Respectfully submitted,

KEITH T. KRAMER
Senior Management Analyst

SOLON WISHAM, JR.
Assistant City Manager

RECOMMENDATION APPROVED:

WALTER J. SLIPE, CITY MANAGER

All Districts
May 1, 1990

Contact Persons:

Solon Wisham, Jr.
Assistant City Manager
449-5704

Keith T. Kramer
Senior Management Analyst
449-5845

Attachment

RESOLUTION NO. 90-340 as amended

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED BY THE CITY COUNCIL

MAY 1 1990

OFFICE OF THE CITY CLERK

ON DATE OF _____

A RESOLUTION DIRECTING THE CONTINUATION OF THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT AND DIRECTING STAFF TO PURSUE VARIOUS MATTERS

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/ Convention Center Expansion Project; and

WHEREAS, on March 14, 1989, the City Council found, in Resolution 89-208, that the relocation of the Merrium to an on- or off-site location was an infeasible mitigation measure for the reasons set forth therein; and

WHEREAS, on January 23, 1990, the City Council requested that consideration again be given to relocating the Merrium Apartment building on the Community/Convention Center Expansion project site, and that a feasibility study be prepared; and

WHEREAS, on March 20, 1990, the City Council requested that a report be prepared addressing replacement housing as a mitigation measure for the Merrium Apartment building; and

WHEREAS, the City Council recognizes the benefit of the Community/ Convention Center Expansion project to the local economy and to the visitors and entertainment industry; and

WHEREAS, the Merrium Apartment building is an example of the Chicago School style of architecture and is a Priority historic structure; and

WHEREAS, during the April 17, 1990, meeting, the City Council authorized the City staff to offer private parties an opportunity to develop a practical and cost effective plan to move and rehabilitate the Merrium Apartment building for housing in the downtown core area;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby approve the following:

1. Reaffirms its intention to expand the Community/ Convention Center using the East Alternative, with construction starting about March 1992.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. Directs staff to proceed with architectural design, acquisition of remaining sites, and toxic removals.

3. Directs staff to issue the appropriate vacate notices to all remaining tenants in the Merrium apartment building and the Scofield building and to secure and protect the buildings after they are vacated.

4. Staff is directed to receive, within forty-five (45) days, private proposals to relocate and rehabilitate the Merrium Apartment building for housing in the downtown core area; to meet and confer with all interested parties, and to evaluate, and present, with the cooperation of the private parties, such proposals to the City Council within sixty (60) days, hereof.

5. The 17th and K Streets site is to be considered as the preferred replacement housing alternative site among the several sites to be studied in the Supplemental Environmental Impact Report (SEIR).

_____
MAYOR

ATTEST:

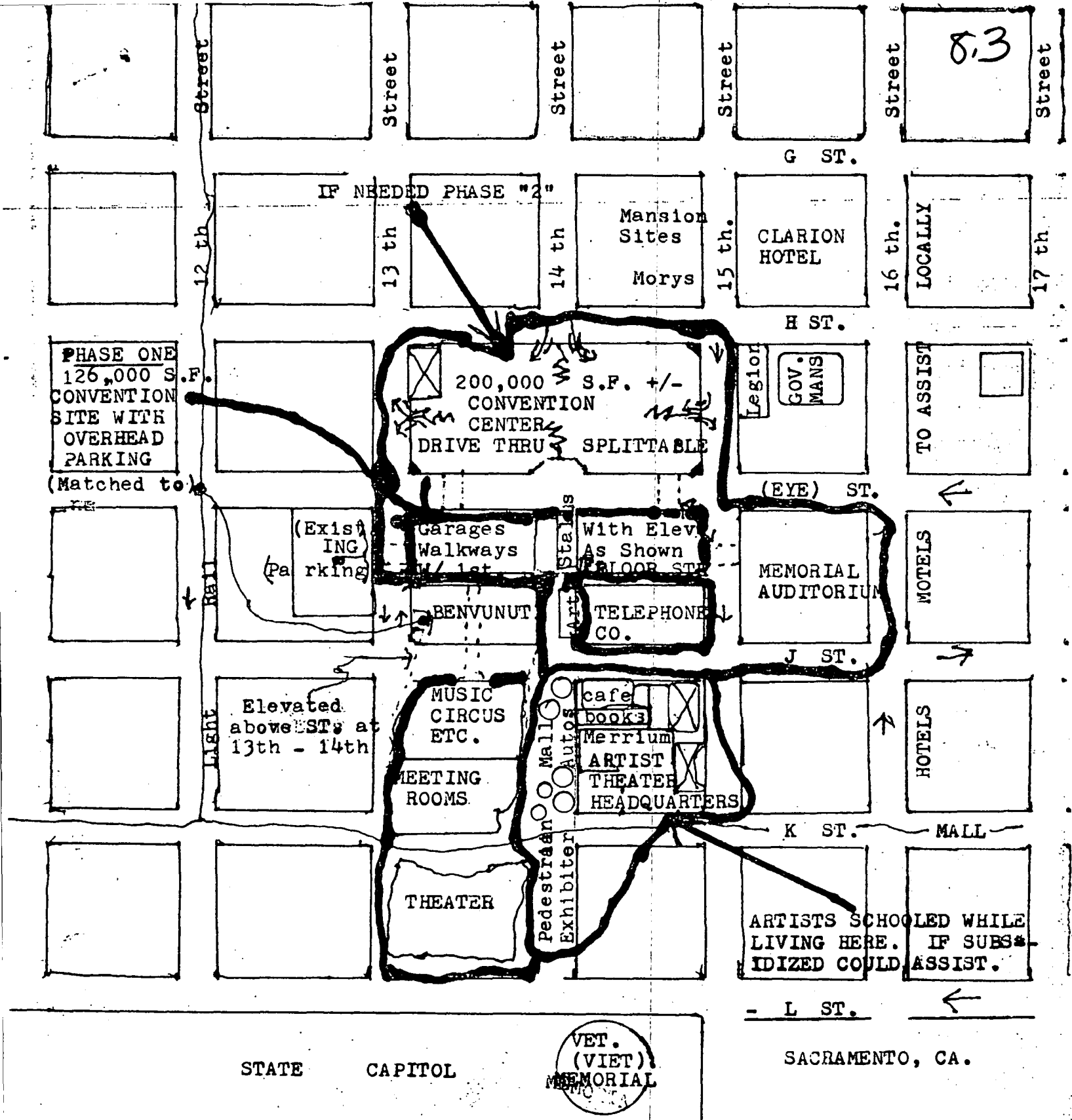
_____
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

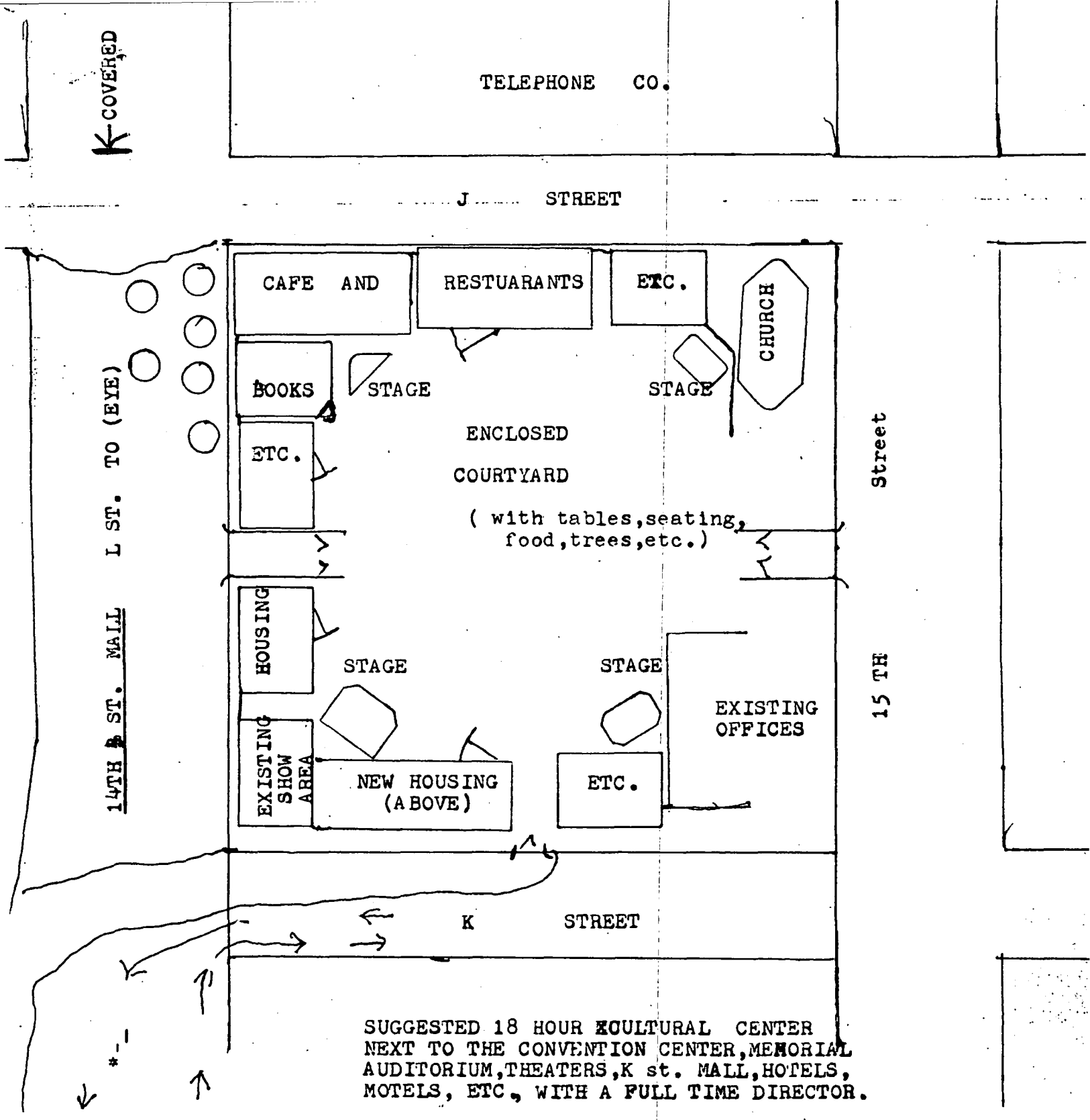
DATE ADOPTED: _____

8.3



from Dale Boone

Item 8.3



SUGGESTED 18 HOUR ~~E~~CULTURAL CENTER NEXT TO THE CONVENTION CENTER, MEMORIAL AUDITORIUM, THEATERS, K st. MALL, HOTELS, MOTELS, ETC, WITH A FULL TIME DIRECTOR.

9.3

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704
FAX 916-449-8618

SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION

INFORMATION MEETING ON THE MARKET, FINANCIAL AND ECONOMIC STUDY OF THE EXPANSION PROJECT

The City of Sacramento has retained the services of the national firm of Coopers and Lybrand to perform a Market, Financial and Economic Study of the Community/Convention Center Expansion project.

Interested members of the public are invited to an information meeting to be held at the time and place noted below. A representative of Coopers and Lybrand and City project staff will be on hand to provide and overview of the project and the study and to respond to questions.

May 7, 1990

7:00 pm

Community/Convention Center

Yuba Room

1100 14th Street

(enter on the south side of the center)

If you have any questions you may call Keith Kramer, City of Sacramento, 449-5845.

330

5.3
8.3

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
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915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704
FAX 916-449-8618

April 17, 1990

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: VARIOUS MATTERS REGARDING THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT

SUMMARY

The attached reports respond to City Council and Committee questions regarding the Community/Convention Center Expansion Project. These reports address the feasibility of relocating the Merrium Apartment building within the Expansion project area; consideration of locating the Expansion project at the Southern Pacific Railyards site; reiteration of the findings for the West and SOCA Alternatives from the Program EIR for the Expansion project; and identification of a preferred replacement housing option.

The reports conclude that it is programmatically and financially infeasible to relocate the Merrium Apartment building within the Expansion project area, that the timing for the development of the Southern Pacific Railyards site is not compatible with the immediate need to expand the Community/Convention Center, and that the 17th and K Streets site is suggested as the preferred replacement housing option for consideration under the Supplemental EIR.

BACKGROUND

These items were reviewed by the joint Budget and Finance and Transportation and Community Development Committees on March 20, and April 11, 1990, and were forwarded to the City Council for consideration at this meeting.

Attached are the following reports and resolutions:

1. Report Back on the Community/Convention Center Expansion Project, from the April 11, 1990, special meeting of the joint Budget and Finance and Transportation and Community Development Committees, and resolution directing the continuation of the Community/Convention Center Expansion project.

CONTINUED
FROM 04-17-90
TO 05-01-90

2. Feasibility of Relocating the Merrium Apartments Within the Community/Convention Center Expansion Project Area, presented to the joint Committees on March 20, 1990, and included here as Exhibit 3.

3. Replacement Housing Alternative for the Merrium Apartments, from the April 11, 1990, special meeting of the joint Budget and Finance and Transportation and Community Development Committees, and resolution identifying the 17th and K Streets site as the preferred replacement housing alternative for the Merrium Apartments.

RECOMMENDATION

It is recommended that the City Council adopt the attached reports and resolutions regarding the Community/Convention Center Expansion Project.

Respectfully submitted,

KEITH T. KRAMER
Senior Management Analyst

SOLON WISHAM, JR.
Assistant City Manager

RECOMMENDATION APPROVED:

WALTER J. SLIPE, CITY MANAGER

All Districts
April 17, 1990

Contact Persons:

Solon Wisham, Jr.
Assistant City Manager
449-5704

Keith T. Kramer
Senior Management Analyst
Finance Department
449-5845

Attachmentse

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
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915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704
FAX 916-449-8618

April 11, 1990

Budget and Finance and
Transportation and Community Development Committees
Sacramento, California

Honorable Members in Session:

SUBJECT

Report Back on the Community/Convention Center Expansion Project

SUMMARY

This is a report back to the Committees on the Community/ Convention Center Expansion Project regarding consideration of locating the expansion at the Southern Pacific Railyards site, reiterating the findings for the West and SOCA Alternatives and examining the replacement housing alternative.

Based upon the information provided by the consultants, it is recommended that the City Council continue with the East Alternative for the Community/Convention Center Expansion project and adopt the resolution contained in the March 20, 1990, report, and included here, on the feasibility of relocating the Merrium apartment building.

BACKGROUND

On March 20, 1990, the Budget and Finance and Transportation and Community Development Committees received a report and took testimony on the feasibility of relocating the Merrium apartments within the Community/Convention Center Expansion project area. The Committees deferred a full discussion of the report until this meeting, April 11, 1990.

During the presentation on March 20, the Committees directed staff to reiterate the findings regarding the West and SOCA Alternatives, to develop a more specific replacement housing alternative, to report on the replacement housing plan for the Californian and Francesca, and to evaluate the possibility of locating the expansion within the Southern Pacific Railyards (SP) site.

3A

A report from the Sacramento Housing and Redevelopment Agency (SHRA) on replacement housing for the Californian and the Francesca is scheduled for the April 10, 1990, meeting of the Committees. A discussion of the replacement housing alternative for the Merrium is contained in a separate report on this agenda. The other items requested by the Committees will be addressed briefly in this report and will be supplemented by an oral report from the architectural design consultants from Loschky, Marquardt & Nesholm.

ANALYSIS

On October 4, 1988, the City Council certified the Program EIR for the Community/Convention Center Expansion project as complete and adequate. The Council selected the East Alternative and adopted findings of fact and statement of overriding considerations on October 25, 1988. During these meetings the Council reviewed each of the four alternatives: East, North, West, and the Sacramento Old City Association (SOCA) alternative. At the request of the Committees this report reiterates the findings of the October 1988, hearings and Program EIR for the West and SOCA alternatives.

West Alternative: The West Alternative site is located west of the Convention Center and is bounded by 12th Street, 13th Street, J Street and K Street. Development of this alternative would include approximately 135,000 square feet of usable space and would be physically connected to the existing Community/Convention Center. Although this would alter the existing layout of the 13th Street pedestrian corridor, it would not affect vehicular traffic, as the affected segment of 13th Street is already restricted to pedestrian traffic. To accomplish this alternative, all of the existing structures on the West block would be demolished, including three structures which are listed in the City's Official Register: the Public Market Building, the Esquire Theater, and the Neva Hotel Building.

The West alternative was found to be infeasible because the site has no viable, functional location to accommodate the loading dock requirements of the project. The south and east sides of the center are landlocked. The light rail line on the west prevents reasonable access for loading docks. Additionally, J Street on the north is a major artery which cannot be used as loading dock access.

Subsequent to Council selection of the East Alternative a new high rise office building has been constructed at the corner of 12th and K Streets. In addition to the problems cited above, this effectively eliminates any possible reconsideration of the West Alternative.

SOCA Alternative: The SOCA Alternative, proposed by the Sacramento Old City Association, was proposed for portions of both the East Alternative and the West Alternative sites, as well as

the existing Convention Center site. Under this alternative, the Expansion would include approximately 129,000 square feet of exhibition and support facilities and 81,000 square feet of additional meeting space. In addition, 45,000 square feet of retail/commercial space, 90,000 square feet of residential space and 213,000 square feet of parking would be developed, presumably by private developers. This alternative would preserve all of the historic structures on the east and west blocks. The Public Market building would be renovated to provide meeting rooms and additional exhibit hall space.

The SOCA Alternative was determined to be infeasible because the proposed design is incompatible with the design and operational objectives of the project. Specifically:

- The meeting rooms would occur in two separate areas which are removed from the main exhibition hall, thereby precluding them from being used in conjunction with the exhibition hall.
- Insufficient area is allocated to loading docks and the identified location does not have the ability to directly service all exhibit hall spaces or meeting rooms.
- The multiple lobby locations could cause orientation problems for visitors and do not provide direct access to meeting room and exhibit space through contiguous lobby space.
- There is no private access for event services representatives other than the loading dock area.
- The SOCA Alternative would require closing of existing meeting rooms during construction and temporary closure of exhibit hall area on several occasions during construction. This would greatly impact the marketing of the facility and would increase the time period before it could recover from the Expansion.
- The parking lot is not connected to the public lobby spaces.
- While the SOCA Alternative responds positively to urban contextual issues, it lacks an identifiable image for the new Convention Center.

Southern Pacific Railyards Site: The SP site is a 240 acre area adjacent to and nearly equal in size to the existing Central Business District (see Exhibit 1). The land owner, Southern Pacific Transportation Company, has committed to a master planning partnership with the City. SP and the City have jointly selected a nationally recognized development team headed by Boris Dramov and Jim Adams of ROMA Design Group of San Francisco.

The master plan will be comprehensive for the entire 240 acre site and will address land use, housing needs, traffic and transit, a multi-modal regional transportation center, enhancement of the river front from Old Sacramento to Discovery Park, opportunities for cultural and civic uses, establishment of high architectural standards and establishment of rehabilitation criteria for the train depot and other historic buildings.

City project staff, the Community/Convention Center Expansion project architects, Vitiello and Associates, and the design team of Loschky, Marquardt and Nesholm, met with representative of the City's Planning Division and with Boris Dramov and Jim Adams of ROMA Design Group. Staff and the consultants reviewed and contrasted the objectives of the Expansion project with those of the SP site master plan.

The construction of the 100,000 square foot convention center expansion area at the SP site and retaining the existing the 50,000 square foot exhibit hall is not a workable option. The market study (Coopers and Lybrand, 1987), indicates that Sacramento needs approximately 150,000 square feet of contiguous exhibit hall space to become competitive again. According to the project's architectural design firm, Loschky, Marquardt and Nesholm (LMN), "the nature of convention use is dependent upon the interaction of meeting and exhibit space. The marketing of two facilities dependent upon shuttle service to move delegates from one meeting session to another will not be acceptable to the industry - nor will split exhibiting space."

In addition, the cost of operating two facilities, with duplicate programs would be significantly higher than a single facility. It is likely that it would be difficult to sell the "older" facility as most groups would want to be in the newer facility. In their review of other cities, LMN could not find an example of a civic convention center with exhibit space split on two sites.

If a new convention center complex were to be constructed at the SP site it would require approximately 20 acres of contiguous land, not including land for parking. A new facility would be constructed as a horizontal, single-level structure and would require sufficient area for truck maneuvering and loading as well as future expansion. In addition, other supporting facilities would need to be located in close proximity: convention headquarters caliber hotels, retail, restaurants, and transportation facilities.

The ROMA Design Group has concluded that given the amount of acreage required for a new convention center that "the option of siting the Convention Center on the front 37 acres is unworkable because of conflicts it would pose with the proposed multi-modal transportation center, the preservation of the Depot complex, and with the extension of streets to the north" (Exhibit 2, letter from ROMA).

GA-

ROMA notes that the potential of a convention center somewhere on the site would be a "strong catalyst for other uses that are desirable such as hotels, commercial-recreational and cultural facilities" and will include proposals related to the potential placement and configuration of a convention center within the SP master plan.

However, they also note that it will likely be at least 10 years before the site is available for development of a convention center. This is an unacceptable length of time to delay the expansion of the convention center. Sacramento's marketability has eroded as other facilities have expanded and siphoned off our business. As reported in the Business Journal, March 26, 1990, other cities who have recently constructed or expanded their convention facilities are "targeting Sacramento as a major source of customers for" their centers.

Sacramento should not delay the expansion of the Community/ Convention Center, although the timing of the availability of the SP site may coincide with the requirement to expand again in about 15 years. It is inevitable that the market we are designing the expansion to serve will grow beyond us over time. This is true for all convention centers. The timing for the next expansion of the convention center should occur at the time the SP site becomes available for development. At that time the City could construct a new, larger facility on the SP site and redirect the use of the current site.

FINANCIAL

Adoption of the attached resolution will cause the project to incur costs associated with providing replacement housing. These costs are estimated to be $1.2 million, and are included in the project budget.

POLICY CONSIDERATIONS

The recommendations of this report are consistent with those approved by the Council at the October 4, and October 25, 1988, and the March 14, 1989, hearings on the Community/Convention Center Expansion Project. This report does not recommend any changes to those policies as stated at the hearings.

MBE\WBE

This report does not recommend the purchase of any goods or services.

RECOMMENDATION

Based upon the clarifications presented in this report and the findings presented in the March 20, 1990, report (Exhibit 3), it is recommended that the City Council find the relocation of the

Merrium Apartment building to be programmatically and financially infeasible. Further, it is recommended that the City Council, by resolution, direct staff to:

1. Issue the appropriate vacate notices to the remaining 6 tenants of the Merrium apartment building and to the remaining one tenant of the Scofield building.

2. Negotiate a replacement housing project of at least 41 units in the downtown area utilizing the Sacramento Housing and Redevelopment Agency.

3. Attempt to incorporate the significant architectural features of the Merrium into the Design of the replacement housing structure.

4. Evaluate incorporating some architectural features of the Merrium in the design of the Community/Convention Center Expansion.

5. Proceed with the Community/Convention Center Expansion project, East Alternative, including architectural design, acquisition of remaining sites, demolition of structures and site preparation.

Sincerely,

KEITH T. KRAMER
Senior Management Analyst

Recommendation Approved:

SOLON WISHAM, JR.
Assistant City Manger

Contact Persons:

Solon Wisham, Jr.
Assistant City Manager
449-5704

Keith T. Kramer
Senior Management Analyst
Finance Department
449-5845

April 11, 1990
District 1

8A

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION DIRECTING THE CONTINUATION OF THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT, AUTHORIZING THE CITY MANAGER TO NEGOTIATE REPLACEMENT HOUSING, AND DIRECTING STAFF TO PURSUE VARIOUS MEASURES

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/ Convention Center Expansion, and

WHEREAS, on March 14, 1989, the City Council found, in Resolution 89-208, that the relocation of the Merrium to an on- or off-site location was an infeasible mitigation measure for the reasons set forth therein, and

WHEREAS, on January 23, 1990, the City Council requested that consideration again be given to relocating the Merrium Apartments on the Community/Convention Center Expansion project site, and that a feasibility study be prepared, and

WHEREAS, the Council contracted for a feasibility study with Turner Construction, and

WHEREAS, the Turner Construction feasibility study has been completed and a staff report prepared, and

WHEREAS, the staff report and feasibility study concludes that relocation of the Merrium on the project site would be impractical and infeasible, given the substantial costs associated with such a move, the substantially lower cost of providing replacement housing, the fact that relocation of the Merrium Apartments on the project site would interfere substantially with the design, marketability and viability of the Community/ Convention Center Expansion project, and its goals and objectives,

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby direct staff as follows:

1. Staff is directed to proceed with the Community/ Convention Center Expansion project, including architectural design, acquisition of remaining sites, demolition of structures and site preparation.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. Staff is directed to issue the appropriate vacate notices to the remaining six (6) tenants of the Merrium apartment building and to the one (1) remaining tenant of the Scofield building.

3. The City Manager is hereby authorized to negotiate a replacement housing project of at least 41 units in the downtown area utilizing the Sacramento Housing and Redevelopment Agency.

   (a) The design of the replacement housing structure should attempt to incorporate the significant architectural style and features of the Merrium Apartment building, as identified in the program EIR and by the Woodbridge study.

4. An evaluation of incorporating some architectural features of the Merrium shall be included during the design of the Community/Convention Center Expansion.

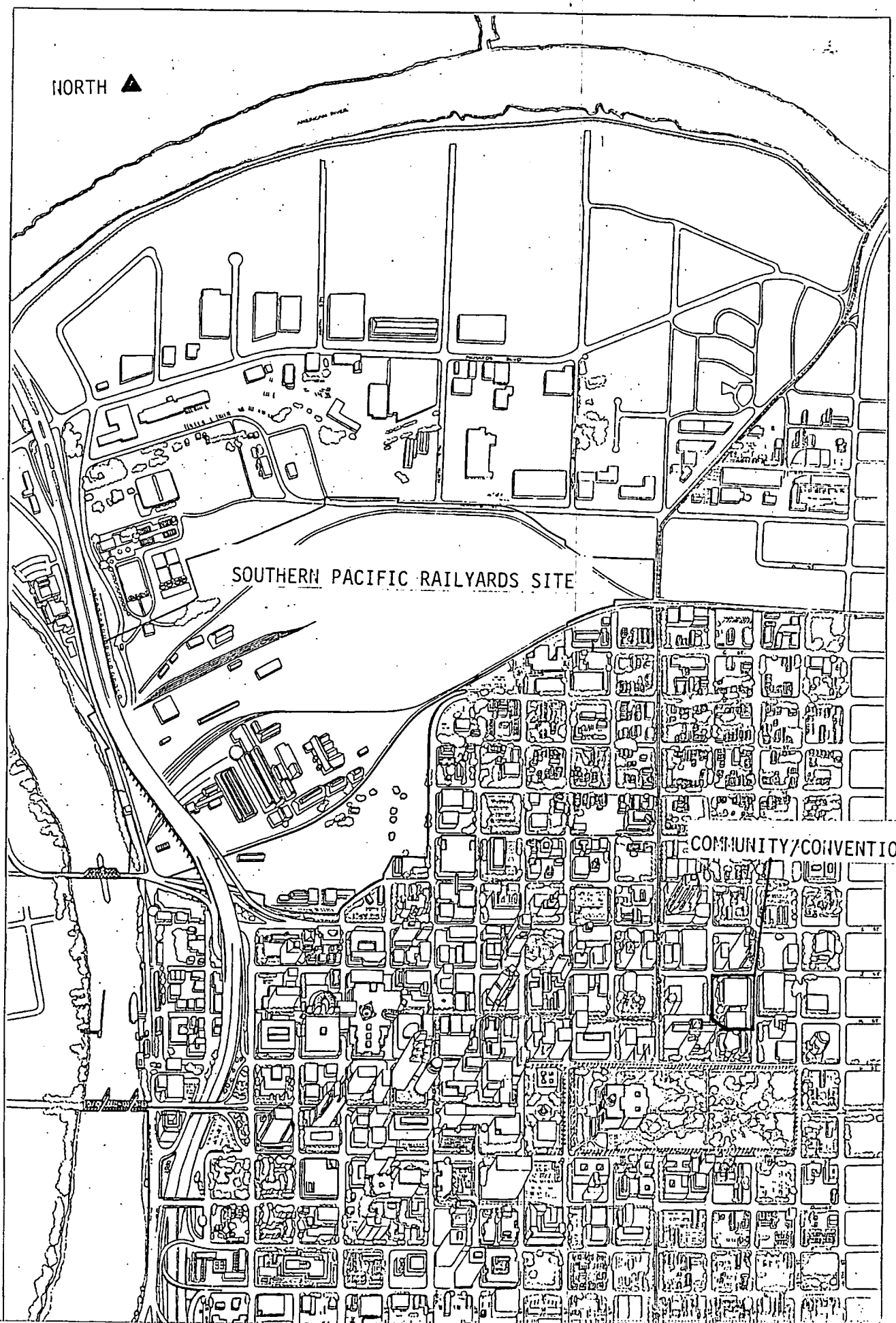
_____
MAYOR

ATTEST:

_____
CITY CLERK

10 A

EXHIBIT 1



11A

EXHIBIT 2

ROMA

April 2, 1990

Keith T. Kramer,
Senior Management Analyst
CITY OF SACRAMENTO
Department of Finance
City Hall, Room 14
915 I Street
Sacramento, CA 95814

Subject: Potential for New Convention Center on SP Railyards Site

Dear Mr. Kramer,

ROMA Design Group has had the opportunity of meeting with the architectural and planning team for the expansion of the Sacramento Community Center to discuss the potential for a new convention center facility on the Southern Pacific Railyards site. On the basis of these discussions, we learned that a new "state-of-the-art" convention center would require approximately 20 acres of contiguous land, not including land necessary for parking. We were told that this amount of land would be needed to accommodate the type of horizontal single-level facility that is preferred today, and to ensure sufficient area for truck maneuvering and loading as well as future expansion. Our experience with other convention center developments confirms these programmatic requirements.

Given the requirement for at least 20 acres of land, we have concluded that an appropriate location for the convention center on the Railyards site may be at the rear of the property, north of the existing Shops buildings. This location maybe appropriate because it is least constrained by historic buildings and by future north-south roadway alignments that will need to traverse the site to Richards Boulevard.

We are convinced that the option of siting the Convention Center on the front 37 acres (i.e. directly behind the SP Depot) is unworkable because of conflicts it would pose with the proposed multi-modal transportation center, the preservation of the Depot complex, and with the extension of streets to the north. But perhaps even more importantly, we feel that the placement of a convention center on this prime piece of property would significantly foreclose the opportunity for other uses that could create a stronger activity link between the existing downtown and the remainder of the SP property.

From a land use standpoint, we feel very positive about the potential of a convention center somewhere on the site to be a strong catalyst for other uses that are desirable such as hotels, commercial-recreational and cultural facilities. As part of our planning process, we will evaluate the suitability of the Railyards site for a convention center and make proposals related to its potential placement and configuration.

ROMA

However, it is our feeling that an appropriate parcel may not be available for use as a convention center site for at least five, and perhaps more realistically ten, years. The planning and environmental impact process is scheduled for completion in late 1991; it will take at least five years beyond that time for the Shops and Railyards to be vacated, for the site to be cleaned up, for the necessary infrastructure (e.g. freeway ramp modifications, on-site roadways, utilities) to be put in place, and for the environment to be conducive for a convention center. The major question that the City may need to ask itself is whether it is willing to wait this long for a new facility.

I hope that these observations and preliminary conclusions will be helpful to the staff and the Council in formulating a policy on Sacramento's convention center expansion. While we are still at the beginning stages of the process, I believe that we have learned enough about the site to make the conclusions discussed above. If there is anything else that we can do to assist you in this regard, please do not hesitate to call.

Sincerely,

Boris Dramov,
Principal-in-Charge

Jim Adams,
Project Manager

cc: Mike Davis, Gene Masuda/City of Sacramento-Planning Division
Bob Smith/Sacramento Housing and Redevelopment Agency
Steve Hebert/The Anschutz Corporation
David Steel/S.P. Transportation Co.
William Ishmael/Nolte Engineers

EXHIBIT 3

FEASIBILITY OF RELOCATING THE MERRIUM APARTMENTS WITHIN THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT AREA

BUDGET AND FINANCE
TRANSPORTATION AND COMMUNITY DEVELOPMENT
COMMITTEES

MARCH 20, 1990

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704
FAX 916-449-8618

March 20, 1990

Budget and Finance and
Transportation and Community Development Committees
Sacramento, California

Honorable Members in Session:

SUBJECT

Report Back on the Feasibility of Relocation of the Merrium Apartments Within the Community/Convention Center Expansion Project Area

SUMMARY

This is a report back to the City Council on the Community/ Convention Center Expansion Project which presents the consultant's findings on the feasibility of relocating the Merrium Apartment building within the Community/Convention Center Expansion project area. Based upon the data presented by the consultants, it is recommended that the City Council find the relocation of the Merrium apartment building within the Community/Convention Center Expansion project area to be programmatically and financially infeasible and support the original Statement of Override made on October 25, 1988, as it relates to the demolition of the Merrium Apartment building and causing the construction of replacement housing.

BACKGROUND

History and Description of the Expansion Project

The existing Sacramento Community\Convention Center, built in 1974, contains 50,000 square feet of exhibit space, 17,000 square feet of meeting space and a performing arts theater with a seating capacity of over 2,400 persons. The facility is currently used for smaller state and local conventions and trade-shows, public shows and numerous community events. According to Community/ Convention Center management, 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 more than 140,000 gross square feet of exhibit, 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. 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. During this hearing the feasibility of retaining the Merrium Apartment building on the project site was addressed. It was determined in this hearing that it was not feasible to retain the Merrium on-site and at the same time achieve the contiguous square footage required for the expansion of the exhibit hall.

On October 25, 1988 the Council approved the East Alternative and issued Findings of Fact and Statement of Overriding Considerations (Attachment 1). The City's Findings state that should relocation be found to be infeasible, the adverse impact on this historic structure was overridden by the benefits of the Community/ Convention Center Expansion Project.

The Findings required the City to investigate the feasibility of relocating the Merrium to a compatible location off the project site. A feasibility study on moving the Merrium was performed by Turner Construction Company. It was the conclusion of the study that moving the Merrium off-site was infeasible due to the weight, width, and depth of the structure. The building will not fit between existing buildings that front on the streets that it would have to move down to be relocated. On March 14, 1989, the Council issued a finding of infeasibility on moving the Merrium Apartments. That finding is included as Attachment 2.

On January 23, 1990, during the discussion on the selection of a consultant to prepare the Supplemental EIR for the project, the City Council directed staff to investigate the feasibility of relocating the Merrium Apartment building <u>within</u> the project site. Staff was also directed to explore the option of reusing the facade of the Merrium Apartment building.

ANALYSIS

This report examines the technical, financial and programmatic feasibility of relocating the Merrium Apartment building <u>within</u>

the project site. The information presented here was compiled by an independent consultant, Turner Construction Company. Turner subcontracted with experts in the areas of code compliance, building moving, structural engineering, toxics evaluation, geotechnical engineering, and commercial real estate analysis. In addition, the project's architectural and design firms reviewed and contributed to Turner's report and an architectural historian was retained to prepare an independent historical survey of the Merrium. The studies, entitled Merrium Apartments Building Relocation Feasibility Analysis and the Evaluation of the Architectural/Historical Significance of the Merrium Apartment Building, are attached to this report. A synopsis of the findings of the reports are included in the following discussions:

I. Merrium Apartment Building Relocation

The Merrium Apartment building consists of 41 residential units constructed in 1913, and is located at 1017 14th Street. The building is approximately 28,440 square feet, 55 feet in height, and occupies a 79' by 72' footprint. It is listed on the City Official List of Historic Structures as a Priority structure. A Priority structure is one category below Essential, the highest listing.

A technical feasibility assessment and cost analysis has been prepared by Turner Construction Company in consultation with Vitiello + Associates / Loschky Marquardt & Nesholm (LMN); Cole, Yee, Schubert & Associates; Wallace, Kuhl & Associates; Favro-McLaughlin, Inc.; H&B Management, Inc.; N.D. Montgomery, Inc.; and Bishop Hawk (Attachment 3).

The Turner study focuses on the following areas in determining the feasibility of relocating the Merrium Apartment building: (1) the building's structural condition, (2) the physical feasibility of relocation and its impact on surrounding structures, (3) the estimated cost of relocation, including alternative uses of the building, (4) the cost of relocating or replicating the cornice and/or the two story building entrance, and (5) the programmatic and design impact of the relocation on the Expansion project site.

The report assumes that the City would need to comply with all applicable building, fire and life safety code requirements. The report notes where a waiver of existing codes would by required by the City in order to implement a specific relocation option.

The key programmatic and design criteria used in evaluating each relocation option were established by the project's architectural and design team: Vitiello + Associates / LMN. Specifically, "the most important functional component of a convention center is the size of the exhibition hall". The average size for convention center exhibit halls in the United States is 150,967 square feet. In a 1987 marketing study conducted by Coopers & Lybrand for the City, it was concluded that "to remain competitive, the existing facility should be expanded to 150,000 square feet." The

requirement of exhibitors is for "simple rectangular halls where every part of the hall can be seen from the entry" (Vitiello/LMN).

Another criteria cited by Vitiello/LMN is the need for adequate truck loading docks. "The cost of producing a show is largely dependant on the amount of time it takes to set up a show and take a show apart...The controlling elements in this process are the number of truck loading docks, their location and the number of direct floor access points that can be provided...This plays a critical role when evaluating one convention center against another."

The Turner report examined three options for relocating the Merrium Apartment building within the Community/Convention Center Expansion project site, a fourth option of retaining the Merrium at its current location and a fifth option of saving specific architectural features of the structure. Additionally, each of the relocation options includes three alternative uses: retaining as residential, converting to commercial use (offices), and converting to an accessory use to the Community/Convention Center Expansion (e.g. exhibitor lounges, concession areas, cafes, restrooms, employee locker room, security offices, or service shops).

The Turner report concludes that the Merrium Apartment building is structurally sound and that it is physically possible to relocate the Merrium within the Community/Convention Center Expansion project site. The cost to relocate the Merrium would range from $3.4 million to $9.3 million depending upon the specific site and reuse option of the Merrium structure.

Option 1 - Relocate the Merrium Building Between the Panattoni Building and St. Paul's Church.

This option, although technically possible, would significantly impact both of the adjacent structures. The placement would leave only 1'-2" between the Merrium and the Church and 2'-2" between the Panattoni building and the Merrium. Relocation of the Merrium to this site would "place the Church (a City Essential Structure) at considerable risk".

This option would place the Merrium on Church property, requiring the City to purchase the Church's parking area. The entrance to the first floor parking would be eliminated to the Panattoni and all north facing windows would be eliminated. The negative effects on the Panattoni would likely result in the City acquiring the remaining suites on the first and third floors (the City currently owns both suites on the second floor).

The implementation of this option would require the City to waive several provisions of fire, life safety and handicap codes. This

location would impact the size of the exhibit hall, exiting locations and would decrease the number of available loading docks.

The cost estimates for this option are:

a. Residential use	$7,313,600
b. Conversion to Commercial, or an accessory use	$9,334,300

Option 2 - Relocate the Merrium Building to a Location Within the Project Site

If the Merrium is located along J Street it would severely compromise the exhibit hall space and could impact light access to the Church's stained glass windows. If it is relocated along K Street it would not impact the size of the exhibit hall space, but would reduce the size of the loading dock area and the meeting room space. As discussed by Vitiello/LMN, sufficient loading dock area is one of the key features to ensure success for a convention center. In addition, retaining the Merrium for residential use would be incompatible with a location adjacent to the loading docks.

The cost estimates for this option are:

a. Residential use	$3,448,600
b. Conversion to Commercial, or an accessory use	$5,496,250

Option 3 - Retain the Merrium Building at its Current Location.

If the Merrium Apartment building is retained at its current location the Community/Convention Center Expansion would not be able to achieve its primary objective of expanding to 150,000 square feet of contiguous exhibit hall floor space. This option would so severely compromise the projects' primary objective as to render the Expansion project infeasible; the City Council has already rejected this alternative.

If the Merrium were retained at its present location, the City would need to make several improvements in order to bring the living units up to acceptable standards. These improvements include removal of the asbestos present in the basement, painting, new carpet, repair of floors, walls and ceilings, and new appliances.

The cost estimates for this option are:

a. Residential use	$ 323,600
b. Conversion to Commercial use	$2,377,700

Option 4 - Relocate the Merrium Building to the Site Currently Occupied by the Panattoni Building.

This option has the least impact on the Church and on the Expansion program or design. However, the City would need to acquire the remaining suites of the Panattoni building ($2,800,000 including appraisals, relocation costs and closing costs). It would also be necessary to lease space for the Community Center Department staff during the time the Panattoni is demolished and the Merrium moved and remodeled for office use ($660,000).

If the use of the Merrium was retained as residential, it would be necessary to acquire permanent office space for the Community Center staff ($1,600,000).

The cost estimates for this option are:

a. Residential use	$8,291,250
b. Conversion to Commercial use	$9,329,900

Option 5 - Save Specific Architectural Elements of the Merrium Building.

The removal and replacement, or replication of the two significant architectural features noted in the Woodbridge historical report, the cornice and the two story entrance, is physically feasible. These features could possibly be reused or replicated within the design of the Expansion project, or the architectural style or more significant features could be replicated in the replacement housing project.

Conclusion

The Turner Merrium Apartment Building Relocation Feasibility Analysis concludes that the Merrium Apartment building is capable of being relocated within the project site. This is consistent with the findings of the March 14, 1989, report which determined that the structure could be moved, but that moving off-site was not possible due to the required route of the move.

Each of four relocation options would significantly compromise the Community/Convention Center Expansion project. As noted by the project architects, Vitiello/LMN, "the inclusion of the Merrium will have a compromising impact on the size, function and efficiency" of the Community/Convention Center Expansion project.

It has been stated throughout discussions of this project that "the most important functional component of a convention center is the size of the exhibition hall" (Vitiello/LMN).

Any of the options in which the Merrium is relocated and retains its residential use would so severely limit the expansion site that the Community/Convention Center Expansion project would not be workable. Vitiello/LMN, in a review of convention centers throughout the United States, "did not find an example of an existing residential use remaining or being incorporated as a commercial use or accessory use". Retaining the Merrium in its present location is equivalent to a "no project alternative," this alternative has already been rejected by the City Council.

Relocation of the Merrium Apartment building and converting it to either commercial use or as an accessory use to the Community/ Convention Center Expansion would compromise the program and marketability of the Community/Convention Center and would significantly impact the project budget. Vitiello/LMN concludes that in converting the Merrium to an accessory use "what would otherwise be low cost space will become on a square foot basis very expensive support space". Construction of support space should cost less than $100 per square foot. The comparable cost for the options reviewed here range from $193 to $328 per square foot. In order to avoid a project budget increase as a result of these increased costs, reductions would have to be made in the construction budget to offset the costs of relocating the Merrium. This further compounds the physical impact of relocating the Merrium within the project site.

Converting the Merrium from residential to commercial or to an accessory use would also eliminate several of the historically distinguishing characteristics of the building. In effect, it would cost, depending on the site considered, between $5.5 million and $9.3 million to retain the facade, cornice and two-story entrance on the existing structural frame of the Merrium.

All possible options for relocating the Merrium Apartment building have been exhausted; both moving it off the project site and moving it within the project site. Each of the options would severely compromise the Community/Convention Center Expansion project. Even in the absence of a negative effect on the project program or design, it would not be financially prudent to pursue a relocation of the Merrium Apartment building.

The option of retaining some of the architectural features of the Merrium is feasible. It may be possible to incorporate some features from the Merrium into the design of the Community/ Convention Center Expansion. Another option is to replicate the significant architectural style and features of the Merrium Apartment building into the design of the replacement housing structure.

II. Architectural/Historical Significance of the Merrium Apartment Building

In conjunction with this report, the City retained Sally B. Woodbridge, architectural historian, to prepare an evaluation of the regional historical significance of the Merrium Apartment building in relation to the overall architectural history and prevalence of the building style, the uniqueness of the Merrium Apartment building and any uncommon or unusual features of the building, or historic events associated with the Merrium Apartment building.

The Woodbridge report surveyed the cities of Sacramento, Stockton, San Jose, Berkeley, Oakland, and San Francisco. The report cites the Merrium as "a distinctive example of a building type, the medium-sized apartment building, designed in the so-called Chicago School style, which originated in the work of Louis Sullivan and other Chicago architects around the turn of the century... As for the Sullivanesque style of the Merrium, it was used for commercial buildings and single residences in the Bay Area, but apparently was uncommon at the time for this type of building... Although the Merrium Apts building is not outstanding for its architectural design, it is above average in design quality."

The Woodbridge report goes on to say, "the composition of the Merrium Apts' facade has two architectural features of particular importance: the two-story entrance and the monumental cornice. The rest of the facade is relatively undistinguished."

According to Woodbridge, the Merrium is "a rare survivor of a building type, the medium-size apartment building, of an uncommon type of construction, the reinforced concrete frame with infilled walls of brick or of concrete and brick, for residential buildings of this size in this period."

The report concludes that "because of the rarity of buildings of this type and style from this period and the reputation of the architect, the Merrium, which has a priority rating in the city survey, appears to be eligible for listing on the national register of Historic Places under Criterion C at the local level of significance."

The Woodbridge report both supports and refines the historical significance of the Merrium as noted in the Draft EIR. The EIR listed the Merrium Apartment building as a Priority structure and noted that it is eligible for listing on the National Register (page 4-13). The City's Official Register recognizes two levels of significance, Essential and Priority. The preservation ordinance defines Priority buildings as "those that are significant, but to a lesser degree, and should be protected unless unusual and compelling circumstances dictate removal."

The Draft EIR notes that the project area "was historically a marginal part of the central core of the City-- marginal in its

location and the economic value and intensity of land uses" (page 4-11). Further, the EIR concludes that "The Merrium apartments, a Priority Structure, were designed by Clarence Cuff, an architect important only in the local context" (page 4-15). This latter point is supported by the Woodbridge report.

The Findings of Fact and Statement of Overriding Considerations (Attachment 1), determined "that the project would cause historic and cultural resource impacts if the Merrium apartment building cannot be relocated..." However, the City Council determined "that the benefits of the proposed project outweigh the adverse impacts..." The Statement cites that there are "special, social and economic reasons for approving this project...:

1. The project will result in substantial cultural opportunities and benefits for the City;

2. The project will generate new jobs in the private sector for additional convention and hospitality support services; and

3. The project will stimulate the downtown revitalization effort and anchor the establishment of the hotel and entertainment district."

II. Replacement Housing

Since the staff recommendation is that the relocation of the Merrium Apartment building is not feasible, the issue of providing replacement housing must be addressed.

The Government Code Section 7264.5 (Code) requires that projects which cause the displacement of residential tenants provide replacement housing in the form of comparable housing, and if that is not available, provide payments to tenants to cover rent differentials (not to exceed $4,000). The Code does not require the construction of replacement housing. However, the City Council has determined that if relocation of the Merrium Apartment building is not feasible, then off-site housing replacement should be incorporated into the Expansion project.

City staff has discussed with the Sacramento Housing and Redevelopment Agency the possibility of participating in a housing project in the downtown area. This project would require the City to purchase the housing site and the Agency will issue a RFP for the project to a private developer. The City's cost for this project is estimated to be between $1.0 million and $1.5 million. This option will be reviewed within the context of the SEIR.

FINANCIAL DATA

Specific financial data is included within each section of this report. Detailed cost analysis for each relocation option is included in the Turner report, Attachment 3. Adoption of the

attached resolution will cause the project to incur costs associated with providing replacement housing. This costs are estimated to be between $1 million and $1.5 million, and are included in the project budget.

POLICY CONSIDERATIONS

The recommendations of this report are consistent with those approved by the Council at the October 4, and October 25, 1988, and the March 14, 1989, hearings on the Community\Convention Center Expansion Project. This report does not recommend any changes to those policies as stated at the hearings.

MBE/WBE

This report does not deal with the purchase of any goods or services.

RECOMMENDATION

Based upon the findings presented in the Turner report, it is recommended that the City Council find the relocation of the Merrium Apartment building to be programmatically and financially infeasible. Further, it is recommended that the City Council, by resolution, direct staff to:

1. Issue the appropriate vacate notices to the remaining 6 tenants of the Merrium apartment building and to the remaining one tenant of the Scofield building.

2. Negotiate a replacement housing project of at least 41 units in the downtown area utilizing the Sacramento Housing and Redevelopment Agency.

3. Attempt to incorporate the significant architectural features of the Merrium into the design of the replacement housing structure.

4. Evaluate incorporating some architectural features of the Merrium in the design of the Community/Convention Center Expansion.

5. Proceed with the Community/Convention Center Expansion project, including architectural design, acquisition of remaining sites, demolition of structures and site preparation.

Respectively submitted,

KEITH T. KRAMER
Senior Management Analyst

Recommendation Approved:

SOLON WISHAM, JR.
Assistant City Manager

March 20, 1990
District 1

Contact Persons:
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11

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION DIRECTING THE CONTINUATION OF THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT, AUTHORIZING THE CITY MANAGER TO NEGOTIATE REPLACEMENT HOUSING, AND DIRECTING STAFF TO PURSUE VARIOUS MEASURES

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/ Convention Center Expansion, and

WHEREAS, on March 14, 1989, the City Council found, in Resolution 89-208, that the relocation of the Merrium to an on- or off-site location was an infeasible mitigation measure for the reasons set forth therein, and

WHEREAS, on January 23, 1990, the City Council requested that consideration again be given to relocating the Merrium Apartments on the Community/Convention Center Expansion project site, and that a feasibility study be prepared, and

WHEREAS, the Council contracted for a feasibility study with Turner Construction, and

WHEREAS, the Turner Construction feasibility study has been completed and a staff report prepared, and

WHEREAS, the staff report and feasibility study concludes that relocation of the Merrium on the project site would be impractical and infeasible, given the substantial costs associated with such a move, the substantially lower cost of providing replacement housing, the fact that relocation of the Merrium Apartments on the project site would interfere substantially with the design, marketability and viability of the Community/ Convention Center Expansion project, and its goals and objectives,

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby direct staff as follows:

1. Staff is directed to proceed with the Community/ Convention Center Expansion project, including architectural design, acquisition of remaining sites, demolition of structures and site preparation.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. Staff is directed to issue the appropriate vacate notices to the remaining six (6) tenants of the Merrium apartment building and to the one (1) remaining tenant of the Scofield building.

3. The City Manager is hereby authorized to negotiate a replacement housing project of at least 41 units in the downtown area utilizing the Sacramento Housing and Redevelopment Agency.

   (a) The design of the replacement housing structure should attempt to incorporate the significant architectural style and features of the Merrium Apartment building, as identified in the program EIR and by the Woodbridge study.

4. An evaluation of incorporating some architectural features of the Merrium shall be included during the design of the Community/Convention Center Expansion.

