



GENERAL SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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April 23, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CITY HALL EXPANSION PROJECT (PN: BB81) – UPDATE AND NAMING OF THE PLAZA

LOCATION AND COUNCIL DISTRICT: 915 I Street - Council District 1. (See location map – Attachment A).

RECOMMENDATION:

This report recommends that the City Council adopt the attached resolution naming the area between the historic and the new City Hall buildings as Sa'Cumn'e Plaza.

CONTACT PERSONS: **Bob Williamson, Supervising Architect, 808-8430**
E.C. Looi, Senior Engineer, 808-5533

FOR COUNCIL MEETING OF: May 4, 2004

SUMMARY:

The purpose of this report is to provide the City Council with:

- Update report on the construction progress;
- Update report on the final archaeological mitigation efforts; and
- Naming recommendation for the area between the two buildings as Sa'Cumn'e Plaza.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND:

This report is part of staff's progress updates on the City Hall project. The previous progress update was presented on January 13, 2004.

Construction Progress

Construction is approximately 50% complete. Construction is currently progressing **ON SCHEDULE** to meet the anticipated substantial completion date of April 29, 2005. Tenant occupancy is anticipated to be complete in summer, 2005.

Significant construction progress has been achieved since the last report.

New City Hall Building

Two major construction milestones were achieved since the January 13 report. On February 3, 2004 all the concrete floor decks were poured for the new 200,000 Gross Square Feet (GSF) 5-story City Hall Administration Building. All major mechanical and electrical equipment were set at the penthouse level. On February 23, 2004, erection of the exterior cladding for the new building commenced. Current work in progress includes: completion of remaining architectural precast panels and curtain wall system; fire protection / mechanical / plumbing / electrical rough-in's; stud framing; interior partition drywall installation; elevators; masonry walls at basement; plaster wall screen enclosure for the penthouse mechanical; and electrical equipment.

Historical City Hall

The temporary construction scaffolding were removed at the main facade, west and east facades of the 90-year old historical landmark building in early January, 2004. This symbolized the substantial completion of the exterior restoration work for these three facades. Exterior restoration scope included: terra cotta; masonry; sheet metals; caulking and sealants; painting; new roofing; etc. With the completion of the seismic upgrade work, attention is now focused on fire protection / mechanical / plumbing / electrical rough-in's, stud framing, and interior partition drywall installation. Also in progress is the north façade restoration work.

Construction Progress Power Point Slides are included to depict progress made since January 2004. Staff will also present a "construction movie" at the council meeting.

Tenant Improvement Furnishings (T.I.)

City Council approved the T.I. Furnishings project budget and United Corporate Furnishings (City's Systems Furniture Vendor) contract on March 16, 2004. The T.I. Project Team is meeting with the tenants to confirm layout of workstations. A mock-up will also be installed at the Interim City Hall so tenants could visually walk in and around the typical open office workstation.

Completion of Archaeological Mitigation

On October 21, 2003, the City Council was preliminarily presented with information about the environmental mitigation impacts related to the Native American Cultural Resources discovered

at the City Hall site. Since the last council report date, the City's archaeologist, Tremaine Associates, has been busy documenting and cataloging the artifacts discovered.

The lab work is now essentially complete. A final archaeological report should be published in summer 2004. An Executive Summary (see Attachment B) and Archaeological Mitigation Power Point Presentation, represent a comprehensive written and visual report of the artifacts resulting from the archeology activities.

Because the discoveries at the City Hall site constitute unique insights into the prehistoric habitation of the Sacramento region in general, and the City of Sacramento specifically, both Native Americans and staff have discussed how this might be reflected and noted for future generations.

This report recommends that the City Council designate the area located between the historic and new City Hall buildings as Sa'Cumn'e Plaza (this means Big House in the Miwok language). This is not a new name for the area as the "Great flood of 1850 - View of Sacramento City" drawing denotes a small tent settlement that was known as Sa'cum.

This report also recommends that a historical plaque be located to describe the pre-historical significance of the City Hall site.

Current status of Taylor Supplementary Agreements – See table below.

Supplemental Work (new City Hall) for David S. Taylor Interests

Agreement	Description of Work	Amount	Days
Orig + Supplements 1-34	Current Approved total for new City Hall	\$52,417,445	74

Supplemental Work (Historic City Hall) for David S. Taylor Interests

Agreement	Description of Work	Amount	Days
Orig + Supplements 1-31	Current Approved total for historical City Hall	\$10,517,527	0

Total for both new + hisotrical City Hall		\$62,934,972	74
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FINANCIAL CONSIDERATIONS:

There are no additional financial considerations associated with this report.

City Council
City Hall Expansion Project (PN: BB81) - Update and Naming of Plaza
April 23, 2004

The current budget status as of April 22 of the City Hall Capital Improvement Projects is provided below:

Project Name	Budget	Obligated as of April 22, 2004	Budget Remaining
Civic Center Administration (PN: BB81)	\$ 59,549,125	\$ 55,390,077	\$ 4,159,048
Civic Center Administration APP (PN: BB82)	900,000	183,855	716,145
Civic Center – City Equipment (IT) (PN: BB83)	1,500,000	29	1,499,971
Civic Center – Project and Delay (PN: BB84)	2,600,000	186	2,599,814
Refurbish Neo-class City Hall (PN: CE86)	11,010,875	10,012,356	998,519
Historic City Hall – City Equipment (IT) (PN: CE87)	400,000	8,360	391,640
City Hall Interim Offices (PN: CF31)	3,197,699	3,145,275	52,424
PW Directors Office Relocate (PN: CF32)	70,966	70,966	0
Public Works Real Estate Relocation (PN: CF33)	31,335	31,335	0
Information Technology Department Remodel at the Waterfall Garage (PN: CF34)	600,000	128,328	471,672
Youth Hostel Relocation (PN: CF46)	4,500,000	4,440,378	59,622
Tenant Improvements (PN: BB85)	3,100,000	1,814,527	1,285,473
Total	\$ 87,460,000	\$ 75,225,672	\$ 12,234,328

Cost Exposure / Risk

The City re-org has resulted in some tenant change requests that will have cost impacts. These impacts will be reported to the City Council in a future report.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Impact Report for the City Hall Project is complete. The Notice of Determination was filed with the County of Sacramento on September 21, 2001.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3 and with the City of Sacramento's Strategic Plan goal of promoting and supporting economic vitality.

ESBD CONSIDERATIONS:

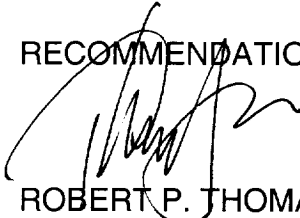
Construction services were procured in accordance with established City ESBD procedures. Plans and specifications for all subcontracts were sent to ESBE firms. Projected ESBE participation is 23%. Staff actively recruited available ESBE firms to participate in the bid process. The project was also announced on the Project Information Line and on the City's Internet site at www.cityofsacramento.org/bids. David S. Taylor Interests, Inc. is committed to meeting the City's ESBE goals through the project execution.

Respectfully submitted,




Gene Moore
Maintenance Services General Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



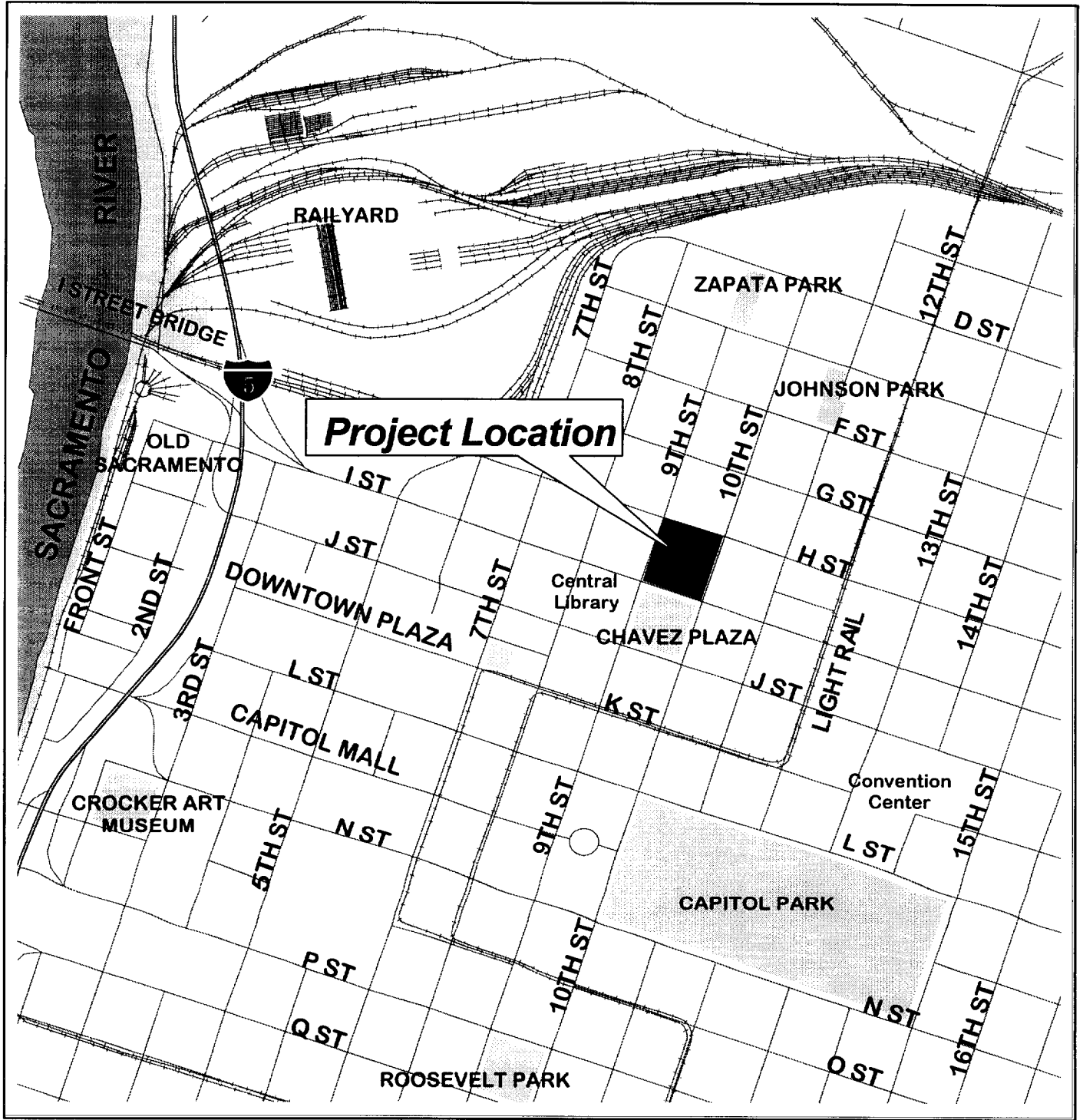
Thomas V. Lee
Deputy City Manager /
Interim General Services Director

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Location Map for

CITY HALL EXPANSION PROJECT (PN:BB81)



Map Contact: S. Tobin
Map Date: April, 2004

500 0 500 1000 Feet



Sacramento City Hall Project Progress Report
For October 2003 through March 2004

Prepared by Tremaine & Associates, Inc
April 13, 2004

The following report documents activities conducted since the Executive Summary prepared on September 30, 2003. As a recap of the earlier summary, Phase I, Initial Testing, was conducted in January and February of 2003. During this phase, historic artifacts, features, and foundations, were found dating from the mid-19th to mid-20th centuries (ca. 1850 to 1950). In addition, secondarily deposited prehistoric artifacts were identified, clearly in a disturbed context. These included two temporally-diagnostic projectile points dating to the late prehistoric period (ca. 1,200 to 600 years ago). Testing along the southern portion of the project and along the east edge were limited due to the Annex, Prom, and Richardson buildings which had not yet been demolished.

