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DEPARTMENT OF  
GENERAL SERVICES

OFFICE OF THE DIRECTOR

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PROCUREMENT SERVICES

February 6, 1991

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

Honorable Members in Session:

SUBJECT: SACRAMENTO COMMUNITY / CONVENTION CENTER EXPANSION (PA11)  
SCHEMATIC DESIGN

### SUMMARY

This report requests Joint Committee recommendation to City Council for acceptance of the Schematic Design; and authorization to proceed with project design through completion of Construction Documents.

### BACKGROUND INFORMATION

#### History and Description of the Expansion Project:

The existing Sacramento Community / Convention Center, built in 1974, contains 48,420 square feet of exhibit space, 16,797 square feet of meeting space and a performing arts theater with a seating capacity of 2,435.

The facility is currently used for smaller state and local conventions and trade shows, public shows and numerous community events. The City of Sacramento has been unable to attract and accommodate its full market potential of convention-related events, due in part to the size constraints of the existing Community / Convention Center and the current heavy utilization level of the facility.

A market analysis for the Community / Convention Center Expansion provided space planning parameters for the Expansion which would optimize its market potential (Coopers & Lybrand, 1987). The market analysis recommended an addition of 140,000 gross square feet of exhibit space, plus meeting and ballroom space, and additional loading dock facilities.

With the additional space needs in mind, the City prepared a comprehensive Draft Environmental Impact Report (EIR). The EIR considered all of the significant environmental impacts of expanding the existing Community / Convention Center to the maximum potential size recommended by Coopers & Lybrand, and the building of three (3) new office buildings in close proximity to the Convention Center. In accordance with California's Environmental Quality Act (CEQA), the EIR analyzed four alternative expansion sites: North, East, West, and the SOCA alternative. In addition, a "No Project" Alternative was analyzed.

On October 4, 1988 the City Council certified the Program EIR as complete and adequate under CEQA, and on October 25, 1988 the Council Approved the East Alternative and issued Findings of Fact and Statement of Overriding Considerations. The East Alternative site consists of the existing Convention Center site and the block directly to the east, excluding St. Paul's Episcopal Church and the Panattoni building. Council directed that a Supplemental EIR (SEIR) would be prepared to fully analyze the East Alternative project when the Expansion design had progressed to a point where a clear definition of size, function and specific impacts could be determined.

On April 11, 1990 the City Council accepted the "Architectural Programming Study for the Sacramento Community/Convention Center" by Vitiello + Associates with Loschky, Marquardt & Nesholm (V+A/LM&N). The architectural program was developed for an "optimum facility" in response to competing facility study findings, while incorporating and categorizing the recommendations of the Coopers & Lybrand Market Study (1987). Spatial needs and functional relationships were based on standard convention center industry criteria rather than site-specific requirements. This program was used as criteria to develop the site-specific architectural program and facility design for the East Alternative site.

On January 23, 1990 the City Council authorized a contract for Architectural/Engineering Consultant Services with V+A/LMN for the Expansion project, with funding authorization limited to completion of Schematic Design. The consultant contract requires development of a site specific architectural program, a Concept Design and a Schematic Design. The Schematic Design, developed from the site specific program and Concept Design, is to provide the basis of the project description for analysis in the Community / Convention Center Expansion Supplemental Environmental Impact Report (SEIR).

On April 17, 1990 the City Council authorized a contract for site and program-specific market study for the Expansion project with Coopers & Lybrand. The completed "Phase II Market, Financial and Economic Analysis of the Sacramento Community Convention Center" (Phase II Market Study) recommended minor modification to the architectural program in the sizes of specific (i.e. - Ballroom) spaces. These recommendations were incorporated in the final Concept Design.

On September 11, 1990 the City Council accepted the Concept Design with several design alternates. Council authorized staff to initiate the Schematic Design based on the Concept Design. During discussion on the direction and design expectations for the project Schematic Design phase, Council directed staff to meet with adjacent property owners to present and discuss project functional requirements and exterior design solutions for areas of concern, and to hold a public information meeting during the design process.

#### Schematic Design Development Process:

The Schematic Design has been developed from the approved Concept Design utilizing a series of three (3) design workshops. During these workshops, which were attended by members of City Council, City staff including Community/Convention Center staff, and various consultants, the architects presented current design efforts, discussed design options, and received comment and direction. During the workshops, the group had lengthy discussions on major aspects of interior functions and patron ingress/egress points as they relate to the urban design issues of the 13th Street and J Street pedestrian ways, the design of the K Street loading dock, and the City's desire to provide a fully-functional convention facility which acknowledges adjacent land uses while remaining marketable to the convention trade.

The results of the workshops were shown to adjacent property owners in separate meetings held immediately after each of the design workshops. Comments and concerns voiced at the adjacent property owner meetings were considered in the architects design process, and potential design solutions were developed for discussion at the succeeding technical workshop.

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The Architects presented the design scheme at a public information meeting on December 10, 1990, and in an informational report presentation to Joint Committees on December 11, 1990. Public input was considered along with the functional and technical requirements as the Architects refined the final Schematic Design.

The Schematic Design was presented for information and comment in separate meetings with the Design Review Board and to the adjacent property owners on January 30, 1991, and is scheduled for presentation to the Joint Committee on February 19, 1991, and to full Council on February 26, 1991, for acceptance. Additional working sessions will be scheduled with the Design Review Board.

Staff Analysis and Review of the Schematic Design:

Specific items for Council consideration are included in this report, with a detailed description contained in the V+A/LM&N Schematic Design submittal in five volumes, including: Volume 1 - Executive Summary; Volume 2 - Schematic Design Narratives; Volume 3 - Workshop Process (Documentation); Volume 4 - Cost Estimate; and Volume 5 - Schematic Design Drawings. A copy of each volume has been distributed to City Council, and a copy of Volume 1 - Executive Summary is attached to this report (Attachment "A"). Copies of the submittal volumes have been filed with the City Clerk and are available for review.

The Schematic Design includes preliminary design drawings, a more detailed cost estimate, and perspective drawings of the facility. Preliminary site plans, landscape plans, architectural and structural floor plans, sections, and elevations have been developed. Mechanical and electrical systems requirements have been determined, life cycle costs of systems analyzed, and diagrammatic system sketches have been produced. Preliminary lists of furnishings, equipment and fixtures, and seating configurations have been developed.

A variety of City staff and consultants were involved in reviewing and evaluating the Schematic Design submittal and this report, including representatives of: City Manager's Office; Community/Convention Center; General Services Department's Facility Management and Communications Divisions; City Attorney's Office; Public Works Department's Traffic and Parking Divisions; Planning and Development Department's Planning, Environmental Services and Building Inspections Divisions; Finance Department; Police Department; Fire Department; and Turner Construction Company. In addition, the Schematic Design has been reviewed by the Sacramento Visitor's and Convention Bureau, and adjacent property owners.

The Schematic Design further developed the accepted Concept Design by refining and incorporating all the diverse spatial and specific functional elements (major area/function sizes, locations, required adjacencies of areas, flexibility, personnel requirements, etc.) contained in the architectural program, and described in the Program EIR. The Schematic Design responds to the constraints and opportunities of the project site; and the updated recommendations contained in the "Phase II Market, Financial and Economic Analysis of The Sacramento Community Convention Center Expansion" (Phase II Market Analysis) dated July 19, 1990 by Coopers & Lybrand. All major revenue producing elements of the program have been incorporated in the Concept Design, and are consistent with the recommendations of the Phase II Market Analysis and the Architectural Program. Major elements include: Exhibition Hall - 135,660 Square Feet (SF) (130,000 - 150,000 SF recommended by the Phase II Market Analysis); Meeting Rooms - 25,797 SF (30,000 SF recommended by the Phase II Market Analysis); and Ballroom - 25,752 SF (25,000 SF recommend by the Phase II Market Analysis). The Schematic Design has added 246,051 SF of area, including 27,978 SF of lobby/entry areas replacing existing exhibit hall lobbies, to the existing 122,557 SF for a total facility size of 368,608 SF. Total leasable/useable area in the Community / Convention Center (exhibit hall, meeting rooms and ballroom) has increased from 65,217 SF to 187,209 SF.

The Schematic Design has determined the location and size of major building areas, the general interior functional relationships, the relationship of those areas to the site, and the general exterior massing of the facility.

The Schematic Design continues to minimize code and structural modifications required within the existing facility, and does not include upgrading of existing spaces and finishes. This responds to a major functional requirement that existing Community / Convention Center operations will not be significantly impacted during construction.

The Expansion will be on two (2) levels with a partial intervening level for circulation: generally one-story to two-stories high along the street frontages and property lines, and stepping up from the building perimeters to visually reduce the overall building bulk and mass at the street levels. Upper floor levels are contained under a curved, shallow-vault roof, which will reduce the overall building height and scale from the street while providing sufficient interior volumes for the facility. The lobby expansions to the existing Exhibit Hall building will be one-story high. The Schematic Design for the Expansion project is consistent with the intent of the "Sacramento Central Business District Urban Design Guidelines".

#### Urban Design Considerations:

The Schematic Design responds to the "Urban Design Plan" by locating the visually-open and active lobbies adjacent to the full length of J Street and 13th Street for pedestrian visual interaction with activity areas, street-side artwork displays (permanent and/or revolving), etc. within the facility. This continuous strip of activity will provide a pedestrian activity link from the Memorial Auditorium through the Community/Convention Center to the K Street Mall to reinforce the concept of "entertainment district" called for by the CBD plan.

Reinforcement of the pedestrian-friendly link has been developed during the Schematic Design. The design retains and reinforces most of the paving patterns and landscape elements of the K Street Mall and 13th Street pedestrian ways, locates a paved outdoor seating area, or "pocket park", with possible concession food service in the area adjacent to St. Paul's Church, and provides upper-level landscaped terraces and walkways along the K Street building side and adjacent to St. Paul's.

Exterior building forms and materials shown in the Schematic Design are consistent with the surrounding CBD, but are different at each of the building facades to respond to program requirements, adjacent buildings and public uses, and the project budget. In general, the J Street facade materials, massing and scale of elements echo and/or enhance the Memorial Auditorium, St. Paul's Church and the Public Market building on each end, visually-reduce the building bulk and mass through the interplay of varying forms, and develops a prominent, visually-active main Community / Convention Center entry point at the intersection of 14th and J Streets. The 13th Street facade maintains the 13th Street view corridor to the greatest extent possible while meeting project program requirements. The stepped-back massing of the lobby respects the Public Market building and the view corridor by minimizing the building lobby height at the street frontage, while the exterior materials and forms are consistent with those found on the adjacent Public Market, Activities Building and the Community Theater. The K Street facade incorporates a series of landscaped terraces, lounges and raised walkways to provide outdoor areas and exitways for convention attendees, while providing public visual and pedestrian access to those areas and minimizing the visual impact of the truck loading areas.

