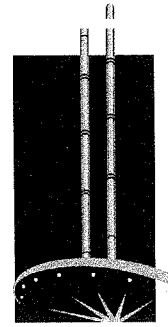


10.3



SACRAMENTO CONVENTION CENTER

February 14, 2005

City Council
Sacramento, California

Honorable Members in Session

**SUBJECT: MEMORIAL AUDITORIUM MAINTENANCE AND PROJECT
STATUS REPORT BACK**

LOCATION AND COUNCIL DISTRICT: 1515 J Street
Council District 3

RECOMMENDATION:

This report is an information only report in response to Mayor Fargo's request regarding the maintenance and operations of the Sacramento Memorial Auditorium.

CONTACT PERSON: Tina McCarty, Administrative Officer, 808-8220
Sacramento Convention Center

Judy Goldbar, Interim General Manager, 808-8225
Sacramento Convention Center

Roberta Deering, Preservation Director, 808-8259
Development Services Department

FOR COUNCIL MEETING OF: March 8, 2005

SUMMARY:

During the Council meeting on September 14, 2004, Mayor Fargo asked City Manager Bob Thomas to prepare a report back to Council, detailing the past and present funding for Memorial Auditorium and status of projects regarding restoration and operations. This report details current building maintenance status; and past, present,

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and future capital improvement projects (CIP). It also details a study, currently in development, which will assess the current status, treatment and future needs of Memorial Auditorium.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

Building History

Memorial Auditorium opened in 1927 as an arena for civic events and as a memorial to many who served in the military. During the decades since its opening, Memorial Auditorium has hosted many civic engagements such as high school proms and graduations, sporting events including boxing and wrestling matches, and Sacramento State basketball. In addition, the Ballet performed The Nutcracker in Memorial Auditorium along with many other arts groups who also performed there.

In 1978, Sacramento Memorial Auditorium was listed in the National Register of Historic Places, and in September of 1983, the Sacramento City Council adopted Ordinance #83-115 designating the Sacramento Memorial Auditorium as a City Landmark by adding it to the Sacramento Register.

In March of 1986, Memorial Auditorium was closed due to seismic and safety concerns. Memorial Auditorium re-opened in 1996 following the passage of Measure H, which was a mandate of the public to preserve and return Memorial Auditorium to its original use. Measure H also dictated the formation of a Citizens Advisory Committee for the Rehabilitation of Memorial Auditorium comprised of community members to guide the rehabilitation of the building. Following the sunset of the Citizen's Advisory Committee, the group formed The Friends of Memorial Auditorium as a non-profit support organization for the building. Since the group's founding, they have contributed to ongoing renovation projects such as the restoration of the historical chimes and Esty Pipe organ and console, in addition to providing suggestions to City staff.

Today, Memorial Auditorium is a thriving civic facility which houses events ranging from inaugurals to concerts. Specifically, Memorial Auditorium was rented approximately 150 days last year, hosting the highest number of concerts in the past five years. Events for Memorial Auditorium are marketed in conjunction with the other facilities within the Complex. Marketing efforts include magazine ads, client postcards, display boards, website information and many more. Memorial Auditorium is used and adored by its clients, which range from Clear Channel Entertainment, to the YMCA annual convention, to the Downtown Partnership, local high schools, and many others.

Operation and Maintenance

Memorial Auditorium operates as a part of the City's Convention Culture and Leisure Department and is funded through the Community Center Enterprise Fund. Memorial Auditorium is part of the Convention Center Complex and thus shares resources such as personnel, contracted services, and marketing with both the Community Center Theater and the Convention Center.

Following Memorial Auditorium's \$10.8 million dollar renovation in 1996, consisting largely of seismic upgrades and deferred maintenance such as painting, etc., additional funds were invested by the City to complete HVAC installation and upgrades to Memorial Auditorium Hall and the Jean Runyon Little Theater in 1999. An additional \$600,000 was also dedicated to the restoration of the Jean Runyon Little Theater from private donations. Currently, Memorial Auditorium's management continues to address maintenance issues and has completed such projects as electrical upgrades, and Americans with Disabilities Act (ADA) improvements; while also providing ongoing maintenance such as cleaning, upholstery steaming, landscaping, painting, and stage equipment repairs. Capital improvement project (CIP) budget expenditures invested in Memorial Auditorium since re-opening are in excess of \$1 million dollars. The improvement of Memorial Auditorium's stage, specifically the wooden grid fly system which hangs above the stage to allow items such as backdrops, scenery and lights to be hung and utilized is in progress. Memorial Auditorium management reviews upcoming maintenance and project needs for all three facilities in the Complex and recommends priorities to City Council through the annual budget process. Priorities relating to Memorial Auditorium are also shared with the non-profit organization, Friends of Memorial Auditorium (Friends).

