



July 2, 2015

Mike Burton, Project Manager
 City of Danville, VA
 Public Works Department
 Email: burtomw@danvilleva.gov

RE: City Auditorium – Building Evaluation and Master Plan

11-1120/4.01

Dear Mike:

CJMW Architecture is pleased to submit this building evaluation and master plan to the City of Danville.

The City Auditorium is a wonderful 1932 building that remains functional and useful today to the community. As the River District Redevelopment Plan continues to be implemented, we share the vision that the Auditorium can become a much bigger part of the community’s heart – bigger than it already is.

When we started the evaluation and master planning work, the two primary questions were “what does the City Auditorium need?” and “what can it be?” All noted that the auditorium will not become a full performance theatre. However it has a specific charm and ambiance that is unique, and is still very valuable to the community. The nominal goal for the auditorium is to double its use.

Likewise, the Gymnasium and Weights Room also have limitations due to the existing historic conditions. However, the Parks and Recreation Department recently completed a user survey and operational master plan. The resounding response from the users was that the City Auditorium’s quirks and building foibles were accepted and much loved. The only significant request was the addition of showers, such that daily use could increase by downtown residents and workers.

We look forward to the phased implementation of the master plan. Please do not hesitate to contact us if you have any questions or concerns. Thank you for the opportunity to prepare this evaluation with you.

Very truly yours,


 Emmett Wilson Lufsey, AIA
 Principal


 Amanda Gayle Adams, AIA LEED AP
 Associate

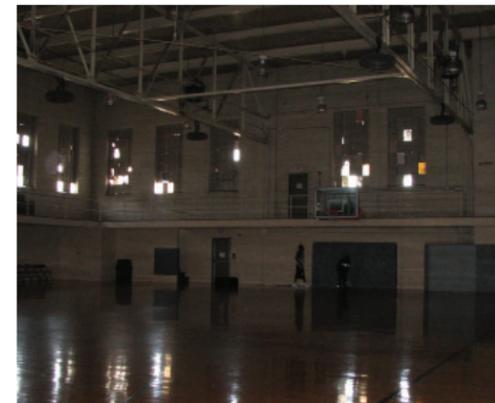


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Historic Context:

After World War I ended in 1918, discussion began in Danville on the desirability of constructing an armory and public auditorium. Commanders of local militia units, such as the American Legion, the Tank Company, the Hospital Company and the Danville Grays, appeared before the City Council Public Works Committee in 1926 to plead the case; local militia units had already engaged architect J. B. Heard for programming and preliminary sketches (11-20-1926, [The Bee](#)). The purpose of the Armory project was “as a memorial to the men and women of Danville who participated in the Spanish-American and the World Wars.”

Several sites were reviewed, including the Robert E. Lee School site, the tabernacle site, as well as the existing armory site on Spring Street. Considerable public discussion ensued regarding the suitability of the Spring Street site which was primarily objected to due to its perceived location in the bottom of a ravine. The American Legion Armory Committee submitted thirteen points in support of the Spring Street site (4-25-1931, [The Bee](#)):

1. The City now owns the property.
2. It cannot be sold for enough to buy a suitable location elsewhere.
3. It offers unusual advantages as to location, being in the heart of the city.
4. Due to the contour of the land, no excavation is necessary to provide ground-floor storage for tanks and heavy motor equipment.
5. Military activities and drills are necessarily noisy. No residents are disturbed at the present location.
6. Athletic, social and educational affairs will be more universally patronized due to the central location.
7. Sixty percent more parking space will be available.
8. An auditorium can be so constructed that the entrance will be direct from the street, with no steps, inclines or elevators necessary.
9. All fire exits will be on the ground floor.
10. There is no heavy traffic on Spring Street at night to interfere with military maneuvers.
11. We asked for \$200,000 and have been advised that all we can expect is \$150,000. An auditorium to seat 2500 people, quarters for three military companies, American Legion club rooms and Boy Scout headquarters cannot be incorporated into a fireproof building if half the appropriation is to be expended for purchase of a building site.
12. We would gladly accept a beautiful park and building, but we have studied this question from an economic standpoint and know that it is impossible to promote such a project to come within the recommended appropriation.
13. Public funds will go further to meet our needs at this location than any other location in the city.