#### Retail Considerations:

Retail spaces along the street frontages of traditional retail size, proportion and depth are not included in the project. However, the Schematic Design provides small-scale "joint use" retail spaces in specific areas along portions of the J Street and 13th Street frontages, where consistent with the functional and spatial requirements of the expanded Community / Convention Center. These retail spaces are intended to provide

convenience items and services to convention attendees (copy shop, flower shop, newsstand, sandwich shop, car rental agency, etc.), and have been located to service both the Convention Center from the lobby side and the general public from the street pedestrian ways. Site constraints and the significant size and location requirements for patron access/exiting through the lobbies prohibit the incorporation of additional amounts of fixed retail spaces adjacent to J Street. In addition to the small-scale retail and ticket booth spaces included within the building, the J Street auto/bus drop-off canopy provides a sheltered area for potential sidewalk vendor carts. Vendor cart access to specific areas along the canopied drop-off area will be strictly controlled by Community / Convention Center management, and will be limited to time periods when cart sales will not conflict with requirements of Community / Convention Center lobby access for large-occupancy activities. The CBD "Urban Design Plan" calls for 50% retail frontage along J Street, only between 14th and 15th Streets. The Schematic Design responds by providing retail space along 41% of the entire J Street frontage, and also along 67% of the 13th Street frontage, for lobby-area small-scale retail spaces, ticket booths and outdoor vendor cart areas.

#### Traffic Considerations:

The Schematic Design calls for revisions to City street systems adjacent to the facility. The J Street traffic lanes and directional flow are unchanged, but the Schematic Design utilizes the south side on-street parking lane for patron drop-off areas and for new sidewalk extensions at intersections to reduce overall street widths at pedestrian crossings. The 13th Street landscaped area will be reduced in width somewhat by the addition of new lobby and retail areas along the west side of the existing exhibit hall; with the maximum westerly extension of the new lobby contained within the existing site property lines. The landscaped areas, fire truck access drive and sidewalks will be maintained; with only a slight reconstruction of the north portion of the access drive to align it with the 13th Street intersection, and the addition of sidewalks along the new retail frontages. Traffic flow on K Street will be changed to one-way (east-bound) traffic; and the north-half of the street will be used to provide necessary truck access and parking at the loading docks.

#### Parking and Considerations:

Studies on project parking demand, potential parking facility sites and designs, and a Transportation Management Plan (TMP), including TSM and truck marshalling, for the Sacramento Community / Convention Center Expansion project has been submitted as a separate report.

#### Truck Loading Area Considerations:

The Schematic Design is particularly sensitive to the design of the loading dock area by minimizing the visual impact from the loading docks to the adjacent property owners. A significant building entry/exit frontage has been developed along K Street including VIP lounges, meeting rooms, a prominent visually-active interior circulation area, and access stairways at the intersection of K and 14th Streets and adjacent to the Panattoni building. While the location of the truck docks are dictated by functional requirements and necessary responses to the original program EIR, the impact of the truck loading area on K Street has been mitigated by visually-recessing the actual loading docks into the building under the overhead walkways and trellises, and potentially enclosing the dock where possible and when not in use. The design intent is to provide a functional and visually-appealing second facility entrance frontage instead of a building "back door".

#### Design Development and Construction Documents Phases:

During the Design Development phase, the Architect will continue development of the Schematic Design to establish the final scope, relationships, forms, size and appearance of the project, including all architectural, engineering, interior design, landscape and streetscape design. The completed Design Development will be presented to City Council for review and comment in early August 1991.

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Based on the completed Design Development, the Architect will produce the Contract Documents required to publicly-bid construction of all elements of the design for the Community / Convention Center Expansion project. Contract Documents for major portions of the project design, which significantly affect the construction process and/or schedule, will be completed as separate packages in advance of the bulk of project Contract Documents. These clearly-defined portions of the project design include: underground utility service relocations; structural foundations and the exhibit hall superstructure; and the balance of general construction. To respond to the need to cost-effectively maintain the overall project schedule and to facilitate the normal construction process for a building of this size and complexity, the Contract Documents for the major portions of the project as listed above are anticipated to be individually submitted to City Council for approval and authorization to bid in mid-May 1991 for underground utility service relocation, mid-October 1991 for structural foundations and exhibit hall superstructure, and in mid-April 1992 for the balance of the general construction.

#### Project Schedule:

V+A/LM&N will be issued a notice to proceed with the Design Development phase immediately after City Council acceptance of the Schematic Design and authorization to proceed with project design through Construction and Bidding Documents. The building design, functional elements, and exterior details developed in the Schematic Design and approved by Council will become the basis of the facility portion of the "project definition" for analysis in the Community/Convention Center Expansion Supplemental Environmental Impact Report (SEIR).

Any delay in Council acceptance of the Schematic Design and authorization to proceed with project design through completion of Construction Documents, or in approving the elements of "project definition" required for completion the SEIR will result in a corresponding delay in completion of the SEIR, the Construction and Bidding Documents, and ultimately in the start of construction.

#### FINANCIAL DATA

The Community/Convention Center Expansion project budget (excluding parking) is \$80,000,000. The estimated construction cost of the Expansion project, as developed for the Schematic Design, is within the project line item budget allowances, including contingencies, based on the current construction start schedule for phased construction. The detailed, revised line item project budget is attached to this reports (Attachment "B"). A cost contingency of 15% has been included in the estimated construction costs for the Schematic Design.

The Community Center Fund will fully finance the construction and operation of the Community/Convention Center Expansion (excluding parking). Current authorized funding is anticipated to be sufficient to complete the Design Development phase, based on the current project schedule. Staff will request further funding to complete design as part of the 1991-92 Capital Improvement Program, and will request funding for individual elements of the phased construction when Construction Documents are completed.

#### POLICY CONSIDERATIONS

Space for retail along J Street and 13th Street is in conformance with the minimum percentages of retail street frontage required by the "CBD Urban Design Plan", which does not currently require retail frontage for the Community / Convention Center along 13th Street and along J Street from 13th to 14th. However, retail spaces including "joint use" retail spaces, ticket booths, and specific areas and utilities for vendor cart type retail along the J Street pedestrian way have been provided to the greatest extent possible, while meeting project program and life-safety exiting requirements along the 13th and J Street frontages.

Acceptance of the Schematic Design will provide the basis of the "Project Description", required for analysis in the SEIR.

Completion of phased-construction Contract Documents anticipates Council approval and authorization for public bidding of individual portions of the project design in advance of completion of the bulk of Contract Documents. While phased construction is a normal construction practice, it is not a normal procedure for City Capital Improvement Program projects. Phased construction does, however, will allow the project to remain on schedule.

City Council has previously directed that the Sacramento Community / Convention Center Expansion project be completed according to the project schedule and within the \$80 million project budget. Current cost estimates indicate that the project is within budget. Acceptance of this report will allow the project to stay on-schedule.

MBE/WBE EFFORTS

This report does not affect MBE/WBE provisions.

RECOMMENDATION

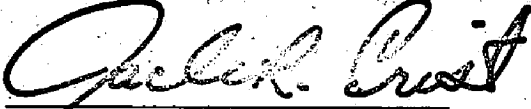
It is recommended that the Joint Committee recommend that the City Council, by resolution:

1. Accept the Schematic Design as the basis of continuing project design through Design Development and Construction Documents.
2. Authorize staff to initiate the Design Development and Construction Documents phases of project design. Additional funding for the Construction Documents phase will be requested as part of the 1991-92 Capital Improvement Program.
3. Direct staff to report back on the Sacramento Community / Convention Center Expansion project design, project budget, and construction phasing developed during the Design Development phase at the completion of the Design Development phase.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

RECOMMENDATION APPROVED:



JACK R. CRIST  
Deputy City Manager

Contact Persons:  
Duane Wray, Facility Manager, 449-5445; or  
Jim Faber, Project Manager, 449-6745

February 19, 1991  
District 1

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

## RESOLUTION ACCEPTING THE SCHEMATIC DESIGN, AND AUTHORIZING INITIATION OF DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES FOR THE SACRAMENTO COMMUNITY / CONVENTION CENTER EXPANSION (PA11)

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

That the City Council does hereby accept, authorize and direct the following:

1. Accepts the Schematic Design as the basis of continuing project design through Design Development and Construction Documents.
2. Authorizes staff to initiate the Design Development and Construction Documents phases of project design. Additional funding for the Construction Documents phase will be requested as part of the 1991-92 Capital Improvement Program.
3. Directs staff to report back on the Sacramento Community / Convention Center Expansion project design, project budget, and construction phasing developed during the Design Development phase at the completion of the Design Development phase.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Sacramento  
Community Convention  
Center Expansion

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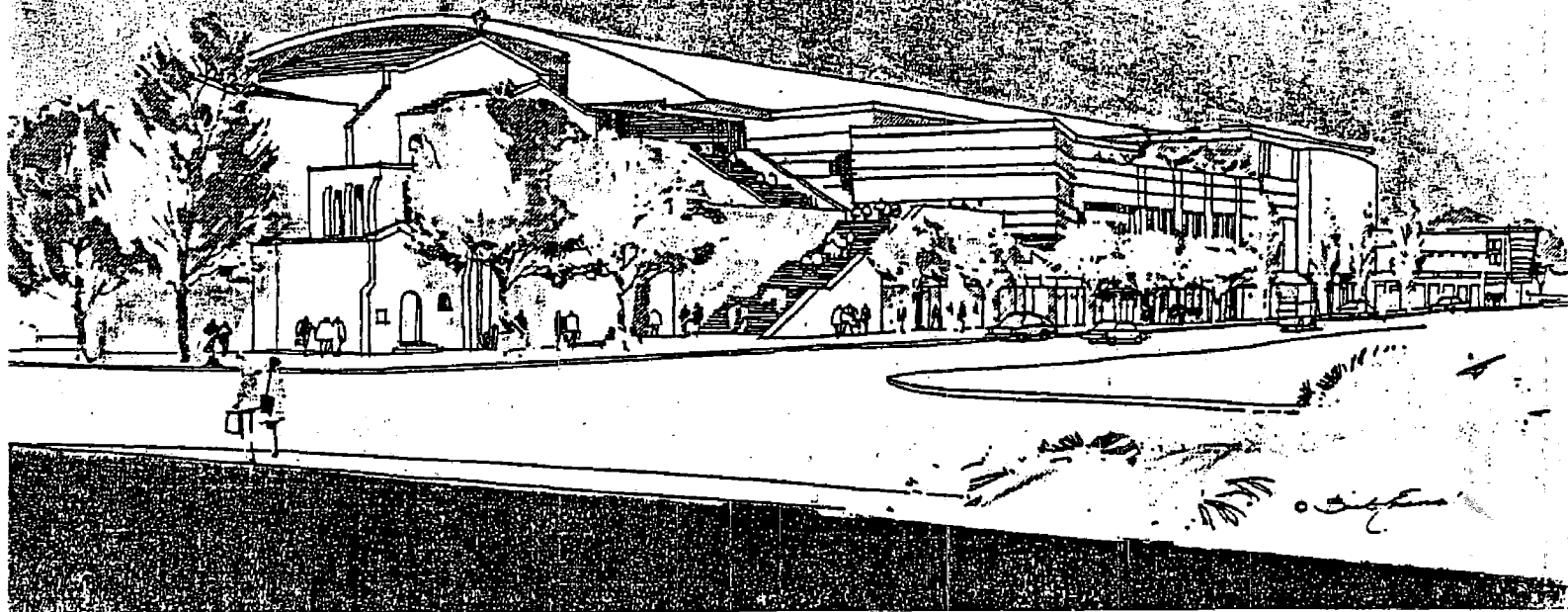
Schematic Design  
Report