Phase II, Archaeological Monitoring began with the first construction activities. In late April, a deeply buried archaeological site was discovered in the southeast corner of the project area at a depth of about 12 feet below the sidewalk (where the demolished buildings had been located), prompting evaluation and data recovery of the deposit. Recovery was complicated by the presence of scattered human remains. Thus, a strategy was developed to recover human skeletal remains as effectively as possible, while being respectful of local Native American concerns. This entailed geophysical investigations, backhoe trenching, mechanical augering, and hand excavations. In total, 110 units were excavated, along with six backhoe trenches, amounting to 357 m³ of soil examined. This involved from 12 to 37 archaeological technicians per day, seven days a week, to minimize construction delays. It also involved up to five Native American monitors per day. This effort was essentially completed by mid-July 2003.

Site monitoring of construction activities was ongoing through the data recovery activities and beyond. At the time of the last report, laboratory work had just begun, with cultural materials being inventoried, washed, and grossly sorted for cataloguing. Site sediment samples have undergone "flotation" to recover any macrofloral remains.

Construction impacts to the project were estimated to be complete by the first week of October as per Hensel Phelps reported scheduling. However, construction impacts have been ongoing, necessitating continued monitoring and limited hand excavation for the last five months. Construction impacts have included excavations for grade beam footings and stair column footings beneath of old City Hall foundation, along with trenching for utilities (e.g., electrical, plumbing, & heating/cooling lines), as well as trenching outside the building on the west and east sides for various purposes. Findings during monitoring were a mix of both historic household artifacts associated with Euroamerican occupation fronting I Street, as well as prehistoric remains, including additional human remains.

Laboratory work involved a massive cataloguing effort. Collected materials, amounting to nearly 12,000 records, included the following items:

- 561 flaked stone tools
- 38,000 pieces of flaked stone debris
- 274 ground stone tools
- 213 bone tools
- 5,000+ faunal bone fragments
- 25,255 fire-affected rock and cobbles

We are currently conducting a catalogue review to resolve any inconsistencies and errors. In addition, we have tied all data to our GIS program to show findings either in plan view, profile, or 3D. This is important for visualizing where artifacts from the site were actually found in space (e.g., how deep, or where horizontally), and in relation to the paleolandscape (e.g., whether on the slope of the bar, in the “channel”, or under the cobble layer etc.). These observations will assist in selecting samples for more in-depth analysis, providing a context for interpretation.

Special analyses are in progress. To date, samples of the lithic collection, including projectile points, crescents, cores, choppers, flakes, etc. have been sent off for study. A portion of the obsidian artifacts has been submitted for both dating and sourcing analyses (through hydration measurement & x-ray fluorescence). Some basalt samples have also been submitted for sourcing. Three charcoal samples were submitted for radiocarbon dating. Two of the samples were from above human remains, at a depth of about 3.3 meters (~11 feet) below the sidewalk and dated to 6,700 years before present. The third sample was associated with a crescent at about 3.7 meters (~12 feet) below the sidewalk. It was found to date to 5,840 years before present. The crescent expert for the state, Dr. Gerrit Fenenga, has examined the crescents, and believes they are date from 7,500 and 8,500 years ago. Additional radiocarbon samples are currently being selected from deeper contexts (up to 8.5 meters/28 feet below sidewalk). Older dates are thus anticipated.

Following analysis and interpretation, a final report will be produced. This draft of the report should be completed in July of 2004. In addition, plans are in the works for producing an exhibit for public viewing. This will include casts of selected artifacts, graphics, and perhaps an animated “fly-through” of the site.

SUMMARY TABLE OF INVESTIGATIVE PHASES FOR SACRAMENTO CITY HALL PROJECT

Phase	Tasks	Activities	Begin	End	Findings
I	Initial Testing	- geophysics (EM) - trenching & hand excavation	1/20/03	3/13/03	historic artifacts, features, and foundations, were found dating from the mid-19 th to mid-20 th centuries (ca. 1850 to 1950); secondarily deposited prehistoric artifacts, clearly in a disturbed context, including two temporally-diagnostic projectile points dating to the late prehistoric period (ca. 1,200 to 600 years ago)
	Initial Monitoring	monitoring of basement mass excavation	4/2/03	4/29/03	deeply buried prehistoric deposit encountered at ~12 feet below sidewalk, in southeast corner of project; human skeletal remains in spoils... eventually determined to extend to 28 feet deep
II	Data Recovery	- hand excavation - backhoe trenching - hand augering - geophysics (GPR & resistivity)	5/1/03	7/10/03	burials and disarticulated human remains distributed btwn 9-15 feet below sidewalk; cultural cobble layer encountered at approximately 8 to 10.5 feet below sidewalk; cultural artifacts found to depth of 19 feet on sandbar & 28 feet below sidewalk at foot of sandbar (channel bottom?)
	Monitoring during Mass Excavation for Basement	monitoring at City Hall & Granite Park	7/7/03	12/7/03	additional cultural materials were found during mass excavation, and excavation for pile caps & footings...
	Monitoring Construction impacts inside old City Hall Bldg etc.	grade beam & stair column footings, utility trenching; also exc. Units 91,92	9/22/03	ongoing	two historic features encountered, along with many historic artifacts Prehistoric materials were also observed. Human remains recovered in Trench
	Bulk Lab Processing	- initial inventory - washing - sorting - cataloguing (12,000 records)	12/8/03	2/13/04	<ul style="list-style-type: none"> • 561 flaked stone tools • 38,000 pieces of flaked stone debris • 274 ground stone tools • 213 bone tools • 5,000+ faunal bone fragments • 25,255 fire-affected rock and cobbles
	Special Analyses	- C14 dates - Obsidian Hydration - XRF Sourcing - Flaked Stone - Ground/Battered St. - Modified Bone - Faunal (Dietary) - Macrofloral - Human Osteology - Geomorphology	3/1/04	ongoing	3 dates so far... 5,870 to 6,700 years old for shallowest portion of site (12 feet below sidewalk) samples submitted samples submitted samples submitted samples submitted samples submitted (fish bone primarily sucker, minnow, & salmon) samples submitted initial inventory completed report completed
	Report Preparation			ongoing	under way

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

CITY HALL EXPANSION PROJECT (PN: BB81) – APPROVE NAMING OF THE PLAZA

Whereas, the archeological discoveries at the City Hall site have confirmed that the area occupied by the historic and new City Hall buildings was inhabited by Native Americans;

Whereas, the artifacts recovered from this site are of significant historical importance and dating of these discoveries indicates that the City Hall site has been a center of cultural activities for the region for over 8,000 years;

Whereas, it is appropriate to honor the cultural significance of this site; and,

Whereas, “Sa’Cumn’e” means Big House in the Miwok language and this name or similar derivation has historically been used to refer to the area of Cesar Chavez Plaza - City Hall.

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

- The Plaza located between the historic and new City Hall buildings be named “**Sa’Cumn’e Plaza**” to honor the Native American cultural significance of the site.
- A plaque describing the significance of the site shall be located within this Plaza.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

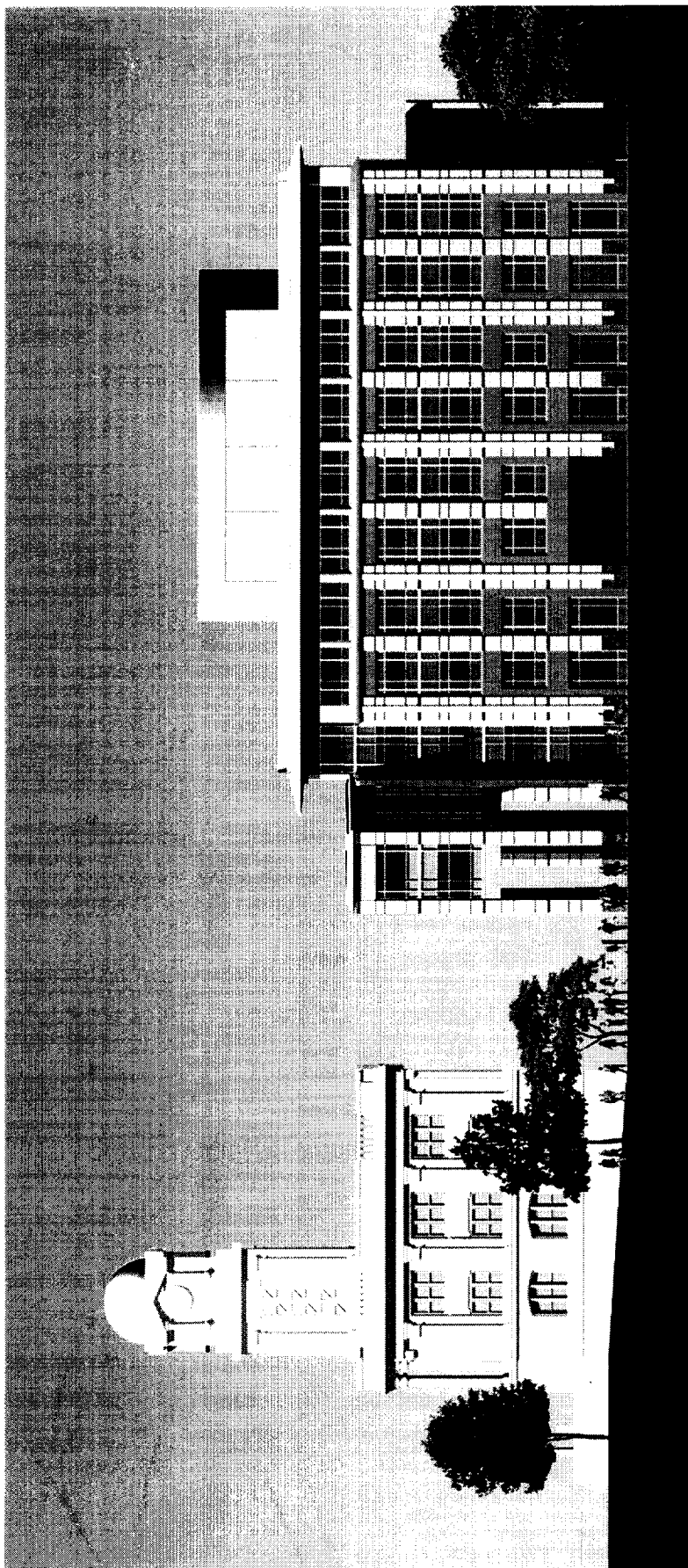
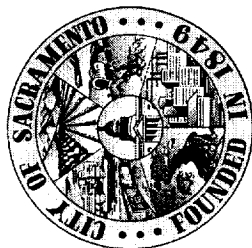
RESOLUTION NO: _____

