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CITY OF SACRAMENTO

SECURITY PACIFIC NATIONAL BANK JUL 23 1 48 PM '80

ONE EMBARCADERO CENTER, SAN FRANCISCO, CALIFORNIA • TELEPHONE (415) 445-4000

MAILING ADDRESS: POST OFFICE BOX 7762, SAN FRANCISCO, CALIFORNIA 94120

July 16, 1980

Mr. Thomas P. Friery
City Treasurer
Office of the City Treasurer
800-10th Street
Suite 1
Sacramento, California
94814

Dear Mr. Friery:

Enclosed are copies of our statements for the Sacramento Community Center Authority accounts for the period April 1, 1980 through June 30, 1980.

Yours sincerely,

Gary B. Nelson
Senior Trust Officer

GBN:dm

cc: Jack Crist
Lorraine Magana
Ronald H. Parker
Frank J. Soriano



Trust
Department

SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
REDEMPTION FUND

ACCOUNT NO. 7-41937-1

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of	\$	*
Since then the following income has been received:		
Interest	(See Page 1)	168.19
Dividends	(See Page)	
Rents and Royalties	(See Page)	
Miscellaneous	(See Page)	
Total income receipts	\$	<u>168.19</u>
Total income cash receipts and balance brought forward		168.19
And the following disbursements have been made:		
Distributions	(See Page)	
Miscellaneous	(See Page 2)	168.19-
Total income cash disbursements	\$	<u>168.19-</u>
Leaving an income cash balance of	\$	*

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of	\$	*
Since then the following principal has been received:		
Miscellaneous receipts	(See Page)	
From assets disposed of	(See Page)	
Total principal receipts	\$	
Total principal cash receipts and balance brought forward		
And the following principal has been disbursed:		
Miscellaneous payments	(See Page)	
For assets acquired	(See Page)	
Total principal cash disbursements	\$	
Leaving a principal cash balance of	\$	*



Trust
Department

INCOME CASH RECEIPTS

PAR OR
SHARES

DATE
DUE

AMOUNT

INTEREST

6-30-80

SAVINGS ACCOUNT NO 789-641
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE

6-30

168.19

TOTAL

168.19 *

TOTAL INCOME CASH RECEIPTS

168.19 *



Trust
Department

INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

6-30-80

SAVINGS ACCOUNT NO 789-641
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE
06/30/80 INTEREST REDEPOSITED

168.19-

TOTAL

168.19-*

TOTAL INCOME CASH DISBURSEMENTS

168.19-*



Trust
Department

ASSETS ACQUIRED

PRIN CASH
DISBURSED

6-30-80

SAVINGS ACCOUNT NO 789-641
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE
06/30/80 INTEREST REDEPOSITED
INCREASE BOOK VALUE 168.19

TOTAL PRINCIPAL CASH DISBURSED

.00 *



Trust
Department

**ASSETS HELD
AT END OF PERIOD**

<u>PER OR SHARES</u>		<u>BOOK VALUE</u>
250,000	U S TREASURY NOTES DTD 07-31-78 8.50% 07-31-80	247,578.13
	SAVINGS ACCOUNT NO 789-641 SECURITY PACIFIC NATIONAL BANK CALIFORNIA MONTGOMERY OFFICE	12,969.72
	TOTAL BOOK VALUE	260,547.85 *



Trust
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SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
SURPLUS REVENUE FUND

ACCOUNT NO. 7-41937-2

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of	\$	*
Since then the following income has been received:		
Interest	(See Page 1)	2,009.00
Dividends	(See Page)	
Rents and Royalties	(See Page)	
Miscellaneous	(See Page)	
Total income receipts	\$	<u>2,009.00</u>
Total income cash receipts and balance brought forward		2,009.00
And the following disbursements have been made:		
Distributions	(See Page)	
Miscellaneous	(See Page 2)	2,009.00-
Total income cash disbursements	\$	<u>2,009.00-</u>
Leaving an income cash balance of	\$	*

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of	\$	*
Since then the following principal has been received:		
Miscellaneous receipts	(See Page 3)	1,833.75
From assets disposed of	(See Page 5)	20,000.00
Total principal receipts	\$	<u>21,833.75</u>
Total principal cash receipts and balance brought forward		21,833.75
And the following principal has been disbursed:		
Miscellaneous payments	(See Page)	
For assets acquired	(See Page 4)	21,833.75-
Total principal cash disbursements	\$	<u>21,833.75-</u>
Leaving a principal cash balance of	\$	*

044727 4-77 RRS Cash Accounting Recap



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INCOME CASH RECEIPTS

PAR OR
SHARES

DATE
DUE

AMOUNT

INTEREST

5-27-80	20,000	FEDERAL HOME LOAN BANKS DTD 08-25-78 8.40% 05-27-80	5-27	840.00
6-10-80	25,000	FEDERAL NATIONAL MORTGAGE ASSN DTD 06-10-76 7.95% 06-10-81	6-10	993.75
6-30-80		SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE	6-30	175.25
			<u>TOTAL</u>	<u>2,009.00 *</u>
		TOTAL INCOME CASH RECEIPTS		2,009.00 *



Trust
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INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

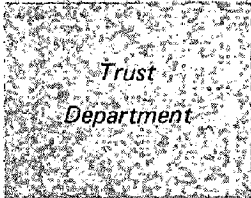
5-30-80	TRANSFER TO PRINCIPAL	840.00-
6-12-80	TRANSFER TO PRINCIPAL	993.75-
6-30-80	SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE 06/30/80 INTEREST REDEPOSITED	175.25-
	TOTAL	2,009.00-*
	TOTAL INCOME CASH DISBURSEMENTS	2,009.00-*



Trust
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MISC PRINCIPAL CASH RECEIPTS

		<u>AMOUNT</u>
5-30-80	TRANSFERRED FROM INCOME	840.00
6-12-80	TRANSFERRED FROM INCOME	993.75
	TOTAL MISC PRINCIPAL CASH RECEIPTS	1,833.75 *



ASSETS ACQUIRED

PRIN CASH
DISBURSED

5-29-80	SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE DEPOSIT TO SAVINGS INCREASE BOOK VALUE 20,840.00	20,840.00-
6-12-80	SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE DEPOSIT TO SAVINGS INCREASE BOOK VALUE 993.75	993.75-
6-30-80	SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE 06/30/80 INTREST REDEPOSITED INCREASE BOOK VALUE 175.25	
	TOTAL PRINCIPAL CASH DISBURSED	21,833.75*



Trust
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**ASSETS DISPOSED OF
AND OTHER PRINCIPAL CASH RECEIPTS**

**PRIN CASH
RECEIVED**

5-27-80

FEDERAL HOME LOAN BANKS
DTD 08-25-78 8.40% 05-27-80
\$20,000 PV MATURED 05-27-80
DECREASE BOOK VALUE 20,006.25-

20,000.00

TOTAL PRINCIPAL CASH RECEIVED

20,000.00 *



Trust
Department

**ASSETS HELD
AT END OF PERIOD**

<u>PAR OR SHARES</u>		<u>BOOK VALUE</u>
25,000	FEDERAL NATIONAL MORTGAGE ASSN DTD 06-10-76 7.95% 06-10-81	25,546.88
24,000	TWELVE FEDERAL LAND BANKS CONS 9.10% 07-20-81	25,695.00
30,000	U S TREASURY NOTES DTD 07-31-78 8.50% 07-31-80	29,709.38
	SAVINGS ACCOUNT NO 789-652 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE	27,615.83
	TOTAL BOOK VALUE	108,567.09 *



Trust
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SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
REVENUE ACCOUNT

ACCOUNT NO. 7-41937-3

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of		\$	*
Since then the following income has been received:			
Interest	(See Page)		
Dividends	(See Page)		
Rents and Royalties	(See Page)		
Miscellaneous	(See Page)		
Total income receipts		\$	
Total income cash receipts and balance brought forward			
And the following disbursements have been made:			
Distributions	(See Page)		
Miscellaneous	(See Page)		
Total income cash disbursements		\$	
Leaving an income cash balance of		\$	*

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of		\$	*
Since then the following principal has been received:			
Miscellaneous receipts	(See Page)		
From assets disposed of	(See Page)		
Total principal receipts		\$	
Total principal cash receipts and balance brought forward			
And the following principal has been disbursed:			
Miscellaneous payments	(See Page)		
For assets acquired	(See Page)		
Total principal cash disbursements		\$	
Leaving a principal cash balance of		\$	*

7 4-77 RRS Cash Accounting Recap



Trust
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SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
CONSTRUCTION FUND

ACCOUNT NO. 7-41937-4

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of	\$	290.69 *
Since then the following income has been received:		
Interest	(See Page 1)	14,244.82
Dividends	(See Page)	
Rents and Royalties	(See Page)	
Miscellaneous	(See Page)	
Total income receipts	\$	<u>14,244.82</u>
Total income cash receipts and balance brought forward		14,535.51
And the following disbursements have been made:		
Distributions	(See Page)	
Miscellaneous	(See Page 2)	14,535.51-
Total income cash disbursements	\$	<u>14,535.51-</u>
Leaving an income cash balance of	\$	<u><u> </u></u> *

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of	\$	128,000.00 *
Since then the following principal has been received:		
Miscellaneous receipts	(See Page 3)	11,581.73
From assets disposed of	(See Page 7)	355,892.01
Total principal receipts	\$	<u>367,473.74</u>
Total principal cash receipts and balance brought forward		495,473.74
And the following principal has been disbursed:		
Miscellaneous payments	(See Page 4)	31,951.42-
For assets acquired	(See Page 6)	463,522.32-
Total principal cash disbursements	\$	<u>495,473.74-</u>
Leaving a principal cash balance of	\$	<u><u> </u></u> *

044727 4-77 RRS Cash Accounting Recap



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INCOME CASH RECEIPTS

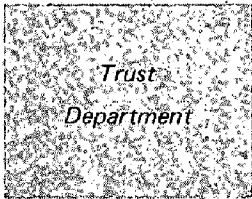
PAR OR
SHARES

DATE
DUE

AMOUNT

INTEREST

4-01-80		U S TREASURY BILLS DTD 04-05-79 DUE 04-01-80 ACCRUED INTEREST TO MATURITY		7,086.41
	140,000			
6-10-80		FEDERAL NATIONAL MORTGAGE ASSN DTD 06-10-76 7.95% 06-10-81	6-10	3,975.00
	100,000			
6-30-80		SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE	6-30	3,183.41
			TOTAL	14,244.82 *
		TOTAL INCOME CASH RECEIPTS		14,244.82 *



INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

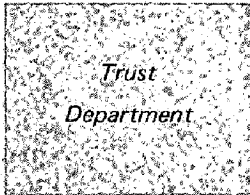
4-03-80	TRANSFER TO PRINCIPAL	290.69-
4-03-80	TRANSFER TO PRINCIPAL	7,086.41-
6-11-80	TRANSFER TO PRINCIPAL	3,975.00-
6-30-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE 06/30/80 INTEREST REDEPOSITED	3,183.41-
	TOTAL	14,535.51*
	TOTAL INCOME CASH DISBURSEMENTS	14,535.51*



Trust
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HISC PRINCIPAL CASH RECEIPTS

		<u>AMOUNT</u>
4-02-80	TRANSFERRED FROM INT FUND	195.26
4-02-80	TRANSFERRED FROM WORKING CAPITAL	34.37
4-03-80	TRANSFERRED FROM INCOME	290.69
4-03-80	TRANSFERRED FROM INCOME	7,086.41
6-11-80	TRANSFERRED FROM INCOME	3,975.00
	TOTAL HISC PRINCIPAL CASH RECEIPTS	11,581.73 *



HISC PRINCIPAL CASH PAYMENTS

		<u>AMOUNT</u>
4-02-80	KINHEL CONSTRUCTION INC ERECT 2 DOORS AT ACTIVITY BUILDING CORRIDOR SACRAMENTO COMMUNITY CENTER AUTHORITY	4,998.00-
5-08-80	KINHEL CONSTRUCTION CO REPAIR WOODEN HANDRAILS \$257.33 INSTALL DOOR LOCK 343.09 PER REQUISITION NO 84 SACRAMENTO COMMUNITY CENTER AUTH	600.42-
5-08-80	RAY O COOK REVISIONS TO SOUTH ELEVATOR SHFT SACRAMENTO COMM CEN AUTHORITY	345.00-
5-08-80	THOMAS F SCOLLAN CO PLASTER PATCH HOLES ON W CANOPY REQUISITION NO 86 SACRAMENTO COMMUNITY CEN AUTH	208.00-
6-06-80	ROOFING TECHNOLOGY CONSULTING INC COMPLETION OF PHASE II CONSTRUCTION DOCUMENTS & BIDDING SACRAMENTO COMMUNITY CENTER AUTH	2,000.00-
6-06-80	KINHEL CONSTRUCTION INC INSTALLMENT OF IRON GATES & SERVICE ENTRANCE SACRAMENTO COMMUNITY CEN AUTH	23,800.00-
	TOTAL HISC PRINCIPAL CASH PAYMENTS	31,951.42-*



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ASSETS ACQUIRED

PRIN CASH
DISBURSED

4-03-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE DEPOSIT TO SAVINGS INCREASE BOOK VALUE 123,292.69	123,292.69-
4-03-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE DEPOSIT TO SAVINGS INCREASE BOOK VALUE 140,000.00	140,000.00-
4-03-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE DEPOSIT TO SAVINGS INCREASE BOOK VALUE 229.63	229.63-
6-24-80	C/D CERT # SECURITY PACIFIC NATL BK HELD AT HEAD OFFICE #01 8% DTD 06-24-80 DUE 07-24-80 \$100,000 PV PURCHASED 06-24-80 @ 100 \$100,000.00 PURCHASED THRU SEC PAC NATL BK INCREASE BOOK VALUE 100,000.00	100,000.00-
6-24-80	C/D CERT # CHASE MANHATTAN BANK HELD AT SPC 8% DTD 06-24-80 DUE 09-22-80 EVID BY TRANS #24324 \$100,000 PV PURCHASED 06-24-80 @ 100 \$100,000.00 PURCHASED THRU CHASE MANHATTAN BANK INCREASE BOOK VALUE 100,000.00	100,000.00-
6-30-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE 06/30/80 INTEREST REDEPOSITED	



Trust
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INCREASE BOOK VALUE 3,183.41

TOTAL PRINCIPAL CASH DISBURSED

463,522.32-*



Trust
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**ASSETS DISPOSED OF
AND OTHER PRINCIPAL CASH RECEIPTS**

		<u>PRIN CASH RECEIVED</u>
4-01-80	U S TREASURY BILLS DTD 04-05-79 DUE 04-01-80 \$140,000 PV MATURED 04-01-80 DECREASE BOOK VALUE 132,913.59-	132,913.59
5-08-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE PARTIAL WITHDRAWAL DECREASE BOOK VALUE 345.00-	345.00
5-08-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE PARTIAL WITHDRAWAL DECREASE BOOK VALUE 208.00-	208.00
5-08-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE PARTIAL WITHDRAWAL DECREASE BOOK VALUE 600.42-	600.42
6-12-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE PARTIAL WITHDRAWAL DECREASE BOOK VALUE 21,825.00-	21,825.00
6-24-80	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE PARTIAL WITHDRAWAL DECREASE BOOK VALUE 200,000.00-	200,000.00
	TOTAL PRINCIPAL CASH RECEIVED	355,892.01 *



Trust
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**ASSETS HELD
AT END OF PERIOD**

<u>PAR OR SHARES</u>		<u>BOOK VALUE</u>
100,000	FEDERAL NATIONAL MORTGAGE ASSE DTD 06-10-76 7.95% 06-10-81	102,187.50
	SAVINGS ACCOUNT NO 789-664 SECURITY PACIFIC NATIONAL BANK CALIFORNIA-MONTGOMERY OFFICE	48,849.35
100,000	C/D CERT # SECURITY PACIFIC NATL BK HELD AT HEAD OFFICE #01 8% DTD 06-24-80 DUE 07-24-80	100,000.00
100,000	C/D CERT # CHASE MANHATTAN BANK HELD AT SPC 8% DTD 06-24-80 DUE 09-22-80 EVID BY TRANS #24324	100,000.00
	TOTAL BOOK VALUE	351,036.85 *



Trust
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SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
WORKING CAPITAL FUND

ACCOUNT NO. 7-41937-5

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of	\$	34.37 *
Since then the following income has been received:		
Interest	(See Page 1)	34.15
Dividends	(See Page)	
Rents and Royalties	(See Page)	
Miscellaneous	(See Page)	
Total income receipts	\$	<u>34.15</u>
Total income cash receipts and balance brought forward		68.52
And the following disbursements have been made:		
Distributions	(See Page)	
Miscellaneous	(See Page 2)	34.37-
Total income cash disbursements	\$	<u>34.37-</u>
Leaving an income cash balance of	\$	<u>34.15 *</u>