VOLUME 1

EXECUTIVE SUMMARY

January 24, 1991

Vitiello + Associates, Inc., Architect  
in association with  
Loschky Marquardt & Nesholm



## ACKNOWLEDGEMENTS

The team of Vitiello + Associates, Inc. and Loschky Marquardt & Nesholm wishes to extend its thanks to the following individuals who have provided ongoing assistance throughout this complex project.

### CITY OFFICIALS

**Mayor Anne Rudin**  
**City Council Members**  
(D-1) Heather Fargo  
(D-2) Lyla Ferris  
(D-3) Josh Pane  
(D-4) Tom Chinn  
(D-5) Joe Serna, Jr.  
(D-6) Kim Mueller  
(D-7) Terry Kastanis  
(D-8) Lynn Robie

### TURNER CONSTRUCTION CO.

Clifford Kunkel

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**Hanscomb Associates, Inc.**  
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**Nolte & Associates, Inc.**  
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### CORE COMMITTEE MEMBERS

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Keith Kramer  
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**Tsuboi Mamuyac & Associates**  
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**Lerch Bates & Associates, Inc.**  
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## **EXECUTIVE SUMMARY**

### **SCHEMATIC DESIGN REPORT**

#### **INTRODUCTION**

This report summarizes the three month Schematic Design Phase for the Sacramento Community Convention Center Expansion. As a part of the Agreement for Professional Services, the Design Team was directed to prepare "Schematic Design Studies/Site Utilization Plans evaluating functional and organizational user relationships, space requirements, operating procedures, and traffic flow as necessary." The objective has been to develop the most appropriate building design both for the site and for the operational requirements of the project, in accordance with the Site Specific Program dated August 1990, issued as a part of the Concept Design Report, and in accordance with the City of Sacramento's notice to proceed dated September 12, 1990.

The notice to proceed authorized the Design Team to expand the project scope to include incorporation of Alternates B, C, D (modified), and E, as defined in the Concept Design Report. These alternatives provided for the inclusion of lobbies to the north and west of the existing facility, a concourse connection from the end of the K Street Mall to the upper level ballroom/meeting room area, and expansion of the ballroom to  $\pm 25,500$  sf. The project scope for the basic expansion area, previously referred to as "Base Concept A" was expanded to include exterior terrace areas.

Combined with the accepted alternates, the project now carries a construction budget of \$42,372,405 escalated to the midpoint of construction. This escalation has been carried at a rate of 4.5% per annum to allow for projected increases in construction costs. The escalation percentage has been weighted to take cognizance of early bid packages. Should there not be early bid packages or should the project be delayed, the escalation percentage would increase, thus increasing the anticipated construction cost of the project.

After a careful review of the approved Concept Design and the Site Specific Program, detailed studies of both formal and functional requirements for all areas of the project have resulted in confirmation and refinement of the Conceptual Plan.

Through a series of design/technical workshops, meetings with adjacent property owners, and technical review sessions, a succession of improvements have been made to the plan and elevations which begin to define the image, function and marketability of the facility.

This report consists of five volumes:

- Volume 1 - Executive Summary
- Volume 2 - Schematic Design Narratives
- Volume 3 - Workshop Process
- Volume 4 - Cost Estimate
- Volume 5 - Schematic Design Drawings

This report presents the conclusion of the project's Schematic Design Phase to provide the City of Sacramento with a striking, functional and enduring landmark facility.

**SACRAMENTO • COMMUNITY • CONVENTION • CENTER • EXPANSION**  
**Schematic Design Report** **January 24, 1991**

## PROGRAM AND GOALS

The goal for this phase of development was to refine the design concepts approved at the conclusion of the Concept Design Phase. The following building and urban design goals, which were established in the concept phase, were carried through this effort:

- Program and function must be thoroughly and efficiently accommodated,
- Building bulk, massing and scale should be mitigated, particularly at exposures to street frontage,
- Urban circulation (vehicular and pedestrian) should acknowledge and reinforce existence of J Street, K Street Mall and Memorial Auditorium,
- The completed facility should present a consistent, unified image and civic presence,
- Budget limitations must be acknowledged consistent with providing the maximum facility with the highest cost/benefit ratio,
- Flexible expansion solutions are required in order that prior contract commitments are not impacted. As much as possible, operations of the existing facility shall not be impacted during the construction of the expansion.

Subsequent incorporation of the lobby alternates into the expansion project add the following goal:

- The design must acknowledge and reinforce the existence of the 13th Street interface, both in use and scale.

Based on the approved Concept Design and the further development of the facility in this phase, the major revenue producing elements now comprising the facility include:

**Exhibition**                    138,200 sf  
(including 48,420 square feet existing)

**Meeting Rooms**            25,797 sf  
(including 16,797 square feet existing)

**Ballroom**                    25,752 sf

The area of Exhibition noted above includes alcoves and seating storage. This number relates to a net area of 135,660 sf excluding seating storage.

In addition, new lobbies were added along the north and west frontages of the existing facility and a bridge/concourse was added an an alternate along the south face of the existing exhibition hall connecting the entry at the end of the K Street Mall to the upper level meeting rooms and ballroom.

A summary of project areas is contained in Volume 2, Appendix A.

## **PROCESS**

Development of the Schematic Design was a continuation of several processes established during the Concept Design Phase. This process involved the active participation of a Core Committee (comprised of City representatives, agency staff and user group), the Design Team (including selected special consultants), and other interested parties in a series of three workshops conducted at approximately one month intervals.

The workshop process allowed the Core Committee and Design Team to explore both technical and design issues, refine various functional and aesthetic elements, and consolidate the response to the differing project demands and expectations.

In conjunction with and following each workshop, a meeting was held with adjacent property owners to keep them apprised of the development of the project and to provide them the opportunity to express concerns and offer suggestions. These meetings also provided them the opportunity to learn about and understand the constraints of operational requirements and to realize that their concerns were being taken seriously.

**Workshop #1** focused on the concept design of the selected alternatives for inclusion of new lobbies and the bridge/concourse surrounding the existing facility. Functional and circulation requirements were addressed as were aesthetic issues. Technical and functional issues were given priority. The aesthetic expectations of the Core Committee was addressed regarding what the character of the Sacramento Community Convention Center should be.

Key directions provided at this workshop included:

- To proceed with the proposed booth layout/floor box grid in the exhibit hall,
- to retain the existing width of the lobby adjacent to the existing hall along J Street, to provide a more generous lobby along the 13th Street frontage,
- to provide a double width drop off lane on J Street adjacent to the existing facility;
- to pursue an exterior design direction that focused on the existing facility's garden like setting, emphasizing the sunlight and plantings as represented by Lincoln Plaza, and
- to harmonize the building materials with Memorial Auditorium, the Public Market Building and St. Paul's Church.

These ideas were then explored by the Design Team and incorporated into the initial development of the facades.

**Workshop #2** focused on the development of urban context, building facade design concepts and building massing. Key directions provided at this workshop included:

- Incorporating a marquee type entry and identification element on J Street,
- incorporating the concrete structural system for the exhibit hall in lieu of a structural steel system, and
- studying the option of providing a service corridor between double partitions in the Ballroom.

**Workshop #2A** focused on technical and functional issues. Special attention was given to circulation issues within the facility. Attendance was limited to City Staff, the Project Administrator, Convention Center staff, and the Design Team.

**Workshop #3** focused on further development of the exterior facades and development of the lobby elements.

In addition to the workshops, technical aspects of the project were addressed in separate meetings, with attendance limited to those directly concerned. Included were meetings addressing Building and Fire Department issues, utility relocations, traffic engineering, construction sequencing, structural system design, security/communications, and other similar topics.

A presentation was made to the Convention Center staff to explain the design concept and functional features of the expanded facility and to receive their input.

A Public Information Meeting, open to the general public, was also held. The design process, functional design constraints and design concepts were presented, and comments from the audience were taken for consideration.

## **EXECUTIVE SUMMARY**

The Schematic Design Phase has consisted of a detailed exploration and development of the form, function and cost effectiveness of the principal elements of the project's Concept Plan. Through a series of studies in drawing and model form, initial concepts have evolved into a Schematic Design responsive to requirements of the Program, neighbors, and urban setting.

The efforts have focused on developing these significant concepts and systems:

- Program Requirements
- Building Function and Circulation
- Building Design
- Site and Landscaping Design
- Building Systems
- Fire and Life Safety
- Construction Costs and Construction Sequencing

Conclusions resulting from the Schematic Design Phase efforts are detailed in Volume 2 - Schematic Design Narratives, which provides narratives for each of the major systems and disciplines. Volume 4 - Cost Estimate provides the estimate of probable cost for the project escalated through the midpoint of construction, including proposed alternates which will be carried through the next phase of design.:

### **Facility Program**

The primary revisions to the Site Specific Program were the inclusion of the lobbies north and west of the existing facility, the addition of a lobby and bridge connection from the end of the K Street Mall to the upper level meeting rooms and ballroom, the addition of terrace areas to the upper level, and the increase of the area of the ballroom from 20,000 sf to 25,500 sf. This increase in the ballroom size reduced the separated meeting room area to an additional 9,000 sf of meeting rooms in the expansion portion of the facility. However, with the provision of convertible ballroom/meeting room space in the ballroom, the overall number of meeting rooms has been increased.