DATE ADOPTED: _____

CITY OF SACRAMENTO

Construction Progress Update

May 4, 2004



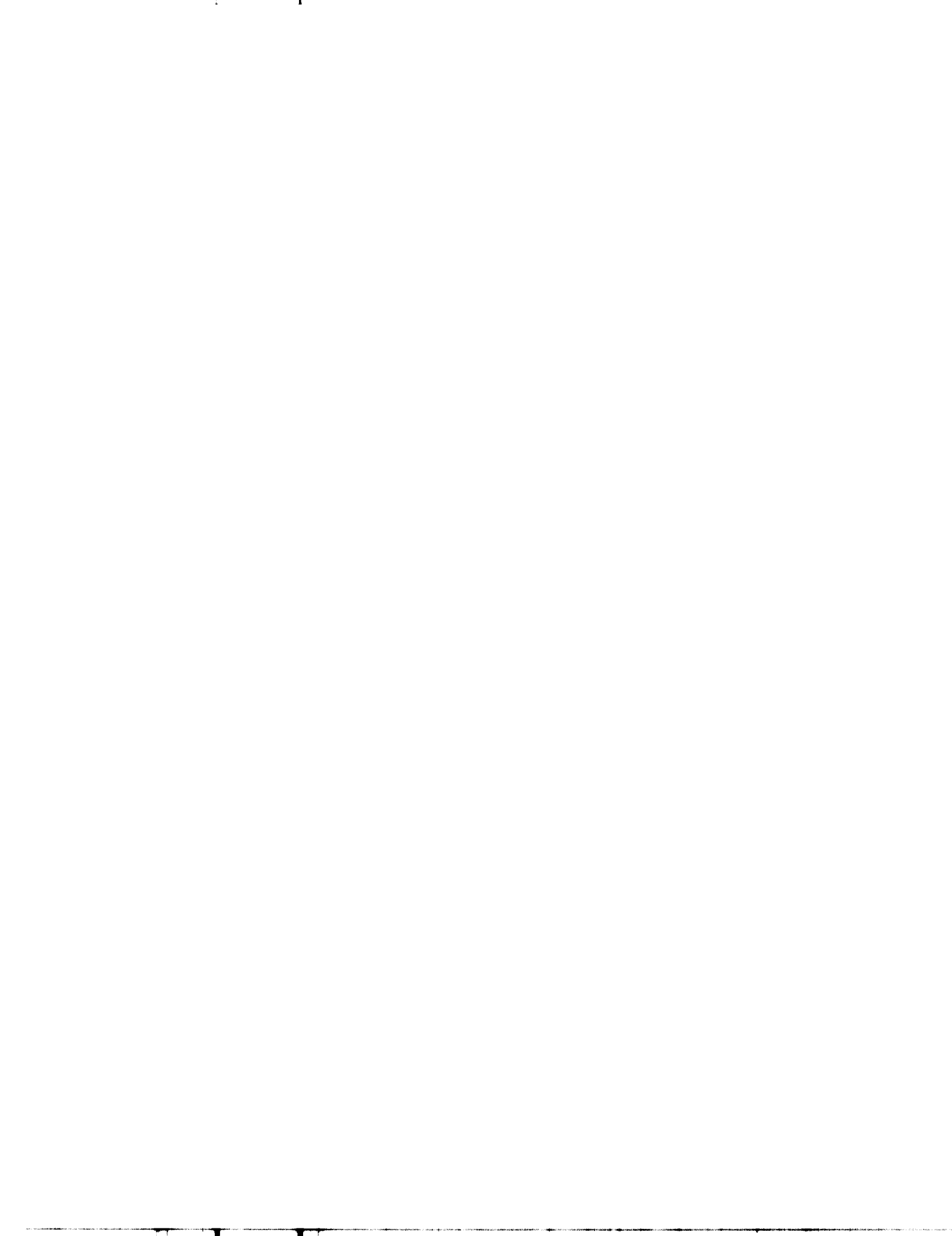






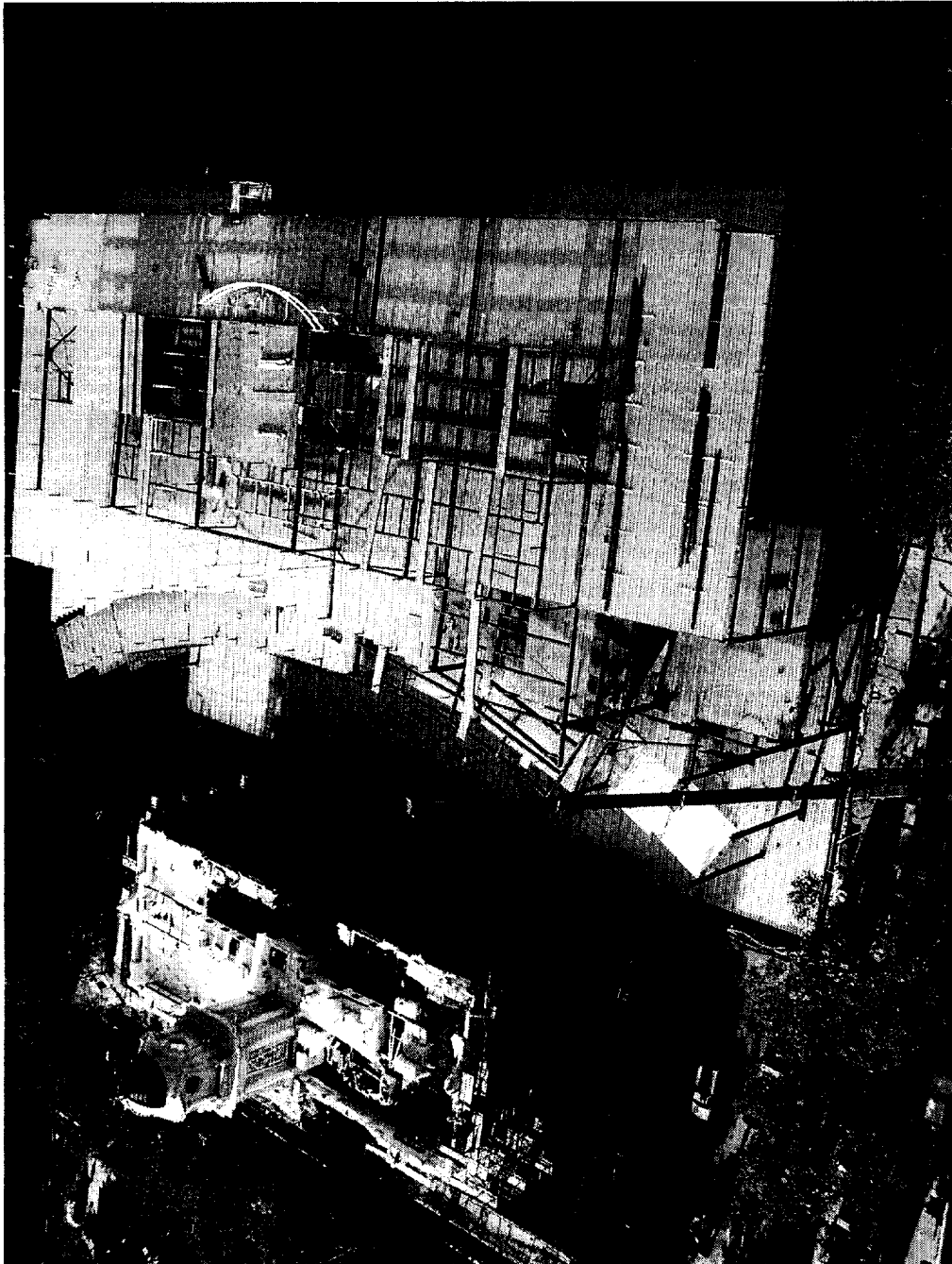






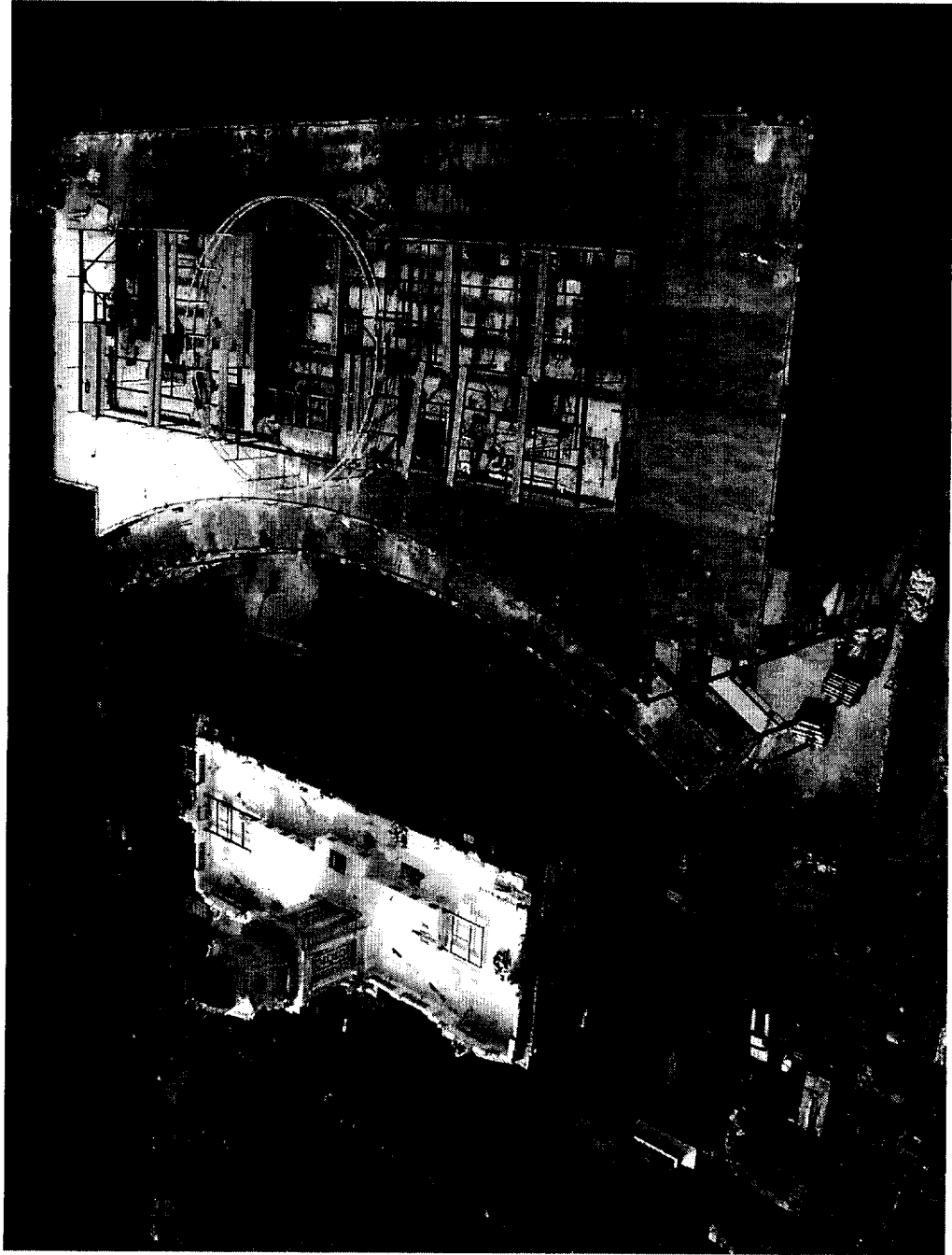
Steel Topped Out: November 26, 2003

800-451-7243
www.fox.com



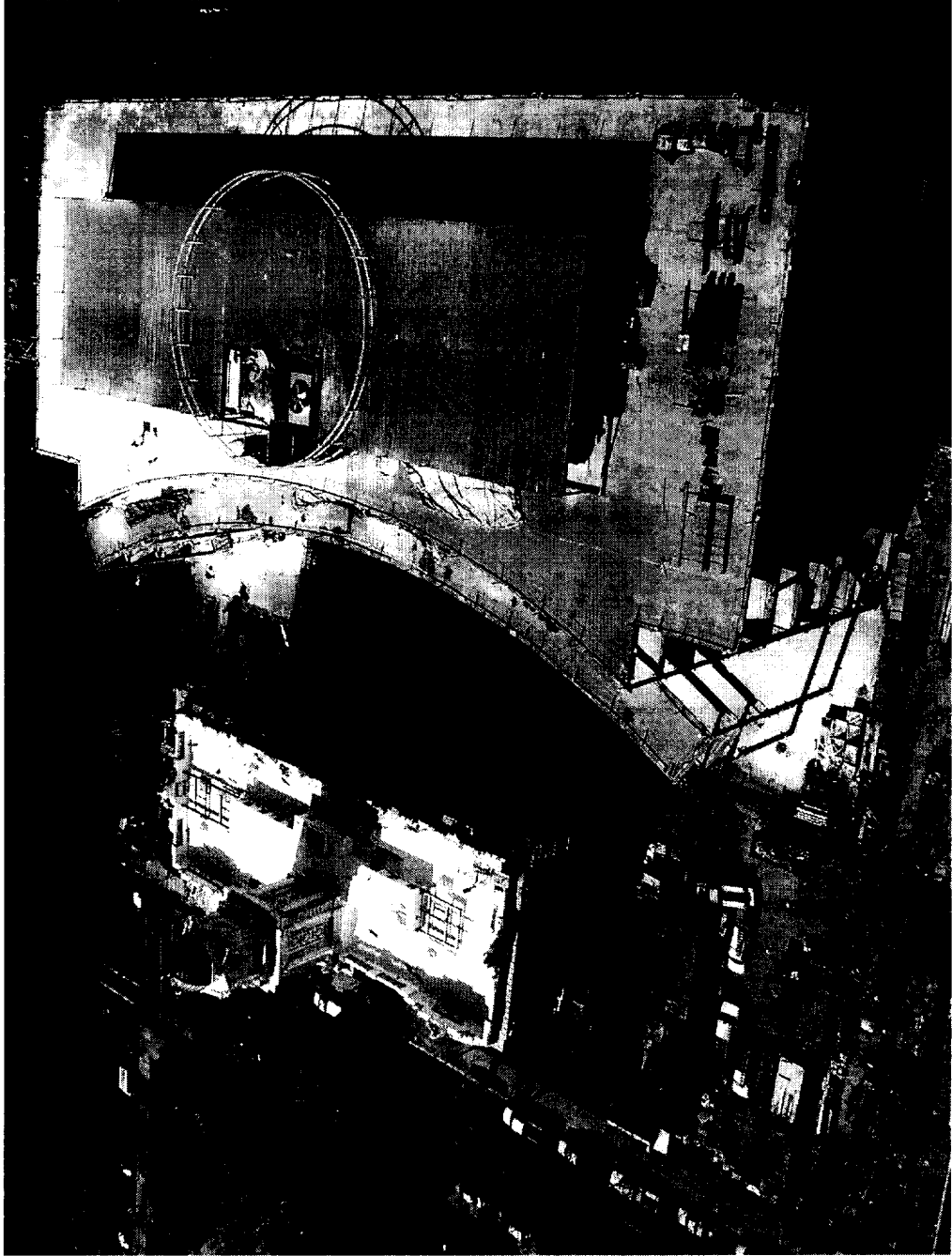
All Floor Slabs Poured: February 3, 2004

