RESOLUTION NO. 2007-151

Adopted by the Sacramento City Council

March 13, 2007

APPROVING STAFF'S RECOMMENDATION TO MOVE FORWARD WITH THE STUDIOS FOR THE PERFORMING ARTS (SPA) PROJECT, PROVIDING THE ARTS ORGANIZATIONS ADHERE TO CERTAIN PERFORMANCE BENCHMARKS.

BACKGROUND

A. Four arts organizations, including The Sacramento Ballet, The Sacramento Opera Company, Sacramento Philharmonic Orchestra Association, and California Musical Theatre ("Arts Organizations"), approached the City of Sacramento to seek a partnership in a public-private Project to provide rehearsal, office, and classroom space for the Arts Organizations.

B. This Project will support performing arts within the region by providing a shared facility suitable for use by multiple nonprofit arts organizations. The Project aligns with the City Council's strategic focus areas of culture and entertainment.

C. On October 11, 2005, City Council authorized the City Manager to identify Projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. The Studios for the Performing Arts (SPA) Project was formerly known as the Arts Rehearsal Space Project and was included in the approved 2006 CRCIP bond issuance.

D. Ancillary to the CRCIP process, on April 11, 2006, the City Council approved acquisition of the site at 725 14th Street and allocated $2.9 million to purchase the property and demolish existing improvements. Escrow closed on May 1, 2006.

E. Dreyfuss & Blackford Architects (D&B) prepared a preliminary program, conceptual drawings and conceptual floor plan as pro bono work for the Arts organizations.

F. On July 25, 2006, City Council approved a Memorandum of Understanding between the City and the Arts Organizations for the construction of the Project and approved a $921,118 architectural services contract with Dreyfuss and Blackford Architects.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Approving staff recommendations to adhere to the following benchmarks while proceeding with the Studios for the Performing Arts (SPA) Project:

Requirement	To Commence
$5 M in Pledges	Design Development Phase
$7 M in Pledges	Construction Documents Phase
$11.4 M in Pledges and 50% of Pledges converted to cash and transferable to or controlled by the City	Prior to the issuance of request for bids
$11.4 M in cash to City	Prior to awarding contract

Adopted by the City of Sacramento City Council on March 13, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Waters.

Noes: None.

Abstain: None.

Absent: Mayor Fargo.

Kevin McCarty, Vice Mayor

Attest:

Shirley Concolino, City Clerk