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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

OFFICE OF THE DIRECTOR

August 28, 1990

916-449-5548

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

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members in Session:

SUBJECT: CONCEPT DESIGN FOR THE
SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION (PA10)

SUMMARY

The attached report requests City Council acceptance of the Site Specific Architectural Program and Concept Design for the the Sacramento Community/Convention Center Expansion, and further recommends proceeding with Schematic Design.

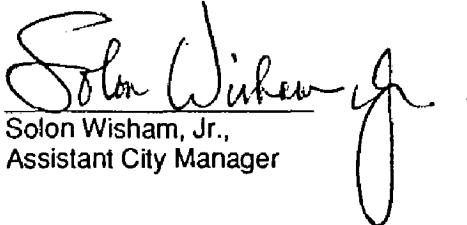
BACKGROUND

It is recommended that the Joint Transportation and Community Development Budget and Finance Committee review and recommend acceptance of the attached report and adoption of the Resolution by the full Council.

Respectively submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


Solon Wisham, Jr.,
Assistant City Manager

September 4, 1990
District 1

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



DEPARTMENT OF
GENERAL SERVICES

FACILITY MANAGEMENT
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

5730-24TH STREET
BUILDING ONE
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DUANE J. WRAY
FACILITY MANAGER

August 29, 1990

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CONCEPT DESIGN FOR THE
SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION (PA10)

SUMMARY

This report requests City Council acceptance of the Site Specific Architectural Program and Concept Design for the Sacramento Community/Convention Center Expansion, and further recommends proceeding with Schematic Design.

BACKGROUND

Original Architectural Program:

On December 1, 1987 the City Council authorized execution of an agreement with Vitiello + Associates, Inc. and Loschky Marquardt & Nesholm (V+A/LM&N) to prepare an architectural programming study necessary to itemize spatial needs and relationships associated with expansion of the existing Community/Convention Center. This study was accomplished concurrently with a market study by Coopers & Lybrand to evaluate expansion needs, which was authorized by the City Council on September 1, 1987. Each study independently developed information, and the studies were coordinated to generate a consistent project direction.

On April 11, 1990 the City Council accepted the "Architectural Programming Study for the Sacramento Community/Convention Center" by V+A/LM&N as an informational item. The study included: investigation and inventory of existing conditions; interviews with user groups; and assessments of competitive convention facilities. The architectural program was developed in response to study findings, while incorporating and categorizing the recommendations of the "Phase I - Market Analysis of the Proposed Expansion of The Sacramento Community Convention Center" (Phase I Market Analysis) dated December 17, 1987 by Coopers & Lybrand. Spatial needs and relationships were based on standard convention center industry criteria rather than site specific requirements.

This program for an "optimum facility", without reference to expansion potential of the existing facility or budget constraints, has been used as criteria for development of the site specific architectural program and design options prepared during the Concept Design phase.

Architectural/Engineering Contract:

On January 23, 1990 the City Council authorized a contract for Architectural/Engineering Consultant Services with V+A/LM&N for expansion of the Sacramento Community/Convention Center (PA 10), with funding authorization limited to completion of Schematic Design. The selected project site consists of the existing Convention Center site and the block directly to the east excluding St. Paul's Episcopal Church and the Panattoni building. (See Attachment "A"; Volume 1 - Executive Summary, page 9)

The consultant contract requires submittal and City review of the Concept Design prior to initiation of the Schematic Design .

The Concept Design phase was initiated with an evaluation by V+A/LM&N of the Architectural Programming Study in regard to the selected site, and then development of a Site Specific Architectural Program to finalize spatial responses (major area/function sizes, locations, required adjacencies of areas, flexibility, personnel requirements, etc.) to market demands, site limitations and budgetary constraints. The Concept Design has been developed from the Site Specific Architectural Program utilizing a series of five (5) design workshops. Several possible diagrammatic alternatives were developed and analyzed by V+A/LM&N for general conformance to the program, site, and Environmental Impact Report (EIR) requirements. These diagram concepts were presented at the design workshops attended by City Council and staff representatives, Community/Convention Center staff, user groups, and consultants. Review comments of design concepts and project goals generated at the workshops were developed at each successive workshop until the present design concept was achieved.

From the final selected concepts, V+A/LM&N produced small-scale concept plans, sections and elevations, and a massing model to show the general location, arrangement, size, and functional flow of programmed areas as they relate within the building, to the project site, and to adjacent land uses. A descriptive design narrative and preliminary cost estimate were developed for the final conceptual design scheme, and the entire package was then submitted by V+A/LM&N as the Concept Design.

The Schematic Design will be a further development of the Concept Design by refining and incorporating all the diverse spatial and specific functional elements contained in the architectural program, and described in the Program EIR. Materials, color recommendations and potential design details will be formulated for exteriors and main public entries of the buildings. Preliminary site plans, landscape plans, architectural and structural floor plans, sections, and elevations will be developed. Mechanical and electrical systems requirements will be determined, life cycle costs of systems analyzed, and diagrammatic system sketches will be produced. Preliminary lists of furnishings, equipment and fixtures, and seating configurations will be developed.

Preliminary design drawings, a more detailed cost estimate, and perspective drawings of the facility will be developed during Schematic Design. When the Schematic Design is submitted and approved, the final location and size of building areas, the interior functional relationships, the relationship of those areas to the site, and the general exterior design of the facility will be fixed.

Concept Design (Analysis):

Highlights of several items and special considerations are included in this report, with a detailed description contained in the V+ALM&N Concept Design submittal in four volumes, including: Volume 1 - Executive Summary; Volume 2 - Site Specific Program; Volume 3 - Workshop Process (Documentation); and Volume 4 - Cost Estimate. A copy of each volume has been distributed to City Council, and a copy of Volume 1 - Executive Summary is attached to this report (Attachment "A"). Copies of the submittal volumes have been filed with the City Clerk and are available for review.

A variety of City staff and consultants were involved in reviewing and evaluating the Concept Design submittal and this report, including representatives of: City Manager's Office, Community/Convention Center, General Services Facility Management Division, Planning and Development Department's Current Planning and Environmental Services Divisions, Finance Department, and Turner Construction Company.

The Site Specific Architectural Program responds to the constraints and opportunities of the project site, and the updated recommendations contained in the "Phase II Market, Financial and Economic Analysis of The Sacramento Community Convention Center Expansion" (Phase II Market Analysis) dated July 19, 1990 by Coopers & Lybrand. Several alternate concept designs have been explored. The final Concept Design incorporates the best elements of each alternate design.

All major revenue producing elements of the program have been incorporated in the Concept Design, and are consistent with the recommendations of the Phase II Market Analysis and the Architectural Program. Major elements include: Exhibition Hall - 140,000 Square Feet (SF) (130,000 - 150,000 SF recommended by the Phase II Market Analysis); Meeting Rooms - 30,797 SF (30,000 SF recommended by the Phase II Market Analysis); and Ballroom - 20,000 SF (30,000 SF recommended by the Phase II Market Analysis). Alternate E which is recommended for inclusion in this project will expand the Ballroom to 25,500 SF. Total square footage of the Community/Convention Center facility will increase in size from 122,560 SF to 342,810 SF.

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

The expansion will be on three (3) levels: generally one-story high along the street frontages and property lines, and stepping up to three levels away from the building perimeters to visually reduce the overall building bulk and mass at the street level. Upper floor levels are contained under a curved, shallow-vault roof, which will reduce the overall building height and scale from the street and significantly reduce the interior volume of the facility. This form will require special attention regarding materials and design to fit in with the Central Business District (CBD) area design esthetic, and be consistent with the intent of the "Sacramento Central Business District Urban Design Guidelines". One of the primary objectives of the design team during the early stages of Schematic Design will be resolution of building forms and exterior materials.

Project Design Alternates/Options:

The Concept Design (identified as Base Concept A) meets the Site Specific Architectural Program requirements. In addition, six (6) alternates (identified as Alternates B - G) have been developed. The option of accepting any or all of the alternates for further development is dependant on the budget and operational needs.

These alternates have been ranked in the relative order of importance to the overall enhancement of the facility. That order, and a short description, are as follows:

1. Alternate E - Increased Ballroom: This alternate expands the Ballroom from the 20,000 SF originally recommended by the Phase I Market Analysis to 25,500 SF. The Phase II Market Analysis calls for a Ballroom of 30,000 SF, but site constraints and structural limitations have made that size unattainable. Coopers & Lybrand estimate that 80% of the target market can be accommodated with this modification, and therefore will not present a marketing challenge for the Community/Convention Center.
2. Alternate B - Lobby/Concourse North Expansion: Add a Lobby/Concourse area along the J Street side of the existing Community/Convention Center Exhibit Hall as an extension of the new Lobby/Concourse on the J Street side of the expansion Exhibit Hall. The existing Community/Convention Center lobby is inadequately sized to serve as pre-function and registration space for exhibit hall events. Extending the lobby will provide the needed additional space and the functional flexibility required when dividing the Exhibit Hall for multiple, concurrent events. The Lobby/Concourse will provide extensive opportunities for public access to the building while providing a visually-continuous activity area along J Street. This activity area will reinforce the pedestrian/activity link from the Memorial Auditorium to 13th Street consistent with the recommendations of the "Cultural Entertainment District Plan".
3. Alternate C - Lobby/Concourse West Expansion: Continue Alternate B along the 13th Street side of the existing Community/Convention Center Exhibit Hall. Increased flexibility of exhibit hall space rental divisions will be obtained. The pedestrian link along J Street from the Memorial Auditorium to 13th Street would be extended along 13th Street to the edge of the K Street Mall.
4. Alternate D - Lobby/Meeting Rooms/Bridge Concourse at K Street Mall: A two-story lobby and meeting room structure would be added to the 13th and K Street Mall side of the existing Community/Convention Center Activities Building. In addition, this alternate would provide a separate formal entrance to the facility from the K Street Mall with a bridge link to the Ballroom on the upper level, and would complete the pedestrian link from the Mall to the Memorial Auditorium. The additional meeting room area would increase scheduling and user flexibility, but the area provided by this alternate is in excess of that recommended by the Phase II Market Analysis or the original Architectural Program. A modification to this alternate to provide a link from the K Street Mall area to the meeting rooms and Ballroom on the upper levels has been proposed by City staff and will be developed by V+A/LM&N during Schematic Design.
5. Alternate F - Column-free Exhibit Hall: A column-free exhibit hall would provide maximum flexibility for user set-up. However, column-free space is not required, and is not provided in many exhibit halls of the size planned for this facility. Preliminary display booth and fixed seating layouts are accommodated within the proposed column grid (approximately 120 feet by 150 feet).
6. Alternate G - Eliminate V.I.P. Lounge: A deductive alternate which would eliminate a dedicated V.I.P. lounge space and replace that function with an upgraded dressing room adjacent to a meeting room. This alternate has little effect on the overall cost or function of the facility, but may increase specific security requirements by locating V.I.P. activities in a space which would normally be used for other purposes.

Parking Considerations:

Parking demand and impact are significant elements of the total project design, operations and marketing of a successful facility, and may now be adequately addressed based upon information contained in the Phase II Market Analysis and the Concept Design. Information contained in the Phase II Market Analysis, the Concept Design (Volumes 1 through 4), the original Program EIR, and additional support information have been provided to International Parking Design, Inc. (IPD), an independent parking consultant firm. IPD has been retained as an expert parking consultant familiar with the current parking impacts in the Sacramento area and experienced with the unique demands of convention center facilities.

The parking study prepared by IPD will evaluate total parking demand and inventory for the expanded Community/Convention Center, including impacts derived from the simultaneous use of the Community/Convention Center Theater and the renovated Memorial Auditorium.

The parking analysis will be divided into the following three phases of activity:

- Phase 1: Document existing parking inventory; identify potential parking location; determine the total parking demand for the Community/Convention Center Expansion; and establish the unsatisfied parking demand resulting from the Community/Convention Center Expansion.
- Phase 2: Evaluate and prioritize potential parking locations, both on and off site, based on the unsatisfied parking demand; and recommend the preferred parking solution.
- Phase 3: Prepare schematic plans and estimates for the preferred parking solution.

In conjunction with the IPD parking analysis, the City will secure a private consulting firm to develop a Transportation Systems Management (TSM) plan that will serve to mitigate a portion of the total parking demand. Alternatives and recommendations of the TSM plan will be incorporated in the Phase 1 activities of IPD and used to establish the unsatisfied parking demand resulting from expansion of the Community Convention Center. Based upon information derived during Phase 1 and Phase 2 activities, the consultant will recommend a preferred parking alternative.

Based upon selection of the preferred parking site, Phase 3 parking analysis activities by IPD will include development of schematic plans and estimates in sufficient detail to permit evaluation of the preferred parking site and alternatives in the Supplemental Environmental Impact Report (SEIR).

