



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
**March 27, 2007**

**Honorable Mayor and  
 Members of the City Council**

**Title: Report Back on Memorial Auditorium Bond Project Status and Request for  
 Authorization to Proceed**

**Location/Council District:** District 3

**Recommendation:** Adopt a **Resolution** directing staff to 1) proceed with a) the foundation waterproofing project, b) design concepts for the landscape, and c) lighting needed at the Memorial Auditorium; and 2) report back to City Council for approval of the Lighting and Landscape specific plan.

**Contact:** Judy Goldbar, General Manager, Convention Center Complex 808-5291;  
 Tina McCarty, Administrative Officer, Convention Center Complex 808-8220

**Presenters:** Judy Goldbar, General Manager, Convention Center Complex,

**Department:** Convention Culture and Leisure

**Division:** Convention Center

**Organization No:** 4321

### **Description/Analysis**

**Issue:** On March 8, 2005, the City Council approved the allocation of \$80,000 for a Historic Structures Report (“HSR”) for the Memorial Auditorium (“Memorial”). The report identified that the most critical project is the need to waterproof the foundation of the building. Water intrusion through the basement walls will cause long term damage to the stability of the building, if it is not protected. This project will require excavation up to thirty five feet from Memorial’s walls to a graded depth of eighteen feet. Landscaping will be required once the waterproofing is completed and will be integrated with another identified need, the exterior lighting project. When the findings of the HRS were reported back to Council on December 5, 2006, the full plans for waterproofing including method, timing and reliable cost estimates were unavailable.

This report describes the recommended waterproofing process, estimated costs, project schedule, and includes the planned process recommended to incorporate the Lighting and Landscape projects.



The next steps of the project include:

Late June- Sept. 1, 2007	Waterproofing project underway. <i>(Once waterproofing starts, the landscaping of the building will be dug up in phases around the building.)</i>
March – June 2007	Landscape Plan will be designed in unison with the Accent Lighting Plan with input from an advisory committee. <i>(Advisory Committee members will include Council appointee(s), neighbor(s), preservation community member(s), and City staff).</i>
July 2007	Report back to Council for approval of a landscaping and lighting design concept, following committee and public input.
November 2007	Landscaping and Lighting contract award.
May 2008	Full construction of the new landscaping and enhanced lighting will be completed, prior to graduations.

The building will be used sparingly during the actual waterproofing project this summer (late June – August, 2007). However, the building will resume normal events beginning September 1, 2007; though the landscaping will be unfinished or contained. Egress will be maintained at all times the building is in use.

A more detailed description regarding the waterproofing process and initial exploratory findings is included as Attachment 1, pg. 5.

**Policy Considerations:** This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Convention Center to remain competitive while providing a cultural venue for residents and visitors alike. This report is also consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains intact.

**Committee/Commission Action:** The City's Design Review and Preservation Board unanimously adopted a resolution for the Master Certificate of Appropriateness based on the recommended treatments within the HSR and approved the exemption of projects listed in the HSR from California Environment Quality Act pursuant to section 15331. (A more detailed explanation is included in Attachment 1, pg. 6). The Waterproofing, Lighting & Landscape projects were all specifically mentioned in the HSR.

**Environmental Considerations:** The City's Current Planning Division has determined, and Design Review and Preservation Board approved that the projects undertaken for those significant features of the property identified in the HSR, and undertaken in compliance with the treatment recommendations identified in the HSR, are exempt

pursuant to the California Environmental Quality Act Guidelines Section 15331 (Historic Resources Restoration/Rehabilitation), based upon the findings that the treatments recommended in the HSR comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

### **Rationale for Recommendation:**

The HSR identified the waterproofing of Memorial's foundation to be the most critical to the integrity of the building's future stability.

It is believed that the waterproofing methods recommended provide the most comprehensive protection to the building while also protecting the historical integrity of the building and its plaza.

The recommended process and timeline will allow for a thorough assessment, application and completion, while still adhering to the constraints of the bond financing. There are other improvement items in the HSR that will be completed as available funds are identified. However, the waterproofing project is the most critical project in relation to the expenditure of funds. It must be fully assessed and cost-estimated to determine actual remaining funding for additional projects.

