Point Auditorium Design Narrative

PROJECT NAME: Point Auditorium **DATE:** 06/25/15
TO: Lance Francis **FROM:** Leslie Ellsworth

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INTRODUCTION:

Kronberg Wall Architects is pleased to present the Design Narrative for the Point University Auditorium conversion from the existing warehouse space.

General Project Description:

This project is the renovation of a portion of the existing warehouse structures at the 2nd Avenue facility. The overall goal is to limit the amount of work required outside of the core renovation area. This project will also take a very concerted approach to addressing sound protection from the adjacent rail line to limit impact on interior events. An acoustic engineer has not been engaged for this preliminary investigation, so the amount of sound proofing required is subject to change after their review. We do not provide environmental testing, and leave the scope of any asbestos, lead based paint mitigation, etc. to the owner's consultants.

Building Area Summary

4 existing buildings: approximate square footage

1. Southern most structure – 8,000 SF; wood structure; future scope
2. Main middle structure – 14,000 SF; steel prefab structure; current scope intended for theater space
3. Smaller prefab structure north of main - 2,600 SF; steel prefab structure; future scope
4. Structure north and east of main structure along rail – 7300 SF; CMU structure w/ steel roof joist; future scope
5. Open air wood structure along rear of property – 7900 SF; structure to be removed in current scope
6. Open air steel structure along north property line – 4600 SF; portion of roof to be removed per egress requirements; columns and beams to remain in current scope

Sitework:

We are proposing site improvements at the street front of the building including new curb, tree planting zone, and sidewalk. There are limited site improvements proposed for the existing asphalt area at the South portion of the site. Some demolition of existing roofing and wood frame structures are required at the North and East sides of the site as well. The sidewalk and street trees may need to shift to a phase two scope based upon final budgets, but parking striping will be included regardless.

Site Lighting:

Exterior lighting will be provided at each building entrance, egress, and surface parking areas. Assume wall packs mounted to the walls for onsite parking. For front façade assume uplight along façade. See also front entry canopy description.

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Demolition Narrative:

All interior walls within boundaries of scope shall be removed. Rear wood structure along train track side of property shall be demolished and removed. Portion of roofing material along open structure at north side of property shall be removed per egress requirements, however structure shall remain intact.

Building Exterior:

We plan to upgrade the exterior façade per the initial concept drawings, adding some limited storefront windows at the West elevation. Exterior walls will be framed with metal studs offset from the exterior skin, cavity filled with insulation, and three layers of sheetrock added to the interior face of this wall. Additional items such as resilient channels may also be required by an acoustic engineer.

Roofing:

The existing roof will be replaced, we are assuming that decking can remain, but may require repair in limited areas. New R-20 insulation will be added above the existing roof deck. A minimum of three layers of ½" cementitious board (Densdeck or similar) will be provided above the insulation for sound protection for a total thickness of 1 ½". A new 60 mil, mechanically fastened TPO roof will be provided above. The additional thickness of roof material will necessitate a rebuild and re-flashing of existing gutters, conductor heads, and downspouts. Assuming new, pre-finished metal gutters, rectangular downspouts, and rectangular scupper heads.

Mechanical:

An entirely new mechanical system will be needed for the space including round, spiral, lined ductwork. Ductwork in performance space, entry hall, and back of house will be exposed, unpainted. Ductwork in restrooms will be hidden above drop ceiling. Currently considering split system with condensers mounted either at grade at the East side of the building or on the roof. Provide steel cage around each unit if located at grade.

Exterior skin:

It is the designer's intent to maintain as much of the patina finish existing corrugated metal panel as possible. We will replace existing paneling with a comparably appearing product for the first 10' of the Second Ave façade. Openings along the rear façade where existing fans are to be removed shall be patched and infilled with smooth cementitious panel. See concept elevations for more information.

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New Entry Canopy:

Provide new, steel frame entry canopy at entry into main lobby as located in site plan. Provide sloped roof and hidden gutter with overflow connecting to pre-finished metal downspout. Clad fascia in prefinished smooth metal panel. Underside of canopy to be clad in spar coated wood slats. Assume outdoor rated can lighting in soffit.

Building Interior:

Program Summary:

- Entry Sequence:
  - Front Corridor: 914 SF
  - Entry Lobby: 970 SF
- Restrooms: 863 SF
- Performance Hall: 8,306 SF
- Stage: 895 SF
- Back of House: Total 1,429 SF
  - Green Room/Meeting Room
  - Toilet
  - 4' wide poured concrete ramp to 29 ½" high stage

The building will require the addition of (2) hour fire walls as shown on the plan. The unconditioned side of these walls will require a rated, weather resistant sheathing product, Densglass or similar.

