

# City of Sacramento

## Legislation Details (With Text)

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**On agenda:** 1/22/2019    **Final action:**  
**Title:** William Carroll Land Park Amphitheater Facility Master Plan and Supplemental Agreement (L19128300)  
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**Title:**  
**William Carroll Land Park Amphitheater Facility Master Plan and Supplemental Agreement (L19128300)**

File ID: 2018-01737

**Location:** District 4

**Recommendation:**

Pass a Motion approving: 1) the William Carroll Land Park Amphitheater Facility Master Plan, 2) Supplemental Agreement No. 2 to City Contract 2018- 0530 with BCA Architects Inc. in the amount of \$474,062, bringing the new contract total amount to \$555,392, for the William Carroll Land Park Amphitheater Renovation project (L19128300); and 3) resetting the City Manager's contract supplemental authority.

**Contact:** Dennis Day, Landscape Architect, (916) 808-7633; Raymond Costantino, Division Manager, (916) 808-1941, Park Planning and Development Services, Department of Youth, Parks, & Community Enrichment.

**Presenter:** Brian Whitmore and Rachel Clemente of BCA Architects

**Attachments**

- 1-Description/Analysis
- 2-Supplemental Agreement No. 2
- 3-William Carroll Land Park Amphitheater Facility Master Plan

## Description/Analysis

**Issue Detail:** The Department of Youth, Parks, & Community Enrichment and the Parks and Recreation Commission recommend approving the William Carroll Land Park Amphitheater Facility Master Plan.

On April 17, 2018, the William Carroll Land Park Amphitheater Renovation project (L19128300) contract for \$74,255 was awarded to BCA Architects Inc., for the preparation of a Facility Master Plan.

Supplemental Agreement No. 2 in the amount of \$474,062, bringing the new contract amount including all supplemental agreement to \$555,392 is necessary for the preparation of the design development and construction documents for Phase 1 of the William Carroll Land Park Amphitheater Renovation project.

Supplemental Agreement No. 2 exceeds the City Manager's authority, and increases the total contract amount over \$100,000, thus requiring City Council approval.

The purpose of this project is to develop a Facility Master Plan as a guiding document to renovate and improve the William Carroll Land Park Amphitheater as a modern outdoor performance facility, as well as improve access and visibility to the site. The amphitheater is a historic resource and the renovation design is consistent with the Secretary of the Interior's Standards for the Treatment of Cultural Landscapes ("Rehabilitation" treatment approach). The concept-level design approval for the rehabilitation has been granted by the Preservation Director in reference to the overall design approach and site planning. The specific architectural design elements, finishes, landscape/hardscape features will be subject to further review and refinement as part of the next design phase.

**Policy Considerations:** Supplemental Agreement No. 2 in the amount of \$474,062 is necessary for the preparation of the design development and construction documents for phase 1 of the William Carroll Land Park Amphitheater Renovation project.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Opportunities to provide input to the William Carroll Land Park Amphitheater Facility Master Plan were provided to the community (per Policies 2.0 and 13.37 of the 2005-2010 *Parks and Recreation Master Plan*). This is part of the Park Development Process for park planning as also stated in the 2005-2010 *Parks and Recreation Master Plan*.

**Economic Impacts:** None

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The project, consisting of the Master Plan for rehabilitation and improvements to the William Carroll Land Park Amphitheater, has been determined to be exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15331 - Historical Resource Restoration/Rehabilitation. The amphitheater rehabilitation and improvement specific architectural design elements, finishes, landscape/hardscape features will be designed consistent with the Secretary of Interior's Standards for the Treatment of Cultural Landscapes ("Rehabilitation" treatment approach).

**Sustainability:** The William Carroll Land Park Amphitheater Facility Master Plan has been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). The renovation of the amphitheater will advance the goals, policies, and targets of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings and improving health of residents through the access to a diverse mix of wellness activities. Individual products have not been chosen at this level of development, but the design will include products from recycled materials and shade covering for less heat gain. The project will include sustainable design using water efficient irrigation design controlled by the centralized irrigation system, water conserving turf, low water-use shrubs and groundcover, and trees purchased from local vendors.

**Committee/Commission Action:** The Facility Master Plan for the William Carroll Land Park Amphitheater renovation was reviewed and recommended for approved by the Parks and Recreation Commission at its December 6, 2018 meeting.

**Rationale for Recommendation:** The William Carroll Land Park Amphitheater Facility Master Plan was prepared in order to renovate and improve the William Carroll Land Park Amphitheater as a modern outdoor performance facility as well as improve access and visibility to the site. The improvements identified in the Master Plan are based on the four priorities recommended by the Title III of the ADA regulations for planning a readily achievable barrier removal project. A majority of the necessary improvement in proposed Phase 1 focuses solely on Priority 1 and Priority 2 as listed below:

Priority 1: Accessible approach and entrance

Priority 2: Access to goods and services

Priority 3: Access to restrooms

Priority 4: Any other measures necessary

The William Carroll Land Park Amphitheater Renovation Project will be constructed in two or more phases. City staff will be developing a funding plan over the next six months for the Phase 1 improvements for the William Carroll Land Park Amphitheater Renovation Project.

**Phase 1** - Partial Renovation of the Land Park Amphitheater with the necessary stage improvements and expansion and site accessibility upgrades as required by Title III ADA regulations and prioritization.

**Phase 2** - Renovation to complete the Land Park Amphitheater upgrades with the addition of the restroom/ticket booth and entry feature from the driveway/drop-off point along Land Park Drive.

Additional Improvements not included in Phase 1 or 2 are as follows:

1. Theater Lighting and Sound Equipment (Installation not included);
2. Additional Plumbing fixtures to accommodate code required restrooms (*Priority 3 Title III ADA regulations*);
3. Expanded Picnic Area West of Amphitheater Seating; and
4. Shade Structure at Seating Area.

