

HHS/ED COMMITTEE #4
October 22, 2009
Update

MEMORANDUM

October 20, 2009

TO: Health and Human Services Committee
Education Committee

FROM: Essie McGuire, Legislative Analyst 

SUBJECT: **Update – Old Blair Auditorium**

Today the Health and Human Services (HHS) and Education Committees will receive an update on the status of the planning and feasibility study process for the Old Blair Auditorium Project. This facility is the auditorium at the Sligo Creek Elementary School/Silver Spring International Middle School, formerly Blair High School. Representatives from Montgomery County Public Schools and County Government, as well as community representatives from the feasibility study work group are expected to participate in today's discussion.

The purpose of today's discussion is for the Committees to review the four options identified by the feasibility study review, and to determine next steps.

I. BACKGROUND

In the FY09-14 Capital Improvements Program (CIP), the Council approved \$25,000 for MCPS to conduct a feasibility study for the renovation of the auditorium at the Sligo Creek Elementary School/Silver Spring International Middle School. The CIP also reflects (in the County Government's Cost Sharing: MCG project) that \$600,000 in State bond bill funding may be available for the renovation of the auditorium, if conditions are met.

At the Committees' recommendation, MCPS convened a work group of stakeholders to discuss potential needs for the space and to prioritize the use of the space. Uses of classroom space came out in the highest rankings, followed by uses of a smaller auditorium space for the middle and elementary schools on site and for community use.

In the fall of 2008, the HHS and ED Committees reviewed and endorsed the general project outlines recommended by the work group. MCPS then moved on to complete the design feasibility study process, with **“programmatically goals for the facility to create a performing arts center with a capacity of between 650 and 900 people, including two to four separate multipurpose classrooms for community and school use” (circle 5).**

The resulting report recommends four options for the Elizabeth Stickley Auditorium Renovation at Old Blair High School. Excerpts of the report are attached to this packet for reference; Committee members received a full copy of the report with their packet. Members of the public who are interested in receiving the full feasibility study report may contact the Office of Legislative Information Services at 240-777-7910 to request a copy.

II. FEASIBILITY DESIGN STUDY RECOMMENDATIONS

The study identified four options for renovating the space. All options include the minimum work required to bring the space and its systems up to code. Each option also identifies a set of alternates, which include upgrades to the mechanical and theater systems.

The Executive Summary (circles 6-7) summarizes the options and the base construction costs. The following pages more fully describe each option with a discussion of pros and cons and a summary table with base and alternate construction cost elements (circles 12-27).

On circle 30, MCPS estimates the total project cost for each option, which assumes construction of the upgrade alternate packages and adds necessary costs for planning and design, contingency, and furniture and equipment.

Council staff prepared the brief summary table below for quick comparison:

Option	Scope	Base Cost	Alternate Cost	Constr. Cost w/ Alternate	Total Project Cost
Option 1 <i>(c)12-15</i>	840 seat auditorium 2 classrooms	\$4,860,772	\$860,062	\$5,720,834	\$6,899,772
Option 2 <i>(c)16-19</i>	750 seat auditorium w/ side balcony areas, addtl ADA seating 2 classrooms	\$4,946,992	\$860,062	\$5,807,054	\$7,000,218
Option 3 <i>(c)20-23</i>	750 seat auditorium w/ side balcony areas, lobby, elevator, addtl ADA seating 4 classrooms	\$5,602,792	\$750,000	\$6,352,792	\$7,636,003
Option 4 <i>(c)24-27</i>	800 seat auditorium w/balcony, lobby, elevator 3 classrooms	\$6,273,408	\$750,000	\$7,023,408	\$8,417,270

The feasibility committee recommended either Option 3 or Option 4 as best meeting the programmatic goals for the project. Circle 29 details that while Option 3 was the primary recommendation, Option 4 was determined to have similar merit and should also be considered.

III. DISCUSSION ISSUES

1. Construction Scope and Cost: To determine the appropriate construction scope and cost for each option, the Committees may need to understand how optional the alternate packages really are, and what marginal value compared to increased cost the alternate packages would provide.

The alternate packages for all options include upgrades to mechanical and theater systems. For Options 1 and 2, the alternate packages also include an entrance lobby area not part of the base construction (a lobby area is part of the base package for Options 3 and 4).

Council staff understands that the mechanical and theater system upgrades in the base packages will meet the minimum requirements of current code standards. For the mechanical systems, the upgrade would provide more energy efficiency equipment. The theater upgrade would include additional lighting and sound, among other features.

The Committee may want to discuss with the MCPS and community participants the relative value of the system upgrades and to what degree the upgrades significantly improve the functioning or efficiency of the facility. It may not make sense to make a significant investment in the new facility only to find the major systems inadequate in short order. If the alternates are determined to be a cost-effective investment in this new facility, they should be included in the final cost.

2. Budget: MCPS has now completed the process that was funded in its budget. The only additional funds allocated at this point are the outstanding State bond bill funds that may still be accessed if conditions are met.

Stuart Moore, of the Old Blair Auditorium Project, provided additional detail on the status of the bond bill funds. The bond bills total \$600,000 and are on behalf of the Old Blair Auditorium Project. The matching requirement is that OBAP must demonstrate proof of matching funds by June 1, 2011. The funds do not need to be spent before that date. Mr. Moore also indicated that the \$25,000 already spent on the feasibility study could likely count toward the required match.