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of	\$	*
Since then the following principal has been received:		
Miscellaneous receipts	(See Page)	
From assets disposed of	(See Page)	
Total principal receipts	\$	
Total principal cash receipts and balance brought forward		
And the following principal has been disbursed:		
Miscellaneous payments	(See Page)	
For assets acquired	(See Page)	
Total principal cash disbursements	\$	
Leaving a principal cash balance of	\$	<u>*</u>

048/2/ 4-7/ KRS



Trust
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INCOME CASH RECEIPTS

PAR OR
SHARES

DATE
DUE

AMOUNT

INTEREST

6-30-80

SAVINGS ACCOUNT NO. 789-675
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE

6-30

34.15

TOTAL

34.15 *

TOTAL INCOME CASH RECEIPTS

34.15 *



Trust
Department

INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

4-02-80

TRANSFER TO CONSTRUCTION FUND

34.37-

TOTAL

34.37-

TOTAL INCOME CASH DISBURSEMENTS

34.37-



Trust
Department

**ASSETS HELD
AT END OF PERIOD**

**PAR OR
SHARES**

BOOK VALUE

SAVINGS ACCOUNT NO 789-675
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE

2,599.59

TOTAL BOOK VALUE

2,599.59 *



Trust Department

SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
INSURANCE RESERVE

ACCOUNT NO. 7-41937-6

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of		\$	*
Since then the following income has been received:			
Interest	(See Page 1)		52.13
Dividends	(See Page)		
Rents and Royalties	(See Page)		
Miscellaneous	(See Page)		
Total income receipts		\$	52.13
Total income cash receipts and balance brought forward			52.13
And the following disbursements have been made:			
Distributions	(See Page)		
Miscellaneous	(See Page 2)		52.13-
Total income cash disbursements		\$	52.13-
Leaving an income cash balance of		\$	*

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of		\$	*
Since then the following principal has been received:			
Miscellaneous receipts	(See Page)		
From assets disposed of	(See Page)		
Total principal receipts		\$	
Total principal cash receipts and balance brought forward			
And the following principal has been disbursed:			
Miscellaneous payments	(See Page)		
For assets acquired	(See Page)		
Total principal cash disbursements		\$	
Leaving a principal cash balance of		\$	*

Cash Accounting Recap

RS



Trust
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INCOME CASH RECEIPTS

**PAR OR
SHARES**

**DATE
DUE**

AMOUNT

INTEREST

6-30-80

SAVINGS ACCOUNT NO 789-686
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE

6-30

52.13

TOTAL

52.13 *

TOTAL INCOME CASH RECEIPTS

52.13 *



Trust
Department

INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

6-30-80

SAVINGS ACCOUNT NO 789-686
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE
06/30/80 INTEREST REDEPOSITED

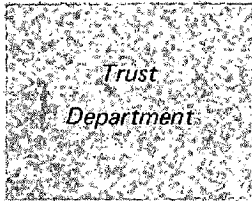
52.13-

TOTAL

52.13-*

TOTAL INCOME CASH DISBURSEMENTS

52.13-*



ASSETS ACQUIRED

**PRIN CASH
DISBURSED**

6-30-80

SAVINGS ACCOUNT NO. 789-686
SECURITY PACIFIC NATIONAL BANK
CALIFORNIA MONTGOMERY OFFICE
06/30/80 INTEREST REDEPOSITED
INCREASE BOOK VALUE 52.13

TOTAL PRINCIPAL CASH DISBURSED

.00 *



Trust
Department

**ASSETS HELD
AT END OF PERIOD**

<u>PAR OR SHARES</u>		<u>BOOK VALUE</u>
535,000	FEDERAL FARM CREDIT BANKS CONSOLIDATED SYSTEMWIDE BONDS DTD 03-03-80 15.35% 12-01-80	536,421.09
110,000	TWELVE FEDERAL LAND BANKS COMS DTD 04-20-77 7.20% 01-20-83	104,775.01
234,000	U S TREASURY NOTES DTD 02-17-76 8% 02-15-83	233,428.76
	SAVINGS ACCOUNT NO 789-686 SECURITY PACIFIC NATIONAL BANK CALIFORNIA MONTGOMERY OFFICE	4,019.86
	TOTAL BOOK VALUE	878,644.72 *



Trust
Department

SECURITY PACIFIC NATIONAL BANK

08 CORPORATE TRUST - SAN FRANCISCO

SECURITY PACIFIC NATIONAL BANK
TRUSTEE FOR SACRAMENTO COMMUNITY
CENTER AUTHORITY
INTEREST FUND ACCOUNT

ACCOUNT NO. 7-41937-8

APRIL 01, 1980 THRU JUNE 30, 1980

INCOME CASH SUMMARY

Your last statement showed an income cash balance of	.....	\$	*
Since then the following income has been received:			
Interest	..... (See Page 1)		328.70
Dividends	..... (See Page)		
Rents and Royalties	..... (See Page)		
Miscellaneous	..... (See Page)		
Total income receipts	.....	\$	<u>328.70</u>
Total income cash receipts and balance brought forward	.....		328.70
And the following disbursements have been made:			
Distributions	..... (See Page)		
Miscellaneous	..... (See Page 2)		328.70-
Total income cash disbursements	.....	\$	<u>328.70-</u>
Leaving an income cash balance of	.....	\$	*

PRINCIPAL CASH SUMMARY

Your last statement showed a principal cash balance of	.....	\$	*
Since then the following principal has been received:			
Miscellaneous receipts	..... (See Page)		
From assets disposed of	..... (See Page 5)		195.26
Total principal receipts	.....	\$	<u>195.26</u>
Total principal cash receipts and balance brought forward	.....		195.26
And the following principal has been disbursed:			
Miscellaneous payments	..... (See Page 3)		195.26-
For assets acquired	..... (See Page)		
Total principal cash disbursements	.....	\$	<u>195.26-</u>
Leaving a principal cash balance of	.....	\$	*



Trust
Department

INCOME CASH RECEIPTS

**PAR OR
SHARES**

**DATE
DUE**

AMOUNT

INTEREST

6-30-80

SAVINGS ACCOUNT NO 307-964
SECURITY PACIFIC NATIONAL BANK
GLENDALE OFFICE

6-30

328.70

TOTAL

328.70 *

TOTAL INCOME CASH RECEIPTS

328.70 *



Trust
Department

INCOME CASH DISBURSEMENTS

AMOUNT

MISCELLANEOUS INCOME PAYMENTS

6-30-80

SAVINGS ACCOUNT NO 307-964
SECURITY PACIFIC NATIONAL BANK
GLENDALE OFFICE
06/30/80 INTEREST REDEPOSITED

328.70-

TOTAL

328.70-*

TOTAL INCOME CASH DISBURSEMENTS

328.70-*



Trust
Department

HISC PRINCIPAL CASH PAYMENTS

AMOUNT

4-02-80

TRANSFER TO CONSTRUCTION FUND

195.26-

TOTAL HISC PRINCIPAL CASH PAYMENTS

195.26-*



Trust
Department

ASSETS ACQUIRED

PRIN CASH
DISBURSED

6-30-80

SAVINGS ACCOUNT NO 307-964
SECURITY PACIFIC NATIONAL BANK
GLENDALE OFFICE
06/30/80 INTEREST REDEPOSITED
INCREASE BOOK VALUE 328.70

TOTAL PRINCIPAL CASH DISBURSED

.00 *



Trust
Department

**ASSETS DISPOSED OF
AND OTHER PRINCIPAL CASH RECEIPTS**

**PRIN CASH
RECEIVED**

4-03-80

SAVINGS ACCOUNT NO 307-964
SECURITY PACIFIC NATIONAL BANK
GLENDALE OFFICE
PARTIAL WITHDRAWAL
DECREASE BOOK VALUE

195.26-

195.26

TOTAL PRINCIPAL CASH RECEIVED

195.26 *



Trust
Department

**ASSETS HELD
AT END OF PERIOD**

<u>PER OR SHARES</u>		<u>BOOK VALUE</u>
595,000	U S TREASURY NOTES DTD 07-31-78 8.50% 07-31-80	588,964.05
	SAVINGS ACCOUNT NO 307-964 SECURITY PACIFIC NATIONAL BANK GLENDALE OFFICE	25,343.91
	TOTAL BOOK VALUE	614,307.96 *

DESTRUCTION CERTIFICATE NO. #4321

GRAND TOTAL \$6,750.00

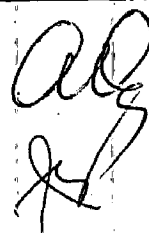
This is to certify that on the date indicated below the following described items were destroyed:

Sacramento Community Center Authority 1971 Bond issued under Res 10-71 being more particularly described as follows;

Bond Nos.	Cpns Nos.	Due Dates	Nos of Cpns
829/33	7/15	2-1-75/2-1-79	45 @ \$150.00

MAR 26 1980
APR 02 1980

Dated: _____



SECURITY PACIFIC NATIONAL BANK

BY 

1944

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CITY OF SACRAMENTO:

RICHARD L. RATHFON, CITY MANAGER
J. CARL JENNINGS, CITY ENGINEER
RONALD H. PARKER, CITY ENGINEER

SACRAMENTO CITY COUNCIL

RICHARD H. MARRIOTT, MAYOR
WALTER CHRISTENSEN
ALLAN P. ROUSE
ALBERT J. TALKIN
SUN G. WONG
JAMES G. FULLER
MILTON L. Mc GHEE
RALPH M. SCURFIELD
TONY STATHOS
MANUEL R. FERRALES
PETER A. FRANCHI
DAVID R. Mc KINLEY
RITZ NAYGROW
MICHAEL S. SANDS
PHILLIP ISENBERG
ROBERT MATSUI
R. BURNETT MILLER
ROSENWALD ROBERTSON
ANNE RUDIN
HERMAN A. LAWSON

SACRAMENTO COUNTY:

CARL G. JOHNSON, COUNTY EXECUTIVE
THOMAS G. CAMPBELL, COUNTY EXECUTIVE
BRIAN RICHTER, DIRECTOR OF PUBLIC WORKS

FRANK O'BRIEN
JAMES PHELEN
EUGENE T. GUALCO
HENRY KLOSS
LESLIE E. WOOD
PATRICK E. MELARKEY
JOSEPH E. SHEEDY
SANDRA R. SMOLEY

CHRISTOPHER G DELGADO, PROJECT ENGINEER
(Supervising Civil Engineer)

GOVERNING BOARD OF SACRAMENTO COMMUNITY CENTER
AUTHORITY

WALTER CHRISTENSEN, CHAIRMAN
GEORGE W. ARTZ, VICE CHAIRMAN
VINCENT M. CASELLI
DAVID C. RUST
TONY WESTRA
ED COMBATALADE
ALFRED RIOLO
HENRY FISHER

CORE AREA COMMITTEE:

SUN G. WONG, CHAIRMAN
MANUEL R. FERRALES
PETER A. FRANCHI

In 1970 the Council Committees were reconstructed and the Core Area Committee became the Community Development Committee; but the members remained the same until 1971:

ROSENWALD ROBERTSON, CHAIRMAN
ROBERT MATSUI
R. BURNETT ~~K.~~ MILLER
HERMAN A. LAWSON, CHAIRMAN (presently)

SACRAMENTO COMMUNITY CENTER COMPLEX

**prepared for
The City of Sacramento**

**prepared by
SACRAMENTO ARCHITECTS COLLABORATIVE**

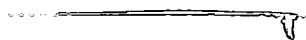
Angello-Vitiello & Associates

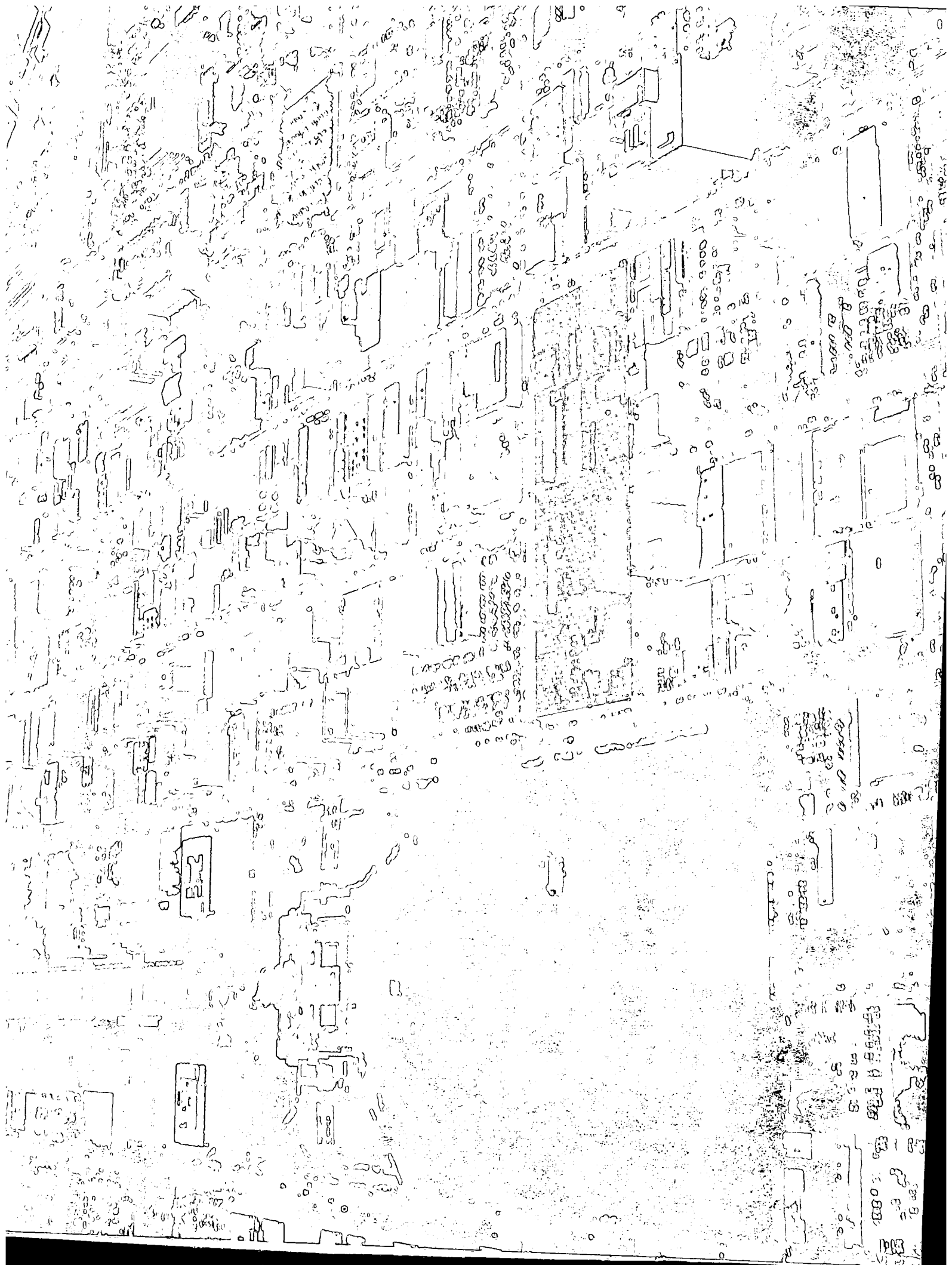
Barovetto & Carissimi Inc.

James C. Dodd

Koblik, Cordoba, Gervin & Associates

Book I





City Council
City of Sacramento
Sacramento, California

January 23, 1969

Gentlemen;

The Sacramento Architects Collaborative herein presents the report to the City Council on the Site Selection and Project Requirements for the SACRAMENTO COMMUNITY CENTER COMPLEX.

The Report will be in the form of four individual books for separation of content and ease in reading, distribution, and handling. Further, the material included in them will not be presented at the same time.

Book One will contain in digest form the findings and selection and is presented on January 23, 1969.

Book Two will contain in narrative form the complete analysis of findings, selection, and requirements and is presented on January 23, 1969.

Books Three and Four will contain the recommended master plan and preliminary estimated budget and is scheduled to be presented in March 1969.

The Architects wish to express appreciation for the assistance given to them by the members of the Council, Staff, and interested citizens of the community. Their interest and participation aided greatly in the efforts to achieve what is an excellent urban solution sensitive to the cultural growth of the community and its citizens.