Truck Parking Considerations:

A truck parking area with thirteen (13) to fourteen (14) spaces, will extend along the K Street. The number of truck spaces is consistent with the Phase II Market Analysis and the Architectural Program. The location of truck parking is dictated by a functional requirement that trucks be located immediately adjacent to Exhibit Hall areas while not impacting the J or 13th Street pedestrian ways and visual corridors. Significant design effort will be expended during upcoming phases of design to minimize the visual impact, including landscaped buffer areas and partially recessing spaces beneath upper floor areas.

City Council
Re: Sacramento Community/Convention Center (PA10)
August 29, 1990
Page Six

Retail and Pedestrian Way Considerations:

Traditional retail space (fixed store locations along a street frontage) is not included in the Concept Design. This is at variance with the CBD "Urban Design Plan" which calls for 50% retail frontage along J Street and 75% along 13th Street. However, the Community/Convention Center itself will attract and create sales opportunities for other surrounding retail activities by attracting/capturing large numbers of non-resident users entering and exiting the facility at various time of the day and night. Also, many of the Community/Convention Center events themselves are "retail" activities. The Coopers & Lybrand Phase II Market Analysis (page 98, paragraph 3) recommends against incorporating retail within the facility, and states:

"The main advantages of having retail space in convention facilities is convenience for the convention attendees. The main disadvantages are convention attendees cannot support major retail developments, management and operating expenses can be high and the general public is reluctant to go into a convention complex to shop. To be successful, retail components of convention facilities need a strong customer base composed of convention attendees, transient hotel traffic, tourists and local workers and residents. Since most facilities can not attract this diverse customer base, major retailing components with convention centers are often unsuccessful and are seldom built"

Site constraints prohibit the incorporation of retail space adjacent to J Street. Relocating the streetside Lobby/Concourse areas to provide retail street frontage, adequate store sizes and proportions, and not isolate individual retailers in the "corners" of the building will cause a significant reduction in exhibition areas. This will cause the total Exhibit Hall area to fall below the 130,000 SF minimum threshold called for in the Phase II Market Analysis.

While incorporating retail within the facility is not recommended, Coopers & Lybrand note (page 99, paragraph 1) that :

"...retail complexes are often found in close proximity to convention facilities or connected to the facilities by covered walkways...By not being located within a convention facility, the retail complex still benefits from the convention attendees and is also able to attract a diverse customer base."

The Lobby/Concourse area along J Street proposed for the expansion area as part of Base Concept A, and along J and 13th Streets in Alternates B, C, and Modified D, will provide the covered pedestrian connection from the Exhibit Hall areas to the retail activities on J Street, 13th Street and the K Street Mall. Incorporating retail areas within the facility, which prove to be unsuccessful, could result in a dark storefront along significant amounts of street frontage if the space is not leased. Incorporation of small retail areas within the building near major entrances at the J/14th and K/13th Street corners will be studied.

The Concept Design responds to the "Urban Design Plan" by locating a Lobby/Concourse area adjacent to J Street (and with Alternate C, to 13th Street) and providing for a visually-open facade accessible to pedestrians of the activity areas within the facility. This continuous strip of activity will provide a pedestrian activity link from the Memorial Auditorium through the Community/Convention Center to the K Street Mall to reinforce the concept of "entertainment district" called for by the CBD plan.

The reinforcement of the pedestrian-friendly link will be developed during the Schematic Design by studying paving patterns, streetside landscape elements, and exterior facade forms and materials. To further enhance this pedestrian activity link, V+A/LM&N will be directed to study providing "niches" along the J and 13th Street City facades, or at other appropriate areas in the pedestrian way, for vendor cart sales. Providing Lobby/Concourse streetside areas for artwork display (permanent or revolving), locating a possible concession/outdoor seating area adjacent to St. Paul's Church, and a possible combined Community/Convention Center/Theater/Memorial Auditorium box office along J Street will also be studied. Vendor cart sales could be coordinated with Community/Convention Center activities to provide opportunities for lively street activity and targeting of sales to Community/Convention Center users while reducing the risk and space loss of fixed retail space within the facility itself.

Schedule:

V+A/LM&N will be issued a notice to proceed with the Schematic Design immediately after City Council acceptance of the Concept Design. The building design and exterior details developed from the Concept Design during the Schematic Design will be the basis of the "project definition" necessary for completion of the Community/Convention Center Expansion Supplemental Environmental Impact Report (SEIR).

Exterior massing, materials, streetscape elements and designs developed to incorporate the street retail elements noted above, will be presented to the Architectural Design Review Board on November 28, 1990. Based on a favorable response to that presentation, and the City Council's acceptance of the Concept Design, the project definition will be set for developing the SEIR. The Schematic Design will proceed to completion with submittal for City Council approval scheduled for February 26, 1991.

Any delay in accepting the Concept Design, starting development of the SEIR, or in approving the Schematic Design will cause a corresponding delay in completion of the SEIR, the start of Construction Documents, and ultimately in the start of construction.

FINANCIAL

The total project budget is \$80,139,843, with a construction budget of \$42,372,405, not including contingency. Costs for the Base Concept A and for ranked Alternates which are within budget, and have been selected for further development, are:

	Item Cost	Cumulative Total Cost
Recommended Alternates:		
1. <u>Base Concept A:</u>	\$36,371,000	\$36,371,000
2. <u>Alternate E - Increased Ballroom:</u>	\$1,605,000	\$37,976,000
3. <u>Alternate B - Lobby/Concourse North Expansion:</u>	\$1,833,000	\$39,809,000
4. <u>Alternate C - Lobby/Concourse West Expansion:</u>	\$1,492,000	\$41,301,000
5a. <u>Alternate D - Lobby/Meeting Rooms/Bridge Concourse at K Street Mall (Bridge Cost Only):</u>	\$1,000,000	\$42,301,000

	Item Cost	Cumulative Total Cost
Alternate Costs Exceeding the Project Budget:		
5b. <u>Alternate D - Lobby/Meeting Rooms/Bridge Concourse at K Street Mall (excluding Bridge listed above):</u>	\$7,800,000	\$50,101,000
6. <u>Alternate F - Column Free Exhibit Hall:</u>	\$2,520,000	\$52,621,000
7. <u>Alternate G - Eliminate V.I.P. Lounge:</u>	(\$80,000)	\$52,541,000

Total estimated cost of Base Concept A and Alternates E, B, C and a Modified Alternate D is \$42,301,000 (\$71,405 below the project construction budget) based on the current construction start schedule. A cost contingency of 15% has been included in the estimated construction costs, but final incorporation of additive alternates in the project will depend on actual construction bids received.

Adding Alternates to the project will increase design costs. V+A/LM&N has submitted a request for a contract change to compensate them for design efforts created by incorporation of alternate designs. Their proposal is now under review, and a formal City Council action to increase the compensation (within the design contingency established for the project and included in the current budget) will be requested upon completion of negotiations.

POLICY

Elimination of space for traditional retail along J and 13th Streets is not in strict conformance with the "CBD Urban Design Plan". Areas and utilities for vendor cart type retail will be incorporated along the J and 13th Street pedestrian ways, as well as possible areas within the facility at the corners of J/14th and K/13th Streets.

Parking requirements will require future Council action to initiate a parking facility project.

MBE/WBE

This report does not affect MBE/WBE provisions.

RECOMMENDATION

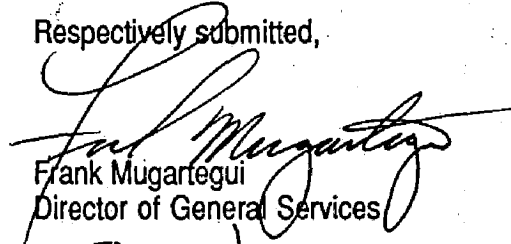
It is recommended that the City Council, by resolution, approve the following:

1. Accept the "Site Specific Architectural Program".
2. Authorize initiation of the Schematic Design based on the Concept Design (Base Concept A) plus Alternates E, B, C, and Modified D.
3. Direct staff to report back with the scope, location, budget and proposed funding of parking facilities to support the Sacramento Community/Convention Center Expansion when the Parking and TSM studies are complete.

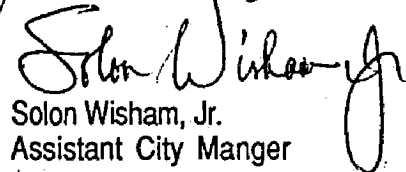
ncil
re: Sacramento Community/Convention Center (PA10)
August 29, 1990
Page Nine

4. Direct staff to recommend revisions to the Architectural/Engineering Consultant Services contract with V+A/LM&N for the design of the Sacramento Community Convention Center Expansion.

Respectively submitted,



Frank Mugartegui
Director of General Services



Solon Wisham, Jr.
Assistant City Manger

Recommendation Approved:

Walter J. Slipe, City Manager

September 11, 1990
District 1

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEPTEMBER 11, 1990

**RESOLUTION ACCEPTING THE SITE SPECIFIC ARCHITECTURAL PROGRAM;
AUTHORIZING INITIATION OF THE SCHEMATIC DESIGN PHASE; DIRECTING STAFF TO
PREPARE A PARKING REPORT; AND DIRECTING STAFF TO RECOMMEND A
SUPPLEMENTAL AGREEMENT WITH VITIELLO + ASSOCIATES, INC. FOR THE
SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION.**

WHEREAS, on September 1, 1987, the City Council authorized the City Manger to execute an agreement with Coopers & Lybrand for preparation of a market study to evaluate the expansion needs of the Sacramento Community/Convention Center; and

WHEREAS, on December 1, 1987, the City Council authorized the City Manager to execute an agreement with Vitiello + Associates, Inc. to prepare an Architectural Programming Study to itemize spatial needs and realtionships associated with expansion of the existing Community/Convention Center; and

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

WHEREAS, on January 23, 1990, the City Council authorized the City Manager to execute an agreement with Vitiello + Associates, Inc. for Architectural/Engineering Consultant Services for expansion of the Sacramento Community/Convention Center Expansion, with funding authorization limited to completion of Schematic Design; and

WHEREAS, on April 11, 1990, the City Council accepted as informational items the Coopers & Lybrand "Phase I - Market Analysis of the Proposed Expansion of the Sacramento Community Convention Center" and the Vitiello + Associates, Inc. "Architectural Programming Study for the Sacramento Community/Convention Center"; and

WHEREAS, on May 1, 1990, the City Council, in Resolution 90-340, reaffirmed 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; and

WHEREAS, on August 14, 1990, the City Council accepted as an information item the Coopers & Lybrand "Phase II - Market, Financial and Economic Analysis of the Sacramento Community Convention Center Expansion"; and

WHEREAS, the Architectural/Engineering Consultant Services agreement with Vitiello + Associates, Inc. requires consultant submittal and City review of the Concept Design prior to initiating Schematic Design; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

WHEREAS, staff has reviewed the Concept Design submitted by Vitiello + Associates, Inc. in four (4) volumes, dated August 1990, and has recommended acceptance of the "Site Specific Architectural Program and the Concept Design (Base Concept A) with Alternates E, B, C, and modified Alternate D; and

WHEREAS, staff has retained International Parking Design, Inc. to evaluate total parking demand, inventory available parking spaces, establish the unsatisfied demand, evaluate and prioritize potential parking locations, recommend preferred parking solutions, and prepare schematic designs and cost estimates for various types of parking facilities for the Sacramento Community/Convention Center Expansion;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Sacramento does hereby approve, accept, direct and/or authorize the following:

1. The "Site Specific Architectural Program" dated August 1990 by Vitiello + Associates, Inc.
2. Initiation of the Schematic Design based on the Concept Design (Base Concept A) with Alternate E, B, C, and modified D.
3. Staff shall report back with the scope, location, budget and proposed funding of a parking facility to support the Sacramento Community/Convention Center Expansion when parking studies and TSM studies are complete.
4. Staff shall recommend revisions to the Architectural/Engineering Consultant Services contract with Vitiello + Associates, Inc.