**Financial Considerations:** During FY2004/05, Memorial Auditorium Improvements (PC71) was created by Council to be an accumulation CIP for on-going and HSR improvement needs. In total there is approximately \$7 million available for identified projects for Memorial Auditorium (\$6.1 Million from the 2006 Community Reinvestment Capital Improvement Program (CRCIP)).

### Estimated Upcoming Project Expenses

Waterproofing Project (including soft costs)	\$2,000,000
Landscaping Project (range variance due to design magnitude)	\$250,000 - \$920,000
Accent Lighting Project (range variance due to design magnitude)	\$500,000 - \$800,000
Roof Repairs, Saltation Removal, and Stucco Repairs	\$1,000,000
Technical Staging Equipment (Truss, Lighting, Sound Instruments)	\$500,000
Portico Terra Cotta and Travertine Repairs	\$250,000
Portico Vault Finish and Lobby Ceiling Restoration	\$250,000
Additional Projects from HSR and Contingency	<u>\$380,000</u>
<b>Total Anticipated Expenditures (based on highest estimates)</b>	<b>\$6,100,000</b>

Final waterproofing costs will not be available until the work is actually bid; however, the above estimate has been revised based on the recommended methods. The Lighting and Landscaping project costs are roughly estimated in ranges depending on magnitude of chosen design. Additionally, roof repairs, saltation removal, and stucco repairs are roughly estimated based on assessments currently underway. The expense listed for Technical Staging Equipment is identified in the HRS as a set amount to be invested in equipment. Terra Cotta and Travertine Repairs as well as the Vault Finish and Ceiling Restoration are projects that must be performed by conservators and thus

are roughly estimated at this time. True project costs will be determined upon receipt of project bids and ensuing contract awards. Once the above identified projects are thoroughly budgeted, additional projects from the HSR will be addressed based on available funding.

**Emerging Small Business Development (ESBD):** None.

Respectfully Submitted by: Judy Goldbar  
Judy Goldbar, General Manager  
Sacramento Convention Center Complex

Approved by: Barbara E Bonebrake  
Barbara E. Bonebrake, Director  
Convention, Culture, and Leisure Department

Recommendation Approved:

Cassandra H. B. Jenney  
for Ray Kerridge  
City Manager

**Table of Contents:**

	Report	Pg.	1
<b>Attachments</b>			
1	Background	Pg.	5
2	Resolution	Pg.	7

**Background****Attachment 1****Detailed Waterproofing Process and Initial Findings**

A pilot/exploratory hole was dug next to Memorial's foundation in February 2007, to assess the current foundation surface/status and soil make up. In addition, the pilot hole was dug near the closest healthy elm tree to give the City Arborist an opportunity to assess the probability of sustaining the tree during the waterproofing process if a shoring method is used in that area.

The exploratory investigation revealed the following:

- Light wells, located along the East and West sides of Memorial, appear to be the major source of water intrusion into the basement. Existing area drains at the bottom of the light wells are inadequate and extremely difficult to maintain due to the access limitation.
- Existing drainage pipes, connecting at the area drains at the bottom of each light well, are made out of cast iron. These cast iron pipes are deteriorated at the joints and are installed against the foundation, contrary to the available construction drawings. Existence of vegetating growth and tree roots around the pipes were clear indication of cracks and deteriorated condition of pipes.
- The existing grade of the landscape, slopes toward the building from a distance of approximately 18 to 20 feet.
- The existing foundation, basement walls, and light wells lack any waterproofing.
- The City's arborist determined that the healthy elm tree closest to the building is deep rooted and excavation impact can be kept to a minimum if shoring method is used.

Therefore, the findings of the pilot hole are consistent with recommended plans to excavate up to thirty five feet from Memorial's East and West walls to a graded depth of eighteen feet. The recommended method will allow a waterproofing substance to be applied to the exterior of the building's foundation and is the most thorough waterproofing method available.