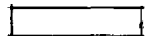







Respectfully submitted,

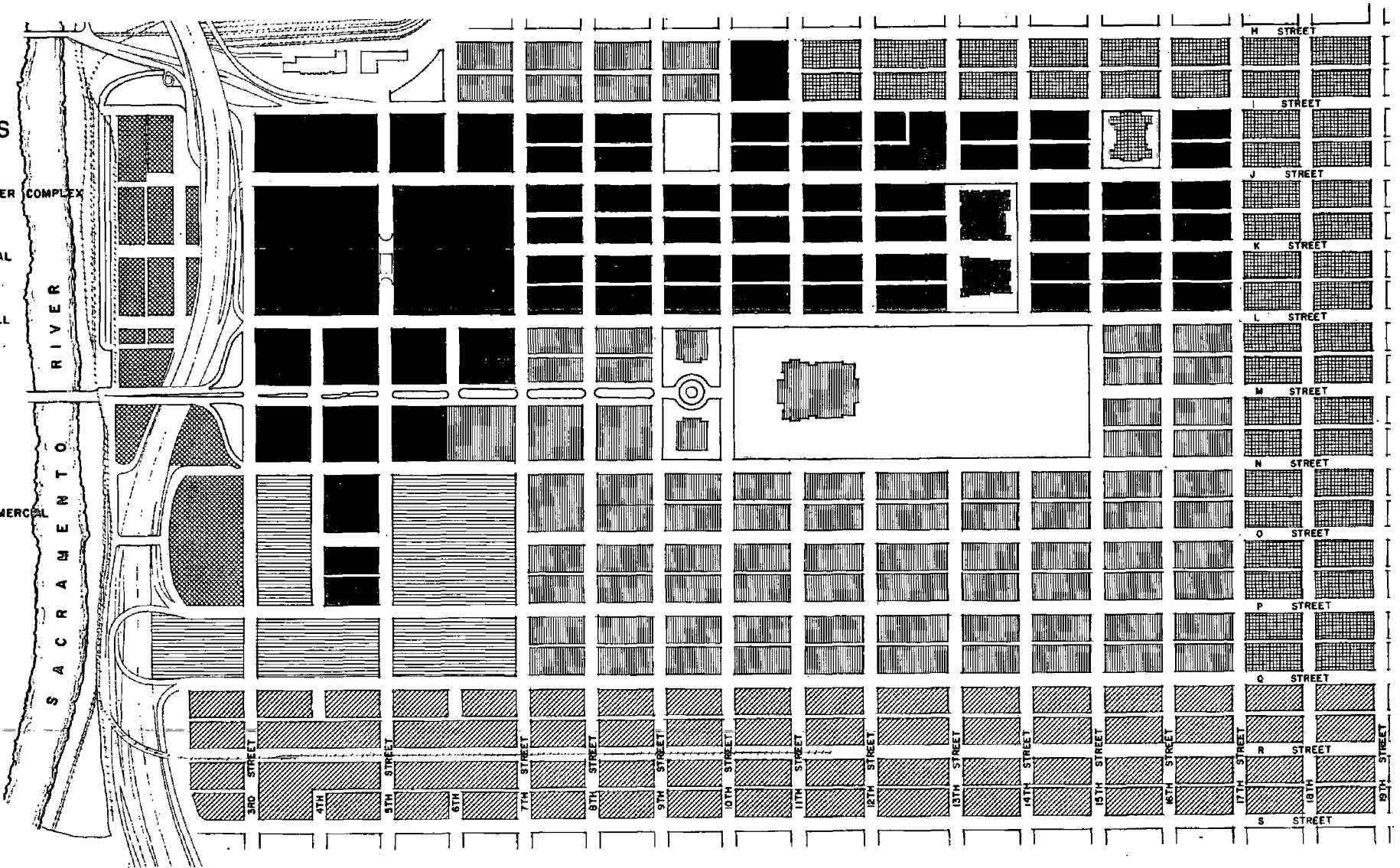
The Sacramento Architects Collaborative

Silvio L. Barovetto
Silvio L. Barovetto
Project Architect

Ralph E. Vitiello
Ralph E. Vitiello
Project Coordinator

LAND USES

-  COMMUNITY CENTER COMPLEX
-  CORE COMMERCIAL
-  PEDESTRIAN MALL
-  GOVERNMENT
-  HISTORICAL & ARTS CENTER
-  NON-CORE COMMERCIAL
-  INDUSTRIAL
-  GREEN AREAS
-  MEDIUM DENSITY RESIDENTIAL
-  PARKING



SACRAMENTO CORE AREA

Sacramento Core Area map shows locations and relationship of various elements of the Master Plan adopted by the City Planning Commission. The Sacramento Community Center Complex is shown as an anchor for the East End and termination of the K Street Mall.

On October 7, 1968, the Sacramento City Council instructed the Sacramento Architects Collaborative (SAC) to commence planning procedures for the

SACRAMENTO COMMUNITY CENTER COMPLEX

Ultimately the project has been narrowed to consist of a Theater and an Exhibition Hall, and a total project budget of thirteen million eight hundred forty thousand dollars (\$13,840,000) was established.

INTRODUCTION

AIMS: The aim of the Complex, as stated by the City, is to provide proper facilities for the presentation of various cultural, recreational, educational and allied activities along with greatly expanding the potential of Sacramento's convention industry by placing the City in a top competitive position as a West Coast convention community. As a by-product, the facilities will serve as a major catalyst in Sacramento's long range program of total revitalization of the core of the Central City.

LOCATION: The complex is to be located at the East end of the Core Area as indicated in the Central City Masterplan which has been previously adopted by the City Planning Commission.

The City Council assigned a general area within which the specific site was to be selected. The assigned boundaries were 13th Street to 15th Street and I Street to L Street.

FUNDING: Funding for the project will be based on Revenue Bonds issued by a City-County Joint Powers Authority. The bonding capacity is based on financial analysis of various revenue resources generated by the activities of the Center and by convention delegates. These resources are the City-County Room Tax, Admission Taxes and Sales Taxes, plus miscellaneous income derived from the facilities.

CENTRAL CITY PLAN: The presently adopted Central City Plan calls for a Pedestrian Mall extending East and West on K Street. The Mall is anchored at the West by the Redevelopment Area, Old Sacramento and China Town, and at the East by the Community Center. The Business Core Area of the City parallels the Mall between I and L Streets. North of the Core Area is the City-County Administrative Center and South of it lies the Capitol Mall, State of California facilities and Capitol Park.

When the K Street Mall and the Community Center are completed, the Core Area of the City will be well defined and condensed into a more compact and healthy economic and cultural unit.

BASIS FOR CONCLUSIONS: The decisions and conclusions as stated in this report are the result of a thorough study of existing reports and conditions, interviews with using and public agencies, and recommendations by SAC consultants. The existing reports were well researched and have come amazingly close to analyzing today's needs in most instances. Conditions are in a constant state of change, however, and in some cases research now indicates the necessity for an approach different from one which may have been proper several years ago.

Some of the reports which have been reviewed are as follows:

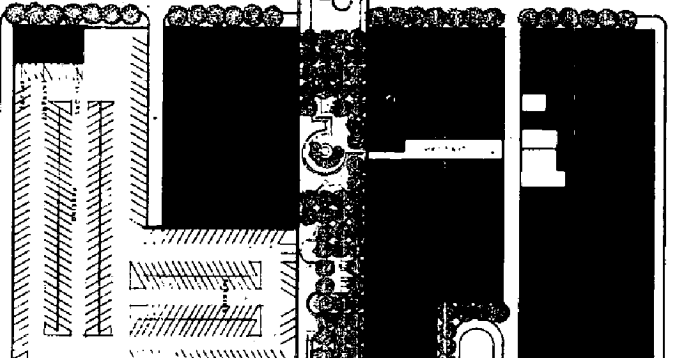
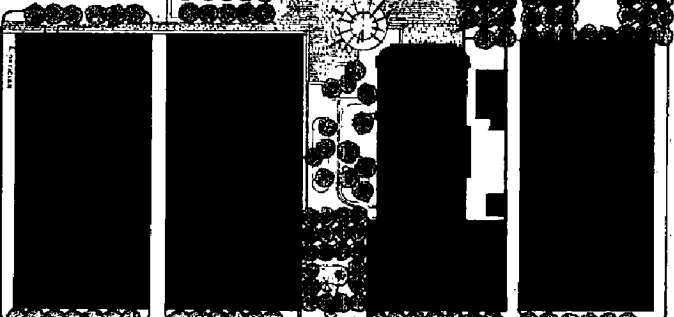
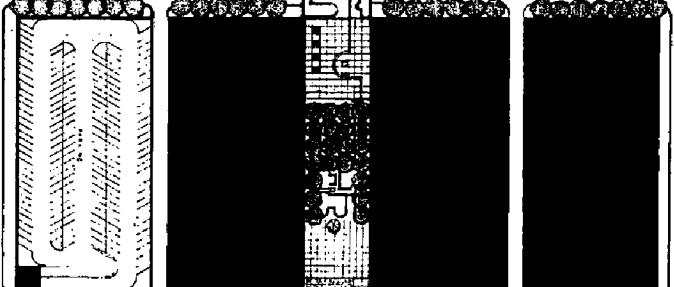
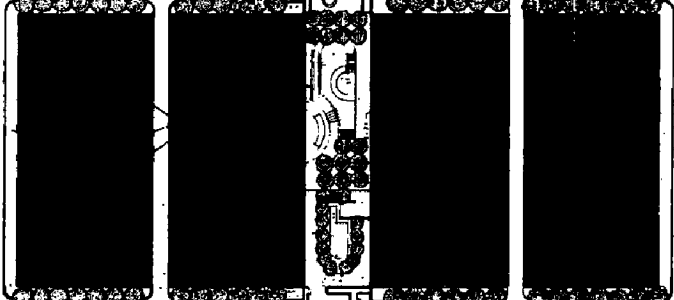
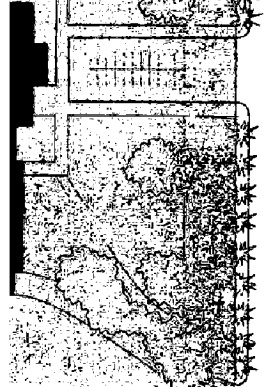
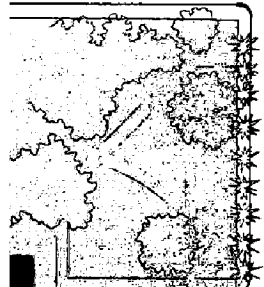
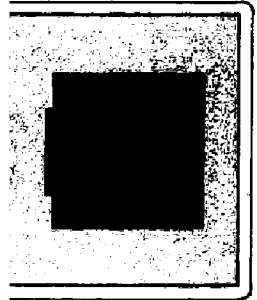
1. "Analysis of Cultural and Convention Facilities Appropriate for the City of Sacramento."—Stanford Research Institute

2. "Phase I—Report—Community Center and Art Center for the City of Sacramento." — Charles Luckman Associates, Dreyfuss and Blackford, Stanford Research Institute, Ammann and Whitney
3. Sacramento Central City Study—Leo A. Daly
4. Central City Masterplan—as adopted by the City Planning Commission and the City Council
5. A.I.A. Study—Central Valley Chapter A.I.A.
6. K Street Mall Report—Spink-Unger Associates
7. Financing a Community Center for the City of Sacramento —Rafferty and Company
8. Financing Analysis-Sacramento Community Center—Development Research Associates

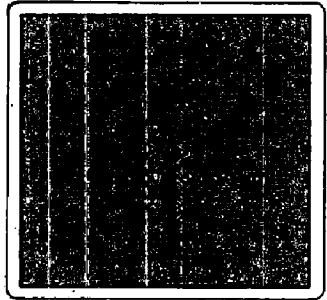
Where information from other sources does not indicate to the contrary, the existing reports are assumed factual. It is not the intent of this document to needlessly echo information already on file. For this reason, only conclusions which are significantly different from those previously reached will be documented.

Interviews with local cultural organizations, City agencies, and the Sacramento Convention Bureau have served greatly to bring these reports up to date and to help determine the needs of the people of Sacramento.

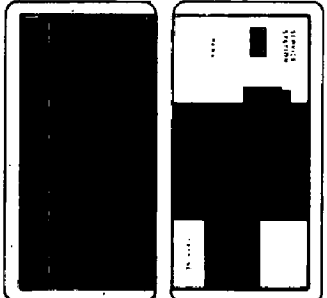
Visitation of similar facilities and the engagement of consultants recognized as expert in their fields of endeavor have filled the gaps left in the research and enabled the SAC Research Team to benefit from the studies previously made by others.



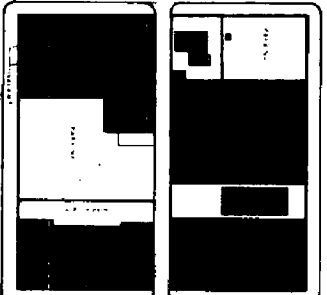
9th STREET



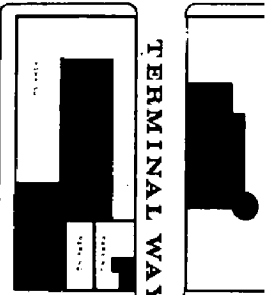
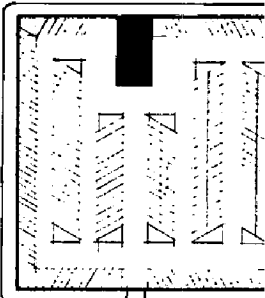
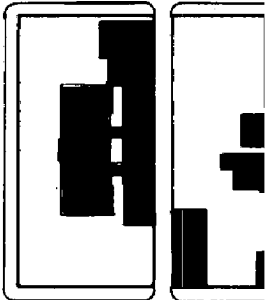
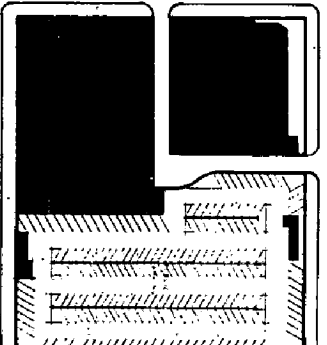
10th STREET



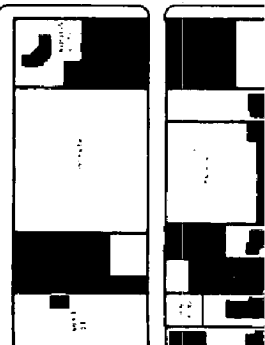
11th STREET

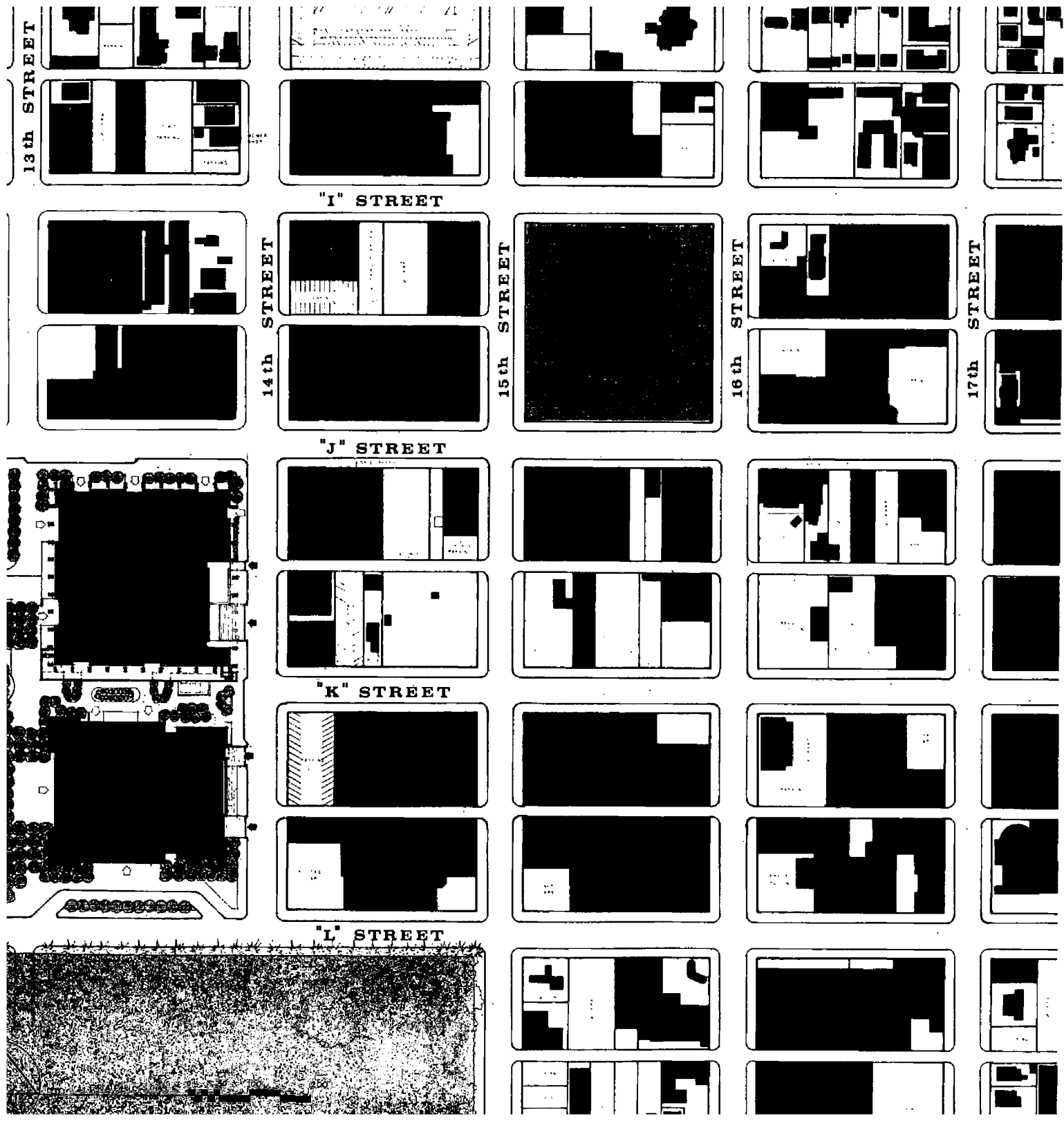


12th STREET



TERMINAL WAY





SITE PLAN

BUILDING SITE: The recommended site is located between 13th and 14th Streets and "J" and "L" Streets. Thirteenth Street from "J" to "L" Streets and "K" Street from 13th to 14th Streets are closed to vehicular traffic. The existing rights of way become part of the building site.