The feasibility study options support both school and community use, and at this juncture it is unclear where any County funds for this project would be recommended. The Superintendent's recommended MCPS CIP for the next six-year period is due to be submitted to the Board of Education on October 28; the County Executive releases his recommended CIP in January. **The Committees may want to discuss the next steps of how and when this project would move forward, particularly given other competing priorities and the current constrained fiscal environment.**

Elizabeth Stickley Auditorium Renovation at Old Blair High School Design Feasibility Study

*Prepared for
Montgomery County Public Schools*

*by
Grimm and Parker, Architects*

September, 2009

Introduction

This design feasibility study was conducted for Montgomery County Public Schools (MCPS) under the direction of staff of the Department of Facilities Management:

Montgomery County Board of Education

Ms. Shirley Brandman	President
Mrs. Patricia O'Neill	Vice President
Ms. Laura Berthiaume	Member
Mr. Christopher S. Barclay	Member
Ms. Judy Docca	Member
Mr. Michael A. Durso	Member
Mr. Phil Kauffman	Member
Mr. Tim Hwang	Student Member

MCPS Administration:

Dr. Jerry Weast	Superintendent of Schools
Mr. Joseph J. Lavorgna	Acting Director, Department of Facilities Management
Mr. James C. Song	Director, Division of Construction
Mr. Michael Shpur	Architect School Facilities
Mr. Seth Adams	Project Manager, Division of Construction
Mr. Craig F. Benjamin	Assistant Project Manager, Division of Construction
Mrs. Robin Adler	Planner, Division of Construction

Portable self-powered monitor speakers for the stage, additional speaker coverage for dressing rooms, quantities of microphones and wireless microphones and other system features, including interface with lighting cues, are features that will contribute to the cost and complexity of the system, which can vary widely.

Proposed layouts for each option, including advantages, disadvantages, and cost comparisons are provided below. Schematic building sections have been provided for reference.

Feasibility Committee:

Mr. Seth Adams	MCPS Division of Construction
Ms. Robin Adler	MCPS Division of Construction
Mr. Craig Benjamin	MCPS Division of Construction
Mr. Jonathan Bernstein	Old Blair Auditorium Project, Inc.
Ms. Wendy Brown	Community
Mr. Jeff Bourne	Montgomery County Recreation Department
Mr. Alan Bowser, Esq.	Park Hills Civic Assoc.
Ms. Ann Collins	Old Blair Auditorium Project, Inc.
Mr. Rob DeBernardis	Montgomery County Office of the County Executive
Mr. Jonathan Elkind	Community
Ms. Lisa Gabriel	Silver Spring International Middle School PTSA
Ms. Kate Garvey	DHHS-Mont. Co.
Ms. Norma Hendrickson	Community
Mr. Marc Hoffman	Community
Mr. Raymond Jenkins	Old Blair Auditorium Project, Inc.
Mr. William Kaarid	MCRD
Ms. Anne Kaiser	Park Hills Civic Assoc.
Mr. Sanford Kemper	Community
Ms. Amy Kincaid	Change Matters
Mr. Greg Lewis	Washington Revels
Mr. Joseph Mamana	Silver Spring International Middle School
Mr. Joe McHugh	Old Blair Auditorium Project, Inc.
Mr. Stuart Moore	Old Blair Auditorium Project, Inc.
Ms. Crystal Myers	MNCPPC
Ms. Juanita Newell	Self, Curtaincall Productions
Mr. Dave Ottalin	Old Blair Auditorium Project, Inc.
Ms. Vicky Parcan	Silver Spring International Middle School Principal
Mr. Mark Posner	Old Blair Auditorium Project, Inc.
Ms. Lisa Reilly	Old Blair Auditorium Project, Inc.

Mr. Chris Richardson	Park Hills Civic Assoc.
Mr. James Riley	Neighborhood
Ms. Margaret Rittman	Silver Spring International Middle School PTSA
Ms. Roylene Roberts	Montgomery County SSRL
Ms. Tina Slater	Park Hills Civic Assoc.
Mr. Benjamin Stutz	Councilmember Ervin, Montgomery County Council
Ms. Diantha Swift	Principal, Sligo Creek ES
Mr. Dale Tibbitts	Councilmember Elrich, Montgomery County Council
Mr. Jason Tomassini	The Gazette
Mr. Mel Tull	Silver Spring Regional Center
Mr. Terrell Zimmerman	Silver Spring International Middle School

The committee was asked to assess the feasibility of various renovation schemes to the existing auditorium in the Old Blair High School building which now houses both Silver Spring International Middle School and Sligo Creek Elementary School, located in Silver Spring. The programmatic goals for the facility is to create a performing arts center with a capacity of between 650 and 900 people, including two to four separate multipurpose classrooms for community and school use.

Grimm and Parker would like to thank all of the Feasibility Committee members for their time and commitment to this task. Their enthusiastic attitude, creative ideas, and thorough analysis have helped make this study meaningful for the school system and the community at large.

Executive Summary

The feasibility design committee explored various options for renovating the existing Elizabeth Stickley Auditorium. The existing space is currently not in use, and has been separated from Silver Spring International Middle School and Sligo Creek Elementary School by semi-permanent partitions.

The existing auditorium consists of approximately 15,000 square feet, including periphery storage and office spaces. The existing condition of the space is not compliant with local building codes, including Life Safety and Maryland Accessibility Code requirements. The existing finishes will require replacement.