_____
MAYOR

ATTEST:

_____
CITY CLERK

ATTACHMENT 1

RESOLUTION No. 88-912
OCTOBER 25, 1988

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS
SUPPORTING THE SACRAMENTO
COMMUNITY CONVENTION CENTER EXPANSION

RESOLUTION No. 88-912

Adopted by The Sacramento City Council on date of

OCT 25 1988

RESOLUTION ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS SUPPORTING THE SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION (M87-076)

WHEREAS, the Sacramento Community Convention Center Expansion complies with all applicable requirements of law; and

WHEREAS, the City Planning Commission, at a regularly noticed public hearing on June 16, 1988, considered public testimony on the Draft EIR;

WHEREAS, the City Planning Commission and the City Council, at a duly noticed public hearing on September 1,1988, received and considered public testimony and the written record on the Final EIR;

WHEREAS, the City Council on October 4, 1988, following public testimony, adopted an intent to approve the expansion of the Sacramento Community Convention Center, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The attached "Findings of Fact and Statement of Overriding Considerations on the Sacramento Community Convention Center Expansion" attached hereto and incorporated herein by reference are adopted; and

2. The Sacramento Community Convention Center Expansion is hereby approved; and

3. The City Clerk is hereby directed to obtain from the City Planning Department Environmental Coordinator, an affidavit documenting the proper filing and posting with the County Clerk ofthe County of Sacramento, a Notice of Determination prepared in accordance with the California Environmental Quality Act.

ANNE RUDIN

MAYOR

ATTEST:

JANICE BEAMAN

ACTING Assistant CITY CLERK

88-912

ACTING Assistant

M87-076

15

SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION
FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS

1. PROJECT DESCRIPTION

The existing Sacramento Community Convention Center contains 50,000 square feet of exhibit space, 170,000 square feet of meeting space and a performing arts theater with a seating capacity of over 2,400. The facility is currently used for smaller state and local conventions and trade shows, public shows and numerous community events. According to Convention Center management, 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 Convention Center and the current heavy utilization level of the facility (Coopers & Lybrand; December 1987 Draft Report). In an effort to alleviate these problems and to boost Sacramento's ability to accommodate convention-related events, the City Department of General Services proposes to develop an expansion to the existing Community Convention Center.

A draft market analysis for the proposed Community Convention Center Expansion provided space allocation and design parameters for the proposed expansion which would optimize its market potential (Coopers & Lybrand, 1987). The market analysis recommended an addition of more than 140,000 gross square feet of exhibit, meeting and ballroom space and additional loading dock facilities. The recommendations of the market analysis are summarized as follows:

- The primary exhibit space should be expanded by 100,000 gross square feet (gsf) to provide a total of 150,000 gsf of exhibit space.

- A 20,000 gsf ballroom should be added adjacent to the exhibit space. The ballroom should configured so that it could serve as additional exhibit space.

- The meeting room space should be expanded by 20,000 gsf for a total of 37,000 gsf of meeting space.

- The expanded facility should include at least five loading docks with direct access to the exhibit floor. Consideration should also be given to providing two additional loading docks due to the inadequacies of the existing loading dock area.

2. PROJECT REVIEW PROCESS

On November 4, 1987, City Council authorized staff to study the feasibility of expanding the Community Convention Center. On May 20, 1987 the Environmental Coordinator determined that an Environmental Impact Report was required to assess the potential environmental impacts of the project. Subsequently, the scope of the EIR was expanded to include the analysis of three nearby office building proposals in order to fully assess the cumulative effects of all of the projects. A Draft EIR was released for public review and comments on May 23, 1988. A hearing to accept comments on the DEIR was held by the City Planning Commission on June 16, 1988. A final EIR was issued on August 25, 1988.

The City Council held a joint public hearing on September 1, 1988 with the

City Planning Commission and Sacramento Housing and Redevelopment Agency Commission to consider certifying the FEIR as complete and adequate. The Council, along with the two Commissions, expressed an intent to certify the FEIR as complete and adequate. Staff was requested to provide further program and economic information for the findings of fact to be made on October 4, 1988. On October 4, the Council certified the EIR as complete and adequate. The Council reviewed the staff report and then heard public testimony on the merits of the project and expressed its intent to select the east alternative as the preferred expansion site, with findings of fact and statement of overriding considerations to be returned for final action on October 25, 1988.

3. THE RECORD

For the purpose of CEQA and the Findings identified in Section 4, the record of the proceedings for the project is comprised of the following:

A. The application package consisting of:

1) Original application filed by the City including written documents and maps;

2) The Environmental Questionnaire and all other environmental documents prepared by the Environmental Coordinator of the City of Sacramento including the Draft and Final Environmental Impact Report prepared for this project;

B. All staff reports, memoranda, maps, letter, minutes of meetings and other planning documents prepared by City staff relating to the project;

C. All testimony, documents, and other evidence presented by the City relating to the project;

D. The proceedings before the City Planning Commission, the Sacramento Housing and Redevelopment Agency Commission, and the City Council relating to the subject project, including testimony and documentary evidence introduced at the public hearings;

E. Matters of common knowledge to the Council which it considers including, but not limited to, the following:

1) The Sacramento City General Plan, including the Land Use Map and elements thereof;

2) The text and land use plan of the Central City Community Plan;

3) The Air Quality Maintenance Plan, a basic strategy adopted by City, as required by Environmental Protection Agency regulations implementing the Clean Air Act;

4) The Zoning Code of the City of Sacramento;

5) The Sacramento City Code; and

6) Other formally adopted policies and ordinances.

4. POTENTIAL SIGNIFICANT EFFECTS AND FINDINGS REGARDING MITIGATION MEASURES

The FEIR identified a number of potential significant effects that could result from the project site selected (east alternative). However the City Council finds that the inclusion of certain mitigation measures as part of the project approval will reduce most but not all of those potential significant effects to a less than significant level. Those impacts which are not reduced to a less than significant level are identified and overridden due to certain social, economic, and technical feasibility considerations. The potential significant effects and mitigation measures are described below.

A. Land use

The City Council has determined that the project site selected (east alternative) could cause the following potentially significant land use effects:

1) Relocation of nine businesses, tenants of two office building and residents of the 41 unit Merrium Apartment Building;

2) Demolition of the Merrium Apartments;

3) Damage to and impacts on to St. Paul's Episcopal Church from construction and operational activities; and

4) Change in character of the area from small to large scale development.

The City Council finds, based upon substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant land use effects to a less than significant level:

1) The City will comply with all statues regarding relocation and financial assistance to displaced businesses and residents, as set forth in the California Government Code.

2) Prior to excavation for the Expansion, a structural assessment for St. Paul's will be conducted to determine appropriate mitigation measures. Excavation and/or pile driving activities near the church will be supervised by a structural engineer to ensure that appropriate setbacks are maintained to minimize the potential damage to the church. In addition, loading docks, potentially noisy HVAC units and other nuisance uses will be located as far from the church as possible.

3) The City will consider including retail uses which would be compatible with Convention Center activities in the J Street frontage of the Expansion. Because there is currently no design for the Expansion, it is infeasible at this time to commit to incorporation of retail uses as a mitigation measure. Incorporation of retail uses into the design will be analyzed in the Supplemental Environmental Impact Report, to be done at the

design/construction stage of the expansion project. Findings of feasibility on this mitigation measure will be made at the time the S.E.I.R. is certified and the project design approved.

4) The expanded loading dock facilities for the East Alternative should be buffered from nearby uses and the street using landscaped setbacks and noise barriers, as necessary.

5) The City will investigate the feasibility of relocating the Merrium Apartment building to a compatible site in the downtown area. If the City determines relocation to not be feasible then the City will cause replacement housing to be constructed. If alternate housing is constructed, the Merrium Apartments will be demolished, thereby resulting in a significant adverse impact. The City Council finds that under such a circumstance that certain overriding social and economic considerations make mitigation of this impact infeasible. Those considerations are discussed in Section 6 of this document.

B. Historic Preservation and Cultural Resources

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant effects on historic preservation and cultural resources:

1) Demolition of the Merrium Apartments (a priority structure) if relocation is found to be infeasible;

2) Indirect aesthetic effects of large new buildings adjacent to St. Paul's Episcopal Church and the Gallion Building; and

3) Uncovering of prehistoric or historic artifacts during construction;

The City Council finds,based on substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant effects on historic and cultural resources to a less than significant level:

1) The City will make every reasonable effort to relocate the Merrium Apartment Building to another site.

2) The final design of the Convention Center Expansion will be compatible with adjacent buildings, including St. Paul's Episcopal Church. Prior to excavation for the Expansion, a structural assessment for St. Paul's will be conducted to determine appropriate mitigation measures. Excavation and/or pile driving activities near the church will be supervised by a structural engineer to ensure that appropriate setbacks are maintained to minimize the potential for damage to the church.

3) A qualified archaeologist will be retained to develop a program of surface inspection and/or subsurface testing in the areas where buildings will be removed <u>subsequent</u> to the removal of existing structures, but <u>before</u> any further subsurface excavation takes place. If significant historic or prehistoric materials are

discovered during inspection, a detailed mitigation program will be developed.

The City Council further finds that if relocation of the Merrium Apartment building is not feasible, relocation housing will be caused to be constructed. No other mitigation measures suggested in the EIR are feasible due to overriding social and economic considerations. Section 6 of this document identifies those findings and overriding considerations.

C. Population

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant population effect:

1) Reduce permanent population in the project area by 46 residents.

The City Council finds, based upon substantial evidence in the record, that the following mitigation measure will reduce the above described potentially significant effect on population to a less than significant level:

1) The City will establish an aggressive program to locate appropriate replacement housing in the Central City for tenants displaced from the Merrium Apartments. In addition, if the Merrium Apartment building is not relocated, the City will cause replacement housing to be constructed.

D. Employment

The City Council has determined that the project selected (east alternative) could cause the following potentially significant effect on employment:

1) The project would displace businesses to other locations in the City, downtown or elsewhere.

The City Council finds, based on substantial evidence in the record, that the following mitigation measure will reduce the above-described potentially significant effect on employment.

1) The City will provide assistance in the relocation of businesses displaced by the project.

E. Housing

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant effects on housing:

1) Inconsistency with certain General Plan policies, including:

a) Protect and preserve architectural, cultural and historic structures through the existing preservation program (Housing Element, Goal A, Policy 7);

b) Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration (Housing Element, Goal C, Policy 6);

c) Use mixed housing and employment centers to help meet housing needs and reduce traffic in new development within the City (Housing Element, Goal E, Policy 2).

The City Council finds, based on substantial evidence in the record, that the following mitigation measure will reduce the above described potentially significant effects on the housing and assure that the project is consistent with the General Plan:

1) The City will establish an aggressive program to locate appropriate replacement housing in the Central City for tenants displaced from the Merrium Apartments. The City will also cause replacement housing to be built, if the relocation of the Merrium Apartment building is found to be infeasible.

F. Visual Quality

The City Council has determined that the project site selected (east alternative) could cause the following potentially significant effects on visual quality:

1) All existing low rise structures on the east alternative site would be removed;

2) The project would obstruct existing views from 14th Street and J Street;

3) The 14th Street pedestrian corridor would be blocked; and

4) The scale, design, and building materials for the project may be incompatible with St. Paul's Episcopal Church.

Because the Convention Center Expansion Project is not yet in the design phase, the City Council finds that commitment at this time to certain mitigation measures for reduction of visual impacts is premature. Hence, it is infeasible at this time to commit to certain mitigation measures. The measures which will depend on the design eventually selected will be evaluated in the Supplemental EIR and approved or rejected at the time that document is certified and the project approved.

However, the City Council finds, based on substantial evidence in the record, that the following mitigation measures will be incorporated at the design stage of the project to reduce the above described potentially significant effects on visual quality to a less than significant level:

1) During the project design process, City Planning staff will meet with the project architect and facility management staff to oversee the Urban Design elements of the project. When the preliminary design concept is completed, the project will be reviewed by the Design Review and Preservation Board. The final

design will likewise be reviewed by the Board.

2) A minimum setback of 15 feet will be established for all portions of the site adjacent to St. Paul's Episcopal Church. The project will be designed to incorporate either additional setbacks or a stepped building to ensure that direct solar access to church windows is not blocked by the Convention Center Expansion from March 21 to September 21, from sunrise until 2:15 pm in the afternoon (solar time).

3) Building materials, textures and colors for the Expansion will be visually compatible with the facades of the existing Convention Center, as well as St. Paul's Episcopal Church.

4) The cornice height of St. Paul's Episcopal Church will be taken into account in the design of the height of the J Street facade.

5) The architectural detailing for the Expansion will comply with the requirements of CBD Urban Design Plan policies regarding color, texture and materials, fenestration, building rhythm and offsets, insets and reveals for new buildings.

6) CBD Urban Design Plan guidelines for the design of main building entries, paving treatments, plazas, lighting and signage will be generally applied during the development of the Convention Center Expansion design. Opportunities to enhance the J Street streetscape with paving treatment, lighting and signage will be incorporated into the Project design. Open space plaza areas should be incorporated into the site design.

7) Landscaping for the Convention Center Expansion will be compatible with the landscape features of the existing Convention Center. Integrated landscape planters will be used in arcades, courtyards and plazas. A combination of trees and shrubs of varying sizes and ground cover will be used in all planting areas.

8) The Supplemental EIR will evaluate incorporation of features such as recessed pedestrianways or equivalent pedestrian protection elements, which enhance pedestrian usage of J Street and K Street. Findings of feasibility on these mitigation measures will be made at the time the Supplemental EIR and the Project design is approved.

G. Traffic, Circulation and Parking

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant effects on traffic, circulation and parking.

1) The existing Convention Center plus the Expansion Project, would generate approximately 8,600 vehicle trips per day. This is an increase of between 3,820 and 5,270 vehicle trips per day over those generated by events that can currently be scheduled at the Convention Center; and

2) Under worst case conditions, overall parking demand would be 145 percent of the available parking supply within 3 blocks of the Convention Center.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant effects on traffic, circulation and parking, below a level of significance:

1) The City will require preparation of a Transportation Management Plan (TMP) to reduce project related traffic and parking impacts; and

2) The City will set a goal of achieving 90 percent utilization of the available parking supply during the critical weekday afternoon period. Of the potential measures discussed in the EIR for achieving the 90 percent parking utilization rate, the Council finds that the following measures are feasible:

- promote regional/national conventions;

- provide satellite parking;

- promote alternative transportation modes for attendees;

- promote alternative transportation modes for existing area employees and visitors; and

- construct additional parking.

The Council finds that the following measures are infeasible:

- limit the size of "short-term" weekday events; and

- restrict event schedules.

The Council finds that these two measures are infeasible since limitations on the size of events and restrictions on event schedules would defeat the purpose of the expansion.

Of the five measures that are feasible to achieve the 90 percent parking utilization rate, the City will plan the specific measures to be utilized as more specific details on the final design of the project are developed.

H. Noise

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant noise effects:

1) Incremental aggravation of existing roadway related noise problems; and

2) Stationary noise sources could disturb adjacent noise sensitive uses such as St. Paul's Episcopal Church.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described

potentially significant noise effects, but not to a less than significant level:

1) The loading docks for the Convention Center will be located and designed to minimize potential impacts on adjacent uses.

2) Hospital grade mufflers will be used on all stationary noise sources (e.g., heating and air conditioning units, emergency generators, etc.) and baffling will be used to direct noise upward away from adjacent uses.

3) The potential for future airport related noise will be determined prior to building construction and appropriate noise abatement features should be incorporated into the building design if proposed air routes over the study area are approved.

4) The aspects of demolition and construction (e.g., pile driving, jack hammers and drills) which generate the highest noise peaks and occur sporadically (generally the most disturbing) will be done before business hours to the extent possible and should avoid times that the church is in use for assembly purposes.

5) During project construction, the operation of heavy equipment will be limited to the daytime hours (8:00 a.m. to 5:00 p.m., Monday through Friday) to minimize potential disturbance of adjacent residents as possible.

6) Equipment used for project construction will utilize noise control

techniques (improved mufflers, equipment redesign, use of silencers, ducts, and mufflers) in order to minimize construction noise impacts.

The City Council further finds that the above-described measures will not reduce the incremental contribution to existing noise compatibility problems along roadways to a less than significant level. Relevant evidence, findings of fact, and a statement of overriding conditions are found in Section 6 below.

I. Air Quality

The City Council has determined that the project site selected (east alternative) could cause the following potentially significant effect on air quality:

1) Construction related dust and exhaust emissions.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant effect on air quality to a less than significant level:

1) Dust control measures required by the APCD will be implemented during construction;

2) Reducing interference with existing traffic and preventing truck queuing around occupied receptors will be incorporated into the project construction permit;

3) Parking facility ventilation rates will be determined by code requirements; and

4) Various transportation control measure (TCMs) will be integrated into project design.

J. Public Services and Utilities

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant effects on public services and facilities:

1) Increased demand for electricity;

2) Increased demand for police services; and

3) Increased demand for fire protection.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant effects on public services and utilities to a less than significant level:

1) Arrangements for security service for the Convention Center events

will be necessary to augment routine police patrols in the area to provide for the safety of attendees at events hosted by the Center.

2) Project development shall comply with standard design guidelines regarding lighting and access, including the following:

a. Parking areas will have a minimum surface lighting level of one foot candle per square foot;

b. Aisles and passageways within the project will have a minimum surface lighting level of .25 foot candle;

c. Landscaping plans will avoid creating blind spots and other potential concealment areas, especially near parking lots;

d. To facilitate additional response by public safety agencies, illuminated directories will be placed at the entrances off J Street showing the location of all buildings within the project.

3) The Crime Prevention Unit of the City Police Department will review the plans for the Convention Center Expansion to ensure that security and crime prevention plans have been adequately addressed. The Unit will review the project plans for suitability of security design, lighting, signing, alarm systems, and pedestrian access.

4) If additional officers are required for law enforcement in the corridor area, the City will need to hire officers to meet new demands.

5) New flow tests for fire flows should be conducted prior to project approval.

6) The expanded Community/Convention Center should incorporate life safety system features such as smoke detection and control, and a central control room for fire safety.

7) An emergency evacuation plan should be developed for the expanded Convention Center facilities. The plan should address procedures for evacuation, principal and secondary exits, the instruction and coordination of event supervisors, methods for crowd control, and direction for rapid evacuation.

8) All new construction should conform to Sacramento Fire Department standards for water mains, hydrants, paving, access to the site, and access to individual buildings, and sprinkler installation.

9) Load management devices should be incorporated into the expanded Convention Center design. This measure would control the use of electricity during peak periods and shed noncritical loads during generation shortfalls. Large users are asked to participate in SMUD's "Capacity Shortage Contingency" program.

10) The installation of auxiliary generators for use at SMUD's request

would reduce demand on the distribution system. Participants would contract with SMUD and receive compensation accordingly.

11) The installation of electrical equipment more efficient than required by code. An efficiency improvement of 20 percent can be achieved through the use of high efficiency air conditioning equipment, motors, lighting systems, and water heating systems.

12) Use of "Thermal Energy Storage" systems to provide space cooling. Air conditioning equipment cools a medium such as water during off-peak periods; the medium is then stored for use during peak demand times.

13) Natural lighting should be considered for commercial space lighting where non-critical tasks are performed and at the perimeter of multi-level parking structures. In areas where light control is critical, such as the exhibition hall and meeting rooms, energy conserving fixtures should be installed.

K. Geology

The City Council has determined that the project site selected (East Alternative) could cause the following potentially significant geologic effects:

1) Differential settlement could result from poorly consolidated soils;

2) Groundwater damage to subterranean portions of the project could result from improper construction techniques; and

3) Ground shaking could cause liquefaction during a strong earthquake.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described potentially significant geologic impacts to a less than significant level.

1) A detailed geotechnical study will be performed for each proposed structure in the early design phase of the project. Such study should consist of:

   a) Several borings to appropriate depths;

   b) Subsurface sampling;

   c) Assessment of groundwater levels; and

   d) Laboratory testing adequate to determine strength and consolidation of soils and to detect any potentially liquefiable sand layers.

Foundation designs must reflect the results of this study in order to reduce the potential for settlement of damage from liquefaction.

2) If subterranean levels of buildings are expected to be affected by high groundwater levels, they will be waterproofed accordingly, and pumping systems should be installed to draw down groundwater levels during construction.

L. Biotic Resources

The City Council has determined that the project site selected (East Alternative) could result in the following effects on biotic resources:

1) Removal of mature trees along J and 14th Streets.

The City Council finds, based on substantial evidence in the record, that the following mitigation measures will reduce the above described effect on biotic to a less than significant level.

1) The landscaping plan for the Expansion will consider during design to incorporate the following:

a. Preserve existing trees to the greatest extent possible (Streetscape Guidelines, 4.3.7).

b. Plant medium scale trees on J Street, approximately 25 feet on center. Emphasize urban character with metal tree grates and tree guards (Streetscape Guidelines, 4.3.1). If most of the trees on J Street are retained, infill tree species should be the same as the existing trees. If the majority of the trees are removed, replacement trees should use one of

the following species as the dominant tree for the block (streetscape Guidelines, 4.4.6):

Tulip Tree (Liriodendron Tulip)

Common Hackberry (Celtis Occirdentalis)

Maidenhair Tree (Ginkgo Biloba "Fairmont")

2) Building setbacks and construction zones adjacent to existing large trees should be reviewed to ensure avoidance of root or limb encroachment that would be damaging to the tree (Streetscape Guidelines 4.4.6).

5. ALTERNATIVES

The EIR described and analyzed four alternative sites for the project as well as the no project alternative. The four site alternatives are summarized below:

East Alternative: The East Alternative site is located east of the existing Community/Convention Center and is bounded by 14th Street, 15th Street, J Street and K Street. The East Alternative site does not include St. Paul's Episcopal Church (on the corner of J Street and 15th Street) or the row of buildings fronting on 15th Street. Under this alternative, the expansion would include an approximately 130,000 square foot site which would be connected to the existing Convention Center. To achieve this, 14th Street would be closed to vehicle traffic and several existing buildings would be demolished, including the Merrium Apartments, a "Priority Structure" under the City's Official Register of Historic Properties.

West Alternative: The West Alternative site is located west of the Convention Center and is bounded by 12th Street, 13th Street, J Street and K Street. Development of this alternative would include approximately 135,000 square foot site. As with the East Alternative, the West Alternative would be physically connected to the existing Convention Center. Although this would alter the existing layout of the 13th Street pedestrian corridor, it would not affect vehicular traffic, as the affected segment of 13th Street is already restricted to pedestrian traffic. To accomplish this alterative, all of the existing structures on the West Block would be demolished, including three structures which are listed in the City's Official Register: the Public Market Building, the Esquire Theater, and the Neva Hotel Building.

North Alternative: The North Alternative site is located north of the Convention Center and includes portions of the two block area bound by I Street, J Street, 13th Street and 15th Street. An existing office building on the corner of 13th and J Streets and the Pacific Bell Building on J Street, between 14th and 15th Streets are not included in the North Alternative site. This alternative would involve development of an additional 175,000 square foot site. Access between the existing Convention Center and the North Alternative Expansion would be provided via an elevated skyway above J Street. To develop this alternative, several existing structures on the project site would be demolished, including the Gallion Building, a "Priority Structure" under the City's Official Register of Historic Properties.

SOCA Alternative: The SOCA Alternative, proposed by the Sacramento Old City Association, is proposed for portions of both the East Alternative and the West Alternative site, as well as the existing Convention Center site. Under this alternative, the Expansion would include approximately 129,000 square feet of exhibition and support facilities and 81,000 square feet of additional meeting space. In addition, 45,000 square feet of retail/commercial space, 90,000 square feet of residential space and 213,000 square feet of parking would be developed, presumably by private developers. This alternative would preserve all of the historic structures on the East and West Blocks, including the Merrium Apartments, the Public Market, the Esquire Theater and the Neva Hotel.

The City Council considered each alternative and selected the East Alternative as the preferred site. The other alternatives were determined to not be feasible for the following reasons:

a. West Alternative: This alternative had no viable, functional location to accommodate the loading dock requirements of the project. The south and east sides of the center are landlocked. The light rail line on the west prevents reasonable access for loading docks. Finally, J Street on the north is a major artery which cannot be used as loading dock access.

b. North Alternative: The north alternative was determined to be infeasible due to access problems across J Street. A pedestrian skywalk is in conflict with the Urban Design Plan. An underground access would require the relocation of communication equipment which would be very costly and result in substantial time delays. This

alternative was also determined to be infeasible due to conflicts with design and operational considerations which favor contiguous spatial arrangements of exhibit halls, grand lobby and meeting rooms.

c. SOCA Alternative: The SOCA alternative was determined to be infeasible because the proposed design is incompatible with the design and operational objectives of the project. Specifically, the lobby area and meeting rooms require independent access to the exhibit hall allowing convention access to the lobby, registration area, exhibit hall events, and meetings. The design also creates inefficient traffic flow and confusing user orientation.

d. No Project Alternative: The no project alternative was determined to be infeasible because it would not permit the City to achieve its goals of an expanded entertainment center and enhanced cultural opportunities for the community.

6. STATEMENT OF OVERRIDING CONSIDERATIONS

Notwithstanding the disclosure of the significant effects and the mitigation measures described above, the City Council has determined that the benefits of the proposed project outweigh the adverse impacts and the project should be approved. With reference to the above findings and in recognition of those facts which are included in the record, the City Council has determined that the project would cause historic and cultural resource impacts if the Merrium Apartment building cannot be relocated and contribute to existing noise impacts which are considered adverse.

The City Council specifically finds and makes this statement of overriding considerations that there are special, social and economic reasons for approving this project, notwithstanding the disclosure of substantial adverse impacts in the FEIR. The reasons are as follows:

1. The project will result in substantial cultural opportunities and benefits for the City;

2. The project will generate new jobs in the private sector for additional convention and hospitality support services; and

3. The project will stimulate the downtown revitalization effort and anchor the establishment of the hotel and entertainment district.

JH:jg

ATTACHMENT 2

RESOLUTION No. 89-208
MARCH 14, 1989

FINDING THE RELOCATION OF THE MERRIUM APARTMENTS INFEASIBLE

CERTIFIED AS TRUE COPY
of Resolution No. 89-208

MAR 14 1990
DATE CERTIFIED
CITY CLERK, CITY OF SACRAMENTO

RESOLUTION NO. 89-208

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAR 14 1989

RESOLUTION FINDING THE RELOCATION OF THE MERRIUM APARTMENTS INFEASIBLE, APPROVING THE CONCEPT OF GAP FINANCING FOR REPLACEMENT HOUSING, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE REPLACEMENT HOUSING

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/Convention Center Expansion.

WHEREAS, the Council requested as a subsequent action the feasibility of relocating the Merrium Apartments.

WHEREAS, the Council contracted for a feasibility study with Turner Construction.

WHEREAS, the study presented data on the relocation of the Merrium that shows such a measure to be infeasible.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Sacramento does hereby find that:

Section 1

Cost estimates show the relocation of the Merrium not to be a prudent fiscal measure when evaluating project costs.

Section 2

Relocation of the Merrium Apartment building as a mitigation measure is not feasible for the following reasons:

1. The building width is such that, once the moving diaphragm which is comprised of structural steel is added, there is not adequate width to City street to accommodate the building without irreparable damage to trees along the route.

2. Relocating the building in two sections would expose it to substantially higher structural stresses during the move and is not recommended by experts.

3. The 3,500 ton weight of the building and moving diaphragm will crush street vaults and may crush streets and sidewalks.

4. The City lacks the authority to remove State owned trees which would impede a move along L Street, the only viable moving route.

5. Relocating the Merrium within the block on which it is now located is infeasible because it would save approximately $100,000 to $300,000 compared to moving it off the block. This is true because moving costs consist almost entirely of building preparation and site preparation costs which would be similar whether the Merrium is moved within the block or off the block. Such costs ($3,000,000 to $3,600,000 excluding unknowns) are unreasonably high and infeasible to incur, when balanced against the benefit to be gained from retaining the Merrium. In addition, the benefit of retaining the Merrium on or off its existing block is lessened by the provision of 1:1 replacement housing. The benefit of retaining the Merrium on its existing block was previously considered under the program EIR and as previously determined, the square footage space occupied by the Merrium cannot be absorbed into the special needs of the Convention/Community Center Expansion concept.

Section 3

Another mitigation measure is available to accomplish the retention of housing units. This measure would provide gap financing for at least 41 replacement housing units in the downtown area.

Section 4

The City Manager is hereby authorized to negotiate a replacement housing of at least 41 units in the downtown area.

Anne Rudin
MAYOR

ATTEST:
Anne J. Mason
ACTING CITY CLERK

RESOLUTION No. 89-208

MAR 14 1989

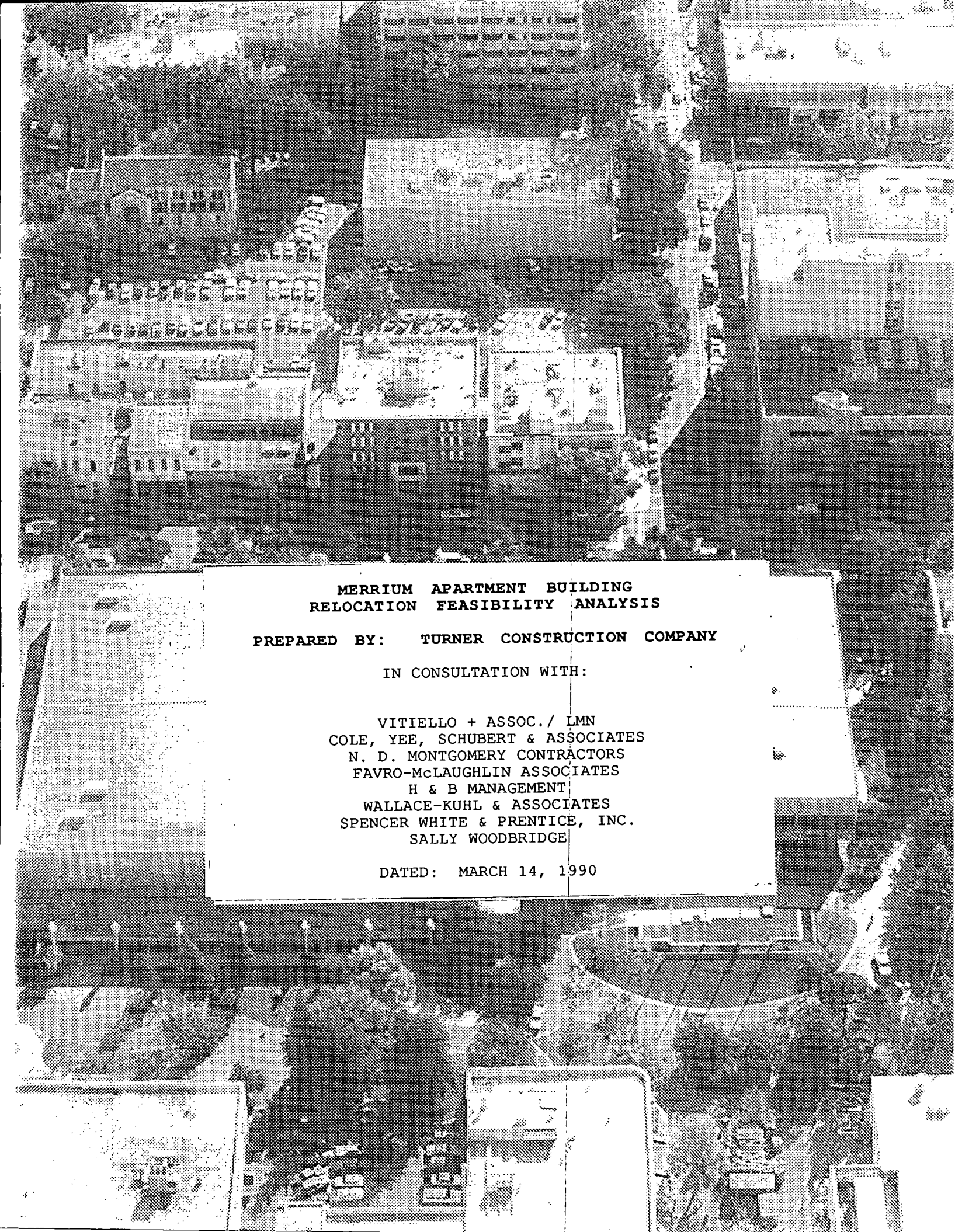
4/7

ATTACHMENT 3

MERRIUM APARTMENTS BUILDING

RELOCATION FEASIBILITY ANALYSIS

PREPARED BY TURNER CONSTRUCTION COMPANY
MARCH 14, 1990



MERRIUM APARTMENT BUILDING
RELOCATION FEASIBILITY ANALYSIS

PREPARED BY: TURNER CONSTRUCTION COMPANY

IN CONSULTATION WITH:

VITIELLO + ASSOC./ LMN
COLE, YEE, SCHUBERT & ASSOCIATES
N. D. MONTGOMERY CONTRACTORS
FAVRO-McLAUGHLIN ASSOCIATES
H & B MANAGEMENT
WALLACE-KUHL & ASSOCIATES
SPENCER WHITE & PRENTICE, INC.
SALLY WOODBRIDGE

DATED: MARCH 14, 1990

Turner Construction Company
801 "K" Street, Suite 2130
Sacramento, CA 95814
Telephone (916) 444-7513
FAX (916) 444-2736

Turner

March 14, 1990

CITY OF SACRAMENTO
Facility Management Division
5730 - 24th Street, Building One
Sacramento, CA 95822

ATTN: DAVID MORGAN

RE: SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION
Sacramento, CA
Turner Contract No. 4903M
MERRIUM APARTMENT BUILDING
RELOCATION FEASIBILITY STUDY

Dear David,

We are please to present this report on the physical feasibility of relocating the Merrium Apartment Building located at 1017 14th Street, Sacramento, Ca.

The scope of our study included the analysis of five possible options for the Merrium Apartments with regard to the eastern expansion of the Community Convention Center. These options include; relocation, retention in its current location, and replication of important architectural features of the building. The four relocation options were reviewed based on the structure remaining as residential and with the structure converted to commercial or accessory office space. The following is a summary of the five options:

OPTION #1
RELOCATE THE MERRIUM BETWEEN THE PANATTONI BUILDING AND ST. PAUL'S CHURCH

Relocating the Merrium building between the existing

Panattoni office building and the historic St. Paul's Church is physically feasible. However, its presence will significantly impact all three structures. Regardless of the final occupancy classification, the implementation of this option requires the City to waive several provisions of fire, life safety and handicap codes.

Estimated relocation costs for this options reflect the degree of difficulty and additional work required compared to other relocation options. Estimated relocation costs for Option #1 are detailed in the attached spread sheet.

OPTION #2

RELOCATE THE MERRIUM SOMEWHERE IN THE BLOCK IDENTIFIED FOR CONVENTION CENTER EXPANSION

Relocating the Merrium within the block it currently occupies is physically feasible. The final configuration of the Community Convention Center , and the exact location selected for relocation will establish the extent of its impact on the surrounding structures and the Expansion.

Estimated relocation costs for Option #2 are detailed in the attached spread sheet.

OPTION #3

RETAIN THE MERRIUM AT ITS CURRENT LOCATION AND DESIGN THE COMMUNITY CONVENTION CENTER EXPANSION AROUND IT

Leaving the Merrium in its current location and attempting to design the Community Convention Center Expansion around it creates several problems. Impacts on the Expansion itself include a reduced and possibly separated exhibit hall and an undesirable floor plan for exhibition space.

Some of the impacts on the Merrium would be: undesirable noise levels from loading areas and, any historical features would be lost in the Convention Center's support areas. In addition, residential use for the Merrium would be inconsistent with surrounding area.

Estimated relocation costs for Option #3 are detailed in the attached spread sheet.

OPTION #4

RELOCATE THE MERRIUM TO THE SITE CURRENTLY OCCUPIED BY THE PANATTONI OFFICE BUILDING

Relocating the Merrium to the site currently occupied by the Panattoni Building is physically feasible. The cost differential between this option and option #2 are the costs of acquiring the remaining Panattoni suites, demolition of the Panattoni Building and the costs associated with relocation of the building's tenants.

This option is the least likely to have an impact on the remaining structure on the block (St. Paul's Church) or the proposed Community Convention Center Expansion.

Estimated relocation costs for Option #4 are detailed in the attached spread sheet.

OPTION #5

SAVE SPECIFIC ARCHITECTURAL ELEMENTS OF THE MERRIUM

Removal and replacement, or replication of the two important architectural elements identified in the Woodbridge report is physically feasible. The decision to save and reuse the features or to survey and replicate desired details will govern final costs.

Estimated salvage or replication costs are identified in the detail discussion of option #5 in the body of the report.

CONCLUSIONS

On a "best case" basis, i.e., no unforeseen difficulties in the move and reconstruction, the cost to relocate the Merrium ranges from an estimated minimum of $3,448,600, or $121.26/square foot for Option #2 with residential use, to an estimated maximum of $9,334,300, or $328.21/square foot for Option #4 with conversion to commercial office usage.

The above costs do not compare favorably with the cost for new construction, i.e. the cost of a new concrete frame apartment building of approximately the size of the Merrium would be about $85.00/ square foot and would of course be completely up to current codes, etc.

From cost effective point of view, it would appear more economical to construct comparable facilities at a different location and abandon the existing Merrium Apartments Building.

From a programmatic point of view, only relocation Option number 4, Relocate the Merrium to the site currently occupied by the Panattoni building, will not negatively impact the Community Convention Center. As stated by the designers, "The Sacramento Community Convention Center is going to be important to the City for a long time. It would be unfortunate to compromise the marketability of the center forever on an issue that can be resolved in other ways."

Very truly yours,

TURNER CONSTRUCTION COMPANY

Clifford A. Kunkel

CLIFFORD A. KUNKEL
Project Engineer

cc: R.N.Dorais TCCo/SFO
File 0004

Merrium Apartment Relocation Cost Comparision

Prepared: March 13, 1990

Relocation Costs	Option #1 (Relocate of Merrium Apartment bldg. to space between St. Paul's Church and Panattoni office building)		Option #2 (Relocate of Merrium Apartment bldg. to various sites within the proposed Convention Center Expansion area)		Option #3 (Leave Merrium Apartment building at its current location and expand around existing structure)		Option #4 (Demolish Panattoni office building and replace with Merrium Apartment building)	
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial
Demolition of Existing Basement & Utilities	100,000	100,000	100,000	100,000	N/A	N/A	100,000	100,000
Building Relocation	1,420,550	1,420,550	1,420,550	1,420,550	N/A	N/A	1,420,550	1,420,550
New Foundations, Utility Connections, Structural	756,300	756,300	756,300	756,300	N/A	N/A	756,300	756,300
Underground Shoring & Repair	25,000	25,000	25,000	25,000	N/A	N/A	25,000	25,000
Building Code Modifications	237,900	0	237,900	0	N/A	N/A	237,900	N/A
Toxics Abatement	54,050	54,050	54,050	54,050	54,050	54,050	54,050	54,050
Remove and Replace misc. Street Utilities	5,000	5,000	5,000	5,000	N/A	N/A	5,000	5,000
Temporary Road Base for Relocation	100,000	100,000	100,000	100,000	N/A	N/A	100,000	100,000
Architectural & Engineering Services	250,000	400,000 [1]	200,000	350,000 [1]	N/A	75,000 [1]	225,000	330,000 [1]
Permits, Insurance, Bonds, etc.	200,000	250,000 [2]	100,000	180,000 [2]	N/A	150,000 [2]	115,000	180,000 [2]
Underpinning @ St. Paul's Church	300,000	300,000	N/A	N/A	N/A	N/A	N/A	N/A
Protection of Panattoni Building	50,000	50,000	N/A	N/A	N/A	N/A	N/A	N/A
New Handicap Ramp @ St. Paul's Church	50,000	50,000	N/A	N/A	N/A	N/A	N/A	N/A
New Parking Entrance for Panattoni Building	50,000	50,000	N/A	N/A	N/A	N/A	N/A	N/A
Mandatory Leasing Residential Improvements					137,350			
Recarpet Hallways					12,500			
Repaint Hallways					20,000			
Miscellaneous Patch & Repair					25,000			
Demolition of Panattoni Building	N/A	N/A	N/A	N/A	N/A	N/A	295,000	295,000
Sub-Total	3,598,800	3,560,900	2,998,800	2,990,900	248,900	279,050	3,333,800	3,265,900
Commercial Conversion Requirements								
Demolition of Building Interiors		275,000		275,000		275,000		275,000
New Core Areas (Corridors, Stairs, Restrooms, etc.)		125,000		125,000		125,000		125,000
New Elevator		100,000		100,000		100,000		100,000
New Heating & Air Conditioning		289,000		289,000		289,000		289,000
New Electrical System		158,000		158,000		158,000		158,000
New Plumbing System		124,000		124,000		124,000		124,000
New Handicap Entrance		30,000		30,000		30,000		30,000
Basic Tenant Improvement Allowance @ $25/sf		687,500		687,500		687,500		687,500
Sub-Total		1,788,500		1,788,500		1,788,500		1,788,500
Sub-Total	$3,598,800	$5,349,400	$2,998,800	$4,779,400	$248,900	$2,067,550	$3,333,800	$5,054,400
Contingency [3]	539,800	809,900	449,800	716,850	74,700	310,150	500,050	758,100
Estimated Construction/Conversion Costs	$4,138,600	$6,159,300	$3,448,800	$5,496,250	$323,600	$2,377,700	$3,833,850	$5,812,500
Land Acquisition Costs								
Panattoni Office Building	2,800,000	2,800,000					2,800,000	2,800,000
Saint Paul's Parking Lot	375,000	375,000						
Miscellaneous Additional Relocation Costs								
Leased Office Space							1,600,000	660,000
Moving Costs							57,400	57,400
Sub-Total	$3,175,000	$3,175,000	$0	$0	$0	$0	$4,457,400	$3,517,400
Total Relocation Costs	$7,313,600	$9,334,300	$3,448,600	$5,496,250	$323,600	$2,377,700	$8,291,250	$9,329,900

Notes:

[1] - Includes cost of architectural fees for typical general office tenant improvements.

[2] - Includes cost of typical permits, insurance, bonds, etc. that are normally associated with general office tenant improvements.

[3] - Includes 5% annual construction escalation rate and assumes activities begin on April 1, 1990.

MERRIUM APARTMENTS BUILDING

RELOCATION FEASIBILITY ANALYSIS

TABLE OF CONTENTS

MERRIUM APARTMENTS RELOCATION

FEASIBILITY ANALYSIS

I. SCOPE OF ANALYSIS

The Merrium Apartment building occupies an eighty foot by eighty foot parcel at 1017 14th Street which is currently being considered for inclusion into the proposed Community / Convention Center Expansion. The purpose of this analysis is to study the technical potential and costs of relocating the Merrium building from its current location to one of several alternative sites all within the city block bounded by 14th, 15th, J, and K Streets (see figure 1.).

Options under consideration for this analysis are:

OPTION #1

Relocate the structure between the existing Panattoni office building and Saint Paul's Episcopal Church.

OPTION #2

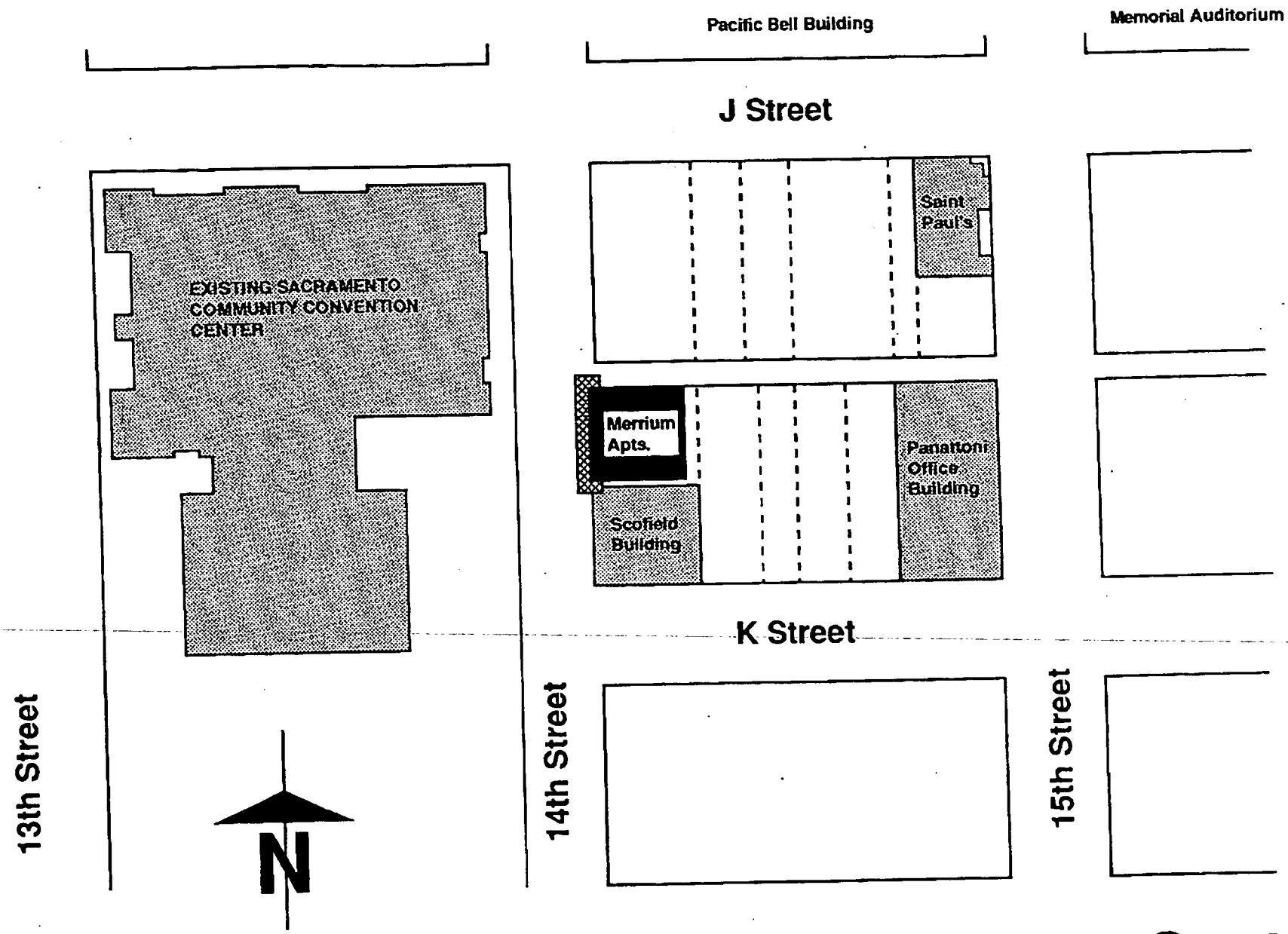
Relocate the structure to an unspecified location on the block identified for expansion.

OPTION #3

Leave the structure in its existing location and design the Community Convention Center Expansion around the building.

OPTION #4

Purchase and demolish the Panattoni office building



Sacramento Community Convention Center

March 13, 1990

Figure #1

located at 1530 15th Street and relocate the Merrium to the southeast corner of the site, facing onto 15th Street.

OPTION#5

Save Specific architectural elements of the structure, such as:

a. The exterior facade and/or cornice.

b. Remove and use the lobby stonework.

Options 1,2,3,and 4 have been evaluated both with the structure remaining as a residential building and converted to commercial office space.

In compiling data for this analysis the following additional professional consultants were retained:

a. Vitiello/LMN - Architects and Planners

b. Cole/Yee/Schubert & Associates - Structural Engineers.

c. N.D.Montgomery Contractors - Building Movers

d. Favro McLaughlin Associates - Building Code Specialists.

e. H&B Management - Toxics Evaluation

f. Wallace-Kuhl & Associates - Geotechnical Consultants.

g. Sally Woodbridge - Architectural Historian

h. Spencer White and Prentice - Buiding Movers

Each consultant toured the building and prepared an independent report based on their own observations. It should be noted all information contained in this report is based on the visual inspection by each consultant, evaluation

of historical records, previous studies, and interviews with representatives of the City of Sacramento. No subsurface exploration or destructive testing were conducted to expose actual conditions in the preparation of this report. In the event actual conditions are not consistent with known or similar types of structures, information presented in this report may require subsequent reevaluation

The analysis considered the following items in determining feasibility of relocation and estimated relocation costs:

a. Current building condition with regard to:

1.structural integrity

2.building code compliance

3.toxic material removal (if any)

b. Physical feasibility of relocation

c. Impact on surrounding structures created by the relocation

d. Estimated cost of relocation if it is determined to be physically feasible.

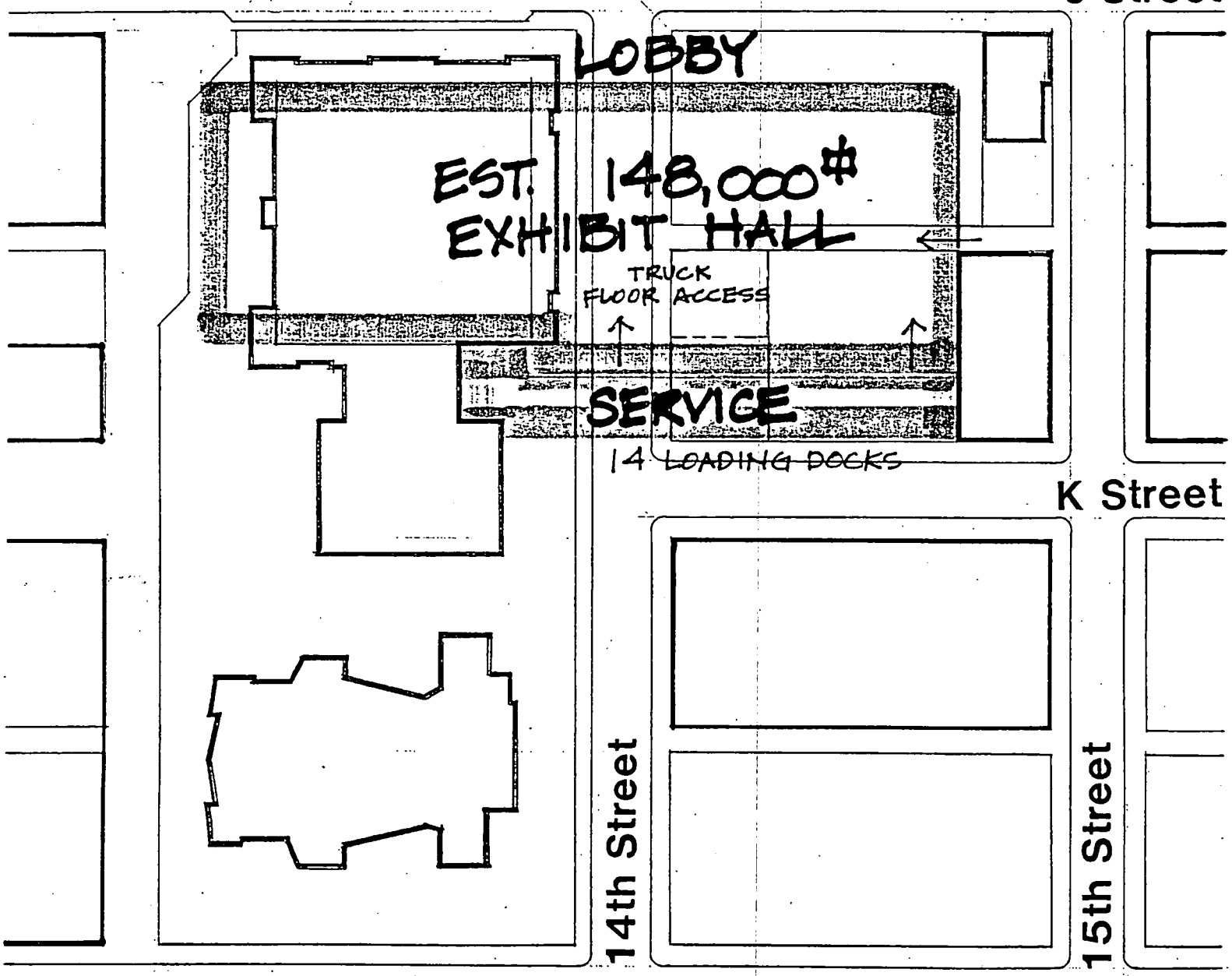
e. Impact on the proposed Community Convention Center Expansion program goal (see figure2.)