Refinements to the program requirements will be forthcoming in the Design Development Phase as the needs of the user are more clearly defined and developed.

### **Building Function and Circulation**

The functional organization of the facility supports the Site Specific Program. The circulation element has been enhanced by the addition of the lobbies and bridge/concourse. Major functional features of the facility include:

- Increase in lobby and registration space, providing greater ease in conducting simultaneous events,
- Flexibility of the meeting room, ballroom and exhibit spaces,
- Highly efficient booth layout in the exhibition hall,
- Flexibility of movable seating options in the exhibit hall,

- Improved service and storage capability at the upper and basement levels,
- Food service flexibility and accessibility,
- Potential for flexible retail opportunities along the 13th Street facade and at the east end of the J Street facade,
- Flexibility and efficiency of traffic flow at truck docks,

## **Building Design**

The primary focus of the design is, of necessity, the proper and marketable function of the facility. Emphasis on visual interest, respect of scale and character of adjacent properties and of the pedestrian character of J Street and 13th Street, and consideration of impacts on adjacent property owners were all considered in development of the design. Circulation patterns were carefully analyzed, as were appropriate adjacencies of use.

Elevational studies provided the design team with the opportunity to listen to the expression of preferences and ideas from many groups and individuals. These impressions will be carried forward into the Design Development Phase to create the final form and image for the facility.

Exterior facade materials will be selected to enhance the existing setting of the project.

The **North Elevation** will primarily be a combination of masonry compatible with Memorial Auditorium and Public Market, concrete compatible with the existing Convention Center, Activities Building and Theater, glass and metal storefront. Limited amounts of stone may be used for base material.

The **West Elevation** will be primarily concrete with glass and metal storefront.

The **South/K Street Elevation** will be concrete, concrete block, painted metal, and glass and metal storefront. Landscaping will be provided at the upper terrace levels to soften the visual effect of the facade.

The **East Elevation** will be concrete compatible with the existing facility.

Glass at street level will be clear glass to permit visibility into the building. Glass reflectivity at other locations will be kept to the minimum required to conform to code requirements for energy conservation. Roofing materials are metal.

## **Site and Landscaping Design**

The importance of the site in relation to the City of Sacramento, and the positioning relative to the Arts and Entertainment District were key elements in the development of the design. Respect for neighbors, the scale of facades, the incorporation of landscaping, and unity of design at both street and upper levels were of prime importance to the Design Team.

Safe and convenient drop-off areas, clear and identifiable entry points, and separation of vehicular and pedestrian traffic were considered and incorporated into the design. At key intersections at 13th and J Street and at 14th and K Street, the intersection width has been reduced to provide a demarcation of the pedestrian crossings and to shorten the travel distance for pedestrians.

Transparent circulation and entry nodes have been incorporated at the key entry locations at 13th and K Street, 13th and J Street, 14th and J Street, and 14th and K Street. These nodes provide focal points to ease identification of entry points. These entries, combined with appropriate graphics will clearly identify the building and appropriate entry for visitors to the facility.

A double wide drop-off area along J Street adjacent to the existing facility, combined with the single width drop-off on J Street adjacent to the expansion will offer a safe off-loading point for visitors to the facility. With the use of changeable signage, flexible drop off configurations for buses, taxis, and passenger vehicles are available to meet the diverse needs of drop-off and pickup of visitors for a variety of events.

Visual screening of the truck docks from neighbors by means of recesses and landscaping were given prominent attention. The dock area is set back beneath a lattice overhang. Trash areas are screened and isolated from view. The view of the dock facility from adjacent office areas across K Street will be primarily that of landscaped terraces. The visual impression of the building from street level will be that of a two story building due to the terracing of the upper levels away from the property line. Grand staircases have been provided adjacent to the Panattoni Building and adjacent to the Activities Building to give further prominence to that facade.

### **Building Systems**

The primary structural system enclosing the exhibit hall was determined to be post tensioned concrete. In addition to cost factors, this system was selected because of the stiffness inherent in the system. Lobbies and the areas surrounding the exhibit hall will be steel framing.

The service and utility systems (HVAC, electrical, plumbing) are designed to meet the high level of comfort, flexibility, and life cycle cost savings required for public assembly spaces.

Foodservice, audiovisual, security, and communications will be carefully developed in the Design Development Phase in conjunction with the user to provide a highly functional facility. The scope of services for foodservice excludes remodel of the main kitchen.

Acoustic standards will be developed appropriate for the use intended for each space.

### **Fire and Life Safety**

The Design Team is working closely with the applicable agencies, including City of Sacramento Department of Planning and Development, Department of Fire, and the City's insurance company to develop a safe and functional facility. The building will be Type I construction and will be fully fire sprinklered. This coordination with agencies will continue throughout the development of the design in subsequent phases and will address the safe exiting and fire protection of the existing facility during construction.

## Construction Costs

The construction cost budget for the project, including all aforementioned alternates accepted at the completion of the Concept Design Phase, is \$42,372,405.

The Schematic Design Phase estimate carries the costs for the base expansion and several alternatives which will be carried through the next phase of development. The Alternates were developed as outlined in the Supplemental Agreement to the Agreement for Professional Services, wherein "...the Consultant will suggest design alternates of significant cost impact, agreeable to the City, to reduce the probable aggregate bid total to less than the fixed limit of construction cost."

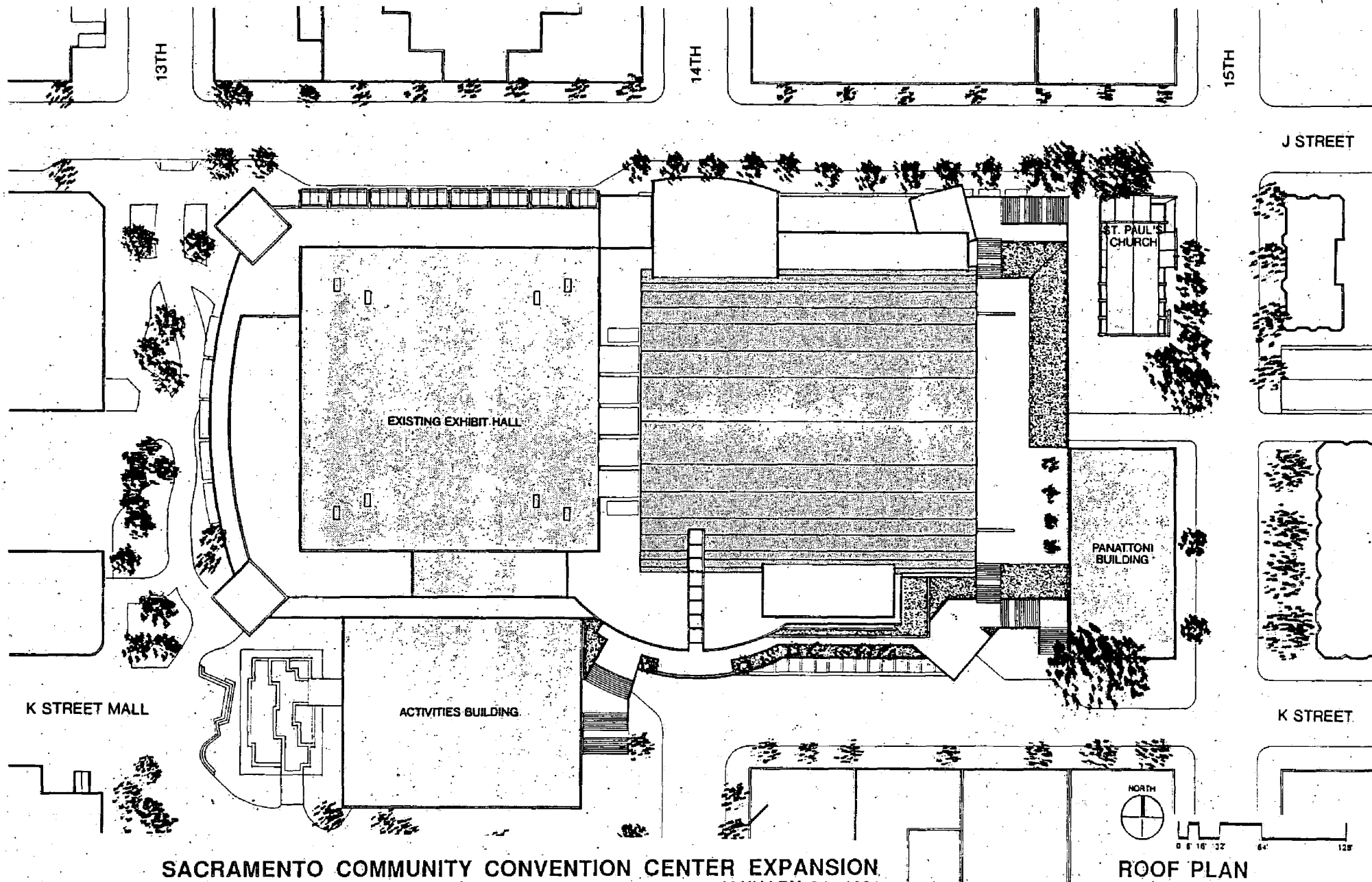
The current estimated cost of construction, escalated to the midpoint of construction, carries a cost of \$41,372,403, with the following items carried as proposed additive alternates:

- 13th and K Street Lobby/Concourse: This alternate includes the 13th Street Lobby at the end of the K Street Mall, connection to the adjacent Activities Building, a concourse connection from the lobby to the upper level of the expansion, and two pair of escalators.
- Increase basement level to incorporate an additional 5,000 sf of storage: The current design drawings indicate storage below program requirements. The alternate would increase storage area slightly in excess of program.
- 20,000 lb Freight Elevator
- Additional moveable partitions to Exhibit Hall, Meeting Rooms and Ballroom: This alternate includes additional moveable partitions beyond program requirements as indicated on the drawings.
- Floor Hardener
- Increase in signage provision
- Provide overhead doors enclosing loading dock
- Increase ceiling height in north lobby of existing exhibit hall

Costs have been escalated to the midpoint of construction at a rate of 4.5% per annum to allow for projected increases in construction costs. The escalation percentage used in developing the costs have been weighted to take cognizance of early bid packages. Should there not be early bid packages, or should the project be delayed, the escalation percentage would increase, thus increasing the anticipated construction cost of the project. In addition to the escalation factor, a design/pricing contingency allowance has been included at 15% for this phase, in accordance with the Agreement for Professional Services.

