



DEPARTMENT OF GENERAL SERVICES

CITY OF SACRAMENTO

5730 - 24TH STREET BUILDING FOUR SACRAMENTO, CA 95822-3699

OFFICE OF THE DIRECTOR

916-449-5548

July 10, 1990

DIVISIONS:

Budget and Finance Transportation and Community Development Committee Sacramento, California COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members In Session:

Subject:

MEMORIAL AUDITORIUM RENOVATION DESIGN DEVELOPMENT SUBMITTAL AND AUTHORIZATION TO EXPEND FUNDS FOR

CONSTRUCTION DOCUMENTS

1515 J STREET, SACRAMENTO (PA46)

#### SUMMARY

The attached report presents the Design Development efforts of the Architects and recommends authorization of funding the construction drawings for renovation of the Memorial Auditorium.

#### RECOMMENDATION

It is recommended that the Joint Committees review and recommend adoption by the full Council the attached report authorizing design and project administration services to complete the Construction Documents in preparation for bidding.

Respectfully submitted,

Recommendation Approved:

Frank Mugartegui

Director of/General/Service:

Solon Wisham, Jr.

Assistant City Manager

July 17, 1990 District #1

Note: Questions regarding this report should be referred to David Morgan, Senior Architect, Facility Management Division, 449-6745.



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COMMUNICATIONS FACILITY MANAGEMENT FLEET MANAGEMENT PROCUREMENT SERVICES

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MEMORIAL AUDITORIUM RENOVATION DESIGN DEVELOPMENT SUBMITTAL AND AUTHORIZATION TO EXPEND FUNDS FOR

CONSTRUCTION DOCUMENTS

1515 J STREET, SACRAMENTO, CALIFORNIA (PA46)

#### **SUMMARY**

This report requests the City Council accept the Design Development drawings and authorize expenditure of funds necessary to complete the Construction Documents required for renovation of the Memorial Auditorium, to include:

- 1. Authorize expenditure of funds for Phase III Construction Document architectural services with Dreyfuss & Blackford Architects; and
- 2. Authorize City Manager to execute Supplemental Agreement #3 with 3D/International (Project Administrators) for support services related to completion of the Contract Document Phase.

#### **BACKGROUND**

On May 7, 1987, the City Council adopted Resolution No. 87-357 which approved: 1) the reuse of the Sacramento Memorial Auditorium as a fixed seat theater; and 2) the development of an architectural program, and related cost estimates for the reuse and rehabilitation of the building.

On June 30, 1987, City Council adopted Resolution No. 87-504 approving the establishment of a Sacramento Memorial Auditorium Design Advisory Committee. This committee consisted of representatives from performing arts, veterans and historic

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July 10, 1990

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preservation organizations and a representative of the City Council. The purpose of the committee was to work with City staff and City consultants in the development of a program for the design of the theater.

On April 4, 1989 the City Council adopted resolution No. 89-260 authorizing:

- 1. The City Manager to execute a comprehensive professional consultant agreement with Dreyfuss & Blackford Services Architects for architectural design services related to renovation of the Memorial Auditorium for an amount not to exceed \$2,915,000.00; and
- 2. Authorize funding for the consultant to complete only Phase I Schematic Design services for an amount not to exceed \$640,590.00, and direct City staff to report back to the Council for funding authorization prior to Consultant proceeding with additional work specified in their contract.

The Architects completed the Schematic Design Documents and submitted their design to the Design Advisory Committee and Design Review and Preservation Board for review and comment. Information and suggestions obtained from these meetings were incorporated in the design and submitted to the City Council as an information update on September 5, 1989. As a result of the informational update the City Council authorized the following:

- 1. The expenditure of funds necessary for completion of Phase II - Design Development Services by Dreyfuss and Blackford Architects, consistent with their Professional Service Agreement (Agreement #88201); and
- 2. The expenditure of funds necessary for 3D/International to complete Phase I services consistent with responsibilities in their Professional Services Agreement (Agreement #87388).

The Architects and Project Administrators have diligently executed their contract responsibilities during the Design Development Phase providing a renovation plan consistent with the architectural program commissioned by the City, while maintaining the original construction budget of \$24 million.

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In order to provide the City with maximum use the Architects have identified seven additive alternates. These alternates were outside the scope of the original project construction budget but can be added to the project.