Fourteenth Street remains open to serve as a distributor for "K" Street traffic.

This site creates a "super block" which integrates the surrounding commercial area directly to the site. It provides a positive terminus for the "K" Street Mall and provides a tie to Capitol Park.

The Complex will generate activity on and around the site and will encourage private enterprise to construct and operate viable businesses close to and facing the Complex.



CONCLUSIONS AND

THEATER: The Theater shall contain approximately 2300 seats and shall be designed to accommodate a variety of events in order to serve many different uses for the citizens of Sacramento.

The quality of the Theater shall not be sacrificed by increasing its size or by trying to provide more accouterments than can be provided in good taste.

The stage shall have facilities for full scale dramatic and musical productions.

RECOMMENDATIONS

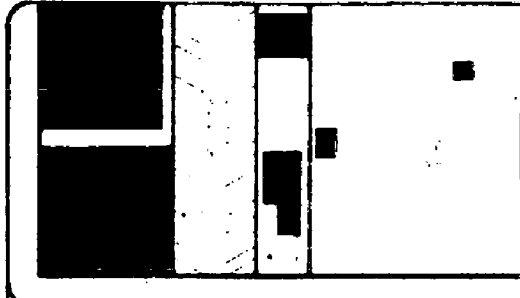
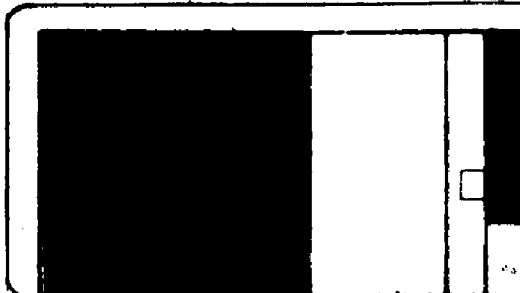
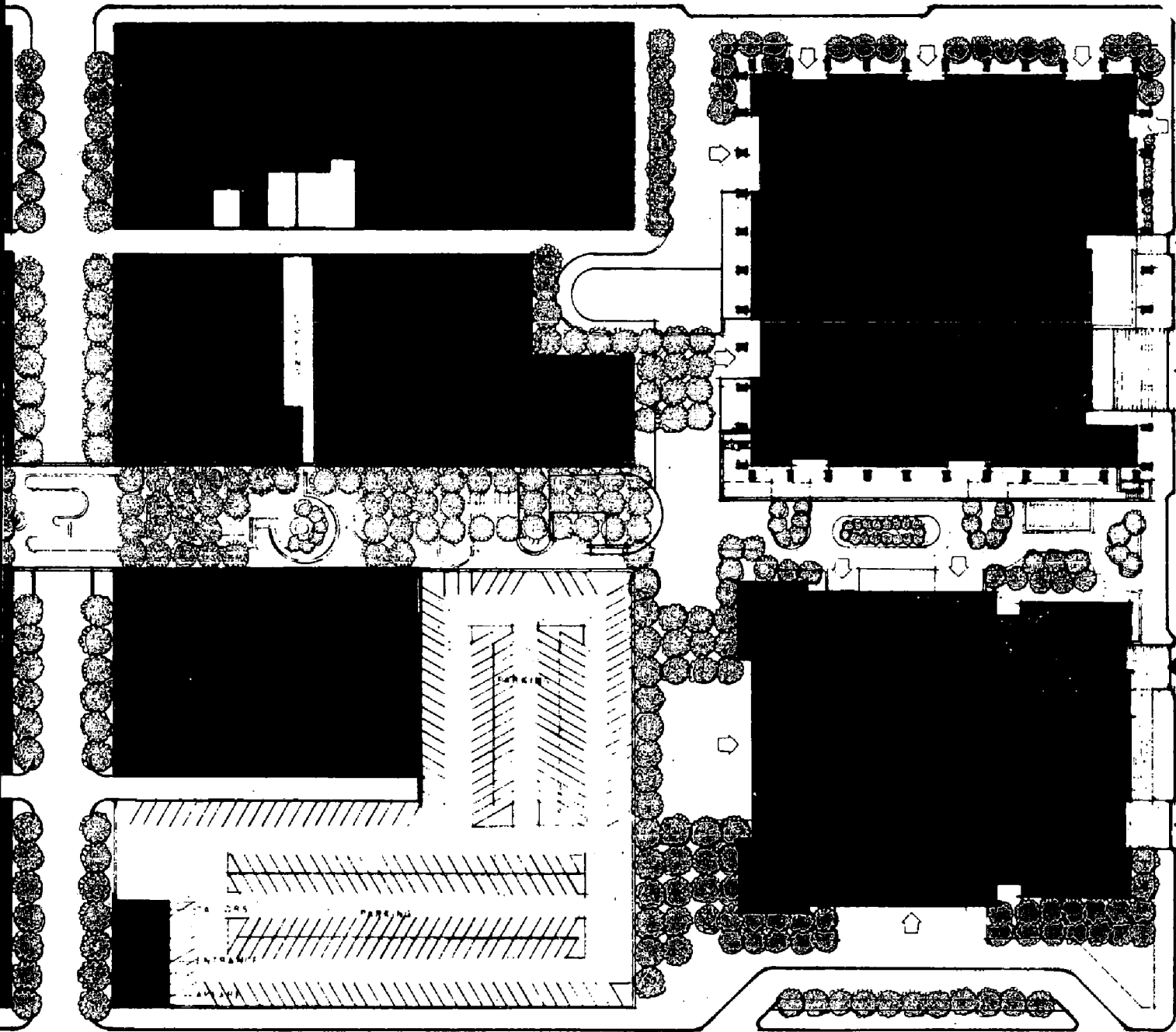


EXHIBITION HALL: The Exhibition Hall will contain approximately 140,000 square feet total with 69,000 square feet of the building used for banquet and exhibit hall. The remainder will be used for a variety of meeting rooms, concessionaire services, kitchen, storage, halls and administrative offices. The exhibition space shall be designed flexibly so that a variety of events can be held in the space. It may be necessary to hold more than one function in it at any given time, therefore considerations will be made for acoustics, flexibility of spaces and mechanical requirements.

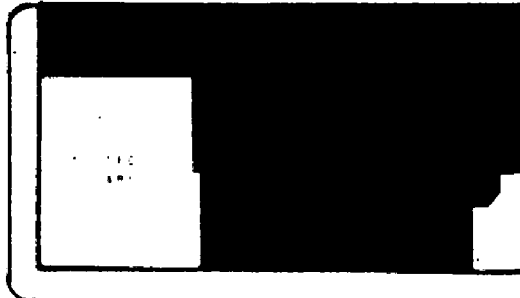
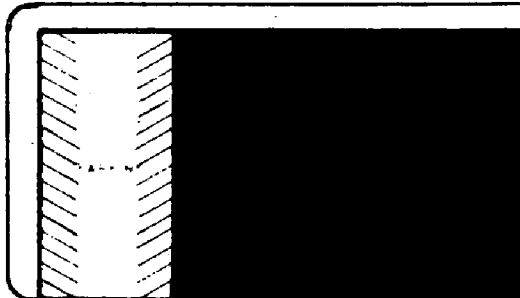
PARKING: Convenient parking facilities are important to the success of the Complex. The "Central City Parking Plan" will provide recommendations for suitable parking. The cost of these facilities should be provided for by the Sacramento Parking Authority. It is recommended that no land for parking be purchased from Community Center Funds.

SITE ACQUISITION: A large sum of money available for the project is delegated to site acquisition. It is very important that this amount be firmly established as soon as possible in order to set the budget for the buildings. It will be necessary to start site acquisition immediately in order to establish this amount.

"J" STREET



"K" STREET



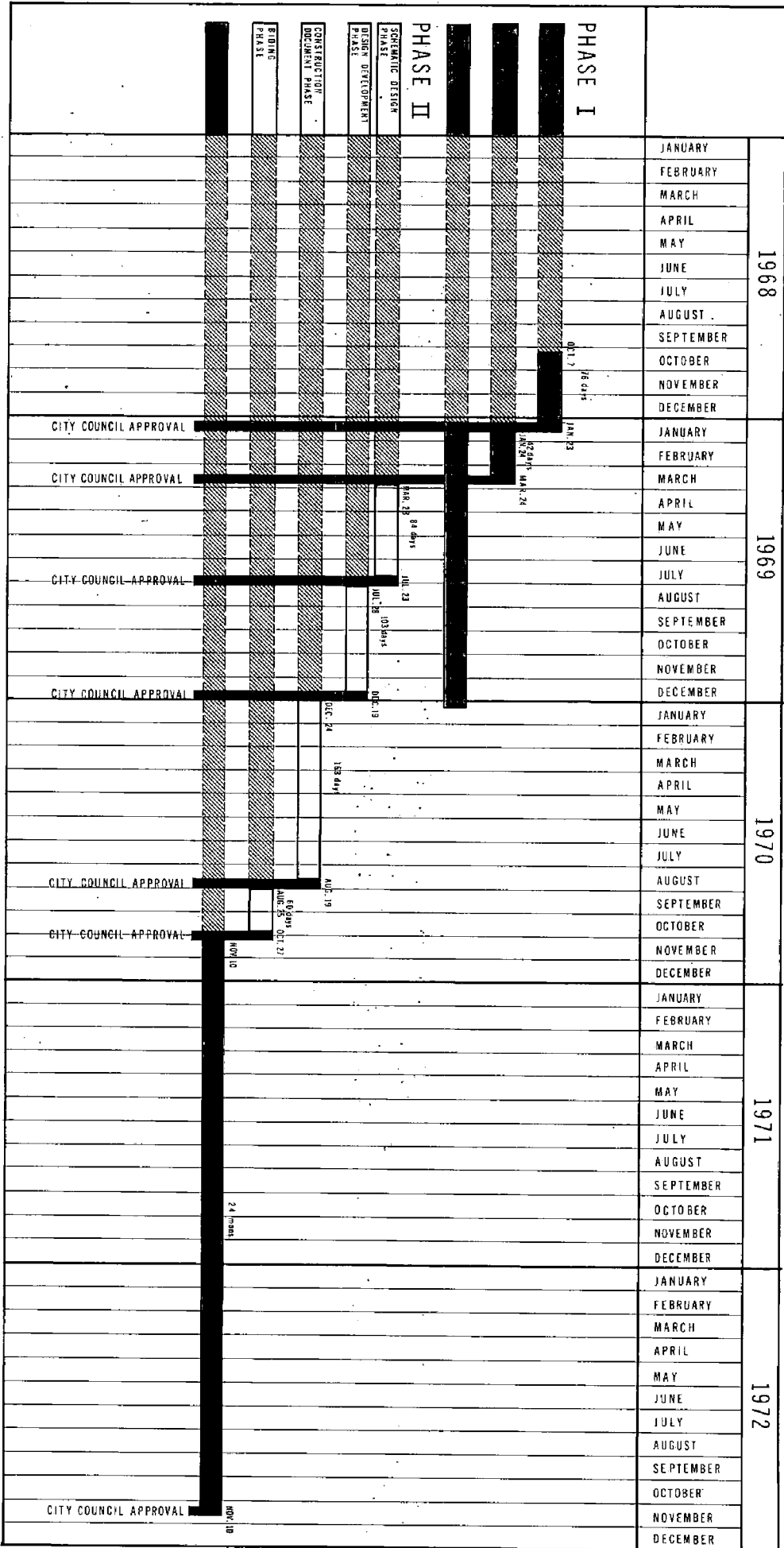
PLOT PLAN

"L" STREET

COSTS

LAND AND DEMOLITION	\$4,200,000
THEATER	\$4,065,600
EXHIBITION HALL	\$3,574,400
LANDSCAPING AND SITE DEVELOPMENT	\$1,000,000
FEES AND SERVICES	<u>\$1,000,000</u>
TOTAL BUDGET COST:	\$13,840,000

PROJECT SCHEDULE



CONSULTANTS

Conceptual Design Consultant

Pietro Belluschi

Theater Consultant Service

Bolt, Beranek & Newman, Inc.

Convention Management Consultant

Robert A. Schoettler

Structural Engineers

Buehler, Buehler, Cole & Yee

Mechanical Engineers

O'Meara-Sanford-Alessi, Inc.

Electrical Engineers

Charles A. Martin & Associates

Landscape Architects

Baronian & Danielson

Much of the information contained in this report would have been unobtainable if it had not been for assistance received from many people who unselfishly donated their own time to meet with the design team.

These efforts by civic minded individuals were invaluable. Our sincere appreciation is hereby extended to them.

ACKNOWLEDGMENTS

Mrs. Donald Armstrong, Sacramento Opera Guild
Dunbar Beck
William W. Darlow, Sacramento Symphony Association
Byron Demorest, M.D., Sacramento Symphony Association
Bert Geisreiter, Convention Bureau Manager
Howard R. Hagge, Sacramento Symphony Association
Mrs. John M. Hemme, Jr., Sacramento Civic Opera
Mrs. Arthur S. Marmaduke, Sacramento Area Regional Arts Council
Franklin C. McPeak, Sacramento Bee
Paschal Monk, Sacramento Community Concert Association
Mrs. James Moser, Sacramento Opera Guild
Harry Newstone, Sacramento Symphony Association
Dr. E. P. O'Reilly, Sacramento City Unified School District
Monte Ricketts, Sacramento Ballet Guild
Dr. Paul B. Salmon, Sacramento City Unified School District
Mrs. Alf R. Stavig, Sacramento Community Concert Association
Mrs. William Wetmore, Sacramento Symphony League
Justus Wyman, Jay-Rob Playhouse

SACRAMENTO COMMUNITY CENTER COMPLEX

prepared for
The City of Sacramento

prepared by
SACRAMENTO ARCHITECTS COLLABORATIVE

Angello-Vitiello & Associates
Barovetto & Carissimi Inc.
James C. Dodd
Koblik, Cordoba, Gervin & Associates

Book II



City Council
City of Sacramento
Sacramento, California

January 23, 1969

Gentlemen;

The Sacramento Architects Collaborative herein presents BOOK TWO of its four book report to the City Council on the Site Selection and Project Requirements for the SACRAMENTO COMMUNITY CENTER COMPLEX.

Book Two, presented on January 23, 1969, contains two sections, Conclusions and Recommendations and Design Requirements. The Architects wish to express appreciation for the assistance given to them by the members of the Council, Staff and interested citizens of the community. Their interest and participation aided greatly in the efforts to achieve what is an excellent urban solution sensitive to the cultural growth of the community and its citizens.

Respectfully submitted,

The Sacramento Architects Collaborative

Silvio L. Barovetto
Silvio L. Barovetto
Project Architect

Ralph E. Vitiello
Ralph E. Vitiello
Project Coordinator

INTRODUCTION

The City Council of the City of Sacramento instructed the Sacramento Architects Collaborative to commence planning procedures on October 7, 1968 for the SACRAMENTO COMMUNITY CENTER COMPLEX.

The results of that planning and the findings show that a Theater and an Exhibition Hall with all related facilities will be built. These results are included in the following report which has been prepared to document the requirements, analysis and budget for the Complex.