The building code analysis is based on the building's current occupancy classification (R-1) with modifications required for code compliance based on waivers available under the Historical Building Code. If the structure is converted to an office building (B-2), the City Building Inspections Division may not treat the conversion as historical and might require it to be upgraded to current (office B-2) building codes.

FIGURE 2

BASELINE EVALUATION

Used to establish maximums without Merrium



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II. BUILDING DESCRIPTION / HISTORY

The Merrium building is a five story, reinforced concrete frame structure with walls of of buff colored brick. The building was designed by Sacramento architect, Clarence C. Cuff and constructed in approximately 1913. It has a partial basement and no penthouse with the exception of the elevator overrun area. It is 100% residential with no retail or office space. Unfortunately, original design documents have not been located and indications are they are no longer exist. Therefore, all information relative to existing conditions and types of construction used are based on visual inspection. No subsurface exploration or destructive testing to determine actual subsurface conditions were used in this investigation.

According to the historical report prepared by Sally Woodbridge, the Merrium is, "...a distinctive example of a building type, the medium - sized apartment building, designed in the so - called Chicago School style, which originated in the work of Louis Sullivan and other Chicago architects around the turn of the century...Although the Merrium apts building is not outstanding for its architectural design, it is above average in design quality."

The Woodbridge report goes on to say, "The composition of the Merrium Apartments facade has two architectural features

of particular importance: the two story entrance and the monumental cornice. The rest of the facade is relatively undistinguished."

The following is a general description of the existing structure:

AGE: Approximately 77 years

HEIGHT: Approximately 55 feet

LENGTH: 79 feet

DEPTH: 72 feet

GROSS SQUARE FOOTAGE: Approximately 28,440 sf

BUILDING WEIGHT: 6,000,000 lbs +/- 10%

FOUNDATION: Concrete

STRUCTURE: Reinforced concrete columns, beams and slabs

EXTERIOR WALLS: Unreinforced masonry infill between concrete columns and beams. The south and east elevations are plastered. The west elevation (front) is faced with an architectural brick veneer. The north elevation is painted brick infill.

INTERIOR WALLS: Lath and plaster

HEATING AND COOLING: Gas fired boiler in the basement for radiator heat and window mounted air conditioning units for cooling. Toxics investigation performed by H&B Management indicates friable asbestos currently exists in the basement boiler room and on exposed pipe insulation throughout the structure.

ELECTRICAL: Single service located in the basement.

Visual inspection of the structure indicates the building is structurally sound with no significant distress noted in the concrete framework Masonry work also appears in tact with no major cracks. Bricks and mortar appear to be of acceptable quality and strength.

According to the Woodbridge report, the relative uniqueness of this building type combined with the fact that is was designed by an early Sacramento architect, could make the structure eligible for listing on the National Register of Historic places under Criterion C at the local level of significance.

III. ANALYSIS OF RELOCATION OPTIONS

OPTION #1

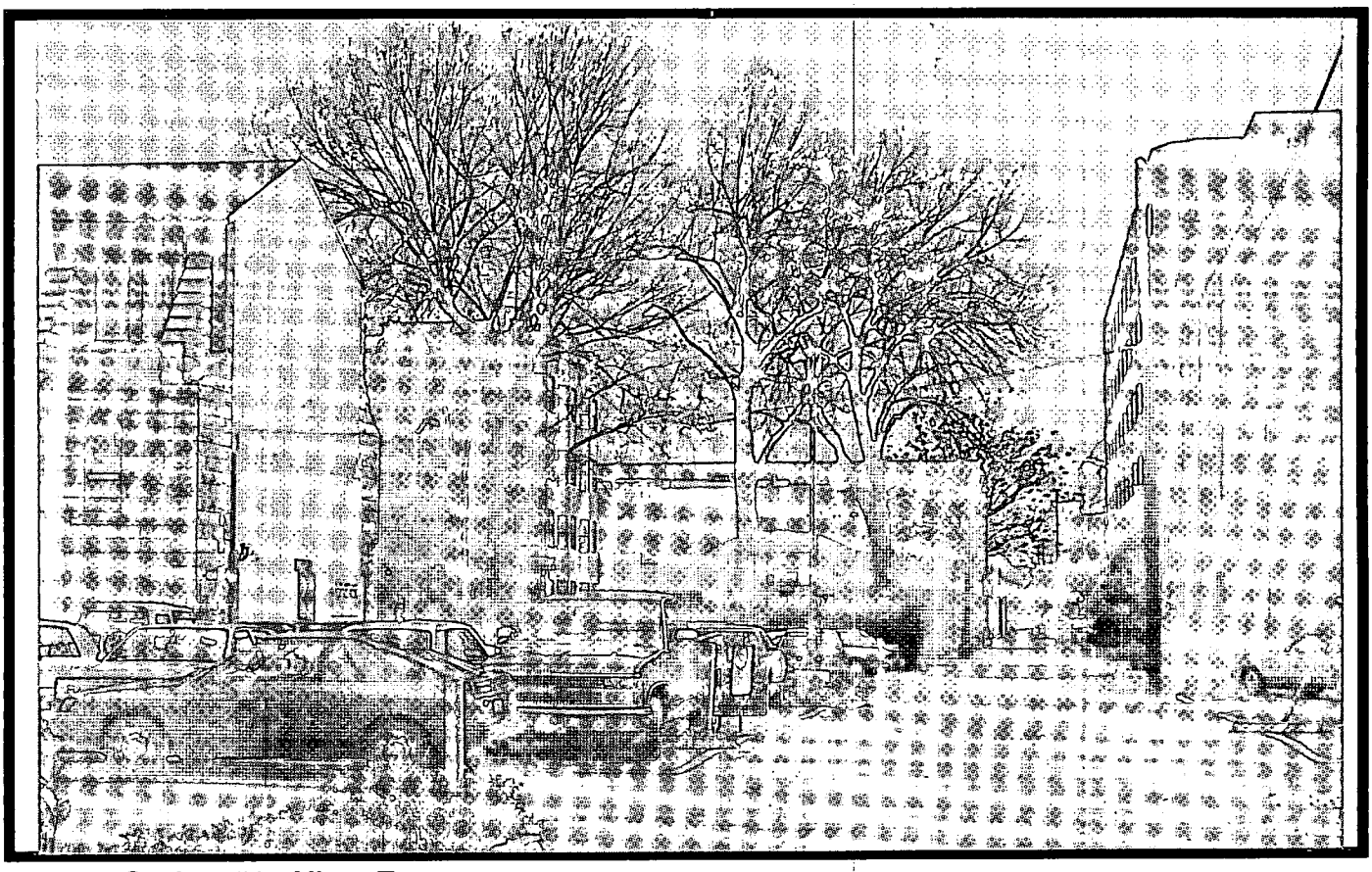
RELOCATE STRUCTURE BETWEEN THE EXISTING PANATTONI OFFICE BUILDING AND SAINT PAUL'S EPISCOPAL CHURCH.

A. OVERVIEW

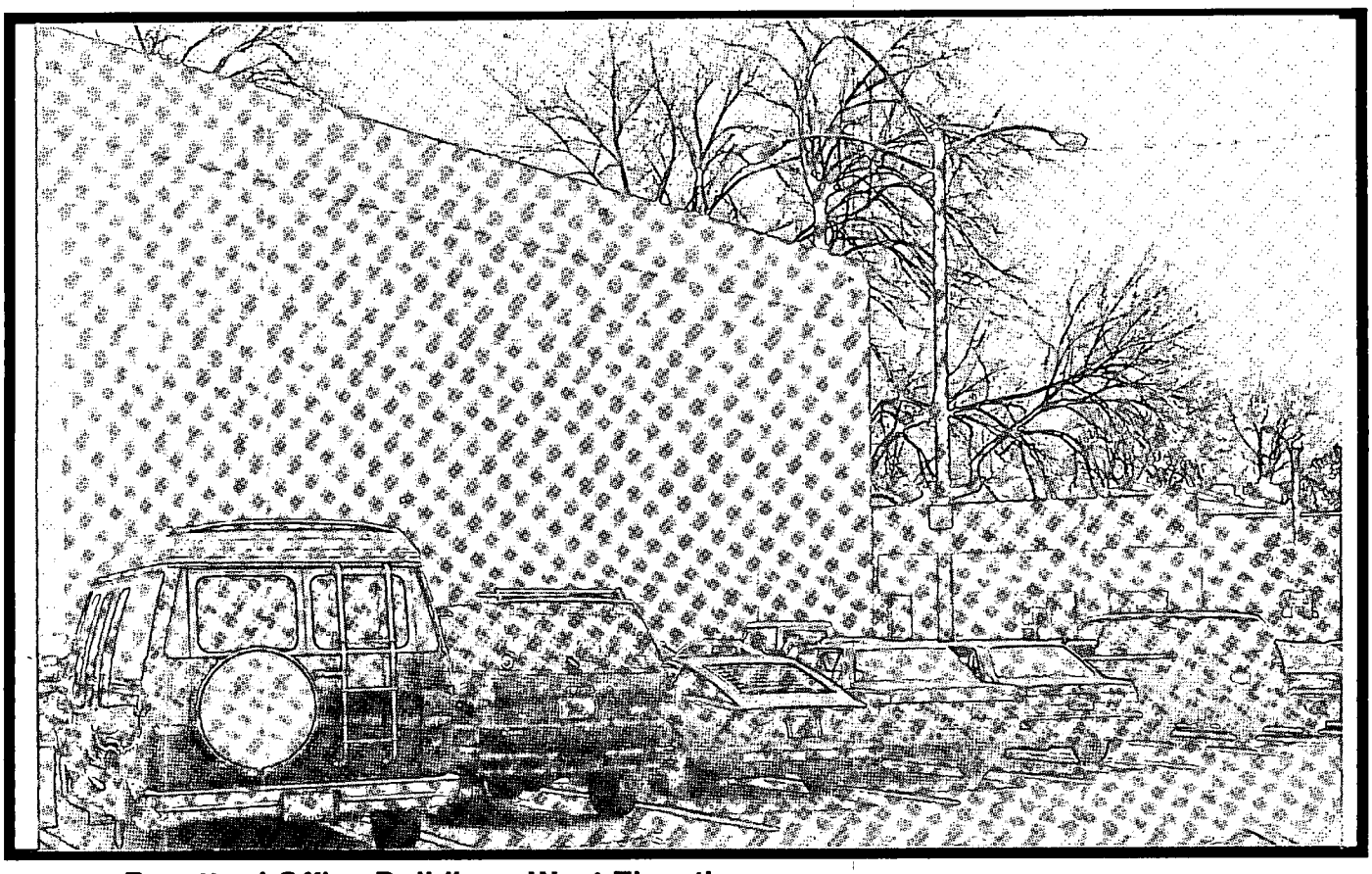
Without regard to existing property lines, the location proposed in Option No. 1 provides sufficient clearance to accept the Merrium Apartments building. Clearance problems with the close proximity of neighboring buildings, particularly a Nationally registered historical building (Saint Paul's Episcopal Church), combined with significant obstacles with regard to building code requirements make this option the most difficult. This option would require the City to waive some fire and life safety code provisions.

B. STRUCTURAL CONSIDERATIONS

The proposed location between St. Paul's Church and the Panattoni office building raises several structural concerns. Dimensional limitations will leave only one foot two inches between the existing Church and the Merrium building. The clearance between the Merrium and the Panattoni building will be approximately two feet-two inches. The additional distance between the Merrium and the Panattoni



Option #1 - View East
Saint Paul's Church (Left) - Panattoni Office Building (Right) **Figure 10**



Panattoni Office Building - West Elevation
View of Rear Wall **Figure 11**

building is necessary for the new foundation to clear the pile caps installed for the Panattoni building foundation. Potential damage to the existing church as a result of the Merrium's new foundation construction requires modifications to the foundation system for St. Paul's Church, specifically underpinning the existing foundation in order to provide sufficient structural support. (see figures 3, 4, 5). The proposed system to underpin the Church's foundation is discussed in detail in the geotechnical report prepared by Wallace-Kuhl and Associates (see app. F). Structural concerns with regard to the Panattoni building consist of protection for the existing foundation system. It is not anticipated that any major structural modifications will be required to the Panattoni building.

C. BUILDING CODE IMPLICATIONS

1.STRUCTURE TO REMAIN AS RESIDENTIAL.

In addition to the structural concerns, placing the building between the Church and the Panattoni building requires modifications to the exterior of all three buildings. The Uniform Building Code requires one hour rated construction with no openings for office buildings less than five feet from the property line and one hour rated construction with no openings for residential construction less than three feet from the property line. This code requirement would eliminate natural light and emergency

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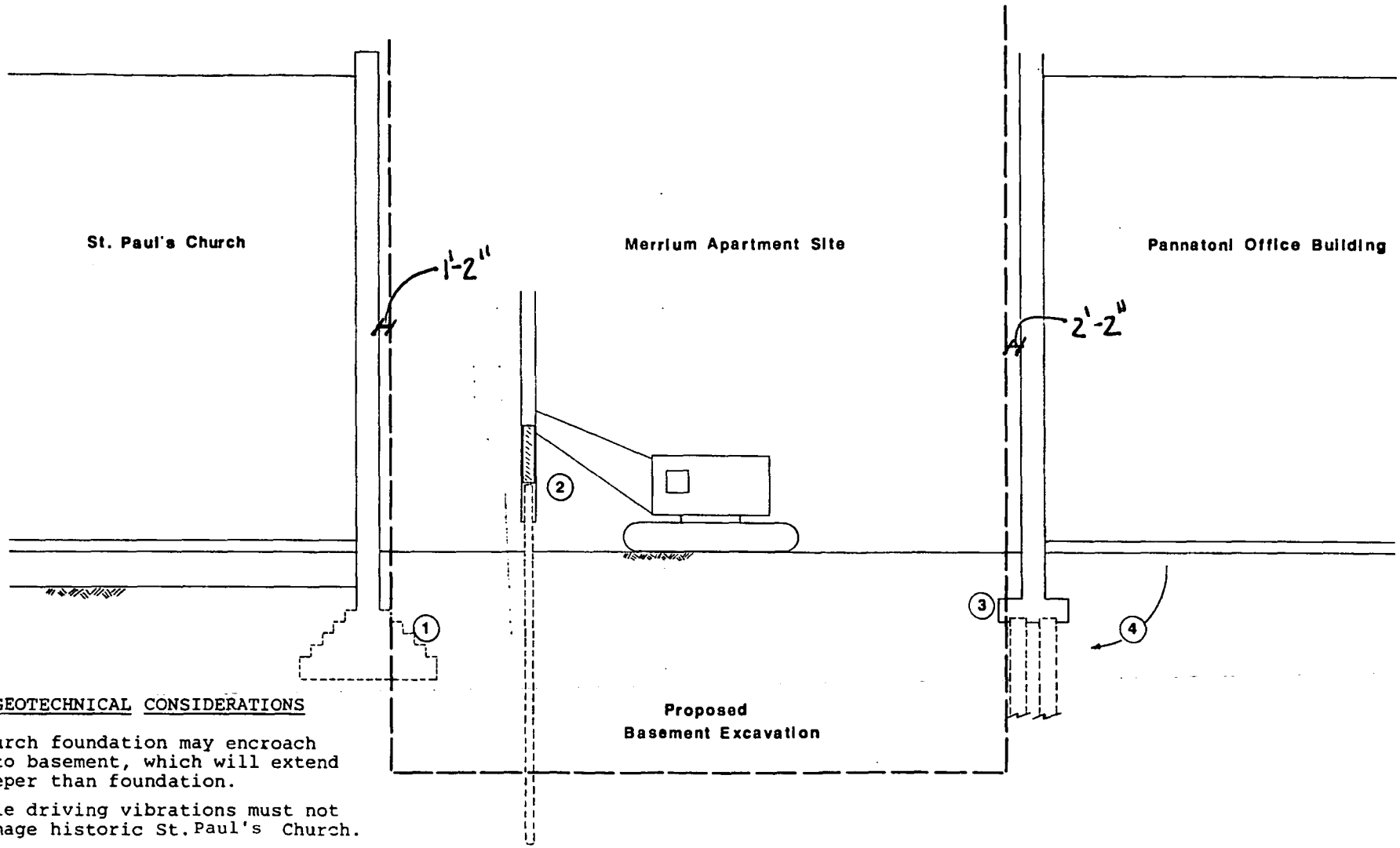

GEOTECHNICAL CONSIDERATIONS

1) Church foundation may encroach into basement, which will extend deeper than foundation.
2) Pile driving vibrations must not damage historic St. Paul's Church.
3) Pile cap encroaches into basement.
4) Soil support of Pannatoni floor slab endangered by basement excavation.

West Elevation View

FIGURE 3

WALLACE · KUHL & ASSOCIATES INCORPORATED Geotechnical Consultants / Construction Testing	DRAWN BY: WGK CHECKED BY: TSW	MERRIUM APARTMENTS RELOCATION GEOTECHNICAL CONSIDERATIONS		PROJECT NO: 88-527 DATE: 3/90 PLATE NO: 1 OF 3

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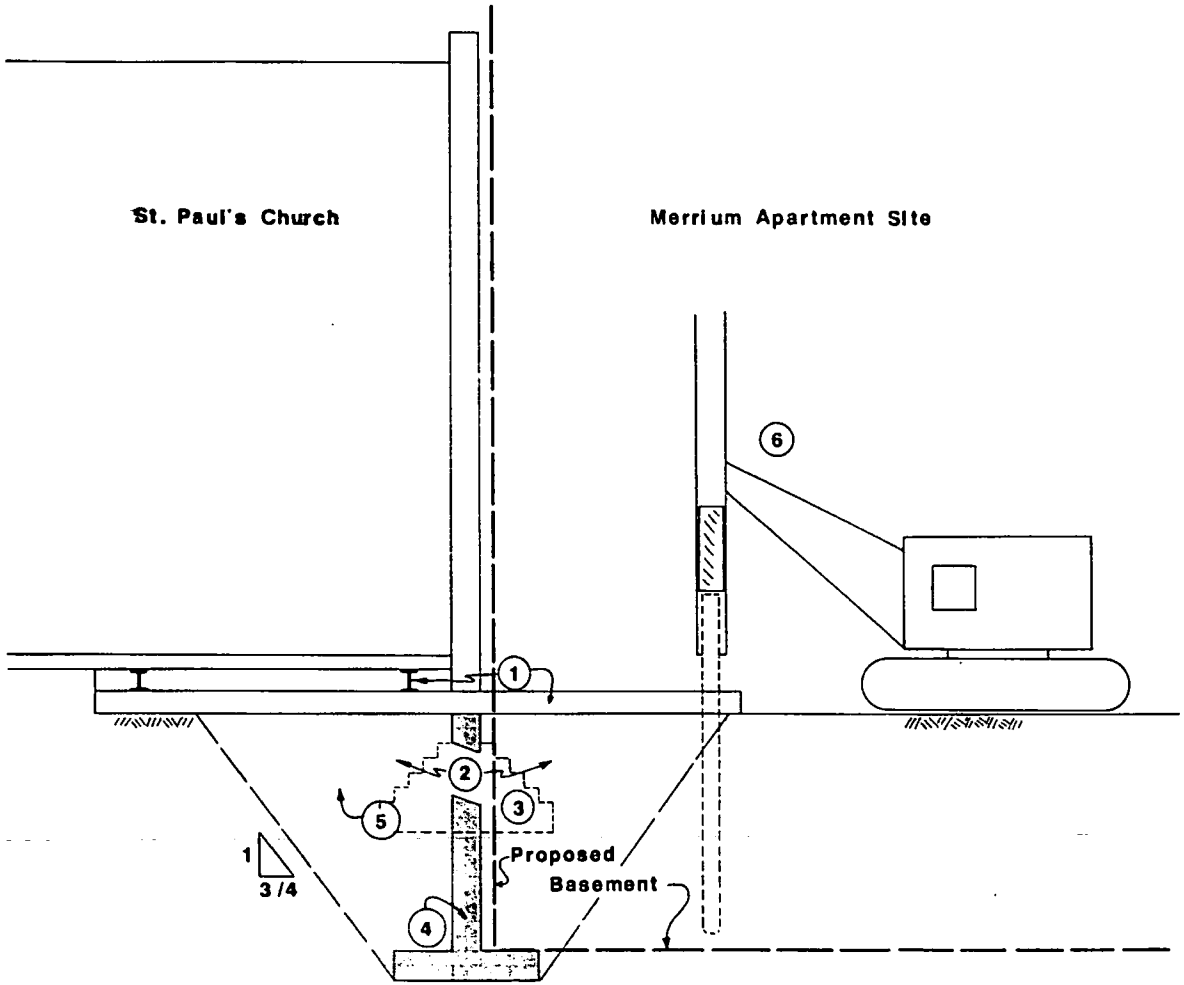
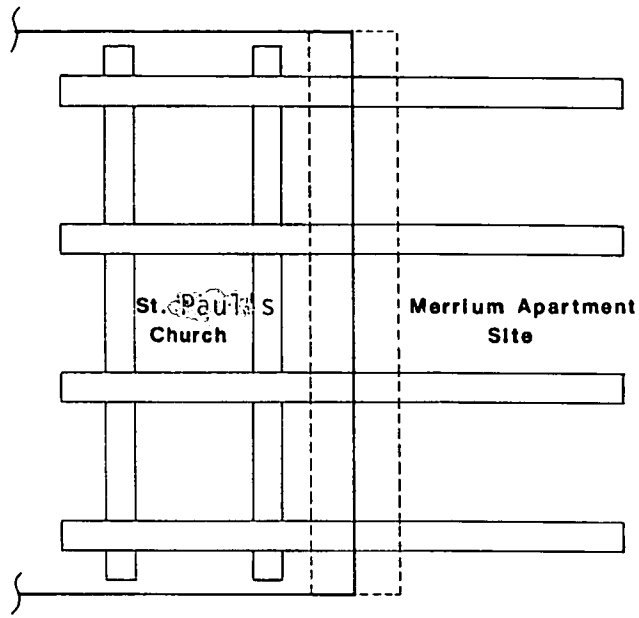


West Elevation View



Plan View

1) Temporarily support south portion of church on beams, jacks, etc. (by building movers)
2) Excavate along south church foundation to proposed foundation level.
3) Remove old foundation.
4) Construct new church foundation and restore loading to it. Leave temporary supports in place.
5) Backfill excavation beneath church - probably "lean" concrete.
6) Drive Merrium Apts. piling with church temporary supports in place. (conservative approach)

FIGURE 4

WALLACE · KUHL & ASSOCIATES INCORPORATED Geotechnical Consultants / Construction Testing	DRAWN BY: WGK CHECKED BY: TSW	MERRIUM APARTMENTS RELOCATION Proposed Solution - St. Paul's Church		PROJECT NO: 88-527 DATE: 3/90 PLATE NO: 2 of 3

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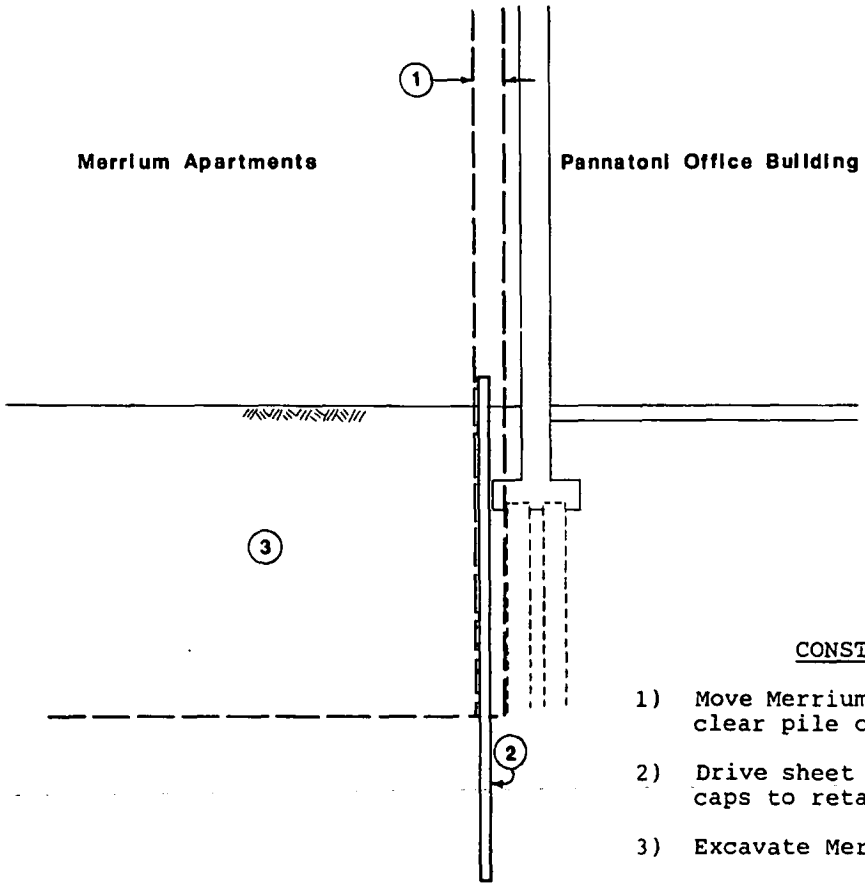
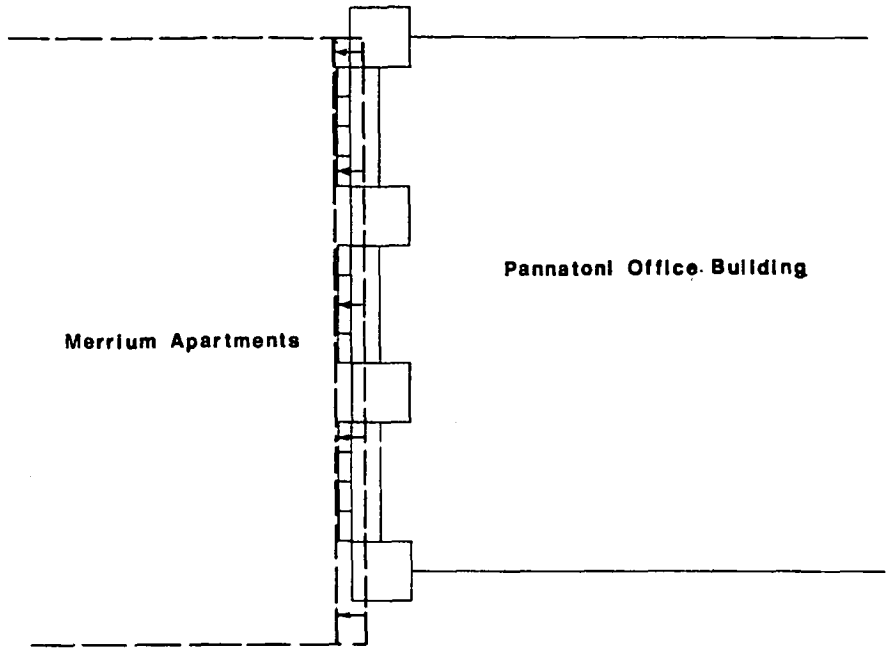


West Elevation View



Plan View

CONSTRUCTION SEQUENCE

1) Move Merrium Apartments 6± to north to clear pile caps.

2) Drive sheet piles between Pannatoni pile caps to retain soil.

3) Excavate Merrium site.

NOTE: The information presented represents our opinion of feasible solutions to the indicated conditions. Actual conditions have not been determined and no measurements have been made. The drawings are not to scale and are only conceptual.

FIGURE 5

WALLACE · KUHL & ASSOCIATES INCORPORATED Geotechnical Consultants / Construction Testing	DRAWN BY: WGK CHECKED BY: TSW	MERRIUM APARTMENTS RELOCATION Proposed Solution - Pannatoni Office Building		PROJECT NO: 88-527 DATE: 3/90 PLATE NO: 3 of 3

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access to at least twenty-six of the forty-one apartment units in the Merrium, thus rendering them unusable as living units per sections 1204 and 1205 of the Uniform Building Code. In order for the Panattoni building and St. Paul's church to maintain compliance with the Uniform Building Code, all openings adjacent to the Merrium would likewise be required to meet the one hour fire rating with no openings.

Additional code modifications required to gain acceptance under the Historical building code include upgrading apartment entry doors, extending the automatic fire sprinkler system into the apartment units, and insuring required openings in rated construction comply with code. Estimated costs for these upgrades are presented in the relocation estimate.

2. STRUCTURE CONVERTED TO COMMERCIAL OFFICE SPACE

Relocating the Merrium and converting the structure to commercial office space changes the method by which it is evaluated for code compliance. Changing its occupancy from residential (R-1) to (B-2) office building or incorporating the building into the proposed Convention Center Expansion as accessory space could preclude the structure from being evaluated as historical due to the amount of required renovation and the fact that its original design usage would be changed. Conversion to commercial office could require the building to be upgraded to all applicable codes.

The Merrium apartment building is a Type III No Hour rated building and as such is not in compliance with current codes with respect to area and height restrictions and handicap accessibility. Required modifications may include one hour construction throughout, installation of an automatic fire sprinkler system, installation of handicap accessible entry ways and restrooms, and the addition of a sixty foot sideyard if full compliance with current building code is required. The impact of a sixty foot sideyard on the proposed Community/Convention Center Expansion is discussed in section E.

Estimated costs for code modifications for conversion to commercial office space are presented in the relocation cost estimate.

D. EFFECT ON SURROUNDING STRUCTURES

If the Merrium could be placed between the church and the Panattoni building, its presence would create several problems with the neighboring buildings.

1. Access to the parking area located on the first level of the Panattoni building would be eliminated.

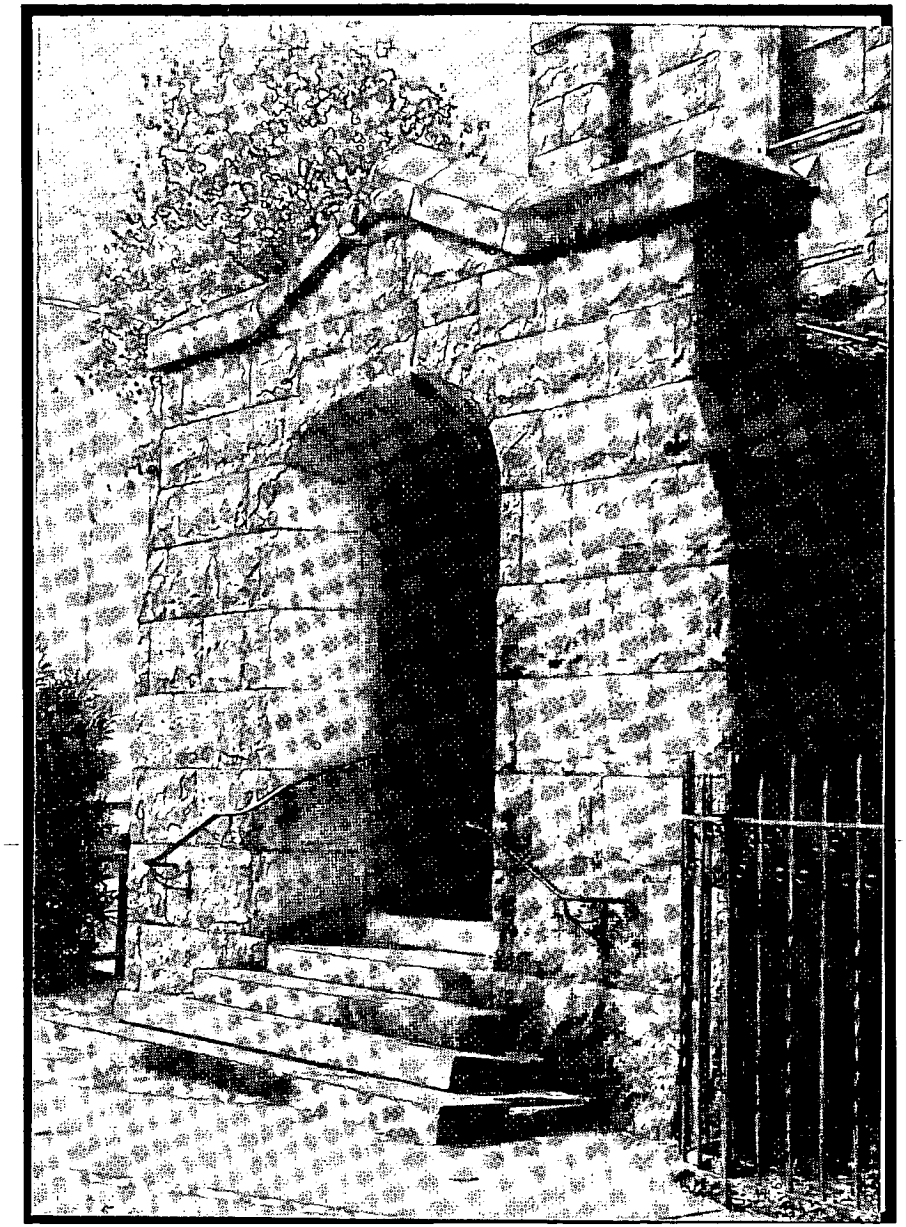
2. The exterior windows facing north on the Panattoni building would need to be filled in with appropriate fire rated material in order to meet applicable fire resistive standards.

3. The rear entrance to Saint Paul's Church would be eliminated (figure 6). This entrance is currently the only handicap accessible entrance to the Church. This could require the addition of an alternate handicap entrance at either the main Church entry on J Street or the existing side entry on 15th Street. At this time, the remaining two church entrances extend out to the City sidewalk and the incorporation of a handicap ramp would require either a special permit from the City of Sacramento to encroach into City sidewalk space or significant modifications to the exterior of St. Paul's Church.

4. The parking lot currently owned by the church would be eliminated.

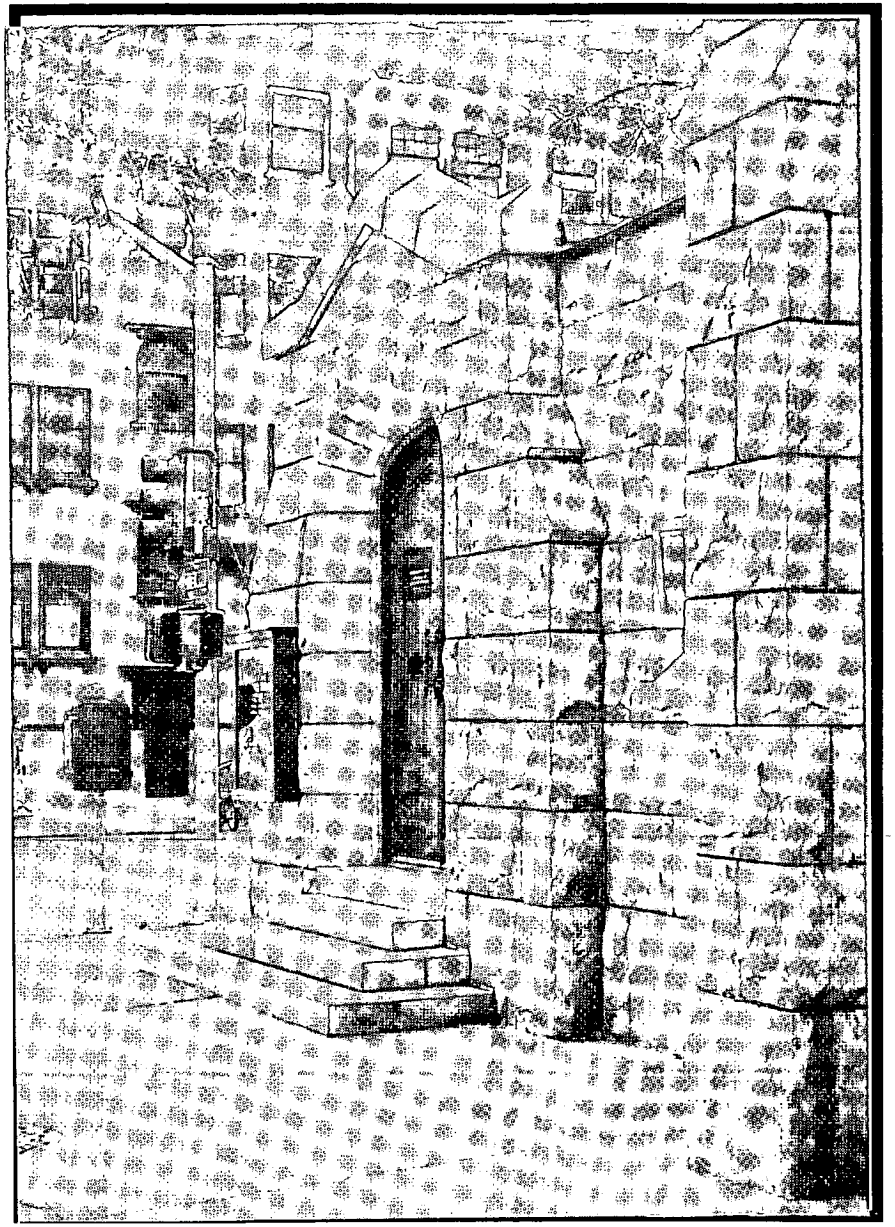
5. The cornice of the Merrium would extend beyond the property line, overhanging both the Panattoni building and St. Paul's Church.

6. The mass of the Merrium will block some light to the stained glass windows of St. Paul's Church (figure 9). This item is inconsistent with regard to the program EIR, specifically page 4-100 item #1,"A minimum setback of 15 feet should be established for all portions of the East Alternative site adjacent to St. Paul's church. If the proposed Expansion would block direct solar access to church windows, alternative designs incorporating addition setbacks or a stepped building design should be considered."



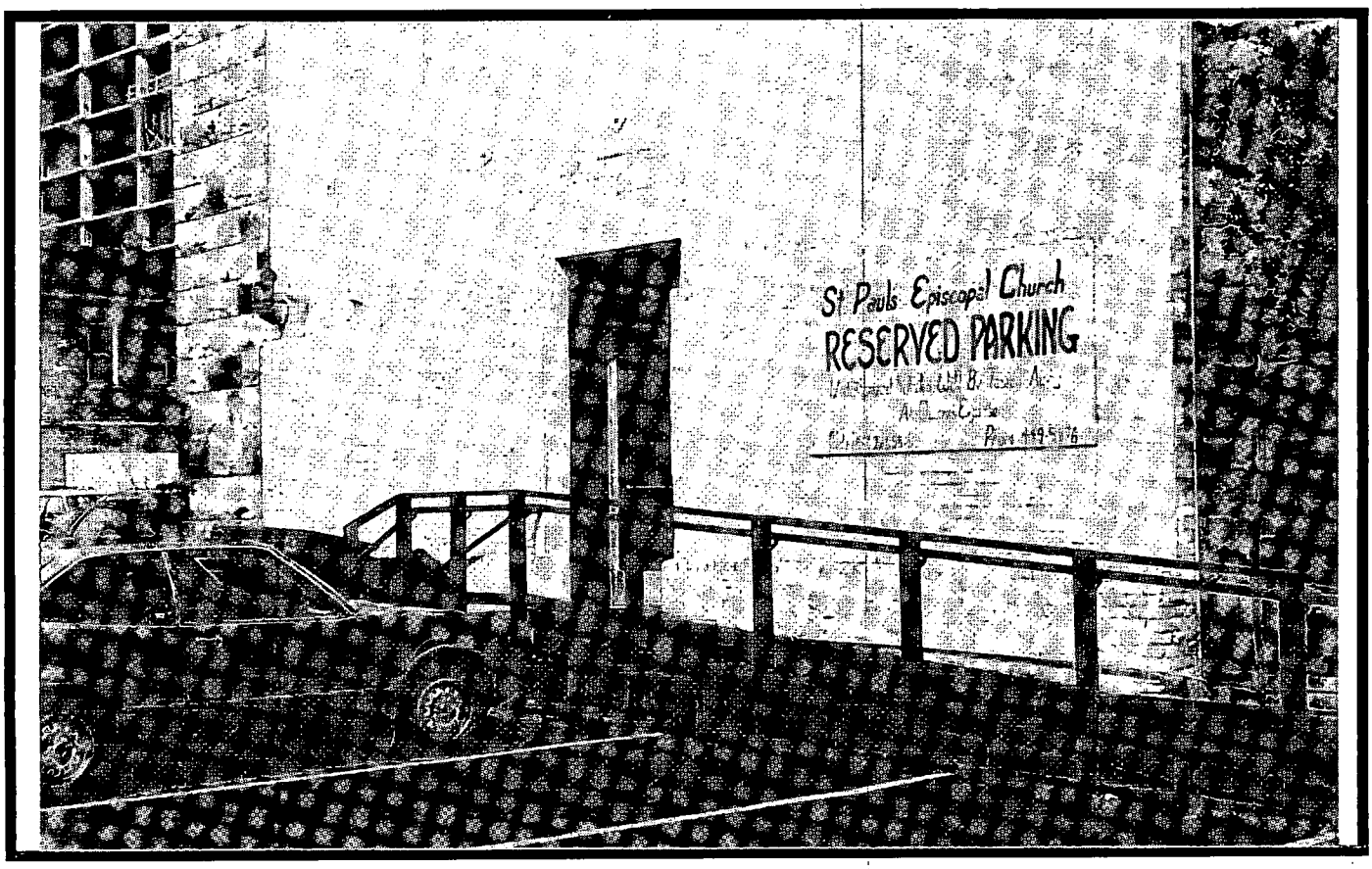
Saint Paul's Church - East Elevation
15th Street Entrance

Figure 7



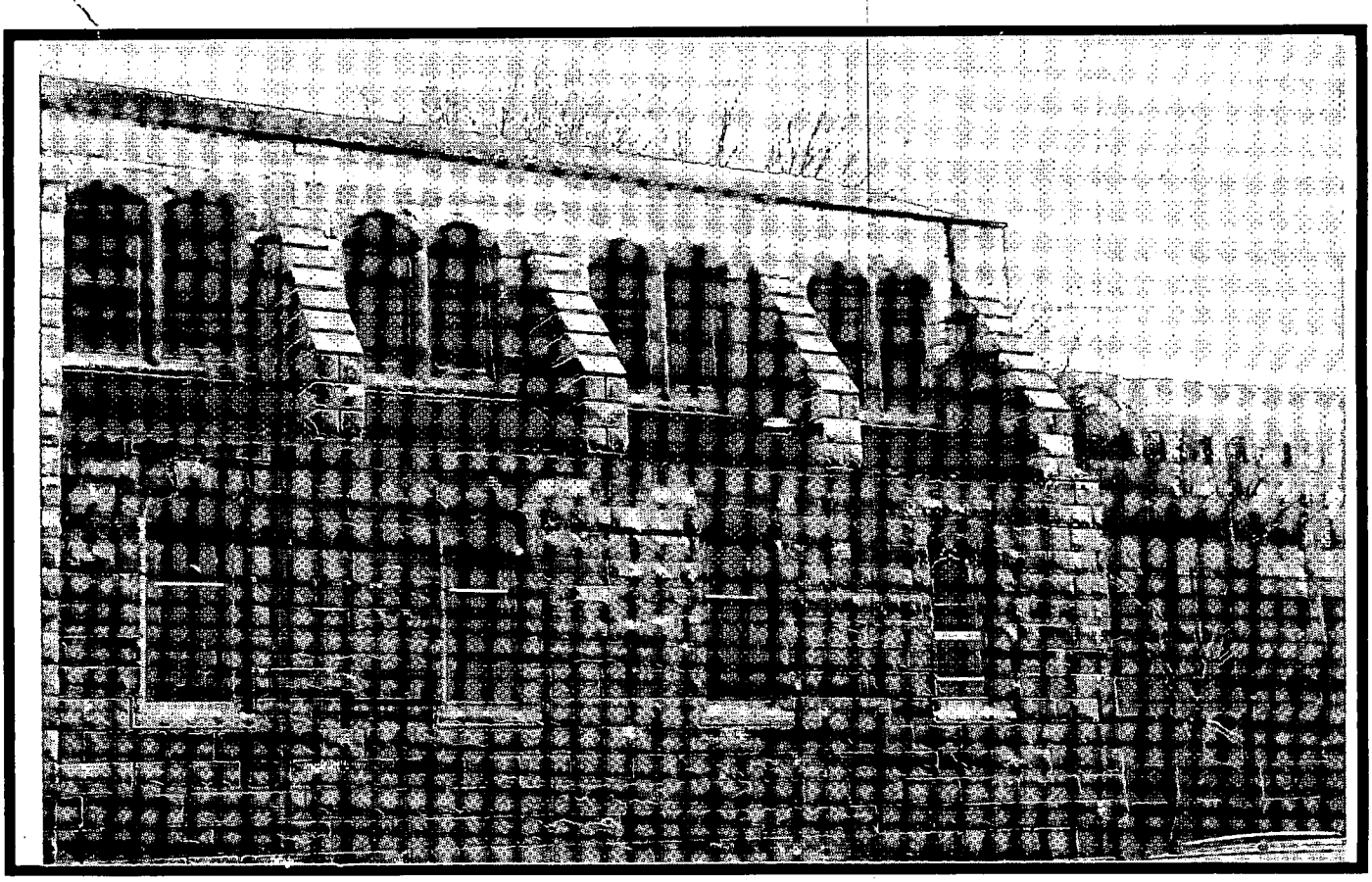
Saint Paul's Church - North Elevation
"J" Street Entrance

Figure 8



Saint Paul's Church - South Elevation
Handicap Entrance

Figure 6



Saint Paul's Church - West Elevation
View of West Facing Sainted Glass Windows

Figure 9

7. Relocation of the Merrium to this site would require underpinning of the church foundation. This operation will significantly impact church functions during the operation. In addition while the type of work required to underpin the church is not an exceptionally unique operation, it will place the church at considerable risk. The exact extent of that risk can only be determined after detailed sub-surface analysis is completed. However, possible risks include the potential for partial or complete failure of the rear wall of the church.

The above described effects would require the City to, purchase at least the church parking lot and probably the remaining suites in the Panattoni building.

