the exhibition spaces. Approximate door size should be 25 feet wide by 20 feet high. Freight doors from the docks should be a minimum of 18 feet wide by 16 feet high. Equipment, drains and appropriate building finishes should be provided at truck washdown areas.

2.6.4 DOCK SUPERVISOR'S OFFICE

An office should be provided from which truck marshalling can be directed and coordinated with the service contractor. Two-way radio and public address to the dock area should be provided in addition to normal power and telephone.

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2.6.5 TRUCKER'S FACILITIES

Toilet rooms, pay phones and vending machines should be available to truckers without requiring entry into the exhibit area.

2.6.6 FOOD SERVICE AND BUILDING MAINTENANCE DOCKS

Separate Food Service dock facilities should be provided. With control from the dock receiving or direction from the kitchen receiving and stores office if the Kitchen location permits. Dock and drive-in access is also required at the building maintenance materials area and is controlled from the procurement and stores manager's office in the maintenance staff area.

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2.6 LOADING DOCK SUPPORT AREAS SUMMARY

Loading Dock

Exhibition Service 1/10,000 @ 15'W x 65'L x 18'H

15 Docks

Exhibition Trash

2 Docks

Floor Access each hall x 6 @ 15'W x 65'L x 18'H

12 Dock Equiv.

Food Service

3 Docks

Food Service Trash

2 Docks

Dock Area 15'W x 25'L x 28 docks

10,500 SF

Dock Supervisor

150 SF

Truckers' Restroom (Men)

50 SF

Truckers' Restroom (Women)

50 SF

Dock First Aid

100 SF

Dock Vending

50 SF

TOTAL LOADING DOCK AREA

10,900 SF

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Functional Group:
Space:

LOADING DOCKS
EXHIBIT HALL DOCKS

No. Req'd: 15 docks
Sq. Ft.: 25' L x 15' W x 15 = 5,625
Height: 16 feet clear above dock

Description of Activities & Functions: Loading and unloading of exhibits and displays, provide one side loading dock per exhibit hall subdivision.

Principal Relationships: Direct access to exhibition hall floor and concession service areas; consider direct access to storage and indirect access to meeting rooms.

Occupancy Load/Load Factor: N/A
Exit Width Req'd: N/A
Min. No. Exits: N/A
Access Dim. Req'd: N/A

UTILITY SERVICES

Power: Exterior convenience outlets
Signal: Pay phones, radio paging, public address, house phones, intercom for traffic control
Water: Cold (hose bibs for washdown of dock)
Drain: Floor drains
Other: Near security, provisions for connections to security trailers including CCTV, telephone, radio paging, and PA tie-ins; door monitors.
Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors: Hardened concrete
Walls: Highly durable where applicable
Ceilings: Acoustical deck

OTHER: Equipment: Two dock levelers per exhibit hall; dock bumpers all docks; acoustically rated doors may be required.

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Functional Group:

**LOADING DOCKS
EXHIBIT HALL TRASH**

Space:

No. Req'd: 2 docks
Sq. Ft.: 25' L x 15' W x 2 = 750
Height: 16 feet clear above dock

Description of Activities & Functions: Trash collection points during, before and after events (house trash compactors).

Principal Relationships: Exhibit halls, meeting rooms and other service trash collection points.

Occupancy Load/Load Factor: N/A
Exit Width Req'd: N/A
Min. No. Exits: N/A
Access Dim. Req'd: Truck access to dumpsters per local equipment

UTILITY SERVICES

Power: Per trash compactor requirements
Signal: None required
Water: Hot and cold for washdown
Drain: Floor drains with CB type traps
Other: Door monitors, possible CCTV cameras
Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: Ventilation per code requirements

FINISH REQUIREMENTS

Floors: Concrete
Walls: Highly durable, washable, where applicable
Ceilings: Not required

OTHER:

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Functional Group:
Space:

LOADING DOCKS
FLOOR ACCESS

No. Req'd: 6
Sq. Ft.: 25' L x 30' W x 3 = 4,500
Height: 16 feet minimum (1 @ 30' W x 27' -30" H)

Description of Activities & Functions: Direct truck access to exhibit hall floor, forklift access to exhibit hall floor, holding area for livestock, truck wash area.

Principal Relationships: Exhibit hall, service area.

Occupancy Load/Load Factor: B-1/11.3/200
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Truck access 16 feet H x 20 feet W minimum with one 27-30 feet H x 30 feet W for each hall required.

UTILITY SERVICES

Power: N/A
Signal: Pay phones, radio paging, public address, alarm
Water: Cold (hose bibs for washdown)
Drain: Floor drains
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors: Concrete
Walls: Highly durable where applicable
Ceilings: Not required

OTHER:

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Functional Group:

Space:

**LOADING DOCKS
FOOD SERVICE DOCKS**

No. Req'd: 3
Sq. Ft.: 25' L x 15' W x 3 = 1,125
Height: 16 feet

Description of Activities & Functions: Loading of food service stores, deliveries.

Principal Relationships: Kitchen, receiving office.

Occupancy Load/Load Factor: N/A
Exit Width Req'd: N/A
Min. No. Exits: N/A
Access Dim. Req'd: Truck access 14'-6" H minimum; 16'-0" preferred

UTILITY SERVICES

Power: N/A
Signal: Telephone, pay phone
Water: Cold (hose bib for washdown of dock)
Drain: Floor drain
Other: Door monitors, possible CCTV cameras
Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors: Hardened concrete
Walls: Highly durable where applicable
Ceilings: Not required

OTHER:

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Functional Group:

**LOADING DOCKS
FOOD SERVICE TRASH**

Space:

No. Req'd: 2
Sq. Ft.: 25' L x 15' W x 2 = 750
Height: 16 feet

Description of Activities & Functions: Food service trash (compactor) location.

Principal Relationships: Holding kitchen, pantries and food service circulation.

Occupancy Load/Load Factor: ---
Exit Width Req'd: ---
Min. No. Exits: ---
Access Dim. Req'd: Truck access for dumpsters per local equipment

UTILITY SERVICES

Power: Trash compactor requirements
Signal: None required
Water: Hot and cold for washdown
Drain: Floor drain with CB type traps
Other: Door monitors, possible CCTV cameras
Fixtures:

DESIGN CRITERIA

Floor Loading: 350 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes: Ventilation per health department and code requirements

FINISH REQUIREMENTS

Floors: Per health department requirements
Walls: Highly durable where applicable
Ceilings: Not required

OTHER:

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Functional Group:

Space:

**LOADING DOCKS
DOCK SUPERVISOR**

No. Req'd: 1
Sq. Ft.: 150
Height: 9 feet ±

Description of Activities & Functions: Visual control of dock and exhibit hall access, control point for truck marshalling activities.

Principal Relationships: Loading dock, may be related to central security area.

Occupancy Load/Load: B-2/1.5/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: 3 feet W

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, 2-way radio, public address, computer access, CCTV if required for visibility, data outlets; master intercom to direct traffic on dock.
Water: N/A
Drain: N/A
Other:
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 25-40 fc ambient, 50-75 fc task
Acoustic Levels: NC 40
Design Temp & Air Changes: 75° F with 24-hour capability

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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Functional Group:

Space:

**LOADING DOCKS
TRUCKERS' RESTROOMS**

No. Req'd: 2
Sq. Ft.: 2 @ 50 s.f. (100 s.f. total)
Height: 9 feet ±

Description of Activities & Functions: Toilet facilities for drayage people.

Principal Relationships: Loading dock: Locate to minimize trucker violation of security adjacent to dock first aid.

Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Handicapped

UTILITY SERVICES

Power: 120 VAC
Signal: Pay phones
Water: Hot and cold
Drain: Floor drain
Other:
Fixtures: Women: water closet, lavatory. Men: water closet, lavatory, urinal.

DESIGN CRITERIA

Floor Loading: 50 psf
Lighting Levels: 20 fc ambient, 40-50 fc at task
Acoustic Levels: NC 40-45
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Ceramic tile (or resilient per health codes)
Walls: Ceramic tile (or resilient per health codes)
Ceilings: Washable

OTHER:

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Functional Group:

Space:

LOADING DOCKS

DOCK FIRST AID

No. Req'd: 1
Sq. Ft.: 100
Height: 9 feet ±

Description of Activities & Functions: Emergency first aid station, and holding space for ambulance/police vehicle pickup.

Principal Relationships: Loading dock, truckers toilets.

Occupancy Load/Load Factor: B-2/1/100
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Gurney access

UTILITY SERVICES

Power: 120 VAC
Signal: Telephones, data outlets
Water: Hot and cold
Drain:
Other: Door monitors
Fixtures: Sink

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 40-50 fc, 50-75 fc at task
Acoustic Levels: NC 35
Design Temp & Air Changes: 75° F

FINISH REQUIREMENTS

Floors: Resilient
Walls: Finish per health codes
Ceilings: Acoustical, washable

OTHER: Casework: Required for locked storage of first aid equipment. Finishes and Equipment: Selected to allow temporary "lock-up" for Police Department use. Door: View panel.

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Functional Group:

LOADING DOCKS

Space:

DOCK VENDING

No. Req'd: 1
Sq. Ft.: 50
Height: 9 feet ±

Description of Activities & Functions: Vending machines for drayage people.

Principal Relationships: Loading dock.

Occupancy Load/Load Factor: B-2/3.4/15
Exit Width Req'd: ---
Min. No. Exits: 1
Access Dim. Req'd: Per vending machines

UTILITY SERVICES

Power: Per requirements for 4-6 vending machines
Signal: Pay phone
Water:
Drain: Floor drain
Other: Door monitors, possible CCTV cameras
Fixtures:

DESIGN CRITERIA

Floor Loading: 100 psf
Lighting Levels: 15-20 fc
Acoustic Levels: ---
Design Temp & Air Changes:

FINISH REQUIREMENTS

Floors:
Walls:
Ceilings:

OTHER:

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2.7 FUTURE EXPANSION

The facility should be designed so that it can be expanded in the future to meet the changing needs of the convention/trade show marketplace.

Additional exhibit space, meeting rooms and ancillary areas might be required, based on operating experience with the complete facility. The architect should determine how this can best be accommodated without compromising functional relationships.

The tentative expansion plan should be particularly sensitive to an orderly linkage to the new facility. It should provide the opportunity for joint use by one major event or simultaneous uses by more than one event.

An outline of future expansion opportunities should give consideration to the on-going program of the Center. To the greatest extent possible, any future construction should be planned to provide minimal or no interference with this program.

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3.0 STRUCTURAL SYSTEMS

3.0.1 LOAD CRITERIA

The following design criteria shall be used in the design of new structures:

VERTICAL LIVE LOADS:

A.	Roof	20 PSF
B.	Floor	
	Meeting Rooms	150 PSF
	Exhibit Halls	350 PSF or kip wheel load
	Loading Docks	350 PSF
	Office Areas	100 PSF
	Storage Areas	125 PSF
	Restrooms	50 PSF
	All other areas	100 PSF

LATERAL LOADS

- A. Seismic - Zone 3
- B. Wind - 75 mph, Exposure C unless Exposure B can be justified

3.0.2 STRUCTURAL BAYS

Clear span of Exhibit Halls is desirable, such as with deep steel trusses at 30 feet on center. However, a minimum column bay spacing of 90 feet in any direction with increments of 30 feet is required. Column bay spacing of 60 feet x 70 feet in portions of activity buildings may be desirable.

The general location and anticipated column loads of new structures suggests that a concrete pile foundation will be utilized as the most efficient. Braced or rigid frames can be used to resist seismic (Zone 3) or wind lateral forces. Frame lateral, axial and uplift forces can be resisted by a system of grade beams and piles.

3.0.3 EXISTING BUILDING

New exiting from the existing facility to the expanded facilities should be made at locations that will not require removal or alteration of the existing braced frames. The altering of existing braced frames and pile foundations would have a signification cost impact.

3.1 HEATING, VENTILATING & AIR CONDITIONING (HVAC) SYSTEMS & EQUIPMENT

3.1.1 CLIMATE

The HVAC systems design is based on the following climatic factors (ASHRAE Climate data for Sacramento, California).

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Outdoor Temperatures:

- Summer: 94° FDB/68° FWB (ASHRAE Climatic Data Handbook)
2.0% of year
- Winter: 32° FDB
2.0% of year

Daily Range: 32° F

- Heating Degree Days: 3000 (base 65° F)

3.1.2 SPACE CONDITIONS

Indoor Temperatures:

- Summer: 75° F
- Winter: 75° F

Relative Humidity:

- Summer: 50%
- Winter: Not controlled

3.1.3 VENTILATION RATE

All public areas, including Exhibition Halls and Meeting Rooms, Lobbies, Lounges and Multipurpose rooms. (Note that city ordinances restrict smoking locations.)