The floors will be polished concrete.
Walls will be sheetrock with rubber base.

The ceiling structure will have the existing insulation panels removed. The existing deck will be painted. Tectum panels will be added approximately 75% of the ceiling area.

Entry Sequence:

- The floors will be polished concrete.
- The walls will be painted sheetrock with rubber base; all new walls will be brought to deck with acoustic batt insulation
- All storefront doors will be equipped with closers and panic hardware.
- All doors will be solid core doors equipped with closers and panic hardware
- Ceilings will be 50% sheetrock, 50% hanging tectum baffles.
- Lighting will be CFL cans and track lighting

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Restrooms:

- Flooring and Base: Porcelain tile. Allowance per sf of $4-$6 material cost.
- Wet Walls: 4' high porcelain wall tile wainscot with painted moisture-resistant gypsum wallboard above.
- All walls around perimeter of restrooms will be brought to deck with 6" light gauge framing and acoustic batt insulation.
- Ceilings: Acoustic tiles with dropped GWB soffit over lavatory counters.
- Countertops: Solid surface, 1/2" thickness with edges built up to 1 1/4". Double eased edge detail, typical. Provide 4" backsplash and apron of same material.
- Mirrors: Wall-mounted float glass with safety backing film, 4'-0" high x full width of adjacent countertop.
- Toilet Partitions: Floor-mounted, overhead braced solid core phenolic resin with full-height stainless steel brackets.
- Toilet Accessories: Brushed stainless steel grab bars, tissue dispensers, deck-mounted soap dispensers, and combination paper towel / waste dispensers.
- Fixtures: Toilets and urinals shall be floor-mounted porcelain flush valve type with automatic flush. Lavatories shall be porcelain under-counter mounted type. See Plumbing portion of narrative for more information.
- All Common Bathrooms will be exhausted at a rate of 75 CFM / fixture, as required by the International Mechanical Code. Either in-line fans or roof mounted fans will be utilized for the toilet exhaust systems.
- CFL can lighting and decorative sconce fixture over each lavatory

Performance Hall:

- Floors to be polished concrete with rubber wall base
- Carpet tile laid down on main aisles – appx 20% of floor space
- 1 ½" & 2" tectum panel mix installed on walls above 8'-0" AFF.
- 2" tectum panels hung along slope of roof for appx 75% of space
- Painted sheetrock walls with acoustic batt insulation furred out from existing metal walls
- All perimeter walls of space shall be furred out with 6" stud, filled with 5" acoustic batt insulation and finished with 2 layers of 5/8" GWB.
- Paint existing exposed steel structure
- Obtain pricing for the removal of existing columns at C.L. H/8 and H/10 and the running of a new steel box truss from C.L. F to C.L. K.
- Assumed LED high bay at every 15' O.C., dimmable

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Stage:

- 6" light gauge walls to deck; painted sheetrock; acoustic batt insulation
- Assuming placeholder curtains along east wall of performance hall/stage for 90 LF at 15 ft high, manually operated, 75% fullness, cotton-lined.
- Stage to be light gauge framing, ¾" plywood, and hardwood maple with clear polyurethane finish; underside of stage shall be infilled with blown cellulose insulation; maple clad steps and steel handrails on either side as shown in plan. Stage will be 29 ½" AFF of performance hall.
- ¾" rubber underlayment between plywood and maple flooring.

Back of House:

- Floors to be polished concrete with rubber wall base
- Ramp up to stage will be poured concrete with painted steel rails
- Walls to be light gauge with acoustic batt insulation
    - Green Room:
        - Carpet tile flooring with rubber wall base
        - Drop acoustic ceiling tile and CFL can lighting
    - Bathroom:
        - Fixtures: Toilets and urinals shall be floor-mounted porcelain flush valve type with automatic flush. Lavatory shall be wall mounted. See Plumbing portion of narrative for more information.
        - CFL can lighting, decorative sconce over lav mirrors: Wall-mounted float glass with safety backing film, 4'-0" high x full width of adjacent countertop.
        - Toilet Accessories: Brushed stainless steel grab bars, tissue dispensers, deck-mounted soap dispensers, and combination paper towel / waste dispensers.

Signage

Provide ADA-compliant interior signage at Common Bathrooms, exits, Stairs, and Service Rooms.
Provide signage allowance for exterior building identification signage.

The following items will require further coordination:

Fire Suppression System
Fire Alarm System
Communication Systems
Security Access System
AV Systems
Theatrical lighting and systems

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