MAYOR

ATTEST:

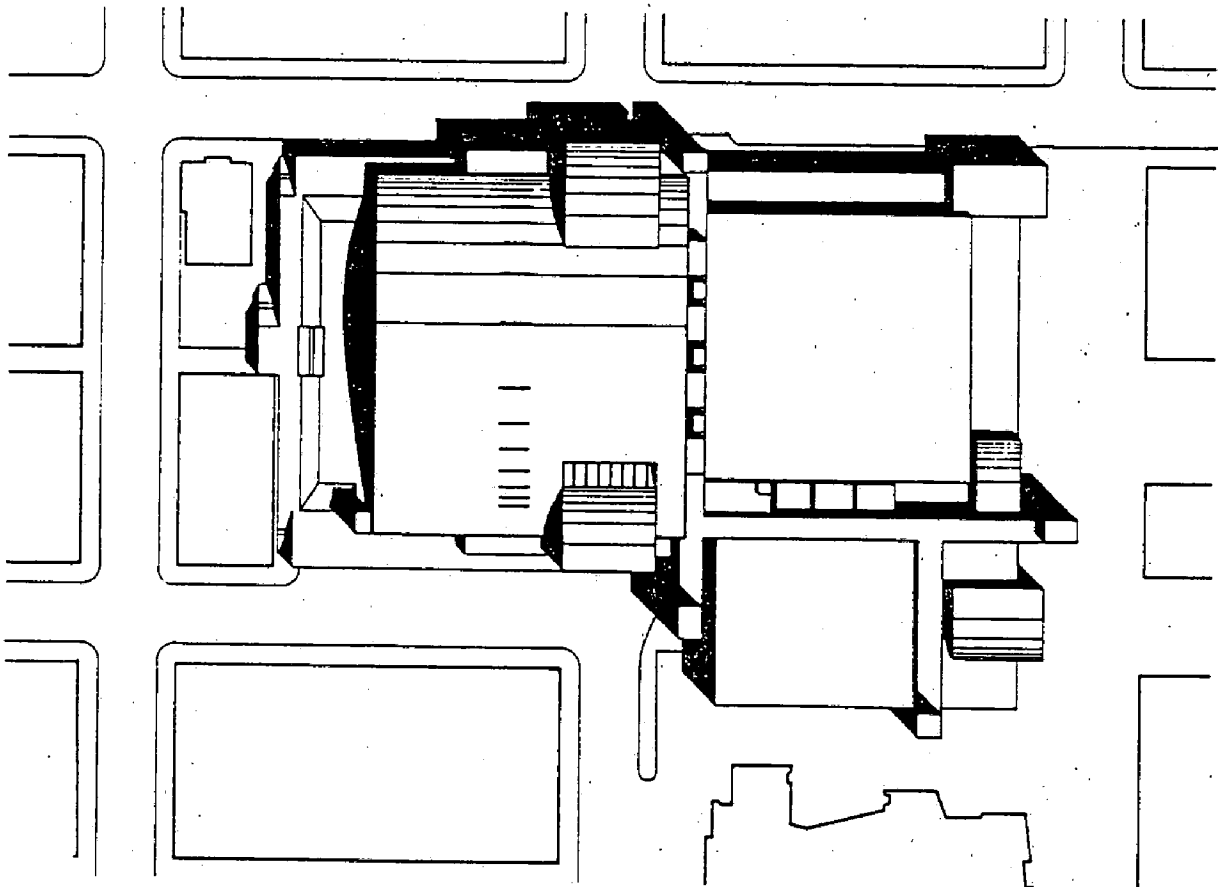
CITY CLERK

Concept Design Report

for the

Sacramento Community Convention Center Expansion

Volume 1 Executive Summary



August 1990

Vitiello + Associates, Inc.
and

Vitiello + Associates, Inc.

and

Loschky Marquardt & Nesholm

an architectural association for the design of the Sacramento Community Convention Center Expansion

August 6, 1990

Mr. David Morgan, Project Manager
City of Sacramento
Department of General Services
Facility Management Division, Project Office
1030 15th Street, Suite 200
Sacramento, CA 95814

Re: Sacramento Community Convention Center Expansion

Dear Mr. Morgan:

We are pleased to submit the Concept Design Report for the Expansion of the Sacramento Community Convention Center.

The report is organized in four volumes as follows:

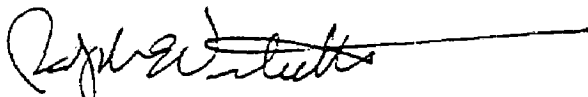
- Vol. 1 Executive Summary
- Vol. 2 Site Specific Program
- Vol. 3 Workshop Process
- Vol. 4 Cost Estimate

The recommended Concept Design possesses a highly functional, efficient organization that will make a positive contribution to the urban design of the Cultural Entertainment District.

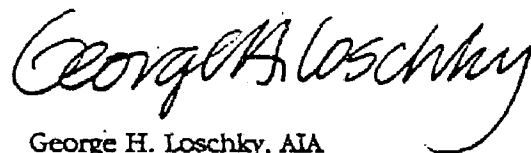
We wish to express our appreciation to those who have made such enthusiastic contributions of ideas through the workshop process which has been most beneficial to the project.

We look forward to the design implementation of the concept selected.

Sincerely,



Ralph E. Vitiello, AIA
President



George H. Loschky, AIA
Partner

Contents

- VOLUME 1 Concept Design Report
- VOLUME 2 Concept Design Site Specific Program
- VOLUME 3 Concept Design Workshop Process
- VOLUME 4 Concept Design Cost Estimate

TABLE OF CONTENTS - VOLUME 1

• Table of Contents	1
• Acknowledgements	2
• Executive Summary	3
• Introduction	
• Program Goals	
• Process	
• Conclusion	
• Program Summary	7
• Site Analysis	9
• Concept Design	11
• Masterplan	19
• Cost Estimate	21
• Structure	22

Acknowledgements

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

CITY OFFICIALS

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

CORE COMMITTEE MEMBERS

City of Sacramento
Solon Wisham, Jr.
Keith Kramer
Duane Wray
David Morgan
Leonard Zerilli

SACRAMENTO COMMUNITY CONVENTION CENTER

Sam Burns

TURNER CONSTRUCTION CO.

Clifford Kunkel

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Susan Wurdeman
Robert Powell
Richard Abbott
Loschky Marquardt & Nesholm
Judson Marquardt
George Loschky
Robert Zimmer
Tom Wolken
Curtis Bales

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Bob Coombs
Syska & Hennessy, Inc.
Michael McCleskey
James Forester
Nolte & Associates, Inc.
Teresa Wooten
Favro-McLaughlin & Associates
Patrick McLaughlin
Jack Christiansen, P.E.
Jack Christiansen

Executive Summary

Introduction

In November 1989, the architectural team of Vitiello + Associates (V+A) of Sacramento and Loschky Marquardt & Nesholm (LMN) of Seattle was selected by the City of Sacramento to provide convention center planning and design services for the expansion of the Sacramento Community Convention Center.

The City defined the following basic services to be completed for an expansion to occur on the "east block" bounded by J, K, 14th and 15th Street and incorporating, by abandonment, the intervening 14th Street right-of-way. Paraphrasing from the basic services document, the following contractual requirements were to be satisfied:

- Meet with the City in a series of workshops to review project requirements.
- Develop conceptual alternatives consistent with the November 1989 architectural program and responsive to the project Environmental Impact Report.
- Prepare a report which describes the concept alternatives and documents the above process.
- Prepare a Final Program document which is site and budget specific.
- Participate via meetings, presentations and otherwise as necessary in support of the project.

This submittal, consisting of four volumes, addresses the Sacramento Community Convention Center Expansion Project Concept Design Phase.

- Volume 1: Executive Summary
- Volume 2: Site Specific Program
- Volume 3: Workshop Process
- Volume 4: Cost Estimate

In summary of the Concept Phase Scope of Work, the agreement for services states in part:

"Consultant shall develop conceptual designs for the project" ... which consider ... "multiple diagrammatic concept alternatives" ... and result in a city selected ... "alternative which will form the basis of further [schematic] design."

These four related volumes represent the conclusion of this scope of services objective.

Executive Summary

Program and Goals

The initial task of the Concept Phase was the development of a facilities program outline, based on an abstract of existing program information, which recognized both site and budget constraints and took into consideration the existing facilities areas.

The complete Concept Design Site Specific Program is contained in Volume 2. It identifies the diverse range of functional spaces to be incorporated in the expanded facility as it is further developed in the Schematic and Design Development Phases.

The following areas represent the major revenue producing elements of the program, and are considered the measure of the facility's overall market capacity.

Exhibition (Including 48,420 square feet existing)	140,000 s.f.
Meeting Rooms (Including 17,000 square feet existing)	30,000 s.f.
Ballroom (no existing)	20,000 s.f.

Circulation, service, and support areas vary in response to the different alternative configurations developed and the Site Specific Program.

In addition to these program objectives, the following building and urban design goals were established in the design and evaluation process.

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

Executive Summary

Process

The foregoing Program and Goals statement formed the basis for initial development of concept alternatives. The process involved the participation of a Core Committee (comprised of City representatives, agency staff and user groups) in a series of four workshops conducted over a period of 12 weeks.

The workshop process allowed the Core Committee and Design Team to explore a wide variety of options, become conscious of differing project demands and expectations, and recognize the impacts and trade-offs of various courses of action.

The initial stage in the development of alternative concepts resulted in six options identified as Concepts A-F. In subsequent workshop stages, these were reconfigured and refined into five alternatives, then three, and finally one. Because of the configuration of the site, each of the alternatives utilized the at-grade site area primarily for the expansion of the flat floor exhibition area in an easterly direction across 14th Street in order to provide an expanded exhibition hall contiguous with the existing hall's floor. Beyond this common similarity, alternatives differed in the way meeting rooms, ballroom and related registration and prefunction spaces were organized at upper levels.

Workshop #1 focused on the Merrium Apartments. Pending City Council action, the Design Team was directed to develop concept alternatives.

Workshop #2 reviewed six divergent options prepared by the Design Team. Suggestions and criticisms were incorporated into the evolving design.

Workshop #3 reviewed five specific options prepared by the Design Team in response to Workshop #2.

Workshop #4 reviewed the three most promising options, which the Design Team formulated based on Workshop #3. The strong points of the three options are combined to create the recommended Concept Design as a basis for further development.

The recommended alternative presented in this volume of the Concept Design Report was first presented May 22, 1990 along with a draft Program.

Due to budget considerations, Workshop #5 was held to review cost and program issues. Once both issues were refined, balanced and accepted, this Concept Design Report was finalized.

Executive Summary

Conclusion

The recommended concept shown and described on the following pages possesses the maximum potential, realizing all project goals by incorporating organizational and design features from several strong alternatives.

This recommended concept consists of three levels. The ground level is comprised of a linear lobby along J Street with exhibition hall at mid-block (occupying the majority of the two-block site), and service and support areas along K Street. The Mezzanine Level provides access, via vertical circulation, to outdoor terraces and ultimately will connect to the existing Activities Building. The upper level is comprised of registration and prefunction areas immediately adjacent to the ballroom, meeting room complex, and outdoor terrace. This level has direct vertical connections for service to the kitchen, service areas, and truck docks at ground level.

Overall masterplanning of vehicular and pedestrian circulation acknowledges building connections to existing on-site facilities and urban planning considerations related to K Street Mall, J Street, the Community Center Theater, and Memorial Auditorium.

The Base Concept Design provides a major public lobby space along J Street, creating an active facade. This lobby is the first link in a masterplan concept (Alternates B, C, D) which provides prominent lobby elements along the entire J and 13th Street facades.

These masterplan alternatives serve to link the K Street Pedestrian Mall to the historic Sacramento Memorial Auditorium, create a striking terminus to the mall, and visually unify the Community Center Theater.

The bulk and massing of the building is mitigated along street frontages by employing a shallow structural vault spanning the entire block north to south. The vault form is relatively low along the street fronts, rising gradually to its greatest height at mid-block. This form efficiently houses the necessary spaces, and does so while minimizing overall height and scale. The vault ends provide partial shelter for outdoor terraces at the east, and service support systems at the west.

Consistent with this program, design goals, and building organization, the estimate of construction cost is \$29,016,000 in 1990 dollars. Multiplied by a design contingency and escalated to an anticipated bid date in 1992, the estimate of construction cost is \$36,371,000.

The information in this Executive Summary is expanded upon in the other volumes of the Concept Design Report.

Program Summary

Program

Previous analyses by convention center market and planning specialists established a program in abstract terms to meet the demand for Convention Center facilities in Sacramento. The Site Specific Concept Design Program is based upon the Architectural Program Report and statement of technical requirements prepared by V+A / LMN dated November 1989. That report was based upon the Phase I Market, Financial and Economic Analysis prepared by Coopers and Lybrand dated October 1987 with subsequent Phase II Draft revisions dated June 8, 1990, developed concurrently with this document.

Early versions of these documents were not developed with specific reference to the expansion potential of existing facilities or development budgets available. Therefore, the initial task of the current work was to develop program information which, while recognizing market demand, was both site and budget specific. A thorough analysis of existing areas in the Sacramento Community Convention Center was undertaken to determine the relationship of existing area to new additional area required. Minimal code and structural modifications to the existing facilities are necessary and are included in the expansion project. Although other upgrades of the existing facility may eventually need to be considered as they relate to new construction, they are outside this scope of work.