Building areas indicated in the cost estimate will vary from those shown in the project data information provided in Volume 2, Appendix A. Areas contained in the Cost Estimate relate to buildable area, including prorated exterior areas such as terraces and overhangs. Areas contained in the Project Data summary indicate functional areas.

The construction costs are outlined in Volume 4 - Cost Estimate.



**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
**SCHEMATIC DESIGN**  
 VITIELLO + ASSOCIATES, INC., ARCHITECTS

IN ASSOCIATION WITH

**JANUARY 24, 1991**  
 LOSCHKY MARQUARDT & NESHOLM

**ROOF PLAN**

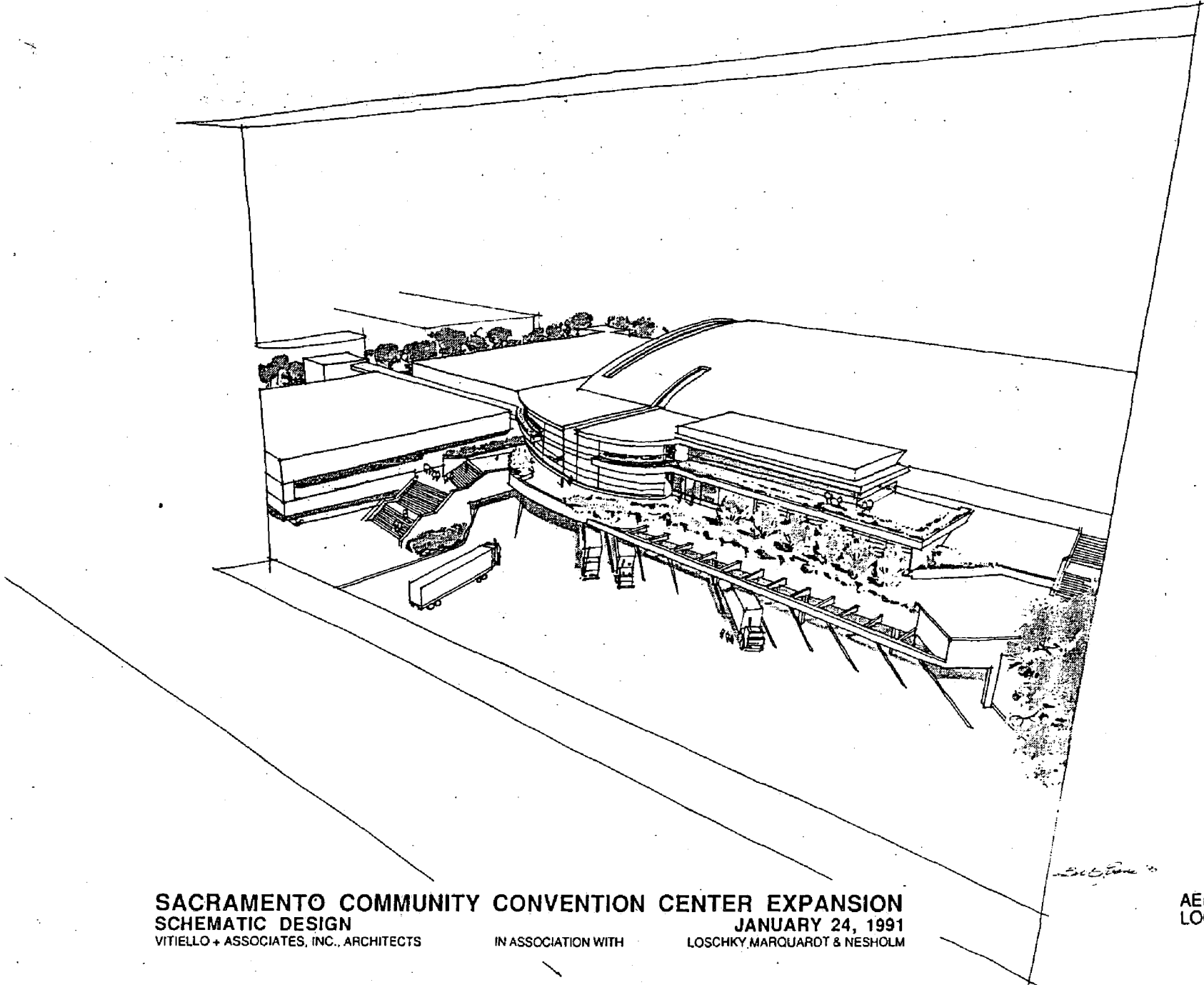
**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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VITIELLO + ASSOCIATES, INC., ARCHITECTS

IN ASSOCIATION WITH

**JANUARY 24, 1991**  
LOSCHKY MARQUARDT & NESHOLM

**J STREET FRONTAGE**  
**LOOKING WEST**

1-10

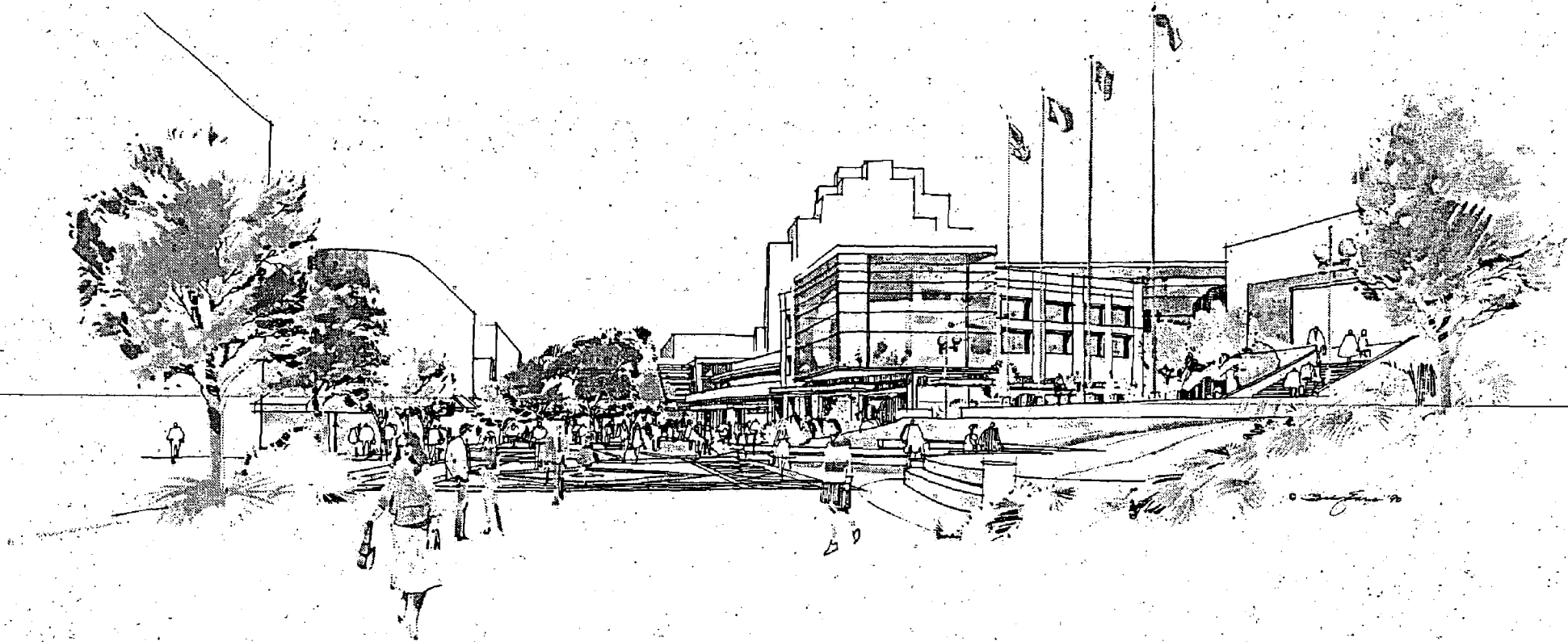


**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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IN ASSOCIATION WITH

**JANUARY 24, 1991**  
**LOSCHKY, MARQUARDT & NESHOLM**

**AERIAL VIEW OF K STREET**  
**LOOKING NORTHWEST**



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**JANUARY 24, 1991**  
LOSCHKY MARQUARDT & NESHOLM

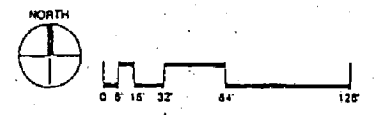
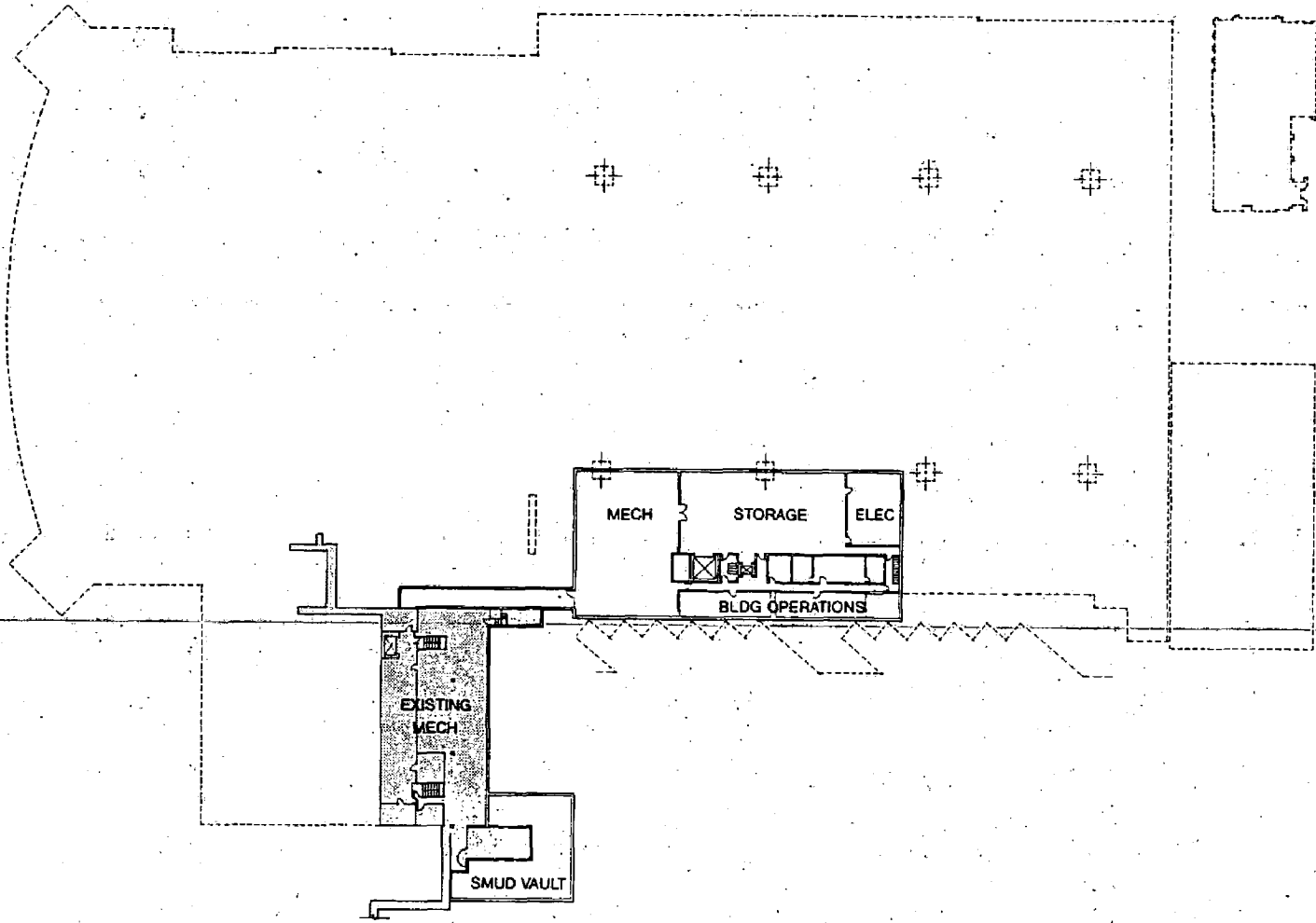
**13th STREET PEDESTRIAN  
CORRIDOR LOOKING NORTH**