Alternate #1 Pipe Organ Restoration

\$500,000

The current design of the theater incorporates adequate space for the pipe organ and support equipment. The additional cost identified for this additive alternate includes removal, renovation/restoration and reinstallation as described in the July 5, 1990 pipe organ report plus additional ductwork necessary to operate the pipe organ.

Alternate #2 Reception Room

\$ 90,000

The basic reception room configuration will be completed as part of the general construction. Funds identified for this alternate will provide room finishes, electrical, mechanical and support services.

Alternate #3 Side Terraces

\$ 80,000

The current design requires installation of additional exit doors on the east and west corridors to meet fire life and safety requirements. The side terraces would utilize the side exits to provide an area for patrons to congregate on the exterior of the building during intermissions.

Alternate #4 Musicians Lounge

\$ 56,000

This area is located in the basement adjacent to the orchestra pit, providing direct access for musicians. Funds for this alternate will allow completion of room finishes, restrooms, electrical, mechanical and support services.

Alternate #5 Theatrical Lighting

\$ 43,000

Lighting equipment identified for this alternate are not critical for operation of the theater, but allow flexibility in meeting demands typically imposed on similar facilities.

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Alternate #6 Signage Kiosks \$ 40,500 Signs will be located at the corners of 15th & J and 16th & J Streets.

Alternate #7 Fixed-Seating Allowance \$ 96,000

Funds identified for this alternate will increase the quality of hardware and material used in the seating to reduce long term maintenance and operations costs.

Total of all Additive Alternates

\$905,500

Each additive alternate identified above will be documented within the scope of the Architects basic services agreement during the next phase of work. Detailed renovation specifications for the pipe organ would be provided under a separate agreement.

#### SCHEDULE

Exhibit B is a condensed version of the current project schedule. In order to maintain the current schedule, the design provided in this report will be presented to the Design Review and Preservation Board on July 16. Comments from the Design Review and Preservation Board will be provided to the committee during the July 17th presentation.

While the project schedule indicates uninterrupted activity through completion of construction, funding has not been identified for construction of the project.

#### FINANCIAL

The Architectural Professional Services Agreement approved by the Council on April 4, 1989 is divided into the following five phases:

Phase I	Schematic Design		\$ 640,590
Phase II	Design Development		\$ 617,838
Phase III	Contract Documents		\$1,001.290
Phase IV	Bidding		\$ 118,496
Phase V	Construction		\$ 536,786
		Total	\$2,915,000

City Council
Re: Memorial Auditorium Renovation

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Authorization requested under this report will include Phase III Contract Document services and Supplemental Agreement #2 of \$9,150 for a total of \$1,010,440 to complete the Contract incorporating information on all additive Document Phase combined with the architects previous alternates. When authorizations, the total compensation will increase to \$2,311,868.

The Construction Administration Professional Services Agreement approved by the Council on June 8, 1988 is divided into the following two phases:

Phase I Schematic & Design Development 224,000 Phase II Construction Documents through Construction \$ 971,000 Total \$1,195,000

Authorization requested under this report will only include the Construction Document portion of Phase II services established in their original agreement as described in Supplemental Agreement #3, for a cost of \$336,795. When combined with the Administrators previous authorizations the total Project compensation will increase to \$936,449.

There is sufficient fund balance remaining in the Community Center Fund (419) for both Supplemental Agreements. The available fund balance for this project is \$1,620,580. No additional allocation of funds is required for approval of the Supplemental Agreements contained in this report.

The overall project budget will increase to \$39.4 million with inclusion of all additive alternates identified in this report.

#### MBE/WBE

quidelines will be followed City's current MBE/WBE throughout completion of the design phase and will be incorporated in the bidding and constructions phases of the project.

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#### RECOMMENDATION

It is recommended that the City Council adopt the attached resolution:

- 1. Accept the Design Development Documents prepared by Dreyfuss & Blackford Architects in association with James Stewart Polshek & Partners adding seven additive alternates to the project scope;
- 2. Authorize funding for completion of Phase III -Construction Document services by Dreyfuss & Blackford Architects consistent with their original Professional Services Agreement;
- 3. Authorize the City Manager to execute Supplemental Agreement #2 with Dreyfuss & Blackford for preparation of Contract Documents for additive alternates at a cost not to exceed Nine Thousand One Hundred Fifty Dollars (\$9,150); and
- 4. Authorize the City Manager to execute Supplemental Agreement #3 with 3D/International limiting their scope of Phase II services to Construction Documents for a cost not to exceed Three Hundred Thirty Six Thousand Seven Hundred Ninety Five and No/Dollars (\$336,795).