**Financial Considerations:** There is sufficient funding in the William Carroll Land Park Amphitheater Renovation Project (L19128300) to approve Supplemental Agreement No. 2.

**Local Business Enterprise (LBE):** BCA Architects Inc. is an LBE and exceeded the 5% LBE participation requirement.

**Background:** Land Park is an existing 166.5-acre regional park located at 3800 Land Park Dr. in Land Park (Council District 4). The amphitheater was developed as a depression era project by the Works Progress Administration (WPA) between 1935 and 1942. The horseshoe-shaped amphitheater is terraced with low retaining walls, stone steps, and a series of wood benches providing seating for some 700 with additional lawn seating in front of the stage and seating along the low stone walls. In 1960 a semicircular concrete stage and stone-clad backdrop were added. Today it sits little used except for Cal Middle School graduations and Sacramento City College's "Shakespeare in the Park" series each summer. To produce the Shakespeare series, however, each year the College staff must do a wholesale up-grade. They bring in chain-link fences, lighting and sound equipment, and multiple portables (toilets, sound and lighting storage, ticketing, and a control booth). Even then, the facilities are barely adequate - the acoustics are bad, the stage is badly laid out, the seats are uncomfortable, the sight lines are poor, and handicap-access is minimal.

The City College drama department persists in using the amphitheater because the site is so charming and has so much potential. Primitive though it may be and with all its shortcomings, this is the only amphitheater in our area, and its park setting and rough-hewn WPA architecture give it a special magic. Imagine what it could be if its shortcomings were fixed permanently-a regional

attraction for plays, concerts, recitals, children's theater, as well as a site for numerous graduations and an enhanced setting for Shakespeare's plays. The historic features and characteristics of the amphitheater and stage, such as the architectural style, stone seat walls and paving, terraced seating, the distinctive landscape features including the turf in the front of the stage for informal seating, clipped hedges and Italian cypress backdrop, are to be preserved and maintained.

The Technical Advisory Committee, Vice Mayor and City Council Member Steve Hansen and City staff have participated in the site assessment and constraints of the current amphitheater which identified community needs, vision concepts, and service priorities with respect to the William Carroll Land Park Amphitheater. They identified the amphitheater as an important player in meeting these important community needs:

- Life-long learning opportunities and entertainment for all ages by exposure to the performing arts.
- Places for children and families to engage in activities that develop community and social interaction.
- Spaces and activities that bring people together to help break their isolation.
- An amphitheater that is attractive, enjoyable, sustainable, usable and that is an inviting, comfortable destination place for the community and visitors.
- Community support to strengthen the amphitheater's capacity to realize the vision and provide the desired services.
- A space that is inclusive of everyone in the community and provides a "level playing field" for all ages.
- A program that helps create community by engaging the public, creating opportunity for people of Land Park to connect with one another, and that makes the amphitheater the community's favorite gathering place.
- Accessibility: site upgrades and repairs for accessibility (Priority 1 Title III ADA regulations)
- Security: Safety and security of users; ability to fence off for ticketed events
- Usability: Improved sound and lighting quality to allow a wider range of performing groups; more usability throughout the seasons
- Comfort/Wants: Comfortable seating, shade structures; restroom facilities, upgrade in technology

The proposed Amphitheater Renovation Project includes:

- Increase stage area, to accommodate both theatrical and music performances, which will allow access to the audience area from the stage center.
- Add a cover over the stage area, to protect performers, and musicians from seasonal weather and sun exposure and to provide infrastructure support for lighting and sound equipment.
- Improved sound and light infrastructure, for theatrical and musical performances.
- Add an energy efficient lighting system, throughout the amphitheater, to allow safe movement

of patrons during and after performances at night.

- Replace the amphitheater seating, with backed benches, accessible seating, and improved sight lines to stage.
- Accessibility and signage improvements to the amphitheater and performance areas.
- Low water-use landscape and water efficient irrigation system improvements.
- Renovate the existing grass seating in front of the stage which allows picnics and casual seating during performances and replace the turf under the amphitheater seating with decomposed granite paving, which is a more suitable and easily maintains surface.
- Provide an entrance that provides a sense of place, including facility name and informational signage, drop-off and pick-up area with seating options, accessible parking spaces and drinking fountain.
- Restroom facilities, that allow safe and convenient access from the seating area.
- Improved back of house area, including restroom and improved dressing room areas to accommodate the requirements for Screen Actor Guild contract performers who frequently are included in the theatrical performances.
- A ticket and small administrative office, to allow sale and distribution of tickets and various office and accounting necessities.
- The historic features and characteristics of the amphitheater and stage, such as the architectural style, stone seat walls and paving, terraced seating, the distinctive landscape features including the turf in the front.

Phase 1, Partial Renovation of the Land Park Amphitheater with the necessary stage improvements and expansion and site accessibility upgrades as required by Title III ADA regulations and prioritization. Phase 2, Renovation to complete the Land Park Amphitheater upgrades with the addition of the accessory structure and entry feature from the driveway/drop-off point along Land Park Drive.

The William Carroll Land Park Amphitheater Renovation project (L19128300) contract breakdown is as follows:

| Agreement                | Scope  | Amount    |
|--------------------------|--|-----------|
| 2018-0530                | Land Park Amphitheater Renovation Design Assist Contract (L19128300)   | \$74,255  |
| Supplemental Agreement 1 | Land Park Amphitheater Renovation, additional meetings and 3d modeling updates (L19128300)                           | \$7,075   |
| Supplemental Agreement 2 | Land Park Amphitheater Renovation - design development and construction document preparation for Phase 1 (L19128300) | \$474,062 |
|                          | Total:   | \$555,392 |