The following is a breakdown of the past and present CIP expenditures dedicated solely to Memorial Auditorium, since the initial \$10.8 million dollar re-opening costs in 1996.

Memorial Auditorium CIP Funding FY97-FY05

Description	Budgeted*	Status
ADA Work Plan	\$12,594	completed
Mem. Hall HVAC/Little Theater	\$233,925	completed
Organ	\$25,000	completed
Mem. Auditorium Improvements	\$54,428	completed
Electrical Renovation	\$125,000	completed
Stage Repairs	<u>\$625,000</u>	<u>in progress</u>
Totals	\$1,075,947	

*Please note that totals listed above are actual budgeted and/or spent dollars and do not necessarily agree with those estimated costs listed in both Attachments A and B.

Currently additional capital project funding for Memorial Auditorium will be suggested during the upcoming budget process. Items such as replacing the orchestra pit covers, repairing and improving the bathroom facilities, purchasing truss and lighting instruments, and power washing Memorial Auditorium's exterior are suggested projects for the future as funding can be identified.

In addition to CIP projects the following is a list of improvements, smaller projects and maintenance that has been completed over the past few years or are on-going.

Projects

- New Drapes for Memorial Hall – 2001
- Installed cages over the water supply areas as safety measure following 9/11 – early 2002
- Replacement of stage components- (Loft blocks) 2003
- Replaced sound/public announcement system – 2003
- Ran fiber optics through Memorial for quick Internet access – January 2004
- Steam-cleaned interior and exterior cement – summer 2004
- All fabric seats steam cleaned and protected for future – summer 2004
- All wooden seats manually hand washed – summer 2004
- Basic re-painting of halls and house, including doors and railings, approx. 2/3 of common areas – most recently in summer 2004
- Repaired cement corners on ADA walkway/ramp – summer 2004
- Re-painted flag pole and lighting posts – fall 2004
- Repaired and re-painted corner marquees – fall 2004
- Repair of wall in men's restroom caused by window leak - current
- Working with City Police Department to expand Center's Security system including placing surveillance equipment at MA – current

On-going Maintenance at Memorial

- Replacement and repair of lighting ballasts
- Preventative maintenance schedule for filters, air handlers/ Heating Ventilation and Air Conditioning (HVAC) equipment, boilers, chain motor cables
- Operational cleaning and repair of drains
- Window well repairs
- Minor plumbing and pipe repairs
- Landscape maintenance
 - treated lawn for beetles destroying lawn
 - re-planted new scrubs and flowers at walk ways
 - repaired and replaced sprinkler system components
- Repairs to wooden flooring
- Strip, clean, and wax floors

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- Repair of wall damage caused by use – this can include lead paint abatement, re-mortar, re-paint
- Door repairs
- New floor scrubber purchased exclusively for use at Memorial Spring 2004
- Repair orchestra pit covers
- Stage floor re-paint

Historical Study under Development

At the sunset of the Advisory Committee in 1999, the City was provided with a list of projects that were believed to be needed at Memorial Auditorium (Attachment A), and in 2004 the Capital Preservation Trust organization provided a list (Attachment B) from their organization. Under the recommendation of the Preservation Director, staff is pursuing services of a professional consultant to review and develop a maintenance plan with respect to Memorial Auditorium's historical landmark status including a careful analysis of the building's condition and systems. One task of the historical landmark consultant will be to discuss the project concerns with each interest group and evaluate the needs in order to create a prioritized master list that Management will reference as a guideline to budget facility improvements. The master list will incorporate operating needs and historic preservation treatments. The cost of professional consultant services is approximately eighty thousand dollars. First the consultant will complete all of the research to thoroughly assess the current status and features of Memorial Auditorium. Secondly, the consultant will develop treatment recommendations and prioritization of future and current needs for the building. At the conclusion of the study, the City will have not only an assessment of the structure, features and materials, but will also have a comprehensive listing of needs and professional recommendation of appropriate methods and treatments.

