

H STREET THEATER COMPLEX PROJECT

This year's budget cover depicts the expanded and renovated H Street Theater Complex, which houses the California Musical Theater's (CMT) and the Sacramento Theater Company's (STC) performance facilities. The County of Sacramento and the City of Sacramento partnered to provide the financing for the project which will ultimately be paid with theater company revenues generated at the project site and nominal contributions from the County and the City.

The H Street Theater Complex is located at 15th and G Street in Midtown Sacramento. The site has been the home of the Music Circus, a Sacramento institution for over a half-century. The renovation project includes a permanent new Music Circus tent structure (to be called the Wells Fargo Pavilion), additional indoor and outdoor lobby space for both theater companies, and expanded comforts such as restrooms, permanent theatre seating, and air conditioning. The Wells Fargo Pavilion, a structure of Teflon-coated fabric, will stand in place of the old tent. Traditional theater style seating will replace the old canvas and metal chairs. Air conditioning will provide theatergoers with a more comfortable environment in the Music Circus' summer season. The new design allows clear views of the stage from all seats due to the removal of the old tent poles. Technological improvements such as a variable-level stage turntable, and improved lighting and sound systems will increase the artistic vitality of each production. The new facility will allow the CMT to expand the Music Circus season by increasing the number of shows and increasing the number of performances of each show.

Renovations for the STC include a stage, auditorium, administrative offices, lobby, and dressing rooms. In the shared areas, the number of restrooms has been doubled, and the lounges and courtyards have been expanded and improved.

Financing

The financing for the project came from a Certificate of Participation sale by the Sacramento Regional Arts Facility Financing Authority, a Joint Powers Authority, a partnership of the County and City of Sacramento. The Authority issued \$14.2 million in certificates of participation at an average annual interest rate of 5.18 percent. The average annual debt service will be \$977,600. The County and City will each contribute \$66,000 per year with the remaining \$845,600 coming from CMT and STC. Both CMT and STC have put a facility fee (ticket surcharge) in place. Wells Fargo is paying for the naming rights to the Wells Fargo Pavilion. In addition, the theater companies have been conducting a "Name-a-Seat" campaign which for a \$1,000 tax deductible gift you can honor a loved one, recognize your company, by having their name(s) inscribed on a brass plaque and permanently affixed to a theatre seat in the new Wells Fargo Pavilion.

Design and Construction

The design and construction team has coped well with a very short timeframe with the major work being done between the theater companies seasons. The project architect is R. F. McCann & Company. The contractor is Flintco, Inc., while Kitchell has provided construction management services. Construction began in September 2002, and the Well Fargo Pavilion will be completed for the 2003 Music Circus Season in early July 2003.