Four alternatives were developed with the committee for revitalization of the space. A detailed analysis for each alternative is provided in this study.

Option 1 incorporates the minimum amount of work required to make the space useable by code requirements. This scheme utilizes the existing stage and concrete risers from the 1st floor level down, provides a handicap lift to the stage, and creates a stage level, ADA accessible dressing room. The existing seating risers at the back of the auditorium are removed, and the areas below are filled to allow for the creation of two, 1000 sq.ft. classroom spaces and restroom facilities for the auditorium. This option provides approximately 840 seats. The cost for this option is estimated at \$4,860,772.

Option 2 incorporates side balcony areas to break down the scale of the auditorium. This scheme maintains the existing stage and portions of the existing concrete risers from the 1st floor level down, provides a handicap lift to the stage, and creates a stage level, ADA accessible dressing room. The existing seating risers at the back of the auditorium are removed, and the areas below are filled to allow for the creation of two, 1000 sq.ft. classroom spaces and restroom facilities for the auditorium. This scheme provides approximately 750 seats. The cost for this option is estimated at \$4,946,992.

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Option 3 includes all the work included in Option 2, and incorporates the addition of second floor structure to allow for the creation of two, large multipurpose spaces. This scheme includes an entry vestibule for the auditorium and an elevator. Second floor corridor and mechanical space is also included in this scheme. This scheme provides approximately 750 seats. The cost for this option is estimated at \$5,602,800.

Option 4 reduces the width of the auditorium and incorporates a second floor balcony to help break down the scale of the auditorium. This scheme utilizes the existing stage and concrete risers from the 1st floor level down in the remaining auditorium. A ramp system is introduced to provide access to the stage, and a handicap lift to the orchestra pit. An elevator is included to provide ADA access to the second floor for both the auditorium and the middle school. The existing seating risers at the back of the auditorium are removed, and the areas are left 2' low (existing floor level of the rooms below the risers). A lobby and back of the auditorium circulation area is provided. Two 900 sf classroom spaces and restroom facilities for the auditorium are provided at this level. The entrance to the auditorium is provided at grade (-2' from existing floor). The second floor is developed to provide access to the back stage stair, and includes additional dressing rooms and mechanical space. This scheme provides approximately 600 seats at the 1st floor level and 200 seats on the balcony. The cost for this option is estimated at \$6,275,000.

After careful evaluation of these options, the committee concluded that Options 3 and 4 had similar merit and were preferred to the other alternatives. Although the primary use of the auditorium would be for the community, both schemes reduce the size of the existing auditorium to be more appropriate for the school ages represented by the middle and elementary schools.

Options

This section provides a review of the four basic options the Feasibility Committee explored for the auditorium renovation.

The shape and contour of the site do not allow for any realistic revisions to increase parking or improve traffic flow. It was determined by the committee that site issues would need to be addressed through scheduling of the facility use, public transportation (i.e. shuttle buses) and alternate transportation methods, as schools are exempt from meeting the special parking requirements. The 200 on site parking spaces will remain for afterhours use.

The mechanical systems, including ductwork, air handling units, and controls, are beyond their useful lives and appear to be in fair to poor condition. Two of the three units were not operating at the time of our survey. The space has not been utilized, which may have led to further deterioration of the units. The air handling units and associated controls need to be replaced in their entirety. It is recommended that the ductwork be replaced in its entirety, however, as a minimum, they should be internally cleaned.

Currently, supply air is provided above the ceiling and is drawn into the occupied space through light openings in the ceiling by low return air grilles. This distribution system is strongly discouraged. If the existing duct system is cleaned and reused, this same air flow pattern is preserved. If possible, some supply air should be injected into the occupied space via ceiling type diffusers so as to enhance the air distribution system.

For Option 1, the minimum approach is to replace the air handling units in kind, upgrade the controls to direct digital type, and clean the ductwork. A pre-cool/pre-heat coil is recommended to enhance dehumidification and coil freeze protection for the two (2) multizone units. Units may need to be shipped in modules and assembled in place based on the physical restrictions of the building and current unit locations.



For other options, mechanical systems can be upgraded to enhance energy-efficiency and unit performance; the mechanical systems can be provided with independent cooling, they can utilize heat recovery and can be provided with energy-conserving control sequences and reduction of HVAC –related noise. The following is a description of enhancements which are recommended to be implemented to meet current standards:

Zoning/AHU's: In lieu of providing multi-zone units to serve multiple spaces, it is recommended to provide individual single zone air handling units to serve each of the existing zones. These air handling unit systems should be provided with a supplemental independent cooling system (i.e.; direct expansion air-cooled condensing units) such that the building's central chilled water plant does not have to be operational for events during non-educational periods (nights, weekends, summer). The unit could still utilize a dual temperature coil for cooling during educational periods and for heating, however, this would not be preferred.

Heat Recovery: Based on the high quantity of outside air required to meet Ventilation Code requirements, which are based on occupancy, a total energy heat recovery device (i.e., heat wheel) is recommended to re-use waste heat to pre-cool and pre-dehumidify the outside airstream during the cooling mode and preheat and humidify the outside air stream during the heating mode. The use of this device to capture energy enhances indoor air quality, while reducing heating and cooling loads, which results in lower energy consumption. In addition, the use of a sensible heat recovery device (plate heat exchanger or heat pipe) to be used in conjunction with the heat recovery wheel enhances indoor air quality while further reducing energy usage. A sensible heat recovery device provides free reheat for dehumidification, using waste heat while enhancing the efficiency of the unit.