E. CONVENTION CENTER IMPACT

Relocation of the Merrium to the site between St. Paul's Church and the Panattoni building would, depending on the determination of usage and the extent to which building code requirements would be enforced, have varying degrees of impact on the size and shape of the exhibit hall (see figures 12 and 13). in addition to impacting the size and shape of the exhibition hall, exiting requirements would be increased on the service side, which would decrease the number of available dock spaces. If the structure were converted to accessory use for the Convention Center Expansion, administrative offices, lounges, concessions,

OPTION #1 Accessory

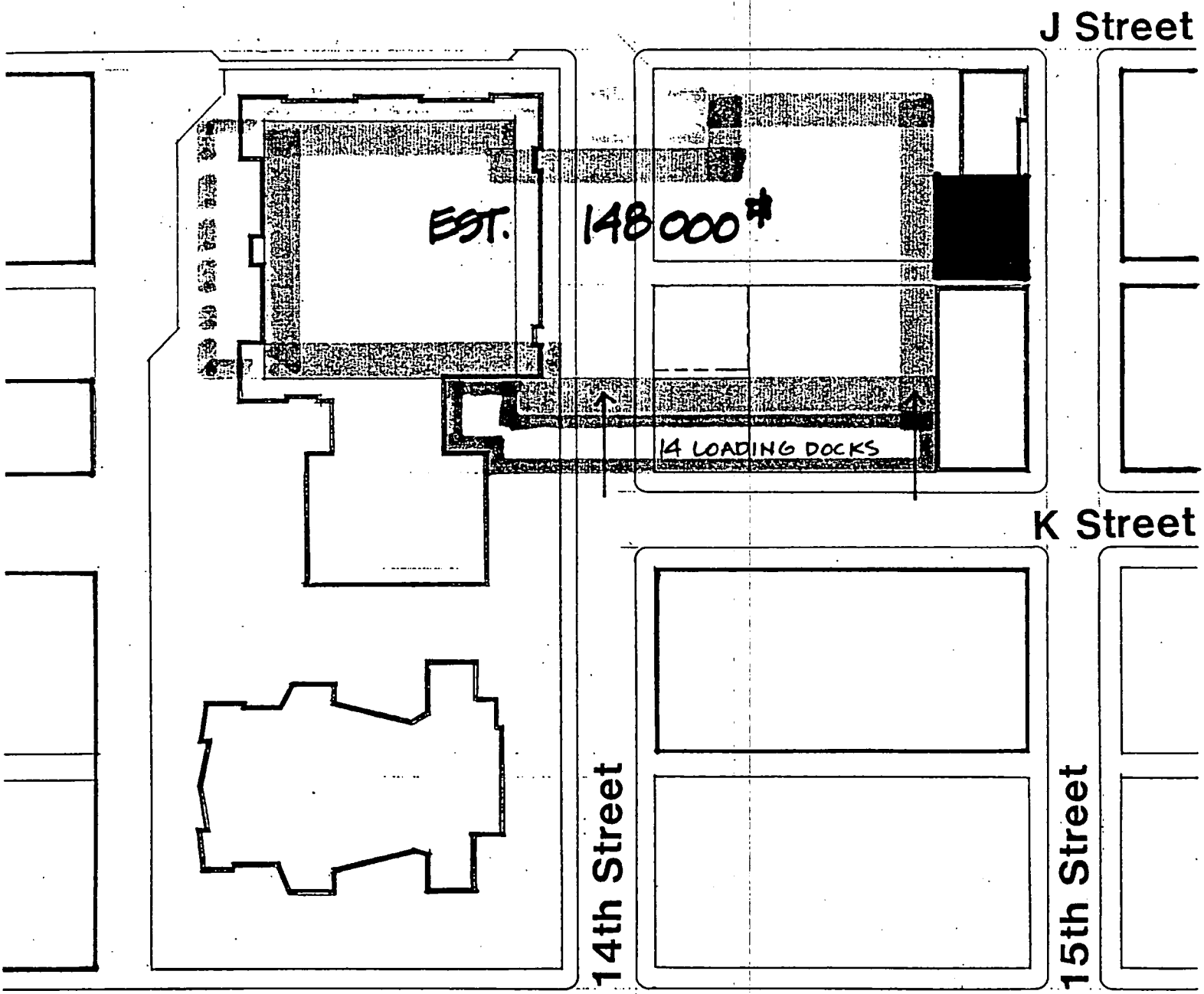


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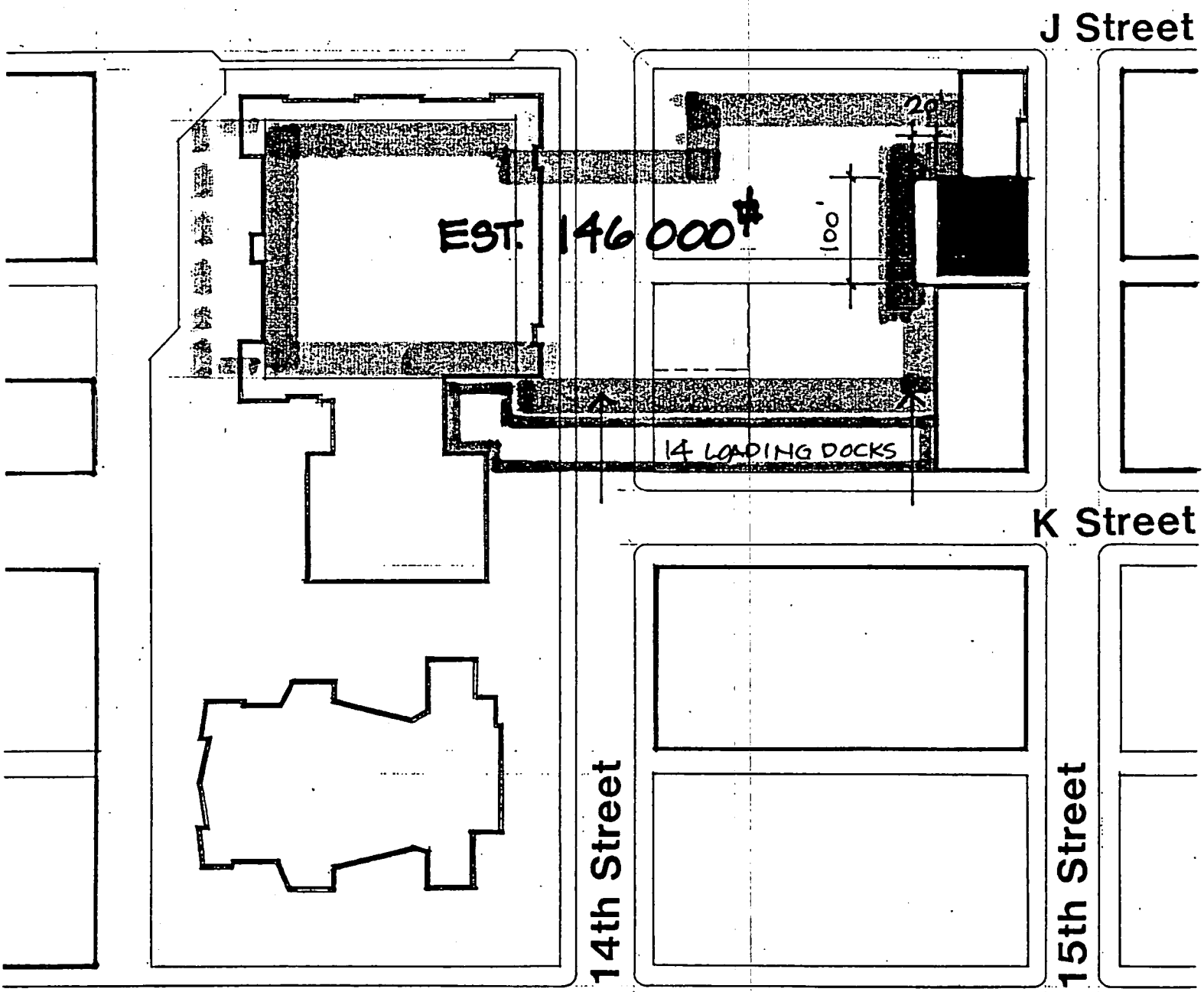
FIGURE 12

OPTION #1 Residential & Commercial



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restrooms, and employee lockers would be logical uses in this location.

F. ESTIMATED RELOCATION COSTS

1.RELOCATION AS A HISTORICAL APARTMENT BUILDING

Costs included in the estimate are for relocating the building in one section and maintaining its current (R-1) occupancy.

DEMOLITION OF EXISTING BASEMENT & UTILITIES.....$100,000

BUILDING RELOCATION.....$1,420,550

NEW FOUNDATIONS, UTITILTY RECONNECTION STRUCTURAL

SHEAR WALLS AND BRACING.....$756,300

BUILDING CODE MODIFICATIONS.....$237,900

ASBESTOS REMOVAL.....$54,050

ARCHITECTURAL AND ENGINEERING SERVICES.....$250,000

PERMITS, INSURANCE, BONDS ETC.....$200,000

REMOVE & REPLACE MISC. STREET UTILITIES.....$5,000

ALLOWANCE FOR UNDERGROUND SHORING AND REPAIR.....$25,000

TEMPORARY ROAD BASE ON RELOCATION ROUTE.....$100,000

UNDERPINNING @ ST. PAUL'S CHURCH.....$300,000

PROTECTION OF PANATTONI BUILDING.....$50,000

NEW HANDICAP RAMP @ ST. PAUL'S CHURCH.....$50,000

NEW PARKING ENTRANCE FOR PANATTONI BUILDING.....$50,000

SUBTOTAL.....$3,598,800

CONTINGENCY @ 15%.....$539,800

SUBTOTAL.....$4,138,600

ESTIMATED RELOCATION COSTS.....$4,138,600

ACQUISITION OF THE PANATTONI BUILDING

INCLUDING ALL APPRAISALS, RELOCATION

AND CLOSING COSTS ETC.....$2,800,000

ACQUISITION OF ST. PAUL'S PARKING LOT.....375,000

TOTAL ESTIMATED COST THIS OPTION....$7,313,600

NOTES:

1. Building moving estimate by Spencer White and Prentice, estimate reviewed and confirmed by N.D.Montgomery, Inc.

The above estimates are based on the limited visual inspection described in Chapter One. Estimated costs could inflate significantly with detailed subsurface exploration.

2.RELOCATION AND CONVERSION TO COMMERCIAL OFFICE SPACE.

Costs included in this estimate are for relocating the structure in one section and changing its occupancy from R-1 residential to B-2 office building.

DEMOLITION OF EXISTING BASEMENT & UTILITIES.....$100,000

BUILDING RELOCATION.....$1,420,550

DEMOLITION OF BUILDING INTERIORS.....$275,000

NEW CORE AREAS (STAIRS RESTROOMS CORRIDORS ETC...$125,000

NEW ONE HOUR ELEVATOR.....$100,000

NEW HEATING AND AIRCONDITIONING SYSTEM.....$289,000

NEW ELECTRICAL SYSTEM.....$158,000

NEW PLUMBING SYSTEM.....$124,000

NEW FOUNDATIONS, UTILITY RECONNECTION STRUCTURAL

SHEAR WALLS AND BRACING.....$756,300

NEW HANDICAP ENTRANCE.....$ 30,000

ASBESTOS REMOVAL.....$54,050

ARCHITECTURAL AND ENGINEERING SERVICES.....$400,000

PERMITS, INSURANCE, BONDS ETC.....$250,000

REMOVE & REPLACE MISC. STREET UTILITIES.....$5,000

ALLOWANCE FOR UNDERGROUND UTILITIES ETC.....$25,000

TEMPORARY ROAD BASE ON RELOCATION ROUTE.....$100,000

UNDERPINNING @ ST. PAUL'S CHURCH.....$300,000

PROTECTION OF PANATTONI BUILDING.....$ 50,000

NEW HANDICAP RAMP @ ST. PAUL'S CHURCH.....$50,000

NEW PARKING ENTRANCE FOR PANATTONI BUILDING.....$50,000

SUBTOTAL.....$4,661,900

SUBTOTAL.....$4,661,900

BASIC TENANT IMPROVEMENT ALLOWANCE 27,500 SF

RENTABLE SQUARE FEET @$25.00 / SF.....$687,500

SUBTOTAL.....$5,349,400

CONTINGENCY @ 15%.....$809,900

ESTIMATED RELOCATION COSTS.....$6,159,300

ACQUISITION OF THE PANATTONI BUILDING

INCLUDING ALL APPRAISALS, RELOCATION

AND CLOSING COSTS ETC.....$2,800,000

ACQUISITION OF ST. PAUL'S PARKING LOT.....$375,000

TOTAL ESTIMATED COST THIS OPTION.....$9,334,300

NOTES:

1. Building moving estimate by Spencer White and Prentice, estimate reviewed and confirmed by N.D.Montgomery, Inc.
2. Asbestos abatement by H&B Management Inc.

The above estimates are based on the limited visual inspection described in Chapter One. Estimated costs could inflate significantly with detailed subsurface exploration.

F. SUMMARY OPTION #1

Relocating the Merrium apartment building between the existing Panattoni office building and the Historic Saint Paul's Episcopal Church is technically feasible. However, its presence will significantly impact both of the adjacent structures. Regardless of the final occupancy classification, the implementation of this option requires the City to waive several provisions of fire, life safety and handicap codes.

Estimated option costs are $7,313,600 for residential and $9,334,300 it it converted to commercial office space or an accessory use for the proposed Convention Center Expansion.

OPTION #2

RELOCATE THE MERRIUM SOMEWHERE ON THE BLOCK IDENTIFIED FOR EXPANSION

A. OVERVIEW

Relocating the Merrium Apartment building somewhere on the block identified for the Community Convention Center Expansion is technically feasible. The exact location selected and the extent to which the Historical building code waives current building code requirements will determine the Merrium's impact on the proposed Convention Center Expansion.

B. STRUCTURAL CONSIDERATIONS

Physically relocating the Merrium within the block it which it is currently located is technically feasible as determined by the first relocation study done by Spencer White and Prentice in the non-site specific relocation study presented to City Council in March of 1989.

Foundation construction will be consistent with the system shown in Attachment "A" provided clearance problems similar to option #1 are not encountered.

C. BUILDING CODE IMPLICATIONS

1. STRUCTURE TO REMAIN AS RESIDENTIAL

Relocating the Merrium to another site within the same block will require minimal code modifications to gain acceptance under the Historical Building Code. Modifications will include upgrading apartment entry doors to meet fire resistive standards, extending the automatic fire sprinkler system into the apartment units, and insuring all openings in rated construction comply with applicable codes. Estimated costs for the upgrades are presented in the relocation estimate. A more detailed review of all non-compliance items and their proposed mitigation measures are discussed in the report by Favro, McLaughlin and Associates (appendix B).

2. STRUCTURE TO BE CONVERTED TO COMMERCIAL OFFICE SPACE

Relocating the Merrium apartment building and converting the structure into commercial office space may change the method by which it is evaluated for code compliance. As discussed in Option #1, changing the building occupancy from R-1 residential to B-2 office building could preclude the structure from being evaluated as historical. The possibility for re-evaluation of code compliance results from a.) the structure's original design intent is changed and b.) in order to covert the structure to commercial, the building will undergo major interior renovations. If it is converted

to commercial office it could be required to be upgraded to meet all applicable codes.

The Merrium apartment building is a Type III No Hour rated structure per the 1988 uniform building code. As such it is not in compliance with current building codes with respect to area and height restrictions and handicap accessibility. Required modifications include one hour rated construction throughout, installation of an automatic fire sprinkler system, installation of handicap accessible entry ways and restrooms, installation of a one hour rated elevator and, depending on the site location, and sufficient side yard area to offset the area and height restrictions.

D. EFFECT ON SURROUNDING STRUCTURES

Relocation ofthe Merrium on the same block will impact one or more of the existing or proposed structures.

1. Saint Paul's Church

Potential impact to St. Paul's church will occur only if the Merrium is relocated to the site directly adjacent to the church along J Street. Concerns regarding a massive structure at this location are discussed in the Draft EIR: page 4-88, "...The design of the Convention Center Expansion should ensure that the new building does not dwarf or crowd the church.", and page 4-100, "A minimum setback of 15 feet should be established for all portions of the East Alternative site

adjacent to St. Paul's church If the proposed Expansion would block direct solar access to church windows, alternative designs incorporating additional setbacks or a stepped building design should be considered."

It should be noted, the existing Convention Center is only two stories and the Expansion is not anticipated to be significantly higher. The Merrium building, however, is five stories and its impact on the church would be significant.

2. The Panattoni Office Building

The west exterior wall of the Panattoni building is void of any openings. It is unlikely the Merrium would have any impact on the existing building by the relocation proposed in this option.

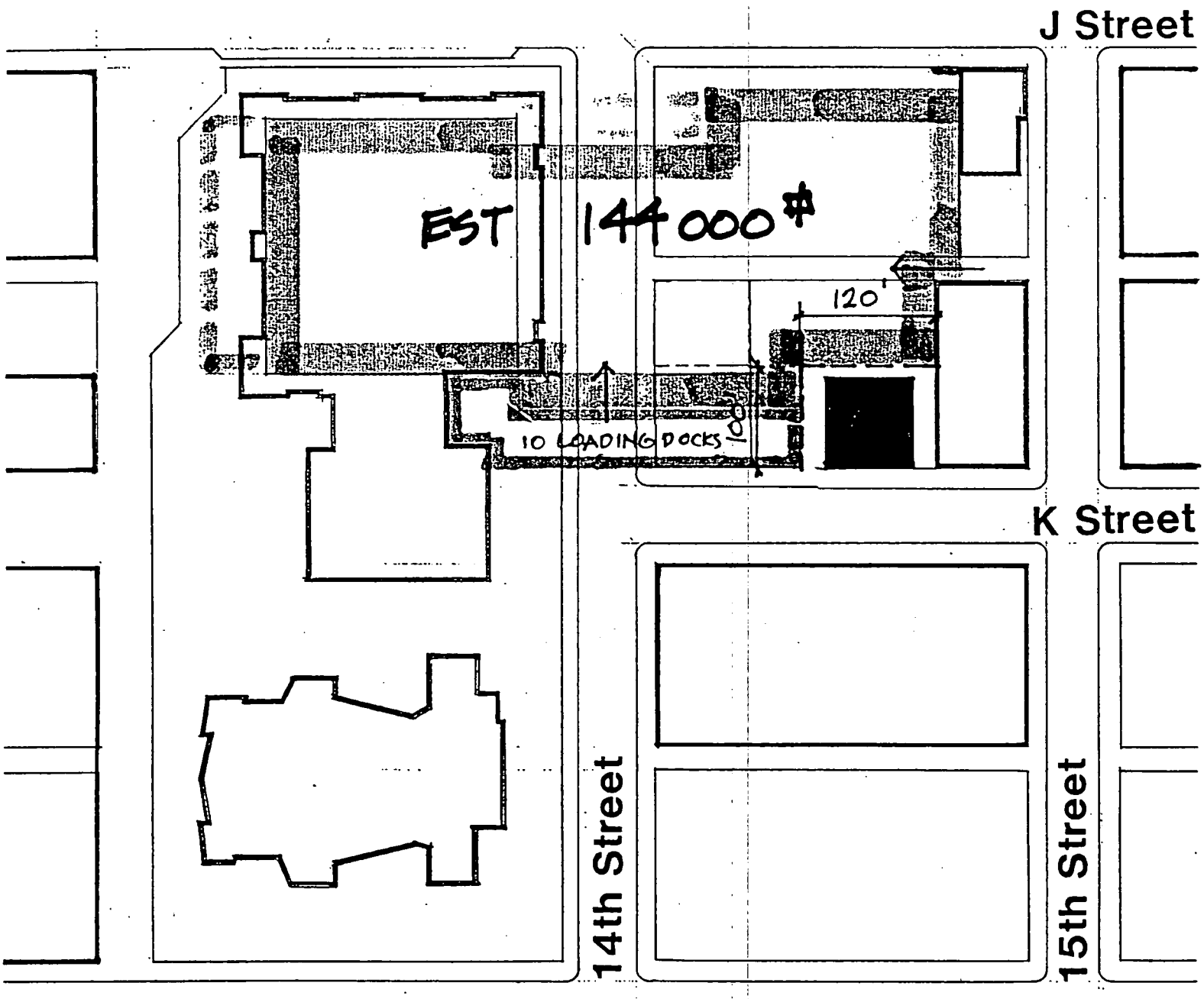
E. CONVENTION CENTER IMPACTS

Relocation of the Merrium building somewhere on the block identified for Convention Center Expansion will, depending on the exact location have some varying degree of impact on the proposed expansion.

1.Along K Street

The locations shown in figures 14 thru 19 do not conflict with the preferred shape of the exhibition hall. It will however reduce the size of the loading dock area. As discussed in the report by Vitiello & Associates /LMN,

OPTION #2A Residential



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OPTION #2A Commerical

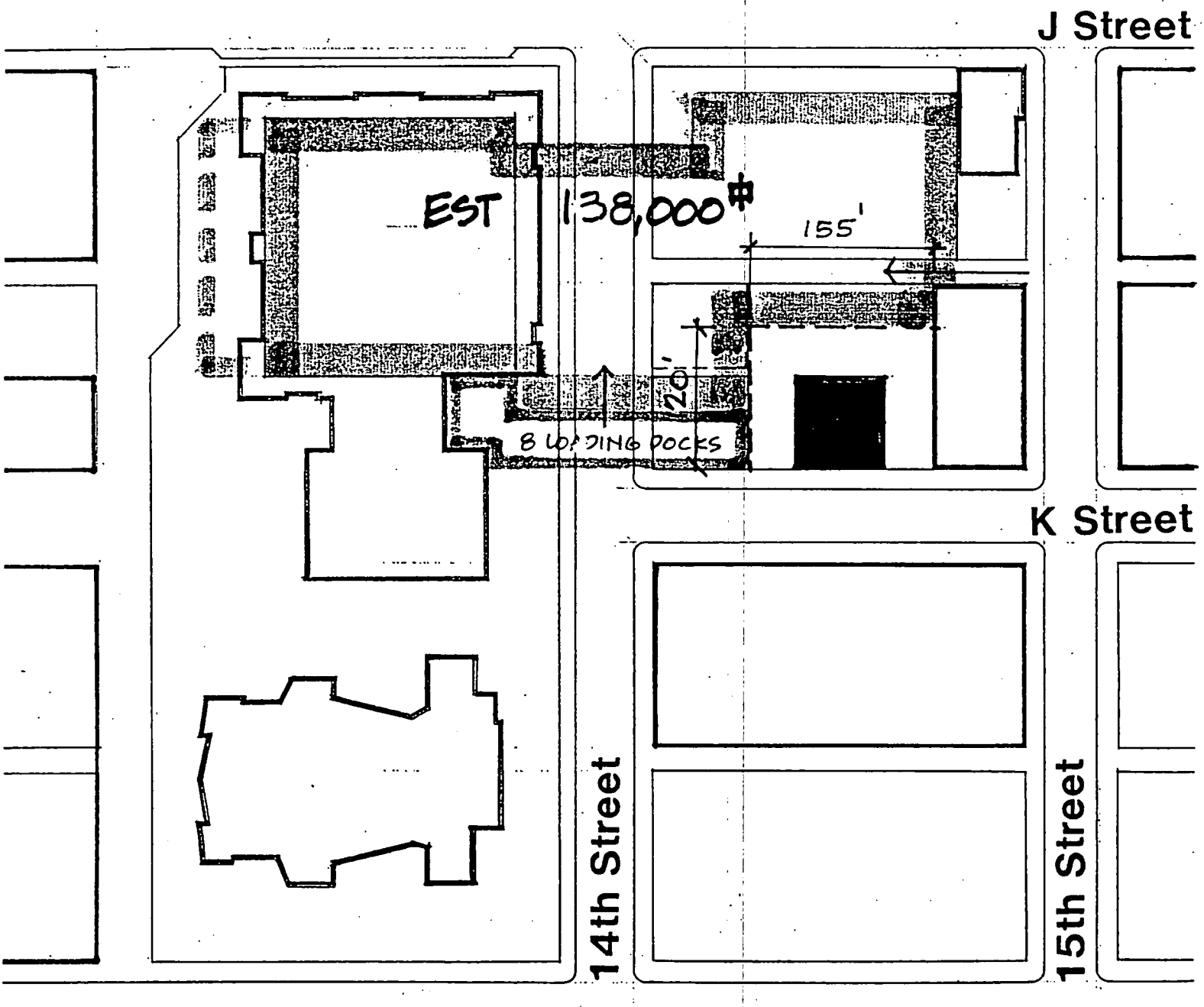

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FIGURE 16

OPTION #2A Accessory

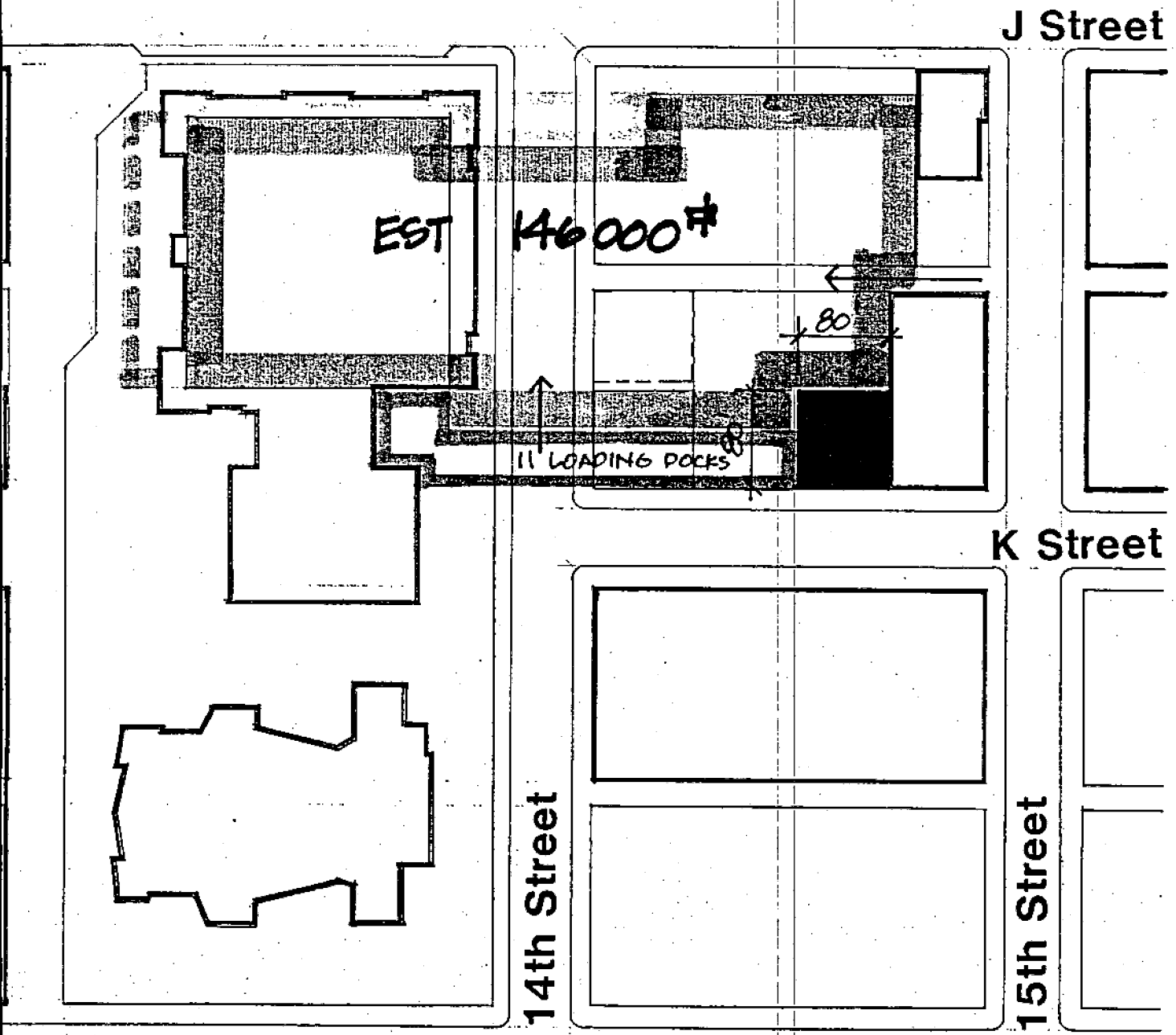

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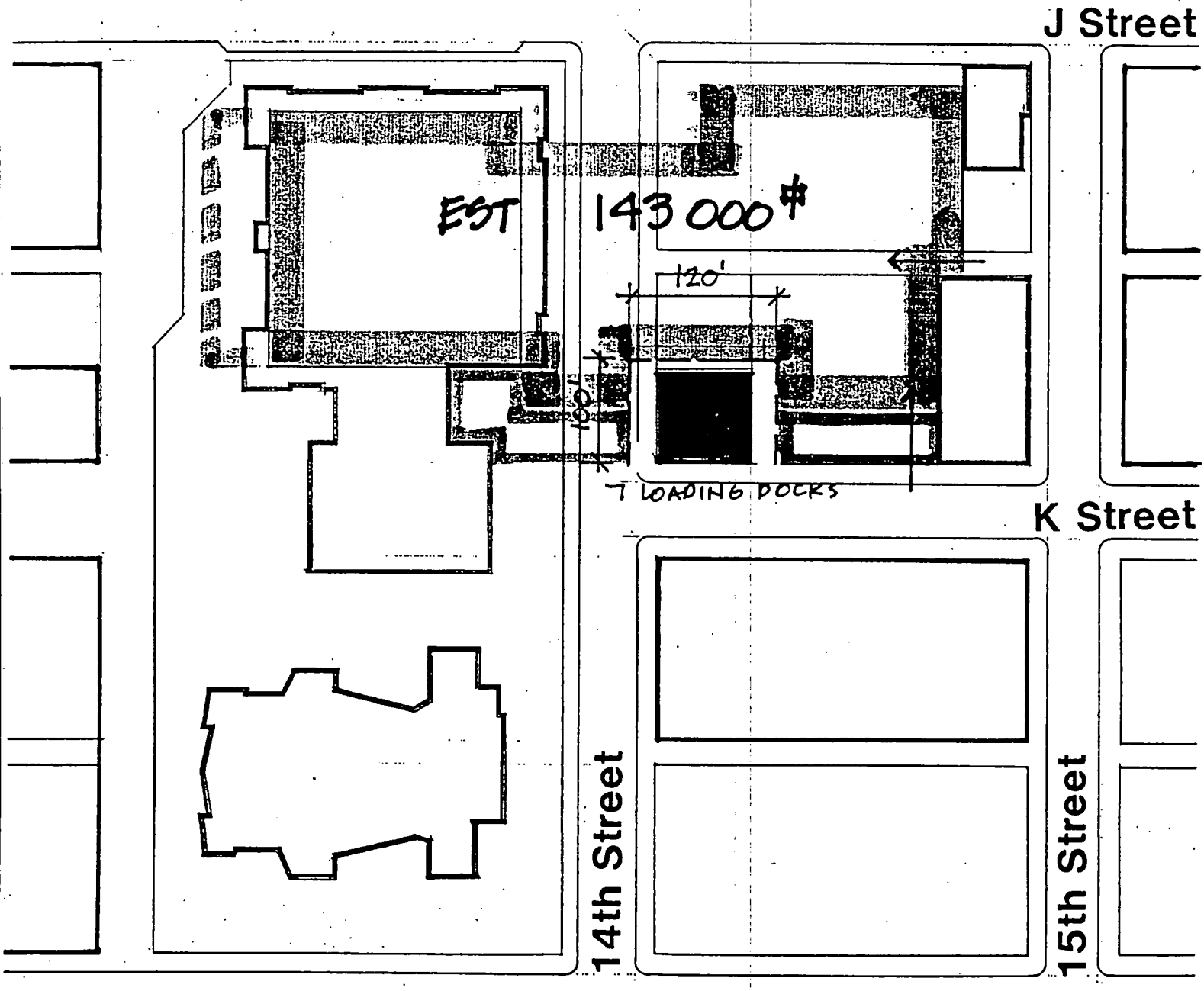
FIGURE 17

OPTION #2B Residential



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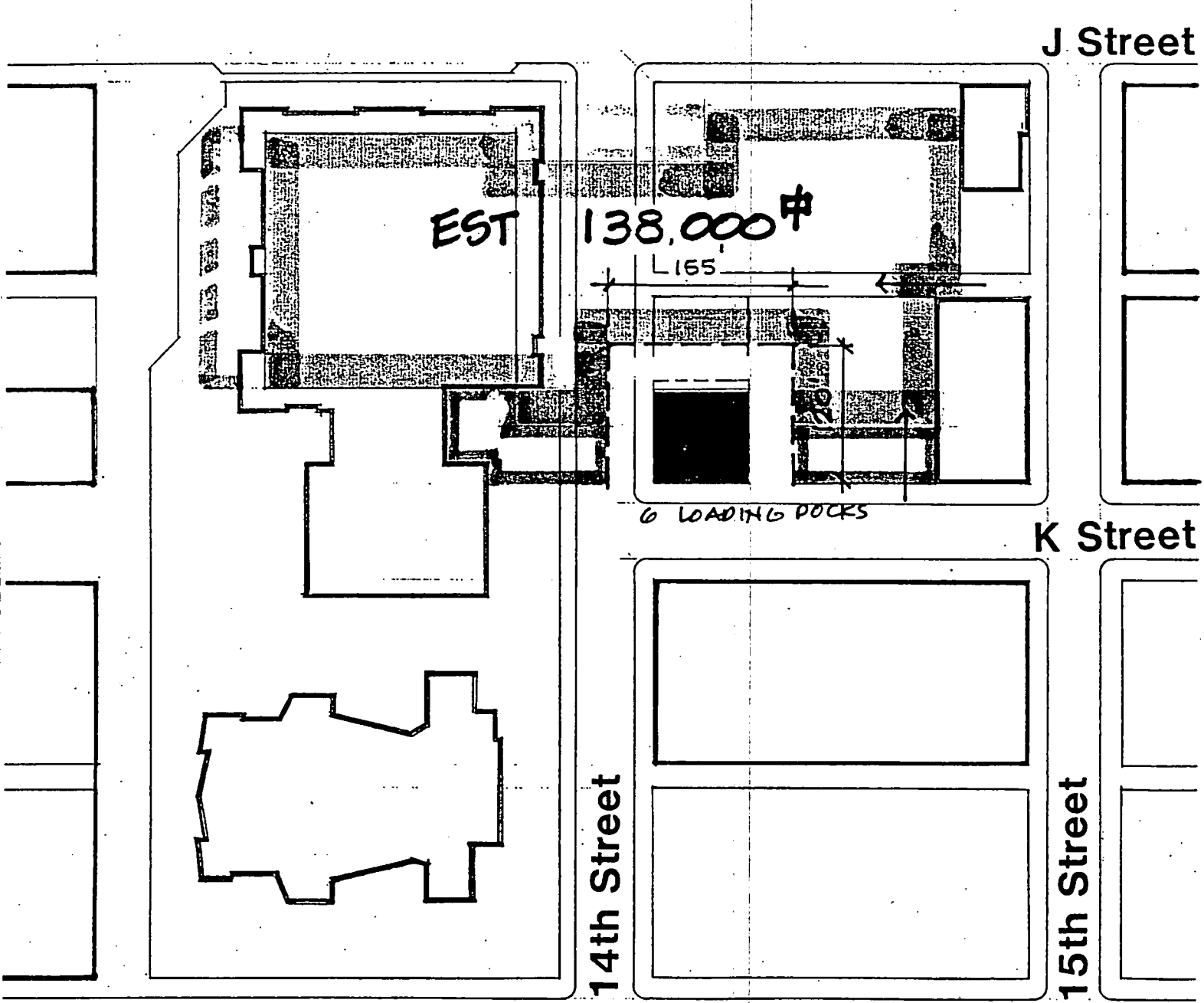
OPTION #2B Commerical



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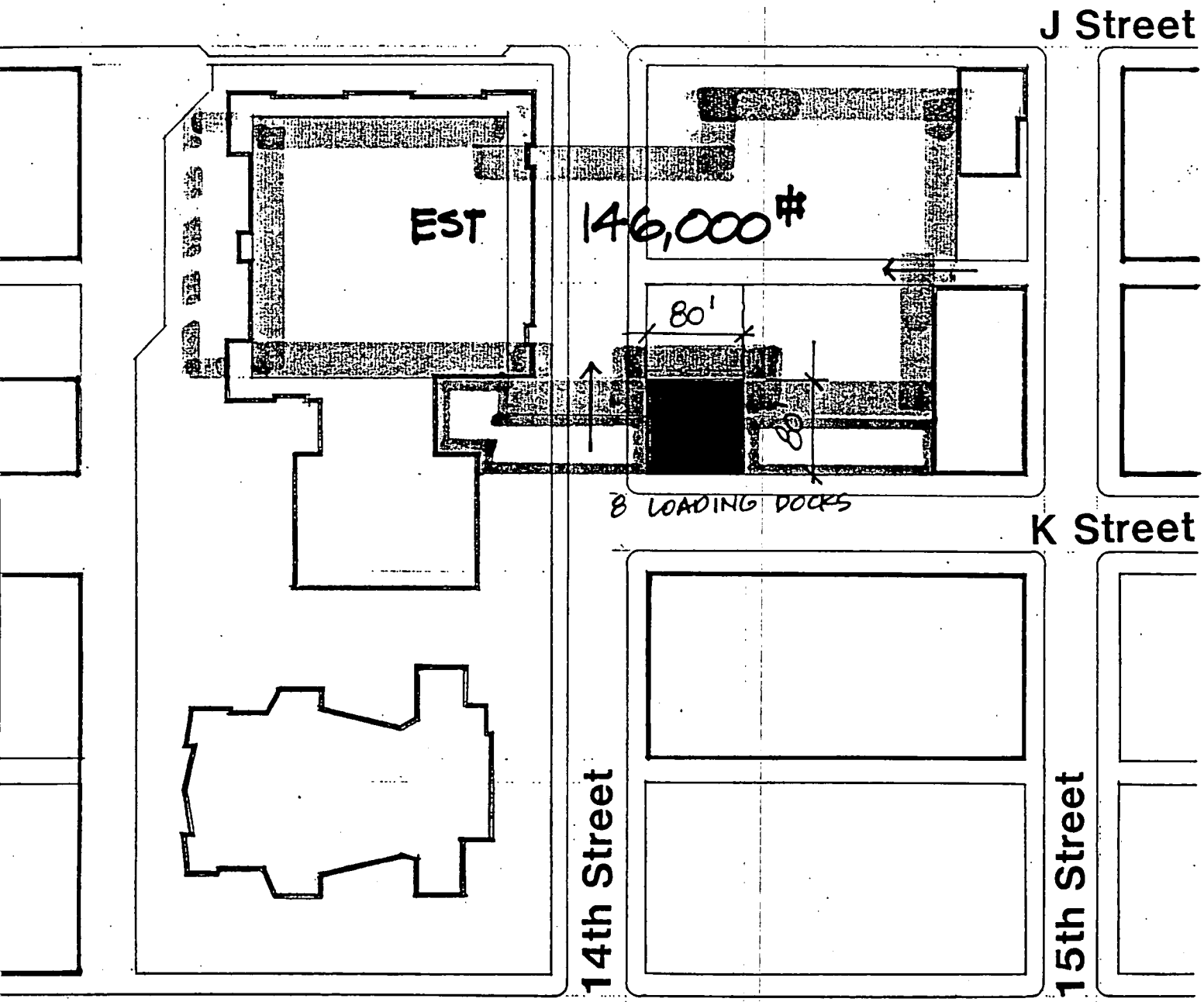
3/14/90

FIGURE 19

OPTION #2B Accessory



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sufficient loading area is a key function to the measure of success for a convention center.

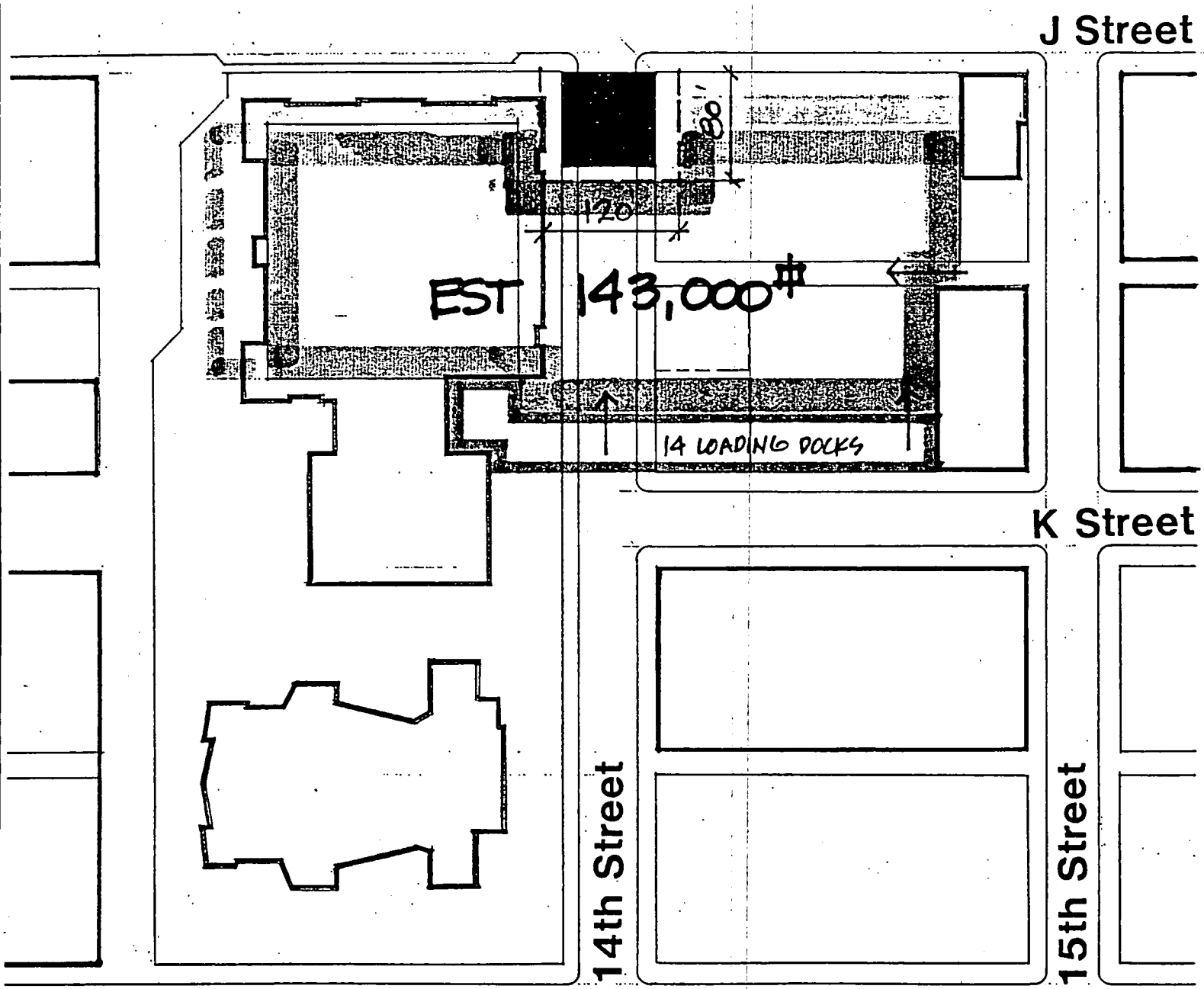
"The cost of producing a show is largely dependant on the amount of time it takes to set up a show and take a show apart...The controlling elements in this process are the number of truck loading docks and the direct floor access points that can be provided...It should be realized that insufficient or inefficient dock space not only penalizes the show operator, but more importantly the city and the hotels, restaurants, etc. If for example, it takes an extra day to set up and knock down a show, that in effect means it adds two days between each event, two days lost revenue to the rental of the facility, two lost delegate days in town at hotels, restaurants, etc."

In addition to the direct impact on the proposed Convention Center, noise levels created by trucks and forklifts during move-in and knock-down of shows would be undesirable for an apartment unit, especially during nighttime hours.

2. Along J Street

Relocation to the area along J Street on the east or west ends (see figures 20 thru 25) will compromise the exhibit hall space by decreasing the program goal by 10,000 square feet if retained as residential and by as much as 20,00 square feet

OPTION #2D Residential



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OPTION #2C Residential

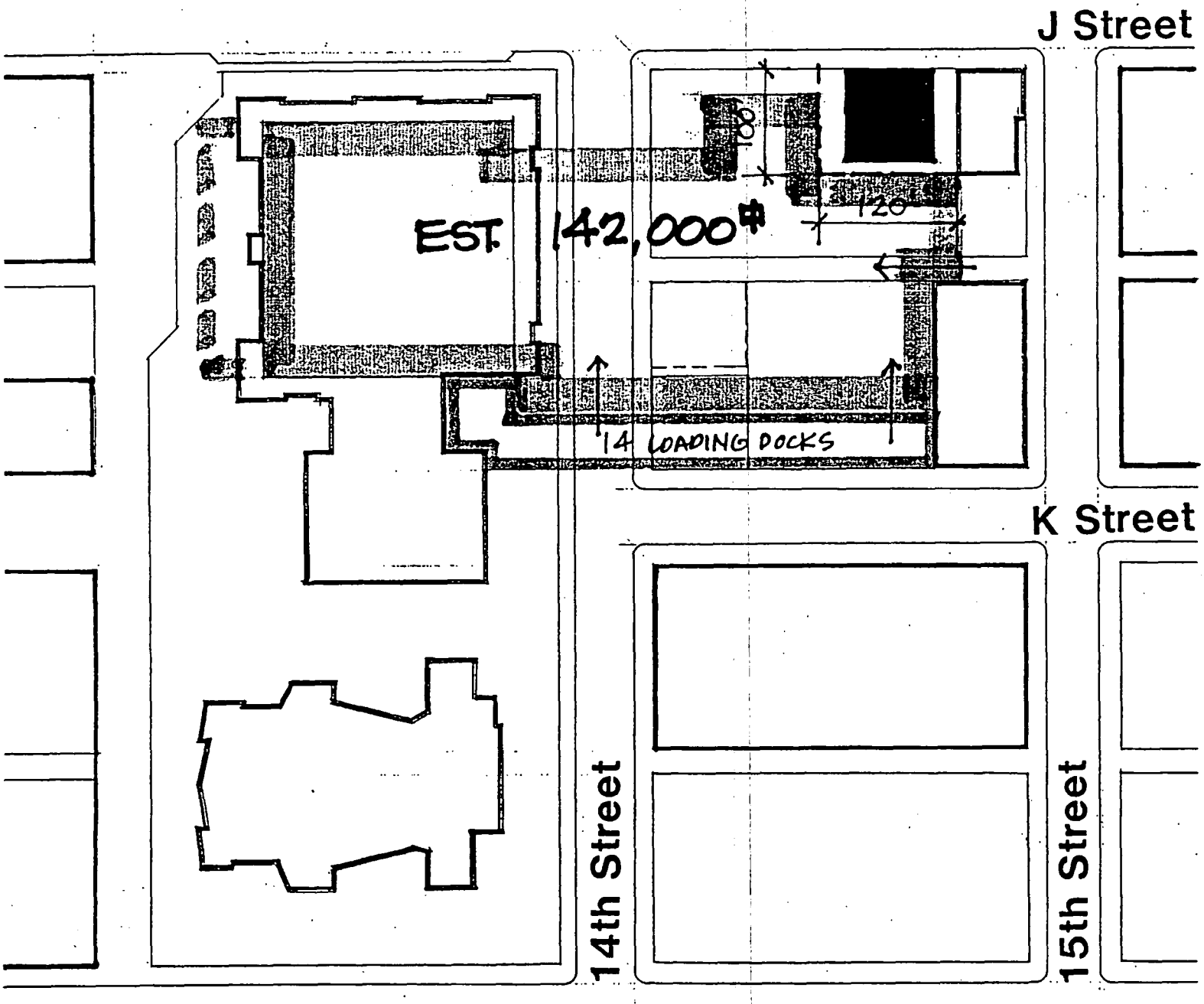

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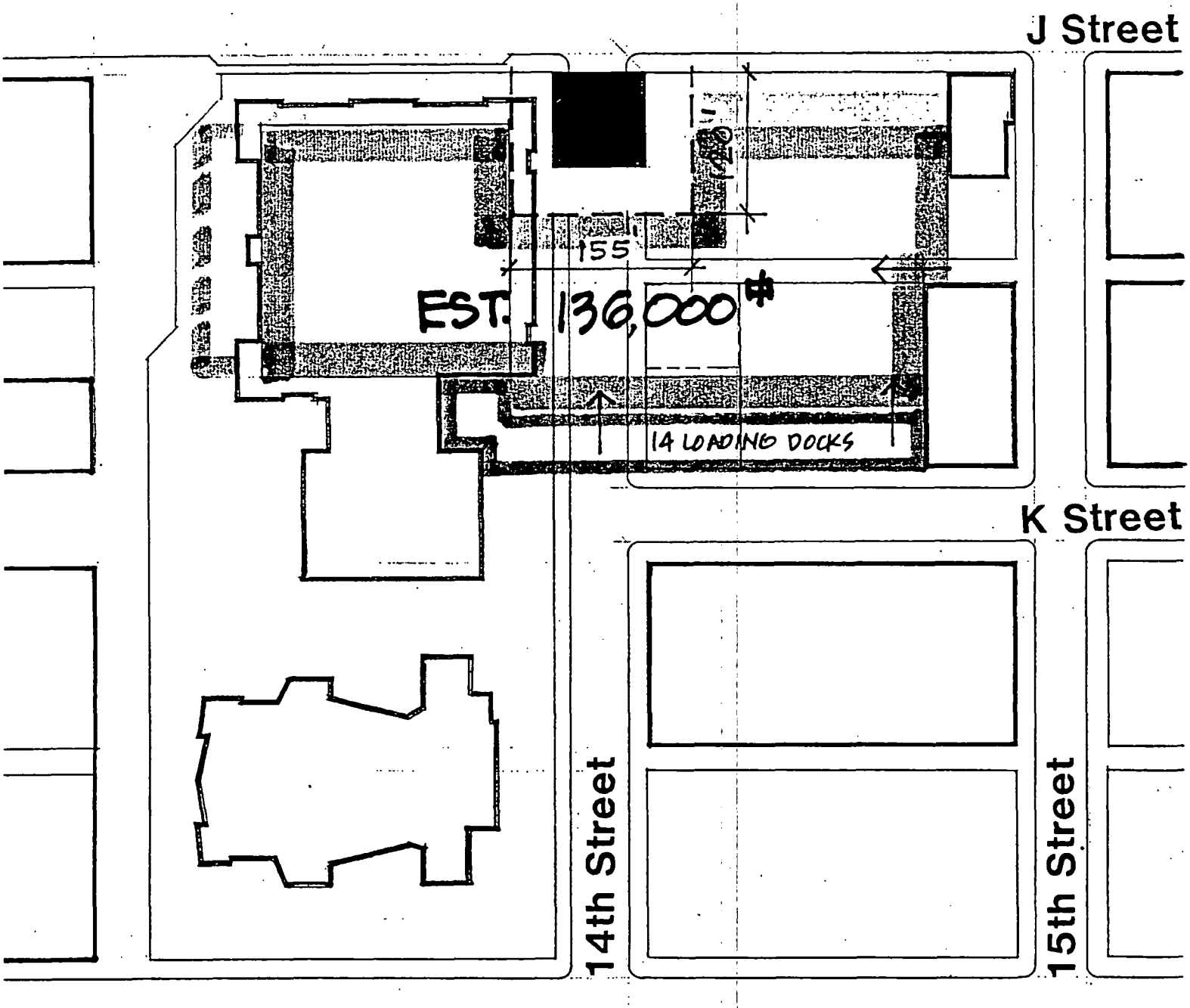
FIGURE 22

OPTION #2D Commerical



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Vitiello / LMN

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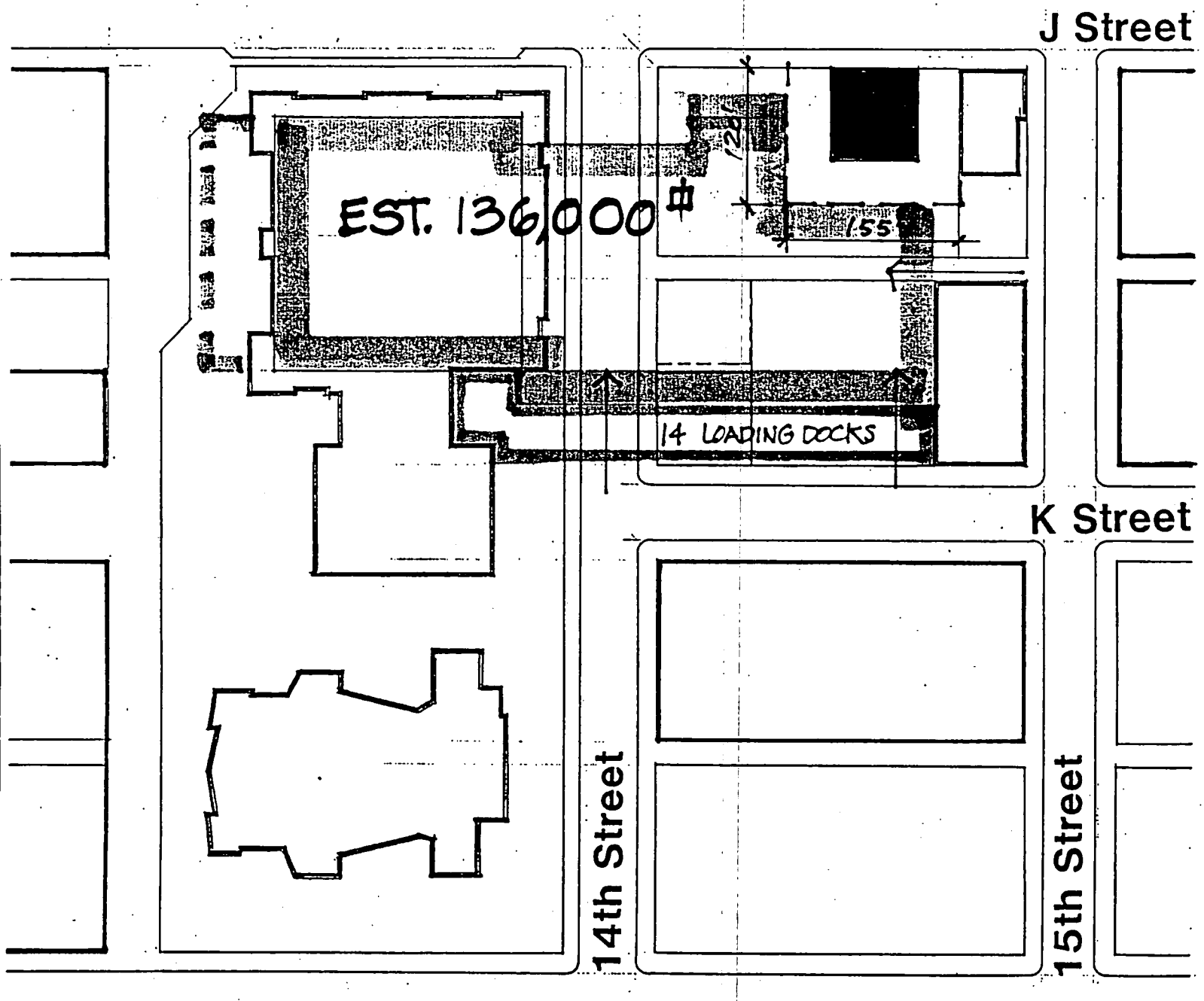
FIGURE 23