Program Summary

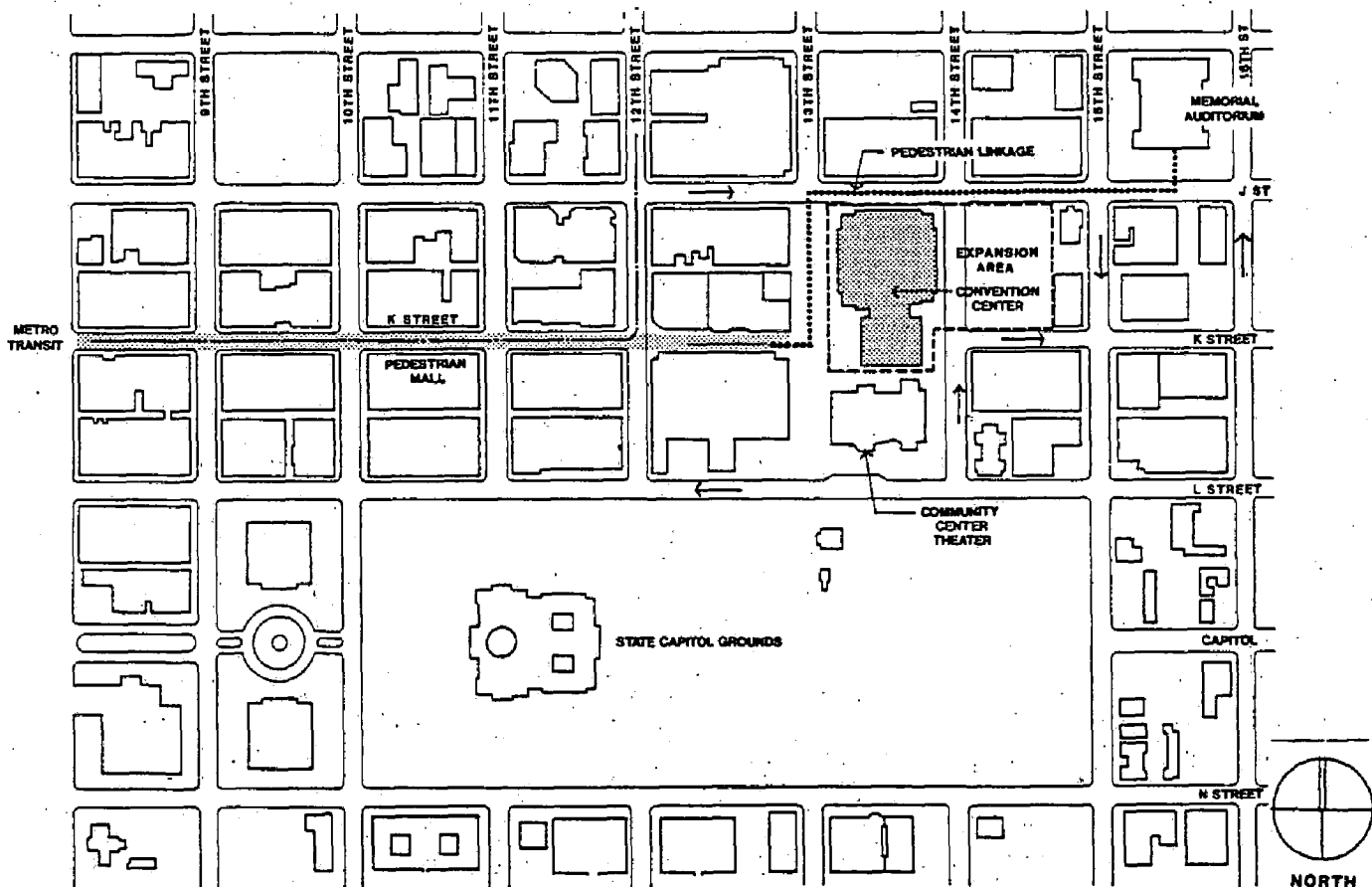
The following table summarizes the market driven requirements as adjusted by site and budget forces. It further breaks down the totals into existing space and anticipated new construction. These program values represent design objectives and are reflected in the recommended concept designs on the following pages. Other concept alternatives developed vary in the precision to which they adhere to this program.

Summary of Areas	Existing (SF)	New (SF)	Total (SF)
Lobbies, Concourses and Prefunction Area	9,846	23,000	32,846
Exhibition Hall Areas	48,420	91,580	140,000
Exhibition Hall Support Areas	9,252	11,000	20,252
Meeting Room Areas	16,797	14,000	30,797
Ballroom		20,000	20,000
Meeting & Ballroom Support Areas	1,477	6,900	8,377
Subtotal (1)	85,792	166,480	252,272
General Circulation	7,311	21,850	29,161
General Office Areas	3,022		3,022
Food Service	7,629	5,800	13,429
Building Operations Areas	17,183	12,000	29,183
Loading Dock Areas	1,620	5,650	7,270
Subtotal (2)	29,454	23,450	52,904
Subtotal (1) and (2) + Circulation	122,560	211,780	334,340
Mechanical and Electrical		8,470	
ESTIMATED TOTAL SQUARE FOOTAGE	122,560	220,250	342,810

The foregoing areas are summarized from a separate and more detailed program document for the project which further elaborates on desired relationships and adjacencies of the various elements. The document also includes the technical, utilities, and systems requirements of each of the spaces. The complete program is documented in Volume 2 and is available for review, and by reference, its contents are hereby incorporated in this report.

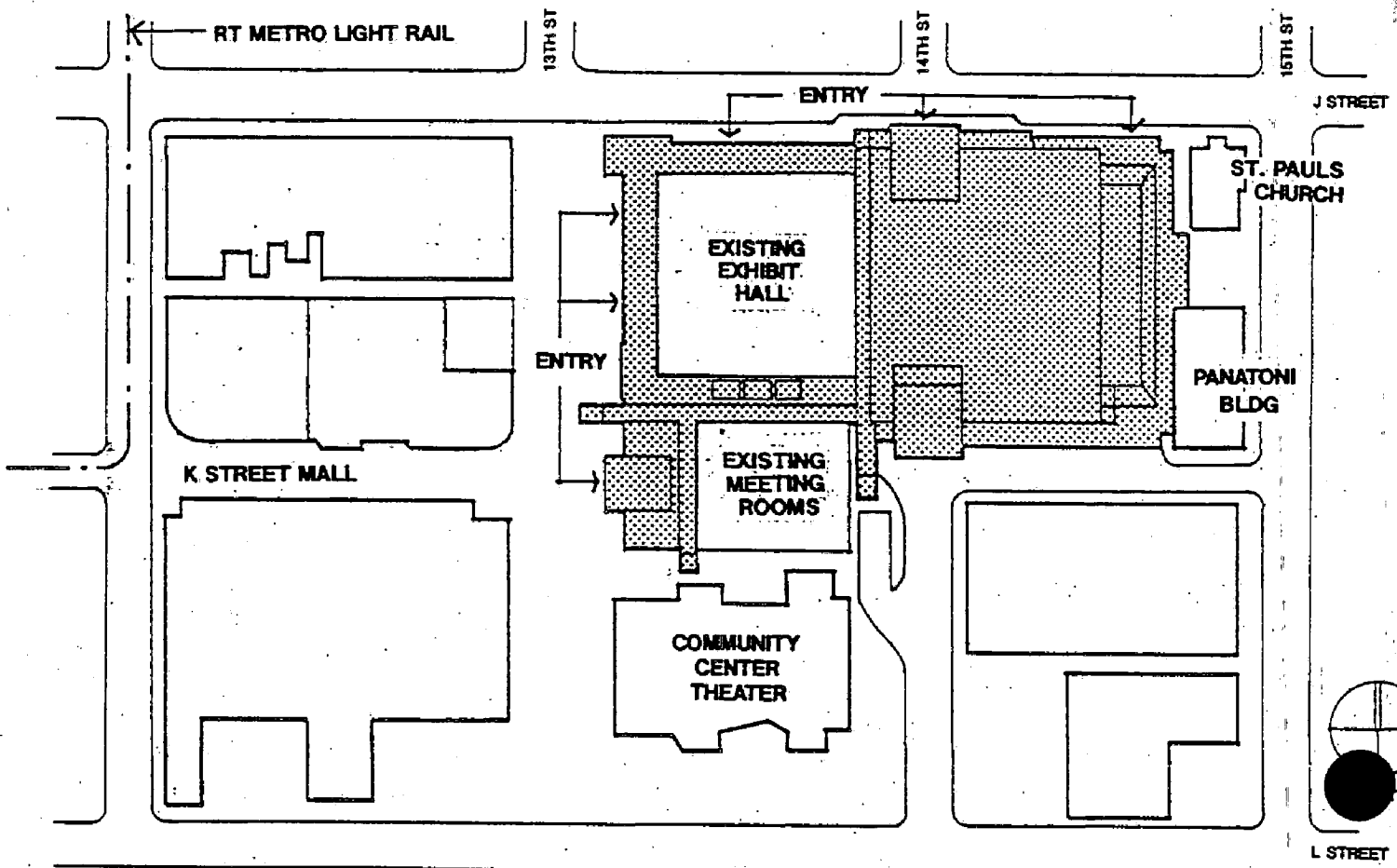
Site Analysis

The Sacramento Community Convention Center Expansion site is bounded on three sides by major vehicular thoroughfares: on the north, J Street, one-way east; on the south, L Street, one-way west; and on the east, 15th Street, south-bound State Highway 160. To the west is 13th Street, currently closed to traffic. Directly south of L Street lie the State Capitol Grounds. RT Metro Light Rail traces south on 12th and bends west at K Street, the downtown district's pedestrian Mall. The Sacramento masterplan calls for a "cultural entertainment district," linking the stately Memorial Auditorium at 15th and J with the Convention Center and the pedestrian mall.



Site Analysis

The Masterplanning of vehicular and pedestrian circulation acknowledges building connections to existing facilities and urban planning considerations relating to the K Street Mall, major entries 13th and J Streets and linkage to Memorial Auditorium. Parking for the facility has been considered either as developed below-grade beneath the expansion facility and within property lines, or as developed on properties near the site. It is undetermined whether underground parking will be required until further study by traffic engineering consultants is complete.



STATE CAPITOL GROUNDS

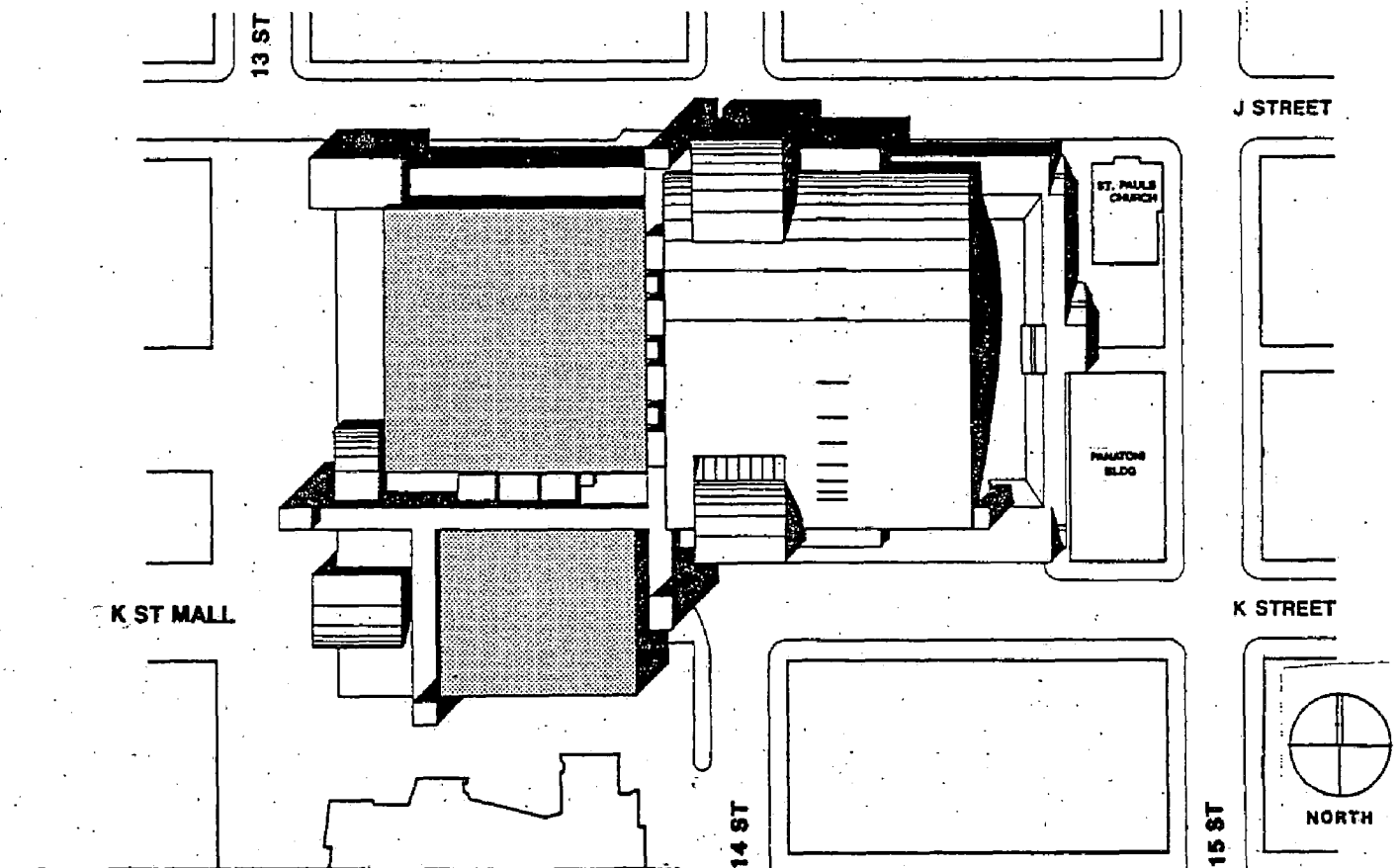
Concept Design

The following narrative, accompanying plan and section drawings, and model photographs describe the physical characteristics of the Concept Design. This Concept Design includes the programmed areas and adds alternate possibilities for a completed Masterplan (refer to pages 19 and 20 for more information regarding the base concept and alternatives).