I-12

## **Basement**

The basement level, which is at the same elevation as the existing basement below the activities building, houses the mechanical room expansion and support services for the facility. These support services include locker rooms, shops, offices and storage. The basement is positioned partially beneath the loading dock and the west edge of the expanded exhibition hall.

Access to this level is by one passenger/service elevator and one service elevator serving all levels, and by an oversized freight elevator (alternate) serving this level and ground level only.



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 JANUARY 24, 1991

**BASEMENT LEVEL PLAN**

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## **Ground Level**

The ground level of the expanded facility has been designed to accommodate primary access points for visitors at the corner of 13th Street and J Street, at 14th and J Street, and at 13th and K Street (alternate). New lobbies have been provided north and west of the existing facility to link these lobbies and to tie to the new concourse from the 13th and K Street entrance to the upper level ballroom/meeting rooms (alternate).

The west lobby contains the potential for approximately 150 feet of retail frontage facing 13th Street accommodating approximately 1500 square feet of area. This retail would be accessible from both the street side and from the interior of the lobby space. The location for the demising partition separating the lobby from retail has been indicated on the drawings, but would be designed and positioned based on the actual retail establishment leasing the space as a part of a tenant finish program.

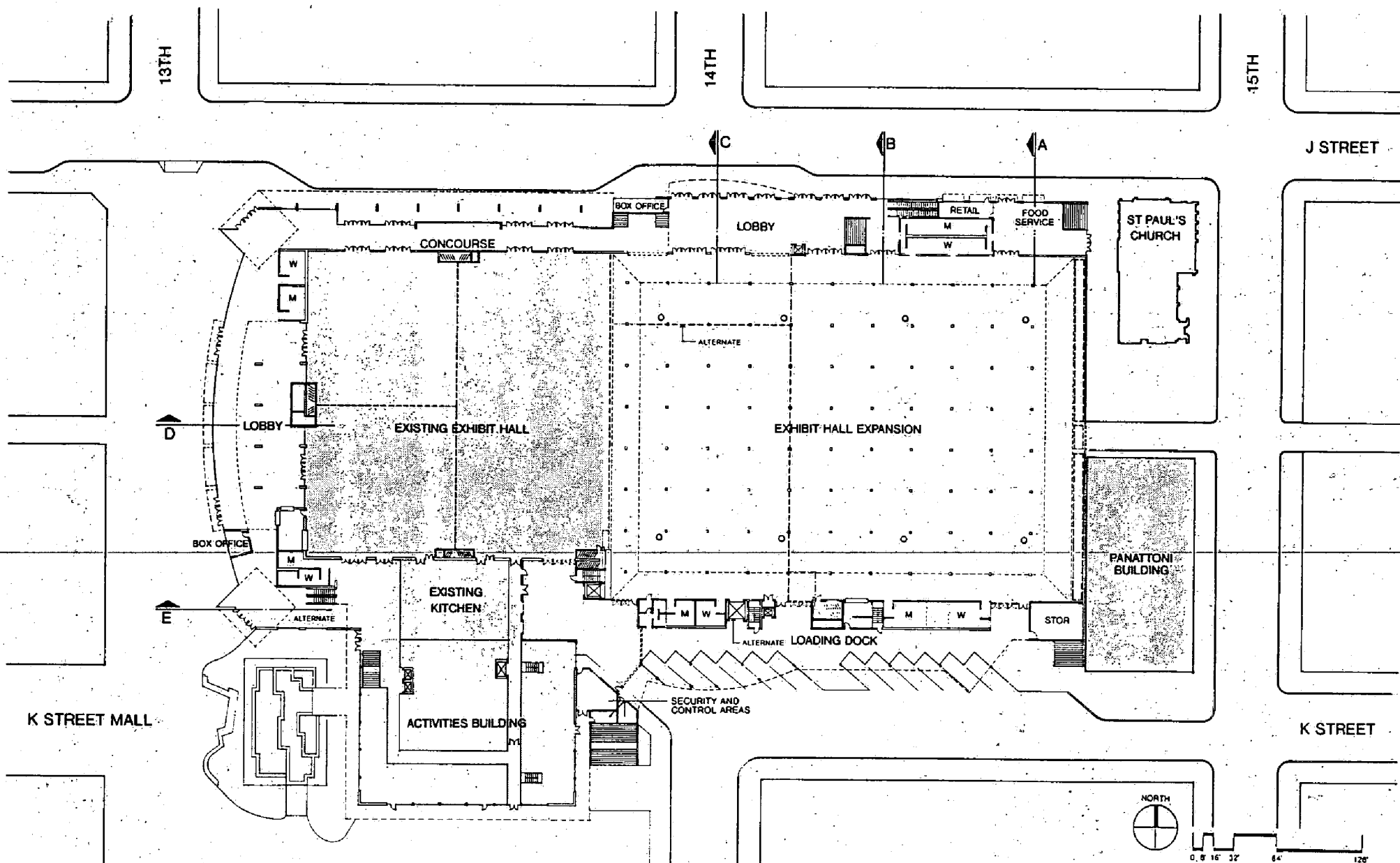
The north lobby adjacent to the existing exhibit hall has been improved to provide an extended canopy to the drop off area and clear glass facing the street. The toilets at the east end of this lobby have been removed to open circulation to the expansion area. These toilets have been replaced by new facilities near the escalators leading to the upper level of the expansion.

The potential for a concession area which can provide food service to the interior and exterior of the building has been incorporated at the northeast corner of the building, immediately adjacent to St. Paul's Church. The space between the Convention Center and the church can be developed as a pocket park with outdoor seating. Approximately 40 feet of frontage and 480 square feet of area can be utilized for retail/concession uses along the J Street frontage.

The ground level contains the expansion of the exhibition hall, contiguous with the existing hall. The hall has a clear height of 30'. There are eight columns in the hall with a clear span of 160' x 90'. Floor boxes are located on a 30' x 30' grid, with the grid positioned such that each column will be located in only one booth when the booths are provided in a 10' x 10' layout. With the column and floor box layout provided, the hall accommodates an extremely efficient booth layout in both a north/south and an east/west orientation.

The new hall can be subdivided into two major halls, with a provision for a cross wall at the north end of the central hall to accommodate additional prefunction space (alternate). Toilets and concession areas are located to the south end of the hall and at the northeast corner of the new hall.

Truck docks to accommodate 12-65' semitrailers are provided, in addition to smaller vehicle access for kitchen and trash near the current loading dock. Space for recycling containers and equipment will be provided adjacent to the truck dock and isolated from food deliveries. Truck access directly onto the exhibit floor is accommodated at one location on 15th Street, and at four locations along K Street.