Construction
City of New York

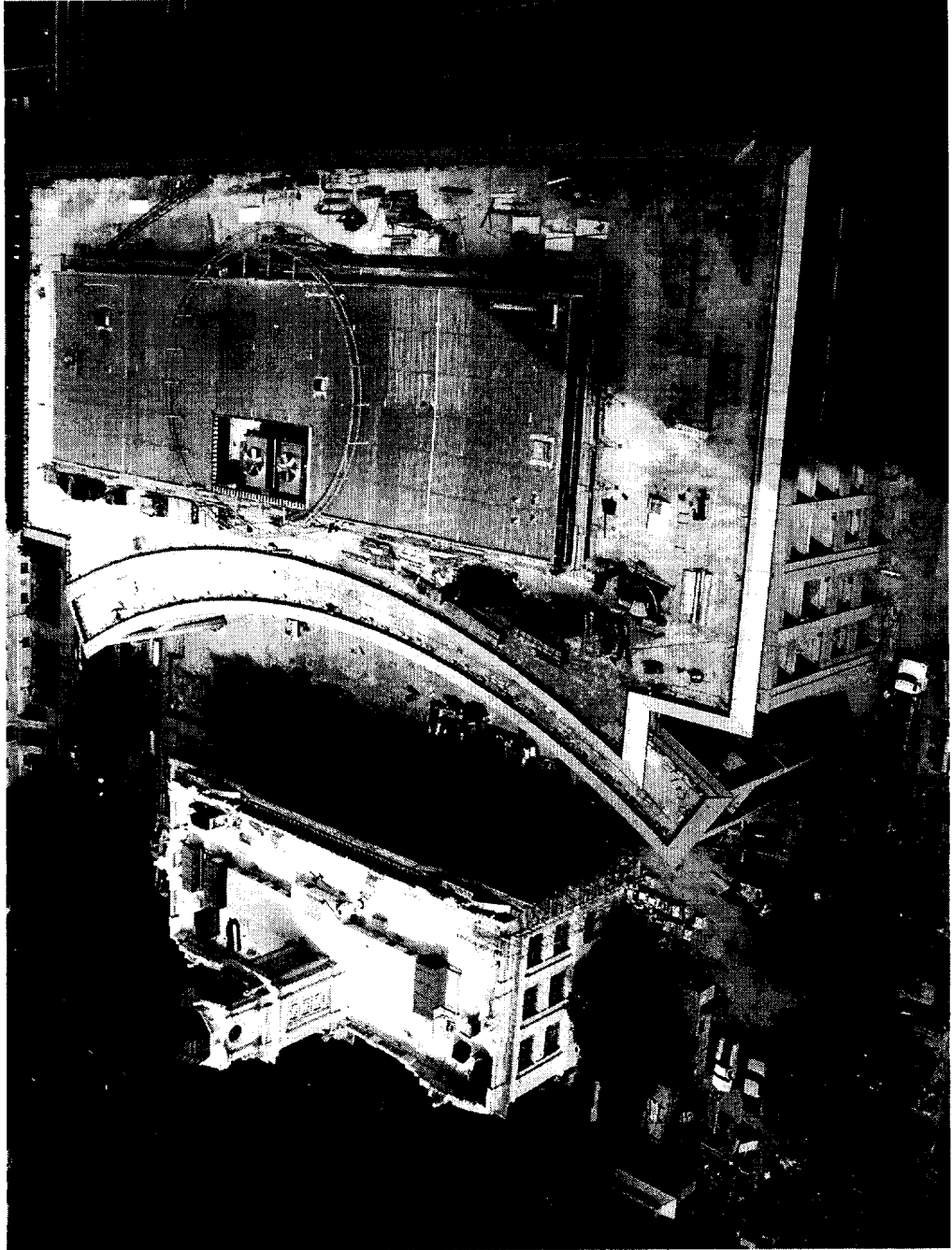


City of New York
City of New York

Start of Exterior Cladding: February 23, 2004



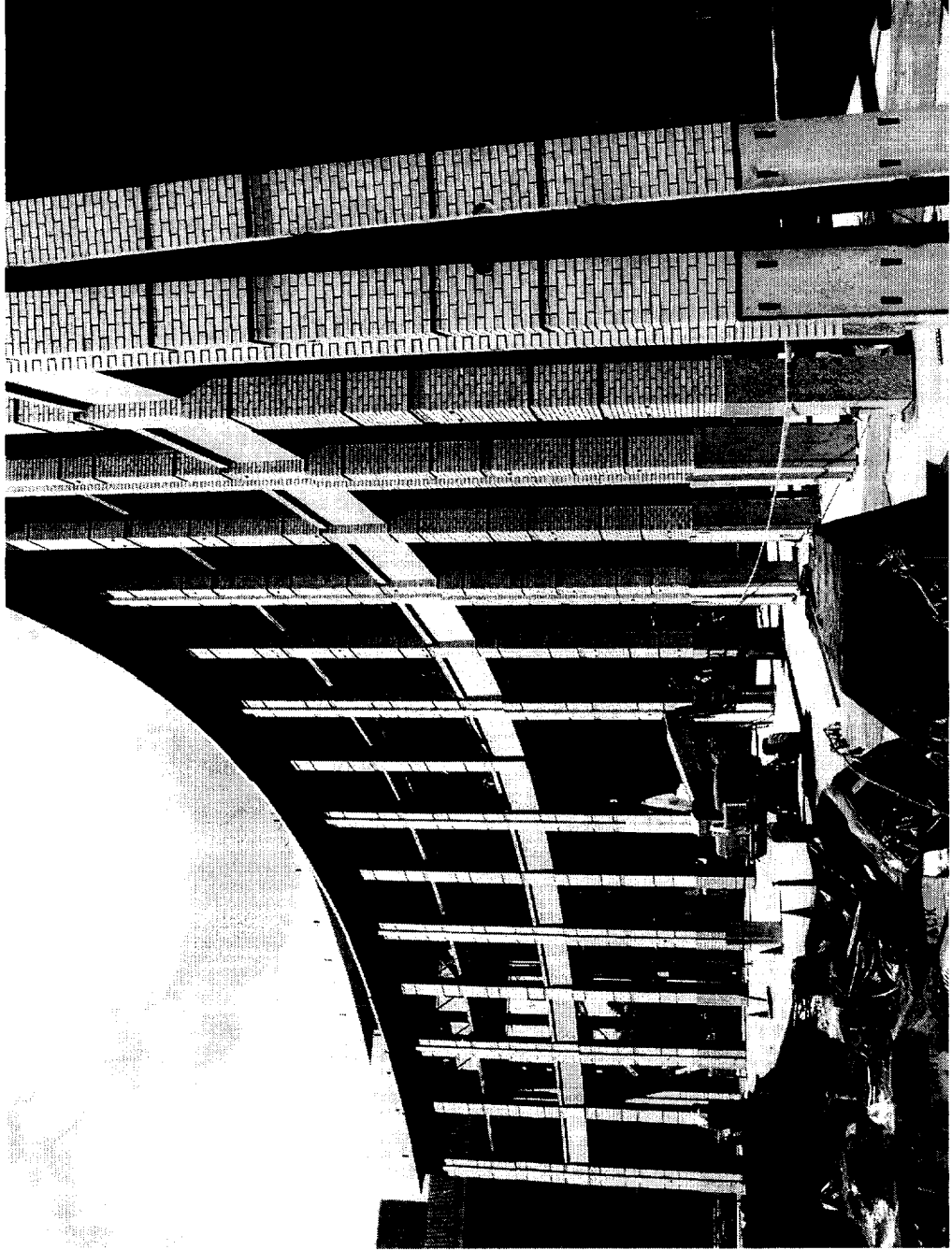
Progress: April 5, 2004



Progress: April 5, 2004

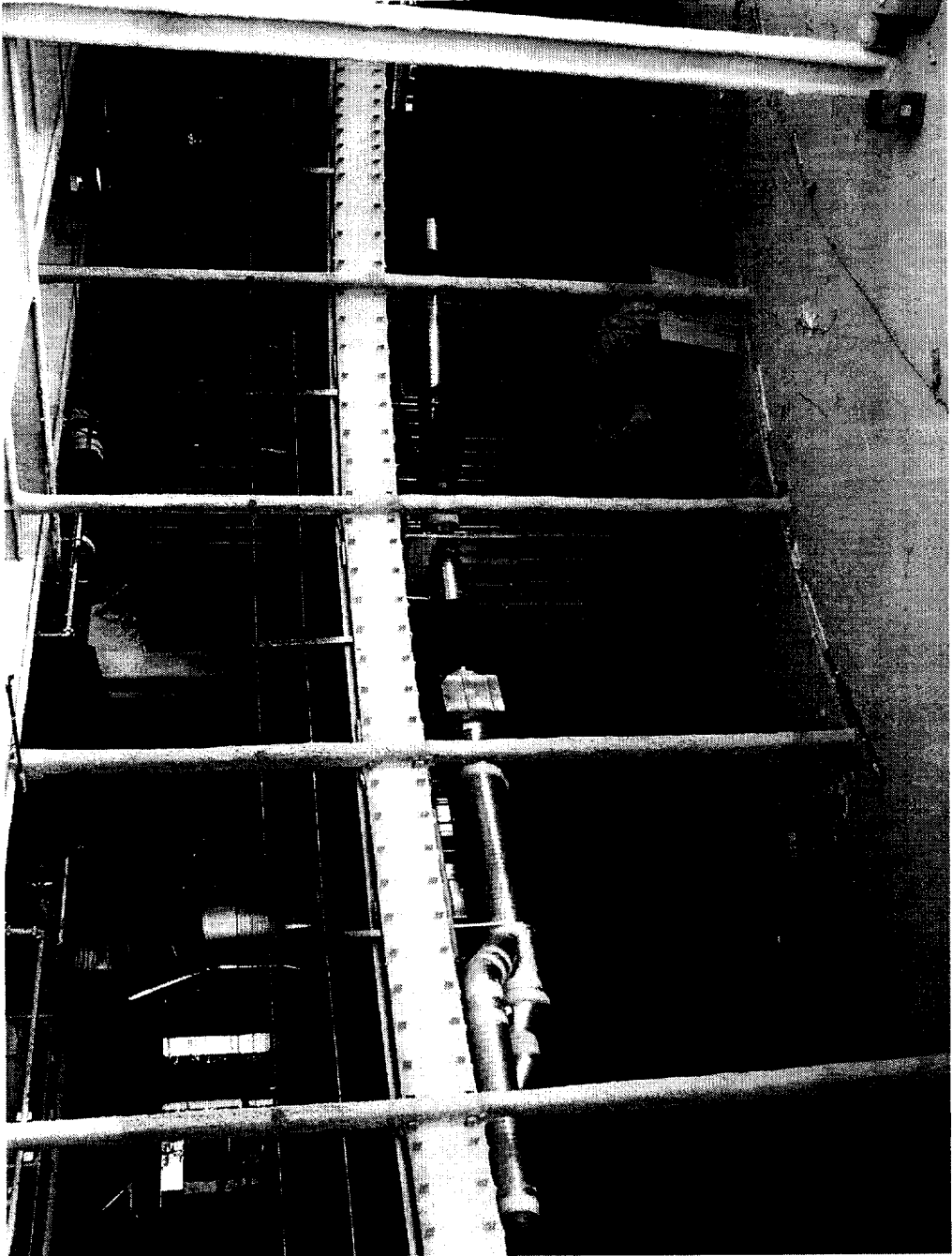