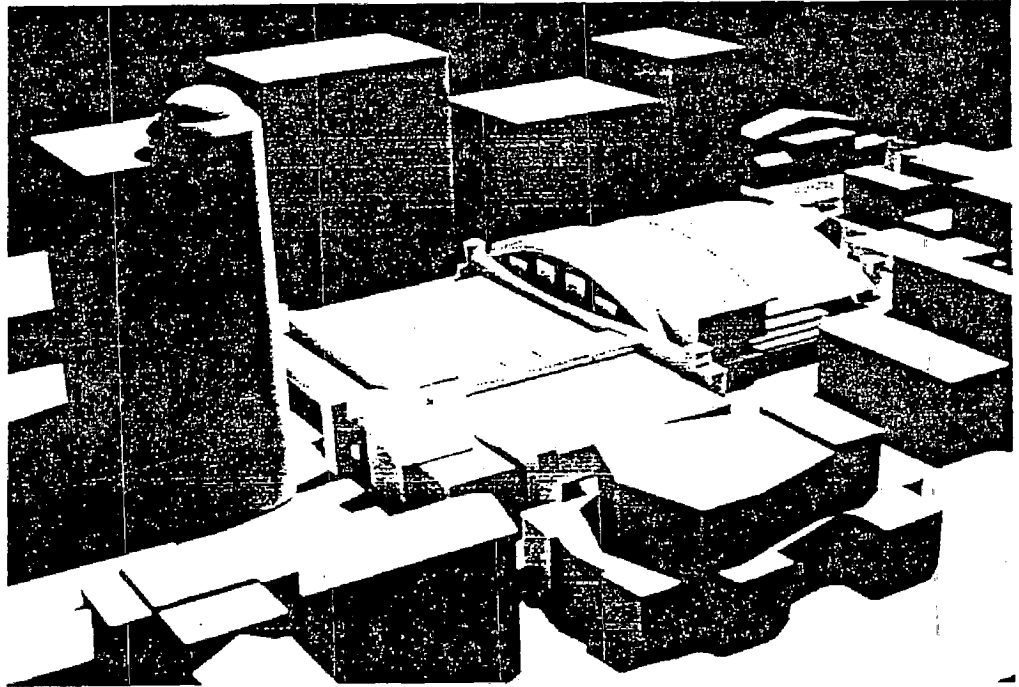
The Concept consists of Ground, Mezzanine and Upper Levels contained under a shallow structural vault spanning the entire block between J and K Streets.

The shallow vault form significantly reduced the bulk and massing of the J and K Street frontages. This form efficiently houses all necessary spaces while minimizing height, scale and volume.

In addition, the facility is set back from St. Paul's church and its massing at that area is minimal, providing solar access to the church's stained glass windows.



Concept Design



Model Aerial View From Southwest
(Showing Shallow Vault Form and Minimal Building Height at Street Frontages)



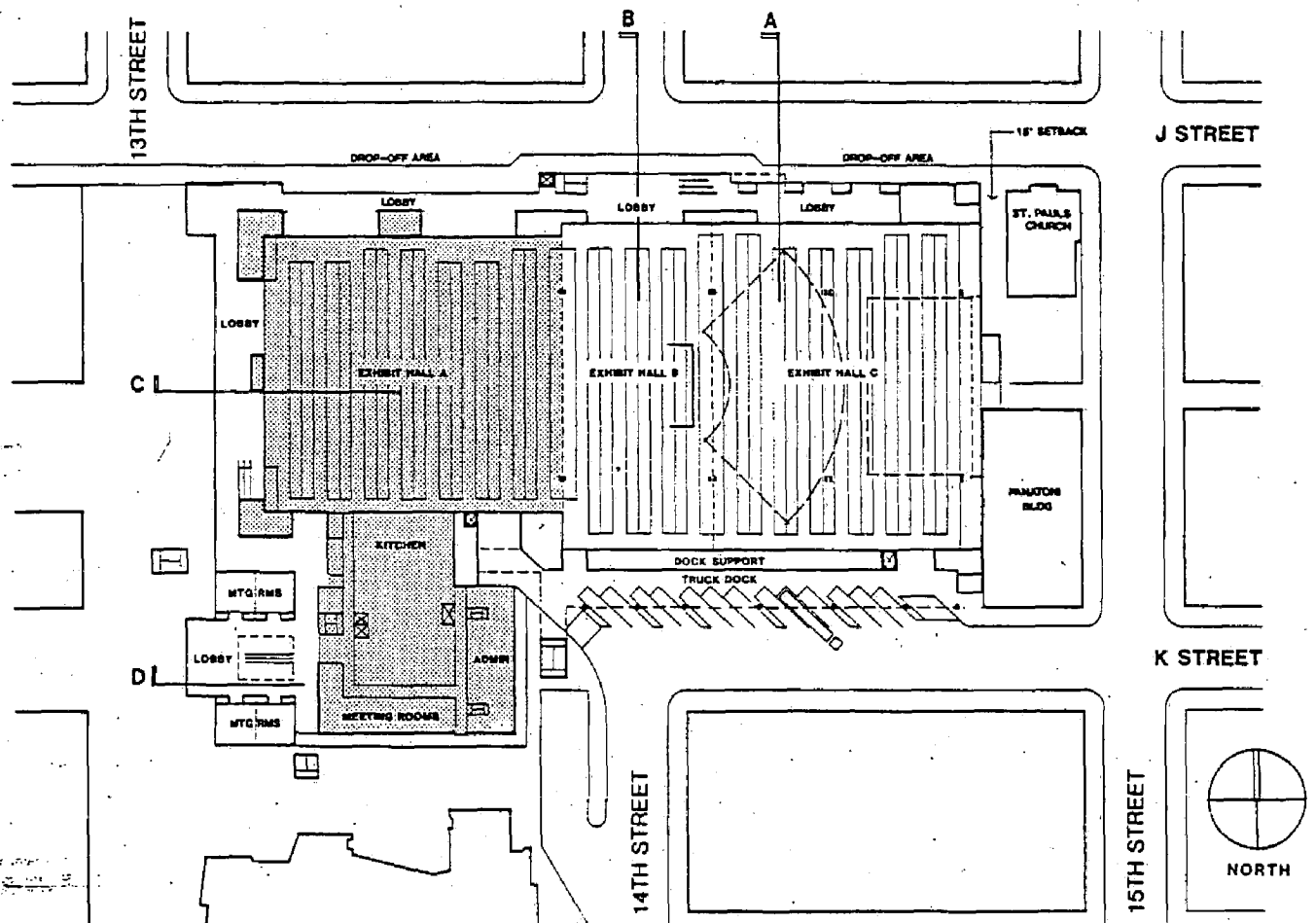
Model Aerial View From South
(Showing Minimal Building Height at K Street Elevation)

Concept Design

Ground Level

The ground level is comprised of a linear lobby along J Street, exhibition hall at mid-block (occupying the majority of the two block site), and service and support areas along K Street. This disposition of parts efficiently places the lobby as a continuation of the existing lobby space along J Street, expands the exhibition hall to a total of 140,000 square feet of functional, divisible and visually contiguous space, and places a service dock along K Street. While the southern edge provides exhibition hall support and

access to all subdivisions, it also provides the optimum number of truck bays (13) per industry standards for exhibition hall and kitchen service. This organization recognizes required public and service connections of new spaces to existing meeting, food service, and support areas. Truck dock area is weather protected and screened from view by the cantilevered outdoor terrace, lobby and meeting rooms of the levels above.

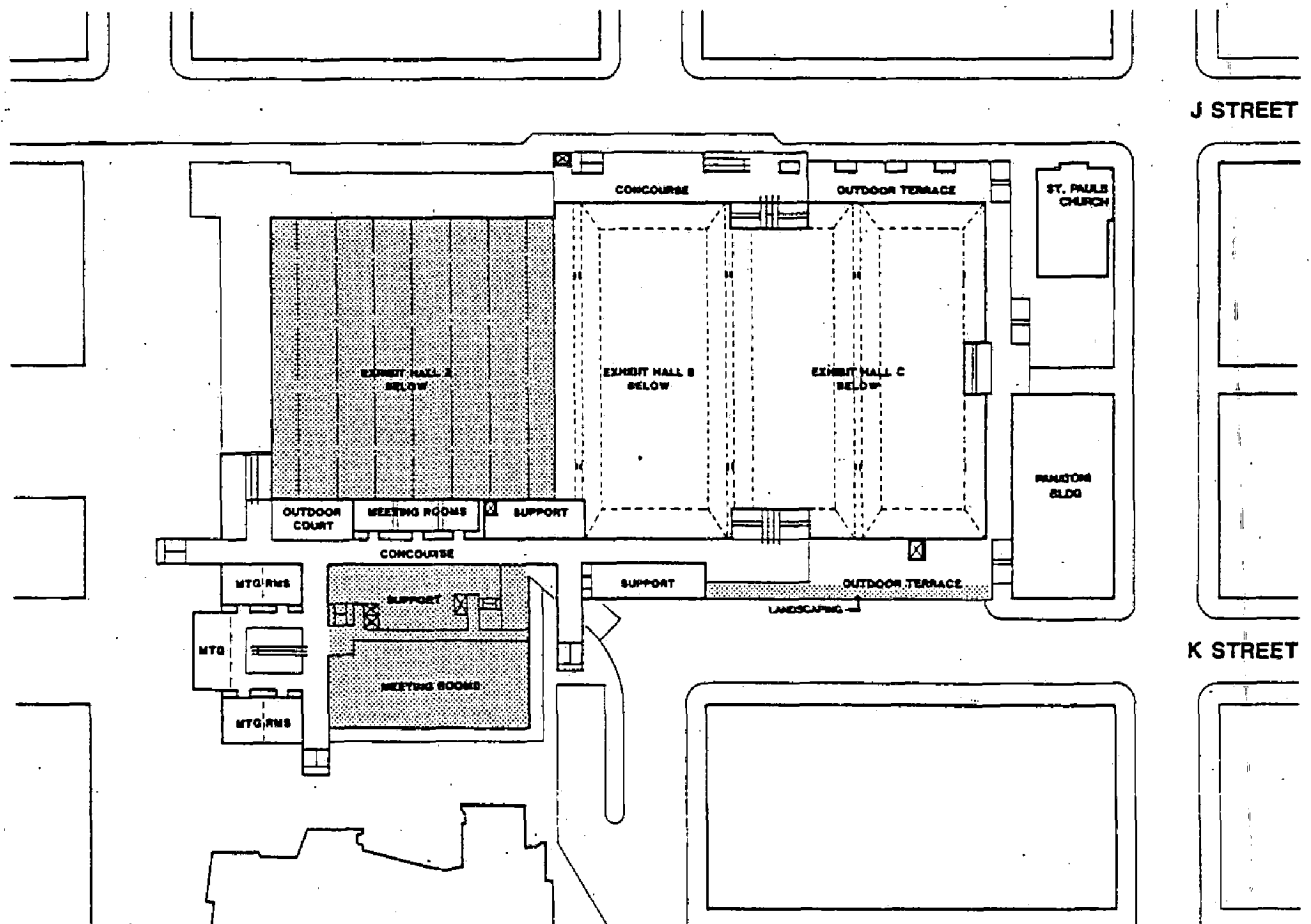


Concept Design

Mezzanine Level

The second, or Mezzanine Level, provides for circulation between the Ground and Upper levels, access to outdoor terraces, and connections to the existing Activities Building. This level is primarily a transitional space from the entry lobby to registration and pre-function areas at the upper level. However the mezzanine itself is capable of accommodating pre-function activities and directly accesses a series of outdoor terraces wrapping around the building to the east. The building's low scale created by this Mezzanine Level at the northeast is sensitive to the EIR's requirements regarding massing and solar access to St. Paul's stained glass windows.