Respectfully submitted,

Frank Mugartegui

Director of General Services

Recommendation Approved:

Walter J. Slipe, City Manager

July 17, 1990 District #1

Note: Questions regarding this report should be referred to David Morgan, Senior Architect, Facility Management Division, 449-6745.

## RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF	July	17, 1990	

RESOLUTION AUTHORIZING FUNDING FOR CONSTRUCTION DOCUMENT SERVICES AND CITY MANAGER EXECUTION OF SUPPLEMENTAL SERVICE AGREEMENTS FOR RENOVATION OF THE MEMORIAL AUDITORIUM

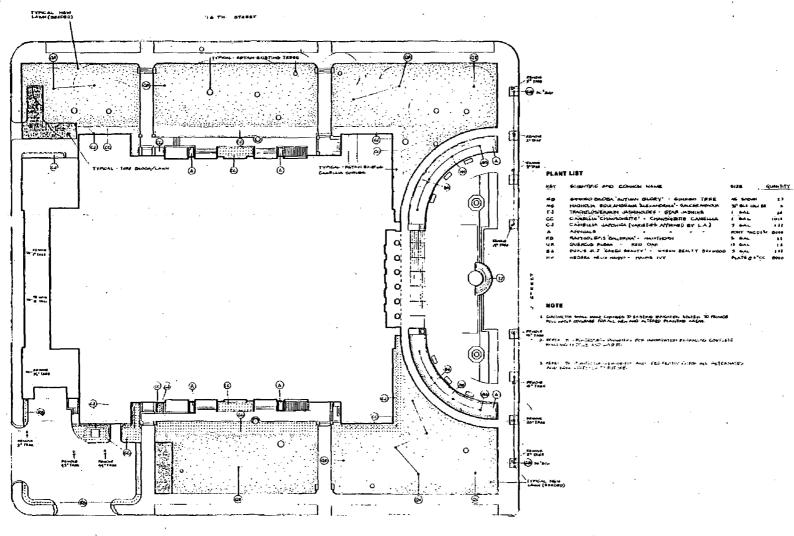
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- 1. Accept the Design Development Documentation prepared by Dreyfuss & Blackford Architects in association with James Stewart Polshek & Partners adding seven additive alternates to the project scope;
- Authorize funding not to exceed One Million One Thousand Two Hundred Ninety and No/100 dollars (\$1,001,290.00) for execution of Phase III Construction Document Services by Dreyfuss & Blackford Architects, consistent with their original Professional Services Agreement (#88201);
- 3. Authorize the City Manager to execute Supplemental Agreement #2 with Dreyfuss & Blackford Architects for preparation of contract documents for additive alternates at a cost not to exceed Nine Thousand One Hundred Fifty dollars (\$9,150); and
- 4. Authorize the City Manager to execute Supplemental Agreement #3 with 3/D/International limiting their scope of Phase II services to construction documents for a cost not to exceed Three Hundred Thirty Six Thousand Seven Hundred Ninety Five and No/100 dollars (\$336,795).

ATTEST:	MAYOR	
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CITY CLERK	<del>-</del>	
FOR CITY CL	ERK USE ONLY	
	RESOLUTION NO.:	