The aims of the Sacramento Community Center Complex are to provide proper facilities for the many local presentations and activities and to enable Sacramento to benefit from traveling cultural activities. It will provide convention facilities which will be more attractive to the convention industry of California allowing Sacramento to compete effectively for this industry. It will improve the environment of the downtown core thereby bolstering the vitality of the City.

Location

The Central City Master Plan, previously adopted by the City Planning Commission indicates that the Complex is to be located in the core area of the City. It is vitally important that this plan be carried out as the revenues derived will provide benefit to the City. This is necessary if adequate city services are to be maintained in all areas of Sacramento. The nucleus of the City must be vitalized and made more serviceable and attractive for its citizens. Therefore, the area bounded by 13th Street to 15th Street, I Street to L Street was studied for inclusion of the Complex.

Central City Plan

Long range planning will include a Pedestrian Mall, currently in the design phase, extending East and West on K Street, anchored at the West by the Redevelopment Area, "Old Sacramento" and "Chinatown" and at the East by the Community Center. To the North of the Mall business district will be the City-County Admin-

istrative Center. South of the K Street Mall is the Capitol Mall, State of California facilities and Capitol Park. When the Community Center and the K Street Mall are completed, the Core Area of the City will be well defined and condensed into a more compact, healthy economic and cultural unit.

Parking

Parking will not be provided on the chosen site. The cost of providing off-street parking facilities can not be funded within the budget of this Complex. The parking requirements will be coordinated with overall needs of the Central City. The responsibility for parking the cars generated by the Complex will be that of the Sacramento Parking Authority.

SUMMARY

THE SITE:

Several conclusions and recommendations were made regarding the site. They include the following:

- a. The site should provide a positive terminus for the K Street Mall and be contiguous to Capitol Park. Therefore the recommended site is located between 13th and 14th Streets and J to L Streets.
- b. A "super block" should be created which integrates the surrounding commercial area directly to the site. Therefore, Thirteenth Street from "J" to "L" is closed to vehicular traffic and the existing right of way becomes part of the building site.
- c. Service and traffic to the Complex must be allowed to flow freely to and from the site without causing traffic problems. Therefore, Fourteenth Street remains open to vehicular traffic to serve as a distributor for K Street traffic. Close K Street from 13th Street to 14th Street.
- d. Parking shall be provided off the site by the Sacramento Parking Authority.

THE THEATER

In order to arrive at more definitive design decisions certain Conclusions and Recommendations regarding the Theater are presented:

- a. The Theater should be designed to accommodate a variety of events so that it may serve many different uses for the citizens of Sacramento. Therefore, it should be designed with a conventional proscenium and the stage should have traps and an elevating orchestra pit.
- b. The quality of the Theater, and the comfort and enjoyment of patrons is of prime importance in establishing sizes, numbers, and configuration of seats. Therefore, the seating capacity should be approximately 2300 seats and the arrangement should be Continental style.
- c. Ticket booth facilities should be provided for ticket sales at all times during the day and during performances.

CONCLUSIONS AND RECOMMENDATIONS

THE EXHIBITION HALL

The Exhibition Hall is a facility to attract more and larger conventions and a variety of shows and displays. Conclusions and recommendations are made relative to this facility as follows:

- a. A large percentage of current conventions can be attracted if a facility containing 50,000 square feet or more of exhibit space is provided. Therefore it has been proposed that we build a facility containing approximately 69,000 square feet of exhibit and banquet space.
- b. The Exhibition Hall should provide meeting rooms, banquet facilities, and kitchen required to serve the needs of the Complex. Therefore, it will have approximately 20,000 square feet of multi-use banquet space with catering kitchen and concessionaire facilities required to be serviced.

BUDGET

The budget for the Complex is based upon criteria established by the ability of the City to sell revenue bonds serviced by hotel-motel room tax, admission tax, increased sales tax, etc. as outlined in the Rafferty Report. It is recommended that for purposes of budgeting, the following costs for the Theater and Exhibition Hall are submitted:

Land and Demolition	\$ 4,200,000*
Theater	4,065,600
Exhibition Hall	3,574,400
Landscaping and Site Development	1,000,000
Fees and Services	1,000,000

TOTAL BUDGET \$13,840,000**

*Land costs are based on a preliminary appraisal made by David E. Lane, Real Estate Appraiser, dated May 28, 1968.

**The cost of parking facilities is not included in this figure.

SITE

1. Assigned Area

The City Council assigned a six block area from which the architects were to select the Community Center Site. The assigned area is bounded by "I" Street on the north and "L" Street on the south; by 13th Street on the west and 15th Street on the east.

Any site selection made in the downtown core area must displace a number of established businesses. There is always the possibility that these businesses will relocate in some area other than the one which needs stimulation. For this reason studies were made of the entire assigned area to determine the number of people displaced by different site selections.

Thorough studies of land and demolition costs were made of the assigned area to determine a site which best (and most economically) meets the requirements.

2. Aims and Objectives

One of the aims of the facility is to encourage the development of private enterprise in the core area. It is considered important that properties suitable for private development be maintained close to the site. Hotels to provide lodging for conventioners are hopefully a by-product of the Center.

The needless destruction of buildings of environmental merit, while leaving others with less desirable qualities, is to be avoided. In order to encourage more economic activity in the central core area and condense the downtown core a site as far west as possible is required.

3. Existing Conditions

a. **Heavy Volumes of Traffic** exist in the downtown area. Proper circulation in the area is mandatory. These conditions require careful study.

Heavy traffic already in evidence on 15th and 16th Streets indicate that it would be desirable to use 14th Street as a distributor from "I" Street to "L" Street and to keep "K" Street open to two way traffic from 14th to 15th Streets. Thus, **circulation** is maintained without increasing the traffic on already overloaded arteries. This desire must be weighed against:

1. Increasing land costs as one proceeds West from 15th Street.
2. The need for more land that a site one block in width can provide.

b. The existing **Memorial Auditorium** will still be a functional part of the Complex for some years to come and as such should be easily accessible from the new facilities for pedestrian circulation and administration. On the other hand, the existing Auditorium is over 40 years of age and should not exert **excessive** influence over facilities which will outlast it by a great number of years.

c. A multitude of various **utilities** serve the downtown core. These utilities are expensive to move. Since the necessity of maintaining these services is obvious, cost studies of utility relocation were made which had great influence on the final selection.

d. The **water table** in the downtown area averages about minus 14 feet. The cost of underground facilities in a location with subsurface water conditions is very high. Therefore, every effort

CONCLUSIONS AND RECOMMENDATIONS

should be made to build up from the surrounding street levels rather than to excavate. This increase of height at the Center can be used as an esthetic advantage with sensitive planning. The possibilities of vistas overlooking Capitol Park and the "K" Street Mall are exciting.

An attractive appearance at all four sides of the Complex can be more easily achieved if the site is raised. Service and garbage areas could then be beneath the main structure and hidden from view.

4. Surrounding Area

a. **Capitol Park** is without doubt the greatest esthetic attribute to downtown Sacramento. Failure to relate the Community Center to such an attribute would be an injustice to both. It is considered desirable that the site be contiguous to the Park.

b. **The "K" Street Mall** will be the other esthetic pinnacle in the core area. The failure to capitalize and supplement the effort put forth by the "K" Street Mall team would be negligent. The Mall should not be allowed to wither at the end. The site of the Community Center should provide a positive terminus for the Mall.

c. Importance must be attached to the desirability of obtaining adequate space in the site to provide the proper setting for the buildings. Ideally the buildings should not be allowed to completely fill the site. A spacious atmosphere should be carried through the Complex to integrate with the "K" Street Mall and Capitol Park.

d. During certain time periods, several thousand people will be in the immediate area. Adequate circulation and "surge areas" must be provided for these occasions. When the Theater and the Exhibit Hall are not in use, activity is still desirable on and around the site. During these inoperative hours activity should be encouraged on the site by the development of small businesses facing the Center. These businesses might include: restaurants, night clubs, theaters, florists, artist supplies, small galleries, sweet shops, accessory shops, specialty shops, hair dressers and book stores. Private enterprise of this type should help keep the site alive at all times thus avoiding an uninhabited appearance during inoperative hours.

e. Pedestrian circulation from the surrounding commercial area must be free and natural to avoid "walling off" one area from another. Stimulation of one area at the expense of another must be avoided.

Loading docks and garbage areas, when not properly handled in relation to adjacent areas, become a problem. They can become unsightly obstacles and obstruct traffic to and from the Complex.

f. It is desirable to locate the Theater close to Capitol Park because the natural beauty of the park compliments the cultural activities which occur in the Theater more than it does the Exhibition Hall.

The Theater is closely related to the Exhibition Hall because of its capacity for large group meetings during conventions. Foot traffic between the two facilities should be convenient to allow conventioners to circulate freely from large group meetings to the exhibit space.

THEATER

FUNCTION AND UTILIZATION

The Theater should provide the proper facilities and environment for the presentation of various community events. Full enjoyment of such presentations cannot be presently realized in the existing Memorial Auditorium.

Some of the events which might possibly be held in the new Theater are as follows:

- | | |
|--------------------------|-------------------------|
| 1. Stage productions | 8. Bands |
| 2. Opera | 9. Specialty Performers |
| 3. Ballet | 10. Beauty Pageants |
| 4. Symphony | 11. Forums |
| 5. Lectures | 12. Religious services |
| 6. Movies and Television | 13. Memorial Services |
| 7. Meetings | |

Capacity:

The determination of the most proper theater facility to meet the community's need is not as clear cut a picture as it might appear. Both the Community Concert Series and the annual performance by the San Francisco Opera Company need a facility seating approximately 3,500 persons. Large production road shows could also fill a house of this size. High quality, large production road shows may not be brought to Sacramento if the run cannot show a profit. A smaller house demands a longer run to be financially successful. There is no reason, however, why a longer run cannot be scheduled if the increased costs of the production can be offset by the gain in revenue.

As the seating capacity of the facility increases, the distance from the rear rows to the stage also increases. It very quickly becomes impossible to distinguish the small gestures and facial expressions that are so vital to the theater.

The acoustic problems become increasingly difficult and more expensive to solve simply because it is larger.

Prior reports have recommended a seating capacity of 2,500. Bolt, Beranek and Newman and Pietro Belluschi recommended a seating capacity of 1,800 to 2,200.

Considering all factors, along with the limited budget, it becomes evident that the QUALITY of the facility is the most important factor in its success. To compromise quality in order to gain more seating capacity would not be in the best interests of the community.

Seating:

The conventional theater arrangement requires close back to back spacing of the seats with a series of vertical aisles running from lobby to stage. This type of seating creates patron discomfort when a late comer is forced to crawl across others to reach his seat. The aisles, by necessity, are always located in such a manner that some of the best viewing areas are unavailable for seating, and the aisles become very congested when the entire audience must exit.

"Continental" seating has a larger back to back seat spacing which allows more leg room and greater convenience in reaching one's seat. The elimination of the vertical aisles preserves the prime viewing areas for seating. Since the lobby wraps around the sides of the seating area, the audience exits from each row to the sides creating less congestion.

A "Continental" house can be emptied more rapidly during emergency conditions.

Balcony:

The conventional theater usually has a balcony in order to bring rear seats closer to the stage. The balcony is usually an inconvenient area to reach and it must be served by duplicate lobby and rest room facilities.

If the balcony is eliminated, it becomes necessary to bring the rear seats closer to the stage by "thrusting" the stage forward and

CONCLUSIONS AND RECOMMENDATIONS

wrapping the seating fan around the sides. The thrust stage configuration is suitable for certain types of drama and experimental theater, but it is unsatisfactory for the variety of uses that the Sacramento Community generates. It is a most undesirable configuration for opera, most road shows and the symphony orchestra.

Acoustics:

The proposed uses of the Theater create a wide range of acoustical requirements. In order to adequately accommodate all of the stated functions, the space should be acoustically "adjustable." Ideally, a reverberation time suitable for music will be chosen and the volume of the Theater will be designed to accommodate it. For theatrical and speech presentations, sound absorptive surfaces should be introduced to reduce the reverberation time to a value commensurate with speech requirements.

The walls and ceiling surfaces must be accurately located and shaped in order to properly direct sound energy to the seating area and to provide an acceptable time delay between the direct and reflected sound.

As the space becomes larger, the placement and conformation of the reflecting surfaces becomes extremely critical. The effect of the various wall materials and the background noise level also become more critical as the size increases.

Interior and Exterior noise levels must be carefully controlled if optimum hearing conditions are to be provided.

Workshop:

A great many theaters have complete shop facilities suitable for the construction of sets. While the set is under construction, it is difficult to use the facility for any other purpose. The economics of theater operation and the interests of the community demand that the facility be available for production as much of the time as is humanly possible. The additional cost of workshop facilities is also to be considered.

Meetings with local theater groups indicates that it is possible to construct sets at another location and bring them to the theater a day or two prior to the performance thus making the facility available for production for longer periods of time.

It is conceivable that some sets will arrive at the theater in a damaged condition and in need of repair. A workbench and paint locker equipped with the necessary tools should be provided to take care of repairs and to provide any supplementary staging or alterations that may be required.

Stage:

The stage should be of adequate size to accommodate storage and repair work as well as several large stage wagons equipped with scenery. It is considered more advantageous to have a large unencumbered space that has the flexibility of being adapted to specific needs than it is to have the back stage area partitioned off and otherwise broken up into small areas.

The entire area of the stage should have a spring floor of soft wood construction. The floor should have a 40' x 24' trappable area leading to a sub-stage trap room.

Orchestra Pit:

An elevating orchestra pit is an item well worth consideration. At its lowest position, it is the orchestra pit floor. When partially elevated to the seating level, it creates additional seating space. When fully elevated it extends the stage space.

Circulation:

The type of entertainment offered in the Theater suggests that vehicular circulation to the entrance would be an advantage. Full dress occasions and inclement weather do not combine without patron discomfort and inconvenience.

The Stage proper should be directly accessible from the loading dock and provision should be made to allow trucks to drive onto the stage.

EXHIBITION HALL

Function and Utilization

The Exhibition Hall is a facility comprised of large unobstructed spaces suitable for a variety of uses combined with meeting and banquet rooms of various sizes. Administrative offices shall be provided.

The Exhibition Hall might be used in some of the following ways:

1. Conventions
2. Dancing
3. Balls
4. Banquets
5. Fairs and Festivals
6. Fine Arts Shows
7. Flower Shows
8. Beauty Pageants
9. Boat Shows
10. Auto Shows
11. Home Shows
12. Meetings
13. Political Gatherings
14. Private Industry or Labor Parties

Exhibition Area:

It has been assumed that 50,000 square feet of exhibition space is adequate to satisfy the needs of the community of Sacramento. Recent research, however, indicates that 56,000 square feet will satisfy most of the needs for exhibit space, but will not allow for the banquet requirements of the larger conventions. Banquet facilities would add approximately 13,000 square feet of additional space. The inclusion of this additional space would not only provide banquet facilities, but also exhibit space for the very large functions such as Boat Shows, Auto Shows, Home Shows, and Trade Shows. These functions do not ordinarily have banquets, but their space requirements are much larger than the ordinary show.

Sacramento can reasonably expect to have at least three of these large shows per year if the facilities are available.

The additional area could provide valuable flexibility to the facility. If some space were located on a level above the main exhibit floor, it could be rented separately for banquets, exhibits, large group functions and meetings.

It is anticipated that a complete facility of this size could bring many additional events to Sacramento that would not come if only 50,000 square feet of space is provided.

There are over 67 Associations convening annually in California that require in excess of 50,000 sq. ft.

Thirty-two of the 67 Associations have historically alternated their site locations from North to South and vice versa; using Bakersfield, California as the boundary line.

The following six Convention Cities are considered as North: San Francisco, Oakland, Fresno, Monterey, San Jose, and Sacramento.

San Jose does not have an adequate number of sleeping rooms to be considered by the Associations; therefore, there are only five Northern California Cities that could compete for the 32 Associations that require in excess of 50,000 sq. ft. Currently, only San Francisco, Oakland, and Fresno can accommodate these organizations' meeting requirements.

If Sacramento provided the space, it could be assumed that the City would then be one of four communities that would be considered by the 32 large Associations. The alternating cycle of the 32 Associations (attended by 109,148 delegates) means that there are 16 of these Conventions meeting in the North each year. It is proper to assume that each of the four Cities listed as satisfactory for selection would host four of these large Associations each year. The average delegate attendance is 3,410 persons. Four Associations would increase the Convention attendance to 13,640 delegates. \$120.00 per delegate spending means an additional Convention income in the amount of \$1,636,800 per year. This would be a minimum expectancy.

The average exhibit space rented by the 32 Associations is approximately 25,000 sq. ft. @ .05 per day, or \$1,250 per day, per average. The average number of days used are three, at \$1,250 per day or \$3,750 per Convention. The total expected exhibit rental income for four Associations per year would be \$15,000.