To further mitigate what might otherwise be a negative effect by placing loading docks on a public right-of-way (at K Street), a continuously landscaped strip at the south edge is planned on the Mezzanine Level. This cantilevered landscaped edge and adjacent public spaces create, to the extent possible, another active "front" relating to the buildings across K Street. At the same time, it blocks the loading dock from view by users at the outdoor terrace.



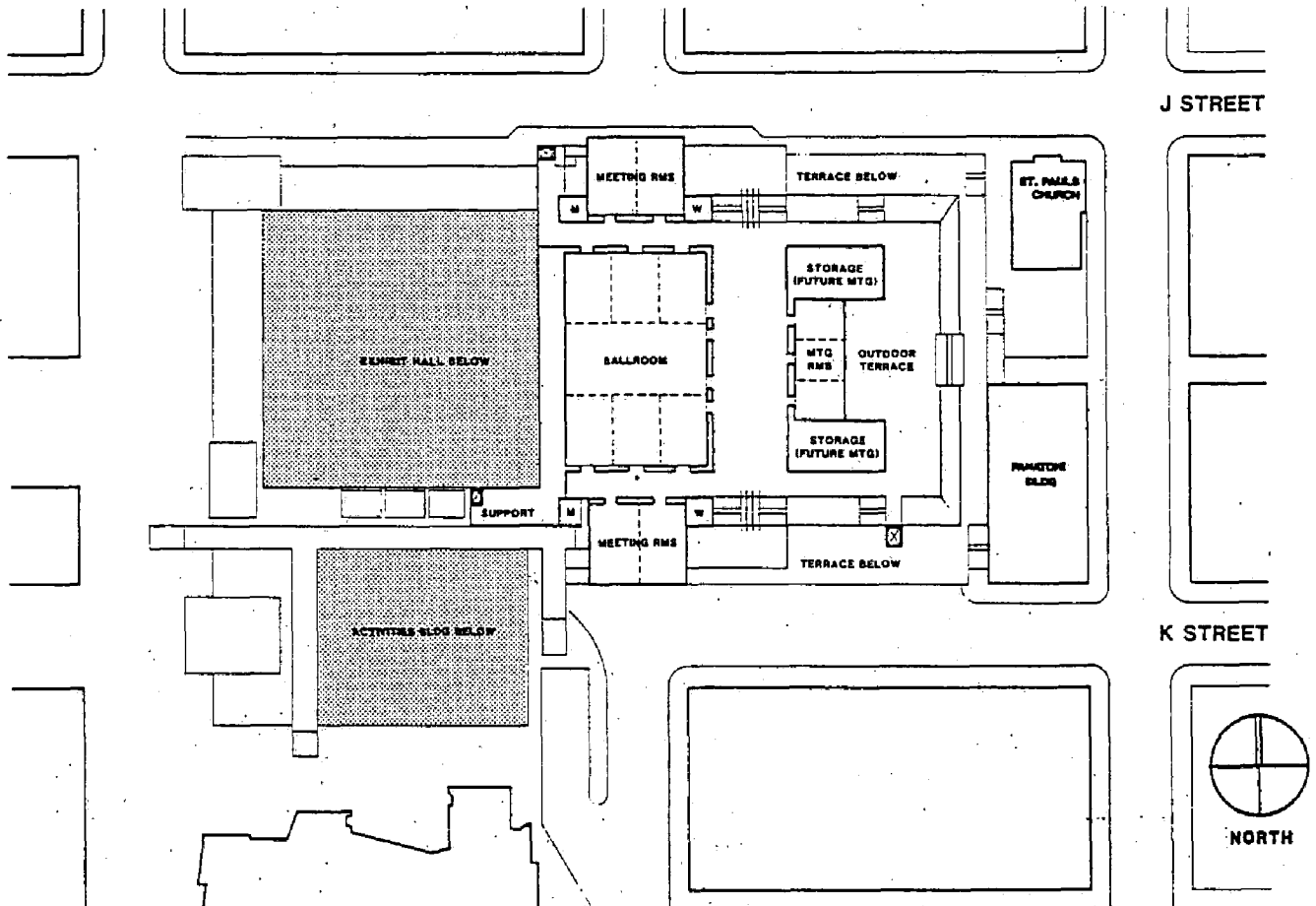
Concept Design

Upper Level

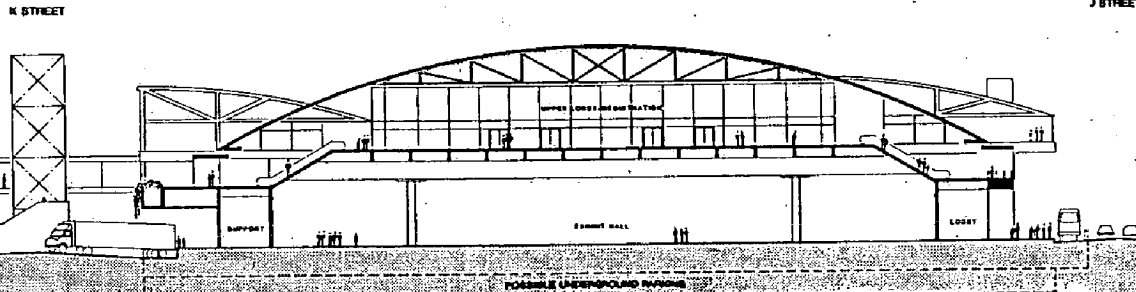
The third, or Upper Level is comprised of registration and pre-function areas which are immediately adjacent to the ballroom, meeting room complex, and upper-outdoor terrace. The identity of the registration area at this level is perceived from the entry lobby by a meeting room volume which overlooks J Street. This space visually and functionally connects the lower and upper lobby levels via the open mezzanine level and escalator bank. The importance of building circulation at this level is further

reinforced by a similar lobby volume facing K and 14th Streets that relates to the Capital Grounds beyond.

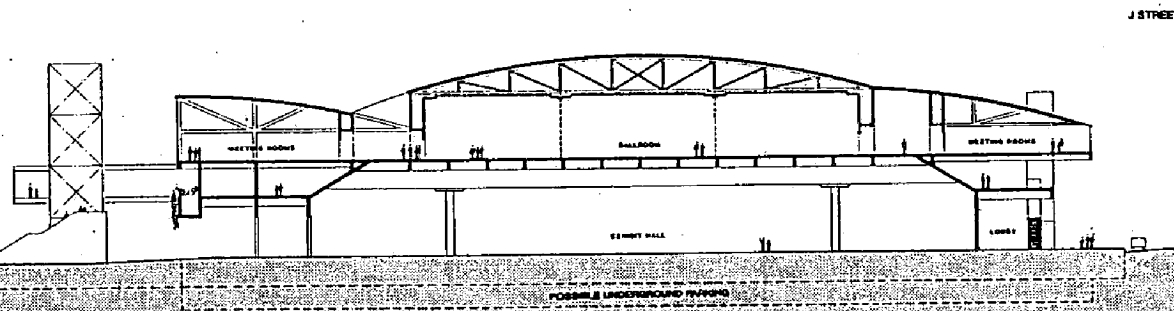
The plan relates food service areas directly to the ballroom from a service pantry and corridor separate from public circulation. Adjacent to the meeting room area is the outdoor terrace which is suitable for meeting related use, hospitality functions, or civic activities. This upper level terrace is capable of controlled access and overall security.



Concept Design



SECTION A (LOOKING WEST)



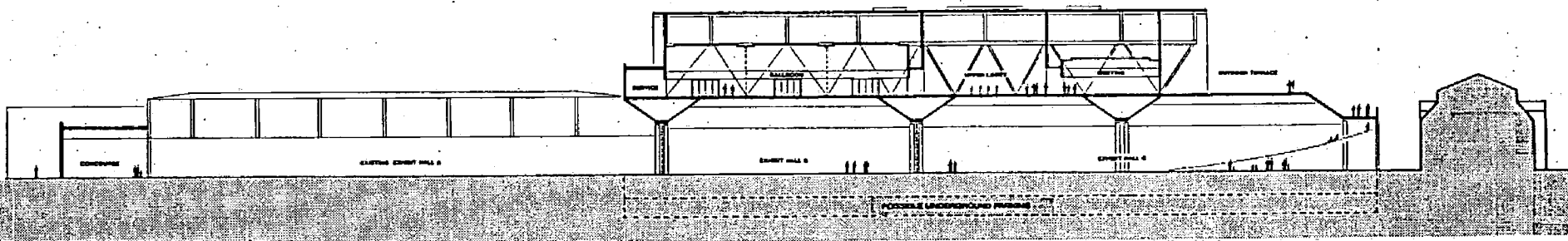
SECTION B (LOOKING WEST)

The bulk and massing of the building is mitigated at street-frontages by the shallow structural vault spanning the entire block north to south. This form efficiently houses the necessary spaces and does so while minimizing overall height and scale. At the east end, the exposed vault partially covers the upper outdoor terrace. This area in conjunction with the smaller terraces at the mezzanine level further minimizes the overall mass of the project by creating spaces and elements of human scale. At the west end the vault shape provides partial enclosure for mechanical systems which more appropriately controls the visual impact of the roof-scape.

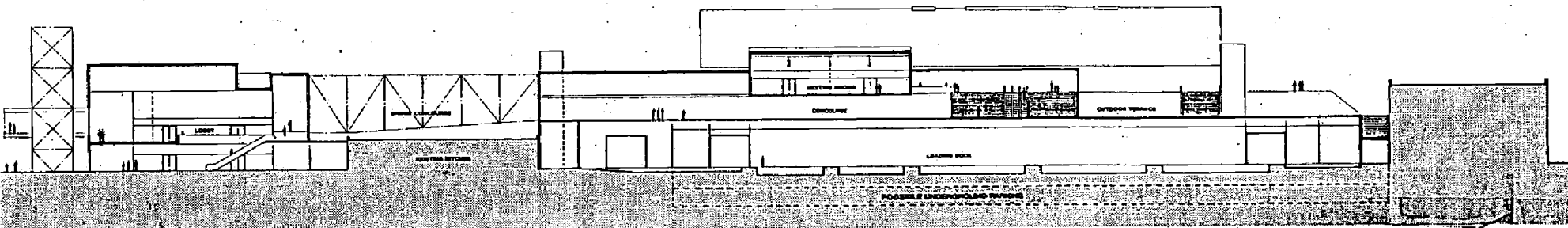
The minimal facade height along J Street and gradual height increase of the vault along the east elevation are deferential to the scale of St. Paul's Church. This massing also minimizes shading of the Church's stained glass windows.

In this Concept Design, modification to existing facilities is limited to the exhibition hall east wall and adjacent support areas which interface with the construction of the new exhibition hall volume. Similarly, existing loading dock and kitchen areas will be modified to connect to new loading dock and upper level food service pantries respectively.

See p. 13 for section locations on plans.



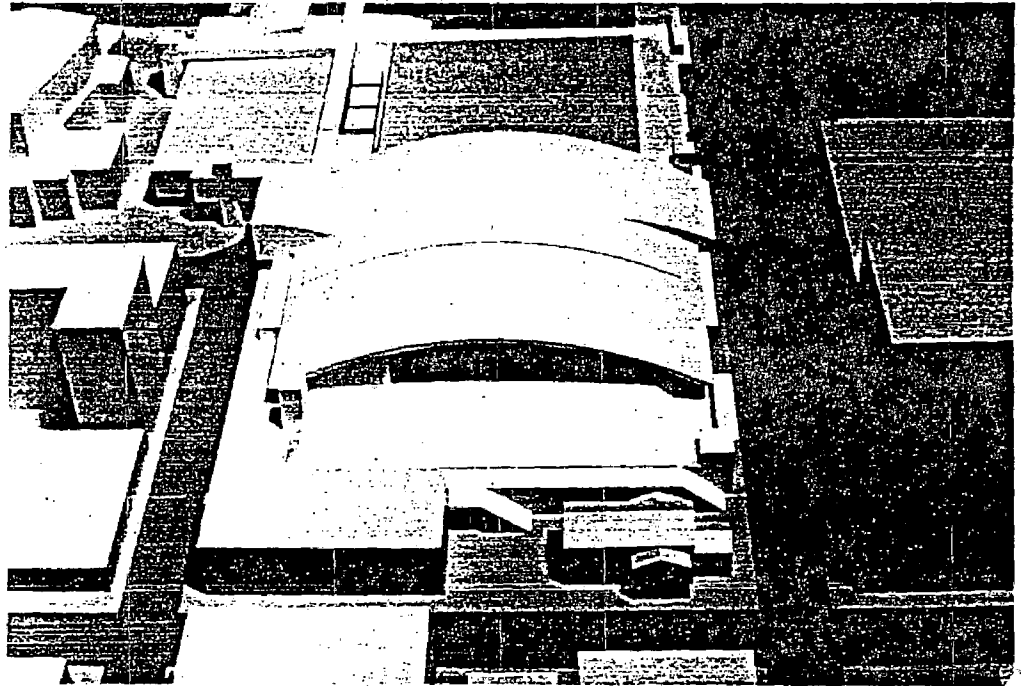
SECTION C (LOOKING NORTH)