- Ventilation per ASHRAE Standard 62-1989: 15 cfm/person
- Kitchen: Based on cooking hoods' air flow requirements
- Toilets: One air change per 15 minutes required; one air change per 7 minutes recommended.

3.1.4 DESIGN OCCUPANCY AND SCHEDULE

- Exhibit Halls: 15 s.f./person
- Meeting Rooms: 7 s.f./person

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3.1.5 OCCUPANCY SCHEDULES

8 a.m. to 10 p.m., seven days per week. It is conceivable that there will be intermittent occupancy beyond the design values shown above. Occupancy may vary from 5% to 100% of capacity on any given day.

3.1.6 AIR CONDITIONING

Supply air delivered to the spaces shall be based on either space thermal requirements or ventilation air requirements, whichever is larger. All air handling equipment shall be located in the mechanical rooms and suitably isolated to preclude noise transmission to adjacent occupied areas. System shall be complete with ductwork and temperature controls. Air conditioning shall be fully zoned to accommodate partial use of the facility efficiently.

3.1.7 VENTILATION

Ventilation will be provided by exhaust fans discharged to atmosphere for the following areas:

- Toilets and locker rooms
- Kitchen (hood and dishwasher exhaust)
- Mechanical equipment rooms
- Electric equipment rooms
- Electric closets
- Elevator machine rooms
- Storage areas
- Loading docks
- Parking areas
- Emergency generator room

Heating and ventilating units will provide make-up for rooms where necessary.

3.1.8 HEATING

The space heating requirements shall be provided by hot water coils in the air handling units. Perimeter radiation shall be provided for the exterior walls of the lobby, Administration and Concourse areas. Heating and ventilating units shall provide make-up air for kitchen, mechanical and electrical equipment rooms. The heating system shall be fully zoned for efficient partial building use.

3.1.9 ENERGY CONSERVATION

All systems will be designed to reduce the consumption of new energy and reclaim as much expended energy as possible. Fully zoned fan rooms and step load capability in hot water and chilled water systems should be considered to maximize efficiency during partial use periods. Computer based automation system for energy optimized operation of mechanical and electrical system should include chiller optimization, enthalpy optimization, demand limiting, and event start/stop programs.

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- Airside economizers on all major handling units.
- Exhaust air heat recovery will be included to the point that economic benefit allows.
- Condenser water heat recovery may be utilized at the on-site chilled water plant.
- Some energy retention system should be considered for times when the freight doors are open for lengthy periods during move-in and move-out of shows.

Air conditioning and heating systems for security area (and other 24-hour uses) shall be designed for independent operation.

3.1.10 THERMAL STORAGE

A study should be prepared to analyze the economic benefit of thermal storage.

3.2 PLUMBING SYSTEMS

3.2.1 SANITARY AND DRAIN

Sanitary soil and water system shall be sized and pitched to provide a minimum velocity of 2 feet per second. No under building piping of less than 4 inches.

Plumbing fixtures above grade shall drain by gravity to site sewers. Plumbing fixtures below grade shall drain to sump pits containing duplex sewage ejectors dumped to gravity drains.

Storm drainage system shall be based on a rainfall per hour basis and sized per UPC. No storm drains less than 3 inches diameter; and in addition to roof drains, roof areas shall have adjacent overflow drains sized equivalent to roof drains.

3.2.2 WATER

Domestic water shall be sized per UPC and UBC, and shall not exceed 8 feet per second velocity. System shall maintain a minimum of 20 psi at uppermost fixture, and serve plumbing fixtures and equipment requiring same.

Pressure reducing valves shall be provided to limit pressure to 80 psi at fixtures and equipment.

Domestic hot water systems shall be sized per UPC and serve public toilet areas with 95° F water and kitchen area with appropriate hot water and booster or steam systems for dishwasher. Hot water piping systems shall be recirculating loop and completely insulated.

3.2.3 FIRE PROTECTION

Fire protection systems shall be designed per NFPA 13 and 14, fire marshal and insurance underwriter requirements, including metered service from site mains, alarm valves, risers, hose valves, and water flow switches. Sprinkler systems in area subject to freezing shall be dry pipe systems. Hangars and connections for seismic and hammer forces will require specific engineering design.

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Sprinkler systems hydraulically designed densities shall be followed. Final fire protection plan to be agreed upon between Fire Protection consultant, City of Sacramento Building Department, and City Fire Department.

3.2.4 GAS

Metered gas shall be connected to city gas main and required distribution systems to supply gas service to building HVAC equipment and Kitchen areas as required; and sized for potential gas service to Exhibit Hall floor boxes.

3.2.5 FIXTURES

Fixtures in public restroom facilities shall be sized at 200% of code requirements to allow 100% provision for either sex.

3.3 ELECTRICAL SYSTEMS

3.3.1 GENERAL

Electrical systems will be designed to provide adequate power distribution to all areas of the building with sufficient reserve capacity to accommodate unusual localized conditions, provisions for zoned metering (or sub-metering) of Exhibit Hall and Meeting Room subdivisions and the incorporation of anticipated future expansion should be considered in the systems design.

3.3.2 POWER LOADS

An exhibition floor box containing power and communications should be provided on a 30' x 30' grid system. This is standard practice throughout the convention center industry. Shows that travel around the country are typically set up on 10' x 10' booths or multiples of this size.

Floor power for Exhibition Areas will be sized to provide 40 watts per square foot capacity at each floor box (120, 120/208 V). Auxiliary power in the Exhibit Halls on catwalks will be sized to provide 10 watts per square foot (480V).

Capacity for exhibitor lighting at Exhibit Hall catwalks will be designed to provide 3 watts per square foot (120/208V).

This system of floor box utilities and auxiliary overhead system will provide great flexibility, reduction in labor for set-up and a corresponding reduction in show set-up time.

3.3.3 EMERGENCY POWER

Emergency power system will include complete fuel, cooling, exhaust and starting provisions, as well as automatic transfer switches, distribution facilities, transformers and panelboards.

Equipment and facilities connected to the system will include, but are not limited to:

- Exit signs and egress lighting in corridors, stairwells and exit paths.
- Portions of general lighting in public and equipment areas.

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- Building automation system, including the life safety provision
- Partial elevator operation
- Security and alarm systems and critical functions

3.3.4 SPECIAL CONDITIONS

Special provisions are necessary to provide "clean" (properly grounded, free of unwanted noise) power for audio systems to avoid hum, hiss and RF interference. This should be provided by an isolation transformer or a power conditioner.

3.3.5 BASIC ELECTRICAL LOADS

Exhibition Hall

- * Floor Power:
 - 40 watts per square foot capacity at each floor box
 - 20 watts per square foot capacity at panels serving floor boxes
 - 10 watts per square foot capacity at switchboard serving the panels noted above
- * Exhibitor Lighting:
 - 3 watts per square foot capacity
- * Auxiliary Power on Catwalks:
 - 10 watts per square foot

Administration

- * Floor Power: 2 watts per square foot
- * Lighting: 2 watts per square foot

Lobbies and Concourse Areas

- * Floor Power: 10.0 watts per square foot
- * Lighting: 3.5 watts per square foot.

3.4 LIGHTING SYSTEMS

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3.4.1 LOBBIES AND PREFUNCTION AREAS

The lighting for the lobby and prefunction areas should have a two-fold purpose: (1) to create a connection between exhibition halls and building entrances, and (2) to create an attractive and comfortable area for prefunction activities which include registration and social gatherings.

- a. Provide incandescent downlights for ambient lighting.
- b. Provide recessed or track-mounted adjustable lighting for task and accent lighting.
- c. Ambience and sparkle in this area would be accomplished by decorative fixtures and/or special lighting treatments.
- d. Provide "preset" dimming system for individual settings, energy conservation and maintenance.

3.4.2 EXHIBITION HALLS

Lighting should be provided to vertical surfaces in order to make the area appear larger and brighter and to diminish shadowing. Lighting should be kept at a "human scale" in order to de-emphasize the exposed ceiling. Lighting control system should provide this space with the flexibility needed for a variety of events: exhibits, social gatherings, arena events, meetings/lectures and theatrical performances.

- a. Update existing incandescent fixtures to quartz downlights of a higher wattage.
- b. Utilize fluorescent fixture which is provided with a reflector system.
- c. Provide power for portable exhibition/display lighting.
- d. Upgrade existing lighting control system.
- e. Upgrade and modernize the existing theatrical equipment.

3.4.3 MEETING ROOMS/BALLROOM

Meeting Rooms/Ballroom provide spaces for a variety of functions. For this reason, the lighting should be flexible: it should range from high levels for display lighting to soft and subtle levels for evening social gatherings.

- a. Provide additional directional lighting for accent, task and lecture/head table emphasis.
- b. Upgrade existing lighting control system.

3.4.4 GENERAL ADMINISTRATION OFFICE AREAS

Criteria for office spaces is generally the same whether it is an open office space or a private office. Uniform general lighting can be provided by fluorescent downlights with efficient louver systems or, if ceiling height permits, indirect fluorescent systems. To

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augment the general lighting and to diminish shadowing, especially from overhead shelving in open office spaces, each work station with partitions or desks in private offices should be provided with task lights. Private offices and conference rooms should be supplied with wallbox dimming units.

- a. Provide well-louvered fluorescent downlights or fluorescent uplights.
- b. Provide fluorescent or incandescent task lighting at each desk or work station.
- c. Provide wall box dimming systems for private offices and conference rooms.

3.4.5 FOOD SERVICE AREAS

Food service areas should be divided into two basic functions: preparation and dining. Preparation areas should have high level of light which can be provided by fluorescent systems. Task lighting should be included wherever detailed work is occurring. Dining area should be installed with dimmable incandescent downlights or an indirect fluorescent system.

- a. Provide fluorescent downlighting for general illumination in kitchen.
- b. Provide incandescent or fluorescent task lighting for preparation areas.
- c. Provide incandescent downlighting or indirect fluorescents for dining areas.
- d. Provide wall box dimming systems for dining areas.

3.4.6 BUILDING OPERATIONS

Building operations offices should adhere to private office design as discussed in Administrative Office Areas; this includes well-louvered fluorescent downlights or indirect fluorescent systems and task lighting. The work/repair shops should be provided with uniform lighting, accomplished by installing lensed fluorescent downlights. Task lighting in these areas are of paramount importance. Careful attention should be paid to light levels over task areas.

- a. Provide well-louvered fluorescent downlights or fluorescent uplights for office spaces.
- b. Provide incandescent or fluorescent task lighting for both desk top and repair shop work.
- c. Provide wall box dimming systems for private offices.

3.4.7 LOADING DOCKS

High wattage, well-lensed fluorescent downlights should be used as general illumination to provide high levels of even illumination. Metal halide floodlights focused on walls will provide lighting on vertical surfaces.

- a. Utilize high wattage, well-lensed fluorescent downlights.
- b. Provide metal halide wallwashers.

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3.5 SECURITY SYSTEMS

3.5.1 CENTRAL SECURITY CONTROL

Central security control should be a separate area removed from public contact. All security systems will terminate in the Central Security office. The systems will consist of door monitoring, closed circuit television cameras, card access controlled doors, emergency call devices and space protection devices.

Public contact should be limited to telecommunications. Some security related functions will obviously need public contact, such as directions, lost and found articles, and medical emergencies. Central Control should not be expected to perform other public functions as it will be a full-time position to monitor screens, attend other alarm controls and dispatch personnel via radio.

Security Control will be the main answering point of all telephone communications after normal business hours. It will also serve as the dispatch point for radio traffic. Through the use of these radios, the operator of Security Control will direct personnel to points that need attention for either security breach or infractions of safety procedures.

3.5.2 CLOSED CIRCUIT TELEVISION

The increase in the size of the facility will make the use of closed circuit television cameras and monitors a more effective means of increasing the area of control by the central security personnel. Cameras and monitors are the most practical means to secure the building and keep the number of personnel required to a minimum. Areas to have coverage include the loading dock, main exhibition halls, main entries and the overall exterior of the structure. The final design may require some coverage of remotely located exits or parking areas.

3.5.3 DEVICES

3.5.3.1 Door Monitors

Door monitoring devices are magnetic contacts concealed between the door and the door frame. These magnets are energized by a low voltage control unit. When the door is opened an audible tone and a lamp identifies, at Central Security Control, what door or group of doors have been violated.