In 1931, City of Danville voters overwhelmingly voted for the passage of a \$150,000 bond issue for construction of the City Armory. The June 6th issue of [The Bee](#) mentioned that “every effort will be made to start the public work as soon as possible so as to aid the unemployment situation.” Despite financial challenges, the “stage was set for the armory ceremony” on Armistice Day (November 11th) 1932. The ceremony included a parade with the three local military units, the Tank Company, the Hospital Company, and the Coast Artillery unit, the cadets of Danville Military Institute and Hargrave Military Academy, and former service men. Additionally there were cars bearing the Gold Star mothers. The cornerstone laid included a comprehensive and complete record of Danville’s contribution to the war, including the 41 men and women who gave their life in service. The Armory was officially accepted by City Council as complete and finished in May 1933.

The Architect:

Of all Danville’s architects and builders, J. Bryant Heard made the greatest contribution to the built environment of the downtown. Heard practiced architecture from the mid-1910s through the 1930s. Heard established a Danville office of his Lynchburg architectural firm in 1916. Heard’s works in Danville include the Hotel Leeland at 621 Main, the 1923 F. W. Townes & Son Funeral Parlor at 635 Main, the three story 1920 Miller Building at 423-425 Main, and the 1927 Danville Municipal Building at 418 Patton. In the early 1930s, Heard began to design in a somber monumental version of the Art Deco style. The Danville Post Office at 700 Main was the principal product of Heard’s new approach. The 1930s American National Bank at 336 Main and the 1937 Woolworth’s Building at 501 Main are other Heard designs that feature white limestone facing and discrete Art Deco ornament. At least ten extant downtown buildings in Danville were designed by Heard during the period 1915 to 1940 or are attributable to him on stylistic grounds.

National Register of Historic Places:

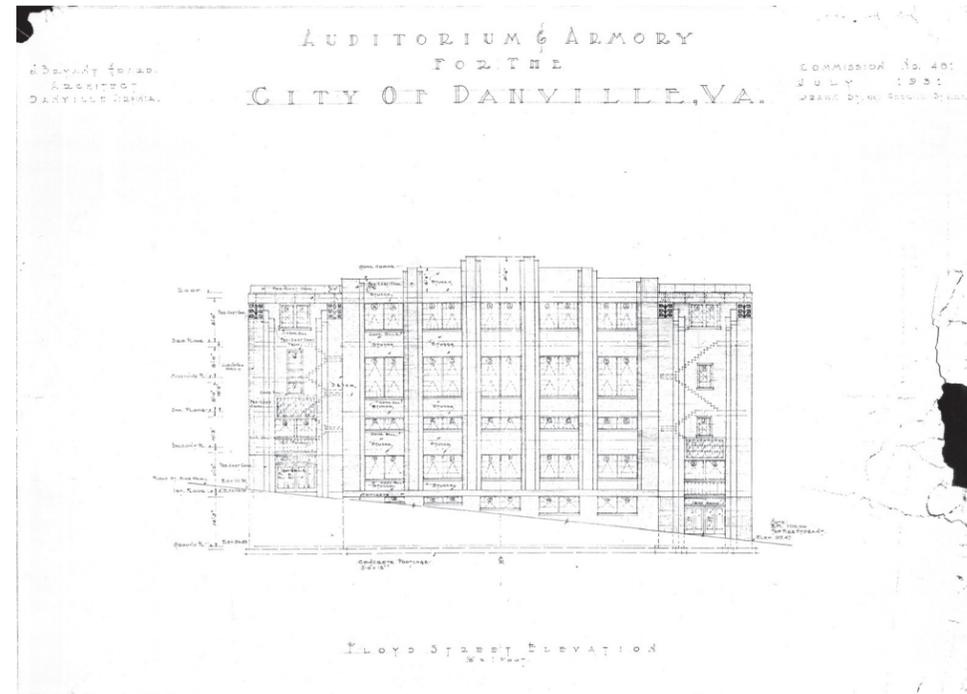
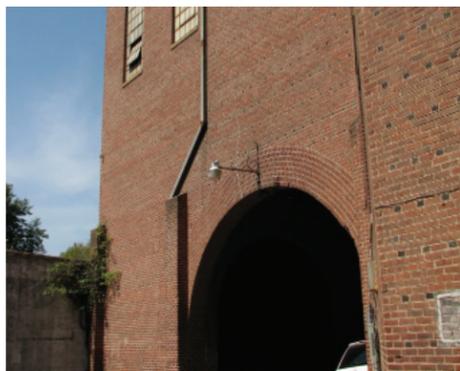
The City Auditorium & Armory is a contributing building to the Downtown Danville Historic District (VDHR 108-111), which was listed on the Virginia Landmarks Register and the National Register of Historic Places in 1993. Following is a the National Register description of the City Auditorium and a sheet-by-sheet description of Heard’s drawings.