System Design: Through building load modeling, each space can be modeled on an hourly basis throughout the year to determine the part-load condition at which the unit will typically operate. Internal heat gains, such as people and lights, are the main contributors to heat gain and the associated cooling requirements. The use of variable speed drives allows the unit to operate at variable air flow conditions to closely track part-load conditions.

The design enhances dehumidification, while reducing the requirement for reheating, saving fan energy, and simultaneously reducing HVAC-related sound.

Control Strategies: Through the direct digital control system, energy-conserving control sequences can be implemented to reduce energy consumption, while enhancing indoor air quality. Control sequences include enthalpy economizer cycles, demand-controlled ventilation, night purge, and relative humidity/dehumidification strategies designed specifically for the use of the space.

System Acoustics: The use of duct sound attenuators, 4-inch thick air handling unit casings, and low velocity, sound-lined ductwork and low noise air terminal devices will reduce HVAC-related sounds. If rooftop units are implemented, sound-absorbing concrete located within the curb space and heavy gauge supply and return air ductwork will be implemented to minimize HVAC-related sound. System acoustics will be designed to achieve a minimum NC level of 25.

The electrical systems in the auditorium and support spaces are beyond their useful lives and appear to be in fair to poor condition. New spaces, including the classrooms and restrooms, will require new lighting, receptacles, and fire alarm devices to suit the proposed configurations. Telecommunications services will be provided, integrated into the existing building systems, as required by Maryland State Department of Education Technology Education Facility Guidelines.

Electrical Distribution: All Federal Pacific electrical distribution equipment is recommended to be replaced on a one-to-one basis as a minimum. New panels will be sized and configured to suit any of the proposed schemes, including HVAC modifications, lift and elevator.

Fire Alarm: Fire alarm system initiation and notification devices, integrated into the building system, will be required in accordance with NFPA 72 and 101 requirements, as well as ADA guidelines in all proposed schemes. Supervised tamper and flow switches will be required for the sprinkler system.

Lighting: The existing lighting is recommended to be replaced. Energy efficient fluorescent lighting with electronic ballasts is recommended for stage work lights and in utility spaces. The existing house lights do not appear in good condition.

Lighting controls for theatrical and house lighting are recommended to be replaced as they are obsolete and well past their expected useful life. As a minimum, an economical commercial lighting control system is recommended for the house lighting with a distributed theatrical dimming system with new fixtures, connector strips and DMX-512 controls for the stage lighting. As an alternative, the house lighting would be incorporated with the stage lighting in a single centralized theatrical dimming system. A wide range of console choices are available from many manufacturers, including software based stage lighting controllers that operate on a laptop or desktop computer.

Manual rigging is the minimum recommendation for the stage equipment, with motorized rigging as an alternative.

Sound System: A new audio/video system is recommended for the Auditorium. As a minimum, a primary mixing console and Digital Signal Processor that can configure the system for different functions and presets is recommended, to be located in the control booth. Microphones connections as well as wireless microphone inputs would be incorporated into the system. A left/right/center speaker configuration is recommended to provide coverage for the seating area. Orchestra pit speakers and an RF assistive listening system for the audience would also be included with the system configuration. Additional speakers for under balcony and balcony seating would be required in Scheme 4.

Project on/off and screen up/down controls will be included with the video system controls, as well as video routing control to allow users to select computer or video from various interface locations. Playback devices such as DVD and Blu-ray located at the mixing position would be available with basic transport controls.