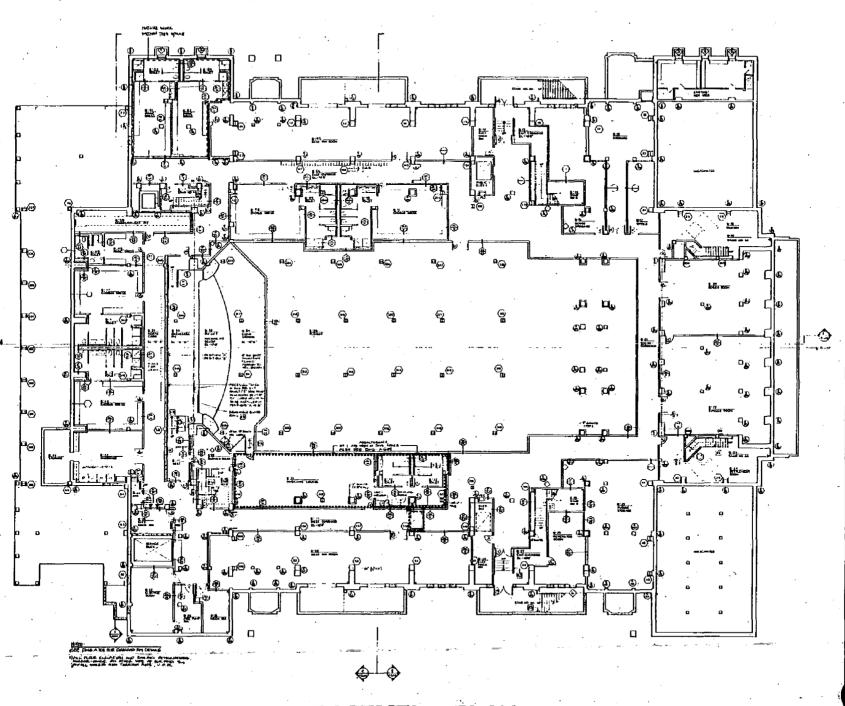
DATE ADOPTED: \_

EXHIRIT A

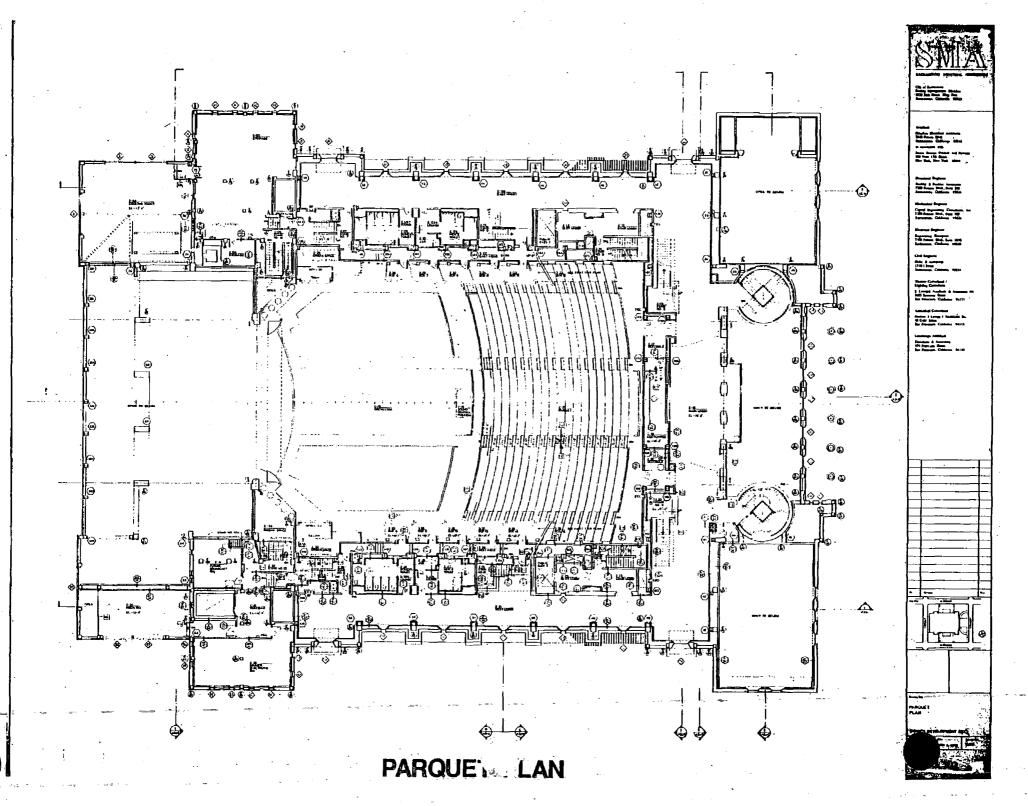


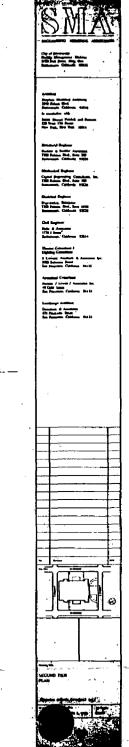
LANDSCAPE PLAN

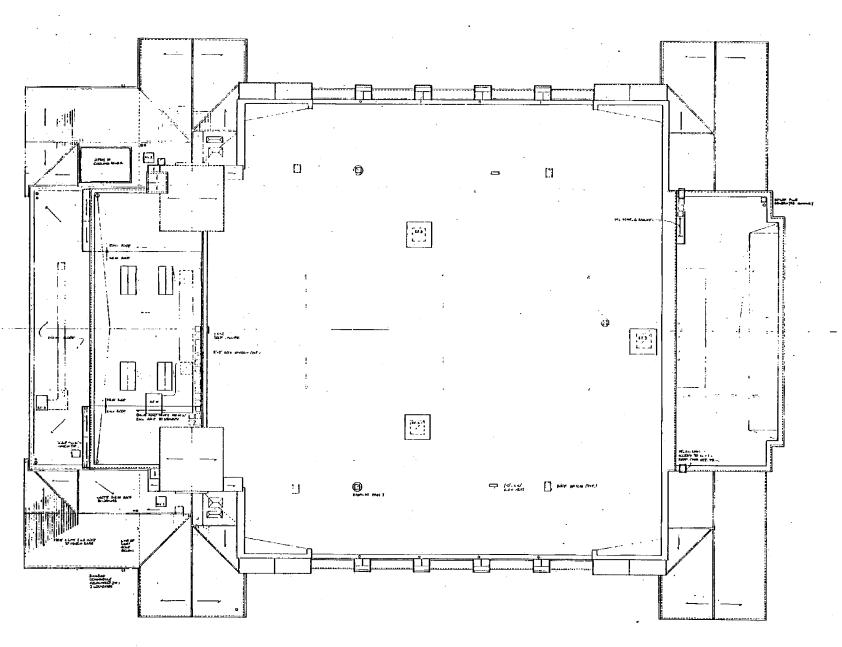




BASEMEN PLAN