125 N. Floyd St. Danville City Auditorium. 1932. 108-0111-001. Contributing Building

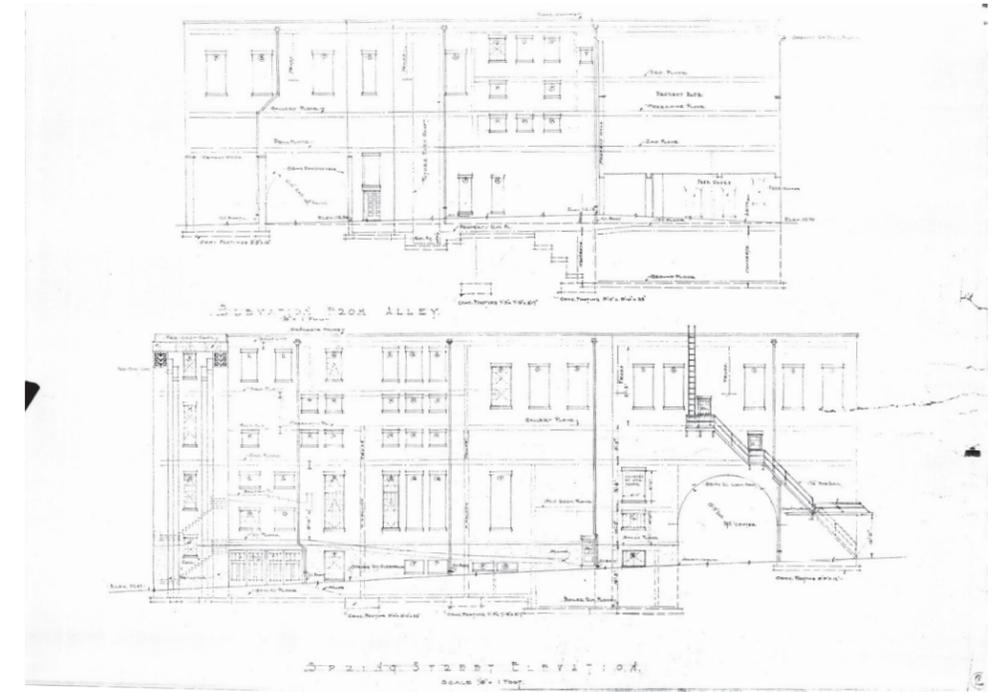
The Danville City Auditorium is a four-story stretcher bond brick and concrete building. The Art Deco styling of the building is most apparent in the detailing of the concrete facade piers, the spandrels between windows, and the parapet on the front (Floyd Street elevation), which have fluting, chevrons, and plant-like motifs. At the rear of the building is a large arched opening onto Spring Street providing access to an arcaded parking garage. Other exterior features of the building include large metal windows with central awning sections, and Art Deco light fixtures at the front entries.

The principal interior space is the auditorium itself, which is lined with pilasters with fluted capitals and has original seating and a rear balcony. Over the auditorium is a gymnasium with an open steel roof truss and an overhead running track. The building also contains offices with the original translucent glass doors, rest rooms with early tile floors and fittings, and basement-level workshops. The Danville City Auditorium is the principal public auditorium in the downtown area of Danville, Virginia.