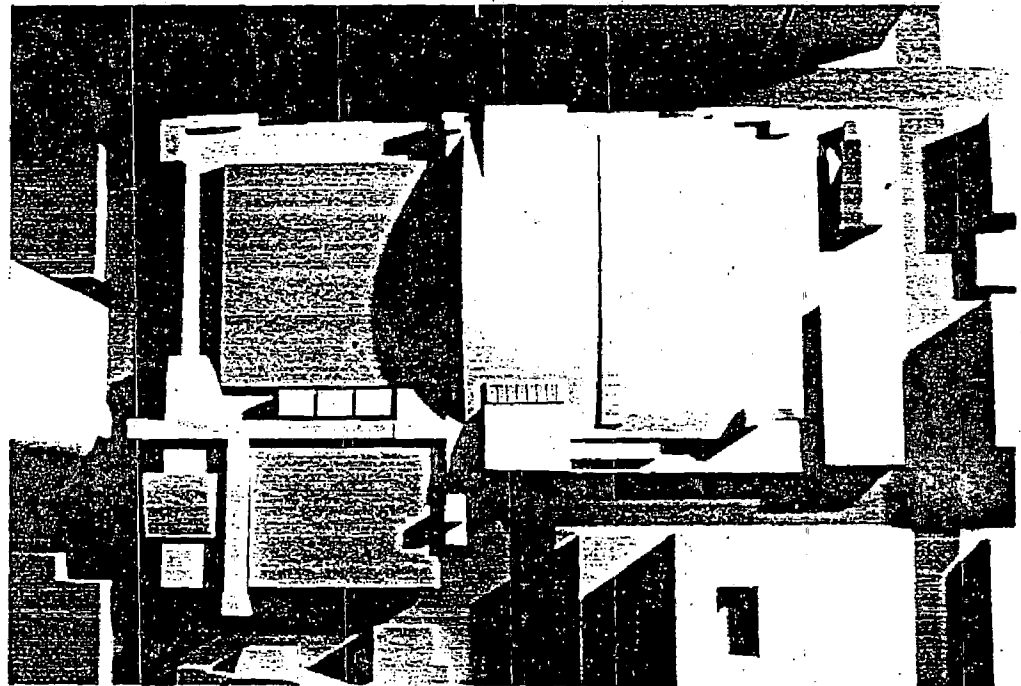
SECTION D (LOOKING NORTH)

See p. 13 for section locations on plans.

Concept Design



Model Aerial View From East
(Showing Setback and Massing at St. Paul's Church)



Model Aerial View From Above
(Showing East Expansion and Alternate Areas Wrapping Existing Facility)

Masterplan

Alternates B, C & D

An overall masterplan of development envisions the ultimate addition of the following components: lobby/concourse areas to the north (Alternate B) and west (Alternate C) sides of the existing exhibition hall. A two-story lobby/meeting room development at the west end of the existing Activities Building (Alternate D), will improve the relationship to the adjacent hotel and links the Center to the east end of the K Street Mall. Each of these alternates could be added as individual expansion phases beyond the initial construction of the programmed Base Concept (A), although Alternate C functionally supports Alternates B and D and would not be developed without them.

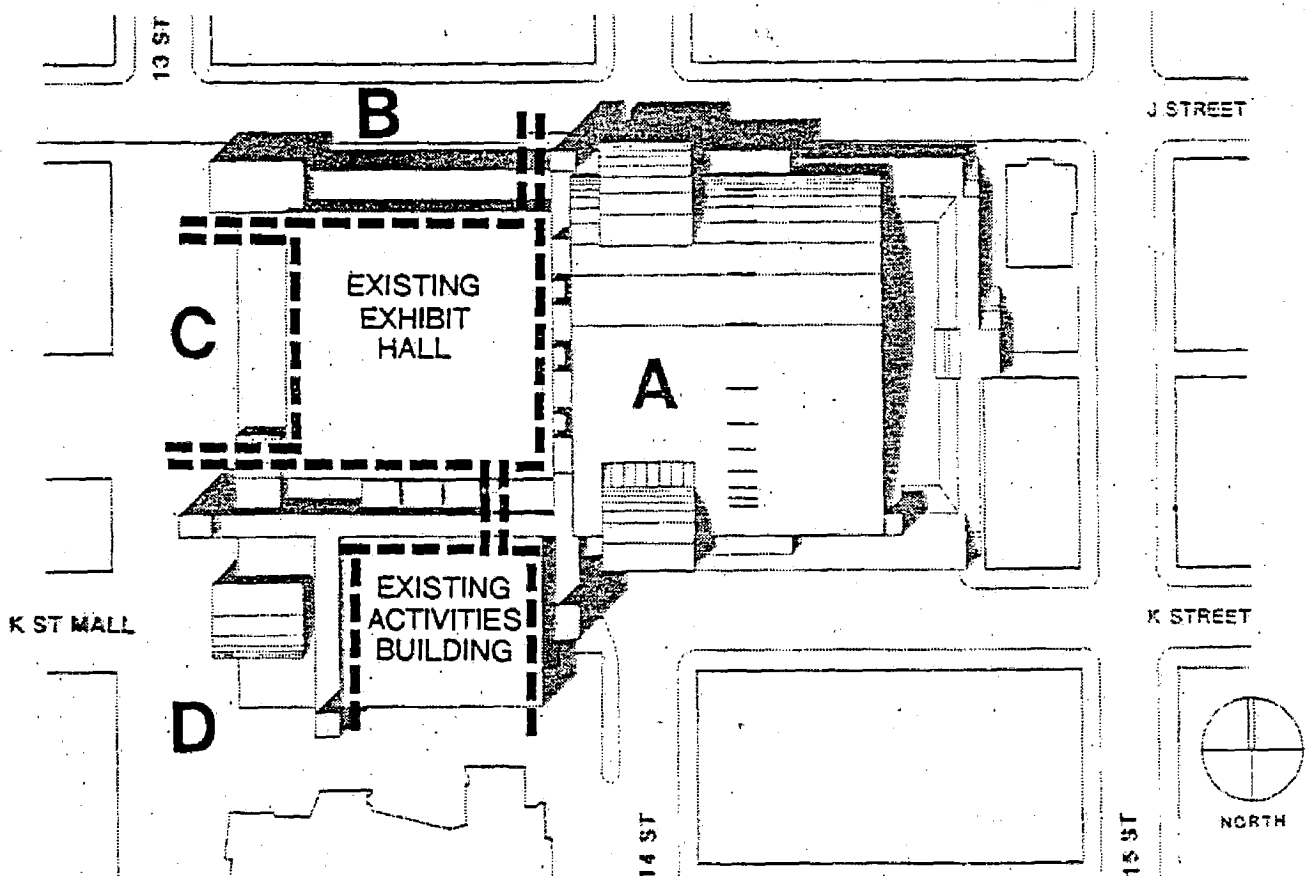
Base

Concept A - Programmed Area
East Expansion

Alternate B - Lobby/Concourse
North Expansion

Alternate C - Lobby/Concourse
West Expansion

Alternate D - Lobby/Meeting Rooms/
Bridge Concourse at K
Street Mall



Masterplan

Alternates E, F & G

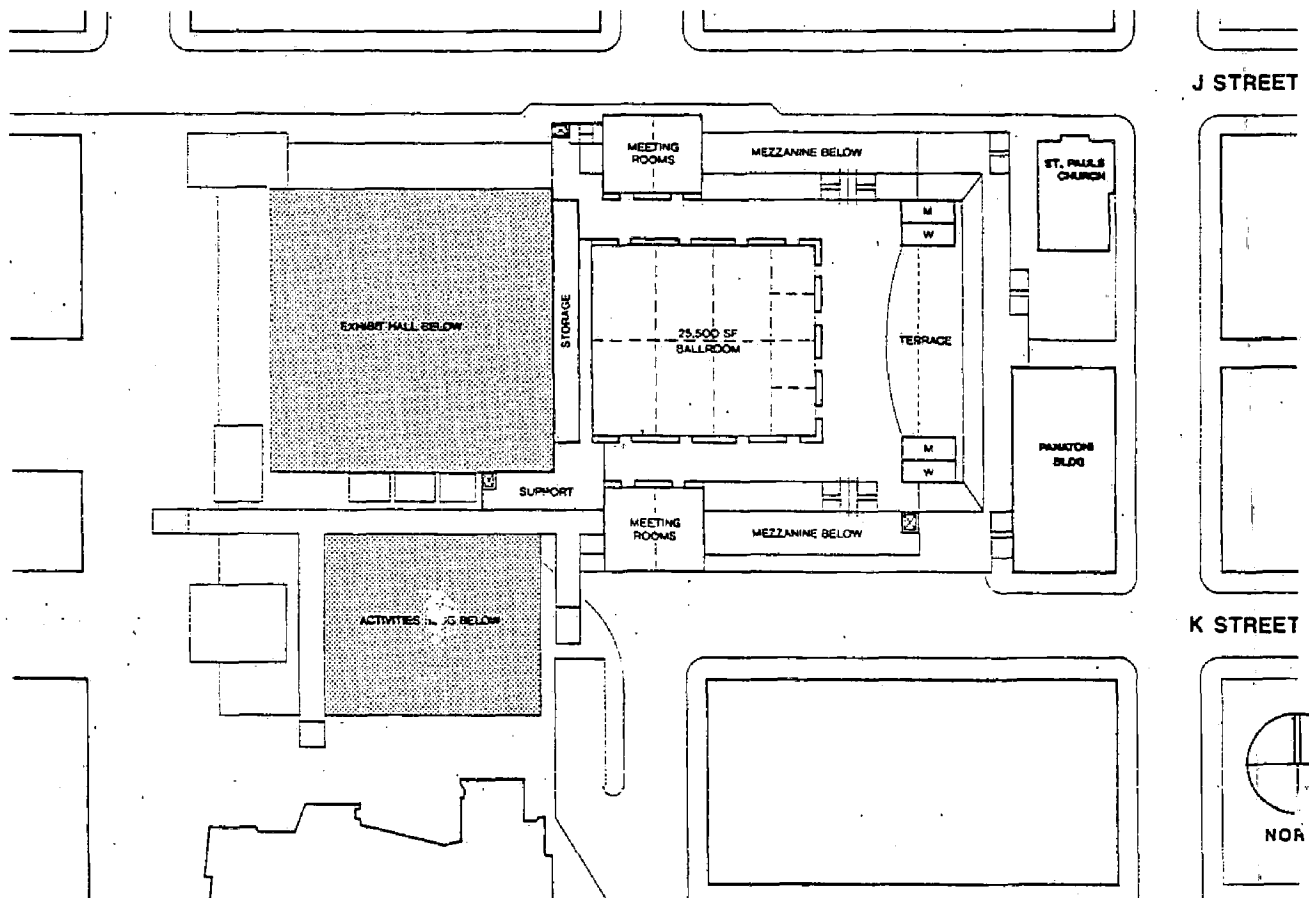
In addition to the alternates B, C & D, the development of alternatives within the programmed Base Concept A are possible. Three of these are: an expanded upper level to accommodate a larger, 25,500 square foot ballroom (Alternate E) as indicated in the most current revision of the Coopers and Lybrand Market Study; a column free Exhibit Hall (Alternate F); and a deduct alternate of eliminating the V.I.P. Lounge (Alternate F) from the Base Concept A. In the case of Alternate F, the V.I.P. Lounge dressing rooms would be located adjacent to a meeting room which could serve as the V.I.P. Lounge in the event one was needed.

Each of these alternates could easily be substituted for the programmed or designed elements within Base Concept A.

Alternate E - 25,500 Square Foot Ballroom (shown below)

Alternate F - Column Free Exhibit Hall

Alternate G - Eliminate V.I.P. Lounge



Cost Estimate

Base Concept A meets the minimum program requirements but exceeds the initial project budget objective of \$32 million. In reviewing the construction costs with the Core Committee, it was determined to maintain program area and quality requirements rather than cut back to achieve the budget.

The estimate of construction cost is based on the take-off of building area, anticipated finishes, and building systems derived from the accompanying drawings and the architectural program statement referenced herein.

Pricing is based on an anticipated bid year of 1992 and includes a 15% contingency to reflect the preliminary level of information available at this early project state. At this time, Alternates B, C, and D include a phasing premium of 8%.

It is assumed that competitive bids will be solicited for all trades. If the project is constructed in phases, and bid in whole or part beyond 1992, additional escalation should be added to the cost of each future phase.

The estimate does not include architecture and engineering fees, permits, furniture and furnishings, owner's administration, financing costs, off-site work, and similar costs not normally included in a general construction bid.

For additional detailed cost information, refer to Volume 4: Cost Estimate.