3.5.3.2 Closed Circuit Television Cameras

CCTV cameras are either of the fixed type or are pan tilt and zoom (PTZ). Fixed cameras are generally used to monitor a single point, such as a cash register transaction. PTZ equipped cameras allow the operator to move and focus the unit remotely. The PTZ units are thus capable of a much wider range of coverage. The monitors (television screens) will be located in Central Security with the capability to record the events being viewed on video tape. Some cameras can be connected to door monitors which allow the camera to automatically start and record the persons violating the premises.

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3.5.3.3 Card Access Controlled Doors

Card readers should be placed at the storage locations of high value items. The reader will only open the door with an authorized card. The transaction and the record of the card holder are then logged onto the Central Controller to become part of the permanent log. This system can again be combined with the camera system to provide a visual record of the events. The video record would only be used in the case of high value storage or when a problem develops with theft.

3.5.3.4 Emergency Call Devices

The actual emergency call device can be one of several types of devices. The most common is a mouse trap which holds paper money. When the money is removed (when being held up) the alarm at Central Security Control is activated. No action is necessary by the victim nor is the perpetrator aware that an alarm has been sounded. Another common type of emergency call switch is a simple button which takes direct action to initiate. These devices reduce the chance of accidental activations and can be used for more than just robbery.

3.5.3.5 Space Protection Devices

These devices are used in totally unoccupied spaces. An example would be a meeting room which has an exhibitors audiovisual presentation left overnight. The space protection devices would then be activated. These devices are motion detectors and anyone entering the room would activate an alarm at Central Security Control.

3.6 COMMUNICATIONS SYSTEMS

The Community Convention Center should consider the purchase of an in-house telephone system with resale of services to persons desiring telephone and data service. The service can be provided by one of three separate methods:

- a. An outside private telephone vendor
- b. A contract for services with the local utility
- c. Purchase of a telephone switch with the services provided by an in-house staff.

These methods could result in a more efficient operation and create a profit center for the Convention Center.

The private services option varies in contract but all are basically similar in operation. The vendor provides the telephone instruments, installation staff and all other services to provide quick and effective telephone and data service to the various exhibitors, convention managers and the administrative staff of the Center. The Convention Center shares in the profit on a small percentage basis of installation cost and usage of long distance services.

The in-house telephone switch option provides all phone services to administration, exhibitors, shows, etc. This method will provide the highest possible income to the center, but does involve budgeting for the telephone switch in addition to operating staff for the service.

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3.7 ACOUSTICS AND AUDIOVISUAL SYSTEMS

3.7.1 ACOUSTICS

3.7.1.1 Lobbies and Prefunction Areas

The Lobbies and Prefunction areas have a low to moderate sound isolation requirement. Concrete floors, metal stud walls with gyp board should be specified as construction types for proper sound isolation. Surface finishes should include suspended acoustical tile ceiling and carpet. Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 35-40 range.

3.7.1.2 Exhibition Halls

The Exhibition Halls have a moderate sound isolation requirement. Entry vestibules are recommended to separate adjacent halls from each other and Prefunction spaces. Concrete floors, metal stud walls with multiple layers of gyp board and glass fiber batt insulation, and gasketed doors should be specified as construction types for proper sound isolation. Operable partitions (as applicable) must be acoustically rated for a minimum of STC 50. Field testing of the completed installation verifying acoustical performance should be specified.

The acoustical environment for the Exhibition Halls should be based on achieving a reverberation time of approximately 1.5 seconds. Surface finishes should include suspended sound absorbing elements at the ceiling, and 2-inch thick acoustically absorptive panels on approximately 50% of the wall area.

Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 35-40 range.

3.7.1.3 Meeting Rooms

The Meeting Rooms have a moderate sound isolation requirement. Concrete floors, metal stud walls with multiple layers of gyp board and glass fiber batt insulation, and gasketed doors with automatic drop seals should be specified as construction types for proper sound isolation. Divisible Meeting Rooms with operable partitions must be acoustically rated for a minimum of STC 50. Field testing of the completed installation verifying acoustical performance should be specified.

The acoustical environment for the Meeting Rooms should be based on achieving a reverberation time of approximately 1.0 second. Room shape and volume should avoid interior dimensions which are equal or multiples of each other. Surface finishes should include carpet over pad, suspended acoustical tile ceiling and acoustically absorptive panels on approximately 50% of the wall area. Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 30-35 range.

3.7.1.4 Public Circulation and Concourses

The Public Corridors have a low sound isolation requirement. Concrete floors, metal stud walls with gyp board should be specified as construction types for proper sound isolation. Surface finishes should include acoustical tile ceilings. Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 40-45 range.

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3.7.1.5 General Office Space

These areas have a moderate sound isolation requirement. Concrete floors, metal stud walls with gyp board and glass fiber batt insulation should be specified as construction types for proper sound isolation. Surface finishes should include acoustical tile ceiling and carpet. Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 35-40 range.

3.7.1.6 Food Service

These areas have a moderate sound isolation requirement. A basic 8-inch CMU wall provides the proper degree of sound isolation. Surface finishes should include a sound absorbing ceiling. Perimeter constructions and the mechanical systems should be specified to achieve an ambient sound level in the NC 40-45 range.

3.7.1.7 Building Operations and Loading Dock Area

These areas have a moderate to high sound isolation requirement. Concrete floors, metal stud walls with gyp board and glass fiber batt insulation should be specified as construction types for proper sound isolation depending on adjacencies to other occupied spaces. Surface finishes should include industrial grade absorptive material for loudness control. Wall, floor and ceiling constructions and the impact of the mechanical systems should be specified to achieve an ambient sound level in the NC 45-50 range.

3.7.2 AUDIOVISUAL

3.7.2.1 Lobbies and Prefunction Areas

Provision should be made for paging reinforcement and reproduction. The building-wide video distribution system may be used to display simultaneous information in support of presentations. There should be a tie to a central schedule and message display system. For events requiring broadcast television interface, the cabling for signals may be tied to the Loading Dock and a broadcast truck. Projection systems, except for occasional stage events are not recommended for permanent installation in the design of the Lobbies and Prefunction areas.

3.7.2.2 Exhibition Halls

An electroacoustic audio system should provide distributed sound reinforcement, reproduction and recording functions for speech and music. A system of interconnected audio signal cabling, routed through a digital, software-controlled switching/patching matrix should allow designated source locations for audio program inputs to output locations with appropriate signal delay and equalization. A system of interconnected video signal cabling, routed through a switching/patching matrix should allow designated source locations for video program inputs to output locations.

A central position for monitoring and controlling audio and video signals, volume levels, technical intercom, and other environmental controls for the Exhibition Halls is recommended. For events requiring broadcast television coverage, this Audiovisual Equipment Room (part of Exhibition Hall Support) should provide the location for signals tied to a broadcast truck at the Loading Dock.

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Due to the image size required for potentially very large audiences, projection systems, except for occasional staged events, are not recommended for permanent installation in the design of the Exhibition Halls.

3.7.2.3 Meeting Rooms

An audio system for distributed reinforcement, reproduction and recording functions for speech and program audio (soundtrack or narrative material associated with visual presentations) should be provided. Components of this system should be concentrated at selected lectern and head table positions, a wall-mounted mixing position, and an adjacent Audiovisual Equipment Room. Tie lines to the Center's central Audiovisual Control Room.

A system of interconnected video signal cabling, routed through a central switching/patching matrix should allow designated source locations for video program inputs to output locations. For events requiring broadcast television coverage, one of the Meeting rooms may provide the location for a Press Center, with signals tied to a broadcast truck at the Loading Dock.

A simple control system associated with each Meeting Room should provide the ability to operate projection screens and equipment, audio and video signals, volume levels, and room lighting either by the presenter or by a technical operator.

Portable projection systems for 35mm slides, 16mm film, overhead transparencies and video signals by a portable projection screen, stored in an adjacent Audiovisual Equipment Room (part of Meeting Room Support) along with local, passive electronic systems required to support the audio and video systems. Permanently mounted projection screens may be considered, if standard seating and room arrangements are determined.

3.7.2.4 Public Circulation and Concourses

These areas should be included in the building-wide paging reinforcement and reproduction system. The video distribution system may be used to display simultaneous information in support of presentations. There should be permanent monitors tied to a central schedule and message display system. For events requiring broadcast television coverage, the cabling for signals tied to the Loading Dock and a broadcast truck.

3.7.2.5 General Office Space

Reinforcement, reproduction and recording functions for program audio (soundtrack or narrative material associated with visual presentations) in Conference Room.

Tie lines to the Center's Central Audiovisual Control Room. Tie lines to the Broadcast Interface system.

A simple control system associated in the Conference Rooms, to provide the ability to operate projection screens and equipment, audio and video signals, volume levels, and room lighting either by the presenter or by a technical operator.

Portable projection systems for 35mm slides, 16mm film, overhead transparencies and video signals. A permanently installed ceiling-recessed projection screen.

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3.7.2.6 Food Service

This area should be tied to the central paging reinforcement and reproduction system.

3.7.2.7 Building Operations and Loading Dock Areas

The Building Operations area should include a central Audiovisual Control Room with tie-lines to the Exhibition Halls, Meeting Rooms and other areas of the Community Convention Center should allow technicians to operate, monitor and distribute audio, video and technical intercom signals associated with any event.

Storage and work areas should be included for rental pool equipment, equipment maintenance and overall system management.

The Audiovisual Control Room should serve as a central position for monitoring and controlling audio and video signals, and technical intercom. For events requiring broadcast television interface, the Control Room should provide the location for signals tied between the Exhibition Halls and Meeting Rooms local Audiovisual Equipment Rooms and the Loading Dock.

Paging system override should be planned to cover these areas as required.

3.8 FOOD SERVICE REQUIREMENTS

3.8.1 GENERAL REQUIREMENTS

Floors:

- Nonslip quarry tile is recommended, particularly in "wet" areas such as dishrooms and pot-washing areas.

Walls:

- Ceramic tile, glazed concrete masonry units, or smooth, epoxy-painted, skim-coat plasterer block or water-resistant gypsum wallboard on structural 16-gauge studs clad with fiberglass reinforced panels and battens.
- Stud walls: All walls intended to support wall shelving must be provided with blocking. Construction must support 40 pounds per lineal foot.
- Corner guards and protection rails should be considered in high use areas.
- In-wall carriers for the support of wall-mounted equipment, such as kettles, work tables, etc., should be considered.

Ceilings:

- Smooth, mylar-faced lay-in suspended ceilings. Ceiling grid system shall be a noncorrosive material. Ceiling height in the kitchen should be no less than 9'-0". When walk-in refrigerators and exhaust hoods do not extend to the ceiling, closure panels should be provided to extend from the finished ceiling down to the top of the hood and/or walk-in.

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Doors:

- Doors shall be hollow metal or solid core plastic laminate and all shall have half-height kickplates on the "push" side and vision panels where employee collisions could occur.

Cart washing areas must be pitched a minimum of 1/4" per foot to a floor drain at the rear of the work area. The high point of the cart washing area should be approximately 1/2" lower than the adjacent floor area. Walk-in cooler floors must be level and flush with adjacent floors at entry points.

A waterproof membrane should be located under the floors throughout the food service "back-of-house" areas including cafeteria server areas and any other place where floors will be subject to heavy water spillage during cleaning.

Window sills should be at a minimum height of 4'-0" above the floor so as to accommodate equipment backslashes.

Depressions in structural slab for floor grate pans and walk-in refrigerators and freezers should be provided. In lieu of depression, provide an isolated, insulated wearing slab below walk-in areas.

Curbs and/or roof rails should be provided for exhaust/supply air fans and roof-mounted refrigeration compressor/condenser units.

Separate toilet and locker facilities should be provided for male and female food service employees. These areas are not to open directly into food preparation or storage areas.

3.8.2 VENTILATION

In general, provide all kitchen areas involved with an air supply volume less than that of the exhausted air, so as to maintain these areas under negative pressure. Supply and exhaust of kitchen air shall be balanced so as to prevent cooking odors in public areas. Provide infusion grilles from public areas to kitchen spaces. Make-up air grilles should be provided as far away as possible from the exhaust duct locations. Provision of make-up air will not result in the "short cycling" of the exhaust function of the ventilators.

The fire suppression system(s) for surface protection of cooking appliances, hood plenums, and duct collars, should be provided. Zone sprinklers and duct protection should be considered.