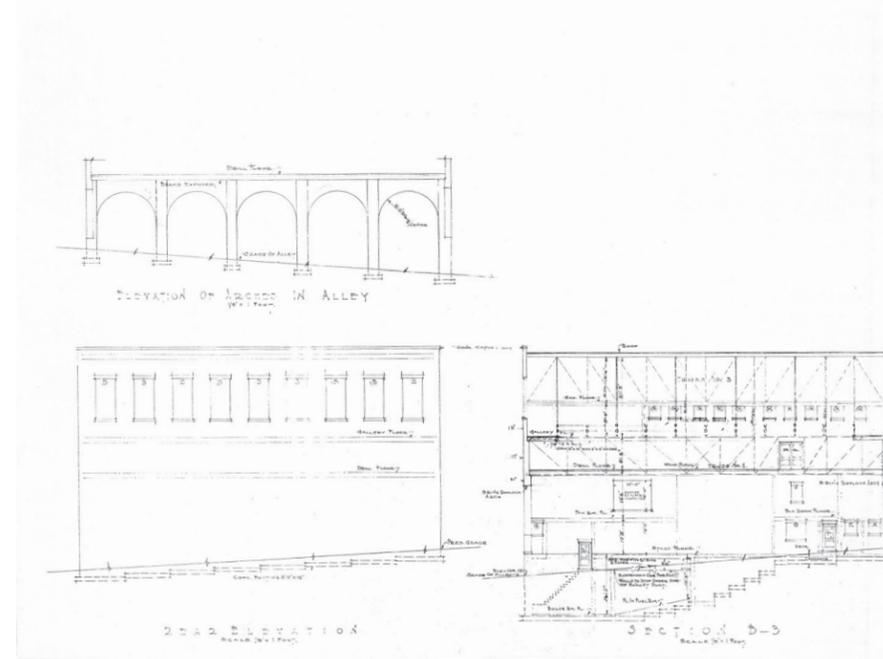
Designed by Danville architect J. Bryant Heard, the building has provided the city space for public entertainments, conventions, and sporting events since its construction in 1932. The building is also notable for its Art Deco design and integral parking garage. The building was built by the construction firm of P. J. Anderson and also originally contained an armory.



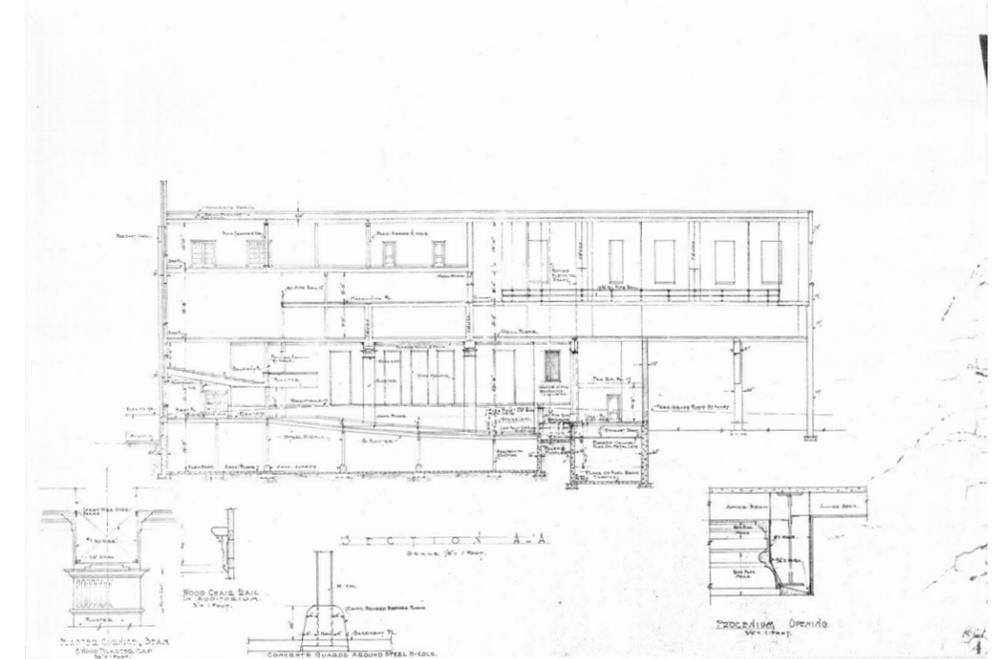
Cover Sheet of J. Bryant Heard (Danville, VA) Drawings for an Auditorium & Armory for the City of Danville Virginia, dated July 1931. This sheet features the six-story Floyd Street Elevation. The Art Deco vertical styling of the building is most apparent in the detailing of the brick facade piers, the stucco spandrels between windows, and the parapet, which have fluting, chevrons, and plant-like motifs. Even the plate glass openings feature Art Deco geometric rays.