80,000 square feet would develop an additional \$1,636,800 in annual Convention income and a minimum of \$15,000 per year in building rental income. Also, other building revenue would be increased from:

Convention Sales
Food Catering
Parking Revenue

The following organizations require facilities that provide more than 50,000 square feet of space:

Rotary International		
Attendance 3,675	Banquet (1)	1,800
California Men's Apparel Club		
Attendance 2,700		Exhibits 1,800 S.F.
Alcoholics Anonymous		
Attendance 4,623	Banquet (1)	2,000
California Order of Eastern Star		
Attendance 5,930		Exhibits 5,000 S.F.
California Grocers Associates		
Attendance 2,367		Exhibits 27,060 S.F.
California Elementary School Educators		
Attendance 2,600	Banquet (1)	900 Exhibits 20,000 S.F.

CONCLUSIONS AND RECOMMENDATIONS

Kiwanis International California, Nevada, Hawaii District	
Attendance 2,728 Banquet 2,000	
Lions International	
Attendance 3,900 Banquet 2,000	
Independent Order of Oddfellows and Rebekah Assembly	
Attendance 4,017 Banquet (1) 1,500	
California Dry Cleaners Association	
Attendance 1,800	Exhibits 50,000 S.F.
National Stationers & Office Equipment	
Attendance 5,000	Exhibits 3,000 S.F.
American Contract Bridge League	
Attendance 3,000	Exhibits 50,000 S.F.
American Kennel Club	
Attendance 10,000	Exhibits 80,000 S.F.
Spring Sport Show (Chamber of Commerce)	
Attendance 2,500	Exhibits 70,000 S.F.
Audio Visual Association of California	
Attendance 2,500	Exhibits 40,000 S.F.
California and Pacific Southwest Recreation and Park Conference	
Attendance 1,600	Exhibits 32,000 S.F.
Order of Rainbow for Girls	
Attendance 5,634	Exhibits 16,000 S.F.
International Order of Jobs Daughters	
Attendance 8,000	
Western Poultry Congress	
Attendance 3,000	Exhibits 40,000 S.F.
California Credit Union League	
Attendance 2,200	Exhibits 20,000 S.F.
California Cattlemens Association	
Attendance 1,300 Banquet 1,600	
Western Numismatic Association	
Attendance 2,600	Exhibits 19,000 S.F.
Western Candy Wholesalers Association	
Attendance 2,000	Exhibits 19,000 S.F.
California Congress of Parents and Teachers	
Attendance 5,000	Exhibits 3,000 S.F.
Association for Childhood Education International	
Attendance 2,300	Exhibits 60,000 S.F.
Western Safety Congress	
Attendance 5,000	Exhibits 26,000 S.F.
Pacific Coast Regional Restaurant Association	
Attendance 1,500 Banquet (3) 2,000	Exhibits 53,600 S.F.
California Association for Supervisors of Curriculum and Development, California Association of Supervision of Child Welfare	
Attendance 1,500	Exhibits 30,000 S.F.

National Automatic Vending Machine Association	
Attendance 4,000	Exhibits 30,000 S.F.
Sierra Cascade Logging Conference	
Attendance 2,000	Exhibits 50,000 S.F.
California Industrial Education Association	
Attendance 2,533 Banquet 1,200	Exhibits 30,000 S.F.
California Federation of Mineralogical Society	
Attendance 1,641	Exhibits 60,000 S.F.

ADDITIONAL SPACE

Another factor which must be considered is the initial cost of this additional space. Since funds available for the complete project are limited, care must be taken that one facility is not over-emphasized at the expense of the others.

It is estimated that the additional space could possibly add as much as \$572,000 to the cost of the facility.

Acoustics:

In large unobstructed spaces such as those which occur in the Exhibition Hall, the emphasis must be placed on the control of long delayed reflections and excessive noise due to reverberant build-up of occupancy sounds.

Since the space is, by nature, flexible and divisible, shaping of the space and the use of acoustical wall materials is impractical. This indicates that the ceiling will have to be the primary sound absorbing surface. Most of the ceiling will have to be treated with sound absorbent materials.

The folding partitions used to divide the spaces must have a Sound Transmission Class sufficient to provide an acceptable degree of sound isolation. These doors are large and heavy and must be power operated.

Circulation:

It is necessary that the main exhibition floor be designed in such a manner that trucks can be driven directly onto the floor in order to facilitate the unloading of large bulky exhibits. The floor should be capable of withstanding a load of 250 pounds per square foot. If the main exhibition floor is placed at street level, direct access can easily be obtained from J Street or 14th Street.

A multi-level design solution would possibly allow the loading docks and service areas to be concealed under the upper level. These unsightly areas could be detrimental to adjacent property values if they are not screened in some manner.

MEMORIAL AUDITORIUM

Function and Utilization

The existing Memorial Auditorium has served a useful purpose for some 40 odd years, and will continue to be useful for some years to come. It can continue to serve as a convention facility for those which do not require exhibit shows, especially if the new exhibit hall is already booked.

The Auditorium will serve as an interim arena until a more suitable facility is built.

It is certain that the Auditorium will not go unused. Some of the possible events which still might be held there are as follows:

1. Small Conventions
2. Boxing
3. Wrestling
4. Basketball
5. Roller Derbies
6. Bands
7. Christmas Show
8. Fraternal Orders
9. Specialty Performers
10. Religious Functions
11. Dancing
12. Balls
13. Beauty Pageants
14. Fairs and Festivals
15. Graduations
16. Meetings
17. Circus
18. Flower Shows
19. Political Gatherings
20. Opera

Inadequacies:

The Memorial Auditorium was designed in 1925 to serve as a multi-use facility for all of the varied activities which might occur in Sacramento. A multi-use facility, by nature, must cope with so many different problems that it is impossible to solve any of them effectively. This is not intended to reflect adversely on its design. It has served admirably for many years. However, it has many limitations for the highly sophisticated uses that are being demanded of it today.

1. **Capacity:** The total seating capacity of the Auditorium is 4700 seats, substantially greater than the proposed new theater, and therefore it will still be used where this additional seating capacity is required. However, the 3200 fixed seats fall far short of the 10,000 seats recommended for the arena.
2. **Acoustics:** The Auditorium is a very resonant space and lacks reflecting surfaces near the stage which would serve to project the performers voices out into the hall. This combination of conditions requires substantial sound reinforcement and creates disturbing echoes which give a mushy quality to any clear sound produced.
3. **Sight Lines:** Conformation of the fixed seating causes patron discomfort when viewing the stage from the sides. The long sight lines from the rear of the house render all but the most pronounced gestures completely indistinguishable. Seats under the balcony are blank zones for a high wire circus act.
4. **Lighting:** It is possible only by temporary lighting set-ups to get a high intensity of light on the main floor of the hall. Corridor lighting is extremely bad and creates a very poor atmosphere for any but the most utilitarian type of performance.

CONCLUSIONS AND RECOMMENDATIONS

5. **Press Room:** Adequate facilities for the press at large sports events are completely lacking.
6. **Ice Making Equipment:** Equipment of this type must be specially provided for any event requiring an ice floor.
7. **Locker-Shower Rooms:** Facilities for team sports are extremely bad in the existing facility.
8. **TV Facilities:** Lighting on the main floor is not good enough for quality live telecasting and all cables and wiring must be patched together.
9. **Patron Comfort:** Poor atmosphere in the corridors and rest rooms combined with neck craning and uncomfortable seating in all but the dress circle and 1st balcony provide an inhospitable setting for the viewing public. Air conditioning is lacking in the corridors, meeting rooms and Memorial Hall.
10. **Age:** The age of the structure indicates that it is only a matter of time before major plumbing and mechanical problems are likely to occur. The building does not meet present codes and any major remodeling should seriously consider correcting the major code deficiencies.
11. **Service to Facility:** Service facilities for the Auditorium are not good. There is little room to unload trucks and no place to park them once they are unloaded. Equipment is rented and hauled in for presentations.
12. **Parking:** Convenient parking facilities are inadequate, but parking could be expanded similar to that which will be necessary for the new facilities.

Circulation:

Joint use of the Auditorium and Exhibition Hall suggests a physical relation between the two facilities. The movement of chairs and other equipment from the Auditorium to the Exhibition Hall will be a problem. The relationship of the new facilities to the existing, however, must be considered in its true light. All factors of sitting must be considered before allowing a 40 year old structure to govern and perhaps restrict the planning of the new facilities.

It is unlikely that frequent pedestrian traffic will occur between the Auditorium and the Theater because of the 3200 fixed seats available in the existing structure. Small conventions will be adequately housed because of its multi-purpose design.

Renovation:

Renovation of the Memorial Auditorium is a possibility to improve its function for certain types of events. This renovation could range all the way from major alterations to relatively minor improvements. Arena type seating could be installed by completely removing the existing seating structure. It could then serve as an arena until sufficient funds are available to construct a new facility. Renovation of this type would destroy the use of the Auditorium for large group cultural events such as opera or large capacity theatrical presentations. Renovation of this type should not be made without serious consideration of the present code requirements. Major remodeling would be extremely costly.

It is possible to improve the existing facilities for various events without such extreme measures. A list of improvements and their approximate cost is provided in the DESIGN REQUIREMENTS section of this report. These items improve certain deficiencies of the present facility without major overhaul and without destroying the multi-purpose design.

These measures would not require updating the building to present code standards.

PARKING

The success of the venture relies in part on the provision of convenient and adequate parking facilities for the Complex. It would be desirable to place the parking in such a location that it would be available for use by the downtown shopper. Some of the parking should also be convenient to the Memorial Auditorium.

Foreseeing this need, the City Council has engaged the firm of DeLeuw-Cather to perform a parking study of the entire downtown area. SAC has kept this firm advised of developments pertaining to the Community Center so that when this report becomes available, it will incorporate the necessary parking for the Center.

Preliminary contact with DeLeuw-Cather indicates that the maximum parking spaces required for the Community Center are as follows:

Theater	725 spaces
Exhibition Hall	1735 spaces
Memorial Auditorium	1040 spaces

Multi-Level Parking:

The high cost of downtown property indicates that multi-level parking structures should be considered in order to keep site costs at a minimum.

CONCLUSIONS AND RECOMMENDATIONS

The possibility of underground parking beneath the Center has been abandoned because of three factors:

1. The limited budget for the Center does not permit the construction of parking facilities with those funds.
2. The high water table makes sub-surface parking exceedingly costly.
3. The Sacramento Parking Authority cannot justify the expenditure of its funds for underground parking at this time because of its expensive nature.

Theater:

The location of the Theater parking is particularly critical because of the nature of dress required for the functions to be held there. A long walk from the parking lot in the rain is not desirable at any time, but the same walk in formal attire is unthinkable.

The heaviest demand for Theater parking occurs at night. Daytime use of the Theater will project only 625 parking spaces.

Exhibition Hall:

Although conveniently adjacent parking facilities are highly desirable for any function, the type of dress worn to Exhibition Hall functions will tolerate a somewhat longer walk than that of the Theater.

The heaviest demand for Exhibition Hall parking occurs in the daytime. Night use of this facility will require 1515 spaces. Since the heaviest demand for parking is in the daytime, it is obvious that some of the parking spaces designed for night use of the Theater will be available for daytime use of the Exhibition Hall.

Memorial Auditorium:

Night use of the Auditorium requires the most parking. Since the time of demand, as is that of the Theater, is the opposite of that of Exhibition Hall, joint parking use of these two facilities is possible.

Available Sites:

The complete DeLeuw-Cather Parking Study was not available at the time of this printing. However, consultation with that firm indicates that sufficient "low demand" properties are available in the area for parking needs.

These properties might be located as follows:

- H to J Street — 13th to 14th Streets
- J to K Streets — 14th to 15th Streets
- J to L Streets — 15th to 16th Streets

The design of any facility requires a detailed list of the spaces and rooms which are necessary to its function.

This list does not attempt to completely cover every space, but rather, serves as a check list for the design team and a basis from which the preliminary cost estimates can be prepared:

Further studies made during the design phases may find other, more suitable, means of solution than those presented in this section. Adequate alternatives must be provided, however, for the functions which occur in these spaces.

THEATER

THEATER

1. Seating capacity (continental) 2200 to 2500	21,000 S.F.
2. Public and circulation areas	
a) outer lobby	
b) inner lobby	
c) lounges	
d) cocktail lounge	
e) concession stands	
f) coat room	
g) toilets	
	(a thru g) 23,000 S.F.
h) Administration	
1) box office	300 S.F.
2) accounting room	120 S.F.
3) walk-in vault	150 S.F.
4) counting room	120 S.F.
5) supply storage	120 S.F.
6) toilets for above	60 S.F.
i) Custodial room	80 S.F.
j) Drinking fountains	
k) First aid room	120 S.F.
	<u>24,070 S.F.</u>
3. Stage	
a) Performing area 56' x 48'	8,800 S.F.
b) Acoustical shell (demountable) 56' x 48'	

c) Wood spring floor with traps	
d) Trap room below 40' x 24'	
e) Stage floor to grid 70' to 75'	
f) Stage loft 52' x 80'	
g) Number of rails 50 to 60	
h) Counter weight system—stage right	
i) Cyclorama	
j) Curtains, teasers, tormentors, and legs	
k) Scrim	
l) Proscenium opening 55' x 30'	
m) Stage equipment storage	250 S.F.
n) Toilets	250 S.F.
o) Repair bench & paint locker	
p) Stage manager's office w/toilet	120 S.F.
q) Quick change area (movable partitions)	
r) Drinking fountains	
s) Storage space and conduit for organ	
	<u>9420 S.F.</u>
4. Spaces related to stage	
a) Dressing Rooms	
1) stars, w/toilets & shower, 2 @ 175 S.F.	350 S.F.
2) stars, w/o toilets & shower, 6 @	720 S.F.
	120 S.F.

DESIGN REQUIREMENTS

3) stars toilet & shower 2 @ 120 S.F.	240 S.F.
4) chorus for 30 w/wardrobe storage, 2 @ 2800 S.F.	5600 S.F.
b) Green room (near stage manager)	550 S.F.
c) Performers canteen	
d) Soloist room	150 S.F.
e) Orchestra pit (60 musicians)	1000 S.F.
f) Loading and receiving area	
1) immediate to stage	-
2) truck access to stage proper	
3) variable dock elevations	
4) space for TV van to park	
g) Maintenance and supply room	120 S.F.
h) Lockers	
	8730 S.F.

5. Other facilities

a) Projection & sound control room (w/toilet)	200 S.F.
b) Follow spot booths (ea. side at rear)	250 S.F.
c) Toilets for custodians & stage hands	120 S.F.
d) Mechanical rooms, circulation, etc.	21,300 S.F.
	21,870 S.F.

TOTAL GROSS AREA **85,090 S.F.***

6. Acoustics

- a) Reverberation time, etc.