Historic Status and Policy

The City Preservation Director recently toured Memorial Auditorium and is supportive of management's current use and maintenance of the building. She also clarified the process regarding work affecting interiors of City Landmarks: that work affecting significant features and characteristics of interior spaces is subject to Preservation Review and approval. City Code Chapter 15.124.300, states that Preservation review is required for "...work on Significant Features or Characteristics or involves work that could affect the eligibility of the Listed Historic Resource for the Sacramento Register." "Features or Characteristics may include historically and/or architecturally significant interior areas that are accessible to or made available to the public, including, without limitation, areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, great halls, bank lobbies or other similar spaces," per Chapter 15.124.030 – Definitions. The Preservation Director also notes that, for City-owned Landmarks, the Preservation review action results in a recommendation, not a decision. Under the City Code's Preservation Chapter 15.124, and State law,

listing in the Sacramento Register also allows use of the State Historical Building Code for work on the structure.

Memorial Auditorium management has recently received information from the Preservation Director regarding Memorial Auditorium's historic status, benefits and parameters relative to the property's listing in both the National Register of Historic Places and the Sacramento Register. Management of both the Convention Center Complex and the Preservation Office are working closely to ensure proper information is shared and adhered to, as both parties are supportive of a collaborative working relationship and share a deep and sincere interest in the preservation and economic success of Memorial Auditorium. In addition to sharing information, a protocol has been established whereby all repairs and projects outside of standard maintenance will be sent to the Preservation Director for review. Staff also attended the October 20th, 2004 meeting of the City's Design Review and Preservation Board to introduce themselves and share general information regarding Memorial Auditorium with the Board.

Memorial Auditorium is financed and supported by the Community Center Enterprise Fund along with the Convention Center and the Community Center Theater. Since 1995 the City has approved approximately \$22M for capital improvements; \$11.8M for the Memorial Auditorium, \$8.5M for the Convention Center, and \$1.7M for the Community Center Theater. This funding was approved for priority CIP's which were necessary despite times of limited funds. Between the years of FY97 and FY04, the Community Center Enterprise Fund received loans from the City's Risk Management Fund to avoid a negative fund balance. Fiscal Year 2005 will be the first year in which borrowing was not necessary. Repayments of the \$7.2M loan principal, with interest, will begin in FY06.

FINANCIAL CONSIDERATIONS:

The City Manager's Office has recommended one-time General Fund resources be allocated for the Historic Structures Report in the sum of eighty thousand dollars (\$80,000) and an additional five hundred thousand dollars (\$500,000) be allocated for the implementation of the items identified in the Historic Structures Report process. General Fund allocations for The Historical Structures Report will be considered by Council with the presentation of the FY05 Midyear Report on March 8, 2005. Additionally, it is anticipated that the Community Center Fund will also include allocations in the upcoming FY06 CIP program budget for Memorial Auditorium.

ENVIRONMENTAL CONSIDERATIONS:

The actions recommended in this report are exempt under CEQA Section 15261 (a) and 15331.

POLICY CONSIDERATIONS:

This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Convention Center to remain competitive, thereby, drawing visitors and conventioners to the City. This report is also consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains a vital asset to the city.

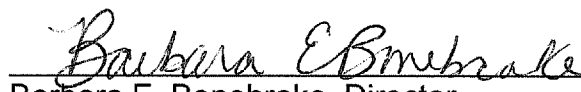
ESBD CONSIDERATIONS:

None.

Respectfully submitted,



Judith M. Goldbar, Interim General Manager
Sacramento Convention Center



Barbara E. Bonebrake, Director
Convention, Culture and Leisure Department




Roberta Deering, City Preservation Director
Development Services Department

APPROVED:



Richard Ramirez, Assistant City Manager

FOR INFORMATION ONLY:



Robert P. Thomas, City Manager

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2. Attachment B: Capital City Trust Needs List 2004	Pages 10 –11

**PRIORITIES FOR CONTINUED REHABILITATION
As Reported by the Citizen's Advisory Committee
(Later Known as Friends of Memorial Auditorium)
An Excerpt from a 1999 Report to City Council**

Priorities for Continuing Rehabilitation/Deferred Maintenance

Top priorities

Additional rehabilitation

Electrical upgrade	\$90,000
On-stage electrical rewiring and replacement	\$70,000
Electrical to Little Theater, Memorial Auditorium Hall, Projection Room, and for follow spots	
New 800 amp service to basement for road shows	\$10,000
200 amp service to area above ceiling for lighting	\$10,000
Replace fly system	\$400,000

Deferred Maintenance

Repair cast stone railings at exterior balconies	\$25,000
Check and repair glazing	\$20,000
Add gutter and downspouts in several locations	\$10,000