Exhaust over dish machine, coffee urn, heated bain marie, and steam table should be provided as required by code. Where required, stainless steel hoods for these areas should be provided. In some cases, a noncorrosive ceiling grille in lieu of a stainless steel hood may be provided.

When installed indoors, the HVAC shall properly ventilate areas containing remote refrigeration compressors. General requirements are 1000 cfm per horsepower for air-cooled units and 200 cfm per horsepower for water-cooled units. Condensing unit room ambient temperature should not exceed 90° F.

In tabulating the rejected heat load of the equipment in food service areas, all sources of heat, including small, self-contained refrigeration compressors operating simultaneously at peak service periods, should be considered.

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Food service areas should not exceed 85° F at peak operation including food storage areas.

When exhaust hoods (ventilators) are located in separate and remote locations, individual exhaust systems must be provided.

All mechanical supply and exhaust ventilating systems, including ventilating fan units, motors, drives, foundation, duct work, registers and grilles, controls, and all appurtenances should comply with NFPA Bulletin #96, latest edition or in force, and all other applicable codes.

Ducts from dish machines, ceiling grilles over coffee urns, and all other exposed duct work from equipment shall be stainless steel with watertight joints and seams.

All horizontal ductwork for steam vapor shall have watertight joints and be pitched back to inlet.

3.8.3 PLUMBING

All lines (water, waste, steam, gas, air) shall be concealed in walls or columns wherever possible.

Noninsulated piping, valves and other fittings for equipment, which is freestanding, of open tubular construction or exposed to public view, shall be stainless steel or chrome-plated. All other noninsulated piping and fitting shall be finished with high-temperature aluminum paint.

Cold water lines shall be insulated to prevent condensation formation.

Each connection to each piece of equipment shall have its own individual valve.

Vacuum breakers should be provided on water connections to equipment where required by code. In general, garbage disposers, exhaust ventilators, service hoses and dishwashers should have vacuum breakers.

Provide water no harder than 2.0 grains per gallon and with pH level within the range of 7.0 to 8.5 for all beverage equipment, ice machines, bain marie and sink heaters, steamers, dish machines and equipment with self-contained steam generators (i.e., kettles).

All vent piping for waste lines should be concealed. Wherever possible, exposed vents for island or freestanding equipment shall be avoided. Any required, exposed vents should consider furring-in, stainless steel sleeve or chase provision as an alternative.

Provide 140° F water to booster heaters and all kitchen sinks. Provide 110° F water to hand sinks.

All trough and disposer connections and rough-ins shall be a minimum 3/4-inch diameter with each trough valve provided with a globe valve for balancing of water flow.

Safe-wastes (funnel-type floor drains, floor sinks) shall not be located in passages and aisles. Where adjacent to walls, safe-wastes shall be located as close to the wall as possible.

Indirect wastes from food service equipment, which will discharge into safe wastes, should be extended over the drain position.

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All required grease interceptors should comply with applicable codes. Avoid indoor traps. Where unavoidable, indoor traps are to be set flush in a location which meets code. They should not be located below legs of equipment. Unless required by code, disposer wastes shall bypass grease trap.

All floor openings shall be sealed watertight and covered.

Gas service shall be dropped on both sides of extended cooking batteries and a manifold created to distribute gas pressure evenly across the battery of equipment served.

Water pressure in the kitchen area shall not exceed 50 psi nor be less than 10 psi. Pressure-reducing valves should be provided for any item requiring less than the line pressure.

Trench drains not custom-fabricated shall exhibit a minimum 50% open area.

A six-inch diameter (minimum) PVC, EMT or clay pipe (depending on local code) conduit with minimum 24-inch radius sweep bends for routing of beverage system syrup, water and soda lines should be provided. PVC conduit is preferred.

If water-cooled refrigeration compressor/condenser units are to be supplied, they will require approximately 1.5 gallons of 70° F cooling tower water per minute per horsepower.

3.8.4 STEAM

Required steam pressure for food service equipment varies. Maximum steam pressure shall be 50 psi with pressure-reducing valves where required.

Kettles shall have an operating valve on steam supply line installed within easy reach of operator. Large kettles shall have operating valve located before union and steam inlet.

All rough-ins shall be concealed in walls or columns wherever possible.

Steam supply to food service equipment shall be directly off steam main when possible.

Wherever steam comes in contact with food or is passed through potable liquids, requires that USDA-defined "clean steam" only be used. Unless the steam supplied can be certified as "clean," heat exchangers will be required.

All steam lines, valves and other fittings for freestanding equipment, for equipment of open tubular construction, and for equipment with utilities exposed to public view shall be stainless steel or chrome-plated; all other piping and fittings shall be finished with high-temperature aluminum paint. All steam lines shall be insulated. Steam lines from equipment to service valves shall be noninsulated and chrome-plated.

3.8.5 ELECTRICAL

All fabricated equipment shall be completely wired internally, and all electrical outlets and receptacles mounted on or in fabricated equipment should have lines run to suitable terminal boxes, or subpanels, starters or disconnect switches.

All plug-in equipment receptacles should be polarized.

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Microswitches should be provided as part of the fire suppression system, which, when wired to, will allow for the interruption of power to all electrically operated equipment as required in case of fire. Power source for the fire suppression system shall be interwired to an emergency generator or external battery system so that the fire system will remain energized in the event of a power failure.

The ventilator control system shall be interwired to an emergency generator or external battery system so that the ventilator system is constantly energized in the event of a power failure.

Computer grade, isolated ground service for electronic cash registers should be provided as well as empty grounded metallic conduit between cash register locations to allow communication wiring to be installed.

Light fixtures in food service areas shall be enclosed with a nonbreakable diffuser.

3.9 CIVIL ENGINEERING SYSTEMS

3.9.1 WATER

Water supply and distribution facilities in the vicinity of the existing Community Convention Center should be adequate, according to City of Sacramento water staff. The area is supplied by a loop of large diameter water mains on 12th, 14th, "I" and "L" Streets. The intersection of 12th and "L" is served by a 24-inch main from the south. This continues as a 20-inch main running north on 12th to "I" Street and then a 16-inch loop on "I", 14th, and "L" to surround the area. This system is expected to be adequate for domestic and fire protection needs for anticipated Community Convention Center expansion in the area.

If building occupy the 14th Street right-of-way in the expansion, it will be necessary to either construct an access vault or casing along the existing 16-inch water main, or else relocate around on adjacent streets. This could be a distance of two or three blocks.

Additional smaller lines will be required to supply hydrants which would be isolated by removal of alley lines. This could be a distance of a half-block to one and one-half blocks.

3.9.2 SANITARY SEWERS AND STORM DRAINS

The Community Convention Center area is served by a combined sanitary and storm sewer system. The system is capable of handling approximately a 1.5 year frequency storm without surcharging and is considered by City of Sacramento staff to be seriously deficient by modern design standards.

The Convention Center area is served by a 24-inch combined sewer and storm drain running south on 13th Street through Capitol Park and ultimately to a structure at Fifth and "U" Streets. This is connected to a system which discharges to Sump 2 (a large manually operated pumping station which discharges into the Sacramento River). Another 12-inch and 15-inch combined sewer runs south on 14th Street to "L" Street and then runs easterly on "L" Street in a 30- and 33-inch pipeline to 18th Street, then through a 90-inch storm drain running south to Sump 2. There is an overflow weir so that flow is diverted to Sump 1 during periods of high flow.

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Both combined sewer systems are interconnected, and both become surcharged in during heavy storms. There is no particular advantage of one over the other for this reason. Indications are that the entire system is deficient in both size of pipeline and in pumping capacity. For this reason, a certain amount of street flooding should be expected even during relatively moderate return period storms. Structures should be sited high enough to not be seriously affected by street flooding. Gravity drains should not be used onsite or within the structure unless high enough to be safe from overflow during these flooded conditions.

This will make minor improvements in the operation of the system and may make it possible to achieve the five-year return frequency goal.

Each of the expansion alternatives will impact the existing combined sewer system. If buildings occupy the 13th Street right-of-way, it will be necessary to either construct an access vault along the existing 13th Street 24-inch combined sewer, or else relocate around on adjacent streets. This would probably require going from 13th and "J" Streets east and south to 14th and "L" Streets, a distance of three blocks. Also, a 10-inch line may be required along 12th Street one and one-half blocks from "J"- "K" alley to "L" Street. A 10-inch line from "I"- "J" alley south on 14th to "J", then west two block to 13th could be required. The location of combined sewers in each of the alleys affected will be required. In each case, a relocation from the alley to adjacent streets will be necessary. These can be handled during design of site facilities.

Special design considerations that will be necessary for any of the alternatives include making certain that overflow in any location will not seriously impact operations of the facilities during heavy storm periods. There should be no drains below grade, and sanitary facilities should be equipped with appropriate overflow relief lines or handled by pumps so that they can continue to operate during these storm periods.

It is also likely that curb grades will be raised in all new construction areas in order to remove excessive crown in the streets.

3.9.3 GAS

PG & E Company has indicated that gas distribution facilities are probably adequate in the area. Interferences could be handled by cutting off and abandoning existing facilities which will no longer be required, or by possibly relocating an existing 4-inch high pressure line now in "K" Street, south on 15th to "L" Street, then west to 14th and "L". Costs will be dependent on service location and whether reinforcement for added load is required.

3.9.4 POWER

Power distribution in the area is characterized by extensive underground ducts, pull boxes and large transformer vaults which would be expensive to relocate and difficult to interrupt service. Tunnels might be satisfactory for ducts, but access by heavy crane would be necessary at vaults. SMUD strongly advises avoiding buildings in the 14th Street right-of-way either south or north of "J" Street, and felt it impossible north of "J" Street where the Pac Tel building is served. Thirteenth Street between "J" and "K" carries the heavy service for the new Hyatt Hotels, which also would be difficult to relocate.

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3.9.5 TELEPHONE

There is a heavy concentration of underground phone ducts and cables in the area due to the proximity of the Pacific Bell central office building on "J" Street between 14th and 15th Streets. The "I"- "J"-14th-15th alley has 30 ducts running west to 14th Street and 8 ducts continuing west in the "I"- "J"-14th-13th alley. Fourteenth Street has 8 ducts north of "J" Street and 10 ducts south of "J" to the "J"- "K" alley, and 6 ducts south of that point. "J" Street has 50 ducts and a section of tunnel.

Ducts in the "J"- "K"-12th-13th alley are for local service and could be abandoned. There are no ducts in 13th Street and only one manhole at that alley.

Pacific Bell will not permit structures over cables, even in tunnels. Relocation out of the "I"- "J"-14th-15th alley is not feasible.

3.10 CODE REQUIREMENTS

3.10.1 CONSTRUCTION

3.10.1.1 Type I or Type II Fire Resistive (Type II Fire Resistive differences are in parenthesis adjacent to the Type I requirements) (Ref: UBC 505 & 506)

3.10.1.2 Exterior Bearing Walls (Ref: UBC 1803[a], Table 17-A)

- 4-hour
- Openings not permitted <5 feet from property line
- 45-minute opening protection 5 feet to <20 feet from property line or center line of street or public space.

3.10.1.3 Interior Bearing Walls (Ref: Table 17-A)

- 3-hour (2-hour, Type II FR)

3.10.1.4 Exterior Nonbearing Walls (Ref: UBC 1803[a] & [b], Table 17-A)

- 4-hour <5 feet from property line or not fronting on streets/yards per below (openings not permitted).
- 2-hour noncombustible construction <20 feet from property line or center line of street or public space (45-minute opening protection).
- 1-hour noncombustible construction 20 feet to <40 feet from property line or center line of street or public space (opening protection not required).
- Unprotected noncombustible construction: Fronting on streets/yards 40 feet wide (opening protection not required).
- No openings: <5 feet from property line.

3.10.1.5 Structural Frame (Ref: UBC Table 17-A)

- 4-hour if part of exterior bearing wall
- 3-hour elsewhere (2-hour Type II FR)
- Unprotected if used only as part of lateral force resisting system, and carrying no vertical loads.

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3.10.1.6 Permanent Partitions (Ref: UBC Table 17-A)

- 1-hour

3.10.1.7 Folding, Portable or Movable Partitions (Ref: UBC 1705.[c])

Flame spread and smoke developed rating requirements only, provided partitions do not block required exits, they do not establish an exit corridor, and their location is restricted by means of permanent tracks, guides, etc.