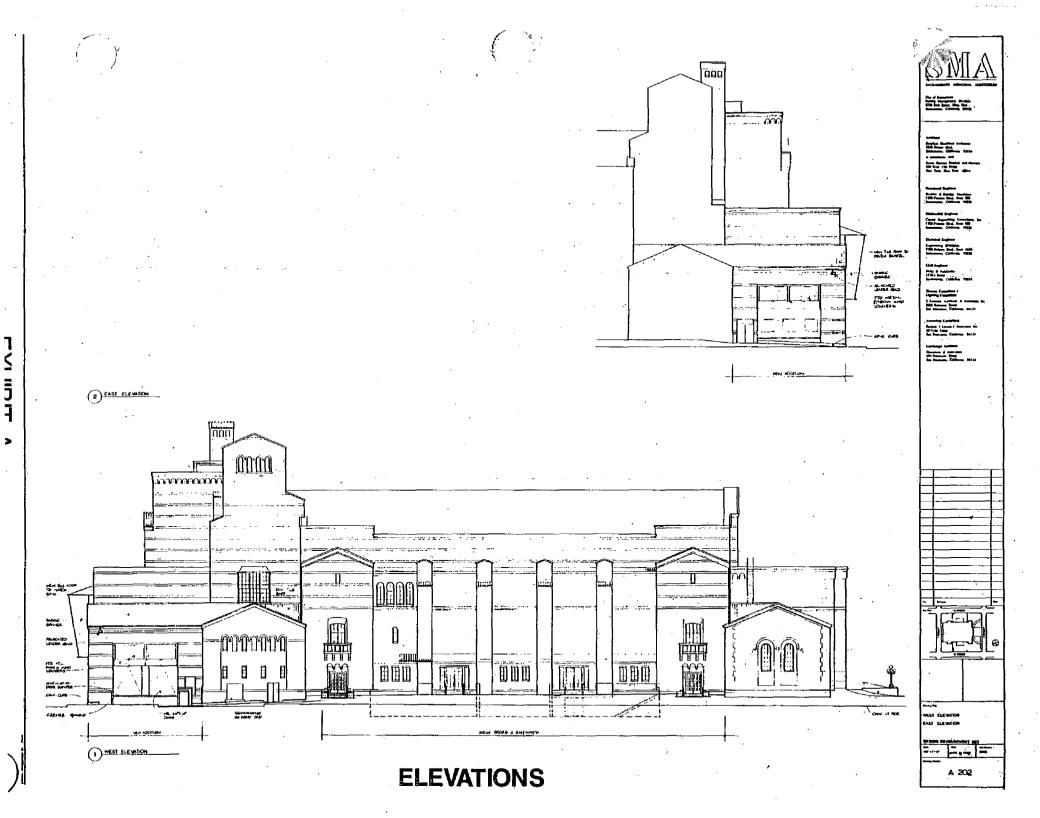


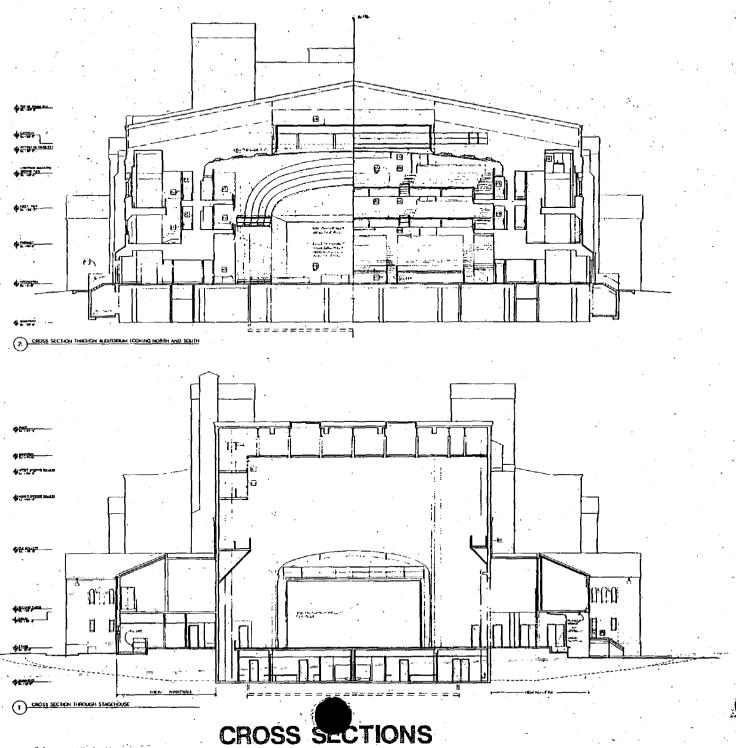


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**ROOF PLAN** 

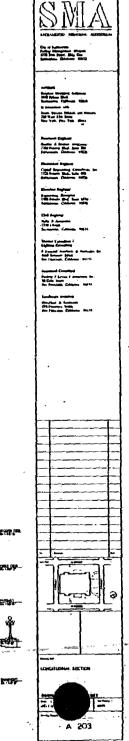