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JANUARY 24, 1991

**GROUND LEVEL PLAN**

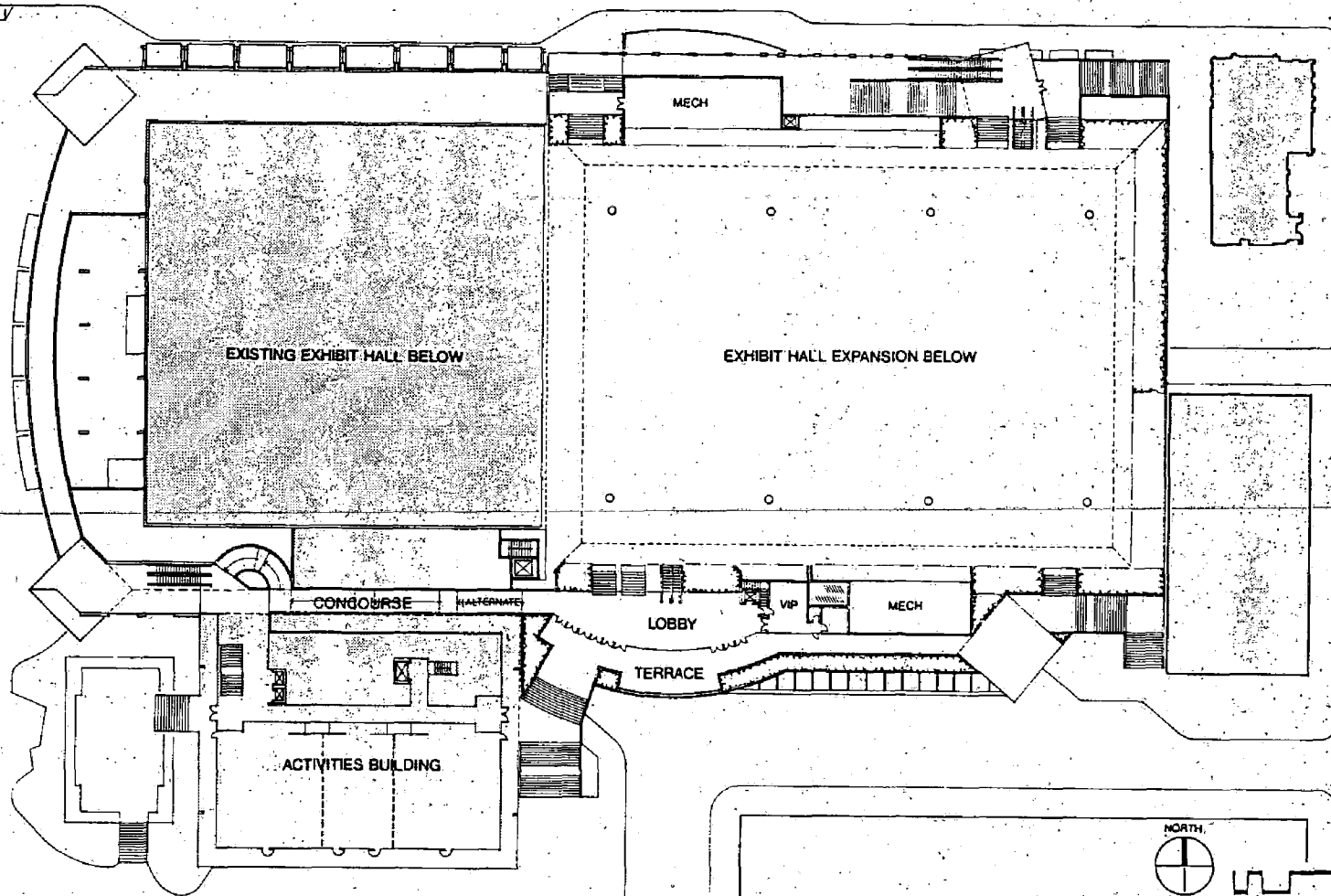
20

## **Intermediate Level**

The Intermediate Level serves as a transition space from the ground level to the upper level. At the north, this level is simply a landing for the stair and escalator elements with an excellent view toward Memorial Auditorium. This area also includes some mechanical space.

At the south, this level provides a connection from the 13th and K Street lobby to the upper level by means of a ramped concourse, leading to a glass enclosed lobby (alternate). This lobby gives access to the VIP Lounge and an outdoor terrace and provides a highly visible and lighted circulation node at the end of 14th Street. Escalators then lead the visitor up to the upper ballroom/meeting room level.

This level also provides an exterior link from the street to the upper levels by means of exterior terrace connections.



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JANUARY 24, 1991

**INTERMEDIATE LEVEL PLAN**

28

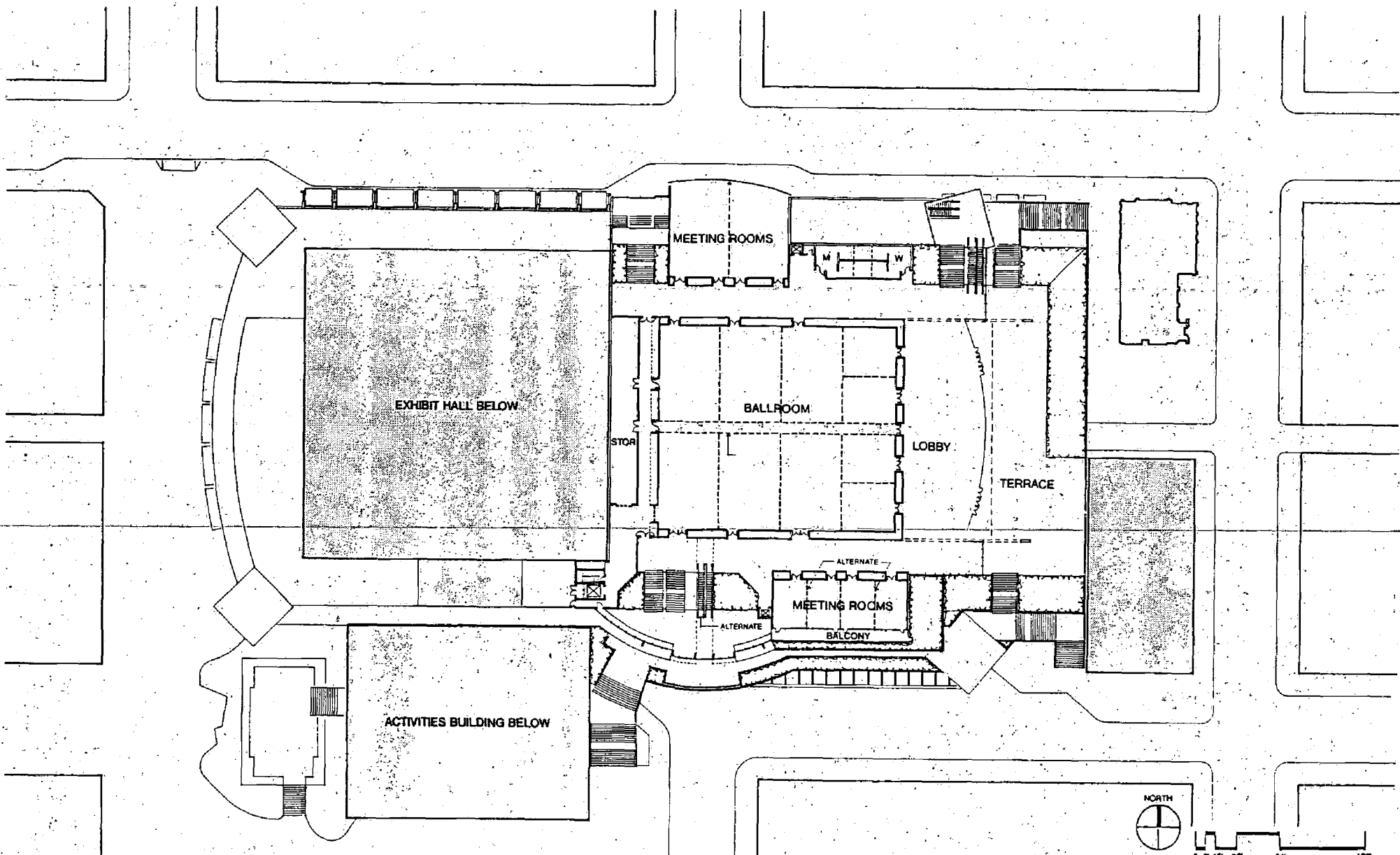
## **Upper Level**

Entering the upper level by either escalator, stair, or elevator, the visitor to the Convention Center enters a high, open registration lobby. Along the east edge of this lobby is an expansive outdoor terrace. In addition to providing access to required exiting, this terrace can provide a pleasant outdoor environment for prefunction events, provide greenscape visible from adjacent properties, and provide a strong and attractive marketing tool. The terraces at the intermediate and upper levels also provide linkages around and over the project, connecting various levels and functions.

To the west of the registration lobby is a 25,750 sf ballroom divisible into ten meeting rooms. This ability to subdivide the space provides versatility in the use of the ballroom, accommodating a wide range of uses and configurations. An alternate for additional moveable partitions within the ballroom, which are beyond program, provide the opportunity to subdivide the ballroom while providing a separate service corridor so that food service does not need to use common corridors.

Also located on the upper level are two meeting room blocks, connected to adjacent, private balconies. These meeting room blocks can also be subdivided to provide various configurations.

A service corridor/pantry/storage block is provided to the west of the ballroom. This service area is connected to the lower levels and the kitchen by means of a service elevator located to the south.



**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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 JANUARY 24, 1991

**UPPER LEVEL PLAN**

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## **North Elevation - J Street**

The development of the J Street Elevation reflected in this report responds to the many comments received during the workshop process. Key elements incorporated into the design include strongly identifiable entry points, respect for the scale and character of the adjacent streetscape (Memorial Auditorium, Public Market Building, etc.), incorporation of the greenscape so reflective of the Sacramento character, and responsiveness to St. Paul's Church.

The facade has been developed as a series of architectural volumes, reflecting the storefront character of J Street, rather than emphasizing the massive scale of the building. A mix and careful combination of materials together with attention to appropriate detail will further enhance the elevations. A combination of masonry compatible with Memorial Auditorium and the Public Market Building, concrete compatible with the existing facility (including the Activities Building and Theater), and glass and metal storefront will make up the general palette for this facade. Clear glass areas at street level will allow the passerby to view the activity of the vertical movement of the escalators within the lobby spaces, and to see the light and action provided by the visitor. Other glass areas will have glass selected with the minimum reflectivity to meet code requirements for energy conservation.

With each progression of the development, the elevations have approached an individual character appropriate for a civic building of this importance. During the Design Development Phase of the project, the growth and development of the project identity will be more firmly defined.

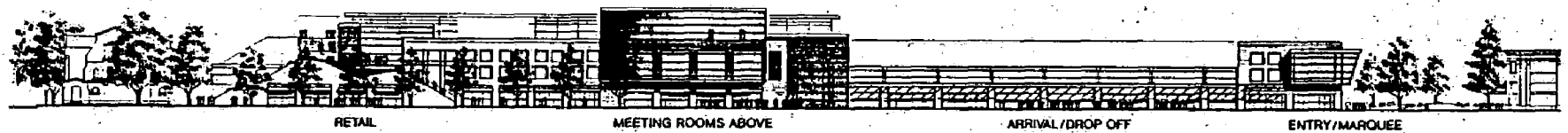
## **South Elevation - K Street**

The south elevation of the building has been carefully designed with the adjacent properties in mind. The view to Capitol Park has been enhanced by providing a major glass lobby at the terminus of 14th Street and a grand staircase adjacent to the Activities Building.

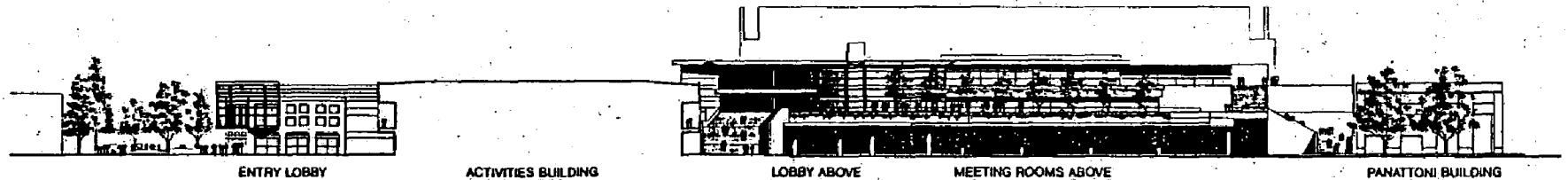
This face of the building houses the loading docks, and special care has been taken to recess the dock face beneath a series of landscaped terraces. As the terraces step back from the building frontage, the scale of the facade to the observer at street level is essentially a two story building.