7. Systems

- a) TV
 - 1) closed circuit for off-stage monitors
 - 2) facilities to video tape performances
 - 3) conduit and cannon plug at dock for live telecasts
- b) Motion picture and slide projector system
- c) Rear stage projection for backdrops
- d) Sound reinforcement system
- e) Recording system
- f) Audience recall system
- g) Intercom and cueing system
- h) Paging system
- i) Internal telephone system
- j) Public telephone system
- k) Lighting systems
 - 1) general lighting
 - 2) stage lighting
 - 3) controls and instruments
 - 4) lighting slots at each side
- l) Plumbing
 - 1) domestic system
 - 2) fire control and sprinkler system
- m) Heating and ventilating system

*Note: All space allocations are approximate

EXHIBITION HALL

1. Exhibit space	56,000 S.F.
a) 2 permanent concession stands	
b) Platform	850 S.F.
c) 250# floor load	
d) 2 loading doors 14' x 18' located some distance apart w/direct truck access to exhibit space	
e) 2-stars dressing rooms w/toilets	350 S.F.
f) 2-chorus dressing rooms	220 S.F.
g) chorus toilets & showers	350 S.F.
h) janitorial and maintenance	80 S.F.
	<u>57,850 S.F.</u>
2. Banquet hall	13,000 S.F.
a) divisible	
b) platform	800 S.F.
c) projection room w/toilet	150 S.F.
d) pantries	560 S.F.
	<u>14,510 S.F.</u>
3. Storage for above facilities	12,000 S.F.
a) chairs, tables, booths, scaffolding, risers, etc.	
b) microphone sound equipment, elec., etc.	
4. Toilets for above facilities available when they are partitioned off	-0- S.F.
5. Custodial and maintenance	150 S.F.
6. Public and circulation spaces	
a) lobby	3600 S.F.
b) coat room	200 S.F.
c) toilets	2000 S.F.
d) administration	
1) box office w/toilets	300 S.F.
2) accounting room	120 S.F.
3) counting room	120 S.F.
4) supply storage	120 S.F.
5) administrative offices	
secretarial	300 S.F.
accounting	120 S.F.
operations supervision	120 S.F.
assistant manager	120 S.F.

manager	200 S.F.
storage	160 S.F.
telephone equipment room	140 S.F.
reception area	250 S.F.
toilets	200 S.F.
conference room	250 S.F.
staff lounge	300 S.F.
6) Convention Bureau Administration Offices	
manager	160 S.F.
assistant manager	120 S.F.
convention services secretary	120 S.F.
housing secretary	120 S.F.
receptionist — typist	380 S.F.
waiting room	120 S.F.
storage	150 S.F.
e) first aid room w/toilet	180 S.F.
f) press room	200 S.F.
	<u>10,170 S.F.</u>
7. Meeting rooms—	
a) meeting room 500 capy.	4500 S.F.
1) divisible into two rooms	
b) 2 meeting rooms 350 capy. 2 @ 3150 S.F.	6300 S.F.
1) each divisible into two rooms	
c) 2 meeting rooms 200 capy. 2 @ 1800 S.F.	3600 S.F.
1) each divisible into two rooms	
d) 2 meeting rooms 100 capy. 2 @ 900 S.F.	1800 S.F.
e) 4 meeting rooms 50 capy. 4 @ 450 S.F.	1800 S.F.
1) one room divisible into two rooms	
f) projection room	150 S.F.
g) lobby	2000 S.F.
h) coat rooms	200 S.F.
i) stage	500 S.F.
j) storage	
1) chairs, tables, podiae, etc.	1000 S.F.
2) microphones, elec., etc.	200 S.F.
k) toilets	1000 S.F.
l) janitorial & maintenance	300 S.F.
	<u>23,350 S.F.</u>

DESIGN REQUIREMENTS

- m) meeting rooms should be easily accessible from exhibit area
- n) meeting rooms should be easily accessible from lobby

8. Catering kitchen to serve banquet hall and exhibit area

a) Walk in refrigerator	170 S.F.
b) Walk in freezer	110 S.F.
c) Catering service and preparation area	2600 S.F.
d) Dish washing area	150 S.F.
e) Pots and pans washing area	130 S.F.
f) Linen storage	80 S.F.
g) Janitor closet	120 S.F.
h) Toilets, 2 @ 100' S.F.	200 S.F.
i) Telephone installed in kitchen area	
	3560 S.F.

9. Loading Dock

- a) serve several trucks simultaneously
- b) direct access to exhibit floor
- c) serve kitchen area
- d) space to park 3 TV vans

-0- S.F.

10. Other facilities

a) Concession preparation area	400 S.F.
1) walk in refrigerator	170 S.F.
2) walk in freezer	110 S.F.
3) convenient to theater	
b) Concession storage area	600 S.F.
1) adjacent to prep room	
2) business office	150 S.F.
3) receiving office	100 S.F.
4) counting room	150 S.F.
c) Operations personnel locker room & toilets	300 S.F.
d) Operations personnel lounge	200 S.F.
e) Shops	
1) General maintenance	600 S.F.
2) Electrical & lighting	450 S.F.
3) Sound	300 S.F.

f) Elevator system equipment room	180 S.F.
g) Marquee letter storage	100 S.F.
h) Mechanical rooms and circulation	14,600 S.F.
	18,410 S.F.

TOTAL GROSS AREA **140,000 S.F.**

*Note: All area allocations are approximate.

11. Systems

- a) Exhibit space
 - 1) Electrical raceways in floor for, 110V-220V, 1 phase; 220V 3 phase and 440V
 - 2) Cold water, gas and telephone easily accessible
 - 3) Floor should have drains
 - 4) Floor and ceilings should have provisions for supporting guy wires, stanchions or other exhibit supports
 - 5) Facilities for supplementary lighting at ceiling.
- b) TV
 - 1) Conduit and cannon plug at dock for live telecasts
- c) Motion picture and slide projector system
- d) Sound reinforcement system
- e) Recording system
- f) Intercom system
- g) Paging system
- h) Internal telephone system
- i) Public telephone system
- j) Lighting systems
 - 1) general lighting
 - 2) platform lighting
- k) Plumbing
 - 1) domestic system
 - 2) fire control and sprinkler system
- l) Heating and ventilating system

MEMORIAL AUDITORIUM

MEMORIAL AUDITORIUM (RENOVATION)

Priority	Recommended Action	Estimated Cost
1	Replace 1700 seats in 2nd balcony	\$93,500
2	Counterbalance system for stage lines	30,000
3	4 new column speakers for sound reinforcement	10,000
4	Replace 20 dimmer plates @ stage board	3,500
5	Replace and repair contactors @ contactor room	1,000
6	Better lighting in meeting rooms and halls	31,200
7	Air condition 5 meeting rooms and Memorial Hall	28,600
8	Resurface terrazzo floors in toilet rooms	2,000
9	Provide wall hung urinals in men's toilet in lieu of trough	9,000
10	Replace urinals in upper balcony men's toilet	2,000
11	Replace toilet partition doors in women's toilets	1,100
12	Carpet lobby and halls	25,600
13	Repaint	12,500
14	Supplemental lighting for main floor (basketball, highlighting, etc.)	
15	New glass backboards for basketball	
16	Scoreboard	
17	Portable basketball floor	
18	Replace wood deck in stage floor	
19	Provide acoustic reflectors over proscenium	
20	Provide sound absorbent material on walls at 2nd balcony	

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SACRAMENTO COMMUNITY CENTER COMPLEX

prepared for
The City of Sacramento

prepared by
SACRAMENTO ARCHITECTS COLLABORATIVE

Angello-Vitiello & Associates

Barovetto & Carissimi Inc.

James C. Dodd

Koblik, Cordoba, Gervin & Associates

Book III



City Council
City of Sacramento
Sacramento, California

March 24, 1969

Gentlemen:

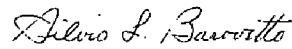
The Sacramento Architects Collaborative herein presents its final report to the City Council. This report contains the recommended Master Plan and Preliminary Budget for use by the Council in determining the scope of the SACRAMENTO COMMUNITY CENTER COMPLEX.


Presentation of this report in the form of Book Three completes Phase I of required research and study of Site Selection, Master Planning, and Budget Analysis and thus allows for entry into Phase II, which will be the actual design of required facilities:

The Architects wish to express appreciation for the assistance and enthusiasm given to them by members of the Council, Staff, and interested citizens of the community. With continued assistance and support the City can move easily into the next phase of the work.

Respectfully submitted,

The Sacramento Architects Collaborative


Silvio L. Barovetto
Project Architect


Ralph E. Vitiello
Project Coordinator

INTRODUCTION

For many years the City of Sacramento has been engaged in executing a Master Plan designed to revitalize and encourage new growth in the older portions of the city. Part of this Master Plan is the construction of a Community Center at the Eastern end of Downtown Core Area.

The Community Center is designed to accomplish three basic aims:

1. To provide the community with facilities it has never before enjoyed in the form of a quality theater for the performing arts and an exhibition hall suitable for large community exhibits, gatherings and banquets.
2. To provide the proper facilities with which to attract a proportionate share of the large National Convention industry to Sacramento. The Convention industry is a lucrative means of introducing thousands of Americans to the beauties of our city.

3. To stimulate and provide activity in an area of downtown Sacramento which has been deteriorating. This stimulation will provide impetus for private enterprise to redevelop this area.

The Downtown Core Area's physical relation to our major tourist attractions is such that it must not be allowed to wither and become a blighted area. It's very proximity to: Capitol Park, the State Capitol Building, the Redevelopment Area, China Town, Old Sacramento, the Mexican Center, the Crocker Art Gallery, K-Street Mall and the Capitol Mall makes it mandatory that the Core area of the city be revitalized. The downtown location is contiguous to many of the above listed tourist attractions. Additionally, it is in close proximity to shopping, sleeping accommodations and eating facilities.

It is advisable that the planned Arena be located at the California Exposition site. The Theater and Exhibition Hall must not be separated. These two structures together provide a convention center. An Exhibition Hall without a facility within which to assemble a large group for a general meeting will not interest the convention industry. These two facilities must be contiguous.

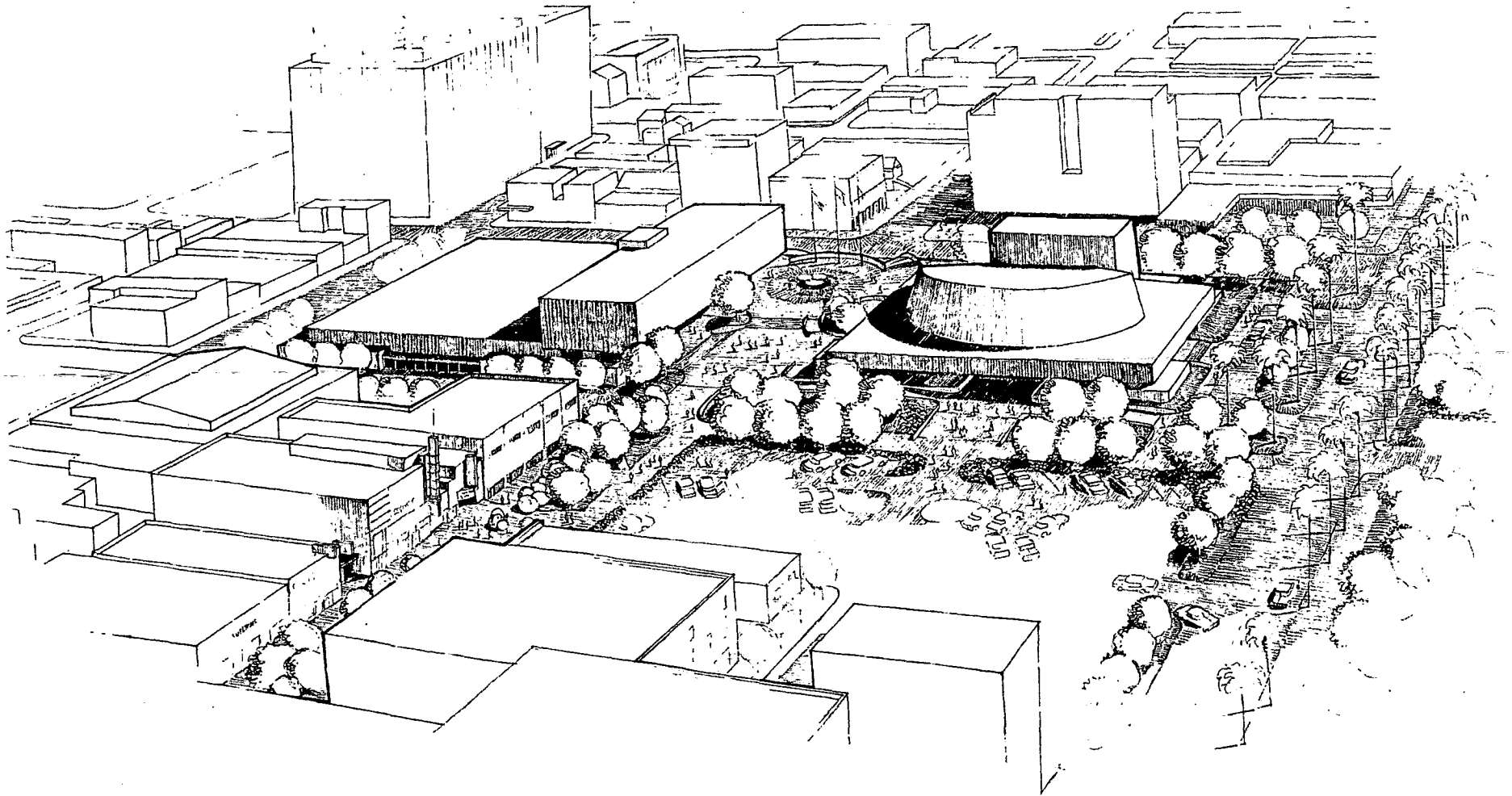
After thorough study and consideration the Sacramento Architects Collaborative reaffirms the findings of every report previously submitted by others pertaining to the Community Center.

1. The center must be located in the Downtown Core Area.
2. The theater and exhibition hall must be contiguous.

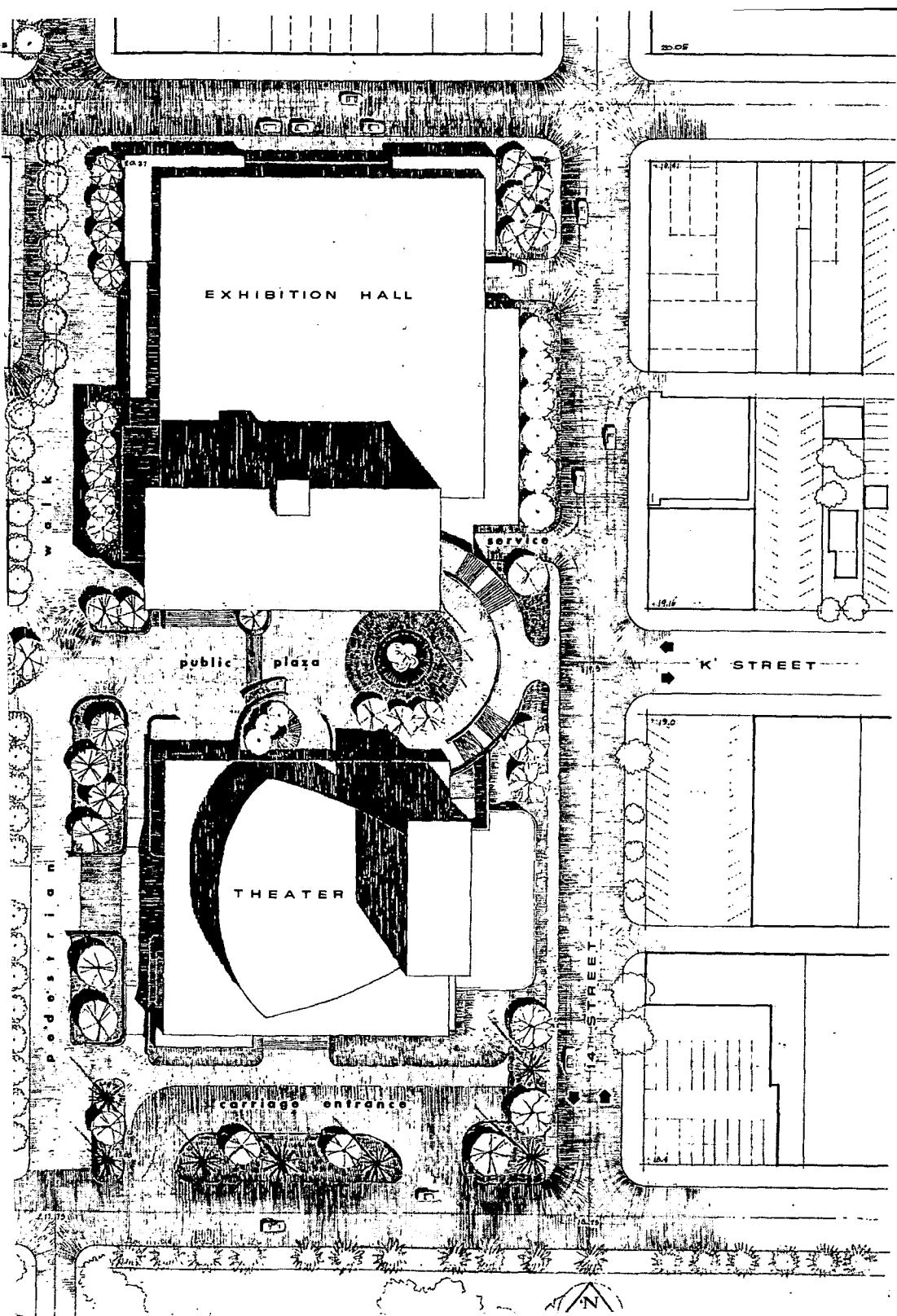
MASTERPLAN

The basic objectives to be accomplished by the planning of the site are as follows:

1. Provide terminus for K-Street Mall.
2. Provide good relationship to Capitol Park.
3. Encourage the development of private enterprise facing the site.
4. Provide public access to all portions of the buildings.
5. Provide service to the site in such a manner that adjacent properties are not depreciated.
6. Maintain pedestrian and vehicular circulation to surrounding businesses.
7. Provide surge areas for large crowds.
8. Create a pleasant and beautiful setting to encourage activity on the site during inoperative hours.



VIEW TO NORTHEAST



SITE PLAN

Organize the site in such a manner that a pedestrian way is formed along the axis of the K-Street Mall. The Theater is located South of this axis and the Exhibition Hall to the North. This organization provides pedestrian circulation to all portions of the site and maintains access to all surrounding businesses. The Theater is placed adjacent to Capitol Park because the natural beauty of the park will enhance the environment in which theatrical activities occur. This location is also adjacent to the most convenient parking lot. The location of the Exhibition Hall places it closest to the Memorial Auditorium for administrative reasons and to make it convenient to move equipment. It is also across the street from two proposed parking facilities.