In the areas to the north and south of the building, an injection waterproofing method will be used so that the front plaza area and the utilities vaults and boilers will not be impacted. By injecting a waterproofing substance through the interior wall of the foundation, this method will provide protection from moisture while recognizing historical preservation ideals as well as functionality and proximity constraints. The injection method consists of drilling half inch holes into the basement walls and injecting liquid urethane material into them. The urethane material will expand immediately upon contact with moisture, thus providing a waterproofing barrier. This method has been used on other historical buildings such as the Hearst Building in San Francisco and the Hayes Mansion in San Jose; and is supported by the Historic Resources Group, Inc., authors of the HSR.

In instances where a tree(s) are within the anticipated grading area, the initial findings of the pilot hole support using a shoring method to allow waterproofing while sustaining the tree(s). Aside from the existing trees, the waterproofing will require that most of the current vegetation and landscape be removed. Due to the landscape removal, a new landscape plan will be designed, which will include replacement of all existing drainage pipes along the East and West sides of the building, a new irrigation system, and adjustment of the landscape grade to redirect surface water away from the building's foundation.

### **Explanation of the Master Certificate of Appropriateness**

The following is further explanation of the Master Certificate of Appropriateness as stated in the Design Review and Preservation Board report dated October 4, 2006.

*The City of Sacramento seeks methods to help streamline preservation project reviews while ensuring quality project outcomes. As an incentive to property owners, and not only to properties owned by the City, any property with an approved Historic Structure Report should be able to undertake work on the property pursuant to the treatments recommended in the HSR. This work would be considered to be "approved," or "recommended" in the case of City-owned properties, by the Board, Director or Staff under a master agreement, or Master Certificate of Appropriateness. As one of the Board members stated at the September 20, 2006, meeting of the Board, this recommended master certificate is similar to a Memorandum of Understanding that is often developed with federal agencies and the State Historic Preservation Officer concerning allowable work on historic resources that does not require the work to be reviewed each time a project is proposed.*

*Additionally, all the recommended treatments in the Memorial Auditorium HSR meet the Secretary of the Interior's Standards. The City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standards for review of preservation development projects. Work in compliance with these standards is also recognized in the California Environmental Quality Act regulations as a condition to allow a project's exemption, baring no other elements of the environment are affected by the work.*

*While there will be projects at Memorial Auditorium that will be outside this proposed Master Certificate and involve Board or Director review, it is anticipated that the majority of the restoration, repairs, replacement and maintenance work needing to be undertaken at Sacramento Memorial Auditorium will be able to be made pursuant to the Master Certificate of Appropriateness.*

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AUTHORIZING THE MEMORIAL AUDITORIUM BOND PROJECT  
WATERPROOFING, LANDSCAPE AND LIGHTING PROJECTS AND DIRECTING  
STAFF TO REPORT BACK FOR APPROVAL OF LANDSCAPING AND LIGHTING  
SPECIFIC PLAN**

**BACKGROUND**

- A. City Council approved the allocation of \$80,000 for a Historic Structures Report (HSR) for the Memorial Auditorium, with an additional \$500,000 allocated for the implementation of the items identified in the report. In addition, Council allocated \$6.1 million from the Community Reinvestment bonds (\$3,053,000 from Tax Exempt Bonds -Fund 713 and \$3,053,000 from the Downtown Bond SHRA-Fund 206) for further implementation of items identified in the report.
- B. The HSR found that among other important needs, the most critical project is the need to waterproof the foundation of the building. Water intrusion through the basement walls will cause long term damage to the stability of the building, if it is not protected.
- C. It is anticipated that the waterproofing project will require excavation up to thirty five feet from Memorial's walls to a graded depth of eighteen feet.
- D. Landscaping will be required once the waterproofing is completed and will be integrated with the exterior lighting project.
- E. The waterproofing project is expected to commence in late June 2007, with final completion of the Lighting and Landscaping projects to be completed by May, 2008.

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

- Section 1. City Council directs staff to proceed with the foundation waterproofing, landscape, and lighting projects needed at the Memorial Auditorium.
- Section 2. City Council directs staff to report back to City Council for approval of the Lighting and Landscape specific plan.