Progress: April 5, 2004

Progress: April 5, 2004



Progress: April 5, 2004

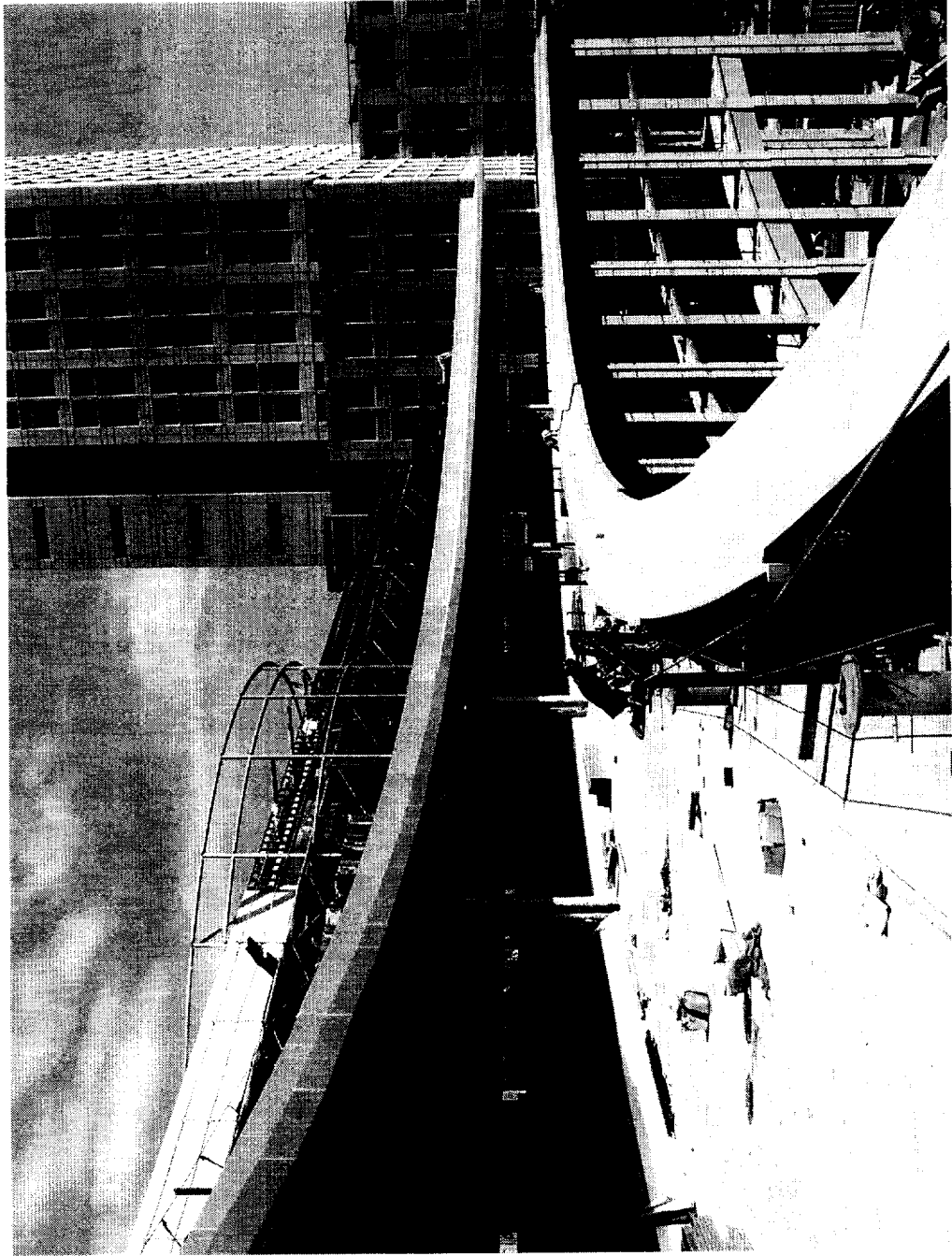
Progress: April 5, 2004



Progress: April 5, 2004



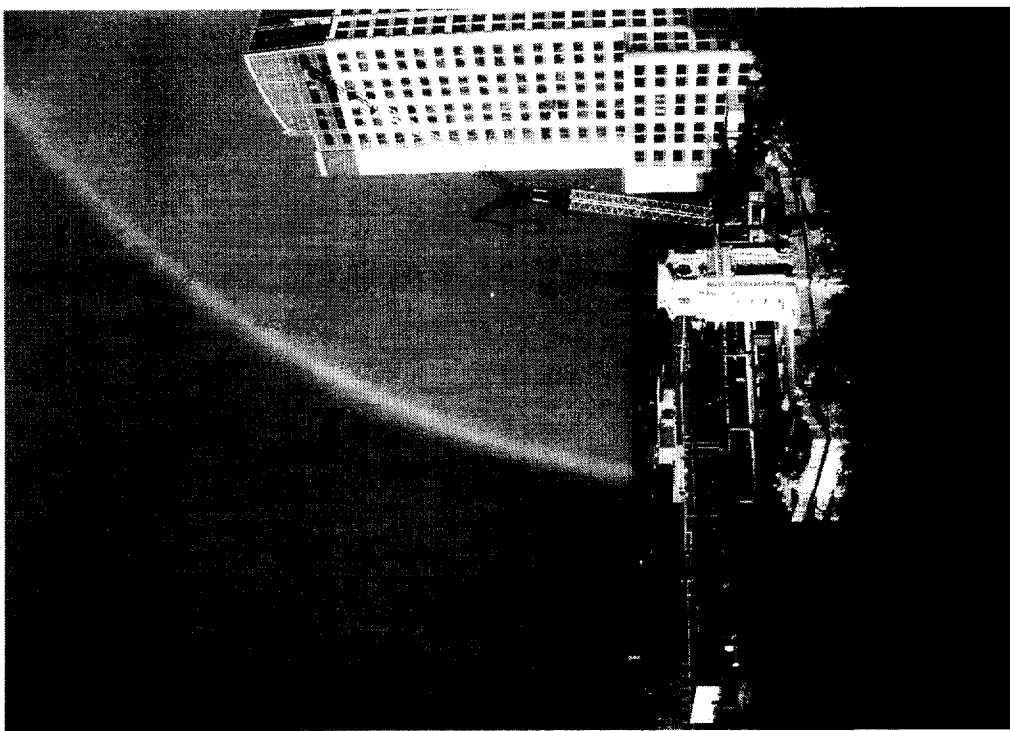
Progress: April 5, 2004



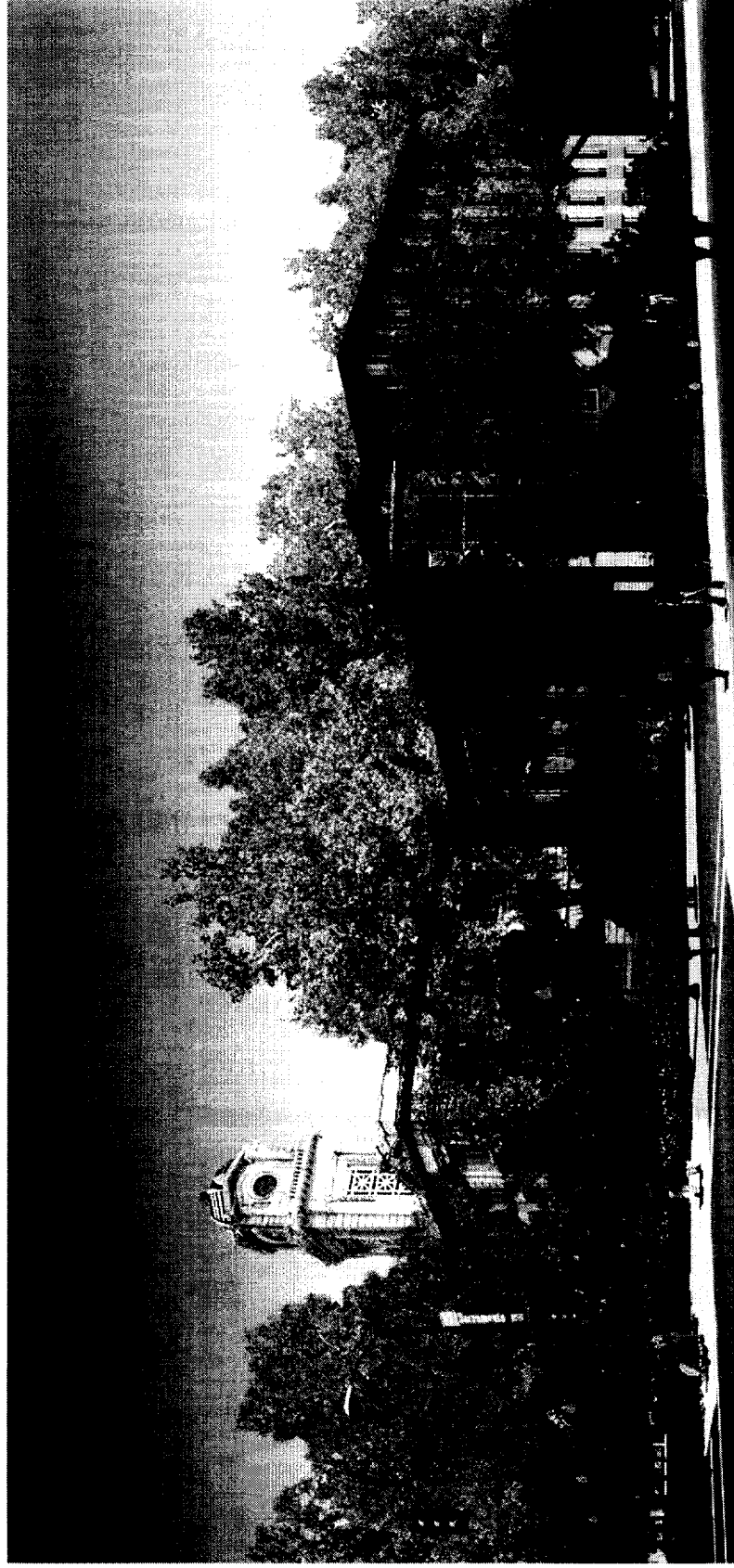