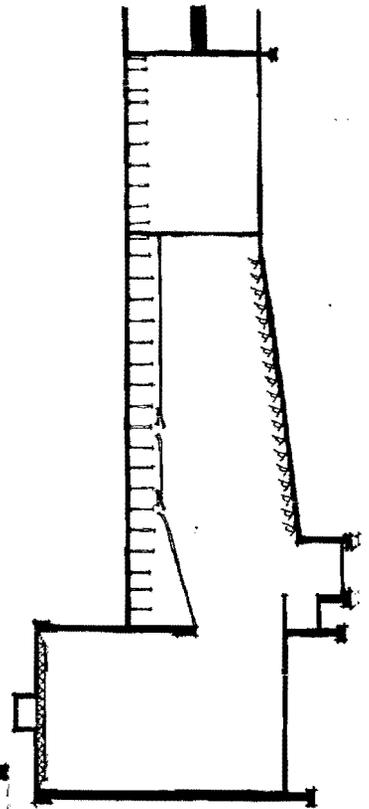
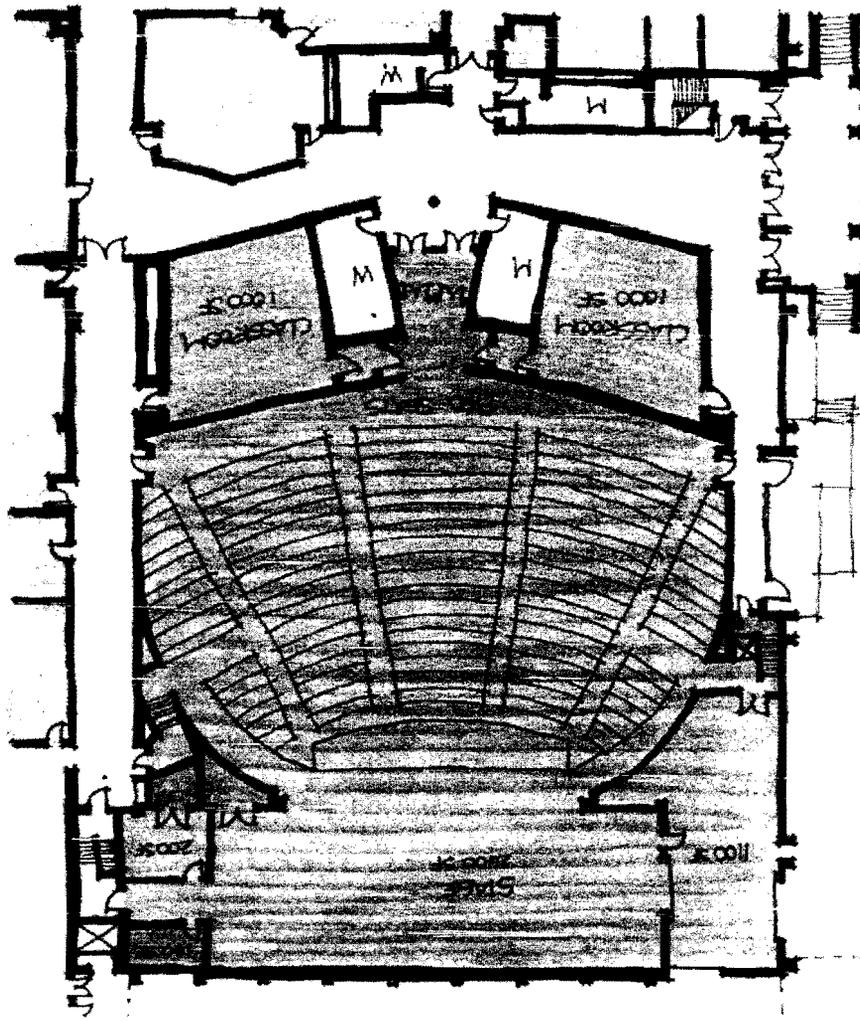
Option 1

This option meets the program objectives incorporating the minimum amount of work required to make the space useable by code requirements. This scheme utilizes the existing stage and concrete risers from the main entrance level down. The existing seating risers at the back of the auditorium are demolished to create classroom space. The following is provided in this scheme:

- Handicapped access to the stage by a lift near the theater entrance.
- A stage level, ADA accessible dressing room.
- Two large multi-purpose classroom spaces
- New restroom facilities for the auditorium at the existing lobby.
- Approximately 840 seats.

Option 1

OPTION 1	
ADVANTAGES	DISADVANTAGES
Minimum cost impact.	Scale of space remains large for school use.
Minimum impact to the school during construction.	Separated "green rooms" and dressing rooms.
Multipurpose Classrooms have high ceilings for greater flexibility.	No handicap access to the orchestra pit.
Lobby addition could be added to this scheme as an alternate.	No separate lobby space is provided.
	Less additional classroom space is added compared to other schemes.



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Summary Table and Cost Comparison

OPTION 1		Total
Description of Work		
Auditorium Renovation		
	Demolition	\$ 822,720
	Renovation Work Total	\$ 4,038,052
New Construction		
Alternates		
	Entrance Lobby Addition	\$ 160,062
	Mechanical System Upgrades	\$ 300,000
	Theater Package Upgrades	\$ 400,000
	Subtotal	\$ 860,062
TOTAL OPTION 1 COST		\$ 5,720,834

