

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION NO. 94-42

Authorizing the staff of the PCPA to go forward with the Civic Auditorium remodeling project and to amend the PCPA's FY 94-95 Budget to provide funding for this project.

**The Metropolitan Exposition-Recreation Commission finds:**

1. The present restroom facilities at the Civic Auditorium are not adequate to accommodate the current demand, which has a negative impact on ticket sales for popular events;
2. Existing restrooms do not meet current ADA requirements because of steps at entries, and it is not feasible to create ramp access;
3. There will be even a larger strain on our current facility with the contracted Broadway Series, mega-hit and additional events which are expected to have full capacity attendance;
4. That Metropolitan Exposition-Recreation Commission authorization is required for a building remodeling project at the Civic Auditorium that would construct two unisex restroom facilities at each of three levels which would comply with the ADA requirements on each floor.
5. That the FY 94-95 Budget contains no funds for capital projects, and this particular activity;
6. That the following budget amendment to the FY 94-95 Budget is necessary to allocate funds for the project:

	<u>Adopted Budget</u>	<u>Amendment</u>	<u>Revised Budget</u>
PCPA:			
Capital Outlay (#571300)	\$ 0	\$ 100,000	\$ 100,000
Contingency	\$ 100,000	\$[100,000]	\$ 0

**BE IT THEREFORE RESOLVED** that the Metropolitan Exposition-Recreation Commission approves the Civic Auditorium Remodeling Project and the above budget amendment.

Passed by the Commission on August 10, 1994.

PUT ON HOLD  
Chairman

\_\_\_\_\_  
Secretary/Treasurer

Approved As to Form:  
Daniel B. Cooper, General Counsel

By: \_\_\_\_\_

## **MERC STAFF REPORT**

**Agenda Item/Issue:** Authorization and approval of Civic Auditorium Restroom Project and PCPA Budget Amendment

**Resolution No.** 94-42

**Date:** August 10, 1994      **Presented By:** Harriet Sherburne

**Background and Analysis:** The PCPA Budget for FY 1993-94 contained funds for Capital Outlay, which was planned to include the remodelling necessary to create six new unisex restrooms in Civic Auditorium. Such improvements would have double benefit: addressing the ADA requirement to provide accessible restrooms at each seating level and increasing the restroom capacity to serve both men and women. Research and planning had identified that it is not feasible to install ramps for access over the steps between lobby and restroom on the Main Floor; remodelling to create a separate unisex restroom on both the north and south sides of the lobby areas on each level constitutes an efficient and cost effective solution. In the course of the 93-94 fiscal year, the severity of the financial picture for PCPA was defined and an administrative freeze was placed on a series of budget line items, including Capital Outlay.

In recent months, the Commission has approved two multi-year agreements for presentation of popular touring musical theatre productions at Civic Auditorium, thereby increasing the number of revenue producing commercial events in the Civic Auditorium. In addition, MISS SAIGON is announced to play a series of weeks in 1995 in the facility. The potential for sell-out crowds in the 1994-95 season has been significantly increased -- with the related pressure on inadequate audience convenience facilities. The single greatest citizen complaint about PCPA is the inadequacy of women's rest room facilities at Civic Auditorium. Frustrated citizens have reached the MERC Chairman as well as all levels of PCPA staff, on this issue. For example, callers have indicated they will not renew subscriptions to the Opera if there is no action this issue. There is clear audience demand for the improvements proposed in this action, with potential positive impact on attendance.

**Fiscal Impact:** When the 1994-95 budget was adopted, it was the goal of staff to avoid use of the \$100,000 Contingency line item in order to reduce the overall draw down of the Reserve Fund. The transfer of funds from Contingency to Capital Outlay and approval of this project reverses the prior commitment; By this action, the Contingency is reduced to zero. The change is recommended because of the seriousness of the issue, and the positive impact it is expected to have on the attendance at commercial and resident company events at Civic Auditorium.

**Discussion:** The members of the Liaison Committee have been briefed on this issue, and it has been reviewed with the resident companies of Civic Auditorium. The organizations who have near-capacity audiences in the hall are very supportive of the action.

**Recommendation:** It is recommended that the Metropolitan Exposition-Recreation Commission authorize the General Manager to proceed with the Budget Amendment, and with the actions required to contract for the expeditious completion of the remodeling project at Civic Auditorium.