New Architectural Precast Curtain Wall & Glazing



City Hall Site with Double Rainbows

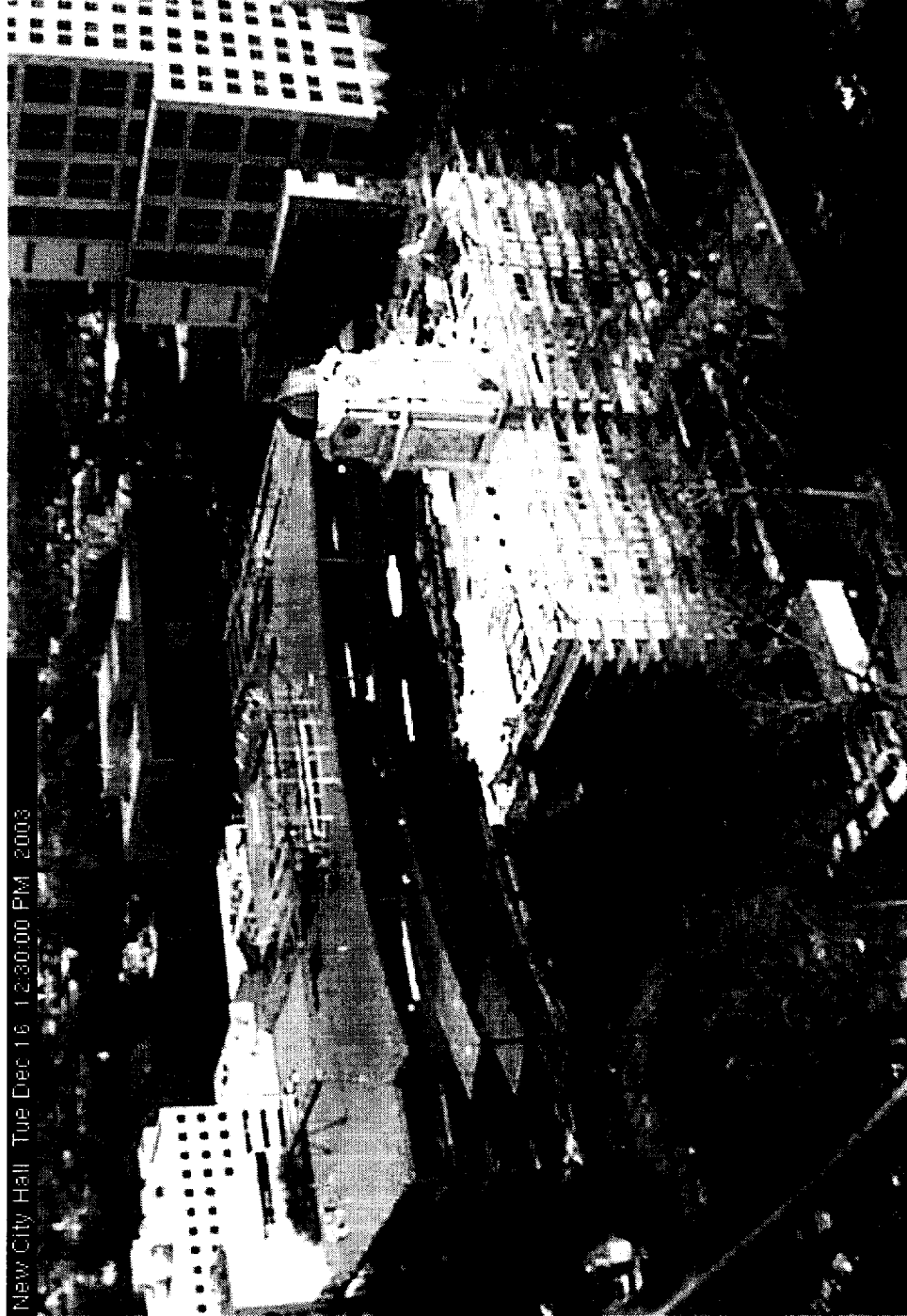


CADD Rendering: View from corner of 10th & I



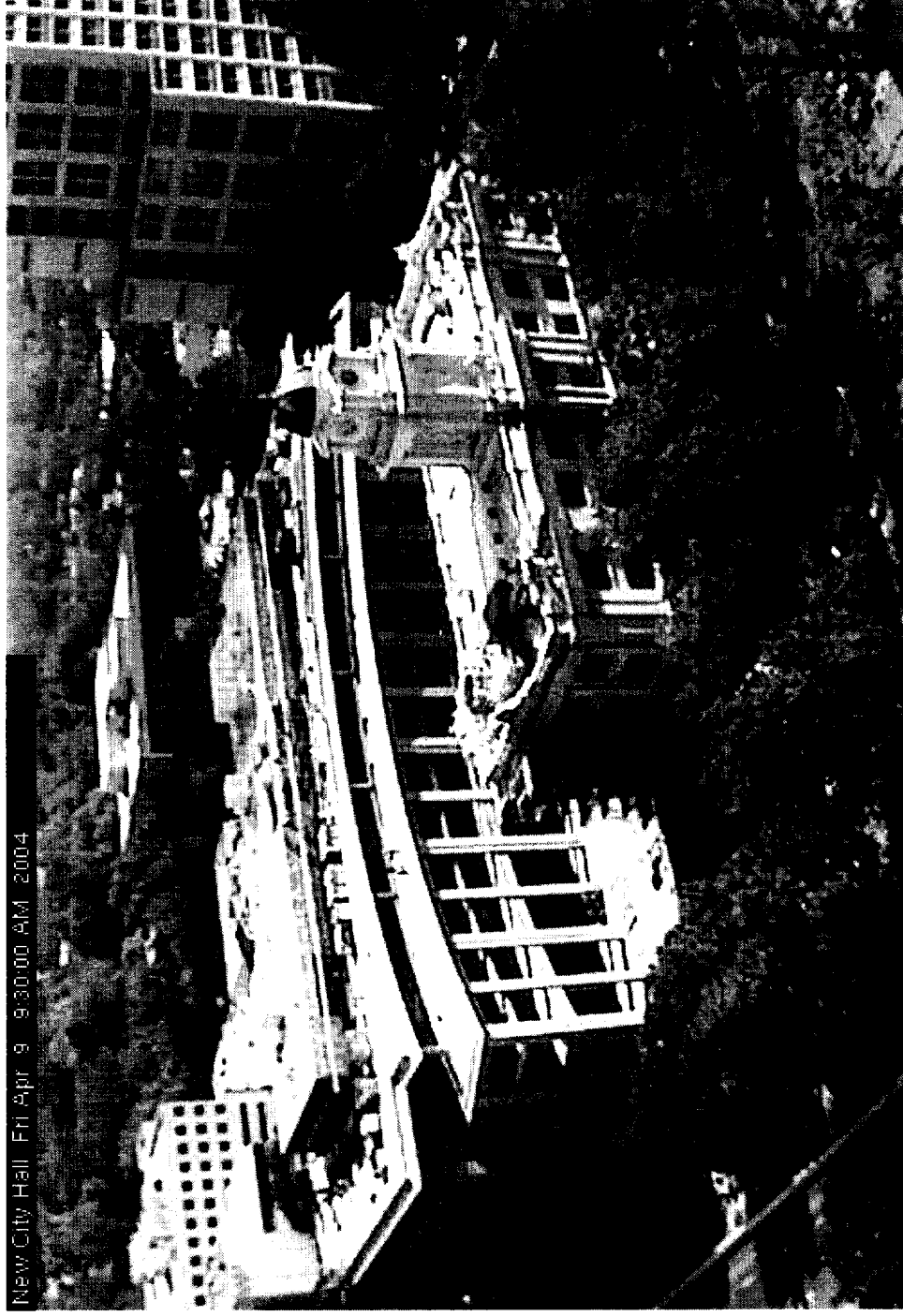
**Live Web Camera View:
December 16, 2003**