OPTION #2C Commerical



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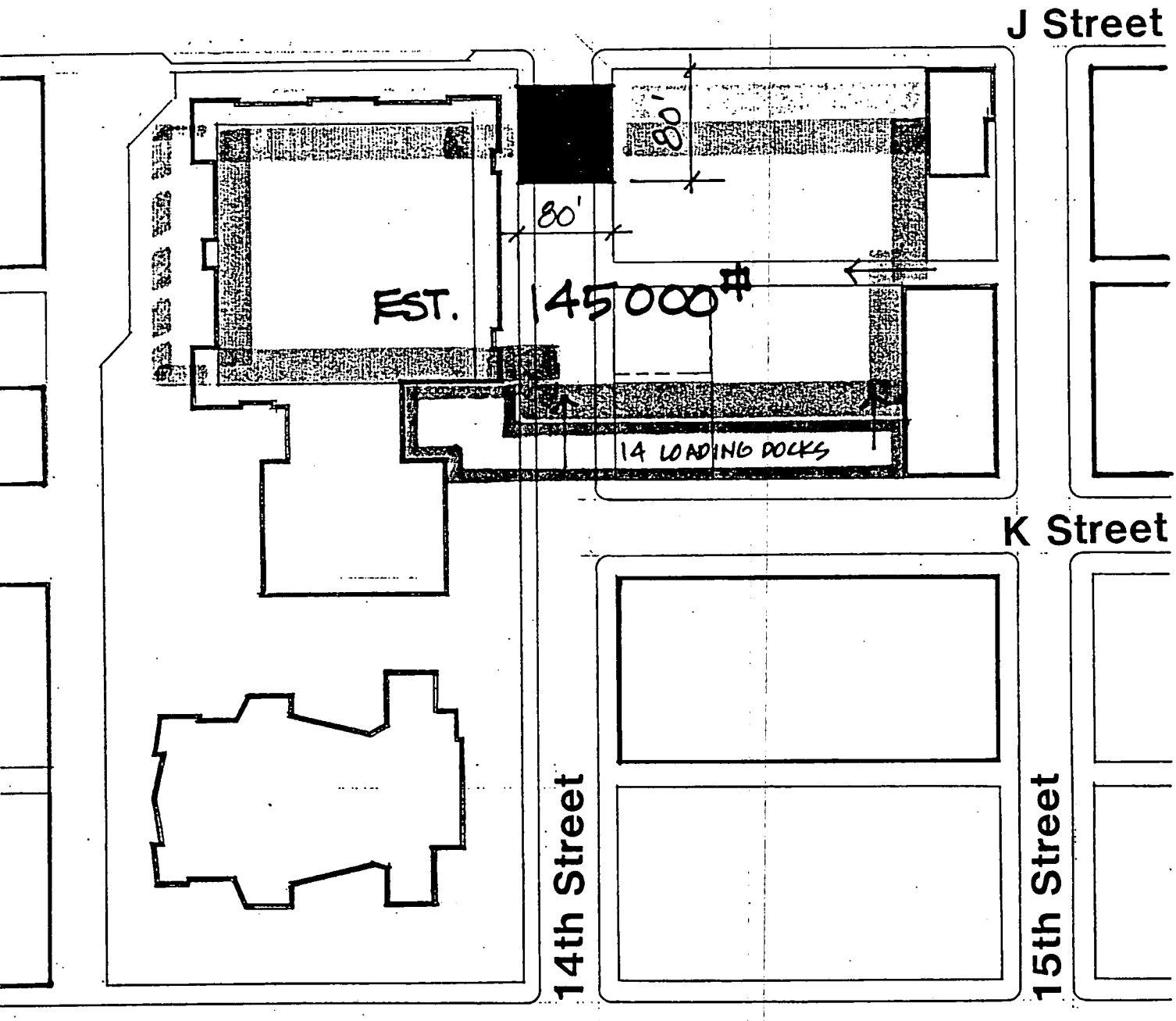
OPTION #2D Accessory



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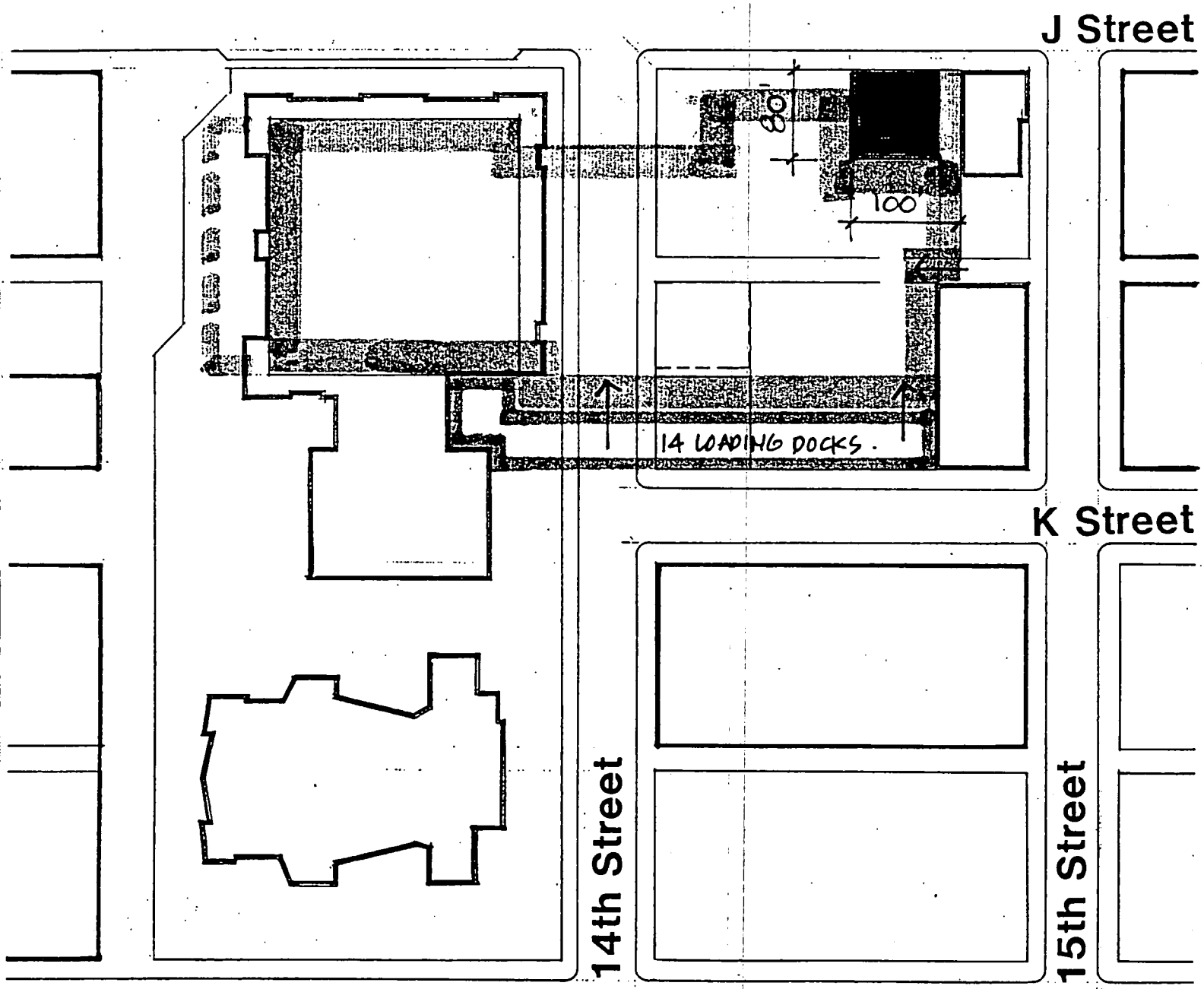
Vitiello / LMN

3/14/90

OPTION #2C Accessory



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depending on final code interpretation if converted to commercial office space. In addition placement of the Merrium on the east end will overwhelm St. Paul's Church in scale and possibly impact light access to the church's stained glass windows.

The floor size, column bay layout and floor elevation of the Merrium, if placed along J Street, make it unsuitable for use as a lobby. In addition, the Merrium's presence will divide the exterior of the Convention Center, decreasing visual identification.

F. ESTIMATED RELOCATION COSTS

1. RELOCATION AS A HISTORICAL APARTMENT BUILDING

Estimated relocation costs for a move within the same block as the Merrium's current location and maintaining the current (R-1) residential occupancy are as follows:

1. DEMOLITION OF EXISTING BASEMENT & UTILITIES	$100,000
2. BUILDING RELOCATION	$1,420,550
3. NEW FOUNDATIONS & UTILITY RECONNECTION	$756,300
4. TOXICS REMOVAL	$54,050
5. REMOVE /REPLACE PARKING METERS, LIGHTS ETC	$5,000
6. ALLOW FOR UNDERGROUND SHORING & REPAIR	$25,000
7. TEMPORARY ROAD BASE ALONG RELOCATION ROUTE	$100,000
8. ARCHITECTURAL/ENGINEERING SERVICES	$200,000
9. PERMITS, INSURANCE, BONDS, ETC	$100,000
SUBTOTAL	$2,760,900

CODE REQUIRED MODIFICATIONS

1. MISCELLANEOUS FIRE/LIFE SAFETY ITEMS	$237,900
SUBTOTAL	$2,998,800
CONTINGENCY @ 15%	449,800
TOTAL ESTIMATED OPTION COST	**$3,448,600**

NOTE:

The above estimates are based on a limited visual inspection. Estimated costs could inflate significantly with detailed subsurface exploration.

2. RELOCATION AND CONVERSION TO COMMERCIAL OFFICE SPACE

Estimated costs for relocating the structure in one section and changing its occupancy from R-1 residential to B-2 Commercial are as follows:

1. DEMOLITION OF EXISTING BASEMENT & UTILITIES.....$100,000
2. BUILDING RELOCATION.....$1,420,550
3. NEW FOUNDATIONS & UTILITY RECONNECTION.....$756,300
4. TOXICS REMOVAL.....$54,050
5. REMOVE /REPLACE PARKING METERS, LIGHTS ETC.....$5,000
6. ALLOW FOR UNDERGROUND SHORING & REPAIR.....$25,000
7. TEMPORARY ROAD BASE ALONG RELOCATION ROUTE.....$100,000
8. ARCHITECTURAL/ENGINEERING SERVICES.....$350,000
9. PERMITS, INSURANCE, BONDS, ETC.....$180,000
10. DEMOLITION OF BUILDING INTERIORS.....$275,000
11. NEW CORE AREAS (STAIRS,RESTTROOMS,CORRIDORS ETC.).$125,000
12. NEW ELEVATOR.....$100,000
13. NEW HEATING AND AIR CONDITIONING.....$289,000
14. NEW ELECTRICAL SYSTEM.....$158,000
15. NEW PLUMBING SYSTEM.....$124,000
16. NEW HANDICAP ENTRANCE.....$30,000

SUBTOTAL...$4,091,900

BASIC TENANT IMPROVEMENT ALLOWANCE 27,500 SF

OF RENTAL SQUARE FEET @ $25.00 / SF.....$687,500

SUBTOTAL...$4,779,400

SUBTOTAL...$4,779,400

CONTINGENCY @ 15%.....716,850

TOTAL ESTIMATED OPTION COST.....$5,496,250

NOTE:

The above estimates are based on a limited visual inspection. Estimated costs could inflate significantly with detailed subsurface exploration.

G. SUMMARY OPTION #2

Relocating The Merrium Apartments building within the block it currently occupies is physically feasible. The configuration of the Expansion and the exact location selected for the Merrium will establish its impact on the surrounding Structures and the proposed Community Convention Center Expansion.

Estimated relocation costs are $3,448,600 for residential and $5,496,250 for conversion to commercial office space.

OPTION #3

LEAVE THE MERRIUM IN ITS EXISTING LOCATION AND DESIGN THE CONVENTION CENTER EXPANSION AROUND THE BUILDING

A. OVERVIEW

Electing to not relocate the Merrium building is certainly a valid option. Not relocating the building however, creates several significant programmatic concerns for the proposed Community Convention Center Expansion.

B. STRUCTURAL CONSIDERATIONS

None.

C. BUILDING CODE IMPLICATIONS

Modifications to the Merrium Apartment Building for building code deficiencies requires interpretation by the City Building Inspections Division regarding the extent relief from current codes by enactment of the Historical Building Code. Maintaining the structure as residential appears to require a minimum amount of modification. Conversion to commercial depending on the extent of renovation and upgrade could require significant modifications to meet current building codes if enactment of the Historical Building Code is determined to be inappropriate.

1. STRUCTURE TO REMAIN AS RESIDENTIAL

Maintaining the Merrium in its existing location and its current R-1 classification (residential) requires no modification at all. It is recommended that if the building is retained it should receive at a minimum, painting of all units, upgrade the kitchen and bath fixtures and appliances, mitigate all friable asbestos, and replace worn or damaged flooring. The only building code issues of concern would be to insure the proposed Expansion maintained sufficient clearance for emergency access, light, and emergency exiting.

2. STRUCTURE TO BE CONVERTED TO COMMERCIAL USE

Maintaining the Merrium in its current location and converting the structure to a B-2 classification (office building) would require it to undergo the same modifications discussed in Option #2.

D. EFFECTS ON SURROUNDING STRUCTURES

Maintaining the Merrium in its existing location and designing the convention center around it will only effect the proposed Convention Center Expansion. The ramifications of the impact are discussed in Section E.

E. IMPACT ON THE PROPOSED CONVENTION CENTER EXPANSION

As stated by the Community Convention Center designer's, Vitiello/LMN, "The most important functional component of a

convention center is the size of the exhibition hall...The average size for convention centers in the United States according to the Trade Show Weekly's 1989 Annual Directory is 150,967 sq.ft. Previous market studies for Sacramento have concluded that to remain competitive, the existing facility should be expanded to 150,000 sq. ft....Exhibitors are very concerned about location visibility of booths within an exhibit hall and as such will reject space that is perceived to be hidden around corners. The preference is for simple rectangular halls where every part of the hall can be seen from the entry."

Final determination of use for the Merrium building will in one way or another impact the proposed expansion.

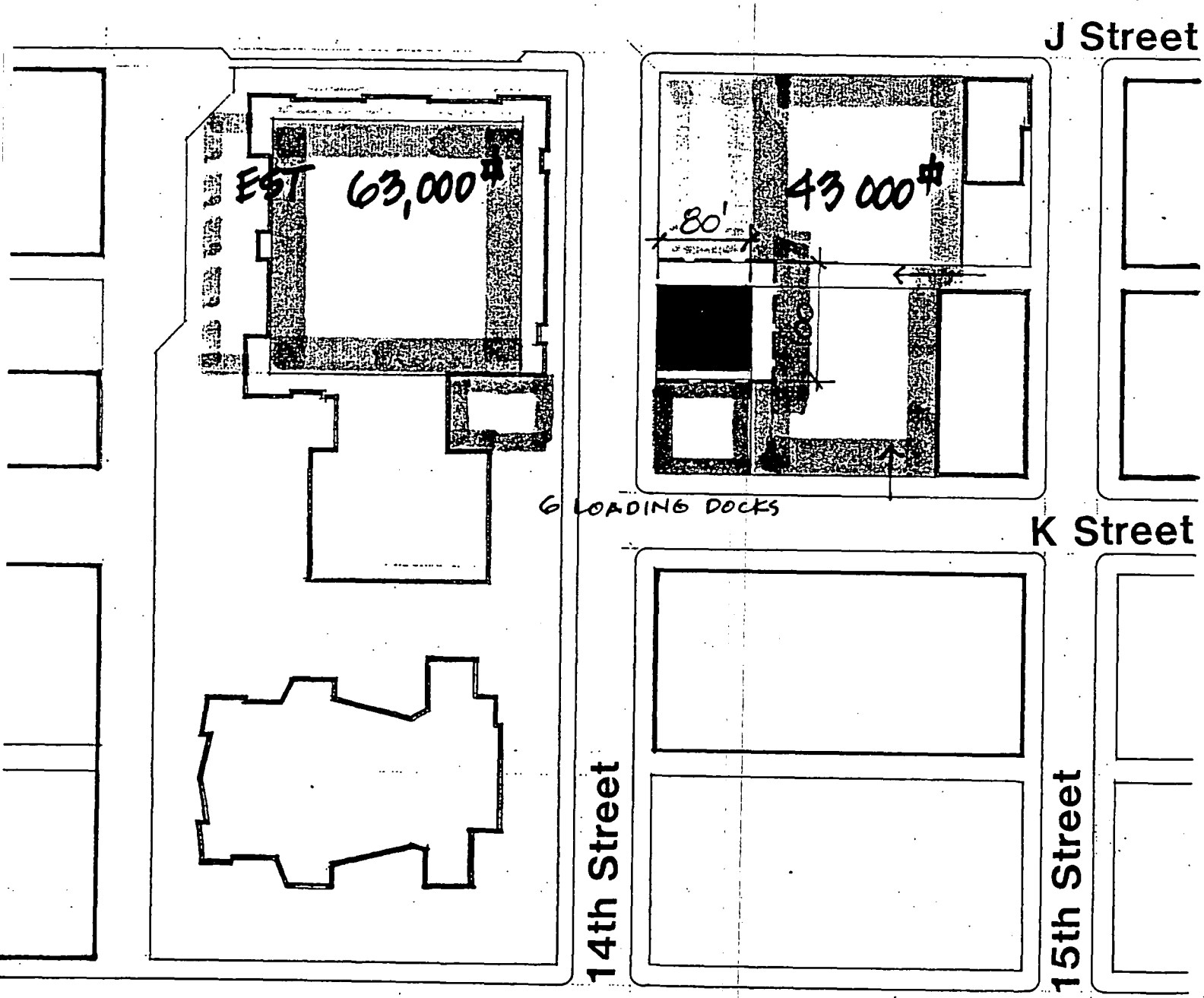
1. STRUCTURE TO REMAIN AS RESIDENTIAL

If the building is used as multi-family residential units, 14th Street must remain open in order to accommodate parking , service, and more importantly fire department access. The result would force the separation of existing and new exhibition halls of the Convention Center where contiguous exhibit floor area is essential. The maximum expansion potential for the exhibit hall would be 45,000 square feet (100,000 square feet is the program goal). Lobbies for the expansion and the existing facility would be separate, and the support area would be far less than necessary (see figure 26).

FIGURE 26

OPTION #3

Residential



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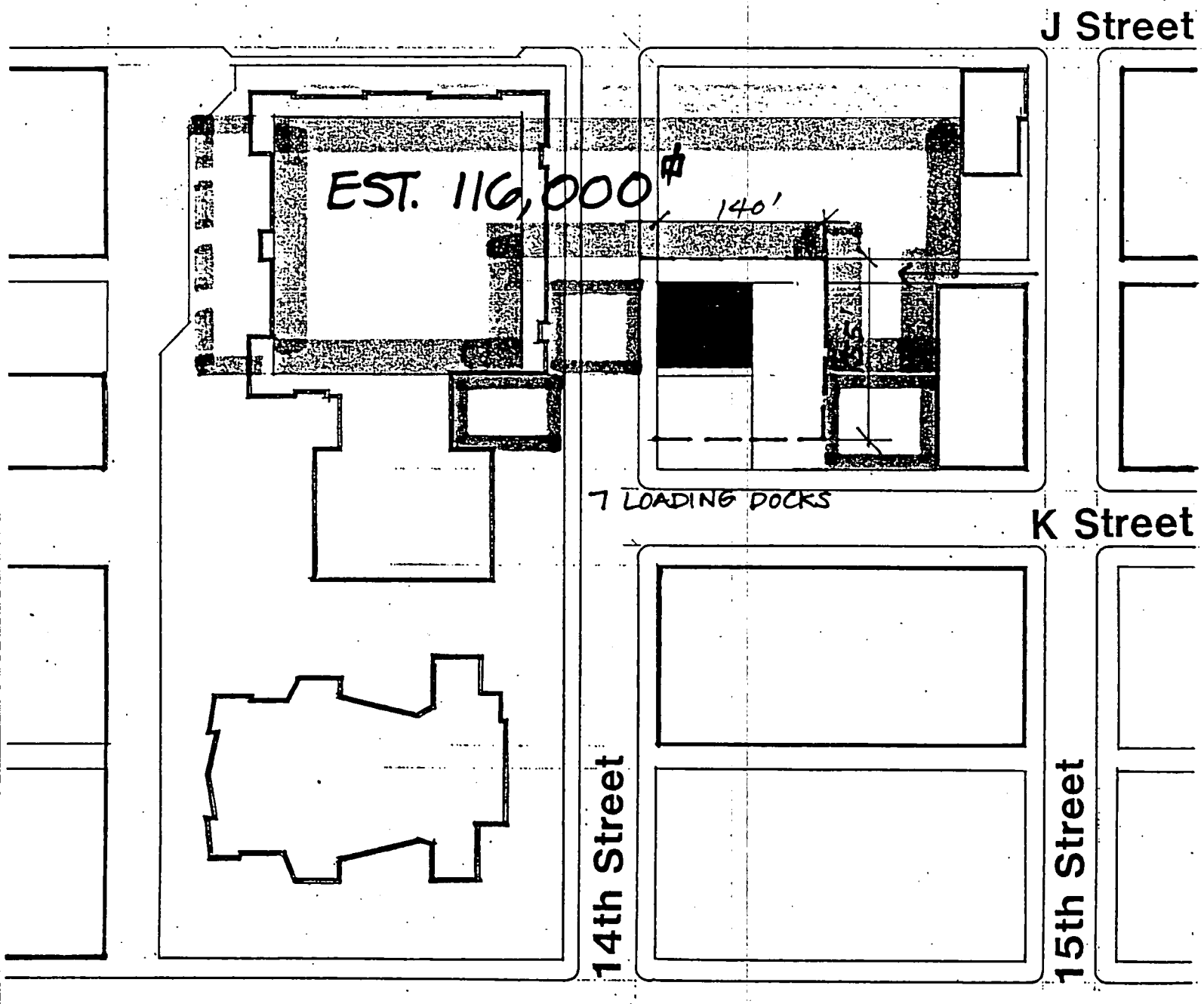
2. STRUCTURE CONVERTED TO B-2 OFFICE BUILDING

If the building is converted to commercial office space, all of the above described effects would be the same provided the determination is made that the structure would still be reviewed based on the Historic Building Code. In the event the structure is determined not to be eligible for for review based on the Historic Building Code, the impact on proposed exhibit hall size would be even more severe because of the increased requirement for sideyards to overcome area and height restrictions noted in the code review by Favro McLaughlin & Associates (appendix D-).

3.STRUCTURE AS ACCESSORY USE BY THE CONVENTION CENTER

If the Merrium remains in its existing location and is converted to an accessory use to the Community Convention Center Expansion, it would be possible to close a portion of 14th Street in order to have a continuous expanded exhibit hall floor. The exhibit hall would have to be "L" shaped, however, which for reasons described above is not recommended by the architects. Maximum available exhibit hall space as a result of the option would be reduced from the target 150,000 square feet to 110,000 square feet (see figure 28).

OPTION #3 Commerical



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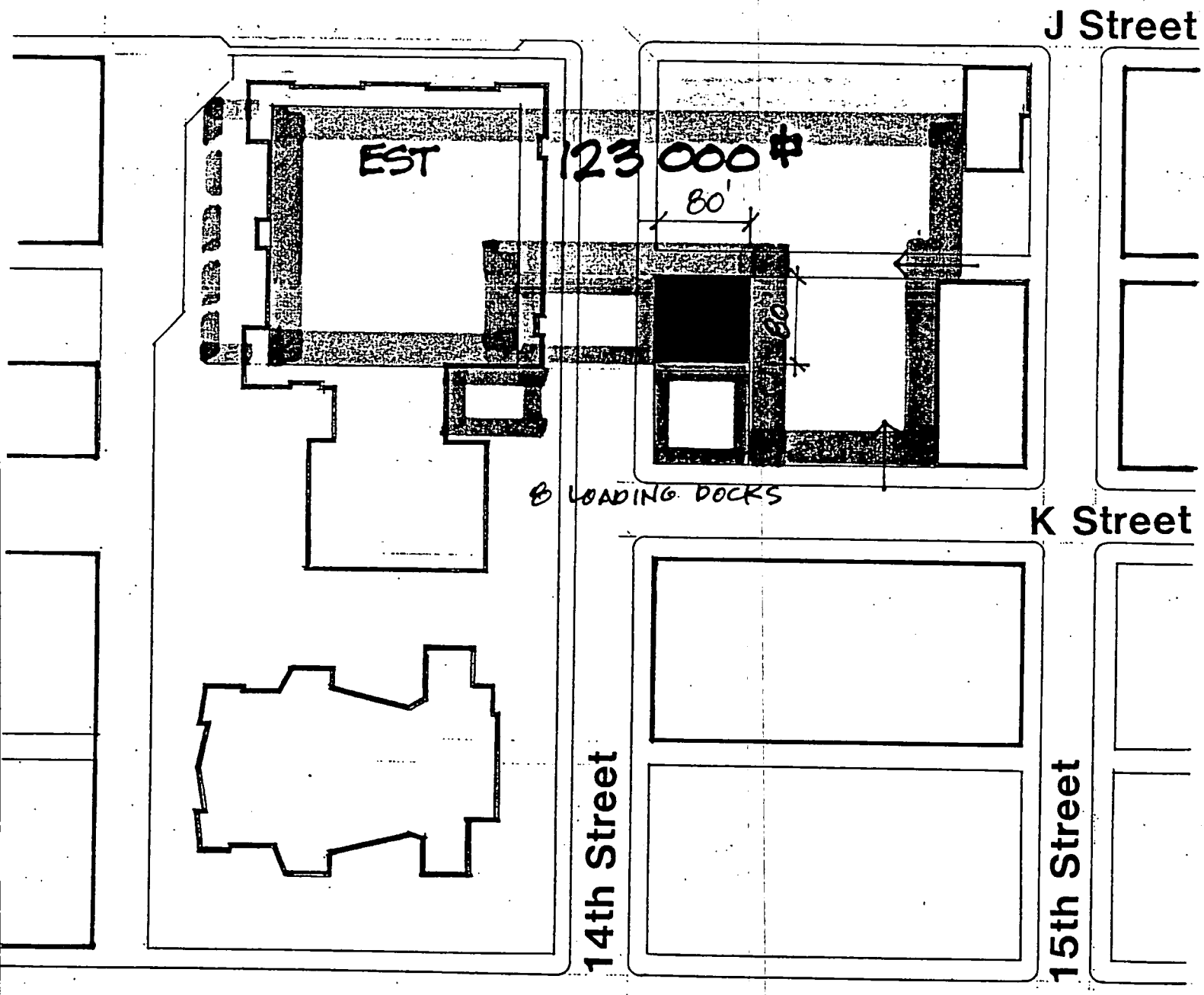
Vitiello / LMN

3/14/90

FIGURE 28

OPTION #3 Accessory



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Vitiello / LMN

3/14/90

F. CONVERSION COSTS

1. In the event retaining the Merrium on site as residential is decided, the following represents recommended modifications to the existing units and infastructure:

TOXICS REMOVAL (1).....$54,050

TYPICAL APARTMENT UNIT RENOVATION

STOVE / OVEN	-	$350.00
REFRIGERATOR	-	$400.00
CABINETS	-	$600.00
PAINTING	-	$500.00
FLOORING (WOOD)	-	$1,000.00
MISC.	-	$500.00
SUBTOTAL	-	$3,350.00 x 41 UNITS.....$137,350

RECARPET HALLWAYS (100 SY PER FLR @ $25.00)..... $12,500

REPAINT HALWAYS, LOBBIES, ETC..... $20,000

MISCELLANEOUS PATCH AND REPAIR..... $25,000

SUBTOTAL.....$248,900

CONTINGENCY @ 30%.....$74,700

TOTAL ESTIMATED RENOVATION COST.....$323,600

///

2. Costs included in this estimate are for converting the Merrium building from its current (R-1) residential classification to (B-2) office building.

1.	TOXICS REMOVAL (1)	$ 54,050
2.	ARCHITECTURAL/ENGINEERING SERVICES	$ 75,000
3.	PERMITS, INSURANCE, BONDS, ETC	$ 150,000
4.	DEMOLITION OF BUILDING INTERIORS	$ 275,000
5.	NEW CORE AREAS (STAIRS,RESTROOMS,CORRIDORS,ETC)	$ 125,000
6.	NEW ELEVATOR	$ 100,000
7.	NEW HEATING AND AIR CONDITIONING	$ 289,000
8.	NEW ELECTRICAL SYSTEM	$ 158,000
9.	NEW PLUMBING SYSTEM	$ 124,000
10.	NEW HANDICAP ENTRANCE	$ 30,000
	SUBTOTAL	$1,380,050
	BASIC TENANT IMPROVEMENT ALLOWANCE 27,500 SF OF RENTAL SQUARE FEET @ $25.00/SF	$ 687,500
	SUBTOTAL	$2,067,550
	CONTINGENCY @ 15%	$ 310,150
	TOTAL ESTIMATED OPTION COST	$2,377,700

NOTE:

(1). TOTAL MATERIAL REMOVAL ESTIMATE BY H&B MANAGEMENT

G. SUMMARY

Leaving the Merrium building in its current location and attempting to design the Community Convention Center Expansion around it creates several problems. Impacts on the Expansion itself include a reduced and possibly separated exhibit hall and an undesirable floor plan for exhibition space.

Impacts on the Merrium if the Convention Center is designed around it are:

1.) If maintained as residential, its use would be inconsistent with other uses surrounding it, noise levels created by trucks and forklifts during event move ins and move outs would be undesirable for an apartment unit, especially during night time hours.

2.) Any historical features of the building would be "buried" into the Convention Center's Support areas.

The option of retaining the Merrium at its current location was considered and rejected by the City Council in favor of the eastern expansion of the Community Convention Center.

OPTION #4

RELOCATE THE STRUCTURE TO THE SITE CURRENTLY OCCUPIED BY THE PANATTONI OFFICE BUILDING

A. OVERVIEW

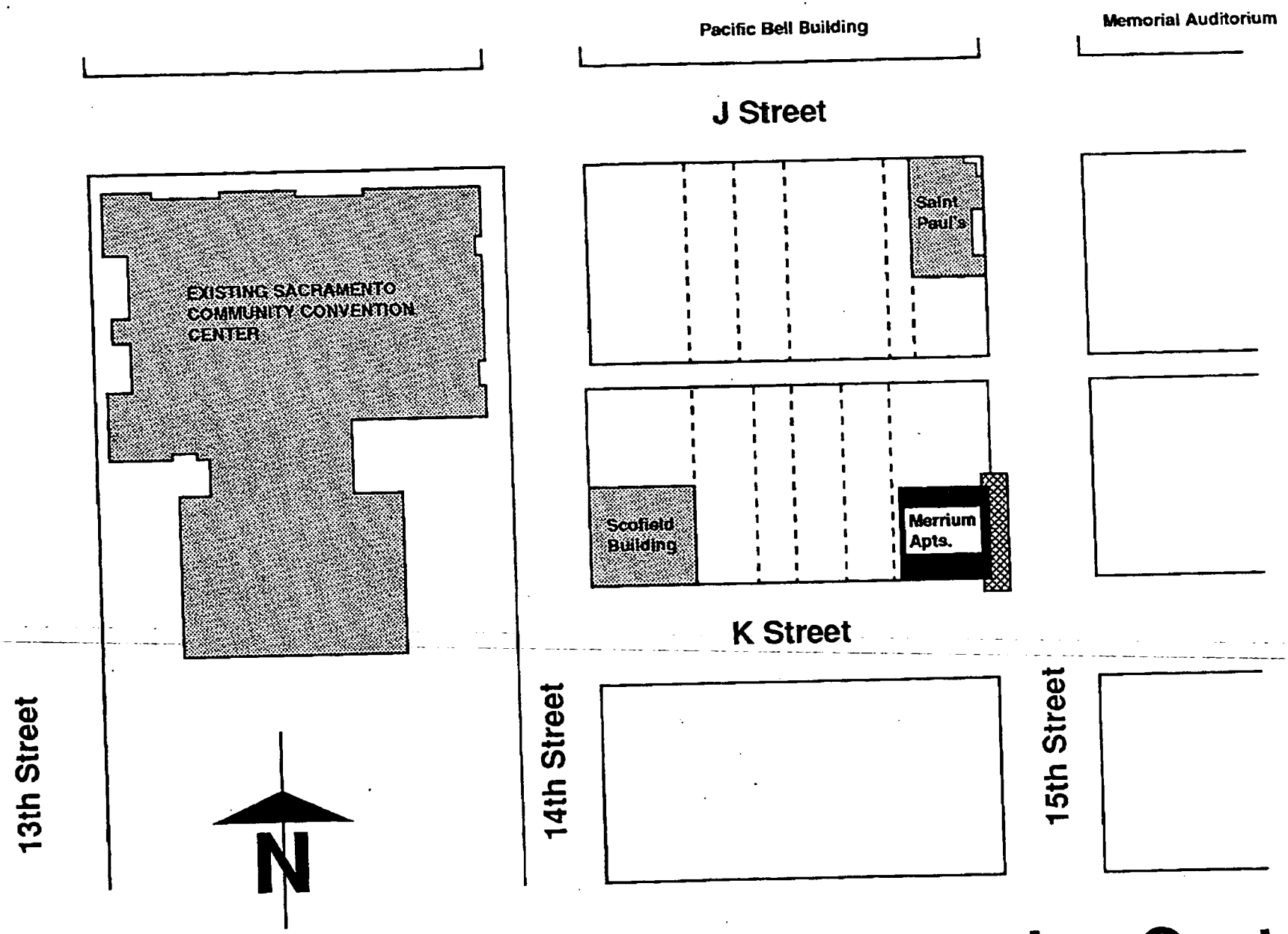
Relocation of the Merrium to the site currently occupied by the Panattoni Office Building will require the City of Sacramento to acquire the site and demolish the existing structure, and to either lease or acquire replacement office space for the Community Center Department (figure 29).

With the exception of the acquisition and demolition aspect of this option, it is essentially the same as option #2.

B. STRUCTURAL CONSIDERATIONS

Relocating the Merrium to this proposed site can be accomplished with only minor additional structural concerns other than those presented in option #2.

The existing pile foundation for the Panattoni building may interfere with pile driving operations associated with the new foundation system for the relocated Merrium building. This problem can be corrected with minor modifications to the new foundation design.



Sacramento Community Convention Center

March 13, 1990

Option #4

Figure 29

C. BUILDING CODE IMPLICATIONS

Building code requirements for this site are the same as option #2. Cost implications are presented in the estimated relocation cost for this option.

D. EFFECT ON SURROUNDING STRUCTURES

Relocating the Merrium to the site currently occupied by the Panattoni building creates the least impact on any of the remaining or proposed structures. St. Paul's Church should not suffer any adverse effects. The existing Panattoni building is 155 feet deep compared to the Merrium's 79 foot width. Relocating the Merrium to this site would increase the space between the existing St. Paul's church and the relocated Merrium building to 168 feet compared to the current 82 foot distance between the church and the Panattoni building.

Current architectural programing indicates this location will not interfere with the Community Convention Center Expansion.

E. REPLACEMENT OFFICE SPACE

The Community Center Department currently owns and occupies approximately 10,0000 net square feet in the Panattoni building. This space houses about 25 employees plus the Community Center's computer operations.

Implementation of this option would displace these personnel and would require leasing comparable space in the vicinity until the Merrium is relocated, and if converted to office use. If the Merrium were retained as residential, it would be necessary to purchase permanent office space.

F. ESTIMATED RELOCATION COSTS

1. RELOCATION AS A HISTORICAL APARTMENT BUILDING

Estimated relocation costs for a move to the site currently occupied by the Panattoni building and maintaining the current (R-1) residential occupancy are as follows:

1. DEMOLITION OF PANATTONI BUILDING	$295,000
2. DEMOLITION OF MERRIUM BASEMENT & UTILITIES	$100,000
3. BUILDING RELOCATION	$1,420,550
4. NEW FOUNDATIONS & UTILITY RECONNECTION	$756,300
5. TOXICS REMOVAL	$54,050
6. REMOVE /REPLACE PARKING METERS, LIGHTS ETC	$5,000
7. ALLOW FOR UNDERGROUND SHORING & REPAIR	$25,000
8. TEMPORARY ROAD BASE ALONG RELOCATION ROUTE	$100,000
9. ARCHITECTURAL/ENGINEERING SERVICES	$225,000
10. PERMITS, INSURANCE, BONDS, ETC	$115,000
SUBTOTAL	$3,095,900

SUBTOTAL...$3,095,900

CODE REQUIRED MODIFICATIONS

1. MISCELLANEOUS FIRE/LIFE SAFETY ITEMS.....$237,900

SUBTOTAL..$3,333,800

CONTINGENCY @ 15%.....500,050

ACQUISITION OF REMAINING PANATTONI SUITES.....$2,800,000

REPLACEMENBT OFFICE SPACE.....1,600,000

RELOCATION COSTS.....57,400

TOTAL ESTIMATED OPTION COST.....$8,291,250

NOTE:

The above estimates are based on a limited visual inspection. Estimated costs could inflate significantly with detailed subsurface exploration.

2. RELOCATION AND CONVERSION TO COMMERCIAL OFFICE SPACE

Estimated costs for relocating the structure in one section and changing its occupancy from R-1 residential to B-2 Commercial are as follows:

1. DEMOLITION OF THE PANATTONI BUILDING	$295,000
2. DEMOLITION OF EXISTING BASEMENT & UTILITIES	$100,000
3. BUILDING RELOCATION	$1,420,550
4. NEW FOUNDATIONS & UTILITY RECONNECTION	$756,300
5. TOXICS REMOVAL	$54,050
6. REMOVE /REPLACE PARKING METERS, LIGHTS ETC	$5,000
7. ALLOW FOR UNDERGROUND SHORING & REPAIR	$25,000
8. TEMPORARY ROAD BASE ALONG RELOCATION ROUTE	$100,000
9. ARCHITECTURAL/ENGINEERING SERVICES	$330,000
10. PERMITS, INSURANCE, BONDS, ETC	$180,000
11. DEMOLITION OF BUILDING INTERIORS	$275,000
12. NEW CORE AREAS (STAIRS,RESTROOMS,CORRIDORS ETC.)	$125,000
13. NEW ELEVATOR	$100,000
14. NEW HEATING AND AIR CONDITIONING	$289,000
15. NEW ELECTRICAL SYSTEM	$158,000
16. NEW PLUMBING SYSTEM	$124,000
17. NEW HANDICAP ENTRANCE	$30,000
SUBTOTAL	$4,366,900

SUBTOTAL...$4,366,900

BASIC TENANT IMPROVEMENT ALLOWANCE 27,500 SF

OF RENTAL SQUARE FEET @ $25.00 / SF.....$687,500

SUBTOTAL...$5,054,400

CONTINGENCY @ 15%.....758,100

ACQUISITION OF REMAINING PANATTONI SUITES.....$2,800,000

LEASED OFFICE SPACE.....660,000

RELOCATION COSTS.....57,400

TOTAL ESTIMATED OPTION COST.....$9,329,900

NOTE:

The above estimates are based on a limited visual inspection. Estimated costs could inflate significantly with detailed subsurface exploration.

F. SUMMARY OPTION #4

Relocating the Merrium Apartment Building to the site now occupied by the Panattoni building is physically feasible. The cost differential between this option and Option #2 are the costs of acquiring the remaining Panattoni suites, demolition of the Panattoni building, leasing or purchasing replacement office space for the Community Convention Center staff, and providing for the relocation expenses of the Convention Bureau.

This option also is the least likely to have an impact on the remaining structure on the block (St. Paul's Church) or the proposed Community Convention Center Expansion.

Estimated costs for this option are relocation costs are $8,291,250 for residential and $9,329,900 for conversion to commercial office space.

OPTION #5

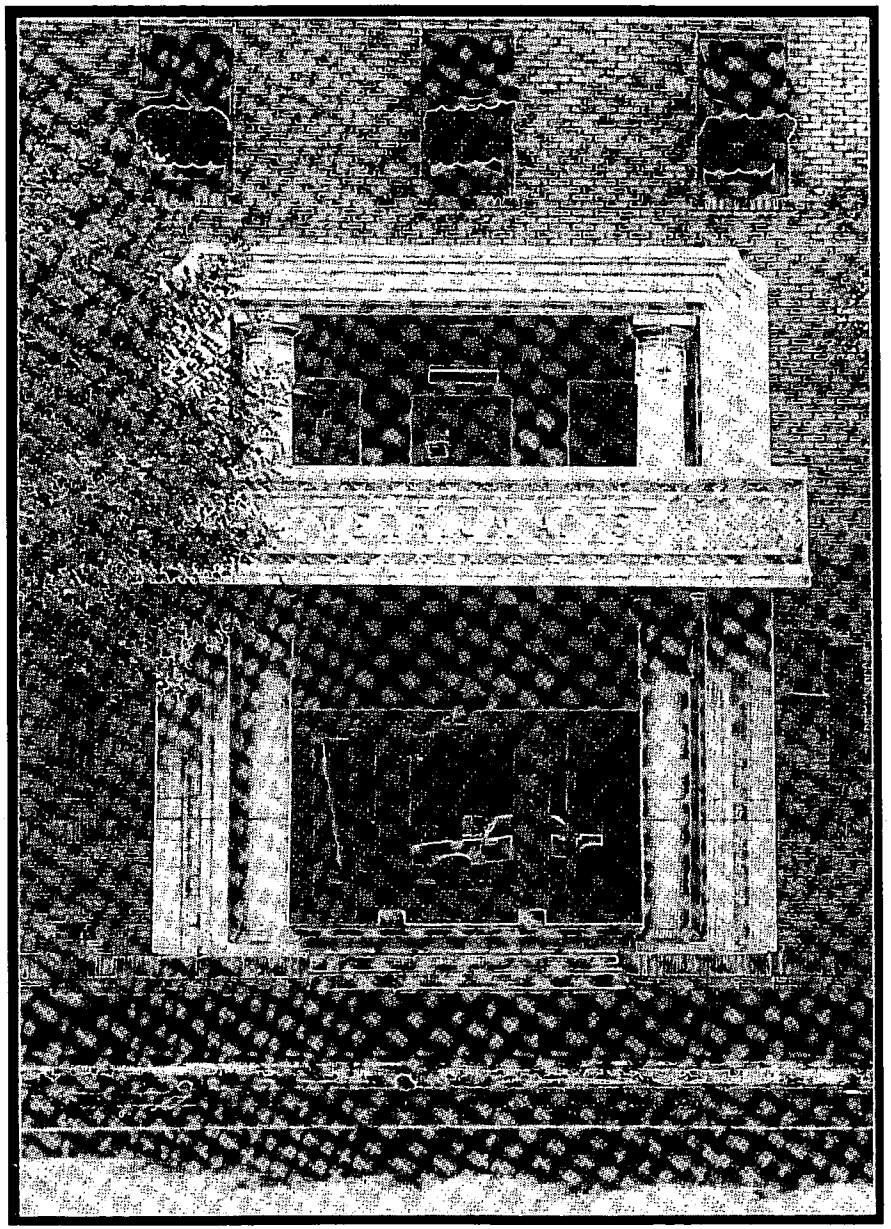
SAVE SPECIFIC ARCHITECTURAL ELEMENTS OF THE STRUCTURE

A. OVERVIEW

The western elevation (front) of the Merrium building consists of a cream colored brick veneer over unreinforced masonry infill between the structural concrete columns and beams. According to Sally Woodbridge in her historical review of the building, "...the Merrium Apt's facade has two architectural features of prominent importance: the two story entrance (see figure 30.) and the monumental cornice (see figures 31. & 32.). The rest of the facade is relatively undistinguished." This option explores the possibility of saving and/or replicating the important architectural features of the building identified by the Woodbridge report.

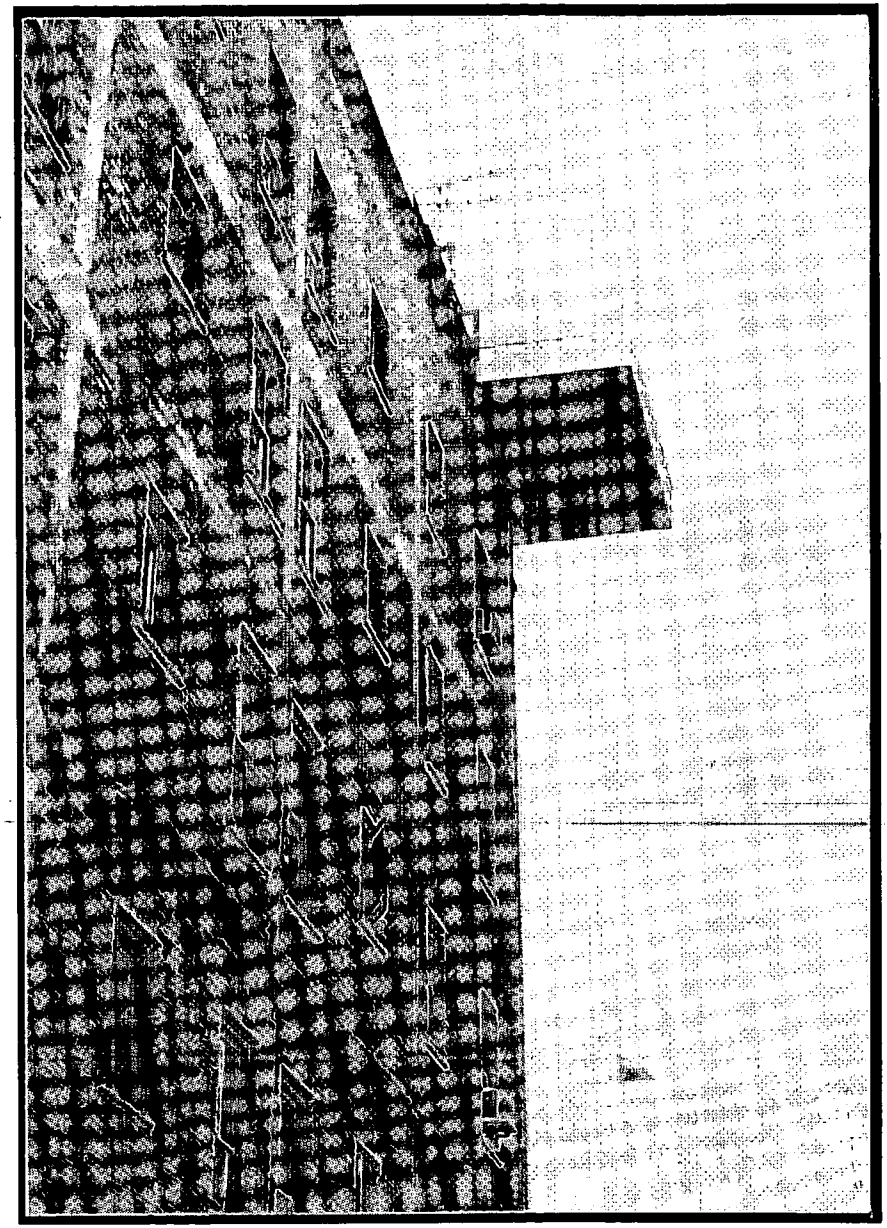
B. STRUCTURAL CONSIDERATIONS

Although visual inspection indicates the current condition of the building is good, attempting to remove the facade in its entirety or by section would be substantially more expensive than reproducing the facade on a different structure. In addition, damage to the existing brick would be extensive, requiring a great deal of new brick, which while possible to come close in color, it is unlikely to match the original perfectly.