High priorities

Lighting control system for public areas	\$25,000
New transformer from SMUD	\$60,000
Window coverings for arched windows in auditorium	\$175,000
Paint HVAC supply and return vents to match finishes	\$5,000
Repair/replace covers of ramps at side exits to floor	\$5,000
Repair/modify area where floor slides against wall	\$2,500
Refurbish seating in balcony	\$500,000
New orchestra pit covers	\$10,000
Create follow spot areas in south corner of auditorium	\$5,000
Cover old seat platforms in balcony with carpet	\$20,000
Permanent hanging points for basketball scoreboard	\$5,000

**List of Maintenance & Improvement Projects
Sacramento Memorial Auditorium
As Compiled by the Capital City Preservation Trust
2004**

INTERIOR

- (1) **Stage & Fly Grid System Reconstruction.** This project was a CIP for several years at \$500,000, but no work, to date, has been completed. This is a significant liability issue.
- (2) **Replace Remaining Old Electrical Wiring.** There remains stretches of wiring throughout the building that weren't replaced and upgraded with the 1995/1996 renovation. They are overdue for replacement. This is liability & fire safety item.
- (3) **Replace Balcony wooden seats.** Balcony seating is original, with wood drying out, brittle, etc. Their 77+ year life has just about come to an end.
- (4) **Drapery or Blinds System for Windows.** Currently, these windows are covered by sheets of plywood, which are difficult to remove for evening events. A mechanical, easy to operate window cover system needs to be installed so the beautiful windows can be seen and appreciated.
- (5) **Windows' Framing –Some Dry Rot Repairs Needed.** Repairs should be completed before drapery or blinds system is installed.
- (6) **Estey Pipe Organ & Console.** The organ has been worked on previously, but the work needs to be completed. Past work has been piecemeal and incomplete. The console keys and stops occasionally stick. A technological upgrade & modernization is needed for the console rather than stopgap repairs.
- (7) **Permanent lighting of Stage and Proscenium Arch.** Currently, lighting of the Arch and stage from the auditorium floor is accomplished by temporary lighting. Permanent floor lighting would solve that problem.
- (8) **Bathrooms Need Upgrading.** While taking into account historical sensitivities, the bathrooms need upgrading and modernization.
- (9) **Hardwood Floors Need Replacing in Near Future.** The original hardwood floor to the main hall is also near its end and replacement needs to be budgeting for the near term.
- (10) **Proscenium Arch Holes Need Better Camouflage.** The cable access holes drilled into the arch are currently plugged (when not in use) with gold stars. These plugs are very visible and harm the appearance of the arch. A professional restorer of such an arch needs to be hired to do a better job of hiding these access holes to protect the beauty of the arch.
- (11) **Painting Interior.** There are places where the interior, on well traveled halls, has been chipped and damaged, including even the ceiling. These damaged areas need to be repaired and repainted.

- (12) **Chimes System.** This system has been disconnected for decades and is overdue for modernization and upgrading.

EXTERIOR

- (1) **Electrical Signage Boards.** 4 such boards are needed for each corner to advertise upcoming events, where to buy tickets, website, etc.
- (2) **Gutter Replacement.** The gutters leak and all need replacement. The Eastern Star Temple (2719 K St) had a similar problem several years ago and Pyramid Sheet Metal of Carmichael completed that project.
- (3) **Pressure Wash Exterior, with Mortar Repairs.** The building has 77+ years of grit.
- (4) **Improve Lighting.** The existing light poles are of 1950s suburban parking lot design. Emphasis should be on underground lights that aim at significant architectural features, such as the front columns, doors, flagpoles, etc. Underground flagpole lighting would also allow the flying of the flags at night, which is not allowed now per federal flag laws. Walkway lighting could be much lower and less visibly obtrusive. Hiring a lighting consultant is recommended.
- (5) **Renovation of Flagpoles.** Enclosed is a copy of a bid by Baird, Rief & Associates to completely renovate the two flagpoles, their bronze urn-shaped collars and concrete bases. The bid, on March 29, 2004 was for \$9110. These people are highly recommended and have done many projects on statues in San Francisco.
- (6) **Smoking Patio.** A formally designated space is needed to control the butts of smokers.
- (7) **Security Cameras.** To control skateboarders, who damage the sidewalk at the front of the building, graffiti artists, vagabonds and assorted unwelcome souls, a well hidden camera system needs to be installed.
- (8) **Landscaping, Sidewalks and Steps Need Repair.** The whole pathway around the building, front approach area, and entrance steps need comprehensive repair and reconstruction. A historical consultant should be hired to make a list of recommendations for this needed project.