City of New York
Department of City Planning



New City Hall Tue Dec 16 12:30:00 PM 2003

**Live Web Camera View:
April 9, 2004**



Schedule

- **Construction Schedule Summary**
- NTP / Onsite Construction Start Date: February 15, 2003
- Anticipated Construction Completion Date: April 29, 2005
- Tenant Occupancy: Summer, 2005
- Construction Milestones (January – April 2004)
 - All concrete floors poured for new building
 - All major mechanical & electrical equipment set
 - Commenced erection of exterior cladding for new building

Schedule

- **Construction Schedule Summary (Continued)**
- Construction Milestones (January – April 2004)
 - Big crawler crane removed offsite on April 3
 - Commenced exterior curtain wall glazing
 - Temporary scaffolding removed for 3 facades of Historical City Hall
 - Exterior restoration work completed for 3 facades
 - Completion of interior seismic retrofit work at Historical City Hall
 - Commenced North Façade restoration work

Schedule

- **Construction Schedule Summary (Continued)**
 - Upcoming Milestones (May - June 2004)
 - Complete Exterior Cladding / Curtain Walls of new building
 - Removal of material / person hoist at 9th Street side of site
 - Complete Penthouse & Roofing for new building
 - Complete Exterior Restoration of North Facade at the Historical City Hall

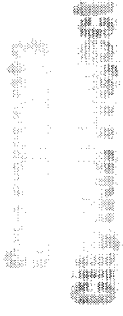
Project Communication / Public Relations Plan

- **Project Website (<http://www.cityofsacramento.org>)**

<http://www.pwsacramento.com/cityhallproject>

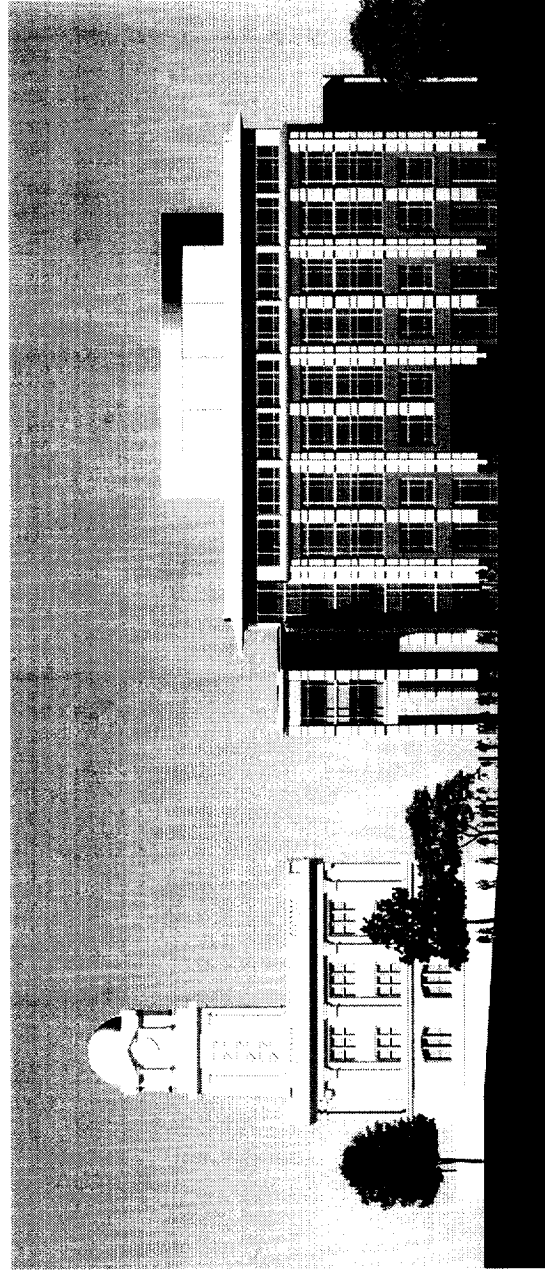
- **Construction Newsletters**
- **Project Information Line (916-808-2000)**
- **Excellent Media Relationship & Coverage of Major Events**
- **Ceremonial Events Celebrating Major Construction Milestones (Ground Breaking, ..., Grand Opening)**
- **Community Outreach During Design Phase & Prior to Start of Construction**

In The Beginning



Coming Soon Late Spring - Summer 2005!

University
City Hall



TREMAINE & ASSOCIATES, INC.

Sacramento City Hall Presentation



May 4, 2004

TREMAINE & ASSOCIATES

Cultural and Natural Resource Sciences

240 West E St, Dixon, CA 95620
Ph (707) 678-2330 Fax (707) 471-6502

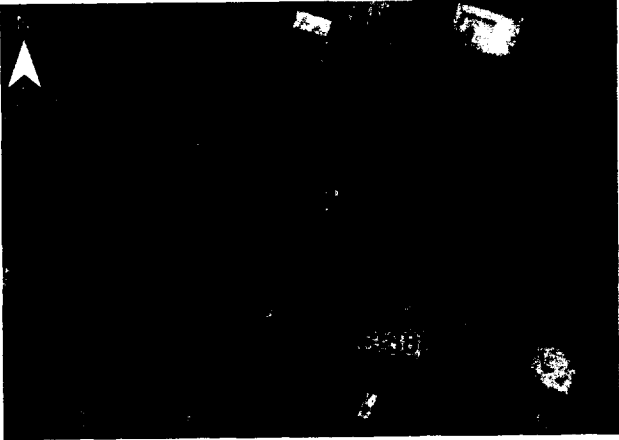
SACRAMENTO CITY HALL ARCHAEOLOGICAL STUDY: PUSHING BACK TIME



PROJECT VICINITY



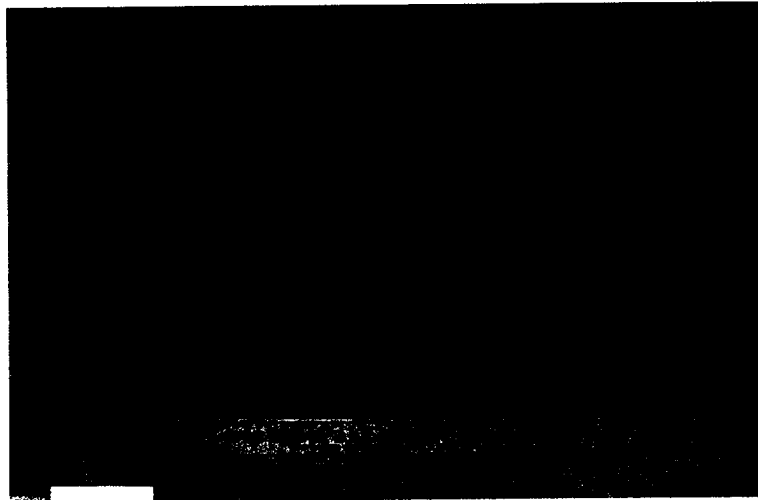
PROJECT LOCATION



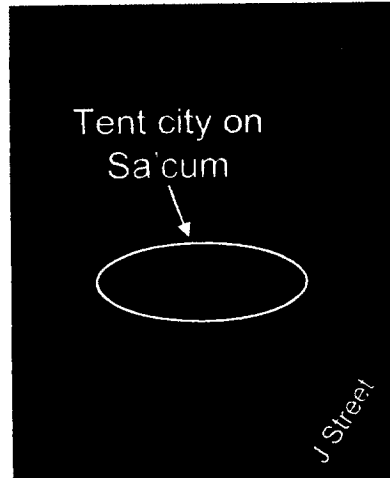
PROJECT PHASES

1. Research
2. Testing
3. Monitoring
4. Data Recovery
5. Analysis
6. Interpretation

GREAT FLOOD OF 1850

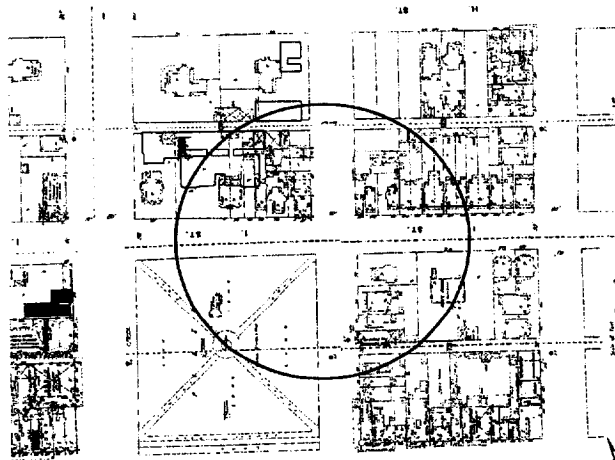


SA'CUM



- Historically known as the "high spot"
- Now known as Cesar Chavez park
- Only city block not underwater
- Little known about its formation

INFERRED SITE BOUNDARIES



TESTING

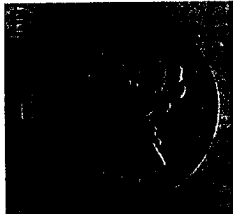
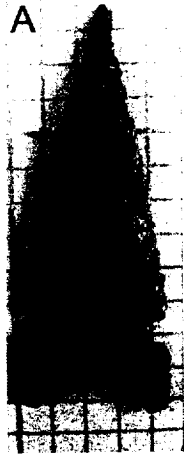