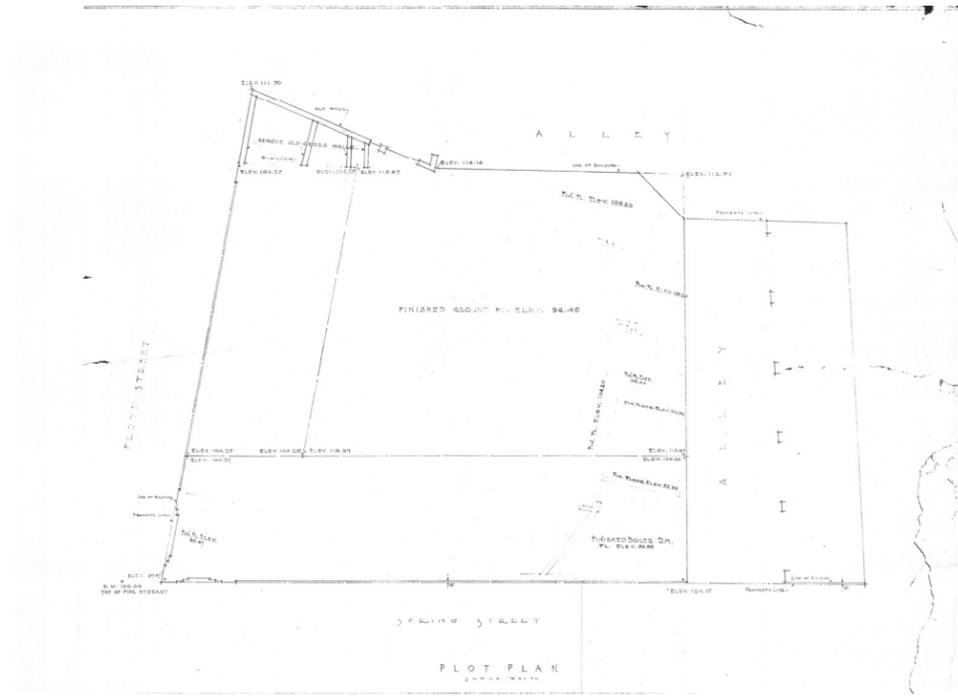
Sheet 2 features the Spring Street Elevation and the opposite side elevation. The Art Deco styling of the front elevation turns the corner one bay at the corner stair tower. The remainder of the Spring Street elevation continues the stretcherbond brick pattern. Industrial steel windows with concrete sills reveal the building's sectional quality. The Ground Floor is rendered as a stucco base along this elevation.