Merrium Apartment Building - West Elevation
Main Entrance

Figure 30



Merrium Apartment Building - North Elevation
Cornice Overhang Detail

Figure 31

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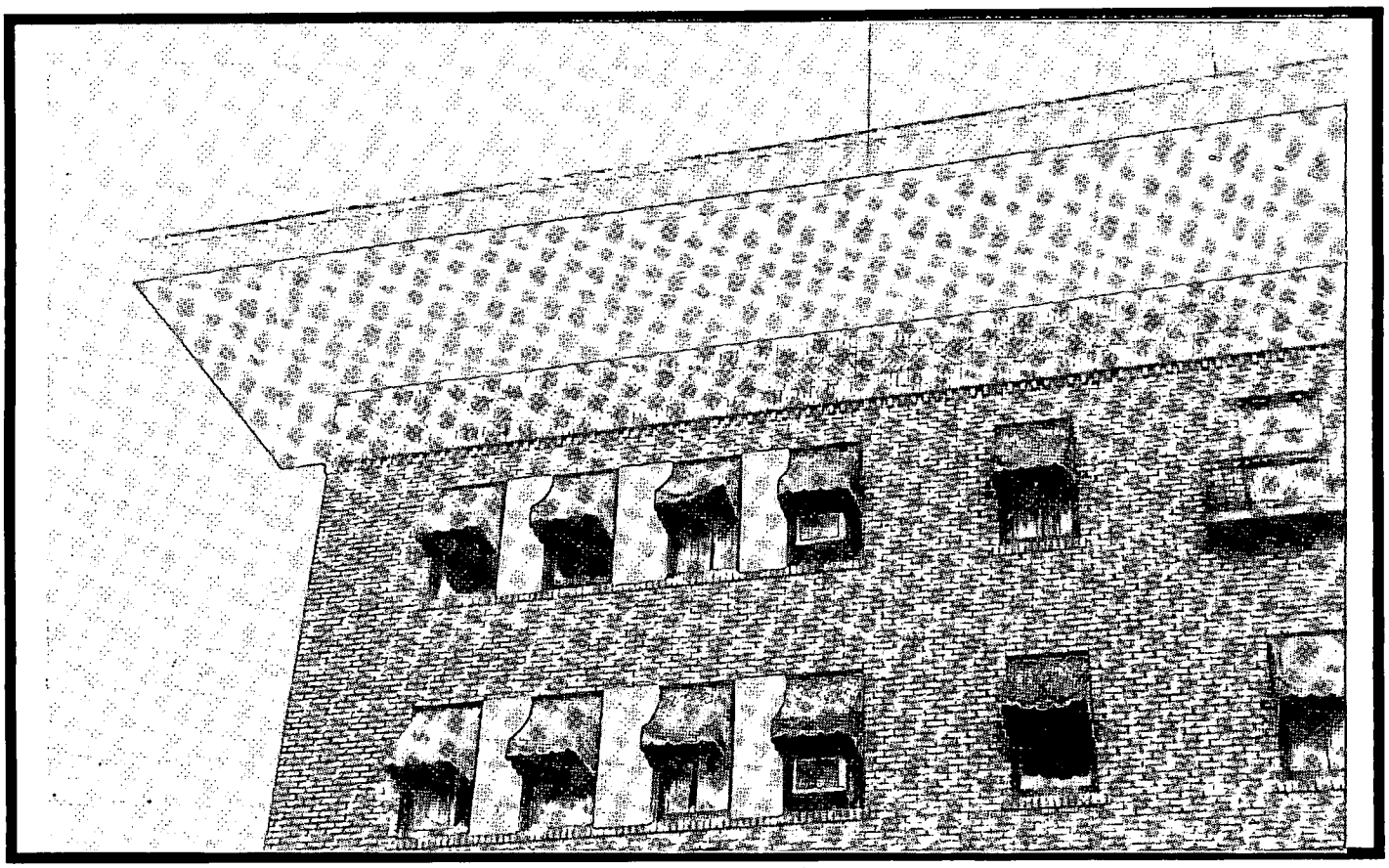
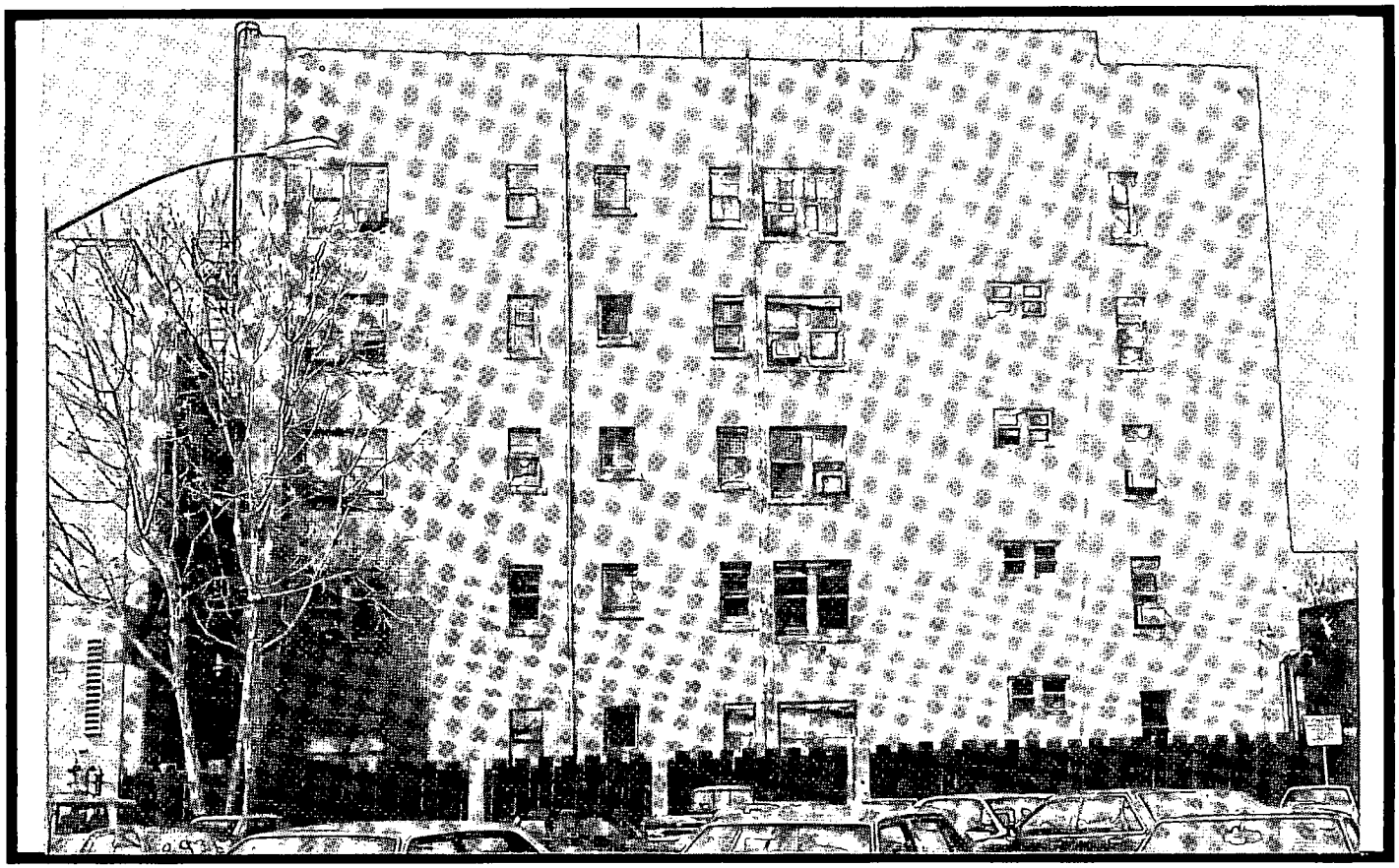


Merrium Apartment Building - West Elevation
Northwest Cornice Overhang Elevation **Figure 32**



Merrium Apartment Building - East Elevation
View of Rear Wall **Figure 33**

The existing cornice running along the top of the western elevation appears to be constructed of lath and plaster with iron castings adding to the detail created by the ornamental plaster work. Without some destructive testing to determine the type of support framing used within the cornice, as well as its structural stability, it is difficult to accurately assess the cornice for removal and reinstallation on another building. The most likely method would be to remove the cornice in sections, abandon the existing support structure, reinstall it over new support framing and patch the splice areas. It should be noted, the south end appears to be sagging and shows some evidence of distress in the plaster work.

The two story entrance, like the brick veneer, would certainly suffer significant damage if removal was attempted. A more cost effective approach would be to accurately survey the existing conditions and replicate the design on an other structure.

C. BUILDING CODE IMPLICATIONS

The entry as it exists does not meet current handicap requirements. Incorporating handicap entry requirements in this historical entrance may not be required due to enactment of the Historic building code.

D. EFFECTS ON SURROUNDING STRUCTURES

None.

E. EFFECTS ON THE PROPOSED CONVENTION CENTER EXPANSION

Unless it is decided to incorporate selected architectural features of the Merrium into the design for the Convention Center Expansion, this option would have no impact.

In the event it is decided to incorporate some or all of the selected architectural features into the proposed Expansion project, the design team would need to address the over impact of the architectural features of the existing Convention Center, the important architectural features of the Merrium and the requirements of the expansion.

F. ESTIMATED SALVAGE AND/OR REPLICATION COSTS

Estimated costs presented below list the important items noted in the Woodbridge Report.

1. MONUMENTAL CORNICE

Assumption is to salvage not replicate the cornice.

a. Survey and detail existing condition.....$10,000

b. Cornice removal.....$30,000

c. Support framing at new location.....$15,000

d. Cornice reinstallation.....$40,000

Subtotal.....$95,000

Contingency @ 30%.....$28,500

Estimated Total.....$123,500

2. TWO STORY ENTRANCE

Assumption is to replicate the existing features.

a. Survey and detail existing conditions.....$10,000

b. Molds of existing details.....$10,000

c. Reconstruction at another site.....$45,000

Subtotal.....$65,000

Contingency @ 30 %.....$19,500

Estimated total.....$84,500

G. SUMMARY

Removal and replacement, or replication of the two important Architectural features identified in the Woodbridge Report is physically feasible. The decision to attempt to save and reuse the features or to survey and replicate desired details will govern final costs.

APPENDICES

APPENDIX A
REPORT BY VITIELLO & ASSOCIATES /LMN
ARCHITECTS AND PLANNERS

SACRAMENTO COMMUNITY CONVENTION CENTER EXPANSION

EVALUATION OF THE MERRIUM APARTMENTS USE AND LOCATION OPTIONS

VITIELLO / LMN ARCHITECTS
MARCH 14, 1990

This report, analyzing the effects of the various Merrium use and location options on the expansion program of the Sacramento Community Convention Center, is organized as follows:

I. Establish the criteria upon which the various options should be evaluated.

   A. What are the key program issues?

   B. Have other facilities that will be Sacramento's competition incorporated similar conditions in their design?

   C. What impact will the use of the Merrium have on the Convention Center program?

   D. If the Merrium is used as an accessory use to the Convention Center, what program elements would be most appropriate?

   E. What impact will the location of the Merrium have on the phaseability of the construction of the Convention Center?

II. Evaluate the architectural design impacts of the Merrium remaining on site.

III. Review the alternate site location options.

IV. Conclusions/Recommendations
   A. Overview
   B. Use
   C. Location

D. Recommendations

I. The following questions and responses are meant to clarify the basis upon which the various Merrium options have been evaluated.

A. What are the key programmatic/functional planning issues?

In Convention Centers there is a fair degree of flexibility in the planning of public space, meeting space, support space, but limited flexibility in achieving a continuous exhibit hall of the proper size, shape, and height. The focus of our investigation will therefore be on the impact to the exhibit space, loading docks and similar design elements that must be located on the same level.

1. Exhibit Hall Size

The most important functional component of a convention center is the size of the exhibition hall. The number of exhibits that can be accommodated in a single continuous space is the first priority of potential users in their evaluation in selecting a location. The average size for convention centers in the United States according in the Trade Show Weekly's 1989 Annual Directory is 150,967 sq. ft. Previous market studies for Sacramento have concluded that to remain competitive, the existing facility should be expanded to 150,000 sq. ft.

Two new facilities that will be direct competition with Sacramento are San Jose which has a 142,000 sq. ft. hall and Portland which has a 150,000 sq. ft. hall.

2. Exhibit Hall Shape

The convention industry is very specific about the requirements for exhibit space. Booth layouts, spacing, etc. are standardized to allow movement from one facility to another.

Exhibitors are very concerned about location visibility of booths within an exhibit hall and as such will reject space that is perceived to be hidden around corners. The preference is for simple rectangular halls where every part of the hall can be seen from the entry.

The booth and circulation grid within the exhibit hall must be 30' x 30'. This is an industry requirement that cannot be modified or changed. While column free halls are essential if large scale seating is a requirement, for simple exhibit functions columns can be considered with 90 feet between columns as the closest spacing acceptable.

3. Exhibit Space Ceiling Height

The minimum ceiling height appropriate for large equipment displays, two story booth layouts and for the accommodation of the large scale, (6,000 - 8,000 capacity), assembly functions requires 30 feet. An appropriate room shape will also be required to meet the assembly requirement.

4. Exhibition Truck Access Requirement

The cost of producing a show is largely depended on the amount of time it takes to set up a show and take a show apart.

The more quickly exhibits can be unloaded/loaded, the shorter the down time will be between shows. This plays a critical role when evaluating one convention center against another.

The controlling elements in this process are the number of truck loading docks, their location and the number of direct floor access points that can be provided.

The standards used by the industry are 1 truck dock should be provided for every 10,000 sq. ft. of exhibit space, 1 exhibit trash dock for every 100,000 sq. ft. of exhibit space and separate food service receiving and trash docks.

To cite the same two examples of competing facilities, San Jose has 142,000 sq. ft. of exhibit space and 14 loading docks and Portland with 150,000 of exhibit space has 10 loading docks.

It should be realized that insufficient or inefficient dock space not only penalizes the show operator, but more importantly the city and the hotels, restaurants, etc. If for example, it takes an extra day to set up and knock down a show, that in effect means it adds 2 days between each event, which means 2 days lost revenue to the rental of the facility, and 2 lost delegate days in town at hotels, restaurants, etc.

B. Have other facilities that will be Sacramento's competition incorporated similar conditions in their design?

We have reviewed the plans of 17 other west coast convention centers and find that most have had unencumbered sites. Several have had unusually shaped sites, but in each case the main exhibit hall was developed within the recommended industry guidelines.

We expanded our review to other areas of the country and found the conditions to be similar. We did not find an example of an existing residential use remaining or being incorporated as a commercial use or accessory use.

This should not preclude consideration of incorporating the Merrium, but only identifies an absence of precedent. In the design of the Minneapolis Convention Center, we incorporated many of the terra cotta ornaments from the existing center which was demolished in the concourses and meeting areas and incorporated inscribed stonework in the entry plaza.

C. What impact will the use of the Merrium have on the Convention Center program?

1. Maintaining a residential use

   Would require building code setbacks which would encroach into the Convention Center regardless of where the Merrium is located on-site. 20 foot side yards are required without protected openings. Side yards less than 20 feet require protected openings that must also remain openable for emergency exits. Fire department access and a rear exit passageway is also required (refer to Merrium Relocation study by Favro-McLaughlin).

   It should also be noted that a residential use would be inconsistent with other uses surrounding the Merrium(Convention Center and Commercial Office). Noise levels created by trucks and forklifts during move-in and knock-down of shows not to mention the likelihood of "loud" events,would be undesirable from the apartment units, especially during nighttime hours.

2. Converting the Building to Commercial Office Space

   Would require substantial code upgrades which would impact both the Merrium and the Convention Center. Along with fire sprinklers, side yards in the range of 40 feet on three sides or 60 feet on two sides would be required to obtain the area increases necessary to fully utilize the building as office space (refer to study by Favro-McLaughlin). Also, because the windows would have to be removed for code reasons, the only natural light would be from the street side of the building.

3. Utilizing the Merrium building as an accessory use of the Convention Center

   Would require less restrictive code requirements than for residential or commercial occupancies. Only the normal code required area/occupancy separations between various convention center functions would be enforced which must be provided whether the Merrium building is utilized or not.

D. If the Merrium is used as an accessory use to the Convention Center what program elements would be most appropriate?

1. Elements that are not appropriate

   Many of the areas in the Convention Center program require long span, large column bay spacing and high ceilings, which will not fit into the Merrium structure. Public areas such as lobbies, exhibit halls, or meeting rooms require large, open areas: Lobbies need expansive areas for registration, public services and circulation; exhibit halls require minimum 90 foot structural bays with 30 foot clearance; and meeting rooms programmed require a minimum 1,000 square feet with approximately 15 foot high ceilings for successful audio/visual projection and viewing. Since the Merrium has 9 foot floor to ceiling clearance alone, these spaces are inappropriate for placement in the existing structure

2. Elements that may be appropriate

   Independent of its location on-site and relationships to other functions, the Merrium could possibly be incorporated into the Convention Center and house accessory functions. Some areas of the program which might be appropriate include exhibitor lounges, restaurants, concessions areas or restrooms. Other appropriate elements include support functions such as administrative and security offices, employee locker room and lounges, exhibitor offices, or perhaps service shops, all of which do not require large column spacing or high ceilings.

E. What impact will the location of the Merrium have on the phaseability of the construction of the Convention Center?

It is important that the design of the expansion allow the existing facility to remain in operation during the new construction period. A situation that would require closing the existing facility would have a severe impact on the continuity of the marketing program, existing hotel occupancies and on the operation of other support industries - restaurants, retail, etc. The site locations for the Merrium should be carefully reviewed to determine if they will create a construction phaseability problem.

II. Evaluate the architectural design impacts of the Merrium remaining on site.

Primary attention has been focused on the street facade, entry and the cornice of the Merrium, but it will be every bit as important to consider the other three elevations as they might become a part of the overall design. To the extent they are visible, significant upgrading will need to be considered. Sideyards for light, ventilation, service and fire access will need to be treated architecturally to avoid creating unsightly, and potentially dangerous dead space.

The overall design concept will be most successful if it is possible to integrate the various materials, colors, detail, etc., in such a way that the Merrium does not appear to be sandwiched in or tacked on to the expansion. The ability to achieve this goal without compromising the program will be an important item to consider in evaluation of the location options.

If the decision is made not to keep the Merrium intact and on-site, there would be many interesting opportunities to use both exterior and interior elements in the design of the new expansion.

III. Review the Alternate Site Location Options

A. Option #1 - Relocate structure between existing Panatoni Office Building and St. Paul's Episcopal Church

Implications:

1. Structure to remain as residential

   In addition to having adverse and costly impacts on both the Panatoni Building and the church (described in the Analysis of Relocation options), the Merrium would virtually eliminate all Convention Center exiting from this location. As a result, the balance of exit width would have to be shifted to the north and south sides causing a reduction of loading docks.

2. Structure converted to commercial office space

   Commercial office space at this location is only possible if a maximum of four floors of the Merrium are occupied. The affects on the exiting from the Convention Center and impacts on the Panatoni Building and church would be identical to item 1 above.

3. Structure as accessory use to Convention Center

   Utilizing the building at this location as an accessory use to the Convention Center would have the minimum negative impact. Some exiting width could be provided through the Merrium at ground level, although the building first floor elevation and limited opening dimension may require some modification of the structure.

B. Option #2A - Relocate structure somewhere on block identified for expansion (southeast) next to Panatoni Building

Implications:

1. Structure to remain as residential

   If residential, the required setbacks would significantly reduce critical exhibit hall, support, and loading dock area.

2. Structure converted to commercial office space

   If commercial office space and all five floors are utilized, the required yards on two or three sides would erode even more area from the exhibit hall, support, and loading dock areas. A reduction of this kind is unacceptable.

3. Structure as accessory use to Convention Center

   This location, if an accessory use, would not seriously compromise the program. Because setbacks would not be required, it would allow the maximum area to be developed for the exhibit hall and could be used to house support functions. It would reduce the number of truck bays at the loading dock that would be possible in its absence.

C. Option #2B - Relocate structure somewhere on block identified for expansion (south at 14th and K Streets)

Implications:

1. Structure to remain as residential

   If residential, the required setbacks would take away valuable exhibit hall and service square footage resulting in dramatic reductions in program square footages. Its location would essentially "split" the loading dock into two pieces which would have unacceptable service implications.

2. Structure converted to commercial office space

   Converting the building to commercial office space at this location would further reduce the square footage and more seriously compromise the operations of the convention center due to the additional setbacks required to enable use of all floors.

3. Structure as accessory use to Convention Center

   Although the setbacks could be eliminated in this scenario, splitting the loading dock area in five segments and eliminating truck stalls creates unacceptable operational problems.

D. Option #2C - Relocate structure somewhere on block identified for expansion (northeast next to St. Paul's)

Implications:

1. Structure to remain as residential

   Locating the structure here as apartments would reduce the program goal by approximately 10,000 square feet, and create an unacceptable exhibit hall shape which is less than desirable.

2. Structure converted to commercial office space

   Locating the structure here as office space could reduce the program goal by as much as 20,000 square feet if all floors were occupied.

3. Structure as accessory use to Convention Center

   The building at this location, used as an accessory use to the Convention Center, would cause an undesirable exhibit hall shape. Because of its location relative to other Convention Center elements, it would be difficult to utilize the building for any of the program elements that would fit within it.

E. Option #2D - Relocate structure somewhere on block identified for expansion (north in 14th Street right-of-way)

Implications:

1. Structure to remain as residential

   Locating the structure here as apartments could reduce the program goal by 10,000 square feet, and create an exhibit hall shape which is unacceptable.

2. Structure converted to commercial office space

   Locating the structure here as office space could reduce the program goal by as much as 20,000 square feet if all floors were occupied.

3. Structure as accessory use to Convention Center

   Locating the building at this location would most logically result in using at least the first floor for lobby space. The low floor-to-floor heights and tight column spacing would be less than industry standards for the lobby function. Furthermore, the raised first floor creates a very difficult transition to adjacent spaces, and the entry/exit width is extremely undersized to function within the Convention Center.

F. Option #3 - Leave Apartment in its existing location and design Convention Center Expansion around the building

Implications:

1. Structure to remain as residential

   If the building is used as multi-family residential units, 14th Street must remain open in order to accommodate service and fire truck access to the Merrium. The result would force the separation of existing and new exhibition halls of the convention center when contiguous exhibit floor area is essential. The maximum expansion potential for the exhibit hall would be 45,000 square feet (100,000 s.f. is program goal). Lobbies of the expansion and the existing facility would be separate, and the support area would be far less than necessary.

2. Structure converted to commercial office space

   All of the implications stated above would apply if the structure is converted to offices. If all floors are fully utilized as office space, then the setbacks around the building must be increased (refer to Favro-Laughlin report), reducing Convention Center usable area.

3. Structure as accessory use to Convention Center

   If the Merrium building remains but is converted to an accessory use to the Convention Center, it would be possible to close a portion of 14th Street in order to have a continuous expanded exhibit hall floor. The exhibit hall would have to be "L" shaped, however, which does not meet the established criteria (Item I) for evaluating options and is unacceptable. A 60,000 square foot hall expansion falls short of the 100,000 square foot target. Other potential problems are: The Merrium first floor is not at the Convention Center's first floor level; the area left for service at the buildings south side is minimized; and the Merrium's entry facade and cornice are "buried" into the Center's support area.

IV. Conclusions/Recommendations

A. Overview

The competition between cities for conventions has become quite aggressive and with the proposed expansions and current construction of other centers, the ability of an expanded Community Convention Center to aggressively compete will depend on offering a facility that is comparable to or better than the competition.

It is most important that the size, function, efficiency and character be developed in an uncompromising way. While the site is tight, as is the case with most downtown locations, our preliminary investigations without the Merrium have confirmed that the basic expansion program can be accomplished within industry standards.

The inclusion of the Merrium will have a compromising impact on the size, function and efficiency. The degree of impact will depend on the use of the Merrium and on the location. If it is determined that the Merrium must remain, our evaluation of what use and which location would have the least negative impact follows.

B. Use

The least disruptive use will be to convert the Merrium to an Convention Center accessory use. Even as an accessory use it will require the construction of a rated party wall with fire protected openings between the Merrium and the Convention Center. The column spacing and floor to floor dimensions will permit only limited uses. Which uses are appropriate will depend on the location and its functional relationship to adjacent convention center activity. It should be realized that while it might be possible to incorporate some activities, the location, function and efficiency will not be as good as if planned without constraint. It is also clear that what would otherwise be low cost space will become on a square foot basis very expensive support space.

C. Location

An accessory use conversion located between the Church and Panatoni building would have the least negative impact. The location would eliminate the ability to provide direct truck access to the floor and would shift 16' of exit width from this location to K Street eliminating an additional loading dock. The preliminary analysis of the site specific program without retaining the Merrium indicates it is possible to accommodate the minimum number of docks that will probably be acceptable to the industry. Any erosion of this count will have a serious impact on the marketability of the center.

The location does not lend itself to appropriate accessory uses to the loading dock/support area. Some administration or exhibitor offices might be included.

Architecturally, it is a poor choice in that the size of the Merrium will completely overwhelm the church.

The second option which would locate an accessory use conversion on the southeast corner of the expansion site. In this location we would lose 3,000 sq. ft. of exhibition space, impact the exhibit circulation and assembly seating layout flexibility. The most detrimental impact will be the loss of 4 loading docks. This will result in the loss of shows willing to use the facility because of substandard access and will result in the loss of event days, due to longer set-up/knock down times, for the life of the project. The location will require the building and fire

departments to accept relocating a major exit that would normally be required in the southeast corner of the exhibition hall to a point 100' west along the south exhibit hall wall. This represents a variance that the design team cannot recommend.

The accessory uses in this location will depend on adding an elevator within the Merrium to access the upper floors. It is our concern that the live loads permitted on the floors will not allow heavier uses such as storage. The possible uses for the upper floors will be to move the administrative offices from the Panatoni, employee lockers, exhibitor offices (if they can be located to have an overview of the exhibit hall) and lightweight storage.

The first floor of the Merrium is approximately 4 feet above street grade which would place the Merrium first floor 4 feet above the exhibit hall floor precluding the use of the Merrium for exhibit hall support such as restrooms or concessions.

As was the case of the first site location, the support space will be less efficient than if planned as new and will also be very expensive support space due to the cost of moving, modifying and upgrading the Merrium.

D. Recommendations

The Sacramento Community Convention Center is going to be important to the city for a long time. It would be unfortunate to compromise the marketability of the center forever based on an issue that can be resolved in other ways.

As the architects for nine other centers currently in design and under construction, we believe we have a clear understanding of what is required to remain competitive in the convention center market.

Expanding an existing convention center, particularly on a downtown site, is a challenge. It is most successful when everyone works together to remove as many constraints and obstacles as possible. There can be no conclusion other than there will be a negative impact on the expansion by maintaining the Merrium on site in any of the three use options.

We are not insensitive to the issues of historic preservation and low cost urban housing. It is our understanding that better, lower cost housing options exist on other sites. The Merrium does have architectural elements on both the exterior and interior that are interesting, and the inclusion of these elements in the design of the Convention Center may be a fitting way of preserving the items of significance and value. These items could provide character and a point of historical reference that will be helpful in making the center uniquely Sacramento.

APPENDIX B
REPORT BY COLE YEE AND SCHUBERT
STRUCTURAL ENGINEERS

March 3, 1990

Clifford A. Kunkel
Project Engineer
Turner Construction Co.
801 K Street
Sacramento, C 95814

Subject: Merrium Apt. Relocation Study
CYS Job No. 88271-002

Dear Cliff:

We have re-evaluated the subject project relative to placing the building between the existing St. Paul's Episcopal Church and Panattoni Office Building. Essentially, you are attempting to squeeze a 79' wide building into a 82' wide space.

The relocation process will require the following steps:

1. Separation of the existing building at the underside of the first floor framing system.

2. Provide a path between the existing location to the new site. This will require excavating a wide path to facilitate rolling the building to the new site.

3. Underpin existing foundations at the adjacent church and prevent soil from sloughing beneath the slab of the Panattoni Building.

4. Provide pile foundations at the new site. The quantities of pile foundation will essentially be the same as in the previous report.

   One exception will be the additional requirement of strap beams between each exterior pile cap to the interior pile cap. This is to handle the eccentricity of the exterior piles.

5. Provide new concrete walls and interior column supports at the basement level.

Cole/Yee/Schubert & Associates Structural Engineers, Incorporated
2500 Venture Oaks Way Suite 200 Sacramento, CA 95833-3287 (916) 920-2020
Eugene E. Cole / Jimmie R. Yee / Carl Schubert / Kenneth A. Luttrell / William H. Richards / Bradley A. Friederichs

March 6, 1990

Mr. Gill Harris
Page 2

Extreme coordination with the building movers is required to successfully complete the process. The sequence of moving the building onto the site and the placing of foundations and basement walls must be completely scheduled and coordinated.

If you have any questions, please don't hesitate to call.

Sincerely,

Jimmie R. Yee
COLE, YEE, SCHUBERT & ASSOCIATES
Structural Engineers, Inc.
ds/

APPENDIX C
REPORT BY N.D. MONTGOMERY, INC.
BUILDING MOVERS

N. D. MONTGOMERY CONTRACTORS, INC.
1516 - 7TH AVENUE - SACRAMENTO, CA 95818 - (916) 448-8602

March 1, 1990

Turner Construction
801 "K" Street, Suite 2130
Sacramento, CA 95813

Attn: Cliff Kunkel

Dear Mr. Kunkel:

We are pleased to present our proposal for relocating the Merrium Apartment Building to its new location - backing out from its current location, rotating 180° and positioning facing 15th Street.

We acknowledge the limitation of approximately one (1) foot, seven (7) inches clearance between the Merrium Apartment Building and the Church; and one (1) foot, seven (7) inches between the Merrium Apartment Building and the Panattoni Building.

We propose no changes from the jacking and bearing points identified in your prior engineering study.

We have included photographs of our procedures utilized on prior buildings to retain the side support beams within the confines of the new receiving foundation. The front of the building as it enters the new foundation will be supported by needles extending forward at approximately six (6) foot intervals and for which blockouts in the receiving foundation must be provided. These blockouts can be filled after the removal of the needles.

The rear foundation wall must left out until the building enters the new foundation location. This portion of the foundation can then be completed leaving the appropriate blockouts to remove the beams and crib materials. The height five (5) feet must be maintained under the building for the moving/cribbing materials.

We propose to develope a cribbing plan based upon the foundation plan forthcoming from the move committee technical consultants as accepted by Turner Construction.

Sincerely,

N. D. MONTGOMERY CONTRACTORS, INC.

Norman D. Montgomery

Norman D. Montgomery,
President

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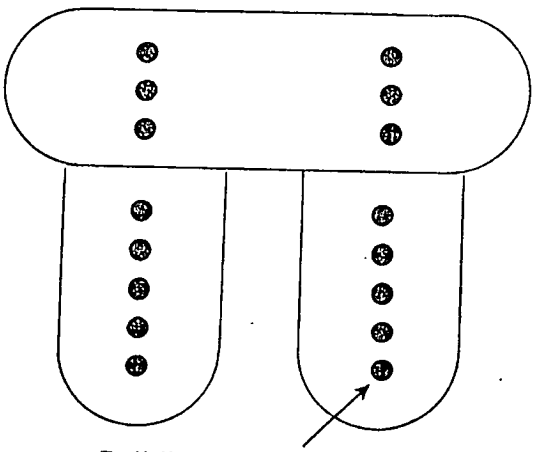
When it came time to move the building, five men were sent from

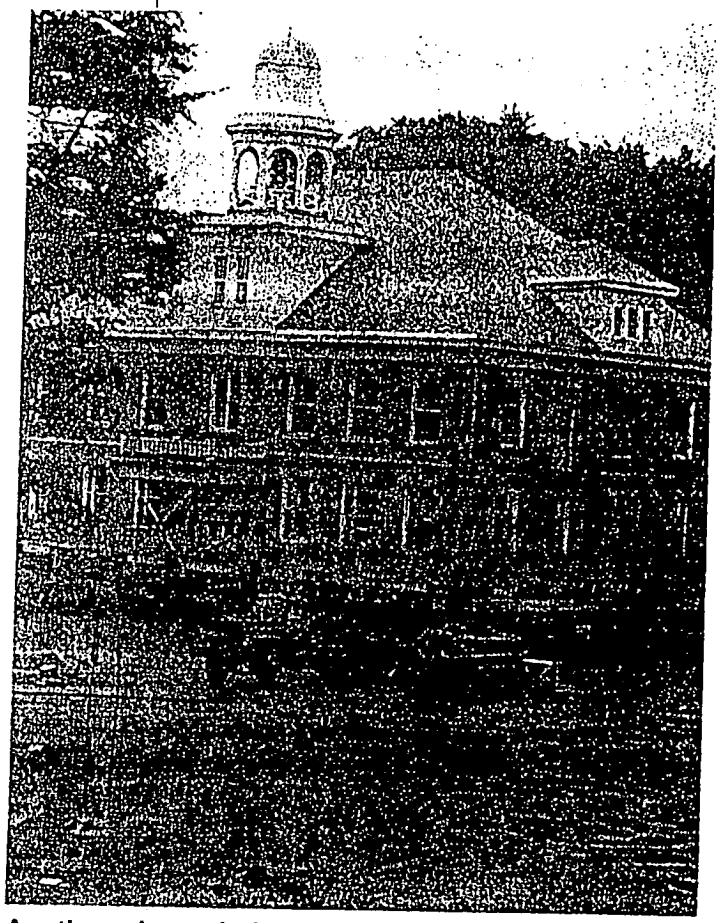
to help with the actual move. Because it rained during the entire move, they were needed to put planks under the 140 tires for floatation throughout the move. All rams were ran out about 7 inches, with a Roger's hydraulic pump, which was hung from the cross steel to enable the pump to be carried at all times.

Back dollies carried 55 tons and the front dollies carried 47½ tons.

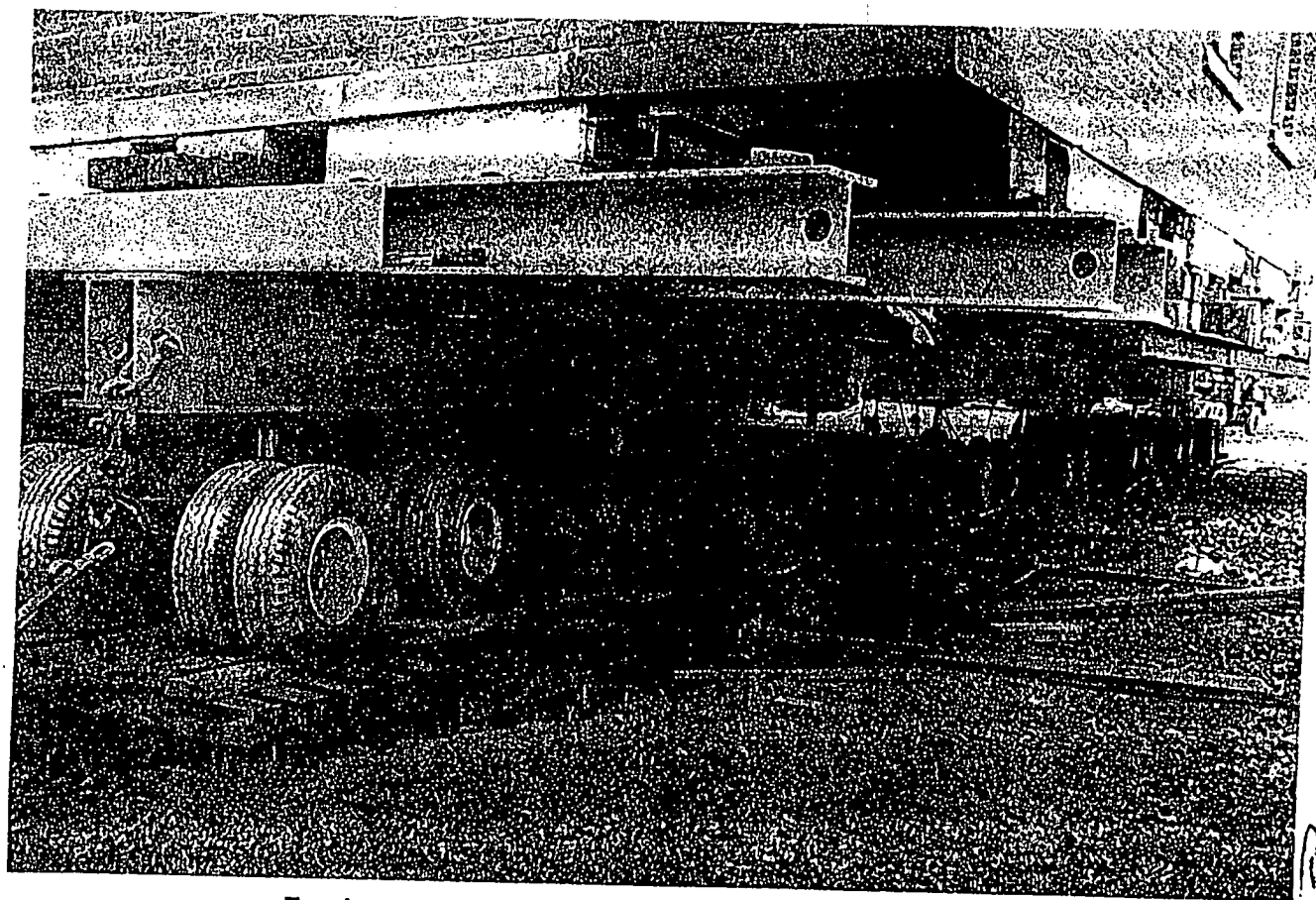
The building was pulled with 3 trucks: 2 Mack

(Continued on page 8)

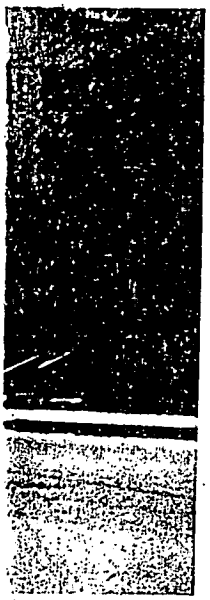


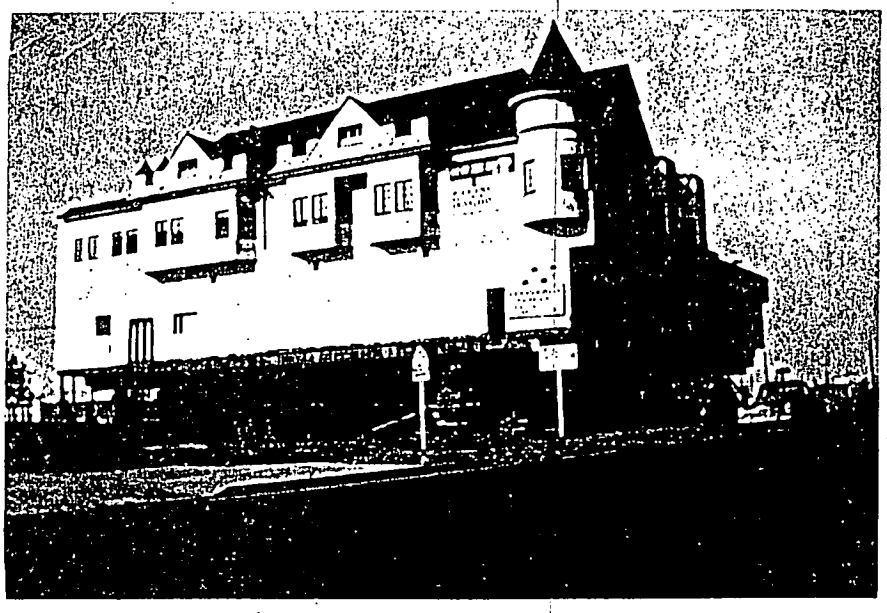


Another view of the spin showing the winch and crawlers.



Turning each individual dollie in preparation for the spin.





Workmen remove telephone lines crossing East 10th Street at Third Avenue, as a three-story apartment house, moved from the new Civic Center site, nears its final destination, at right. Moving of the 175-ton structure, which has blocked East 10th Street for several days, is said to be the largest job of its type ever carried out in this area. A total of 100 pneumatic tires were used to transport the building. R. B. Montgomery and Sons did the job.—Tribune photo.

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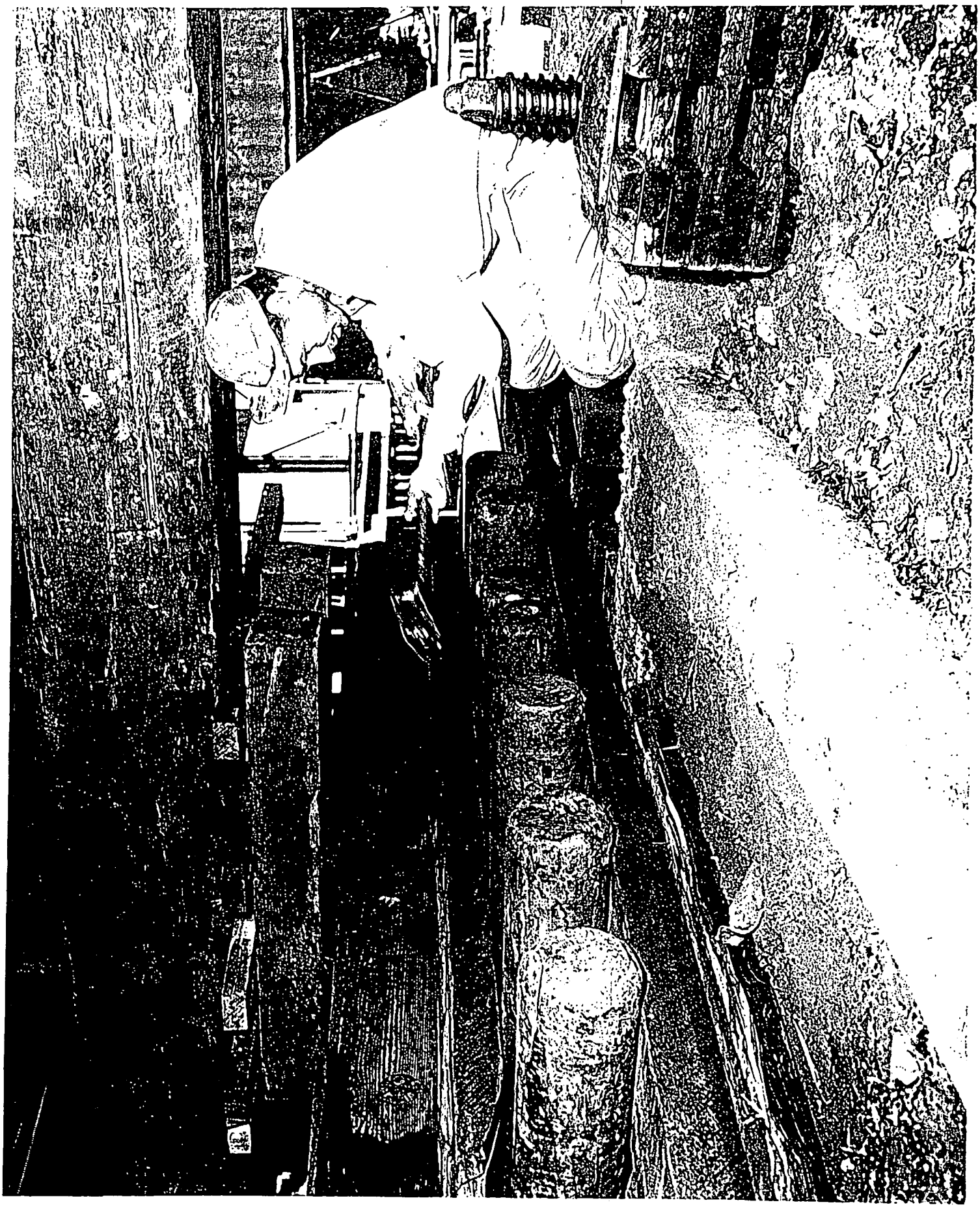
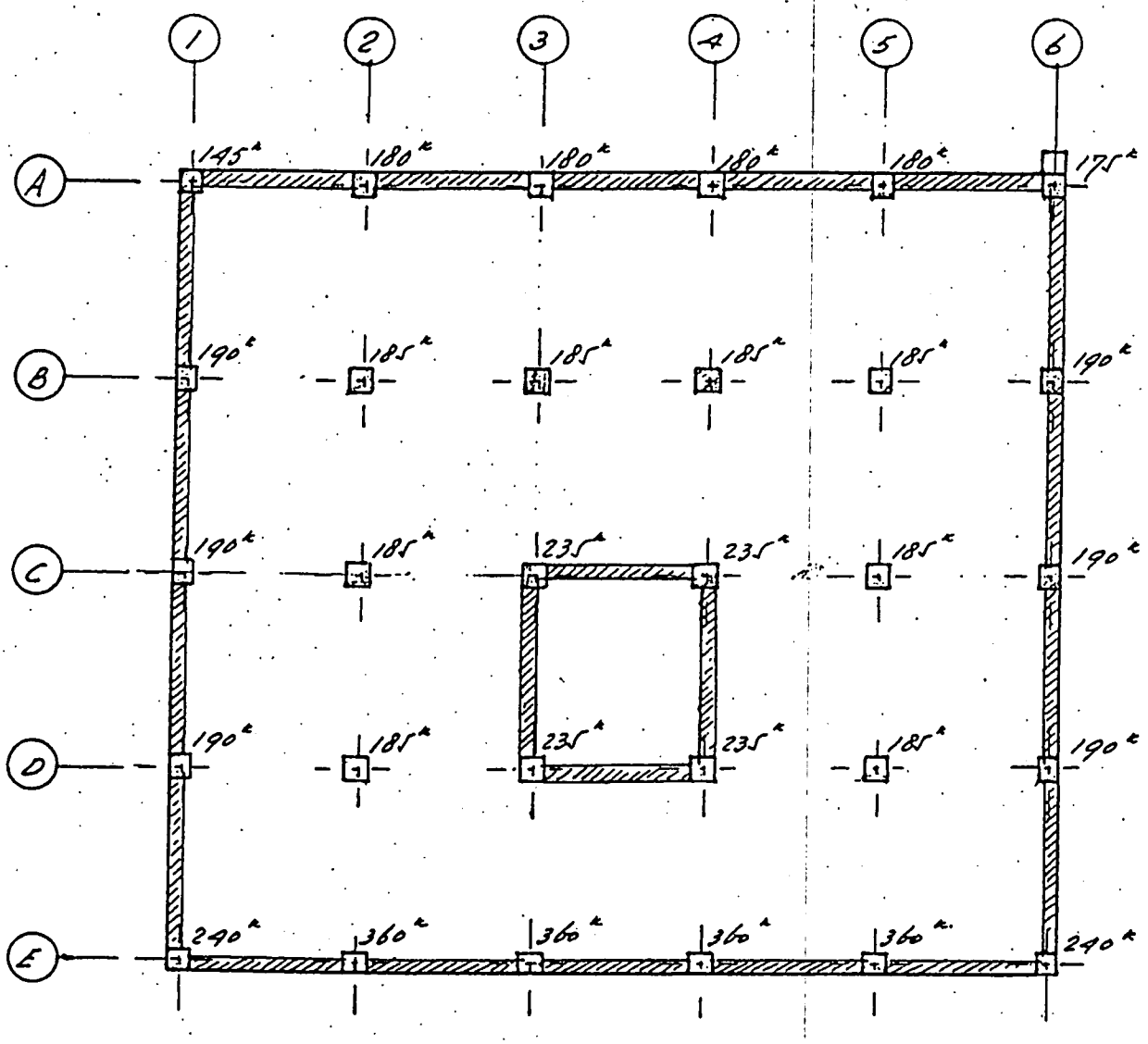
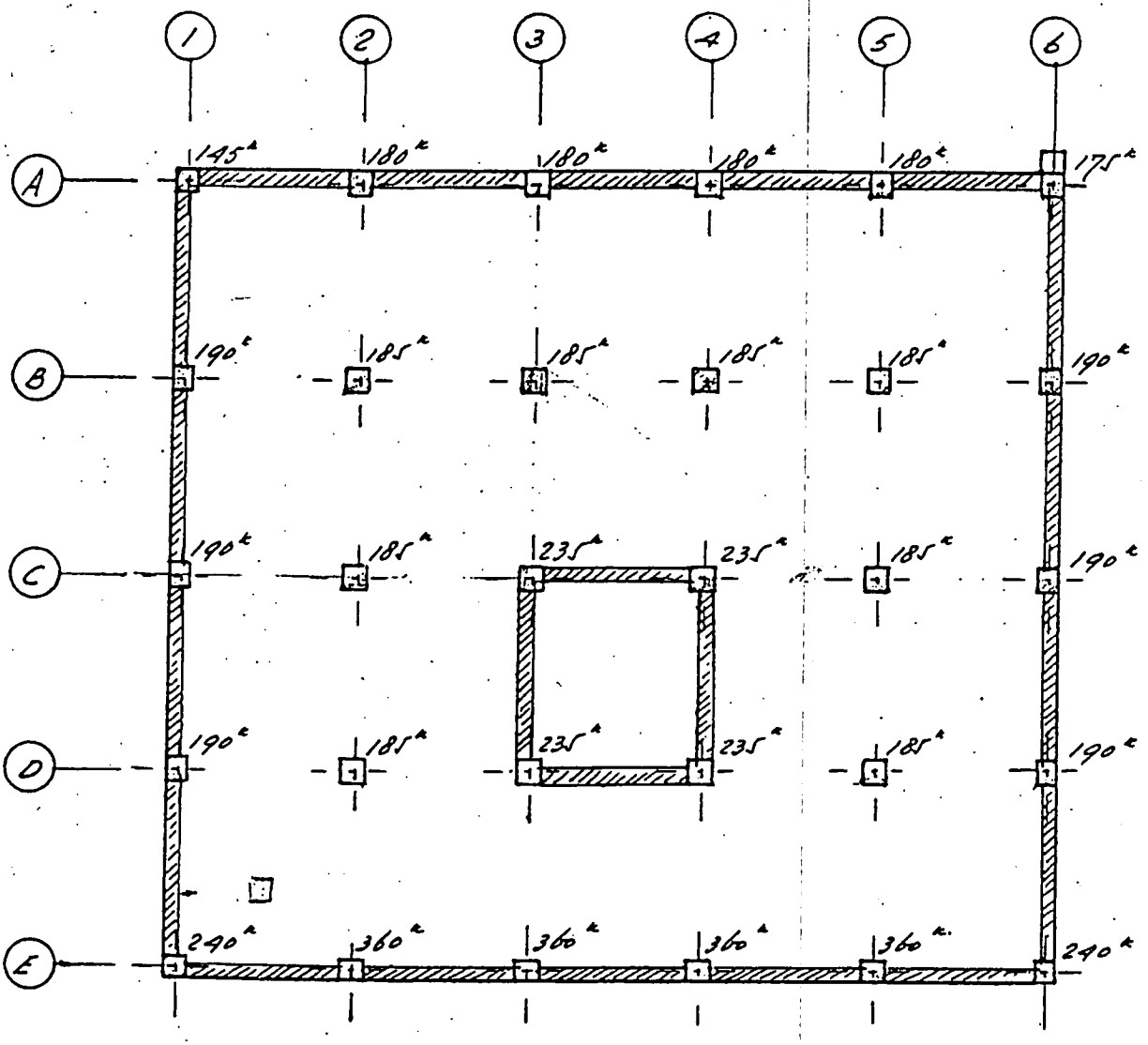




FLOOR PLAN WITH COLUMN LOADS

COLUMN LINE		COLUMN LINE	
A	1,040 k	1	955 k
B	1,120 k	2	1,095 k
C	1,220 k	3	1,195 k
D	1,220 k	4	1,195 k
E	1,920 k	5	1,095 k
TOTAL	6,520 k	6	995 k
		TOTAL	6,520 k