The site provides a positive and esthetic termination of the K-Street Mall by creating a gently rising series of terraces which terminate in a spacious plaza at a level above the existing streets.

The approach to the site from the mall is via a series of ramps and stairs.

The first gentle rise opens into a generous paved area enhanced with trees and planting. To the South, is one of the three main entrances to the Theater. Looking past the Theater, the view into Capitol Park begins to open up above the level of L Street, and the Capitol dome comes into view. To the North, a sunken court graced with planting creates a counter movement against the rise of steps directly to the East. The slight increase in height extends the vista and accentuates the groupings of trees and plantings against the open spaces. To the East gently curving retaining walls and stairs lead to the highest level. From this landscaped pedestal the Westerly view of the Mall changes once again opening a vista above the small trees all the way to the Redevelopment area. A series of stairways provide access to 14th Street and a view of K Street to the East. Looking up 14th Street past the Theater to the South, a completely new view of Capitol Park is revealed. The Theater and Exhibition Hall exit to this plaza.

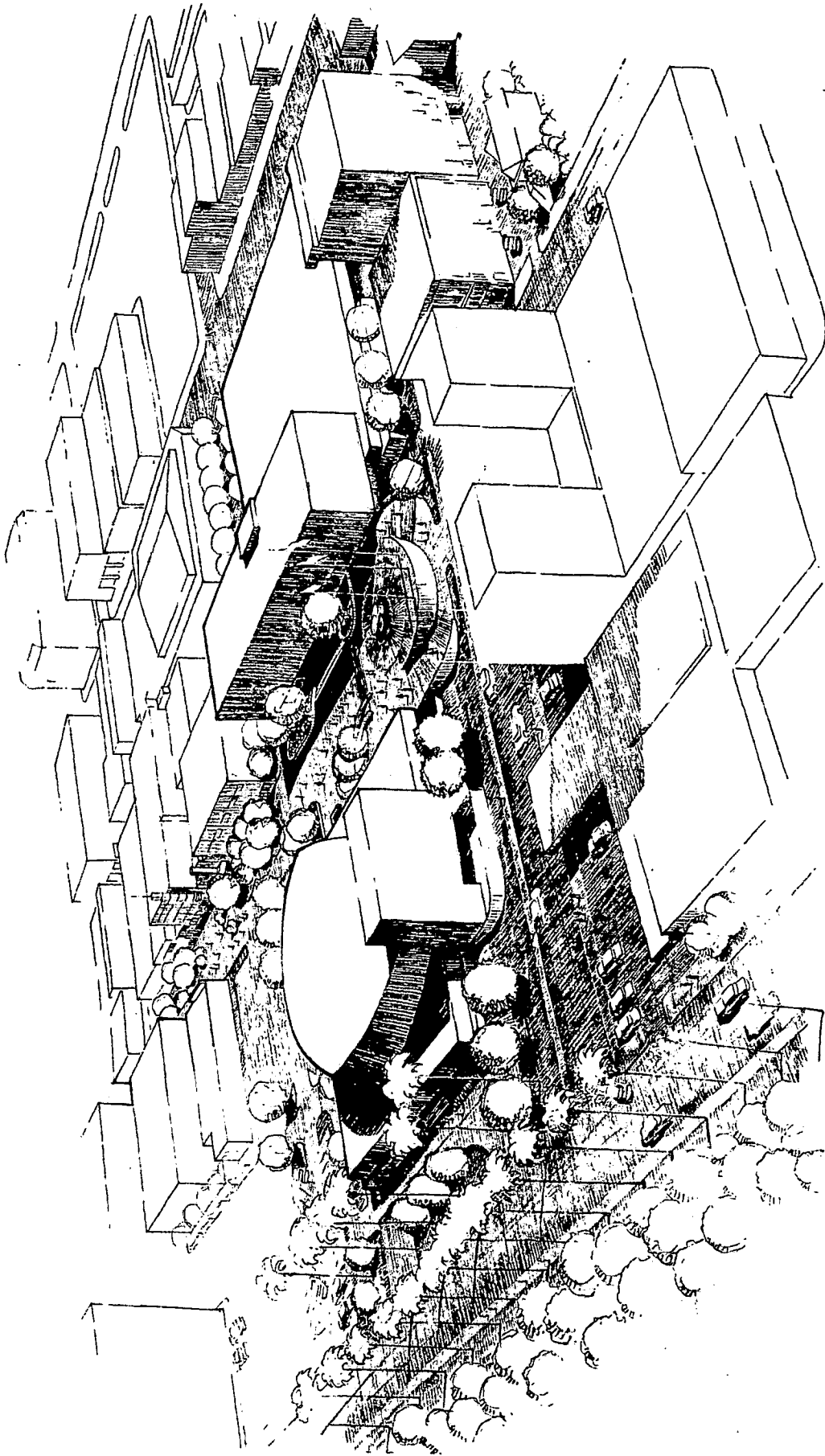
Thirteenth Street is closed to through traffic and becomes a wide

pedestrian mall. It rises gently from each end to meet the ramp at the K-Street Mall. The second major entrance to the Theater is located off this pedestrian mall. To the West is located a convenient parking area which will be more fully developed. The slight elevation of this entrance to the Theater allows a view of Capitol Park and the Capitol dome beyond. The main pedestrian entrance to the Exhibition Hall is also located off the 13th Street Mall although access to this facility is possible from all four sides. This mall will be developed in such a way as to encourage private enterprise to develop along the West side facing the site. Vehicular access will be possible throughout its length for emergency vehicles and service to the commercial strip during restricted hours. Fourteenth Street will have a landscaped strip to provide an inviting appearance. The main service entrance to the facilities will be located on 14th Street. It will lead to a concealed service area located under the main plaza at K Street. Commercial properties along 14th Street will be protected from depreciation due to any unsightliness which might occur from an exposed service yard. Fourteenth Street will also provide direct truck access to the main exhibit floor through the landscaped setback.

A generous setback for the Theater along L Street will create a "park-like" atmosphere for the carriage entrance to this facility. Landscaping will provide the proper esthetic tie to Capitol Park located directly across the street. When the direction of one-way traffic on L Street is reversed, this carriage entrance will allow patrons to be brought to the door of the Theater by motor vehicle, which may then proceed down L Street to the parking facility, located conveniently next door. Pedestrians returning to the Theater from the parking lot, gain entrance to the Theater without crossing a street.

It is the opinion of the Sacramento Architects Collaborative that the requirements of the facilities will be satisfied if the proposed solution forms the basis for the planning of the Community Center.

SITE



VIEW TO NORTHWEST

RECOMMENDATIONS

THEATER

THEATER

The seating capacity of the Theater will range from 2200 to 2400 seats.

Visually the Theater will be a separate building, but physically it will be joined to the Exhibition Hall with a sub-level concourse. Off this concourse will be the common service facilities and common mechanical area.

A quality theater must serve the patron in three basic ways. He must see, hear and have comfort. These seemingly simple requirements however, invoke a multitude of design limitations within which the architect must perform. Even with our vast scientific knowledge, we are still unable to effectively alter certain laws of physics. These laws pertain to:

1. how well a normal person can see.
2. the properties and speed of sound.
3. the physical dimensions of the adult human body.

Normal human vision can perceive a minimum separation equal to one minute of visual arc. In terms more easily recognized, this means that at a distance of 100 feet two objects located $\frac{3}{8}$ of an inch apart can be distinguished. At a distance of 50 feet two objects located $\frac{3}{16}$ of an inch apart can be distinguished. It is therefore obvious that details of facial makeup and subtle expressions are not plainly recognizable at distances greater than 50 feet. The economics of theater operation for certain types of entertainment require that more patrons be admitted than can be accommodated within 50 feet of the stage. Therefore, a theater which must accommodate a wide variety of events is usually expanded to the point at which an individual actor is reduced to insignificance. This point is approximately 125 feet from the stage.

The "on stage" requirements of various types of theatrical events require various curtain openings or proscenium widths. The average proscenium opening varies from 40 feet for drama to 60 feet for opera. The proscenium opening dictates a maximum good viewing angle and seats located outside of this angle do not afford a view of the entire stage. Sizable portions of the stage are hidden behind the front wall of the opening if the viewing angle is excessive.

Since the average adult human requires a certain volume of space in order to sit comfortably, it is obvious that only a limited number of patrons can be comfortably accommodated within the area providing good vision.

When it becomes desirable to provide for a larger audience than can be seated on one level within this restricted viewing area, balconies are added. One, two or three balconies can be added within the given volume to increase the capacity.

The balcony creates certain visual and acoustic problems which must be mastered if quality is to be maintained. The balcony must not project so far forward of the seats below it that it cuts off sound reflected from a given area of the ceiling, or hearing will be seriously affected. In addition to this, the uppermost balcony must not create a condition whereby the vertical angle to the stage exceeds 30 degrees. As the vertical viewing angle exceeds 30 degrees, distortion becomes objectionable.

The acoustic problems increase disproportionately as the volume of the theater increases. Sound travels not only in a straight line between source and receiver, but is also reflected off various wall and ceiling surfaces. The reflections also eventually reach the ear of the patron. Since sound travels through the air at a constant rate of speed, it is obvious that the direct sound will reach the

EXHIBITION HALL

receiver before the reflections. When the time lag between the direct and reflected sound surpasses a very limited interval, the quality of the sound becomes mushy and eventually reaches the point at which it is indistinguishable.

The highest quality theaters which solve all of these problems effectively, are limited in capacity to approximately 2200 seats. It is clear that the proposed 2300 seat capacity of the new theater is already marginal.

There is little doubt that no single theater will meet all of the community needs. There are certain theatrical events which, by their nature are unsuitable for repeat performances. Contrary to some opinions, however, there is a definite community need for a quality theater in the 2300 seat range. The large capacity single performance events may be housed in the Memorial Auditorium, the Exhibition Hall or perhaps, within the foreseeable future, the Arena.

Sacramento already has an inadequate theater in the Memorial Auditorium, not because of its age, but because of its poor sight lines and acoustics, not to mention its limited stage facilities. These inadequacies, to a great degree, are caused by its size.

A 2300 seat, quality theater will serve a vital need in supplementing the existing community facilities.

EXHIBITION HALL

The Exhibition Hall will consist of a main exhibit floor in excess of 50,000 square feet, a flexible banquet area, meeting rooms of various sizes, administrative office, kitchen and service areas.

The main exhibit floor will be located at street level so that trucks can be brought directly on to the exhibit floor from 14th Street. The kitchen will be located at the 14th Street level immediately

MEMORIAL AUDITORIUM

adjacent to the service area. A service core of elevators will also be located at this point to supply the various levels.

The administrative offices will look out on the landscaped plazas between the two buildings. The administration will be accessible either from the main Exhibit Hall entrance or from the main plazas. Meeting rooms are located on an upper level. The added height creates vistas down the K Street Mall, and up K Street to the East as well as a view of the landscaped plazas.

The upper levels will be served by a core of vertical transportation located at each end. The core at one end will terminate in the service area allowing service to the upper levels with a minimum of inconvenience. Future expansion of this facility might be achieved by the addition of an additional level.

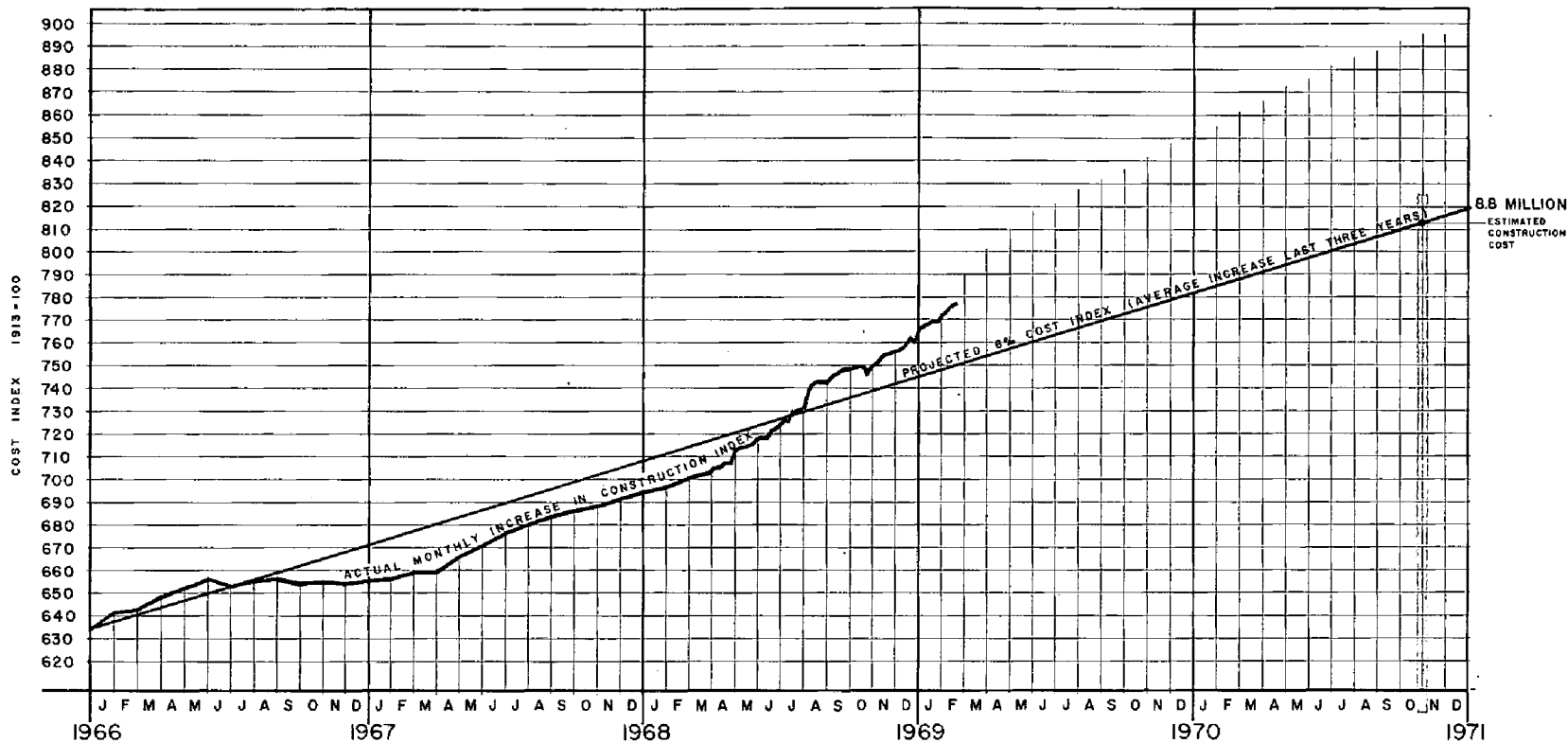
The Sacramento Architects Collaborative feels that further study and definitive design along these basic concepts will result in a complex which will function well and be a delight to occupy.

MEMORIAL AUDITORIUM

The Memorial Auditorium is in need of revitalization. It would not be feasible however, to put the Auditorium out of service before the new facilities are complete. It is therefore recommended that the revitalization of the Memorial Auditorium be delayed till the completion of the Community Center.

Since it now appears possible that an Arena will be constructed in the Metropolitan Area, future use of the Auditorium as an Arena is questionable. Intelligent recommendations for areas of improvement are strongly contingent on the projected use of the facility. Until the question of the new Arena is answered an accurate projection is impossible.

It is unlikely that a reasonable delay at this time will seriously postpone needed work on the Auditorium.



CONSTRUCTION COST INDEX CHART

BUDGET

BUDGET

At this stage of development, complete breakdowns of building costs are inconclusive. Until schematic drawings are completed, the budget is based on unit area costs and is therefore impractical to break down with any degree of accuracy. The budget for the Complex is based upon criteria established by the ability of the City to sell revenue bonds.

The budget as presented, is based on a fixed rate of construction cost increase of approximately 6 percent per year up to the bidding date of October 1970. Any delay which would extend the bidding time past this date has not been taken into account. It should also be noted that building costs increased dramatically during 1968. It is still not clear whether this increase will level out and not

adversely affect the overall average, or whether a new increased trend is indicated.

This budget does not include funding for parking facilities or remodeling of the Memorial Auditorium.

BUDGET

*Land and Demolition.....	\$ 4,200,000
Theater	4,560,000
Exhibition Hall	3,700,000
Landscaping and Site Development.....	554,000
Fees and Services.....	826,000
	\$13,840,000

*Land costs are based on figures furnished to the Architects by the city.

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