

MINUTE ITEM

7/27/67

31. PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE FOR CONSTRUCTION OF AUDITORIUM-EXHIBIT HALL-PLAZA GARAGE COMPLEX, CITY OF LONG BEACH - LBWO 10,238.

After consideration of Calendar Item 3 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION DETERMINES THAT THE EXPENDITURE PROPOSED IN LETTER DATED MAY 31, 1967, OF APPROXIMATELY \$15,000,000 (AS DETAILED ON ATTACHED EXHIBIT "A") BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUES FOR CONSTRUCTION OF AN AUDITORIUM-EXHIBIT HALL-PLAZA GARAGE COMPLEX AT THE FOOT OF LONG BEACH BOULEVARD IN THE CITY OF LONG BEACH, IS IN ACCORDANCE WITH THE PROVISIONS OF CH. 138/64, 1ST E.S.; SAID DETERMINATION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED.

Attachment

Calendar Item 3 (5 pages)

CALENDAR ITEM

7/67
LBWO 10,238

3.

PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE
CITY OF LONG BEACH

CAPITAL IMPROVEMENT PROJECT: Modernize and improve auditorium facilities

PURPOSE OF PROJECT: The City states that the completed arena-auditorium complex will provide a major convention, trade and exhibit center to be used in promoting trust activities.

COST OF PROJECT:

- a. City's estimate: \$15,000,000
- b. Staff analysis: Found reasonable for work planned

STATUTORY AUTHORIZATION:

- a. City's reference: Ch. 138/64, 1st E.S., Secs. 6(c) and 6(f)
- b. Staff analysis: Agreement

OTHER PERTINENT INFORMATION:

Details of project set forth in letter of intent dated May 31, 1967, from City Attorney

EXHIBITS:

- A. Cost estimate
- B. Vicinity sketch
- C. Detail sketches
- D. Photos of site

RECOMMENDATION:

IT IS RECOMMENDED THAT THE COMMISSION DETERMINE THAT THE EXPENDITURE PROPOSED IN LETTER DATED MAY 31, 1967, OF APPROXIMATELY \$15,000,000 (AS DETAILED ON ATTACHED EXHIBIT "A") BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUES FOR CONSTRUCTION OF AN AUDITORIUM-EXHIBIT HALL-PLAZA GARAGE COMPLEX AT THE FOOT OF LONG BEACH BOULEVARD IN THE CITY OF LONG BEACH, IS IN ACCORDANCE WITH THE PROVISIONS OF CH. 138/64, 1ST E.S.; SAID DETERMINATION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED.

Attachment: Exhibit "A"

EXHIBIT "A"ALTERATIONS AND ADDITIONS
TO
LONG BEACH AUDITORIUMCost EstimateA. Plaza Garage

Surface			
115,000 sq. ft.	at \$ 2.00/sq. ft.		\$ 230,000
Top Deck			
115,000 sq. ft.	at 10.00/sq. ft.		1,150,000
3rd Parking Level			
115,000 sq. ft.	at 6.50/sq. ft.		747,500
2nd Parking Level			
115,000 sq. ft.	at 6.50/sq. ft.		747,500
1st Parking Level			
115,000 sq. ft.	at 3.50/sq. ft.		<u>402,500</u>
	Subtotal		\$3,277,500
	6% Engrg. Fees, plus		
	5% Est. Cost Escalation		<u>360,500</u>
	Subtotal		\$3,638,000
Land for Plaza Garage (approx.)			<u>1,300,000</u>

Total		\$4,938,000
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EXHIBIT "A" (CONTD.)B. Auditorium Remodeling and Alteration

On Site Costs		\$	20,000
Continuous Inspection			15,000
Utilities, Tests			15,000
Demolition and Hauling			360,000
Passenger Elevators (3)			120,000
Service Elevators and Orchestra Pit Lift			100,000
Escalators (2)			180,000
Auditorium (incl. Lobbies)			
Main Floor			
31,000 sq. ft.	at \$45.00/sq. ft.		1,400,000
1st Balcony			
21,000 sq. ft.	at 22.50/sq. ft.		473,000
2nd Balcony			
19,300 sq. ft.	at 22.50/sq. ft.		434,000
Stage			
10,800 sq. ft.	at 15.00/sq. ft.	+	162,000
Stage Storage			
7,500 sq. ft. (Upper Level)			
4,200 sq. ft. (Lower Level)			
11,700 sq. ft.	at 20.00/sq. ft.		234,000
Remodel Work and Storage Areas			
3,700 sq. ft.	at 10.00/sq. ft.		37,000
Dressing Rooms			
6,800 sq. ft.	at 20.00/sq. ft.		136,000
Administration Offices			
6,400 sq. ft.	at 25.00/sq. ft.		160,000
Meeting Rooms			
40,550 sq. ft.	at 25.00/sq. ft.		1,013,000

EXHIBIT "A" (CONTD.)B. Auditorium Remodeling and Alteration - contd.

Mechanical and Maintenance			
7,600 sq. ft.	at	\$10.00/sq. ft.	\$ 76,000
Lecture Hall and Stage			
9,500 sq. ft.	at	25.00/sq. ft.	238,000
Lecture Hall Lobbies			
10,350 sq. ft.	at	30.00/sq. ft.	310,000
Food Service and Preparation			
10,000 sq. ft.	at	35.00/sq. ft.	350,000
Seats, Carpeting, Drapes, Stage Rigging, Lights, Sound System			456,000
Kitchen Equipment			100,000
Exterior Colonnades			
25,300 sq. ft.	at	17.50/sq. ft.	433,000
Bridge Approaches			240,000
Exterior Paving and Landscaping			
42,400 sq. ft.	at	1.20/sq. ft.	50,000
Lights and Accessories			20,000
Landscaping			<u>60,000</u>
		Subtotal	\$7,192,000
		8% Architect--Fee plus 5% Cost Escalation	<u>934,960</u>
		Total	\$8,126,960

EXHIBIT "A" (CONTD.)C. Exhibit Hall

Lobby			
13,500 sq. ft.	at	\$35.00/sq. ft.	\$ 472,000
Exhibit Halls			
44,200 sq. ft.	at	20.00/sq. ft.	884,000
Storage			
8,500 sq. ft.	at	12.00/sq. ft.	100,000
Movable Walls			
2,900 sq. ft.	at	10.00/sq. ft.	29,000
Stage Equipment			15,000
Carpeting			
1,000 sq. yd.	at	14.00/sq. yd.	14,000
Colonnades			
2,882 sq. ft.	at	17.50/sq. ft.	50,000
Exterior Paving and Landscaping			+ <u>100,000</u>
		Subtotal	\$1,664,000
		8% Architect--Fee plus 5% Cost Escalation	<u>216,320</u>
		Total	\$ 1,880,320

D. City Inspection

54,720

GRAND TOTAL

\$15,000,000