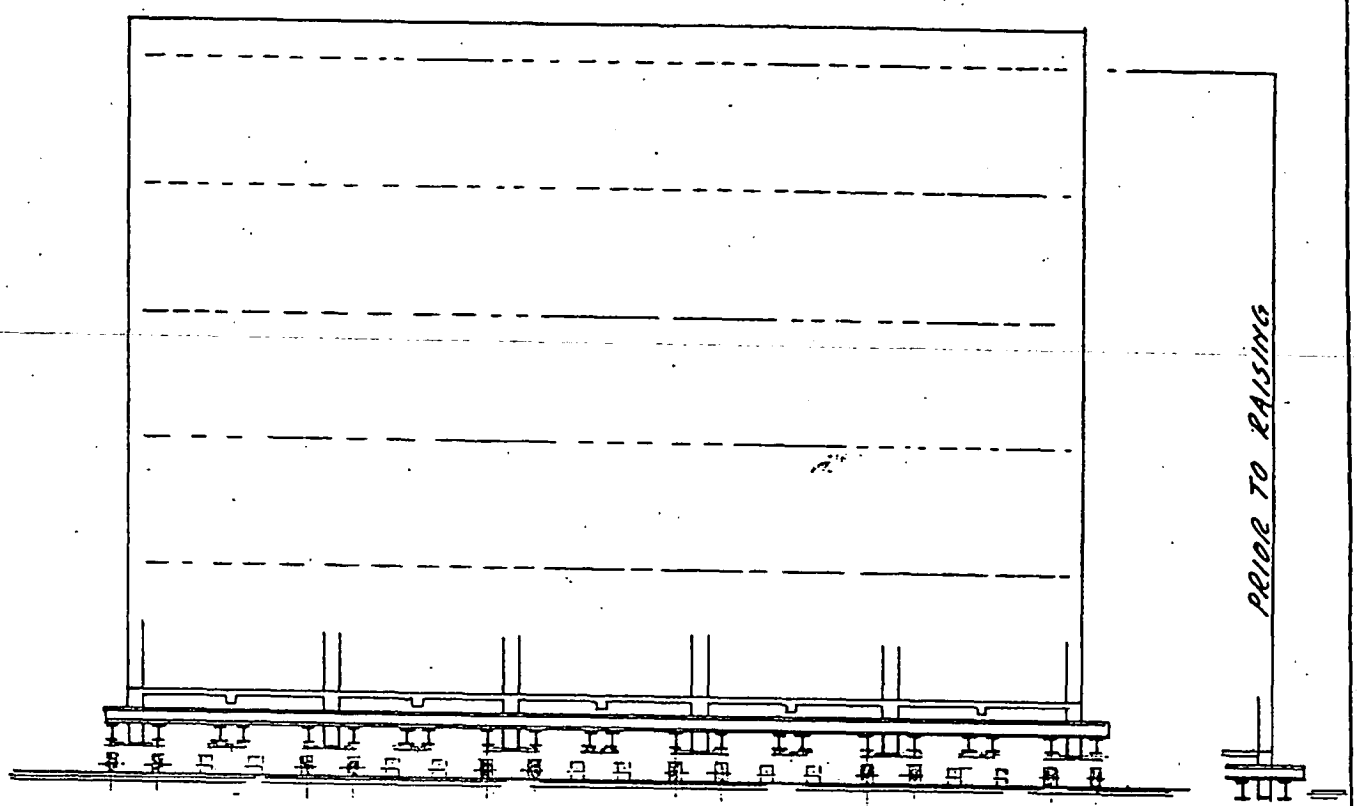
TOTAL DEAD WEIGHT TO BE MOVED : 6,520 k =
3,260 TON



FLOOR PLAN WITH COLUMN LOADS

COLUMN LINE			COLUMN LINE		
	A	1,040 k		1	955 k
	B	1,120 k		2	1,095 k
	C	1,220 k		3	1,195 k
	D	1,220 k		4	1,195 k
	E	1,920 k		5	1,095 k
TOTAL		6,520 k		6	985 k
			TOTAL		6,520 k

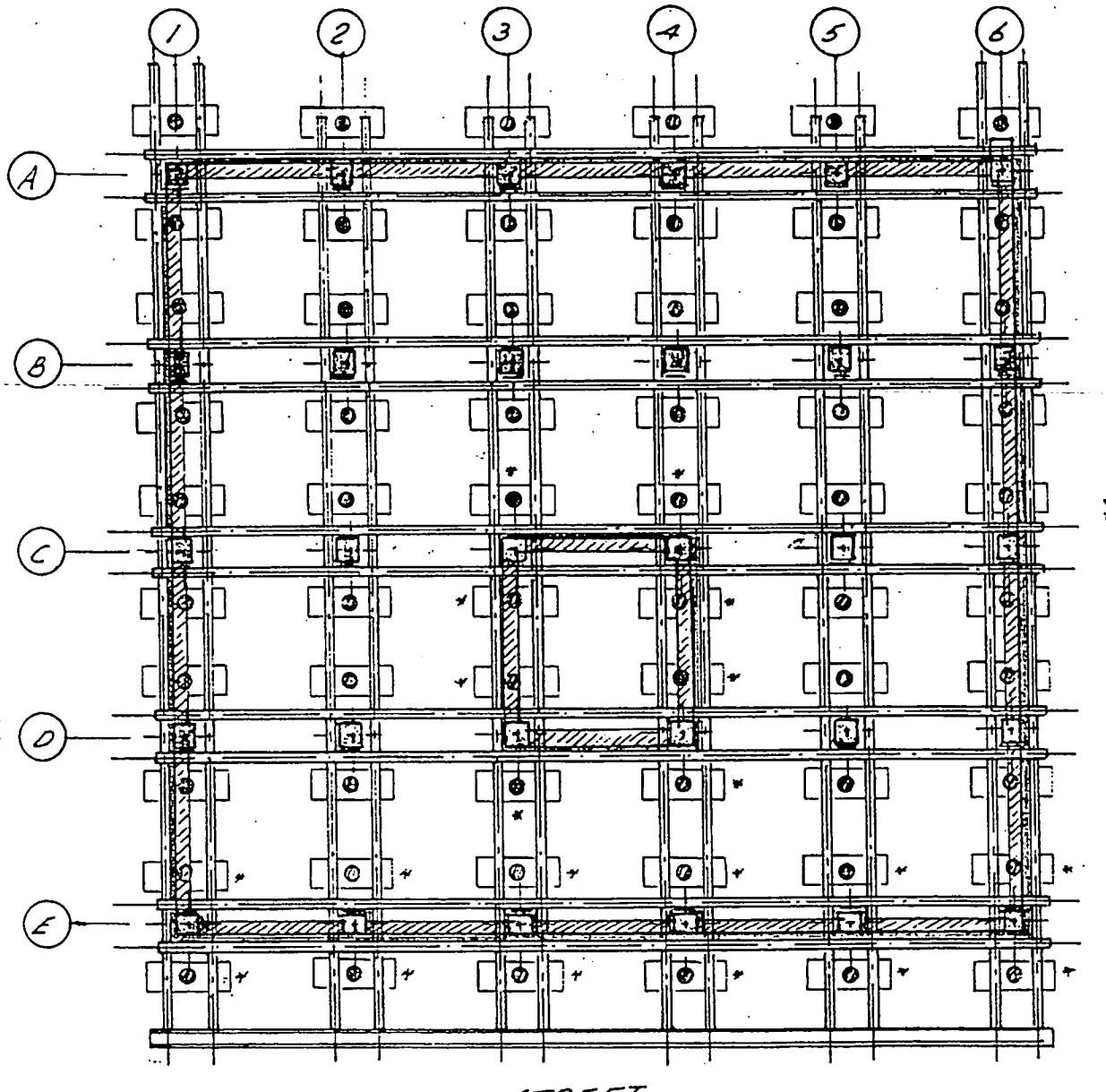
TOTAL DEAD WEIGHT TO BE MOVED : 6,520 k =
3,260 TON



SECTION // TO STREET

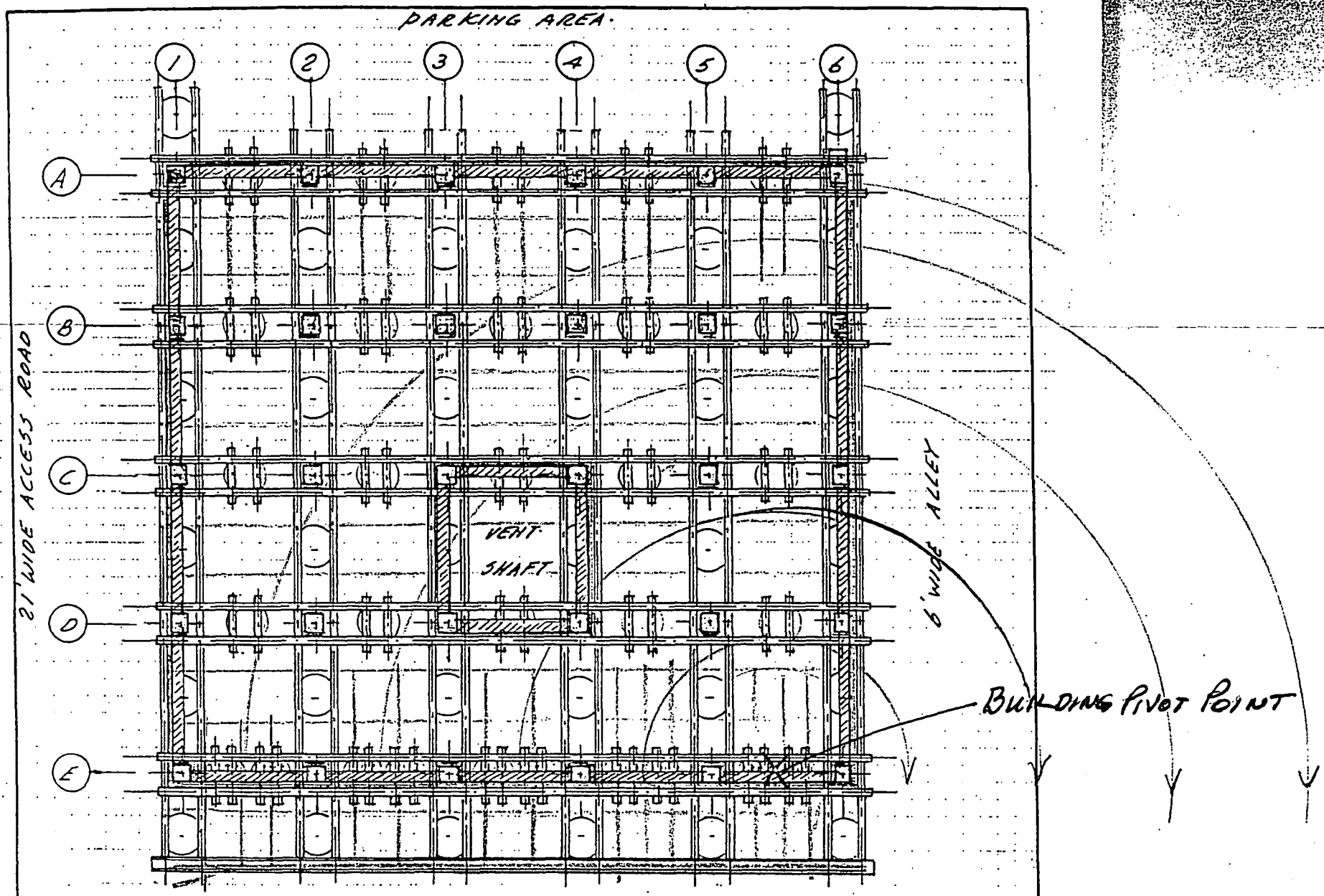
SCALE: 1/16" = 1'-0"

BUILDING RAISED 3'-6" ABOVE ORIGINAL LOCATION,
FILL-IN GIRDERS AND DOLLIES IN PLACE,
BUILDING IN ROLLING CONDITION.



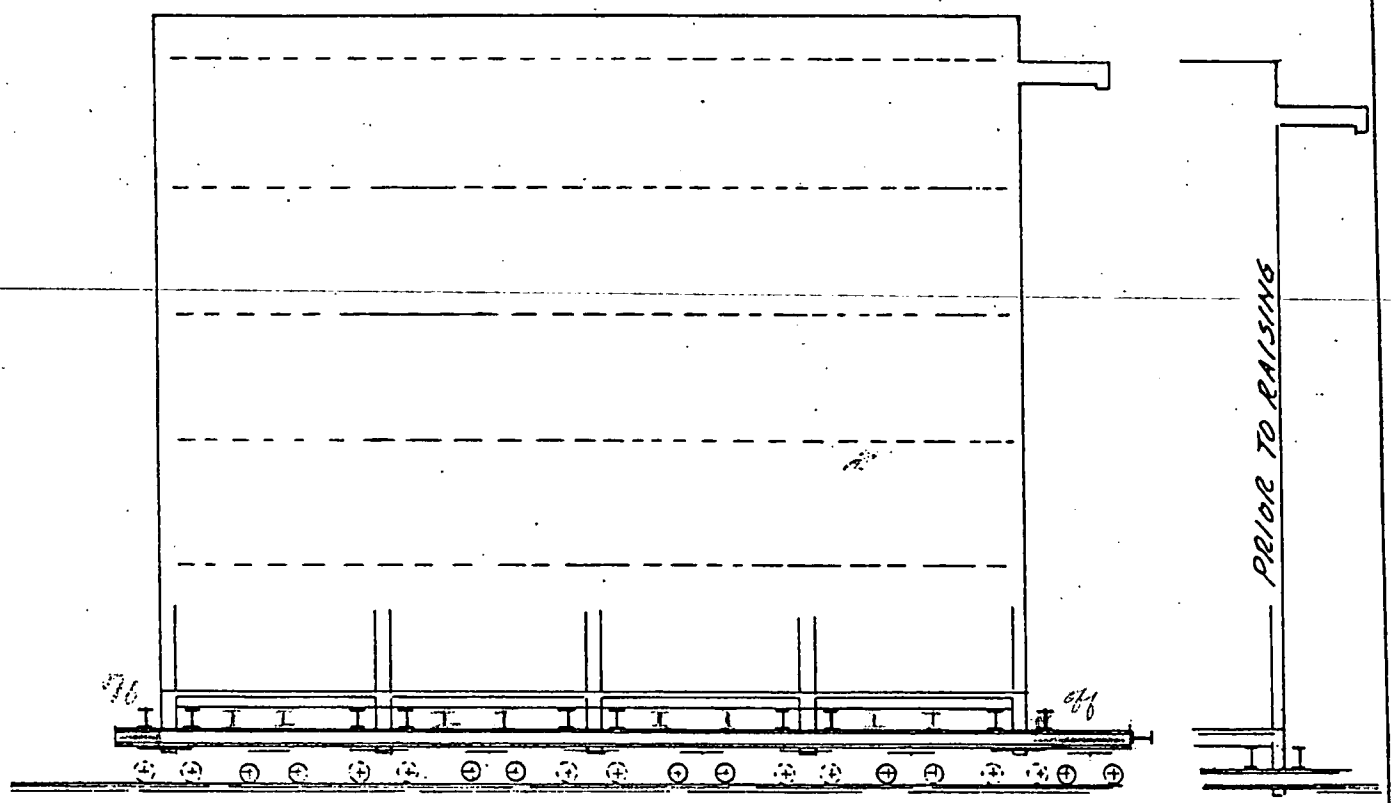
PLAN OF STRUCTURAL SUPPORT FRAME

WITH JACKING POINTS FOR RAISING



* Roof-Beams + needles

PLAN OF STRUCTURAL SUPPORT FRAME
WITH DOLLY LOCATIONS



* needles outside brick wall

SECTION ⊥ TO STREET

SCALE: 1/16" = 1'-0"

BUILDING RAISED 3'-6" ABOVE ORIGINAL LOCATION, STEEL SUPPORT FRAME AND ~~ROLLERS~~ ROLLERS IN PLACE, BUILDING IN ROLLING

APPENDIX D
REPORT BY FAVERO McLAUGHLIN & ASSOCIATES
BUILDING CODE SPECIALISTS

▪ FAVRO ▪ McLAUGHLIN & ASSOCIATES

March 5, 1990

Clifford A. Kunkel
Project Engineer
Turner Construction Company
801 "K" Street
Sacramento, CA 95814

RE: Sacramento Convention Center Expansion
Sacramento, California
Turner Contract No. 4903M
Merrium Relocation Study

Dear Mr. Kunkel:

We have reinspected the Merrium Apartments and met with the City Building and Fire Departments in order to respond to the four options you presented in your letter of February 15, 1990.

Our evaluation is based on the requirements that are found in the Uniform Building Code (UBC), 1988 Edition, with City Amendments; the Uniform Fire Code (UFC), 1982 Edition, with City Amendments; and Title 24, California Code of Regulations, Part 8, the State Historical Building Code.

We have included three attachments with this report: (1) the regulatory requirements for the building - if it remains residential - outlined in the "Inspection Report, Merrium Apartments" from our December 21, 1988 letter; (2) a list of regulatory requirements if the building is converted to an office building; and (3) the results of our meeting with the officials of the Building and Fire Departments.

The major issue, relative to the Merrium Apartments, revolves around the applicability of the Historical Building Code (HBC). Based on our reading of the HBC, and meetings with the Fire and Building Departments, the Code will be applied, regardless of building location, if the use is to continue as residential. On the other hand, if the building is converted to offices, the interior must be brought into compliance with the 1988 Edition of the UBC.

When you review Attachment 1 you will find that the major cost items for continuing the building's use as a residential occupancy include automatic fire sprinklers throughout, a smoke detection system, vertical shaft protection, and upgrade of the corridor construction. If the building is converted to an office, cost items include automatic fire sprinklers, one-hour construction throughout, two complying stairwells of one-hour construction, and a one-hour rated corridor system. For all practical purposes the

interior would have to be gutted and rebuilt in its entirety.

We have attempted to provide specific responses to your questions. However, the fact remains that the governing body may modify the requirements we have outlined if "a fire hazard or other condition detrimental to the safety of occupants or of the fire personnel" is not created (Historical Building Code).

The following is an assessment of each of the four options presented.

* * *

Option #1: Relocate structure between existing Panattoni Office Building and St. Paul's Episcopal Church.

CONDITIONS:

1. If the use is residential, the recommendations outlined in Attachment 1, "Inspection Report, Merrium Apartments" must be accomplished.

2. If the use is changed to office, the recommendations outlined in Attachment 2, "Merrium Apartments, Office (B-2) Conversion", must be accomplished.

3. Regardless of use, all openings in the building less than 20 ft. from the actual or assumed adjacent property line must be protected by 3/4-hour fire-resistive construction. These are the openings at the rear of the building. If the building is converted to business, 60 ft. of open space will be necessary to allow for a fifth story. See Item 1 and Item 2 in the office conversion summary.

4. No openings are permitted in an office building less than 5 ft. from the property line, or in a residential building less than 3 ft. from the property line. These are the openings at the sides of the building. They would have to be sealed. The building code requires openable windows below the fourth story for emergency escape or rescue (UBC, Sec. 1204). Also, natural light and air are required (UBC, Sec. 1205). Both of these requirements affect the safety and health of the occupants and they should be enforced even if the building is deemed historical.

5. The rear exit needs to be provided with a continuous exit passageway or exit court that is constructed to a public way.

RECOMMENDATIONS:

To relocate between the existing Panattoni office building and St. Paul's Episcopal Church will require:

- **upgrading the building as outlined in attachment 1 and 2,**
- **escape windows for each sleeping room and natural ventilation if use is to be residential,**
- **elimination of the use of the fifth floor or limiting the area of the building to 18,000 sq. ft. if the use is to be office,**
- **relocation of the eliminated handicap exit from St. Paul's,**
- **relocation of the access to parking near the Panattoni Building.**

* * *

Option #2: **Relocate structure somewhere on block identified for expansion.**

CONDITIONS:

1. If the use is residential, the recommendations outlined in Attachment 1, "Inspection Report, Merrium Apartments" must be accomplished.
2. If the use is changed to office, the recommendations outlined in Attachment 2, "Merrium Apartments, Office (B-2) Conversion", must be accomplished.
3. Regardless of use, all openings in the building less than 20 ft. from the actual or assumed adjacent property line must be protected by 3/4-hour fire-resistive construction.
4. No openings are permitted in an office building less than 5 ft. from the property line, or in a residential building less than 3 ft. from the property line.
5. The rear exit needs to be provided with a continuous exit passageway or exit court that is constructed to a public way.

RECOMMENDATIONS:

Relocation along K Street will require:

- **upgrading the building as outlined in attachments 1 and 2,**
- **up to 20 ft. of open space around the structure or the openings in the building protected with self-closing 3/4-hour windows, and**
- **a rear exit passageway or exit court to a public way.**

For all practical purposes, the opening protection is impossible

to accomplish, so some alternative protection needs to be developed and approved by the local officials or the 20 ft. property line must be provided. Also, the rear exit passage or exit court that needs to be constructed to a public way will require the dedication of land, or the construction of some sort of tunnel to the public way.

* * *

Option #3: Leave apartment in its existing location and design Convention Center expansion around the building.

CONDITIONS:

1. If the use is residential, the recommendations outlined in Attachment 1, "Inspection Report, Merrium Apartments" must be accomplished.

2. If the use is changed to office, the recommendations outlined in Attachment 2, "Merrium Apartments, Office (B-2) Conversion", must be accomplished.

3. Regardless of use, all openings in the building less than 20 ft. from the actual or assumed adjacent property line must be protected by 3/4-hour fire-resistive construction.

4. No openings are permitted in an office building less than 5 ft. from the property line, or in a residential building less than 3 ft. from the property line.

5. The rear exit needs to be provided with a continuous exit passageway or exit court that is constructed to a public way.

6. 20 ft. wide access to at least one side has to be maintained for fire department vehicles.

RECOMMENDATIONS:

Leaving the building where it stands requires:

- **same action as discussed in Option #2,**
- **access to the building be provided,**

* * *

Option #4: Save portions of the structure.

CONDITIONS:

1. Replicating the exterior facade and overhang; and/or removing

and reinstalling the marble from the existing lobby to the Convention Center Expansion have no fire and life safety code implications.

2. The elevator could only be used as presently constructed for a convenience elevator or historical attraction.

RECOMMENDATIONS:

None

* * *

I hope this letter answers all your questions relative to the development of a feasibility analysis for the Merrium Apartments relocation.

Sincerely,

Patrick A. McLaughlin

PAM/mf

cc: Bob Powell, Vitiello & Associates, Inc.

Attachments: Merrium Apartments Inspection Report
Merrium Apartments Office Conversion Report
Memorandum

INSPECTION REPORT
MERRIUM APARTMENTS
December 21, 1988

The Merrium Apartments is a five story, 5688 sq. ft. per floor, concrete and brick apartment complex (Group R, Division 1). There are 41 units.

Corridor Construction

The corridor system is a looped corridor system with approximately 36" corridors. The corridor walls appear to be metal lath and plaster, in good condition. Openings into the corridors include apartment doors which have 21" x 67" glass in them, 23" x 35" glass windows, what appears to be sealed storage spaces or laundry shoots on each floor, and an open electrical shaft extending from roof to basement with 1/4" plyboard covers. Exit signage appears adequate, however, there are a number of exit lamps that were burnt out. The corridors have automatic sprinkler protection and automatic smoke detection.

Stair Construction

Front and rear stairs are provided. The stair shaft is concrete and metal lath and plaster. The stair doors were solid core doors at the front stairs and wood doors with 1/4" thick panels in the rear stairs, all on automatic hold open devices. The rear stairs have a storage room with a 35" x 23" window open to the stairs on each level, and the front stairs on the 3rd, 4th, and 5th floors have an apartment door entering the stairs, also with glass. An

elevator is in each stair shaft and the elevator room is open to the shaft. Rise, run, and width of the stairs appear adequate. The front stairs are open to the corridor system at the first floor due to the removal of a door.

Vertical Shafts

There is a central court which is approximately 20' x 15' with windows on all four sides. The 20' side windows open into the front stairs and into the corridor system, while the 15' side has windows that open into apartments. These windows into the apartments are protected by exterior sprinklers on every other floor. There would appear to be three ventilation shafts that are approximately 9 sq. ft. that extend the height of the building, all with unprotected openings. The first floor corridor system is open to that ventilation shaft by a 30"x 58" window. There is approximately 18" x 18" electrical conduit shaft extending from floor to floor. The shaft appears to be of concrete construction but there is no opening protection other than a piece of 1/4" ply that is laid into the hole. Also there appeared to be a trash shoot nailed shut.

Fire Protection Equipment

As previously indicated, the fire protection equipment was not tested and it is assumed that if the equipment is relocated that it would be in operational condition, so there is no need to test it at this time. However, it was noticed that there is automatic smoke detection in the corridor system on every floor and automatic sprinkler protection in the corridor system and stair shafts and basement floor. There are two fire extinguishers on each floor and two wet standpipes.

Exit Signage

Illuminated exit signage throughout. There were a number of burnt out bulbs but other than that exit signs were fine.

Electrical

The electrical was in metal conduit in good condition.

CONCLUSIONS

We have provided a list of what we consider to be items that need correction to gain acceptance under the Historical Building Code by the local building official, and our suggested method of correction or rational for the acceptance.

1. **Area** - The building appears to be over area for its type of construction (UBC Table 5-C). It is approximately 28,000 plus square feet. A Type III non-rated structure is limited in area to 9,100 square feet without sideyards. The HBC allows unlimited floor area with the addition of an automatic sprinkler system (T24, CCR, 8-406).

   Action: Extend automatic fire sprinkler system throughout the structure.

2. **Height** - The building is a five story building, and based on type of construction is limited to four stories in height (UBC Table 5-D). The HBC allows unlimited height (T24, CCR, 8-407).

   Action: No action based on Section 407 of the Historical Building Code which allows unlimited height for

buildings. Furthermore, the addition of the sprinkler system and fire detection in the corridors should mitigate any potential issue because of building height.

3. Corridors - (a) Unprotected openings, 36" x 24" windows, are in the corridor wall (UBC 3305(g)).

Action: These openings should be sealed with complying construction.

(b) Unprotected openings exist in doors leading to each of the units - 21" x 77" glass (UBC 3305(h)).

Action: Continue to accept this condition based on the sprinkler system and the smoke detection system.

(c) Hollow core or thin panel doors lead into the storage room (UBC 1706(b)).

Action: Replace with 1-hour fire resistive door assemblies.

(d) The vertical, electrical conduit shaft is without opening protection (UBC 1706(b)).

Action: Provide 1-hour self-closing doors at each of the five floors and in the basement.

(e) The trash shoots are nailed shut (UBC 1706(a)).

Action: Seal with complying construction when the building is relocated.

4. Stairs - Due to the fact that the stairs are sprinklered the existing construction could be accepted as is (T24, CCR, 2-1215(f)).

(a) The doors into each of the rear stair shafts are unrated (T24, CCR, 2-1215(f)).

Action: Replaced with 1-3/4" solid core or 1-hour rated fire doors.

(b) The elevator room is open to the stairs (UBC 3309(c)).

Action: Separate the elevator from the shaft by 1-hour construction.

(c) The storage room window into the stair shaft is unprotected (UBC 3309(c)).

Action: Remove and seal with 1-hour construction.

(d) The first floor door is missing (T24, CCR, 2-1215(f)).

Action: Replace the door to the corridor with a 1-hour rated fire door.

(e) The unprotected apartment door opens into the stair shaft on the 3rd, 4th and 5th floors (T24, CCR, 2-1215(f)).

Action: Replace with a 1-hour rated self-closing fire door.

5. Other Vertical Shafts - (a) The interior court windows that are 15' apart are presently protected by automatic sprinkler protection (UBC 2003(b)).

Action: Continue the existing of protection.

(b) The small ventilation shaft has a glass window opening to the corridor (UBC 3305(h)).

Action: Seal with complying construction.

6. **Fire Protection Equipment** (T24, CCR, 2-406; UBC 1210(a))

Action: (1) The sprinkler system should be reinstalled when the building is relocated and extended into each of the rooms over the door;

(2) The automatic smoke detection system should be reinstalled in the corridor system providing early warning;

3) Individual smoke detectors are required in all sleeping rooms.

MERRIUM APARTMENTS
OFFICE (B-2) CONVERSION

The building is presently residential (R-1). Its use could be continued based on the allowances in the Historical Building Code and additional fire and life safety changes such as fully automatic sprinkler systems and smoke alarms. If it is converted to an office building (B-2), the authority having jurisdiction would not treat the conversion as historical and would require it to be upgraded to applicable code requirements.

The requirements that are significant include:

1. Two story height limits (the building is presently a five story building). Provide one-hour fire resistive construction throughout in order to gain height increases to four stories. Provide automatic sprinklers plus one-hour construction to increase height to five stories, however, the automatic sprinklers, if used for height increases, cannot be used for the necessary area increase which is discussed next.

2. Area limit of 12,000 sq. ft. (the building is presently approximately 30,000 sq. ft.). Provide one-hour fire-resistive construction throughout, in order to gain area increases to 18,000 sq. ft. The area can be doubled to 36,000 sq. ft. with automatic fire sprinklers, however, the building would be limited to four stories in height. The area can also be increased with sideyards, i.e. clear space between it and the property line. The floor area may be increased by 1 1/4% for each foot by which the minimum width exceeds 20 ft. on two sides (50% maximum) and 2 1/2% if the increase is on three sides (100% maximum). For example, with 60 ft. of open space on two sides or 40 ft. on three sides, the area of the one-hour building could be increased to 27,000 sq. ft.

3. Each floor would require to be served by one-hour corridors, if corridors are provided. Specifically, corridor walls and ceilings must be of one-hour construction. All penetrations must be protected by 20 minute fire rated automatic or self-closing smoke and draft stop assemblies. All doors must be 20 minute fire rated automatic or self closing with gasketing. (UBC, Sec. 3305)

4. The minimum corridor width needs to be 44 inches. (UBC, 3305(b))

5. Two exit stairs shall be provided. Each shall be a minimum of 44" in width. The one stair shall extend to the roof. (UBC, Sec. 3306)

6. The stairs shall be of one-hour fire resistive construction. All openings shall have self or automatic closing one-hour

fire assemblies. (UBC, Sec. 3309(b))

7. Openings extending vertically through more than two floors shall be enclosed in a shaft of one-hour fire resistive construction. (UBC, Sec. 1706(a))

At present none of these conditions exist, therefore, the interior of the building would have to be completely demolished and reconstructed.

M E M O R A N D U M

DATE: February 23, 1990

TO: Tim Sullivan, Superintendent
City of Sacramento
Building Inspection Division
1231 I Street, 2nd Floor
Sacramento, CA 95814

Jack Shepler, Fire Marshal
City of Sacramento
Department of Fire
1231 I Street, Suite 401
Sacramento, CA 95814-2979

FROM: Pat McLaughlin PM

SUBJECT: Existing Sacramento Convention Center and Merrium Apartments

Gentlemen:

The purpose of this memorandum is to document the results of our meeting on February 23, 1990, concerning conditions that need to be corrected in the existing Convention Center when the expansion project commences and concerning issues with the Merrium Apartment relocation. The meeting was attended by Bob Powell and Richard Abbott of Vitiello, Karen Knudsen-Fischer and myself of Favro-McLaughlin & Associates, yourselves, and Bill McNearney, Fire Inspector II. The following conclusions were reached.

GENERAL

1. The City of Sacramento has adopted and is enforcing the 1988 Edition of the Uniform Building Code with amendments and the 1982 Edition of the Uniform Fire Code with amendments. They will be adopting the 1988 Uniform Fire Code soon.

2. All discussions should be documented in writing, as I am doing here, for future reference.

3. The primary contacts for the project will be Tim Sullivan of the Building Department and Jack Shepler of the Fire Marshals Office.

EXISTING COMMUNITY CONVENTION CENTER

1. The structural steel supporting the roof, which is required to be protected by a 1 hour ceiling, need not be brought up to present day code. The building and fire departments will accept this existing condition based on the building code in effect at the time of initial construction which allowed substitution of sprinklers for one-hour construction as a means of encouraging sprinklers when they were not required. All new construction will be protected as required by present code.

2. A fire alarm system will be extended through the existing building. The makeup of that system will be parallel to what is required in the new construction. At this time the Fire Department prefers automatic detection rather than manual fire alarm.

3. The existing doors located throughout the facility that are 1 3/4" solid core doors, but not labeled, are acceptable.

4. The condition created by curtains covering exit doors needs to be corrected.

5. The door hardware problems on the required one-hour corridor serving the meeting rooms need to be corrected. That includes providing closers where closers don't exist, removing hold-open devices throughout, providing latches where latches are required, removing deadlocks and providing panic hardware on the meeting room doors, and gasketing the corridor doors.

6. The boiler room makeup air exterior opening needs to be protected.

7. If a decision is made to expand to the west, the existing fire department access way needs to be maintained or reconstructed so that the surface can support 70,000 lb., at least 20 ft. right-of-ways maintained, and the required property lines respected.

8. The loading dock parking arrangement which takes up part of the 14th Steet area, if approved, needs to be constructed in a manner that fire department vehicles are able to maneuver. This would require at least 20 ft. of unobstructed passage.

9. The structural integrity of the facility appears adequate. There is no need to upgrade the facility to present day structural requirements.

10. Title 24, Handicap access requirements, will be applicable only in the exhibit space where expansion will take place, and will not be required in the activity space.

11. The toilet fixture count of 7 sq. ft. per person is an unreasonable code requirement. Common sense should prevail.

MERRIUM APARTMENTS

1. The Merrium Apartments will be treated as an Historical Building and the provisions of the Historical Building Code will be considered if its use remains a residential occupancy. If the building is converted to a business (occupancy B-2) and remodeled on the interior, then present day B-2 requirements will be applicable.

2. Relocation between the existing Panatoni office building and St. Paul's Episcopal Church is not feasible. The building is approximately 79' wide and the opening between the existing structures of 82' will mean that all the windows in the existing building will have to be sealed and, furthermore, the handicap exiting from St. Paul's Church and the access to the parking below the office building will be eliminated. This is unacceptable.

3. If the structure is relocated somewhere along K Street, then protection of openings within 20' of the property line needs to be addressed and an exit passageway needs to be provided from the rear exit to the public way. Also, as a residential occupancy (R-1) no openings are allowed within 3 ft. of property line. If it is converted to an office (B-2), no openings are allowed within 5 ft. of property line.

3. If the apartment is left in the existing position, 20' wide access to one side has to be maintained.

4. Documents should be developed requesting a hardship exemption from handicap access requirements for the Merrium Apartments.

5. All the issues such as sprinklers, fire alarm, corridor upgrade and vertical shaft protection identified in the original attached inspection report still are applicable.

APPENDIX E
REPORT BY H&B MANAGEMENT
TOXIC SUBSTANCES EVALUATION

H&B MANAGEMENT, INC.

December 15, 1989

Mr. Dave Morgan
Associate Architect
Facilities Management
5730 24th Street
Building #1
Sacramento, CA 95822

Dear Dave:

RE: Merium Apartments, 1017 14th Street, Sacramento, CA

As you requested H & B Management conducted three (3) air sample tests at the above captioned site on Tuesday 12th of December 1989. John Morris of your staff accompanied us for these tests.

Samples were taken in the Basement Boiler Room, the North Basement Store Room and on the North Wall near the wall opening of Unit 16 on the first floor. The tests were analyzed by an independent EPA Certified Laboratory. The analysis report is enclosed. If you have any questions please give us a call.

Your consideration of H & B for this project is appreciated.

Sincerely,

A.L. "Red" Hughes
EPA Accredited Building Inspector/Management Planner

ALH/msh
Enc.

1331 T STREET, SUITE 15 • SACRAMENTO, CA 95814 • (916) 446-0406 • FAX # (916) 446-3177

PRECISION
MICRO-ANALYSIS

SPECIALISTS IN ASBESTOS-RELATED ANALYSIS

REC'D DEC 14 1989

Air Sample Analysis (PCM) Report for:

Report # 89346022

H & B Management, Inc.
1331 T Street, Suite 15
Sacramento, CA 95814

(916)446-0406
Attention: Red/Hal

Date Received: 12/12/89
Date Analyzed: 12/12/89

Job: #795
Merriam Apartments
1017 14th Street

Sample Number	*Lab #*	Sample Location / Personnel	Date	Air Vol.	F/CC	U.C.L.	L.O.D.
1	*89-20550*	Basement boiler room-So.	12/12/89	1200	**0.002***	0.003	0.002
2	*89-20551*	Basement storage room-No.	12/12/89	1200	**0.004**	0.008	0.002
3	*89-20552*	1st floor unit #~~6~~ 16 North wall	12/12/89	1200	**0.002**	0.005	0.002

Total Number of Samples: 3

Page 1

Supervisor [signature]

Analyst Monica Vandenberg

* *This sample was below the limit of detection (7 fibers per square millimeter of filter) for the NIOSH 7400 method.*

Note: The test result findings of this report are made to the methodologies and parameters described on the reverse side of this page

5685-A Power Inn Road • Sacramento, CA 95824 • (916) 381-0695 • FAX (916) 381-3805

By accepting this(these) test result(s), client acknowledges and accepts all parameters and methodologies stated below for the sample testing service performed and the results reported on this form by Precision Micro-Analysis.

Air Sample Analyses

In the analyses of air samples, Precision Micro-Analysis performs the service of determining the fiber density on the air sample filter, and uses this value and the air volume data from the sample to calculate the number of fibers per volume of air. Precision Micro-Analysis analyzes all air samples in strict accordance with the NIOSH Method 7400, using "A" counting rules, unless otherwise specified.

The "F/cc" value is the calculated number of fibers per cubic centimeter of air.

The "L.O.D." is the limit of detection of the NIOSH Method 7400. This value is derived from the given limit of detection of 7.0 fibers per square millimeter of filter and the air volume for the individual sample.

The "U.C.L." is a 95% upper confidence limit for the calculated value, given in units of fibers per cubic centimeter of air. This upper confidence limit is calculated from the number of counted fibers vs. the coefficient of variation curve presented as figure 1 within the NIOSH method 7400.

Precision Micro-Analysis is not responsible for errors which result from improper sampling or inaccurate pump flow rate, sampling time, or sampling location data.

Precision Micro-Analysis reserves the right to deem any air sample it receives as "not suitable for analysis" due to a damaged, overloaded, or coated filter or missing or illegible air volume data.

Bulk Sample Analyses

In the analyses of bulk material samples, Precision Micro-Analysis performs the service of determining whether the sample contains asbestos material, and—if it does—of determining the specific type of asbestos, and estimating the percentage of the asbestos within the sample.

Precision Micro-Analysis performs all bulk sample analyses utilizing Polarized Light Microscopy with Dispersion Staining and uses:

NVLAP Test Method Code	Test Method Designation
18/A01	40 Code of Federal Regulations Chapter I (1-1-87 edition) Part 763, Subpart F, Appendix A, pages 293-299 or the current U.S. Environmental Protection Agency Method for the analysis of asbestos in buildingmaterials by polarized light microscopy.

The percentages given are estimates of the relative proportions of the areas of the specific materials to the area of the total sample received.

A sample result of "trace" means that some asbestos was found, but in a quantity which represents less than 1% of the total area of the sample.

In the performance of bulk sample analyses, Precision Micro-Analysis does not make or imply any statements concerning the health hazards of the environment from which the sample was taken. Nor does Precision Micro-Analysis imply that the contents of the sample received by this laboratory is the same as all such material in the environment from which the sample was taken. In other words, our test results only relate to the item(s) tested.

Precision Micro-Analysis reserves the right to deem any sample it receives as "not suitable for analysis" due to an insufficient amount of sample material, or possible cross-contamination due to improper packaging.

Please note - Clients of Precision Micro-Analysis should understand that the laboratory accreditation of Precision Micro-Analysis by NVLAP and/or the use by Precision Micro-Analysis of the NVLAP logo on its test reports in no way constitutes or implies product certification, approval, or endorsement by NIST (National Institutes for Standards and Technology) or any agency of the U.S. Government.

Lab Certifications and Registrations

National Voluntary Laboratory Accreditation Program (NVLAP), National Institute of Standards & Technology (NIST), Accredited Lab #1656

State of California, Department of Health Services, Environmental Laboratory Accreditation Program (ELAP), Accredited Lab # E629

E.P.A. Interim Laboratory Accreditation Program: Lab #9515

National Institute for Occupational Safety and Health Proficiency Analytical Testing (PAT) Program: Lab #95815-001

American Industrial Hygiene Association - Asbestos Analysis Registry: Lab #95815-001

Precision Micro-Analysis is also an active participant in several inter-laboratory sample exchange programs.

H & B MANAGEMENT, INC.
1331 T Street, Suite 15
Sacramento, CA 95814
(916) 446-0406
FAX (916) 446-3117

20 December 1988

Mr. Cliff Kunkel
Turner Construction Company
1007 Seventh Street
Sacramento, CA 95814

Dear Cliff:

RE: Merrium Apartment Relocation Feasibility Analysis

On Wednesday, 14 December 1988, H & B surveyed the above-captioned property for the purpose of estimating the asbestos abatement cost relative to either a relocation or a demolition of the building.

Prior to any relocation or demolition, it will be necessary to accomplish the following abatement activities:

1. Remove and lock down all the insulation from piping and fittings on the heating system and the DHW system below the first floor in the basement area boiler rooms, storage rooms and laundry area.

2. Remove and lock down all the insulation from the two (2) exposed heating system pipes in the central light well.

3. Remove and lock down all the insulation from the piping in the underfloor crawl space and remove the asbestos-contaminated dirt.

The estimated cost of this phase of the project is $33,350.00.

Should the building become cracked and piping become exposed in the course of a move, there would be an additional cost to abate the affected area. We would estimate that this additional cost would not exceed $20,700.00.

In the event that a decision is made to demolish the building, we estimate an additional $20,700.00 to remove the piping insulation concealed in the walls that is assumed to be asbestos. This would bring the total project cost to $50,050.00. + 4,000 - MISC USE $54,050

All the pipe insulation in the basement area and mechanical spaces is friable. At present, it is considered hazardous to people working in the area. Also, the crawl space dirt is contaminated with asbestos and is considered hazardous.

If you have any questions regarding these estimated costs, please do not hesitate calling.

Sincerely,

Harold W. Hoppe
Harold W. Hoppe
President

HWH/alh/dck

APPENDIX F
REPORT BY WALLCE KUHL AND ASSOCIATES
GEOTECHNICAL ENGINEERS

WALLACE · KUHL & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS · CONSTRUCTION TESTING

March 2, 1990

Turner Construction Company
Attention: Clifford A. Kunkel
801 K Street, Suite 2130
Sacramento, California 95814

MERRIUM APARTMENTS
1017 Fourteenth Street
Sacramento, California
WKA No. 88-527

This letter is intended to summarize our opinions regarding the geotechnical engineering aspects of relocating the Merrium Apartments to a site on 15th Street between J and K Streets within the same city block it now occupies. The opinions are based upon various conversations and a meeting with representatives of your firm, Cole-Yee-Shubert and Associates, Structural Engineers and Montgomery House Movers. As you requested we are limiting our discussion to the geotechnical feasibility of the project.

Reference is made to our letter to you of December 29, 1988 which summarized a very preliminary assessment of materials quality within the subject building.

We understand the five story cast in place reinforced concrete structure with unfilled masonry walls would be located between St. Paul's Episcopal Church, which occupies the southwesterly corner of 15th and J Streets and the Pannatoni Office Building, which occupies the southeasterly corner of 15th and K Streets. The new site would include the existing east/west alleyway, which bisects the City block. The Merrium Apartments presently contains a partial basement located within the rear or easterly one-half of the building. The proposed relocation would include construction of a full basement beneath the structure.

A number of geotechnical engineering concerns must be addressed in achieving this move:

1) Foundation type and dimensions beneath the existing St. Paul's Church are unknown; however, it is likely that the church is supported upon a shallow corbelled brick foundation which may encroach into the proposed Merrium site. It also is likely that the existing foundation depth, is shallower than the proposed basement depth necessitating that the church foundations be deepened.

2) Underpinning of the southerly church foundation would require sloping or protection of the excavation face during the underpinning process since it is known that the upper soils in this vicinity are relatively low strength sandy and clayey silts.

3) The Pannatoni Building is a pile-supported structure. It has been determined that the pile caps on the northerly side of that building encroach into the Merrium building site, necessitating special consideration in construction of the new basement wall and foundation system.

4) The Pannatoni Building would not require underpinning; however, support of the intervening excavation face between pile caps would be necessary to maintain floor support.

5) The possibility of extensive subsurface utility realignment must be taken into consideration since the excavated site would include the alleyway.

6) The bearing capacity of the upper soils for physically moving a structure of this size on a dolly support system is questionable; it is likely that special subgrade preparation techniques would be required to allow wheeled dollies to be used.

It is our opinion that the most desireable foundation type for support of the Merrium at the relocated site, from an engineering standpoint, would be precast prestressed concrete piling. Piling would achieve end bearing in the dense sandy gravels indicated to exist at depths of about 35 to 40 feet below grade. Vibrations from pile driving operations would be a concern with regard to the church, however, we have had experience with the behavior of that church during pile driving for the Pacific Bell (former PT&T) building addition at the northwesterly corner of 15th and J Streets during the 1960's. It is our opinion that pile driving could be accomplished for the building relocation without structural damage to the church provided care is taken prior to and during the pile driving process, with close surveillance of the church behavior and, perhaps, with special care being taken of unusually fragile items, such as stained glass windows.

Since it is very likely that the southerly wall of the church must be underpinned, requiring temporary support of the structure in that area, and, since a building moving company will be employed to move the Merrium, we would recommend that the movers also be engaged to provide temporary support of the southerly church wall and adjacent portion of the church to allow the underpinning process to be accomplished as one continuous operation. Additionally, consideration could be given to maintaining the temporary support of the church during the pile driving process for the new Merrium foundation system so as to provide an added measure of protection to the church.

Protection of the excavation face adjacent to the Pannatoni building could be accomplished in a number of ways. Perhaps the safest and most efficient would be to drive relatively light gage sheet piling with the same pile driving rig that would drive the foundation piles for the Merrium. It is unlikely that continuous sheet piling would be required along the entire north side of the Pannatoni building.

It has been indicated that the Merrium could be shifted approximately six inches to the north to provide clearance between the encroaching pile caps of the Pannatoni building and the proposed southerly basement wall of the Merrium.

The site access for the building move across soft soil subgrades could best be gained by utilizing a combination of heavy geotextile fabric overlaid by approximately 18 inches of granular fill material.

In our opinion, the following sequence of events appears to be a logical process for relocation of the Merrium:

A) The southerly wall of the St. Paul's building as well as an adjacent portion of the building should be temporarily supported by the building movers using steel beams and jacks to transfer the load off the existing foundation system.

B) The southerly church foundation should be removed and a new foundation extending below the basement level should be constructed using a sloped excavation beneath the church. The new continuous wall foundation should be backfilled to restore grade beneath the church, probably using lean concrete in lieu of soil, which would require compaction.

C) Loading could be restored to the church foundation and the underpinning beams could be removed; or more desirably from the standpoint of limiting damage to the building, that system could be left in place during the driving of the Merrium piles as an added precaution against church damage. The piling should be driven with a follower to allow operations to proceed from the existing higher level. During this same time period cantilevered sheet piling should be installed alongside the Pannatoni building to allow for vertical excavation adjacent to that building.

D) Pile caps, grade beams and a portion of the basement stem walls should be constructed on the northerly, easterly and southerly sides of the site. In addition, the interior pile caps, columns and/or walls required to transfer the Merrium building loads from the temporary support system to the permanent foundation system should be constructed.

E) The basement area should be excavated to a point approximately 18 inches below the level desired to allow operation of the building mover's transport system. Heavy geotextile fabric should be placed on the temporary subgrade and approximately 18 inches of granular material (sand/gravel mixture) should be placed over the fabric and compacted with vibratory compaction equipment.

F) The building should then be moved into position and loads should be transferred to the new foundation system, with the exception of the westerly side.

G) The basement area should be excavated and the floor slab should be completed prior to completion of the westerly foundation system.

In summary, from a geotechnical engineering standpoint, we feel it would be feasible to accomplish the relocation of the Merrium. A key element would be determining the type and condition of the St. Paul's building foundation and verifying the presence of bearing soils at the expected depths below grade for support of pile foundations.

Thank you for this opportunity to be of service.

Wallace - Kuhl & Associates, Inc.

Thomas S. Wallace

REGISTERED PROFESSIONAL ENGINEER
THOMAS S. WALLACE
NO. 873
Exp. 3-31-93
GEOTECHNICAL
STATE OF CALIFORNIA

TSW:dg

xc: (4)
(1) Cole-Yee-Shubert and Associates

APPENDIX G
REPORT BY SALLY WOODBRIGE
ARCHITECTURAL HISTORIAN

2273 Vine St.
Berkeley, CA 94709
March 12, 1990

Sue Jeffery
Sacramento City Environmental Services
1231 I Street, Suite 300
Sacramento, CA 95814

Dear Ms Jeffery:

The attached pages are the final report on the "Evaluation of the Architectural/Historical Significance of the Merrium Apartments building, 1017 14th Street, Sacramento, California.

Sincerely,

Sally B. Woodbridge

Sally B. Woodbridge, Architectural Historian

Evaluation of the Architectural/Historical Significance of the Merrium Apartments, 1017 14th Street, Sacramento, California- Final Report - by Sally B. Woodbridge, Architectural Historian. March 12, 1990

SUMMARY:

Following an inspection of the Merrium Apartments building at 1017 14th Street in Sacramento, California, and surveys of the cities of Sacramento, Stockton, San Jose, Berkeley, Oakland, and San Francisco, the consultant has concluded that for reasons fully discussed in the main section of this report, the Merrium Apts, constructed in 1913, is a distinctive example of a building type, the medium-sized apartment building, designed in the so-called Chicago School style, which originated in the work of Louis Sullivan and other Chicago architects around the turn of the century. The other cities that were surveyed in the region extending from the Bay Area to the Central Valley were selected because they are the ones that would have had sufficient population densities in the first two decades of the 20th century to warrant construction of medium-sized apartment buildings in the central downtown district. The survey revealed that, because of demolition and subsequent rebuilding in such areas, no buildings comparable to the Merrium in respect to age and style remain. The architect of the Merrium, Clarence C. Cuff, was a prominent local practitioner, who also designed buildings in other parts of the state, most of which have been demolished. Because of the rarity of buildings of this type and style from this period and the reputation of the architect, the Merrium, which has a priority rating in the city survey, appears to be eligible for listing on the National Register of Historic Places under Criterion C at the local level of significance.

METHODOLOGY:

Both a literature search and field surveys were used to evaluate the Merrium Apts. The literature search included the records held in the City of Sacramento Department of Planning and Development from the Historicl/Architectural Survey conducted for the city in the 1970s by Charles Hall Page and Associates, the newspaper references in the Sacramento State Library, the articles published about the architect's work in The Architectand Engineer of California in 1913 and 1914, and the report authored by Historian Stephen D. Mikesell in November 1987 for the City of Sacramento titled, "Inventory and Evaluation of Histori-

cal Buildings within the Project Area for the Proposed Expansion of the Sacramento Community Center."

The consultant also drove and walked through the areas within or adjacent to the downtown districts of Berkeley, Oakland, San Francisco, San Jose, and Stockton to ascertain the relative rarity of the subject building. In the judgment of the consultant, these are the cities most likely to have apartment buildings of the size and age of the Merrium. Other cities which now have sufficient population densities did not have important downtown districts in the first two decades of the 20th century. Because of the preference of Americansfor living in single family houses in suburbs, the demand for multi-unit residential buildings of more than three to four stories typically occurred in densely populated cities.

ARCHITECTURAL DESCRIPTION:

The Merrium Apts is a five-story, reinforced concrete-frame structure with walls of buff-colored brick. Without the removal of part of the exterior or interior walls it is not possible to ascertain whether the core of the walls within the frame is concrete or whether, as was more common, brick walls were constructed within the concrete frame as is visible on the sides of the building. The facade is faced with cream-colored finish bricks. The exposure of the basic structure on all the exterior walls except the facade is an indication that buildings of similar height on either side of the apartment building were considered likely.

The composition of the Merrium Apts' facade has two architecture features of particular importance: the two-story entrance and the monumental cornice. The rest of the facade is relatively undistinguished. Two courses of "soldier" bricks (oversized bricks laid vertically and projecting from the wall) accent the building's base. Below the cornice, the entablature has a brick dentil course that forms the lower edge of a frieze of decorative brickwork with a diamond pattern. The window sills are expressed in header bricks.