The primary materials used on this facade include concrete, concrete block, painted metal, and glass and metal storefront. Landscaping will be provided at the upper terrace levels to soften the visual effect of the facade.

These terraces also provide pedestrian linkage from street level to the intermediate level, upper terrace, and the concourse connection to the 13th Street lobby (alternate).



NORTH ELEVATION @ "J"



SOUTH ELEVATION @ "K"



**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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 LOSCHKY MARQUARDT & NESHOLM

JANUARY 24, 1991

ELEVATIONS

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### **West Elevation - 13th Street**

The west elevation has been developed with the greenscape and the pedestrian nature of 13th Street strongly in mind. The potential for a retail frontage along the face of the new lobby has been accommodated. This retail usage could be accessed from either the interior or exterior of the facility.

The scale and canopy height of the Public Market Building has been reflected in the elevation of this face of the building. The lobby then sets back to further soften the massing of this face.

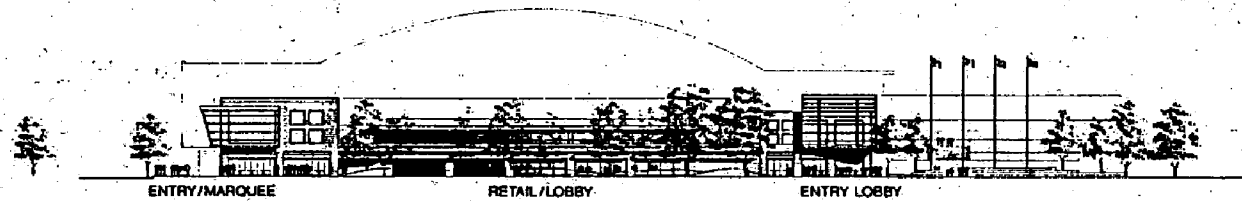
Strong and memorable architectural elements at the J Street and K Street corners not only identify the building and act as pedestrian entries, but also efficiently separate the Convention Center visitor from retail traffic to permit simultaneous use of each function.

Primary materials incorporated into this facade are precast concrete, and glass and metal storefront.

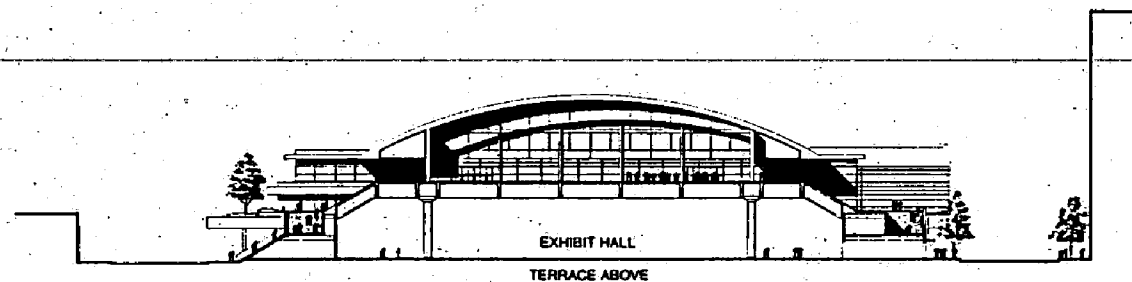
The green, pedestrian feel of 13th Street has been retained.

### **East Elevation**

The east elevation will provide a backdrop to the church and the pocket park between the church and the facility. The facade will be primarily concrete compatible with the existing facility with landscaping visible at the terrace above.



WEST ELEVATION @ 13TH



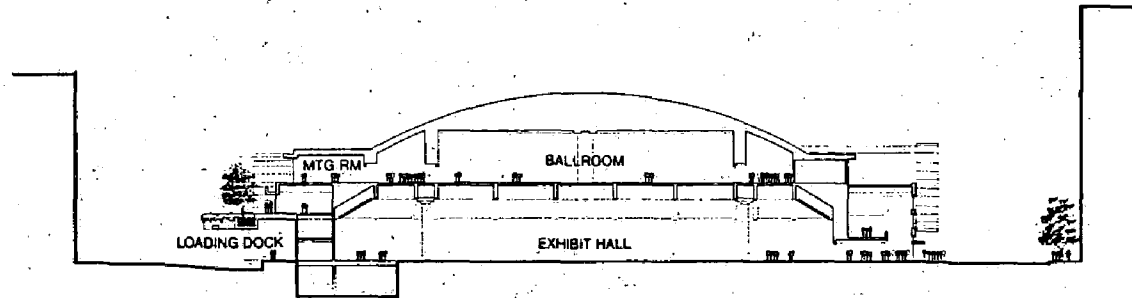
SECTION A



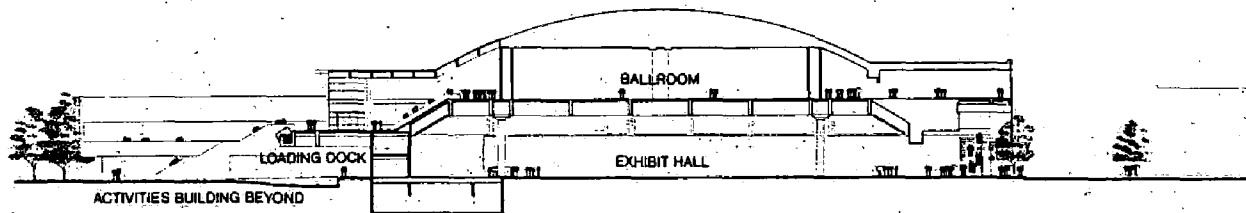
**BUILDING SECTIONS  
& ELEVATIONS**

**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
**SCHEMATIC DESIGN**  
 VITIELLO + ASSOCIATES, INC., ARCHITECTS      IN ASSOCIATION WITH      LOSCHKY MARQUARDT & NESHOLM  
 JANUARY 24, 1991

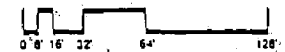
34



SECTION B



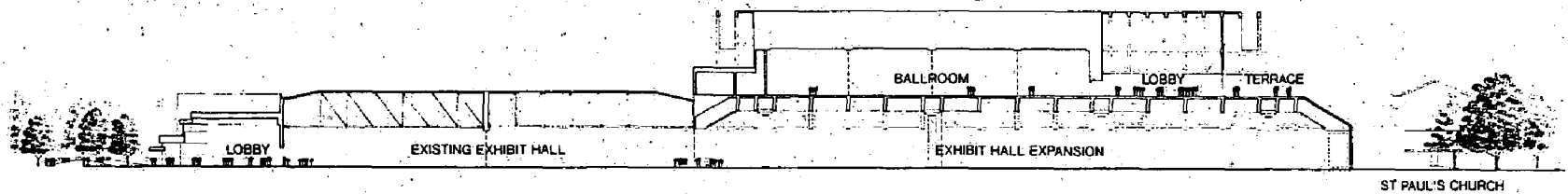
SECTION C



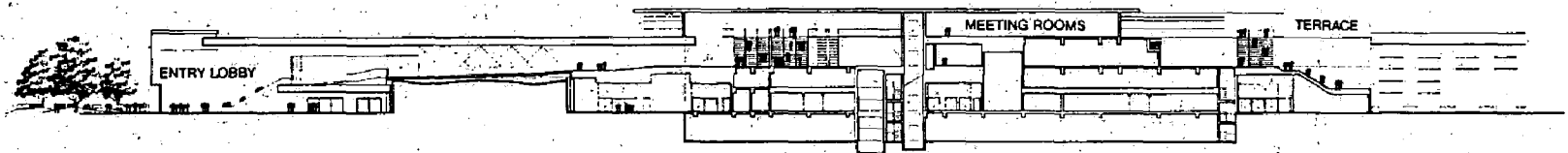
BUILDING SECTIONS

**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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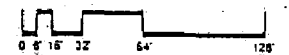
25



SECTION D



SECTION E



**SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION**  
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 JANUARY 24, 1991

**BUILDING SECTIONS**

011

SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION

PROJECT BUDGET

06-Feb-91

ACCT CODE	DESCRIPTION	BUDGET 09/13/90
4202	TELEPHONE	0
4213	REPRODUCTION	250,000
4221	UTILITIES	0
4234	FLEET EQUIPMENT RENTAL	20,000
4242	FACILITY MAINTENANCE	0
4245	PROFESSIONAL LIABILITY INSUR.	700,000
4261	TRANSPORTATION	30,000
4262	MEALS / TRAVEL	5,000
4268	MOVING EXPENSES	40,000
4634	FF&E	4,100,000
4801	MARKETING ANALYSIS	23,000
	COOPERS & LYBRAND	127,000
4802	CONSULTANTS	40,000
	TURNER CONSTRUCTION	2,000,000
	VITIELLO & ASSOC./LMN	3,969,736
4803	SEIR	150,000
4804	CONSULTANT CONTINGENCY	1,000,000
	DESIGN CONTINGENCY	1,000,000
4810	SITE PURCHASE & PREP.	
	MERRIUM APARTMENTS	1,303,848
	REPLACEMENT HOUSING	1,200,000
	TOXIC ABATEMENT & DEMO	785,000
	NAIFY PROPERTY	6,660,000
	RELOCATION COSTS	700,000
	CONTINGENCY	621,152
4812	APPRAISALS	100,000
4820	CONSTRUCTION	42,372,405
4821	GEOTECHNICAL ENGINEERING	250,000
4822	MATERIAL TESTING ENGINEERS	300,000
4826	CONSTRUCTION CONTINGENCY	2,958,228
4827	STREET ABANDONMENT & UTILITY	2,000,000
4831	INDIRECT CHARGES	1,024,000
4841	ARCH/ENGINEERING	30,000
4848	SPECIAL INSPECTION/FEES	250,000
4860	ART IN PUBLIC PLACES (@ 2%)	1,200,000
4880	GEN. FUND REIMBURSE-SALARIES	522,000
4881	GEN. FUND REIMBURSE-BENEFITS	199,000
4922	TELEPHONE/COMPUTER	50,000
4926	PERMITS & FEES	750,000
4927	CONSTRUCTION/SPECIAL	100,000
4998	GENERAL PROJECT CONTINGENCY	3,169,631
<b>TOTAL PROJECT BUDGET</b>		<b>\$80,000,000</b>