Summary

Base Concept A - Programmed Area

Construction Cost	\$29,016,000
Contingency (15%)	4,352,000
Escalation at 1992 (9%)	<u>3,003,000</u>
Total	\$36,371,000

Alternate B - Lobby / Concourse

Net Addition	\$1,833,000
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Alternate C - Lobby / Concourse

Net Addition	\$1,492,000
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Alternate D - Lobby / Meeting Rooms / Bridge Concourse

Net Addition	\$8,800,000
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Alternate E - 25,500 Square Foot Ballroom

Net Addition	\$1,605,000
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Alternate F - Column Free Exhibit Hall

Net Addition	\$2,520,000
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Alternate G - Eliminate V.I.P. Lounge

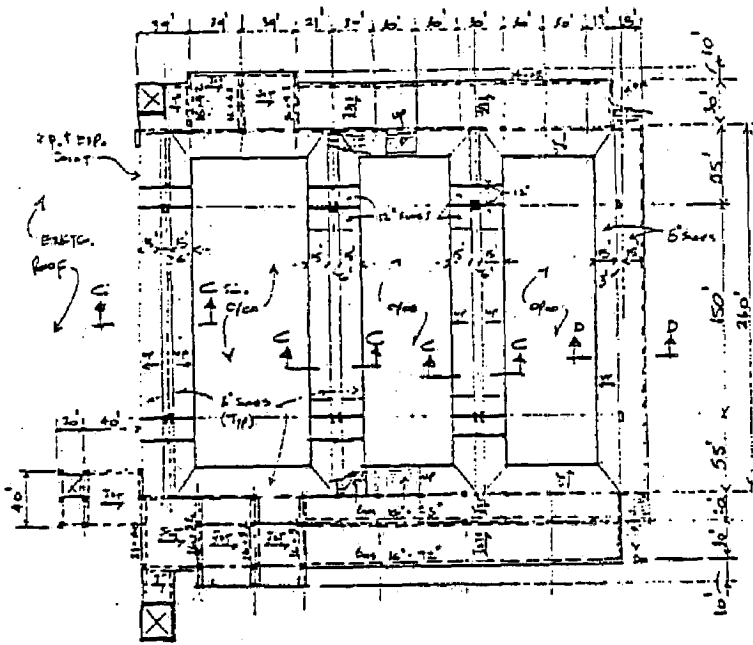
Net Deduct	(\$80,000)
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Structure

Concrete

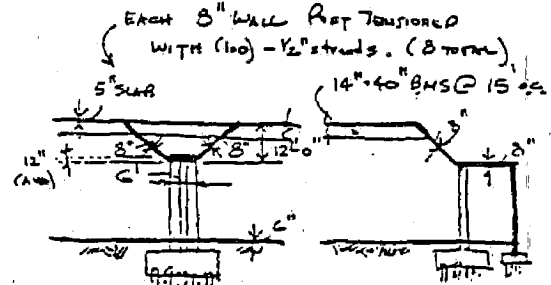
In addition to the foregoing architectural design refinement, further structural analysis and coordination occurred after Workshop #4 on the recommended Concept Design. More detailed and accurate cost estimating was possible as a result of this effort.

The following sketches depict a concrete structure over the exhibit hall with conventional long span steel vault structure over the upper span areas.



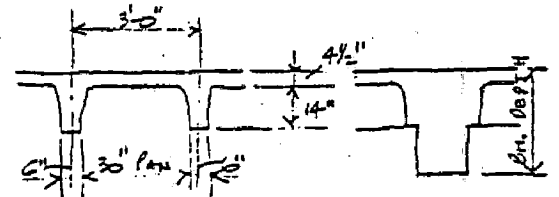
ELEVATION + 24' PLAN

1" = 50'

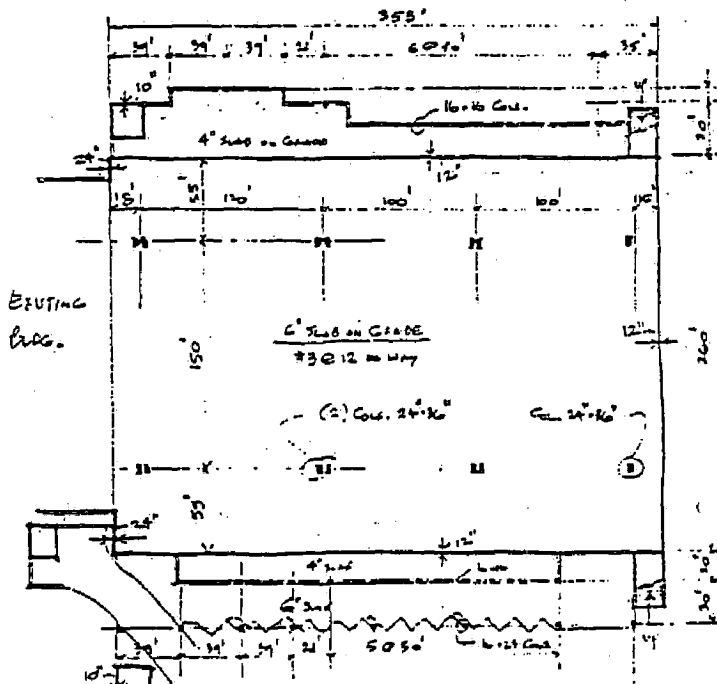


SECTION C-C

SECTION D-D



TYPICAL JOIST FLOOR SYSTEM (JST)



ELEVATION '0' PLAN

STRUCTURAL NOTES :

CONCRETE: 36' LEVEL FLOOR $F_c = 5000$ psi
 COLUMNS $F_c = 5000$ psi
 ALL OTHER $F_c = 4000$ psi

REBAR: $F_y = 60$ ksi
 POST TENSION: $1/2$ " STAINLESS STEEL STRANDS IN FLOORS
 TOTAL GRANTS - GRADED, 270K

ESTIMATED REBAR QUANTITIES:

COLUMNS	300	#1/2
JOISTS	250	
SLABS	200	
WALLS	200	
BEAMS	300	
PRESTRESSED		
JOISTS	150	

ESTIMATED PILING:
 (400) - 80 TON P.
 (TOTAL)

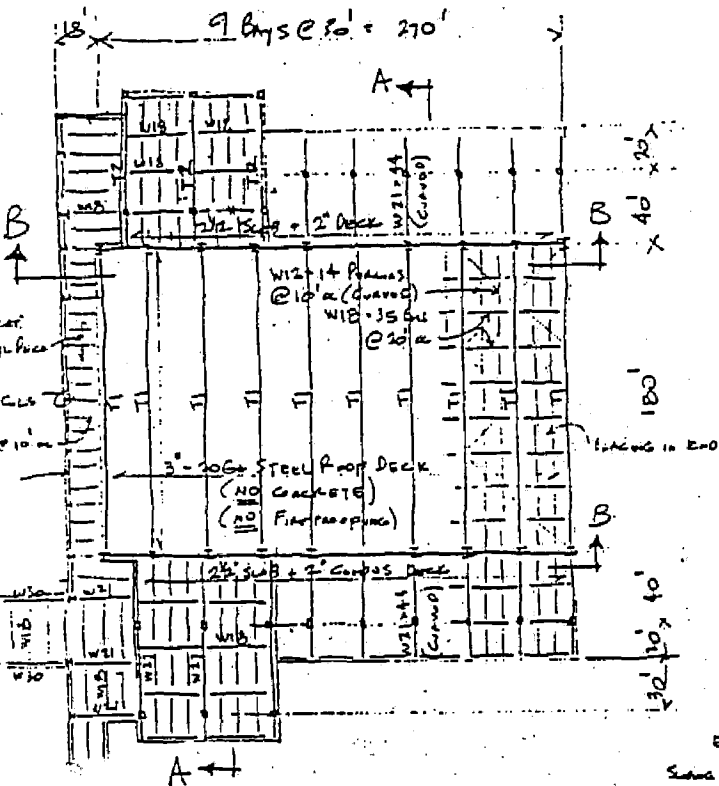
STRUCTURAL STEEL:
 A36 $F_y = 36$ ksi

JACK CHRISTIANSEN, P.E.
 STRUCTURAL ENGINEERING

Structure

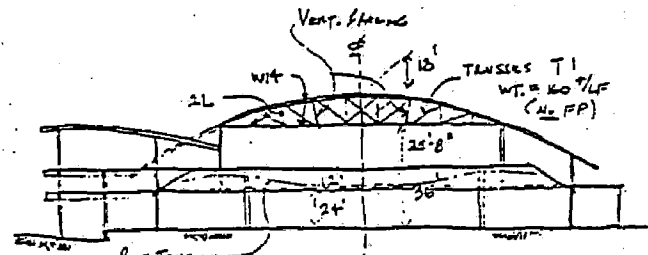
Concrete

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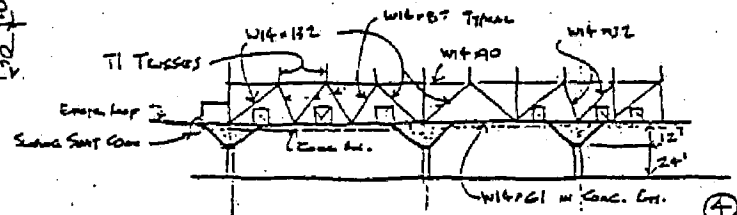


ROOF FRAMING PLAN

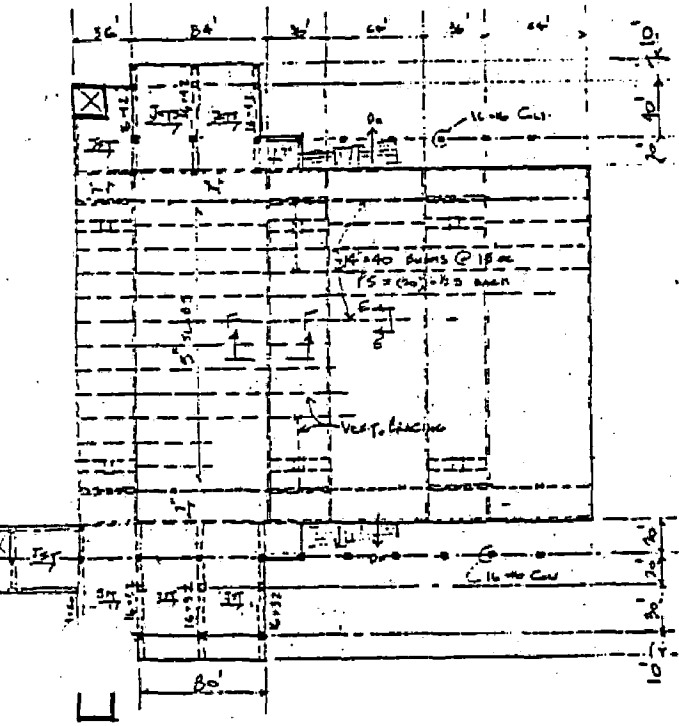
NOTE: Type X Gypsum Ceiling of 2 HC FP on FRG.
3 HC Fireproofing on Col + Bns FRG into Col.



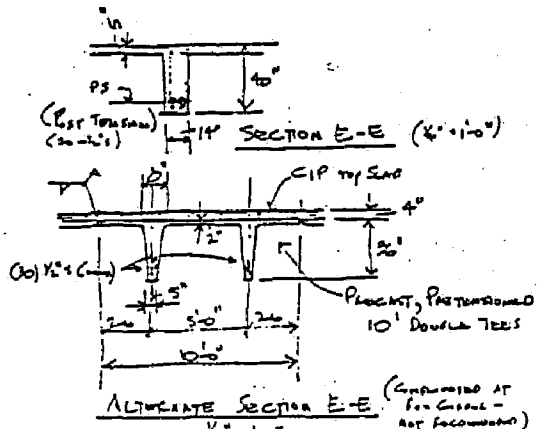
SECTION A-A 1/4" = 50'



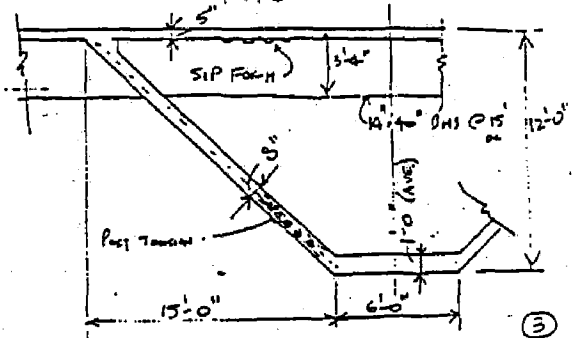
SECTION B-B JACK CHRISTIANSEN, P.E. STRUCTURAL ENGINEERING



ELEVATION + 36' PLAN



ALTERNATE SECTION E-E (4\"/>



SECTION F-F 1/4\"/>

JACK CHRISTIANSEN, P.E. STRUCTURAL ENGINEERING