The entrance doors are raised three steps and recessed in a shallow entryway surmounted by a balcony accessed by doors opening from the second floor. This two-story composition is set within a frame of off-white plasterwork embellished with moldings and running motifs cast in geometric, interlaced patterns. On both levels the openings are flanked

by round columns with capitals ornamented with pendant lines and other jewel-like motifs. The balcony between the two stories has a solid low wall that projects over the ground-floor entrance like a marquee and bears the words, "Merrium Apts" in raised letters within a linear frame. The cornice is also embellished with decorative detail in pressed metal sheeting that recalls the ornament designed by Louis Sullivan for his famous buildings in Chicago, St. Louis, and other cities, and widely imitated throughout the country from the turn-of-the-century into the 1920s.

The cornice which extends the length of the 14th Street facade and wraps around the corners for a few feet, projects roughly five feet beyond the facade. The cornice steps out from the facade in several levels of base moldings. Both the soffit and the fascia of the cornice are enriched with the same kind of ornamental detail that occurs on the two-story entrance composition.

The Merrium has 41 apartments ranging from one to two bedroom units in four basic types of plans. All were equipped with bathrooms and kitchens with built-in storage cabinets that incorporated an "ice-box" and closets which, in some units are large and perhaps were intended to serve also as dressingrooms. Wall beds, also called Murphy beds, were installed behind mirror doors in the units to save space. In many of the apartments these features are unaltered. Some kitchens even retain the original double-sinks; some bathsrooms still have their original claw-foot tubs The larger units have a room that may have been planned as an extra bedroom or a diningroom. The units are well-planned for efficient use of space. Extra amenities such as cabinets with openings both inside the apartments and outside in the hallways served for laundry removal and delivery and perhaps trash collection. The main living rooms have built-in cabinets with leaded glass for china and other possessions. The units and their appointments are remarkably intact.

While not large, the lobby is adequate in size and has two parlors opening off of it on either side of the central stairwell which also houses the elevator. Because of the expense of installing elevators, apartments buildings of five stories were often walk-ups. The five-story Merrium reputedly had the first apartment house elevator, an Otis, in Sacramento. This amenity doubtless gave the apartments prestige. The moldings around the openings and at the floor level in the lobby are made of brown and tan faux-marbre, a hard plaster wall coating which imitated marble.

ARCHITECTURAL EVALUATION:

Although the Merrium Apts building is not outstanding for its architectural design, it is above average in design quality. More important is the fact that it is a rare survivor of a building type, the medium-size apartment building, of an uncommon type of construction, the reinforced concrete frame with infilled walls of brick or of concrete and brick, for residential buildings of this size in this period.

The composition of the facade with its monumental cornice and entrance detailed with Sullivanesque ornament is also unusual. The consultant has found no other apartment building of this style in the cities surveyed. A review of the issues of The Architect & Engineer, a foremost design and technological journal of the 19th and 20th centuries, for the years 1912-1915 revealed no other examples of buildings of this type in this style. The Merrium itself was published in The Architect and Engineer in November 1913, pp. 49-52, and in April 1914, p. 110, in articles on the work of the architect, Clarence C. Cuff. The publication of the Merrium indicates that it was considered an important work in its own time.

Although the reasons behind various unusual elements of the Merrium's design, such as the reinforced concrete frame and the installation of an elevator and other amenities, are not given in the article cited above, a report in the Sacramento Bee of May 31, 1913, announced that Chauncey H. Dunn (a very successful Sacramento attorney and civic leader) had decided to build a luxury, fireproof apartment building on his parcel near the corner of 14th and J Streets. (The Merrium was named for Dunn's wife.) The words "luxury" and "fireproof" are clues to the motive for installing an elevator and for using the concrete frame and masonry walls.

The expense of an elevator would have been appropriate in a luxury apartment building with an excellent location near the Capitol and other government buildings. The building doubtless filled a need for well-appointed apartments of modest size for those people whose work entailed periodic but not year-round residency in the capital city. The choice of reinforced concrete and brick walls for fireproofing may well have been influenced by construction practices in other California cities. An article on new apartments in Los Angeles in The Architect & Engineer for January 1913 suggests that strong regulations in that city resulted in the use of concrete frames for fireproofing residential buildings above a certain size. The size is not stated, but the examples shown are larger than the Merrium. Concrete

construction was also used in apartment buildings in Oakland and San Francisco during this period, but, again, the examples are larger. In any case, the use of reinforced concrete in apartment buildings was becoming popular in large cities where increasing numbers of apartment buildings of five stories and above were being built. Both the architect and the owner of the Merrium may have seen concrete construction as an important trend. Unfortunately, the demolition of so many buildings in the core area of Sacramento makes it difficult to ascertain whether or not other apartment buildings like the Merrium were built in Sacramento.

As for the Sullivanesque style of the Merrium, it was used for commercial buildings and single residences in the Bay Area, but apparently was uncommon at the time for this type of building. However, one of the architect's other works, the Diepenbrock Theater (destroyed), also published in the January 1913 issue of The Architect and Engineer, does use this kind of ornamental detail. Since the theater is a larger and more elaborate building, it might have been designed in Cuff's office at the same time as the Merrium, and this situation may have caused the use of the same ornament on both buildings. The ornamental detail is cast in plaster and pressed into metal, which means that the molds for the various patterns could have been used for both buildings at less cost to each. The savings would have been sufficient motivation for the use of the style. This theory is pure speculation, but is offered in an attempt to explain the use of a style which was unusual in this area at the time. Most apartment buildings were designed using the Classic Revival or Gothic Revival styles.

BIOGRAPHY OF THE ARCHITECT:

Clarence C. Cuff, architect of the Merrium, was born in 1871 and died in 1965 in Sacramento. This information comes from his obituary in The Sacramento Bee of January 14, 1965, Section D-1. The obituary does not note his birthplace, but says that he came to the United States from Toronto, Canada, in the 1890s. Cuff worked his way across the country doing many different kinds of work unrelated to building although he did work in construction and apparently did some kind of work on buildings at the military academy at West Point. He came to California--as did many other architects--during the boom contstruction period following the 1906 earthquake. In 1912, he moved to Sacramento to work for the firm of Sellon and Hemming on the Hotel Sacramento. He subsequently set up his own office, Cuff & Diggs. To judge

from the list of works in the obituary, the firm was very successful with several important churches of different denominations to its credit in Sacramento and elsewhere, as well as the El Dorado County Courthouse in Placerville, the Providence Hospital and Nursing Home in Okland, and several schools in Oroville and Susanville. Cuff was also associated with R.A. Herald on the design of the Mercy Hospital in Sacramento, and his firm designed the White Hospital in Sacramento. Other local buildings were the Thomson-Diggs Warehouse, the Diepenbrock Theater, and the Golden West Motor Company.

Also of interest are two projects mentioned in the November1913 article in the A & E, but never built. One of these was a 20-story apartment building and the other an Exposition Building and Convention Hall, a forerunner of the present Sacramento Community Center.

Most of Cuff's buildings have been demolished. The most important extant buildings appear to be the El Dorado County Courthouse in Placerville and the Merrium Apts. The Merrium is therefore a rare surviving example of the work of a prominent local architect, who was hailed in his obituary as the "Capital's Senior Architect." For this reason, in addition to those cited above, the Merrium appears to be eligible for listing on the National Register of Historic Places under Criterion C at the local level of significance.

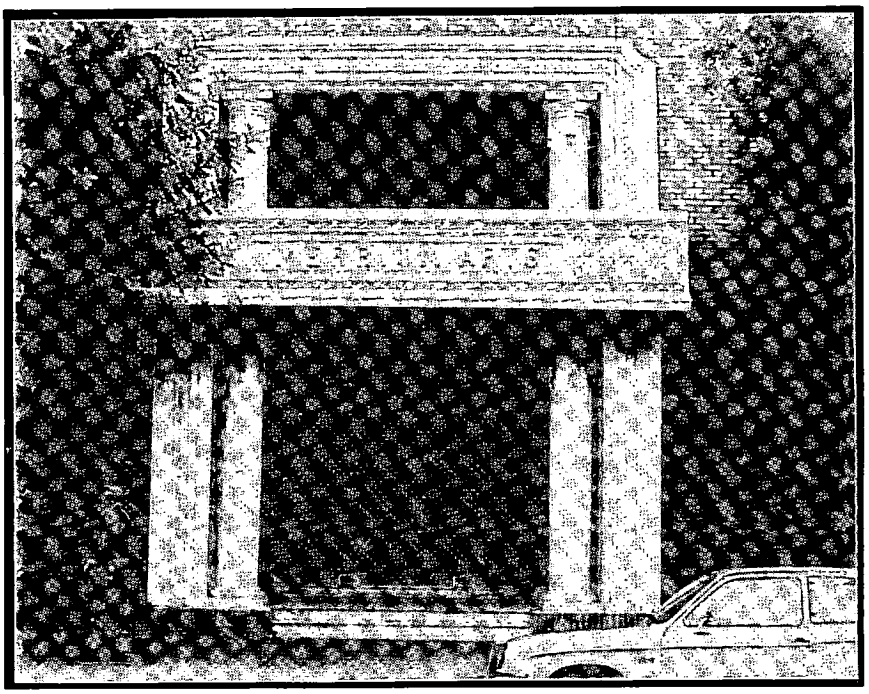
BIBLIOGRAPHY:

The Architect and Engineer, November 1913, pp. 49-52. "Recent work of Clarence C. Cuff."

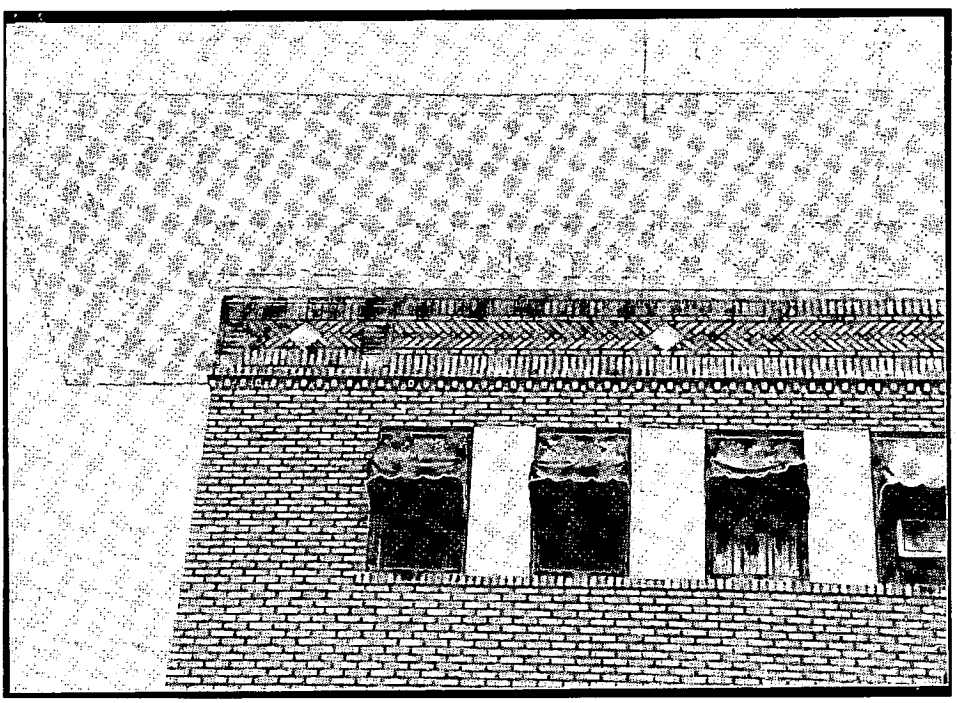
_____, April 1914, p. 110. Photograph of the Merrium included in an article on recent buildings.

Sacramento Bee, several articles mentioning the Merrium: September 7, 1912; May 31, 1913; August 30, 1913.

_____, Obituary for Clarence C. Cuff, January 14, 1965.



Merrium Apartment Building - West Elevation
Two Story Main Entrance



Merrium Apartment Building - West Elevation
Northwest Cornice Overhang Detail

APPENDIX H
REPORT BY SPENCER WHITE AND PRENTICE
(NARRATIVE ONLY)
BUILDING RELOCATION EXPERTS

FEASIBILITY STUDY
RELOCATION
MERRIUM APARTMENTS.
SACRAMENTO, CA.

PARTIAL FRONT AND SIDE VIEW

PREPARED BY:

Spencer, White & Prentis, Inc.
Engineers and Contractors
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PREPARED FOR:

Turner Construction Company
353 Sacramento Street
San Francisco, CA. 94111

AND

City of Sacramento, CA.
Department of General Services
Facility Management Division

PREPARED:

December 19, 1988

REAR VIEW

SPENCER, WHITE & PRENTIS, INC.
CONTRACTORS AND ENGINEERS

INDEX

FEASIBILITY STUDY REPORT

We have investigated the feasibility of relocating the Merrium Apartments and have made the following observations.

The five story plus partial basement structure consists of a concrete floor slab and frame skeleton, supported by concrete columns. The exterior walls consist of brick masonry from the first floor up. The basement walls consist of solid concrete, supported on wall footings, either resting directly on the soil in direct bearing (taking the soil condition into consideration, this is very unlikely) or supported by driven piles--either timber, steel or concrete. The center of the structure consists of a ventilation shaft which starts at the basement level, extending to the roof. The full basement extends only up to the face of the ventilation shaft and continues up to the front of the building as a crawl space. At the front steps and the main lobby area, the crawl space height is almost none-existing and it can be assumed that the slab and its support structure are placed directly on the soil. All partitions are non-load bearing walls. A chimney projects outside the exterior face of the building and seems to be in good structural shape. The exterior steel fire escapes will be addressed later on in this report. Along the front of the building and around both corners, a 7.5' + overhang at the roof line is present; type of construction of same is unknown.

Except for a few cracks in the basement wall along the 21' wide access road, which must be repaired prior to an eventual relocation, the structure is in excellent structural condition. The overall relationship between the length, width and height of the building is perfect for a horizontal relocation. The concrete floor slab at the first floor level will act as a horizontal diaphragm and will supply ample stiffness during a move. The building will be supported mainly through friction - concrete against concrete - which will take place immediately below the first floor slab, between the temporary steel frame support system and, the individual concrete columns, the monolithically poured columns in the walls and the exterior as well as the ventilation shaft walls. The type of structure at hand lends

itself for a rather easy load transfer into a temporary support system and it is very able to withstand the stresses it will be exposed to during the necessary vertical raise and horizontal relocation.

The structure does not require any structural modifications, except for the temporary removal of the metal fire escapes. The 7.5' overhang adds a considerable weight to the front of the building, which can be taken care of, but which will create problems during the actual move, which will be addressed later on.

The following techniques will be utilized prior to and during the load transfer into the temporary steel support frame, the raise and the actual relocation.

a. Access soil in the area of the crawl space will be removed by hand.

b. Column loads and wall loads will be transferred into the steel support frame by means of friction through roughening the existing concrete surfaces and fine aggregate concrete that will be placed between the steel support frame and the roughened concrete surfaces. The concrete will be put under compression by means of torquing the 1" diameter bolts that will be installed on both sides of the columns and at the walls through pre-drilled holes through the concrete.

c. Raising of the building by means of hydraulic screw-collar jacks, which is a necessity to bring the bottom of the steel frame approximately 3'-4" above existing street level to be able to install the rubber-tired dollies.

d. Horizontal scouring of the concrete columns and concrete walls with a carborundum blade prior to separating the building from its present foundation. Vertical reinforcing bars to be saw-cut a minimum of 3" (maximum 5") from the face of the concrete cut.

e. Extensions of vertical rebars to take place by means of either cathodic splicing or friction clamping devices, whichever method is permitted by local or state building code.

f. The vertical raise will take place by means of hydraulic screw-collar jacks, fed by one central pump with a remote control system. Each raise not to exceed one-half inch (1/2") at a time; after 80% of jack extensions have been reached, loads must be temporarily transferred into the timber cribs. Jacks to be retracted, cribbing extended and cycle can be repeated.

g. The horizontal relocation will take place with low-profile, wide-tired dollies, equipped with hydraulic jacks, power steering and fully oscillating turntables. Each dolly consists of eight tires with a maximum safe carrying capacity of 70 tons.

We are not aware of any complications with the structure itself that may occur during the raise, the actual relocation or the final load transfer onto the new foundation.

The sequence of operations prior, during and after the relocation are as follows.

- Remove all non-bearing partitions and doors from existing basement, and discard.

- Disconnect all utilities, i.e., electricity, water, sewer, gas, telephone.

- Remove furnace, meters, electrical conduits, water and heating pipes and ducts from existing basement and crawl space, and discard.

- Erect construction fences at following locations:

  a. 10' away front front of building along street.

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b. 100' away from building in direction of 21' wide access road.

c. 100' away from building in existing parking area.

Excavate:

- in front of building a 5' wide trench - 5' deep,
- along building in 6' wide alley a trench 5' wide - 5' deep,
- along building in 21' wide access road a trench 90' wide - 5' deep,
- along building in parking area a trench 90' wide - 5' deep,
- and discard outcoming pavement, old foundations and soil.

- Hand excavate in crawl space areas and ventilation shaft to facilitate installation of structural steel frame, discard outcoming soil.

- Bouch-hammer face of concrete columns and walls at clamping areas.

- Cut openings in exterior walls and ventilation shaft walls to facilitate placement of girders for upper steel support frame.

- Drill 1-3/4" diameter holes in exterior walls and ventilation shaft walls for clamping as well as spacer bolts for upper support frame girders.

- Place temporary timber cribbing in basement and crawl space areas to facilitate installation of upper layer of support frame.

- Set girders for upper layer of support frame.

- Burn 1 1/4" diameter holes in girders for clamping as well as spacer bolts and place 1" diameter bolts and spacer pipes.

- Place small aggregate concrete between roughened column surfaces and upper steel girders in properly formed areas as well as between upper girders along ventilation shaft walls and exterior walls for their full length.

- Drypack between top flange of girders at wall penetrations.

- Torque all 1" diameter bolts 72 hours after placement of small aggregate concrete.

- Remove temporary timber cribbing from underneath upper steel frame and place timber cribbing to facilitate installation of lower layer of support frame.

- Cut openings in exterior walls and ventilation shaft walls to facilitate placement of girders for lower support frame.

- Drill 1-3/4" diameter holes in exterior walls and ventilation shaft walls for clamping as well as spacer bolts for steel girders.

- Set girders for lower layer of steel support frame.

- Burn 1 1/4" diameter holes in girders for clamping as well as spacer bolts and place 1" diameter bolts and spacer pipes.

- Place small aggregate concrete between lower girders along ventilation shaft walls and exterior walls for their full length.

- Drypack between top flange of girders at wall penetrations.

- Install 3/4" diameter bolts, connecting upper to lower support frames.

- Torque all 1" diameter bolts 72 hours after placement of small aggregate concrete.

- Install timber posting at existing columns between top flange of lower steel frame and bottom of concrete girders.

- Remove temporary timber cribbing from underneath lower steel frame.

- Install timber shoring mats and place hydraulic screw-collar jacks, hooked-up to a central jacking console.

- Induce pressure into jacking system, preloading temporary shoring mats.

- Cut free exterior walls, ventilation shaft walls, interior basement walls and concrete columns, preserving at least a 3" projection of vertical reinforcing steel in walls and columns for future splicing to the new foundation.

- Raise building a minimum of 3'-6" in half inch increments.

- Install fill-in girders by means of bolting to bottom flanges of upper support frame.

- Fill existing basement up to street level with 1/4" to 3/8" gravel or crushed stone, deposited in 6 inch layers, compacted to maximum density.

- Backfill trench in front of building in same manner as basement.

- Install dollies in proper locations and transfer building loads into dollies by means of hydraulic jacks.

- Check alignment of all dollies.

- Remove temporary construction fence in front of building.

- Attach "horses" to steel frame system and move structure into middle of street.

A straight move will be accomplished by means of three motorized horses ahead of the move, pulling the structure and with one motorized horse behind the move, keeping the structure from jumping forward.

Anytime the move of the structure has to change direction, the building will come to a full stop. All the dolly wheels will be redirected in the direction of the next move.

The new foundation, new walls and columns must be structurally ready at the time of arrival, with the basement temporary filled with compacted gravel or stone and timber jacking cribs in place. After the structure is properly situated above the new foundation, the following sequence of operations will take place:

- Place hydraulic screw-collar jacks, hooked-up to central jacking console.

- Transfer dolly loadings into temporary jacking cribs by inducing pressure into jacking system.

- Remove dollies.

- Lower structure by means of hydraulic screw-collar jacks in 1/2" increments.

- Splice and extend existing rebars in walls and columns.

- Place horizontal reinforcing steel.

- Place formwork for walls and columns.

- Place concrete for walls and columns.

- After new concrete has developed 2,000 psi strength, remove all structural steel - lower and upper layers - through openings left in previously constructed walls.

- Remove hydraulic jacking system and timber cribbing.

- Remove compacted gravel or stone fill.

- Fill-in all steel frame openings in interior and exterior walls and all bolt holes, respectively, with structural concrete and cement mortar.

Work to be performed by Contractors other than the Moving Contractor:

a. Clearing of basement, including removal of non-bearing partitions and doors.

b. Disconnection of all utilities and reconnection at new site.

c. Removal of furnace, meters, electrical conduits, water and heating pipes and ducts from existing basement and reinstallation of same at the new location.

d. Erection and removal of all construction fences.

e. Excavation for foundation at new site.

f. Installation of new foundation, including column footings and wall footings, columns and foundation walls to within 6'-10" from existing street level at new site.

g. Removal and reinstallation of parking meters, street lights and poles, traffic control devices, hydrants, permanent or temporary removal of trees interfering with the actual move.

h. Reinforcing of roof slabs of existing sidewalk vaults.

i. Temporary removal and reinstallation of canopies, balconies, signs or any other overhangs attached to private and public buildings interfering with the move.

j. Steel plating or other type of reinforcement for underground utilities, manholes and vaults.

k. Traffic control during the actual move.

l. Obtaining all permits necessary to relocate the structure to the new location.

The buildings across from the 21' wide access road must be demolished for at least 90', prior to the start of the work, to provide access into the structure for the lower layer of the steel support girders and the parking area in the back of the building also must be cleared for at least 90'. The structure across from the 6' wide alley can stay in place during the preparatory work and during the move off the old foundation.

The total duration from start of excavation to completion of the raise and preparing the structure to be relocated is estimated at approximately forty-five (45) work days, based on an eight (8) hours work day. It will take one (1) work day to move the building off its original site into the middle of the street. Not knowing in which direction the building will be moved, we have assumed that the building be moved directly onto the street on which it is located, but from a logistical point of view, the building can be moved in the

opposite direction as well, if so desired. Every time the building has to make a turn to change its direction, it will take approximately one (1) work day to accomplish same. It will take approximately one (1) work day to progress two city blocks in a straight move. In case the total move consists of three (3) changes in directions and a total of ten (10) city blocks, the total duration of the move from the day it is rolled of its original foundation until it is moved onto its new foundation will be:

Move off old foundation	1 Day ✓
Turn 90 degrees in front of old site	1 Day
Straight move 10 city blocks	~~5 Days~~ 1 DAY
Turns - 3 each	~~3 Days~~ 2 DAYS
Turn 90 degrees in front of new site	1 Day
Move onto new foundation	1 Day ✓

A total of 12 work days. USE 5 DAYS

The total number of working days necessary to lower the building onto its new foundation, transfer loads, remove all temporary support steel will be approximately thirty-five (35) work days, based on an eight (8) hour work day.

Due to the fact that the continuity of the building is broken up by the presence of the ventilation shaft and the main support structure consists of a reinforced concrete skeleton with columns and girders, supporting thin concrete floor slabs, it is almost impossible to separate the building in two (2) sections without exposing the building to structural damage, especially taking into consideration that the two individual sections must be raised. The shape of the two separated structures - 40' wide X 72' deep X 60' high is not desirable for a horizontal move, especially not in the weakened condition the building is in, due to the separation. The structural reconnection of the two (2) sections, if successfully moved onto its new foundation, can be accomplished, but will be rather costly, taking into account

the reconnection of six (6) floors, the matching of the exterior walls and re-establishing their structural integrity. Most partitions on the upper floors will be partially demolished at the separation and must be rebuilt after completion of the move. Past experience has taught us not to separate a building of this nature.

The total deadweight of the structure has been estimated at 3,260 tons which does not include 240 tons for structural steel and other temporary devices necessary to support the building during the move. The number of dollies required to carry this load has been estimated at a minimum of 62 and the maximum load that will be transferred onto the pavement will not exceed 100 psi.

The total cost to furnish all engineering, materials, labor, equipment and supervisory personnel to install a temporary support system, raise the building, relocate the building in one straight move onto the street, including a straight move onto the new foundation, lower the structure, extend the foundation and transfer loads into the new foundation and remove all temporary steel amounts to $1,302,650. The cost for a straight move or a change in direction to furnish all labor, equipment and supervisory personnel amounts to $23,580 for an eight (8) hour work day. No premiums are included for overtime and work performed during a week-end or a holiday.

The total price for a twelve (12) day move is:

Lump Sum:	$ 1,302,650
12 Days @ $23,580	~~282,960~~ 117,900
5 Days @ $23,580	~~$ 1,585,610~~
	~~$ 1,420,550~~ ← USE

The above quotations are based on the work being performed by a union contractor, paying prevailing union wages, fringes and benefits.

Final Conclusions:

The structure in its present structural condition can be relocated in a safe manner without being exposed to extreme and damaging stresses.

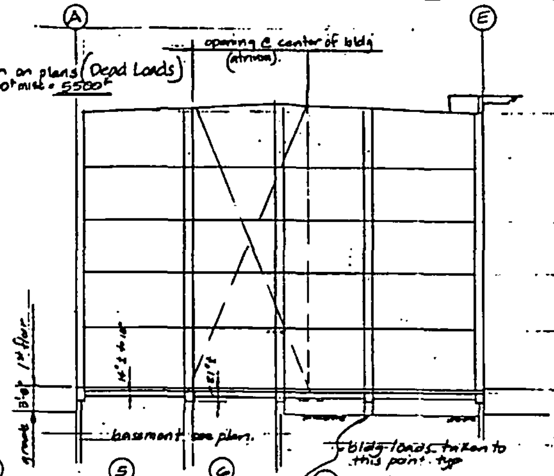
As illustrated on pages 23 and 24 of the engineering sketches, it is impossible to relocate the structure in its present shape over the adjacent road system. Even the removal of the chimney and the overhang will not allow relocation, except for a location right across the street or across street in back of the building, across from the parking area.

To separate the structure in two (2) halves and raise, move, lower both individual sections onto a new foundation and structurally reconnect the floors and walls is feasible, but not recommended. The building will be exposed to much higher stresses during the move due to the dimensions of the footprint in comparison to the height. The overall cost of the move will be much higher, and the additional cost of reconnection and repair of interior partition walls will be considerable.

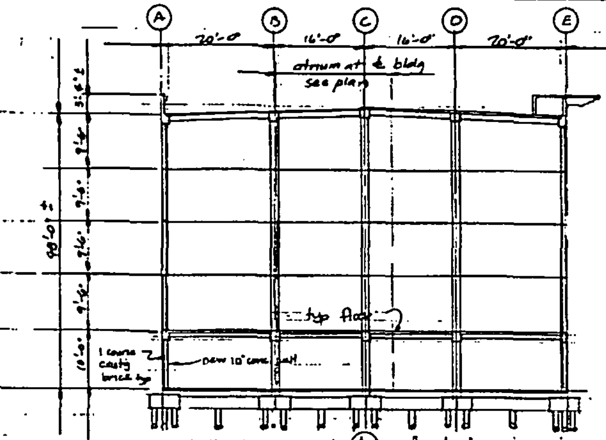
In case the building was cut in half (parallel to the front facade), the structure would have to be moved with its 36' wide width perpendicular to the center of the street. When the structure has to make a 90 degree turn, the building would come to a halt prior to the intersection. The dollies would be set at a certain radius and the structure turned with its 36' width perpendicular to the center of the intersecting street. The building would be exposed during this move to additional stresses. At the end of the radial turn, the dollies would be set back for a straight move. The total duration for the 12 day move would be extended by at least three (3) days to 15 days, and the total duration of the move of both sections would amount to at least 30 days, which does not include additional time necessary for the additional raise and lowering of the sections and separating and reconnecting.

LOADS:

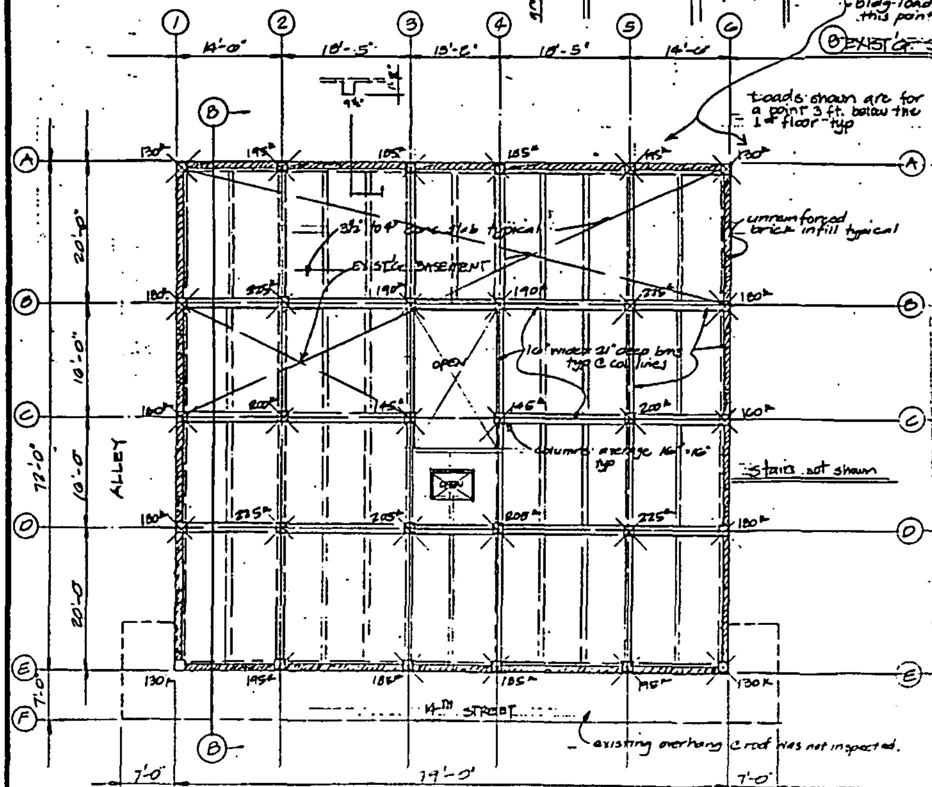
1. Total Loads to columns @ 3'-0" below the 1st floor are shown on plans (Dead Loads)
2. Total Load to plan @ 3'-0" below the first floor = 5060^k + 40^k misc = 5500^k
3. Average $^k/ft^2$: 5500 / (72×79) − (11.07×20) = 1.01 $^k/ft^2$
4. Loads: Roof − 100 #/ft², Floors − 130 #/ft², masonry walls 100 #/ft² (dead loads)



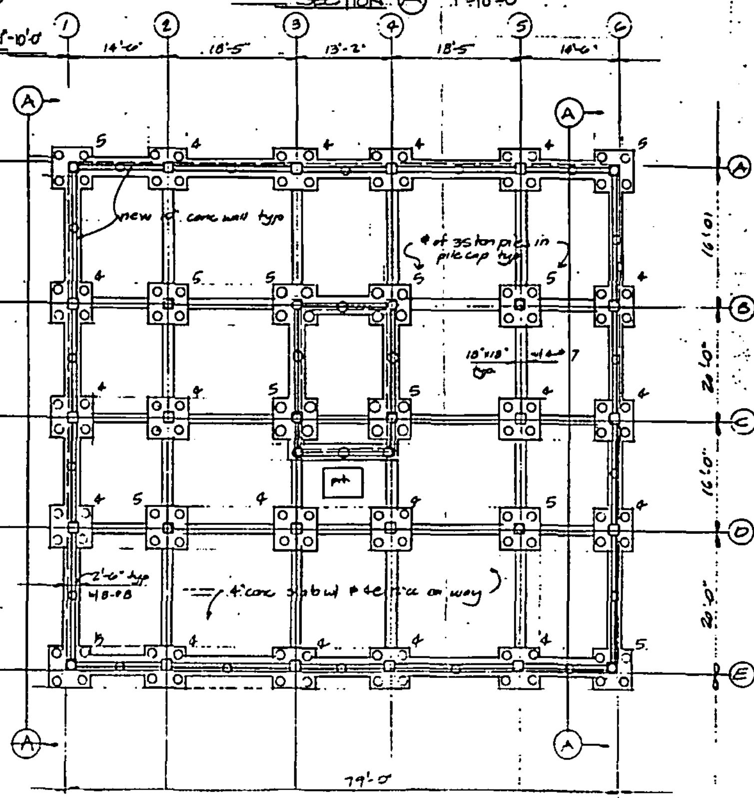
EXIST'G SECTION 1"=10'-0"



SECTION A 1"=10'-0"



TYPICAL FLOOR (ROOF SIM'L) FRAMING PLAN 1/8"=1'-0"



PROPOSED FOUNDATION PLAN 1/8"=1'-0"

MERRIUM APARTMENT RELOCATION STUDY (1017 14th ST.) FOR TURNER CONSTRUCTION

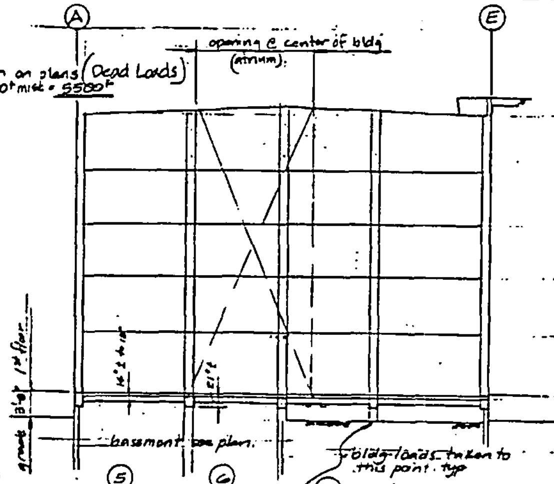
BY: COLE YEE SCHUBERT & ASSOCIATES, STRUCTURAL ENGINEERS, INC. 2500 VENTURE OAKS WAY SACTO, CA 95833 916 920-2020

SCHUBERT
12/21/88
VARIES

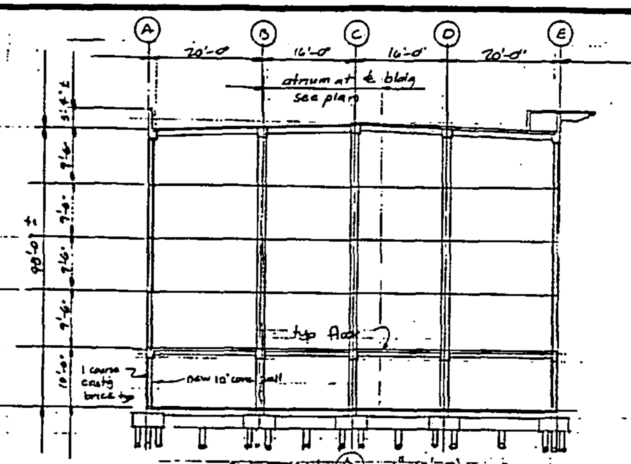
2 of 7

LOADS:

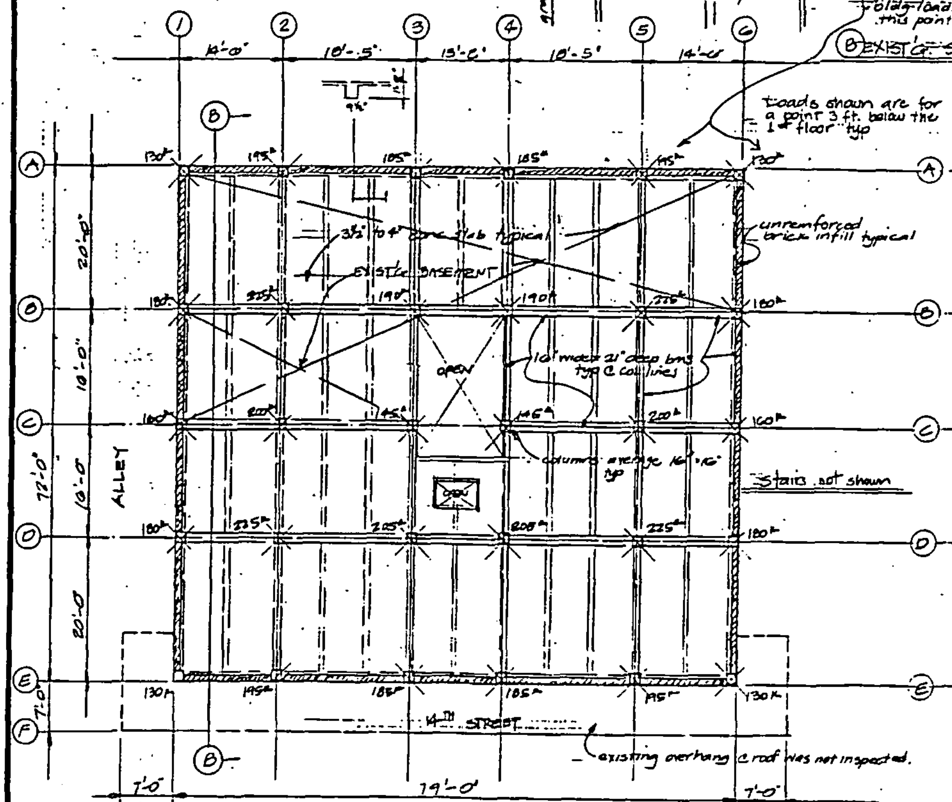
1. Total Loads to columns @ 3'-0" below the 1st floor are shown on plans (Dead Loads)
2. Total Load to plan @ 3'-0" below the first floor = 5460k + 40k misc = 5500k
3. Average k/ft² = 5500/(72×79) − (11.07×20) = 1.012 k/ft²
4. Loads: Roof = 100#/ft² Floors = 130#/ft² masonry walls 100#/ft² (dead loads)



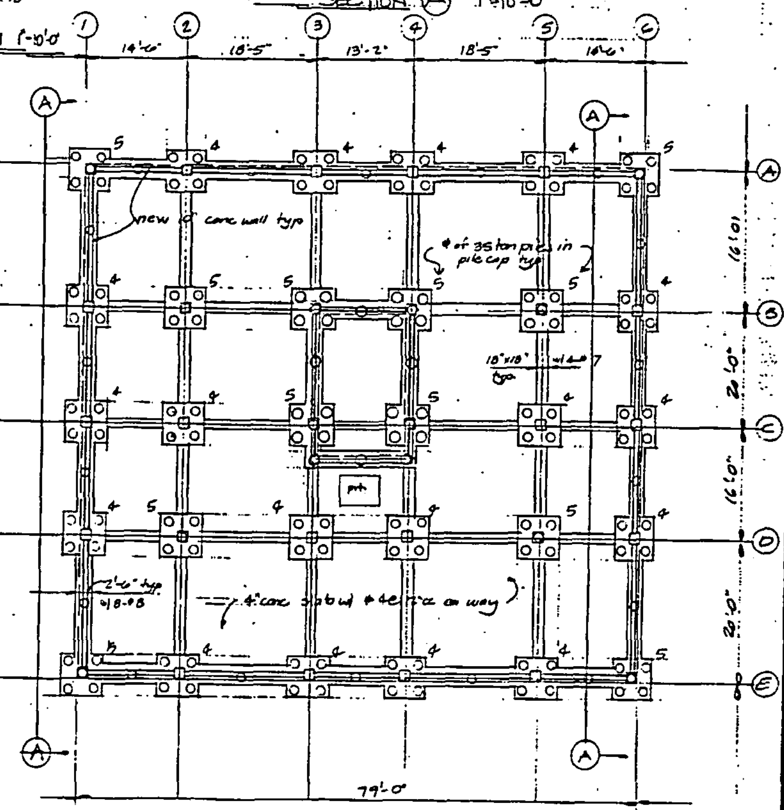
EXIST'G SECTION 1"=10'-0"



SECTION A 1"=10'-0"



TYPICAL FLOOR (ROOF SIM'L) FRAMING PLAN 1/8"=1'-0"



PROPOSED FOUNDATION PLAN 1/8"=1'-0"

MERRIUM APARTMENT RELOCATION STUDY (1017 14TH ST.) FOR TURNER CONSTRUCTION

BY COLE YEE SCHUBERT & ASSOCIATES STRUCTURAL ENGINEERS, INC. 2500 VENTURE OAKS WAY SACTO, CA 95833 916 920-2020

Drawn: SCHUBERT
Date: 12/21/88
Scale: VARIES
Job No: 88
Sheet: 2 of 7

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

916-449-5704
FAX 916-449-8618

April 11, 1990

Budget and Finance and
Transportation and Community Development Committees
Sacramento, California

Honorable Members in Session:

SUBJECT

Replacement Housing Alternative for the Merrium Apartments

SUMMARY

This report recommends that the City Council confirm the 17th and K Street site, as described in this report, as the preferred replacement housing alternative to be reviewed in the Supplemental EIR for the Community/Convention Center Expansion project.

BACKGROUND

In October of 1988, the City Council certified the Program EIR and approved the east alternative for the Community/Convention Center Expansion Project. With the selection of this alternative, the Council directed that if the relocation of the Merrium Apartment building was found to be infeasible, the City will cause replacement housing to be built.

On January 23, 1990, the City Council selected the firm of Nichols-Berman to prepare a Supplemental EIR (SEIR) for the Expansion Project. Part of the scope of the SEIR is to study alternative replacement housing sites, including the 17th and K Streets location.

On March 20, 1990, staff presented a report on the feasibility of relocating the Merrium Apartment building within the expansion project site to the joint Budget and Finance and Transportation and Community Development Committees. This report found the relocation of the Merrium Apartment building to be programmatically and financially infeasible and that the Merrium Apartment building must be razed in order for the expansion to proceed. The Committees directed staff to report back on replacement housing for the Merrium.

ANALYSIS

The City may not select a replacement housing site for the Merrium apartments until the SEIR has been completed and certified. The Council may, however, specify a preferred alternative to be considered in the SEIR. This report describes a preferred replacement housing alternative.

The Merrium is a 41 unit building consisting of 21 sub-standard studios and 20 sub-standard one-bedroom units. The rents ranged from $260 - $295 for a studio and $300 - $395 for a one-bedroom. Since May 1989, the Sacramento Housing and Redevelopment Agency (SHRA), acting on behalf of the City, has relocated 36 persons. Of these persons, 19% were very low income (under 50% of the median household income for Sacramento County), and 9% were lower income (under 80% of the median household income) households. The Community/Convention Center Expansion Project Program EIR proposed replacement housing for the loss of the Merrium units as a mitigation measure.

As a condition of developing an office project at 17th and K Streets, RJB Development Company deeded to SHRA a parcel on the block for the development of housing. SHRA then acquired several other contiguous parcels, assembling a half block for a housing project. The owner participation agreement between SHRA and RJB gave the developer the first right to develop the housing component of the project subject to meeting terms and conditions set forth by SHRA. After an impasse was reached over the level of subsidy needed to make the project economically feasible and over the number of low income units to be made available, SHRA exercised its right to end negotiations and to issue a request for proposals (RFP) for the site.

The developer was proposing a mixed-use project of one and two bedroom units. Although primarily a market rate project, it needed a subsidy to be economically feasible. According to SHRA, market rate housing is not feasible in the downtown area without a subsidy. SHRA cites the work of the R Street Advisory Committee, the R Street Housing Study prepared by an outside consultant, and recent CADA and SHRA experience with housing projects proposed for the downtown. SHRA expects the level of subsidy for market rate housing downtown to be between $12,000 - $40,000 per unit, depending on the cost of land and the type of construction (because no new market rate units have been built downtown in several years, the actual subsidy required is not known).

The 17th and K Streets site provides an excellent replacement site for the Merrium. It is near the current Merrium site and can accommodate a sufficient number of units to easily replace the Merrium. Given the size of the site (32,000 square feet), staff would propose an 80-100 unit project at 17th and K Streets. This density is recommended because the replacement units are proposed to be studio and one bedroom units, comparable to the Merrium's. This type of unit should allow for higher density than the

original project proposed by RJB. SHRA believes that higher density housing is necessary to make projects economically feasible in the downtown area. San Diego and other larger cities have successfully developed high density, attractive housing in their downtown areas.

The concept involved with this site would require the City to acquire the 17th and K Streets site for approximately $1.2 million from SHRA and instruct SHRA to issue a RFP for a developer. SHRA would sell the land to the City for their cost of originally acquiring the land. SHRA would then be able to use the proceeds from the sale to accomplish other housing development projects in the downtown area (assuming the 17th and K Streets site does not require additional subsidy). Upon acquisition, SHRA, on behalf of the City, would develop and release a RFP for a developer of the site. The RFP would require the developer to build 80-100 units of housing with a minimum of 21 units of studios and 20 units of one bedrooms. The developer would be required to replicate the significant architectural features and style of the Merrium, particularly the two-story entrance and the cornice. The rents on the project would be market rate, although the actual level of affordability will be established at the time the proposals are received and analyzed, so that the City can assess the level of subsidy needed to make the project feasible.

As a goal, 20% of the units would be affordable for the very low income and 10% for the lower income. Affordable rents for very low income are $304 per month for a studio and $343 per month for a one bedroom. Affordable rents for lower income are $370 for a studio and $478 for a one bedroom unit. It is likely that some additional City subsidy beyond the $1.2 million acquisition cost will be required. Staff will probably propose that the City retain ownership of the land and enter into a 55 year land lease with the developer. The subsidy to the project can be adjusted through the land lease. It is premature to determine if a land write down will be sufficient subsidy.

FINANCIAL

The cost for this replacement housing alternative would be $1.2 million to acquire the 17th and K Streets site from SHRA. Additional costs to complete the project will be addressed in subsequent staff reports. There are sufficient funds in the Community/Convention Center Expansion Project budget for this alternative.

POLICY CONSIDERATIONS

The City Council has previously adopted a policy of providing replacement housing in the event that the relocation of the Merrium Apartment building were found to be infeasible. To the extent economically feasible, staff is recommending that the units be replaced at least one for one with as comparable a unit as possible, in design, affordability, size and amenities.

MBE\WBE

This report does not recommend the purchase of any goods or services. If an RFP is issued for the alternative replacement housing project described in this report, qualified MBE/WBE firms will be invited to participate.

RECOMMENDATION

It is recommended that the City Council, approve by resolution:

1. The 17th and K Streets site as the preferred replacement housing alternative to be studied in the SEIR;

2. Direct City staff to meet with SHRA to determine if they are interested in selling the site to the City;

3. Authorize the Sacramento Housing and Redevelopment Agency to act as Agent for the City; and

4. Direct that the design of the replacement housing incorporate the significant architectural features of the Merrium.

Sincerely,

KEITH T. KRAMER
Senior Management Analyst

Recommendation Approved:

SOLON WISHAM, JR.
Assistant City Manger

Contact Persons:

Solon Wisham, Jr.
Assistant City Manager
449-5704

Keith T. Kramer
Senior Management Analyst
Finance Department
449-5845

April 11, 1990
District 1

RESOLUTION NO. 90-340

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION IDENTIFYING THE 17TH AND K STREETS SITE AS THE PREFERRED REPLACEMENT HOUSING ALTERNATIVE FOR THE MERRIUM APARTMENTS

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/ Convention Center Expansion Project, and

WHEREAS, the City Council directed that if the relocation of the Merrium Apartment building were found to be infeasible that the City would cause replacement housing to be built, and

WHEREAS, on March 14, 1989, the City Council found, in Resolution 89-208, that the relocation of the Merrium to an on- or off-site location was an infeasible mitigation measure for the reasons set forth therein, and

WHEREAS, on January 23, 1990, the City Council requested that consideration again be given to relocating the Merrium Apartment building on the Community/Convention Center Expansion project site, and that a feasibility study be prepared, and

WHEREAS, on March 20, 1990, staff presented a feasibility study which concluded that relocation of the Merrium on the project site would be impractical and infeasible for the reasons set forth therein, and

WHEREAS, on March 20, 1990, the City Council requested that a report be prepared addressing replacement housing as a mitigation measure for the Merrium Apartment building, and

WHEREAS, the staff report on the replacement housing alternative for the Merrium Apartment building identifies the 17th and K Streets site as a preferred alternative for the reasons set forth therein,

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby approve and direct:

1. The 17th and K Streets site is the preferred replacement housing alternative to be studied in the SEIR for the Community/Convention Center Expansion project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

5B

2. Staff is to meet with the Sacramento Housing and Redevelopment Agency to determine if the Agency is interested in selling the 17th and K Streets site to the City.

3. The Sacramento Housing and Redevelopment Agency is authorized to act as Agent for the City.

4. The design of the replacement housing will incorporate the significant architectural features of the Merrium.

_____
MAYOR

ATTEST:

_____
CITY CLERK

Amended

RESOLUTION NO. 90-340

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION DIRECTING THE CONTINUATION OF THE COMMUNITY/CONVENTION CENTER EXPANSION PROJECT AND DIRECTING STAFF TO PURSUE VARIOUS MATTERS

WHEREAS, on October 25, 1988, the City Council certified the Program EIR and approved the East Alternative for the Community/ Convention Center Expansion Project; and

WHEREAS, on March 14, 1989, the City Council found, in Resolution 89-208, that the relocation of the Merrium to an on- or off-site location was an infeasible mitigation measure for the reasons set forth therein; and

WHEREAS, on January 23, 1990, the City Council requested that consideration again be given to relocating the Merrium Apartment building on the Community/Convention Center Expansion project site, and that a feasibility study be prepared; and

WHEREAS, on March 20, 1990, the City Council requested that a report be prepared addressing replacement housing as a mitigation measure for the Merrium Apartment building; and

WHEREAS, the City Council recognizes the benefit of the Community/ Convention Center Expansion project to the local economy and to the visitors and entertainment industry; and

WHEREAS, the Merrium Apartment building is an example of the Chicago School style of architecture and is a Priority historic structure; and

WHEREAS, during the April 17, 1990, meeting, the City Council authorized the City staff to offer private parties an opportunity to develop a practical and cost effective plan to move and rehabilitate the Merrium Apartment building for housing in the downtown core area;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby approve the following:

1. Reaffirms its intention to expand the Community/ Convention Center using the East Alternative, with construction starting about March 1992, pending resolution of parking and design issues.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. Directs staff to proceed with architectural design, acquisition of remaining sites, and toxic removals.

3. Directs staff to issue the appropriate vacate notices to all remaining tenants in the Merrium apartment building and the Scofield building and to secure and protect the buildings after they are vacated.

4. Staff is directed to receive, within forty-five (45) days, private proposals to relocate and rehabilitate the Merrium Apartment building for housing in the downtown core area; to meet and confer with all interested parties, and to evaluate, and present, with the cooperation of the private parties, such proposals to the City Council within sixty (60) days, hereof.

_____
MAYOR

ATTEST:

_____
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____