3.10.1.8 Shaft Enclosures

(Ref: UBC Table 17-A, UBC 1706.[b], UBC 4306[j]; UBC Std. 43-7)

- 2-hour
- Opening protection:
 - Interior: 1-1/2 hour
 - Exterior: Unprotected 20' from property line or center line of street/public space.
- Air ducts: Fire dampers

3.10.1.9 Floors (Ref: UBC Table 17-A)

- 2-hour

3.10.1.10 Roofs (Ref: UBC 1806, 3203[e], Table 17-A)

- 2-hour 25 feet or less above floor (1-hour Type II FR)
- Noncombustible construction >25 above floor
- Structural framework 25 feet or more above floor: Fire protection of all roof members may be omitted.
- Structural steel framework >18 feet and <25 feet above floor: 1-hour ceiling to protect roof construction.
- Covering: Fire-retardant

3.10.1.11 Exterior Doors and Windows (Ref: UBC 1803[b], Table 17-A)

- 45-minute <20 feet from property line or center line of street or public space
- Not permitted <5 feet from property line

3.10.1.12 Insulation (Ref: UBC 1712, 1713, 3204; UBC Std. 17-4, 42-1)

- Thermal and acoustical insulation located on/within floor-ceiling and roof-ceiling assemblies, crawl spaces, walls, partitions, attics, insulation on pipes and tubing includes:
 - Facings, vapor barrier, breather papers
 - Flame spread rating 25 or less
 - Smoke density 450 or less
 - Foam plastics flame spread rating 75, smoke density 450

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- Roof insulation
 - Rigid type
 - Approved for fire-retardant roof coverings
 - Vapor barriers for built-up roof coverings
 - Foam plastics, listed assembly

3.10.1.13 Plastics Used as Exterior Glazing, Exterior Wall Panels, Skylights, Roof Panels
(Ref: UBC 5203-5211, Tables 52A, UBC Stds., 52-3, 52-4)

- Self-ignition temperature of 650 -F+
- Smoke density not exceeding 450
- Classified CCI or CC2
- Structural requirements
- Fastening
- Glazing of unprotected openings
- Exterior wall panels
- Roof panels
- Skylights
- Light diffusing systems
- Diffusers in electrical fixtures
- Partitions
- Awnings and patio covers
- Canopies

3.10.1.14 Cornices, Architectural Appendages and Similar Projections (Ref: UBC 1710)

- Noncombustible material
- 1-hour fire resistive construction when protection of opening is required

3.10.1.15 Exterior Openings in Boiler Rooms Having Fuel Equipment Exceeding 400,000 BTU Per Hour Input (Ref: UBC 608)

- 3/4-hour fire protection if located below openings in another story
- Less than 10 feet from door and windows in the same building

3.10.1.16 Pedestrian Walkways Above Streets (Ref: UBC 509)

- Constructed of noncombustible material
- Have opening protection
- 44 inches to 30 feet in width

3.10.2 EXITING

3.10.2.1 Lobbies and Prefunction Areas

Approximately 85 feet of exit width is required to exit the lobbies and prefunction areas. The 22,500 square feet of entry/registration lobbies equate to 65 feet of that width. Normally as an entry lobby it would not be added to the total exit width for the building.

However, if it is to be used as meeting rooms and exhibit space at the same time as the exhibition halls are in use, it must be included. The occupant load factor of 7 is used because of the proposed meeting room use.

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All movable partitions which create exit corridors or exit lobbies must be of one-hour fire resistive construction. The opening in these partitions should be protected by 20-minute fire resistive smoke and draft stop assemblies. The doors need panic hardware.

3.10.2.2 Exhibition Halls and Support

Approximately 430 feet of exit width is required from the exhibition hall to the exterior. Of that width, 215 feet should be through a main exit. Each of the three proposed spaces need a main exit serving 50% of each occupant load. The occupant load figure of 7 was used to allow maximum flexibility, i.e., public assembly. However, an occupant load of 15 is normally used for exhibition. If 15 were used, the exit width would be reduced to 200 feet, and concurrently, the allowable occupant load would fall from 21,429 to 10,000.

The exhibition hall support adds .77 feet of additional exit width. Individual doors must be a minimum of three feet wide.

3.10.2.3 Meeting Rooms and Support

Approximately 143' of exit width--occupant load factor of 7--is required from the meeting rooms to the exterior. Meeting rooms exiting can become complicated when movable panels are employed. Small spaces, serving occupant loads of less than 501, require two exits. These exits must be at least 1/2 the diagonal dimension of the space apart, be provided with panic hardware, and either be directly to the exterior or through on-hour fire resistive corridors. Spaces with occupant loads of 501 to 1000 require three exits and spaces serving over 1,000 people require four exits. The complexity occurs because these principles must be met no matter what configuration the movable walls form.

The City of Sacramento building officials may allow one of the exits through an intervening assembly space.

Meeting room support adds 1.2 feet of exit width. Again, individual doors must be a minimum of 3 feet wide.

3.10.2.4 General Office Space

Approximately 2.43 feet of exit width is required. Each office may have one exit through one intervening space when the cumulative occupant load exceeds 10. If the total occupant load served by a corridor into which the office leads exceeds 29, the corridor must be of one-hour fire resistive construction. Dead ends may not exceed 20 feet.

3.10.2.5 Food Service

Approximately 11 feet of additional exit width is required from these spaces, with the kitchen accounting for 1.2 feet (occupant load factor of 200) and restaurant 7.4 feet (occupant load factor of 15). The kitchen occupant load is 60; therefore, the corridor, if provided, must be one-hour rated. Again, exiting through intervening rooms is limited to one room after the cumulative occupant load exceeds 10.

3.10.2.5 Building Operations Area

These spaces add 2.44 feet of additional exit width. Again, intervening room exit and minimum door size limitations must be met.

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3.10.2.6 Loading Dock Areas

These spaces add 1.04 feet of additional exit width.

3.10.2.7 Occupant Load (Ref: UBC 3302[a], Table 33-A)

- Assembly areas (concentrated use) - 7 square feet per occupant
- Assembly area (exhibit halls) - 15 square feet per occupant (7 square feet per occupant if space is to be used as concentrated use area).

3.10.2.8 (Ref: UBC 3318)

50% of the exit capacity through main exit.

3.10.2.9 Main Exit (Ref: UBC 603)

- Located on a public street or access way
- Access shall be by a minimum 20-foot wide right-of-way

3.10.2.10 (Ref: UBC 3303[c])

All exits must be a reasonable distance apart.

3.10.2.11 (Ref: UBC 3303[d])

200-foot travel distance to exterior exit door, horizontal exit, exit passageway, or enclosed stairway.

3.10.2.12 (Ref: UBC 3301[b])

Exits terminate at a public way (public ways are essentially unobstructed from the ground to the sky).

3.10.2.13 1-Hour Corridors with 20-Minute Doors and Other Protected Openings When Corridors Are Created (Ref: UBC 3305)

- Minimum width of 44 inches which shall be unobstructed
- Handrails and doors shall not reduce the width by more than 7 inches
- Doors in any position shall not reduce the width by more than one-half

3.10.2.14 (Ref: UBC 3305[a])

Exit corridors when created shall be continuous until egress is provided from the building.

3.10.2.15 (Ref: UBC 3312[a])

No opening other than exits in exit passageways.

3.10.2.16 (Ref: UBC 3305[e])

No dead end over 20 feet.

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3.10.2.17 (Ref: UBC 3318, 3317[d])

No latch or lock unless it is panic hardware.

3.10.2.18 (Ref: UBC 3304[b])

Exit doors swing in the direction of exit travel when serving an occupant load of 50 or more.

3.10.2.19 (Ref: UBC 3304[g])

Revolving, sliding and overhead doors not to be used as exits.

3.10.2.20 Stairways (Ref: UBC 3306, 3309)

- Must be a minimum of 44 inches wide when serving occupant load of 50 or more
- Minimum headroom of 6 feet 6 inches
- Handrails can project into them 3-1/2 inches
- Rise shall not be less than 4 inches nor greater than 7 inches and the run not less than 11 inches
- Stairs through more than one floor enclosed, with 2-hour construction and 1-1/2 hour self-closing doors

3.10.2.21 Ramps (Ref: UBC 3307, CAC T-24/2-3307)

- Used as exits shall be a minimum of 44 inches
- Not to exceed a slope of one vertical to 12 horizontal
- Have landings at every 30 inches of rise or change in direction
- The landings shall be at least 5 feet at the top and at intermediate levels and 6 feet at the bottom

3.10.2.22 Horizontal Exits (Ref: UBC 3308)

- 2-hour fire resistive construction
- 1-1/2 hour automatic closing, opening protection
- Lead to an area with a capacity to handle the occupant load calculated at 3 square feet of floor area per ambulatory occupant and 30 square feet per nonambulatory occupant
- Not more than 1/2 the exits can be horizontal exits

3.10.2.23 (Ref: UBC 4507)

Doors, either fully opened or when opening, shall not project more than 1 foot beyond the property line.

3.10.3 OTHER ASSEMBLY PROVISIONS

3.10.3.1 Standpipe

- Class II standpipes (Ref: UBC Table 38-A)
- Travel distance: 130 feet (Ref: UBC 3805[d])

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- Water supply: (Ref: UBC Std. 38-2, 38.207[c], 3805[a])
 - Class II: 100 gpm @ 65 psi/standpipe
 - May be combined together and/or with sprinkler system
 - Minimum 30-minute duration
- Fire Department connection(s) (Ref: UBC Std. 38-2, 38.208)

3.10.3.2 Emergency Lighting (Ref: UBC 3313)

- Exit sign lights and exit illumination

3.10.3.3 Fire Extinguishers (Ref: UFC Std. 10-1, UFC 10.301[a])

3.10.3.4 (Ref: UFC 10.314)

All cooking equipment protected by fixed fire protection system.

3.10.3.5 Ramps/Accessibility

- Seating (when provided) (Ref: CAC T-24/2-611.[b]1. and [d]2.)
- Access to stages, enclosed and unenclosed platforms and orchestra pits (Ref: CAC T-24/2-611.[b]2.)
- Customer and employee sides of ticket booths, concession and refreshment sales facilities (Ref: CAC T-24/2-611.[b]3.)
- Public toilets and other public areas (Ref: CAC T-24/2-611[b]4., 2-511.[a and b])
- Dining, banquet and bar facilities (primarily entrance, functional activities areas, cafeteria aisles, restrooms, food preparation areas) (Ref: CAC T-24/2-611.[d])
- Water fountains (Ref: CAC T-24/2-511.[c])
- Public telephones (Ref: CAC T-24/2-511.[d])

3.10.4 AUTOMATIC FIRE SPRINKLER PROTECTION

3.10.4.1 (Ref: UBC 3802.[c] 3.)

Automatic fire sprinkler system protection throughout.

3.10.4.2 Minimum Design Criteria (Ref: UBC Std. 38-1, NFPA 13, Fig. 2-2.1[b])

- Assembly/Public Areas: Light Hazard, .10/1500 s.f.; 225 s.f./head (maximum)
- Other areas: Ordinary Hazard/Group 1, .16/1500 s.f.; 130 s.f./head (maximum)

3.10.4.3 (Ref: UBC Std. 38-1, NFPA 13, 3-3.1)

Maximum floor area per system: 52,000 s.f.

3.10.4.4 Minimum Available Water Supply per System (Ref: UBC, Std. 38-1, 38.102 Item 15, NFPA 13, Table 2-2.1[b])

- Light Hazard: 400 gpm/30 minutes
- Ordinary Hazard: 650 gpm/60 minutes

3.10.4.5 (Ref: UFC 10.309)

Supervised waterflow alarm system.

3.10.4.6 (Ref: UBC Std. 38-1, NFPA 13, 3-14.2.3)

Control valve supervision.

3.10.4.7 (Ref: UBC Std. 38-1, NFPA 13, 2-7.1)

Fire department connection(s).

3.10.5 FIRE ALARM

3.10.5.1 (Ref. UMC 1009)

Automatic shut-off for 2000 cfm air supply.

3.10.5.2 (Ref: UBC 3803)

Sprinkler system waterflow alarm and supervision.

3.10.5.3

Fire alarm system (at discretion of Fire Department).

3.10.5.4 (Ref: CAC T-24/2-7204)

Visual warning devices for the hearing-impaired.