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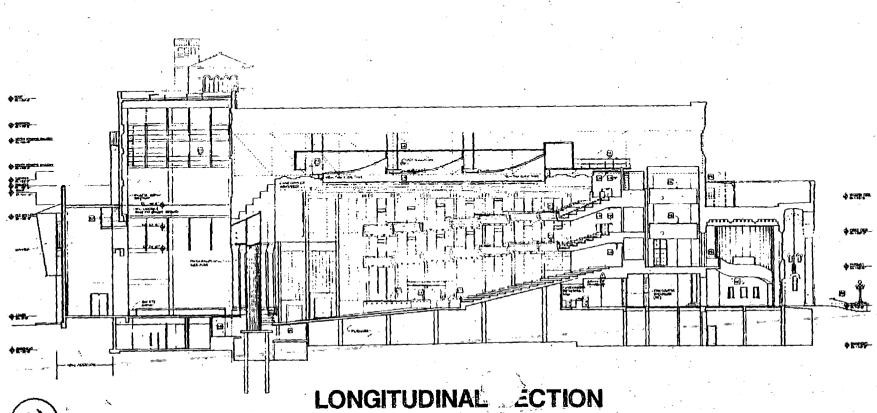




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EXHIBIT A

**ADD ALTERNATE #5** 

# **SACRAMENTO MEMORIAL AUDITORIUM**

### **Projected Schedule**