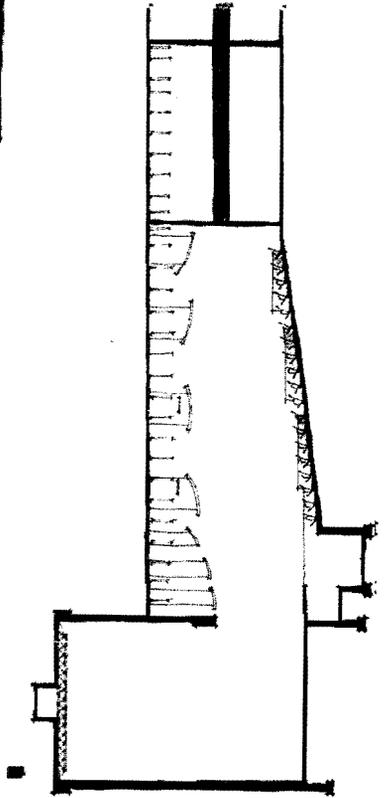
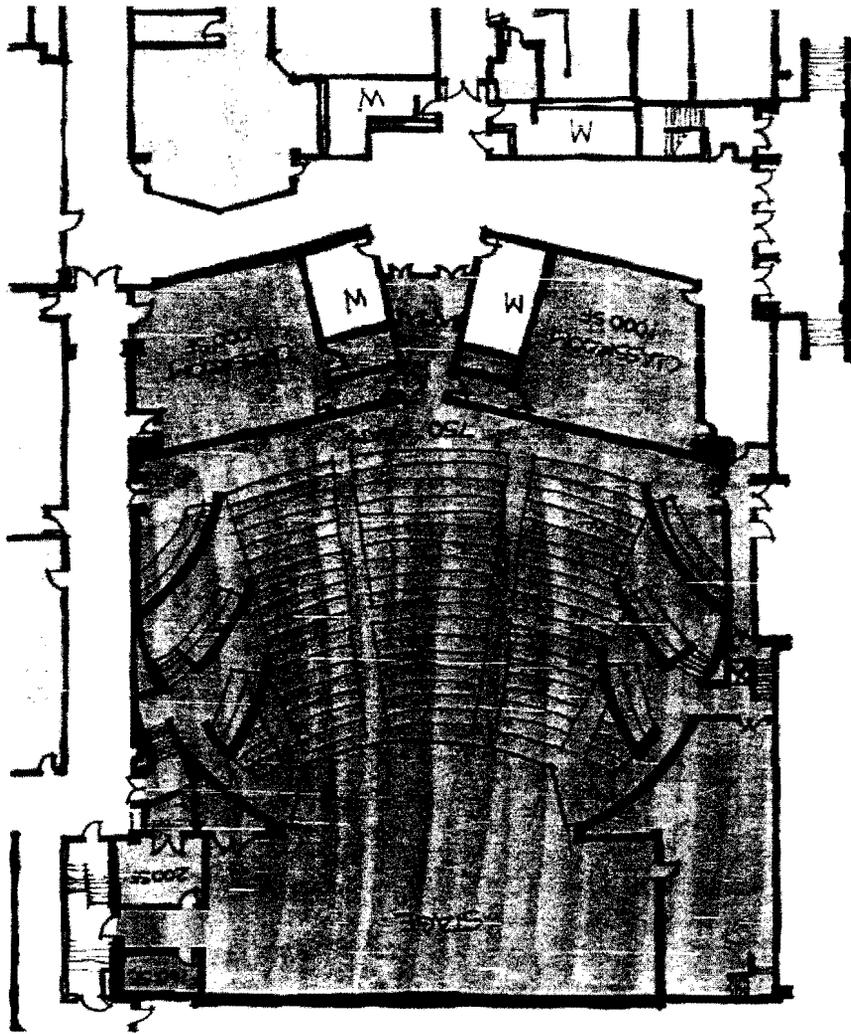
Option 2

This option meets the program objectives by incorporating parterres (side balcony areas) to break down the scale of the auditorium. This scheme maintains the existing stage and portions of the existing concrete risers from the entrance level down. The existing seating risers at the back of the auditorium are demolished to create classroom space. The following is provided in this scheme:

- Handicapped access to the stage by a lift near the theater entrance.
- A stage level, ADA accessible dressing room.
- Two large multi-purpose classroom spaces.
- New restroom facilities for the auditorium at the existing lobby.
- A series of parterres to break down the scale of the auditorium. Additional ADA compliant seating is provided by these areas.
- This scheme provides approximately 750 seats.

Option 2

OPTION 2	
ADVANTAGES	DISADVANTAGES
Scale of space will appear more appealing to school age users.	Less seating available.
Aesthetically pleasing space.	Separated "green rooms" and dressing rooms.
Parterres may improve acoustics.	No handicap access to the orchestra pit.
Multipurpose Classrooms have high ceilings for greater flexibility.	Auditorium capacity is less than middle school population.
Lobby addition could be added to this scheme as an alternate.	No separate lobby space is provided.
	Less additional classroom space is added compared to other schemes.



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OPTION 2		
Description of Work		Total
Auditorium Renovation		
	Demolition	\$ 839,012
	Renovation Work	\$ 4,107,980
	New Construction	
Alternates		
	Entrance Lobby Addition	\$ 160,062
	Mechanical System Upgrades	\$ 300,000
	Theater Package Upgrades	\$ 400,000
	Subtotal	\$ 860,062
TOTAL OPTION 2 COST		\$ 5,807,054