3.10.6 FLAME AND SMOKE SPREAD

3.10.6.1 Interior Wall and Ceiling Finish

- A. Enclosed vertical exitways, Class II (Ref: UBC Table 42-B)
- B. Exit corridors: Class III (Ref: UBC, Table 42-B)
- C. Rooms or areas: Class III (Ref: UBC Table 42-B)
- D. Napped/brushed finish fabrics: Class I (Ref: UBC 4204(b))
- E. Foam plastics:
 - Class II
 - Protected on room side of walls/ceiling by 15-minute thermal barrier (1/2-inch gypsum wallboard) (Ref: UBC 1712)

3.10.6.2 Decorative Materials (Ref: UFC 25.103)

- Flame-retardant treated

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3.10.7 COMPARTMENTATION

3.10.7.1 (Ref: UBC Table 5-B, 1705[k])

- 3-hour occupancy separation between the B-1 truck dock and A-3 or A-2.1 occupancies.

3.10.7.2 (Ref: UBC Table 5-B)

- 1-hour occupancy separation between the B-2 (i.e., kitchen) and A2.1.

3.10.7.3 (Ref: UBC 503[a] exceptions)

- No separation for administration, clerical and similar uses less than 25% of the floor area.

3.10.7.4 (Ref: UBC 1705[c])

- Movable partitions require a fire resistive rating if they form a corridor.

3.11 HANDICAPPED REQUIREMENTS

All public spaces in the expanded Community Convention Center should be accessible to and convenient for handicapped persons, in compliance with City of Sacramento handicapped code requirements. Areas requiring particular attention in the design include:

3.11.1 PARKING AND ACCESS

Convenient access should be close to the entrance of the facility. Reserved parking, near the main entrance or in a convenient location in a parking structure, should be considered. (If planned in an underground garage, ceiling height should be sufficient to permit access by vans transporting the handicapped.)

3.11.2 ENTRANCES AND EXITS

Entrances and exits should be level. If stairs are required at these locations, there should also be ramps provided for persons in wheelchairs and other disabled visitors.

3.11.3 CONCOURSES

Same provisions as "Entrances and Exits."

3.11.4 VERTICAL CIRCULATION

There should be convenient elevators for each operational increment and to any level. The elevators should include lower push-button controls and safe door-closing features, so as to permit independent use by persons in wheelchairs or electric scooters.

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3.11.5 RESTROOMS

Each public restroom should have one oversized stall to accommodate persons in wheelchairs. The stall should include support bars. One sink, mirror and hand towel dispenser in each restroom should be low enough to be conveniently used by persons in wheelchairs or electric scooters.

A two-person, unisex, handicapped restroom should be provided within the building's lobby area. This restroom is to be designed to accommodate a handicapped individual who requires help from another person. For more information, see H.C. Toilet Room under "Lobbies and Prefunction Areas."

At least one of the staff restrooms for each sex should have the same handicapped accommodations as the public restrooms.

3.11.6 TELEPHONES

At each set of public telephones, one should be at a height convenient for use by persons in wheelchairs or electric scooters.

3.11.7 DRINKING FOUNTAIN

There should be drinking fountains at various locations throughout the facility at a height convenient for use by persons in wheelchairs or electric scooters.

3.11.8 GRAPHICS

The graphics program should identify all areas which have handicapped facilities, through the use of the standard handicapped decal.

3.11.9 FIRST AID

The facilities of the First Aid room should be spaced to accommodate wheelchair patients.

3.12 GRAPHIC SYSTEMS

3.12.1 GENERAL

A key factor in the user comfort and operational functioning of the expanded Community Convention Center will be the informational and directional graphics program. It will be especially important in lobbies, concourses, and in exterior locations.

Graphics are of prime importance in developing an uncongested, orderly flow of persons and vehicles in and around the facility. An effective graphics program is also helpful in minimizing event labor costs (if effectively designed, the numbers of ushers and directors can be substantially reduced).

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3.12.2 LOCATION AND APPEARANCE

Graphics should be located at selected control points throughout the facility, both interior and exterior. Since lobbies and concourses are often full of patrons, it is important that identifying and directional graphics should be placed high enough to be seen at all times from reasonable distances in each direction.

Appearance should be standardized throughout and color-coordinated with the overall facility. Graphics should be large and easily read at reasonable distances. They should provide directions to key locations and provide identification of all rooms and spaces used by the public.

3.12.3 EXTERIOR

At all entrances there should be an attractive identification of the facility's name. To facilitate crowd separation, there should be both fixed and changeable identification of different entrances and ticket offices. A large, state-of-the-art, electronic message board near the main entrance to welcome visitors and announce coming events should be considered.

3.12.4 INTERIOR

- a. Directional Signage: Throughout the facility, graphics should provide convenient directions to major areas such as the Lobbies, Concourses, Exhibition Halls, Meeting Rooms, Ballroom, Administration Offices, etc. If there is more than one level, the location of escalators and elevators should also be identified.

Along concourses, directions should be provided to restrooms, telephones and areas such as Meeting Rooms, First Aid, Security, etc.

- b. Directional Signage: Outside every area used by the public, there should be graphics identifying the name of the area. This shall include each unit of the Exhibit Hall, Meeting Rooms, and all other public spaces and services.
- c. Building Directory/Diagram: Building directories shall be comprised of graphic diagrams and fixed and changeable directories which indicate activities in all public areas within the Community Convention Center as well as the events taking place.
- d. Door Identification: Lettering shall be applied to doors where required to name a specific function, use or title. Typically, this type of sign will identify administrative, maintenance, security offices and building operational functions.

3.12.5 EXITING

To facilitate exit flow, there should be directional signs to the exterior, parking and the various transportation services available at or near exits. Exit signage should be oversized and mounted high in Exhibition spaces to allow visibility over display booths.

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3.12.6 EXHIBITION SPACES

Within these areas, graphics should identify concession areas, restroom, telephones and accesses to the Lobby, Concourses and Meeting Rooms, as appropriate.

3.13 WASTE DISPOSAL REQUIREMENTS

3.13.1 GENERAL

The Community Convention Center will generate a considerable amount of debris and garbage. Waste from food service operations and a considerable amount of exhibitor trash must be removed, often on a daily basis.

To maximize revenue producing event days, the facility must have the ability to clean and convert spaces virtually on an overnight basis, even when operating at peak capacity. The facility will often have an event moving in while waste disposal operations from the last event are still underway.

This flexibility requires not only an efficiently organized and well trained staff, but also a well designed waste disposal system.

3.13.2 CONTAINERS

Trash compactors and containers should be of large capacity and located at the Loading Dock area. They should be so located that cleaning personnel can make quick and easy dumps and filled containers can be quickly removed.

The waste disposal system design should also consider the type of containers and means of transporting debris from various parts of the facility to the compactor.

3.13.3 FREIGHT ELEVATORS

The elevators must be large enough to efficiently handle equipment carrying debris.

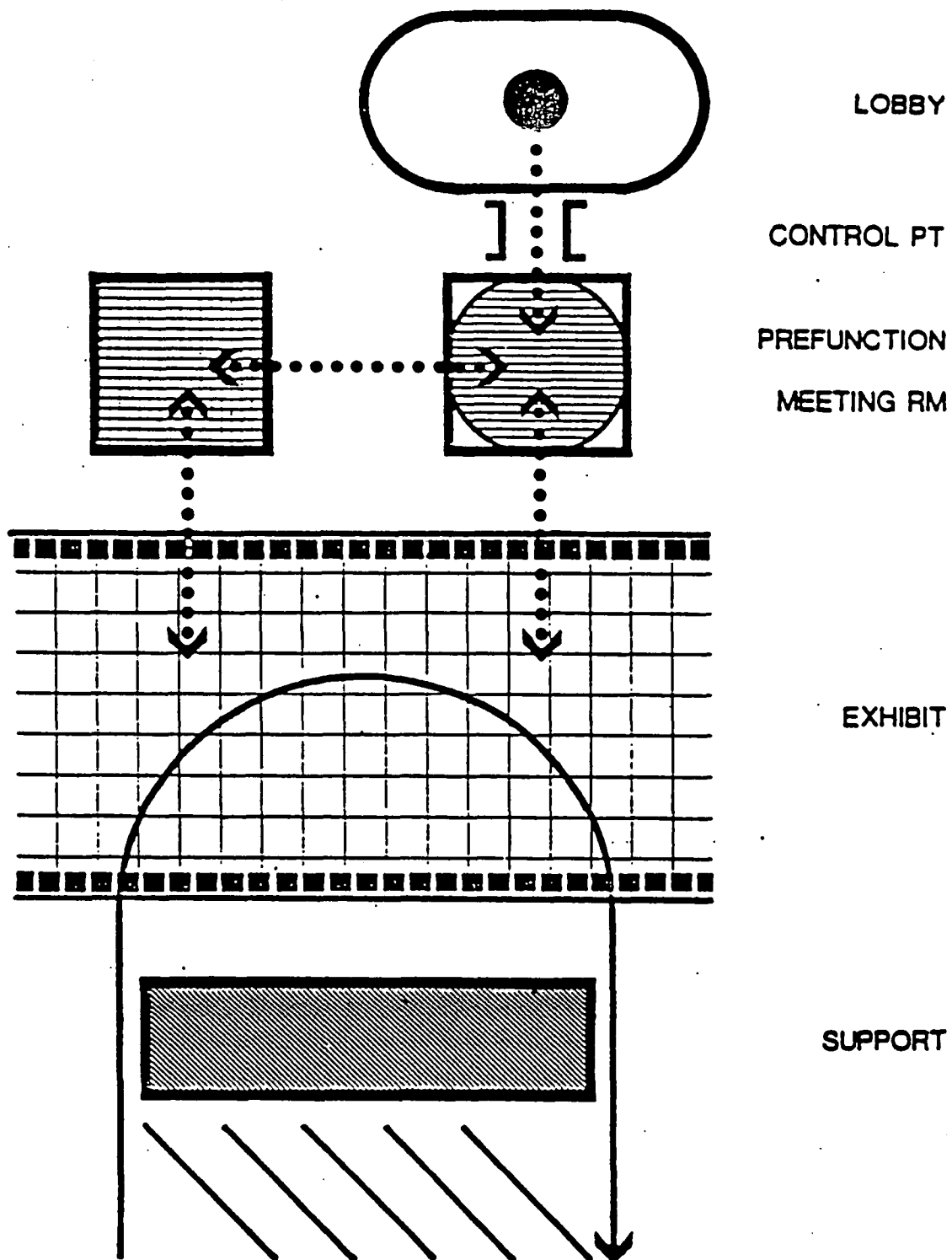
3.13.4 SANITATION

Maintenance of high sanitary standards in waste disposal will be a prime requirement. Garbage and debris should be moved and stored in closed containers. Hot water hose-down utilities and drains should be provided at compactors and trash-holding areas.

3.13.5 FOOD SERVICE

Special consideration should be given to the requirements of the large scale food service operation. All required health codes must be closely adhered to at all times. There must be efficient means of waste disposal during preparation periods, during major food service periods, and after events.