TESTING



PROTO/HISTORIC ARTIFACTS

A

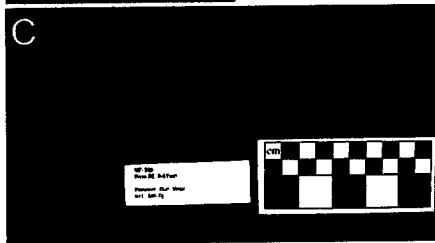


A.Desert side notch

B.1848 Gold coin

C.1851 Colt Pistol

C

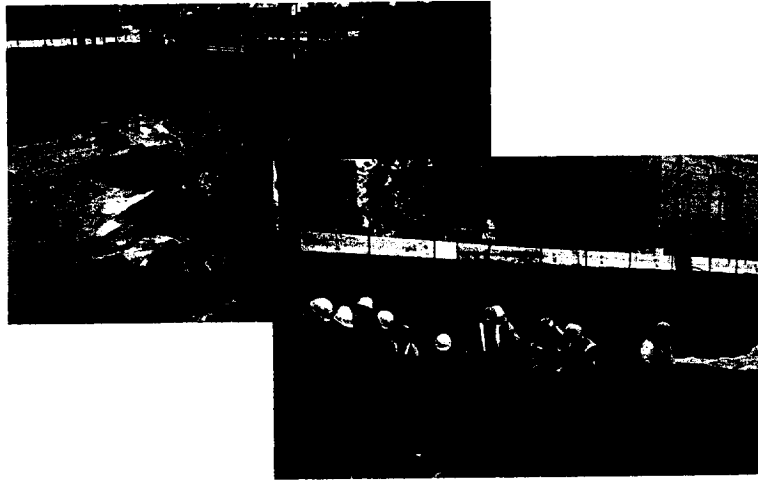


MONITORING

Deeply buried deposit with human remains necessitating negotiation & compromise

The California Health & Safety Code, Section 7050.5, mandates the treatment and disposition when human remains are encountered at archaeological sites. The law together with guidelines provided by California's Native American Heritage Commission gives Native Americans a voice in the respectful treatment of the remains of their ancestors.

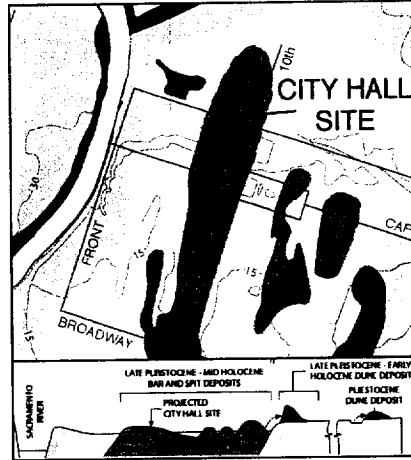
THROUGH BAD TIMES...



...AND GOOD TIMES

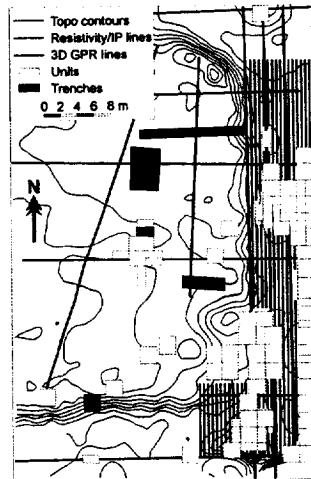


SITE GEOMORPHOLOGY



- Site located on bar/spit of river
- Series of bars from lateral accretion
- River forced westward
- Bars mostly buried by flood deposits

GEOPHYSICAL SURVEYS



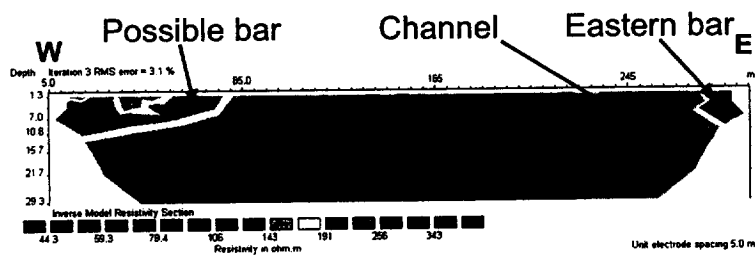
The goal was to accelerate data recovery by:

- Defining site boundaries
- Mapping location of burials/features

Thereby reducing the number of excavation units

RESISTIVITY SURVEY

- Eastern bar/spit sands readily delineated by high resistivity
- Survey indicated that there may be another bar to the west



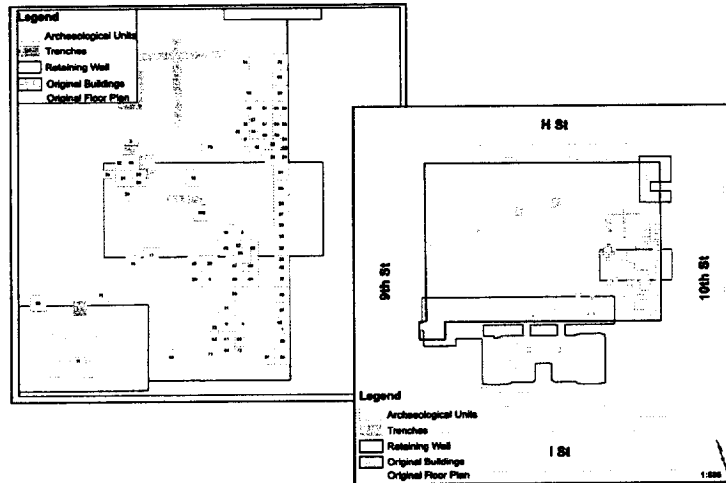
GPR SURVEY



- Delineated zones of higher amplitude responses
- Positive correlation between anomalous zones and cultural artifacts

Plan view of GPR anomalies along eastern edge 13' below sidewalk

DATA RECOVERY UNITS



DATA RECOVERY SUMMARY



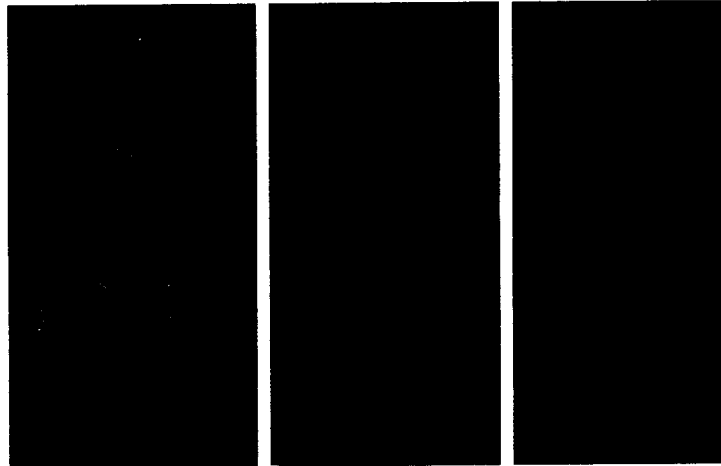
- 110 units
- 6 trenches
- 357 m³ of soil excavated
- 12-37 techs/day
- Up to 5 NA monitors/day
- 7 days/week

PREHISTORIC COLLECTION

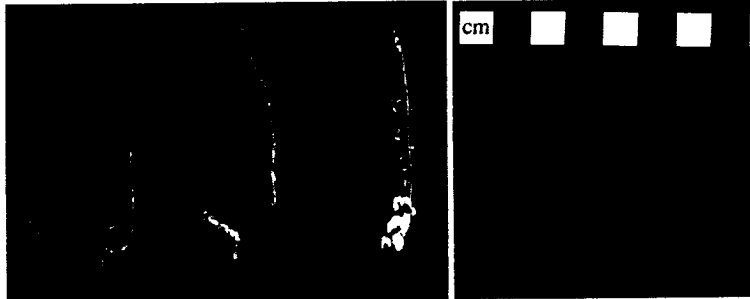
Collected material includes:

- 561 flaked stone tools
- 38,000 pieces of flaked stone debris
- 274 ground stone tools
- 213 bone tools
- 5,000+ faunal bone fragments
- 25,255 fire-affected rock and cobbles

PROJECTILES/HUNTING TOOLS



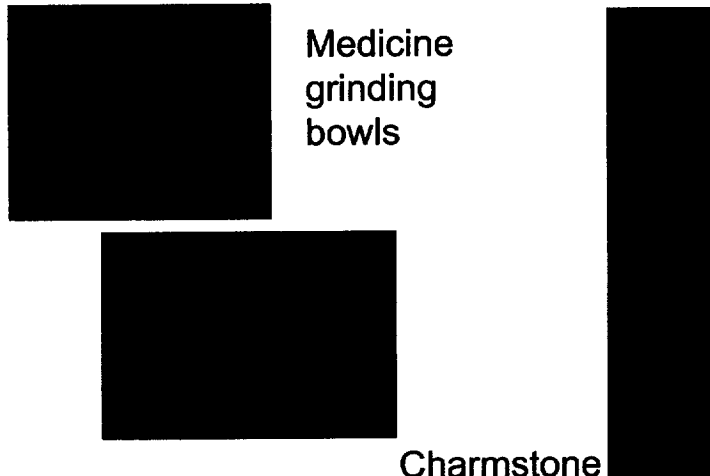
FISHING TOOLS



Fish hooks

Net weights

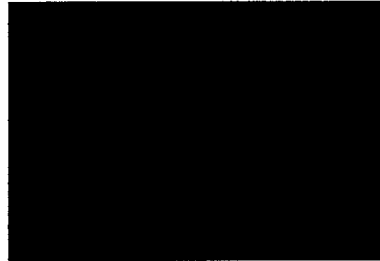
RITUAL ITEMS



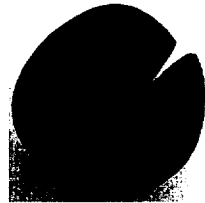
Medicine
grinding
bowls

Charmstone

FOOD PREPARATION



Mortars

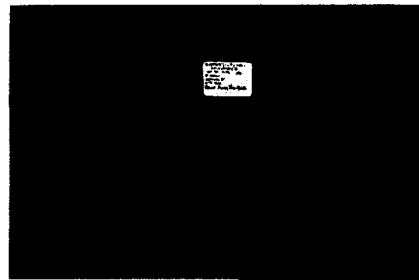


Handstones



Pestles

FEATURES



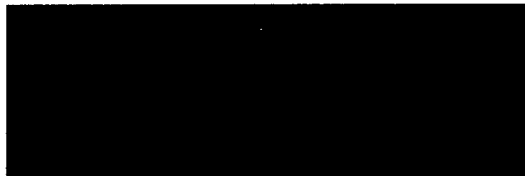
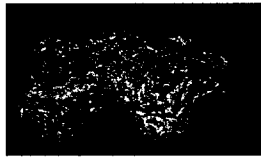
Fire-affected rock
and cobble layer



SUBSISTENCE REMAINS



CRESCENTS



TIMELINE

(Incomplete. This slide will show photos of various artifacts and where they fit into the timeline.)

Present Day

8500 years ago



PLANS FOR COMPLETION

- Ongoing analysis
- Technical report
- Public outreach
 - Educational exhibit
 - Naming of courtyard