Elizabeth Stickley Auditorium Renovation at Old Blair High School

Option 3

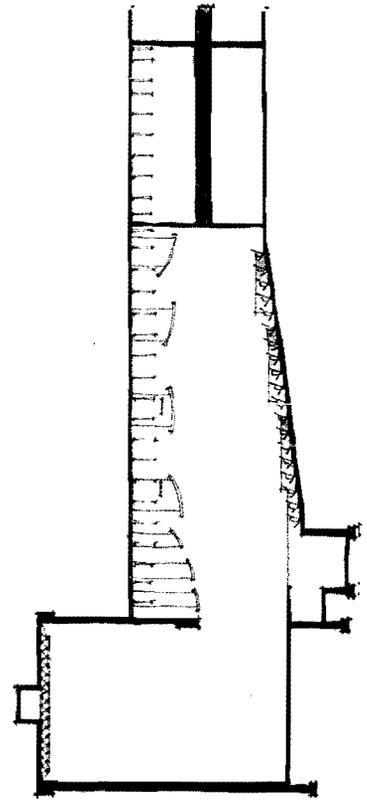
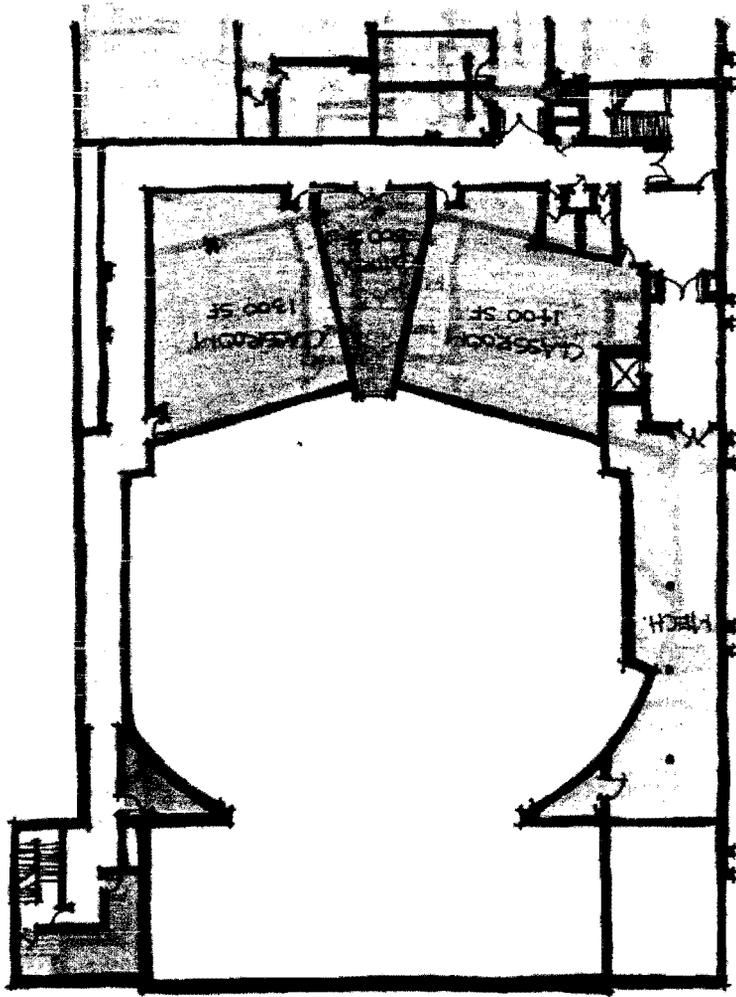
This option meets the program objectives by incorporating parterres (side balcony areas) to break down the scale of the auditorium as shown in Option 2. This scheme maintains the existing stage and portions of the existing concrete risers from the entrance level down. The existing seating risers at the back of the auditorium are demolished to create first and second floor classroom space. The following is provided in this scheme:

- Handicapped access to the stage by a lift near the theater entrance.
- A stage level, ADA accessible dressing room.
- Two large multi-purpose classroom spaces at first floor. Two large multi-purpose classrooms at second floor.
- New restroom facilities for the auditorium at the existing lobby.
- A series of parterres to break down the scale of the auditorium. Additional ADA compliant seating is provided by these areas.
- A new elevator for auditorium and school use.
- A new theater entrance and lobby space.
- This scheme provides approximately 750 seats.



Option 3

OPTION 3	
ADVANTAGES	DISADVANTAGES
Scale of space will appear more appealing to school age users.	Less seating available.
Aesthetically pleasing space.	Separated "green rooms" and dressing rooms.
Parterres may improve acoustics.	No handicap access to the orchestra pit.
Provides ADA accessible elevator for the auditorium and the school.	Classrooms/Multipurpose rooms have minimal ceiling height available: 1st floor – 10 feet; 2nd floor – 8 feet.
Additional multipurpose spaces on the second floor.	
Additional rooms could be used as "green rooms".	
Visual access to auditorium could be provided at second floor classrooms.	



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OPTION 3		
Description of Work		Total
Auditorium Renovation		
	Demolition	\$ 843,810
	Renovation Work	\$ 4,604,777
	New Construction	\$ 154,205
Alternates		
	Mechanical System Upgrades	\$ 300,000
	Theater Package Upgrades	\$ 450,000
	Subtotal	\$ 750,000
TOTAL OPTION 3 COST		\$ 6,352,792