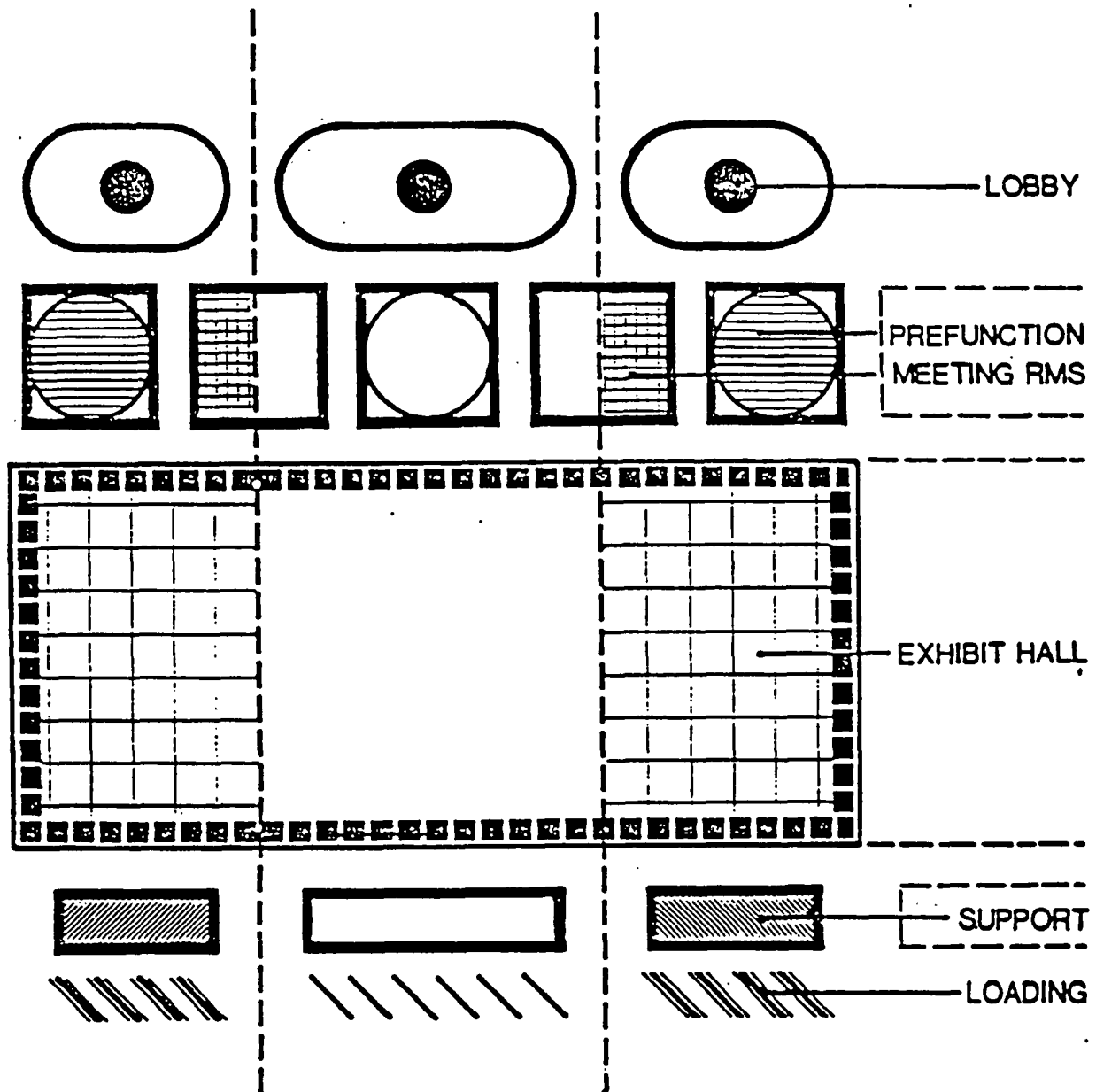
Food service waste disposal areas and access should not conflict with show move-in/move-out access requirements. These functions should remain separated.



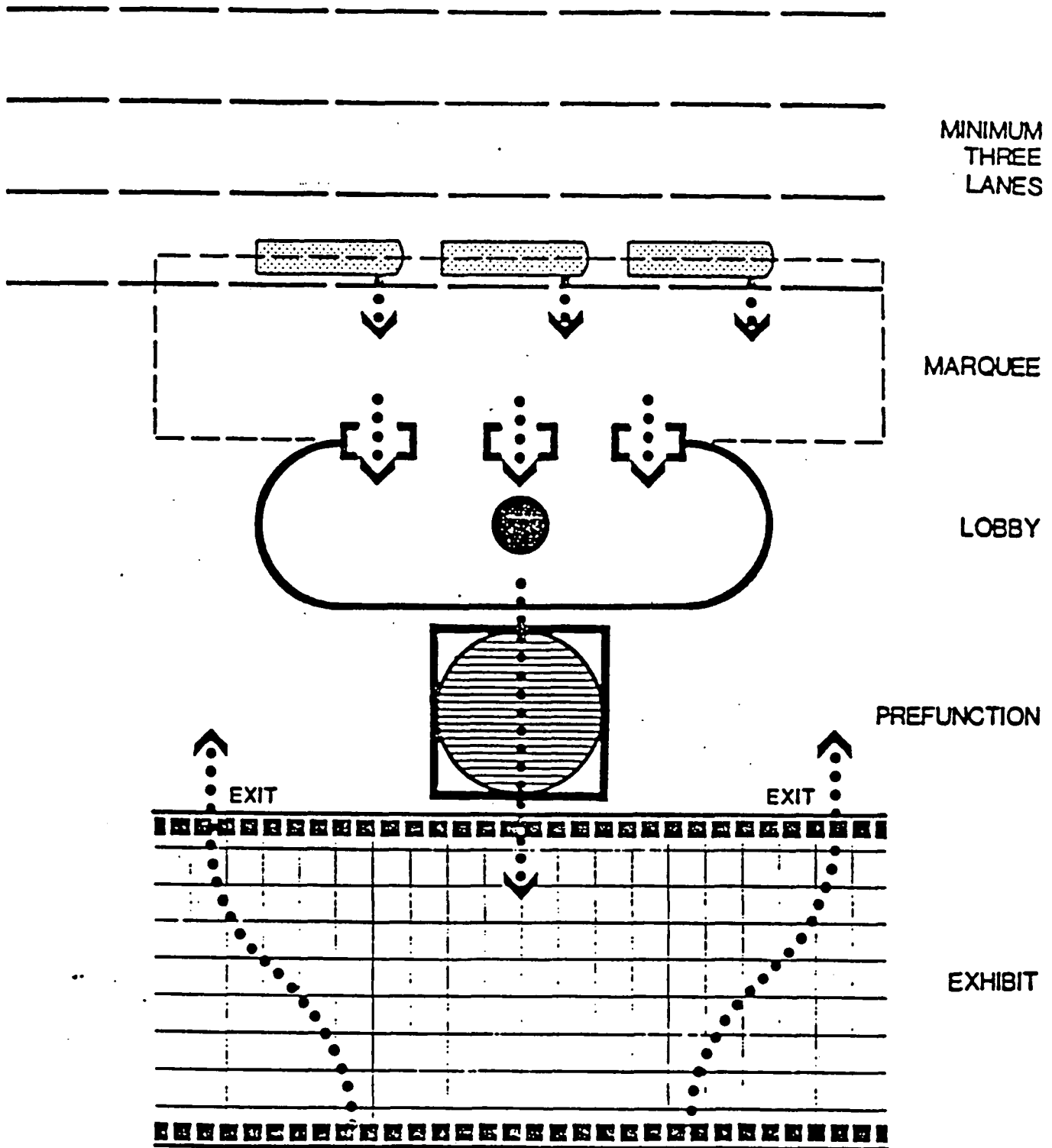
IDEAL PLAN DIAGRAM/SINGLE EVENT

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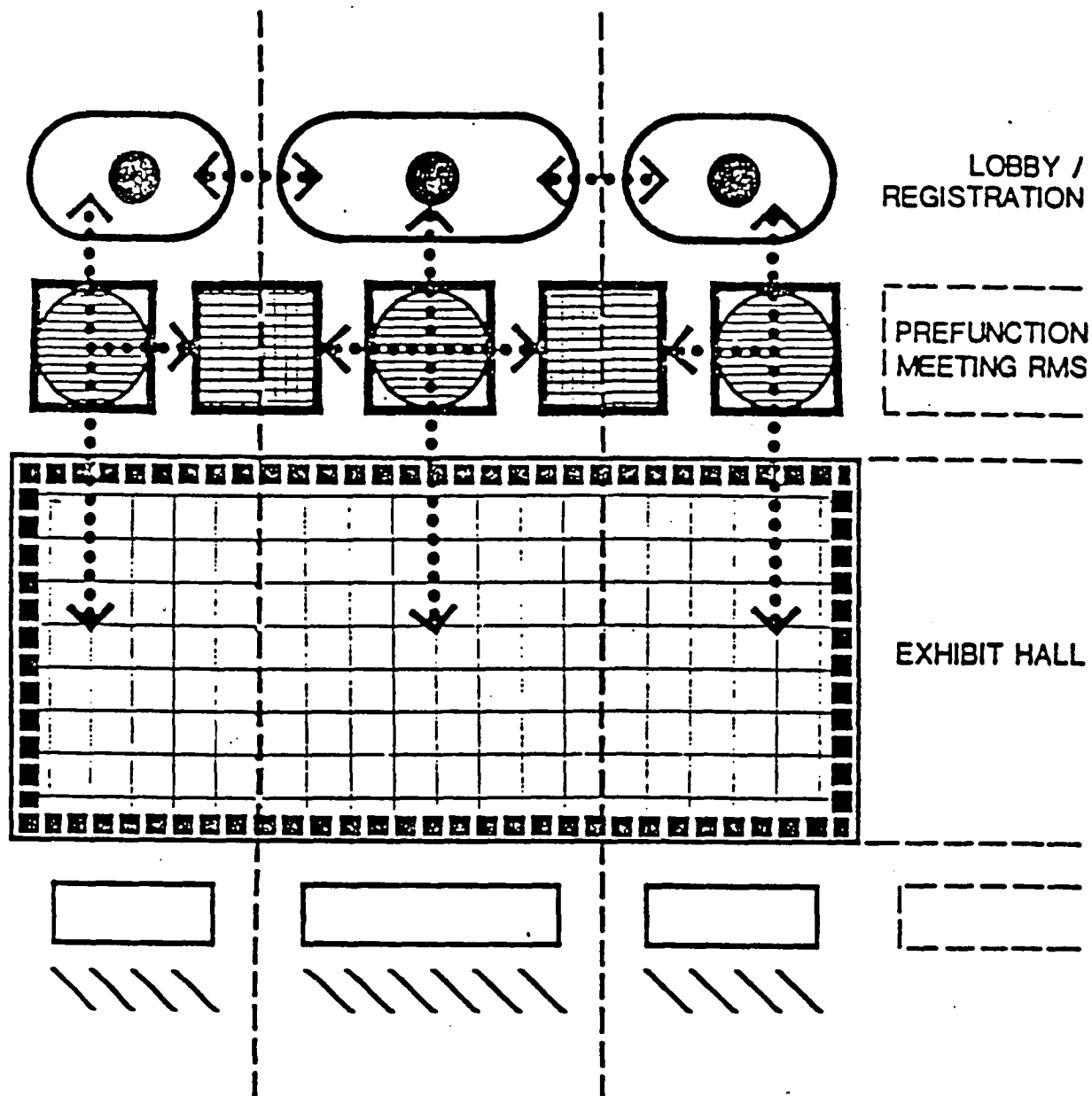
IDEAL PLAN DIAGRAM/CONCURRENT EVENTS

