



CITY OF SACRAMENTO

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DEPARTMENT OF COMMUNITY SERVICES
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CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

ROBERT P. THOMAS
DIRECTOR

November 30, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Crocker Art Museum - Phase I Capital Addition

SUMMARY

This report recommends approval of the Crocker Art Museum Phase I Capital Addition schematic plans as approved and submitted by the Museum Co-Trustees. This report also recommends that the staff submit a request for funds to prepare the design drawings and bid documents for Phase I, to be considered during the fiscal year 1983-84 capital improvement program budget process, for one-third of this portion of the project costs, not to exceed \$125,000. Action on this appropriation shall be contingent upon additional funds in the amount of \$250,000, or two-thirds of the costs, being provided in equal amounts by the Crocker Art Museum Association and the County of Sacramento.

BACKGROUND

On December 19, 1979, Council approved an overall Crocker Art Museum facility Master Plan setting forth the basic facility and land use requirements of the Museum. The plan, as approved by the City Council, calls for restoration of the exterior of the existing "Annex" building (the Crocker/Hastings home) combined with modern adaptive use of the interior. Additionally, the plan projects construction of two new contiguous wings, to create a connected square block of buildings on the present site.

At the request of the Co-Trustees, Museum and Association staff studied construction costs and phasing alternatives relating to the Master Plan. At their meeting of November 23, 1982, the Co-Trustees approved the following staff recommendations:

1. To designate as Phase I of the Master Plan, the restoration of the Crocker/Hastings Home and the construction of an all new "Link" Building connecting the present "Art Gallery" building with the Crocker/Hastings Home.

APPROVED
BY THE CITY COUNCIL

NOV 30 1982

OFFICE OF THE
CITY CLERK

2. To pledge an amount not to exceed \$125,000 from the CAMA Building Fund for one-third of the preparation costs for design drawings and bid documents for Phase I construction, contingent upon matching funds each from the City of Sacramento and the County of Sacramento, respectively.
3. To allocate \$70,000 from the Co-Trustees General Fund to be used for fundraising ascertainment and implementation costs for the Phase I Capital campaign.

Exhibit A outlines the schematic plans for Phase I as approved by the Co-Trustees. It differs in some details from the plans submitted to Council in 1979, due to changes necessitated by the decision to phase construction. Additionally, a restudy of building requirements based on the assumption that Phase I would need to serve interim program needs for a 10 to 15 year period before construction of Phase II, created modifications to the original architectural concept. The basic concept, as approved by Council, however, remains unchanged.

FINANCIAL

Attached as Exhibit B is an estimate provided by the architect for total costs of construction, fees and overhead. The amounts are of course, subject to negotiation and economic conditions. They do represent a careful projection based on 1984 dollars of the expected costs for completion of Phase I. A summary of these costs is presented below:

| | |
|------------------------------|--------------------|
| Building Cost (1984 dollars) | \$4,482,800 |
| Fees, other expenses | 1,479,320 |
| | <u>\$5,962,120</u> |

Based on a projected 12% architect's fee of \$537,936 for this phase, the amount needed to complete the working drawing portion of the contract is estimated to be \$375,000, or 70% of the total architectural fee. Staff will submit a request for one-third of the required funding (not to exceed \$125,000) to prepare the design drawings and bid documents for Phase I to be considered during the FY 1983-84 capital improvement program budget process. Funding considerations shall be contingent on equal funding from both the Crocker Art Museum Association and the County of Sacramento for a total estimated cost of \$375,000.

The intent of the Crocker Art Museum Association is to raise funds to complete rehabilitation and new construction as defined by the Phase I plans. The new building, as well as the Crocker/Hastings Home, will remain under City ownership.

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RECOMMENDATION

It is recommended that City Council approve, by resolution, the Crocker Art Museum Phase I schematic plans. Further, it is recommended that staff, as requested by the Co-Trustees, submit a request for funds to prepare the design drawings and bid documents for Phase I, to be considered during the FY 1983-84 Capital Improvement Program budget process, for one-third of the design/bid costs, not to exceed \$125,000. Funding considerations shall be contingent on equal funding from both the Crocker Art Museum Association and the County of Sacramento for a total estimated design/bid cost of \$375,000.

Respectfully submitted,



ROBERT P. THOMAS
Director of Community Services

Recommendation Approved:



Walter J. Slipes
City Manager

Attachments

November 30, 1982
All Districts

EXHIBIT B

19 November 1982

Crocker Art Museum Expansion
 Master Plan Estimate: Building Cost
 Scheme II Link plus Hastings House Exterior Restoration

| | 1979 | 1982 |
|--|----------------|-----------------------------|
| A. Demolition | 25,870 | |
| B. Foundation and Substructure | | 48,350 |
| C. Superstructure | | 208,110 |
| D. Enclosure | | 250,150 |
| E. Interior Construction | | 140,080 |
| F. Hastings House Restoration | 1,021,160* | 356,800 |
| G. Vertical Transport | | 90,000 |
| H. Equipment | | 30,000 |
| I. Service | | 598,500 |
| J. Site Work | | <u>144,000</u> |
| SUBTOTAL | 1,047,030 | 1,865,990 |
| Job Overhead 10% | 104,700 | 186,600 |
| Permit Fees Insurance 2% | <u>20,800</u> | <u>37,200</u> |
| SUBTOTAL | 1,172,530 | 2,089,890 |
| Contractor's O.H. and Profit 5% | 58,600 | 104,500 |
| Contingency 10% | <u>117,200</u> | <u>209,000</u> |
| SUBTOTAL | 1,348,330 | 2,403,390 |
| Today's Dollars - Building Cost Adjust for escalation x 1.24 ENR 9-79 = 3120, 9-82= 3880 | 1,671,900 | |
| Add to 1982 figure | | <u>1,671,900</u> |
| | | 4,075,290 |
| 1984 Dollars - Building Cost Adjust for escalation x 1.1 to Construction Start-up 11-82 to 2-84 | | \$4,482,800 |

* Figure from Structural Report
 (\$643,000 x 1.12) + \$300,000

19 November 1982

Crocker Art Museum Expansion
Master Plan Estimate: Total Cost

| | |
|--------------------------------|------------------|
| Building cost | \$4,482,800 |
| Owner's other expenses at 33%* | <u>1,479,320</u> |
| Total cost | \$5,962,120 |

* Owner's other expenses include:

Architectural fees and reimbursable expenses

Reimbursable Consultants

 Landscape

 Estimator

 Lighting

 Kitchen

 Acoustic

Survey

Soil Tests

Bid set printing

Furniture - Dining, Conference, Bookstore, Lobby, etc.-
 allow \$75,000

Office Landscape Furniture and Partitions - allow \$200,000

Sunscreen treatment

Display casework

Owner's other expenses exclude:

Administrative costs

Legal fees

Insurance

RESOLUTION NO.

82-828

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION APPROVING THE SCHEMATIC PLANS FOR THE
CROCKER ART MUSEUM PHASE I CAPITAL ADDITION

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

That the Schematic Plans for the Crocker Art Museum Phase I
Capital Addition are hereby approved as presented.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV 30 1982

OFFICE OF THE
CITY CLERK