Elizabeth Stickley Auditorium Renovation at Old Blair High School

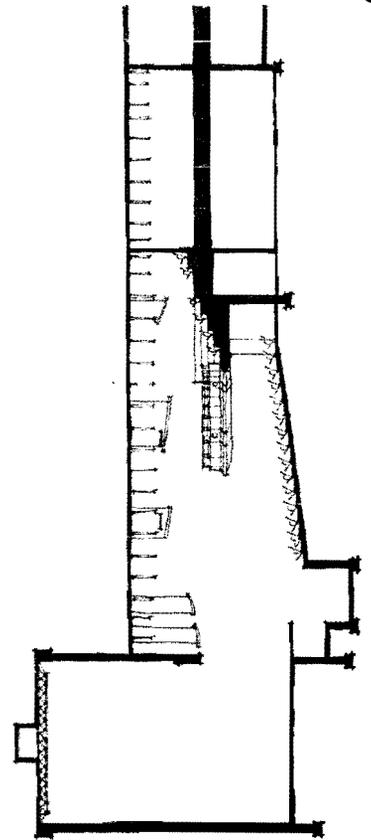
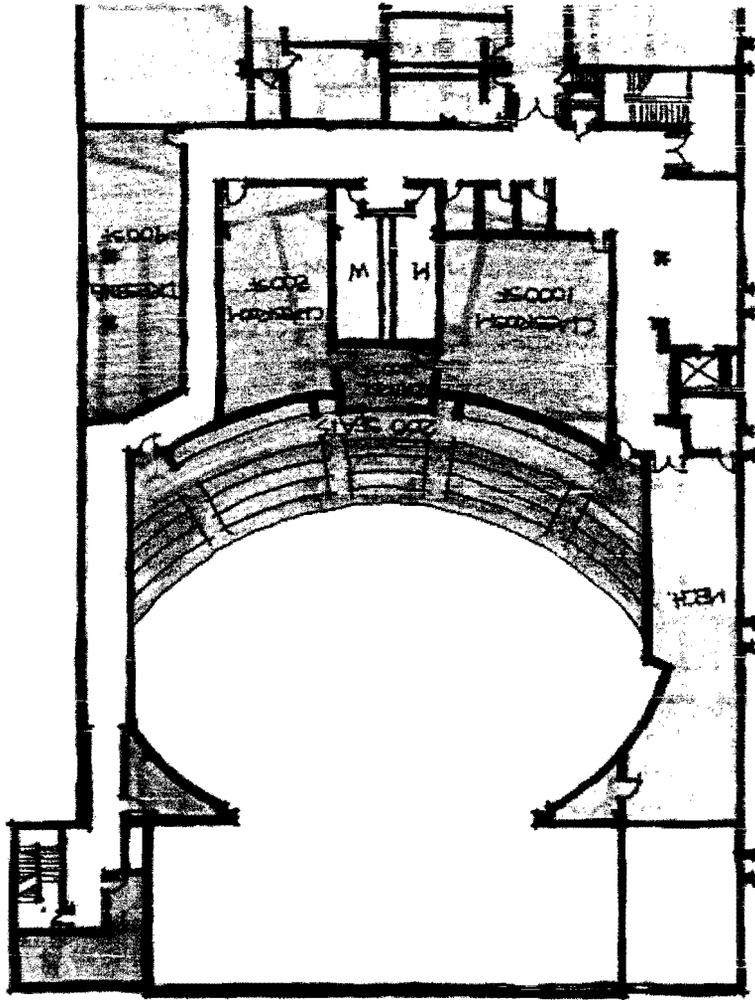
Option 4

This option meets the program objectives by reducing the width of the auditorium and incorporating a second floor balcony to help break down the scale of the auditorium. This scheme utilizes the existing stage and concrete risers from 2 feet below the entrance floor level down in the remaining auditorium. The existing seating risers at the back of the auditorium are demolished to create first and second floor classroom space. The following is provided in this scheme:

- A ramp system is introduced to provide access to the stage.
- Handicapped access lift to the orchestra pit.
- An elevator is included to provide ADA access to the second floor for both the auditorium and the middle school.
- A lobby and back of the auditorium circulation area.
- Two large multi-purpose classroom spaces at first floor. One large multi-purpose classroom at second floor.
- New restroom facilities for the auditorium at the new circulation area.
- An entrance to the auditorium at grade (-2' from existing floor).
- Second floor access to the back stage stair.
- Second floor dressing rooms and mechanical space.
- This scheme provides approximately 600 seats at the 1st floor level and 200 seats on the balcony.

Option 4

OPTION 1	
ADVANTAGES	DISADVANTAGES
Scale of space will appear more appealing to school age users.	Most expensive option.
Provides full ADA access for both auditorium and school.	Balcony will require more supervision.
Creates separate auditorium lobby.	Classrooms/Multipurpose rooms have minimal ceiling height available: 1st floor – 12 feet; 2nd floor – 8 feet.
Additional multipurpose spaces on the second floor.	Most disruptive to school during construction.
1st floor classrooms will have 2 feet more ceiling height than Option 3.	Classrooms are smaller than Option 3.
	Smaller Control Room.



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OPTION 4

Description of Work		Total
Auditorium Renovation		
	Demolition	\$ 875,198
	Renovation Work	\$ 5,244,005
	New Construction	\$ 154,205
Alternates		
	Mechanical System Upgrades	\$ 300,000
	Theater Package Upgrades	\$ 450,000
	Subtotal	\$ 750,000
TOTAL OPTION 4 COST		\$ 7,023,408

Elizabeth Stickley Auditorium Renovation at Old Blair High School

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Conclusions and Recommendations

In reviewing the various options, the Feasibility Study team concluded that all four options met the programmatic goals of the committee and program. The committee agreed that Option 3 was the best solution for the renovation of the Elizabeth Stickley Auditorium. The committee also agreed that Option 4 had similar merits to Option 3 and should also be considered as a recommended option.

After careful evaluation, it is clear that Options 3 and 4 most fully satisfies the educational and program goals of the auditorium renovation project. These options offer the most flexibility for the space, while providing for the needs of the schools. Therefore, it is committee's recommendation that the County pursue one of these options if the auditorium facility is to be renovated.

Project: Elizabeth Stickley Auditorium Renovation

Scope: Explore various options to create a performing arts center with a capacity of between 650-900 people, including two to four separate multi-purpose classrooms for community and school use.

Square Footage:

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Total Gross	18,795	18,795	18,795	18,795

Construction Cost	\$5,720,834	\$5,807,054	\$6,352,792	\$7,023,408
Planning Costs	\$ 569,875	\$ 577,635	\$ 626,751	\$ 687,107
Contingency & Other Related Cost	\$ 509,063	\$ 515,529	\$ 556,459	\$ 606,756
Furniture and Equipments	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Total Project Cost Estimates	\$ 6,899,772	\$ 7,000,218	\$ 7,636,003	\$ 8,417,270