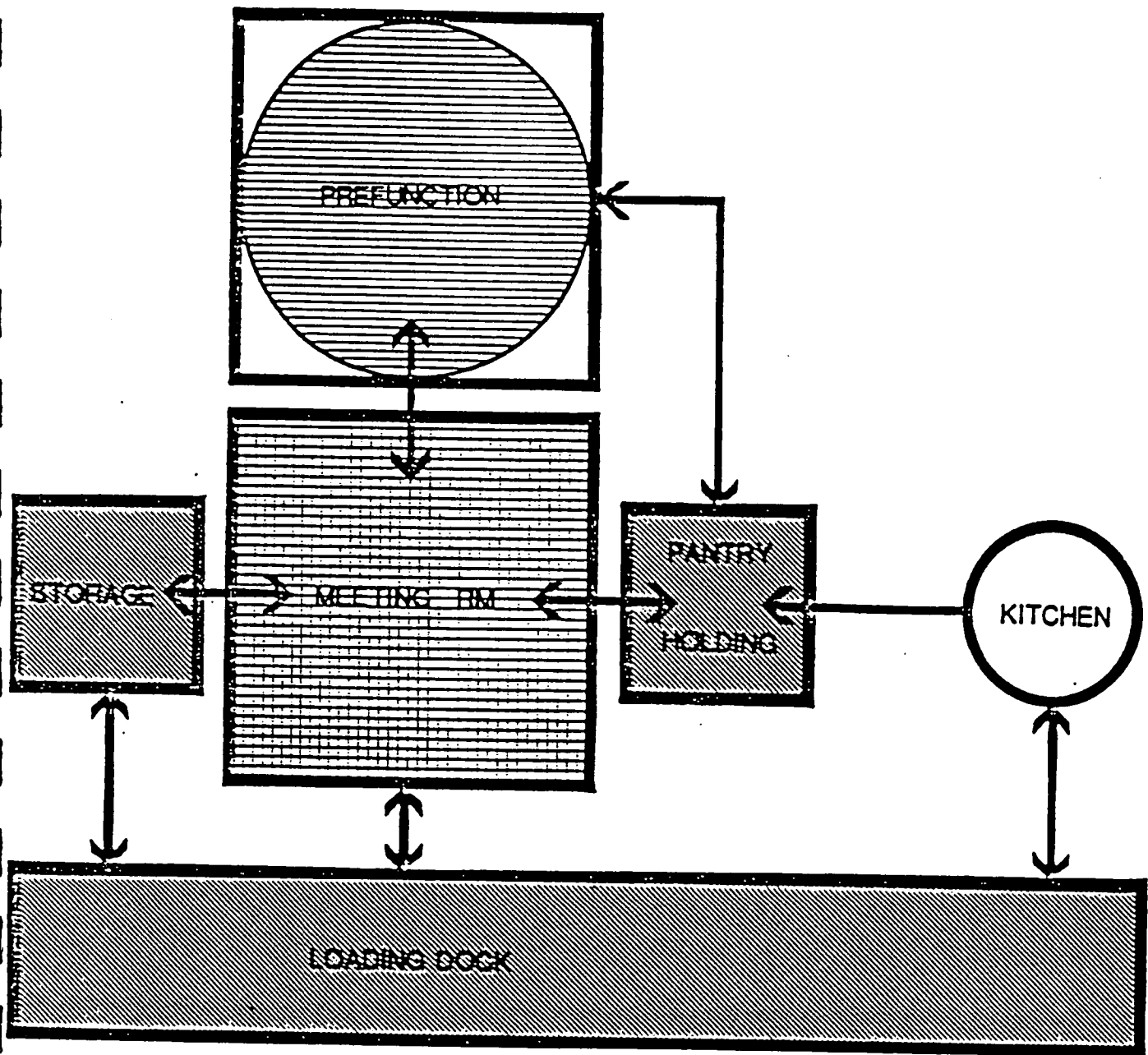


LOBBY CIRCULATION

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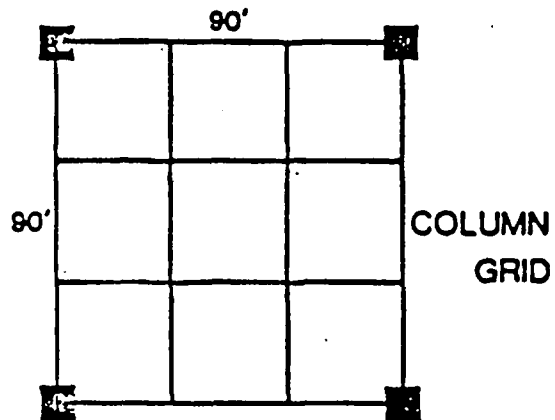
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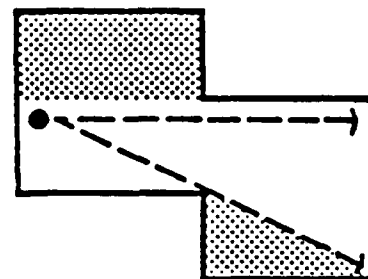
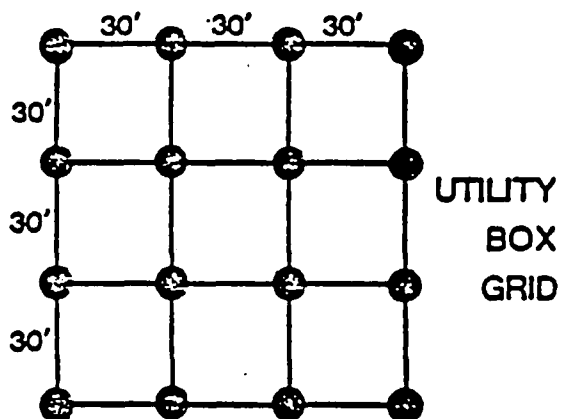
Part III: Systems Design Criteria and Requirements

November, 1989

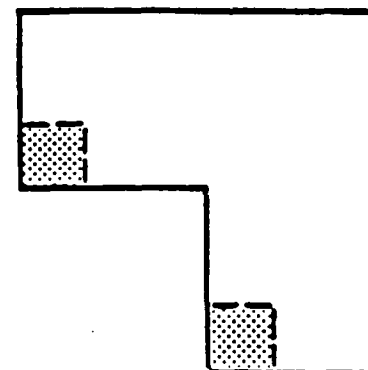
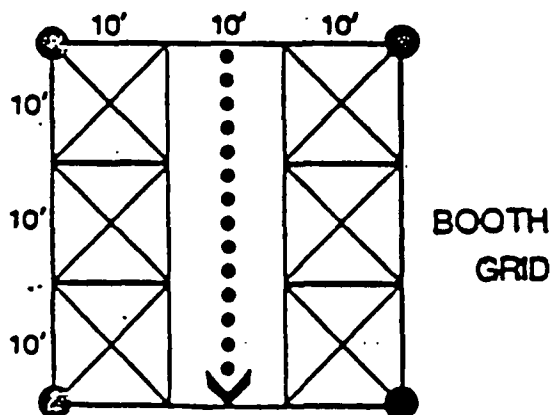
VITIELLO/LMN



IDEAL
FORM



BLIND
CORNER

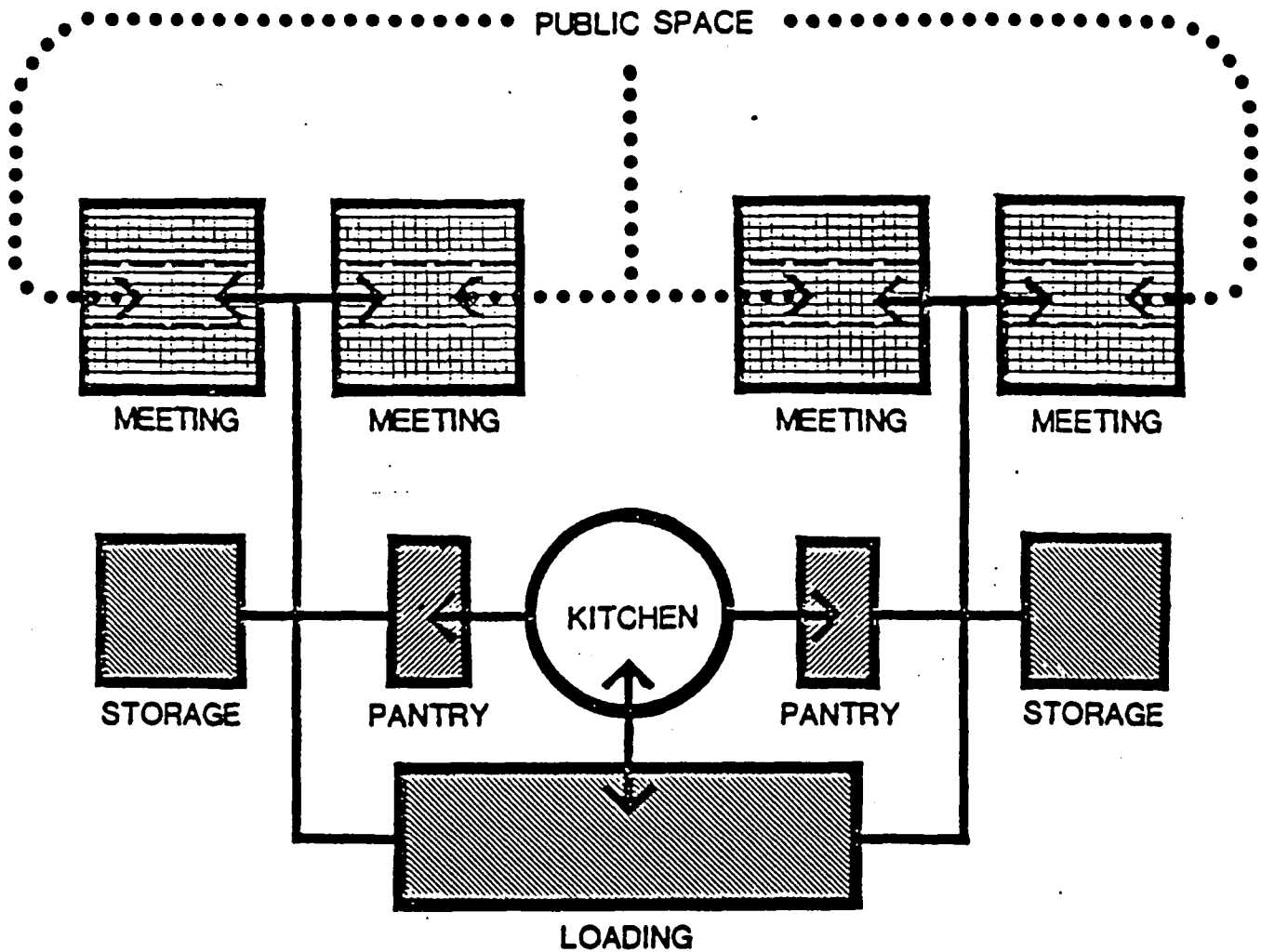


POOR
CORNERS

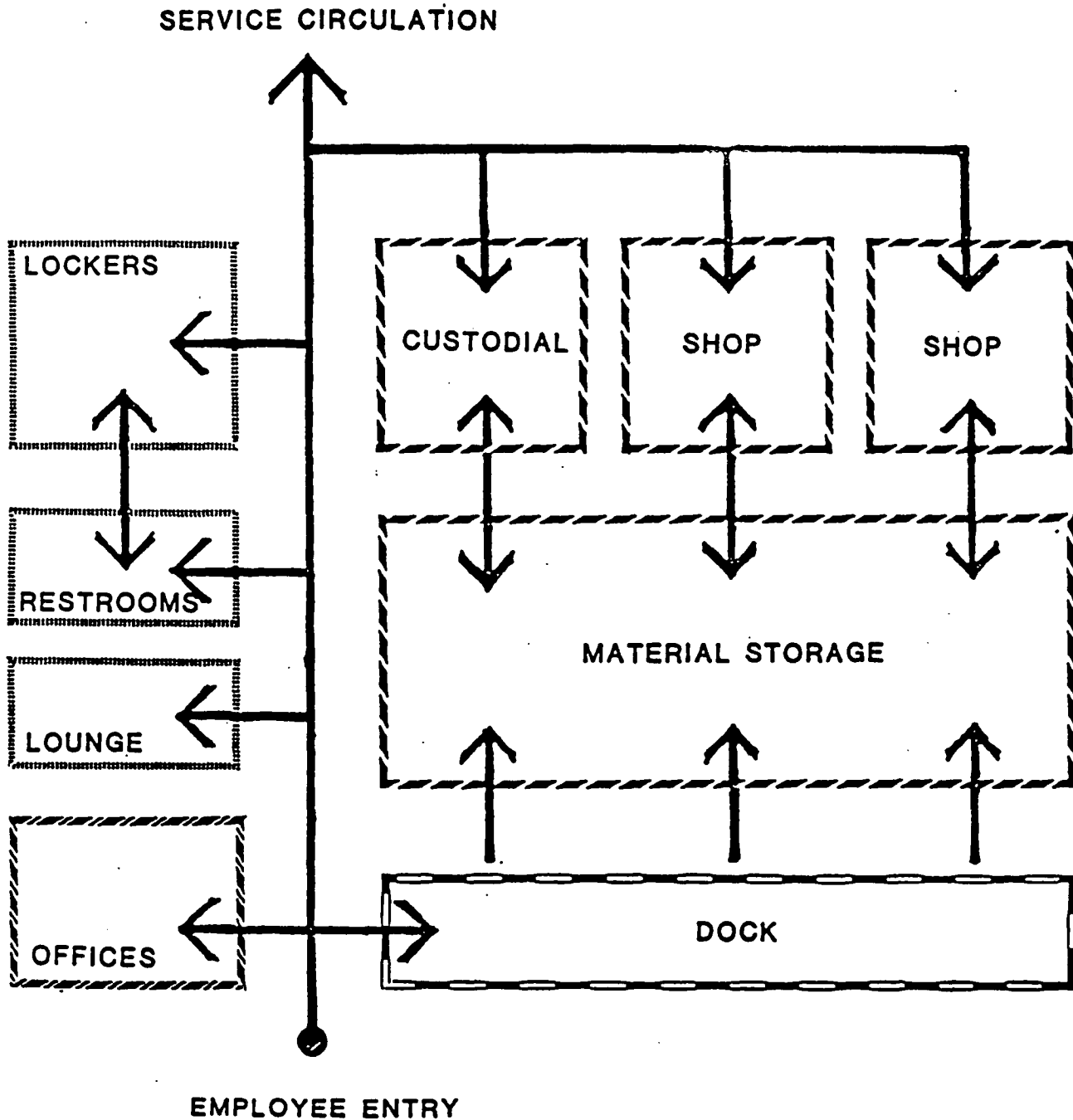
PLAN GRID ORGANIZATIONS/ROOM ORGANIZATIONS

SACRAMENTO COMMUNITY CONVENTION CENTER
Phase III: Program
Part III: Systems Design Criteria and Requirements
November, 1989

VITIELLO/LMN



FOOD SERVICE



BUILDING OPERATIONS/MAINTENANCE