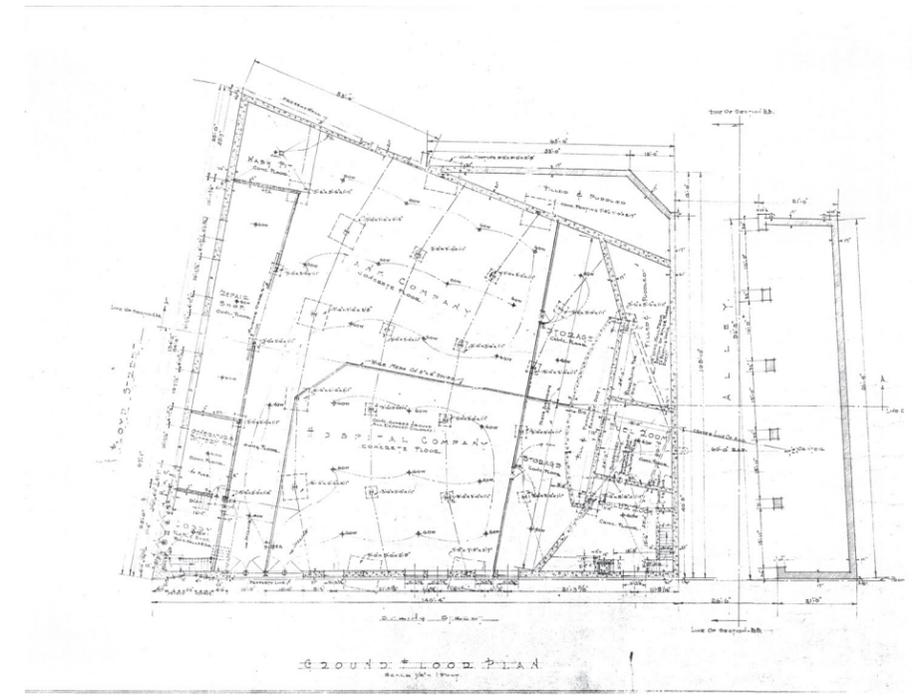
Sheet 3 picks up the remaining rear elevation as well as the arch elevation in the covered alley. A transverse section reveals the large No. 1 and No. 3 trusses that bridge the auditorium and gymnasium, as well as the suspended walking track or "Spectators Gallery" in the gymnasium area. The drawings call for "8 ring rowlock arches" to span the alley to carry significant compressive stresses from the trusses above.



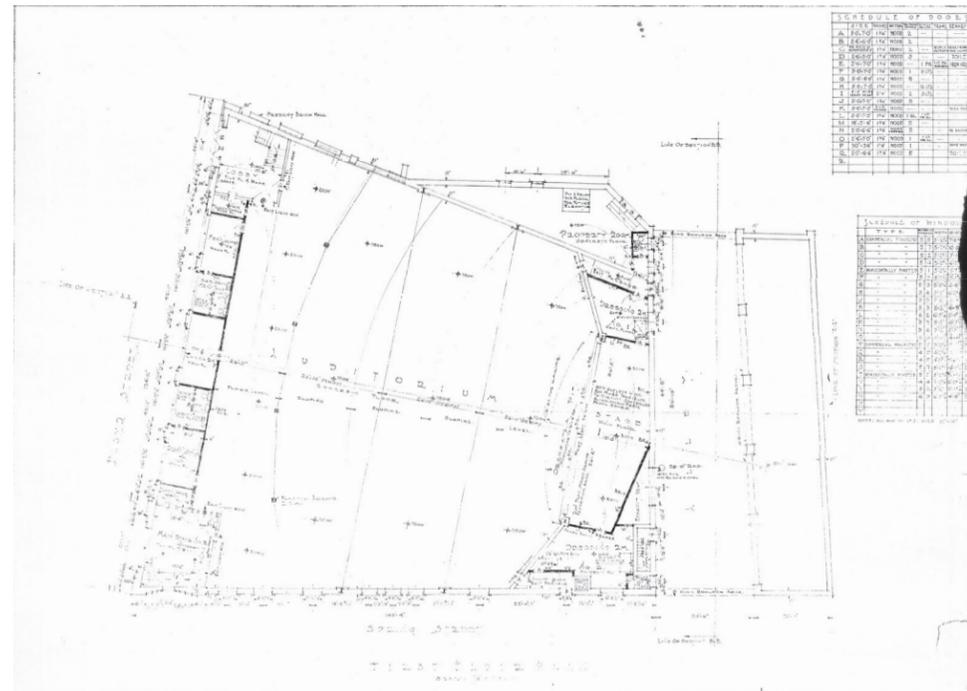
Sheet 4 shows a beautiful longitudinal section cut through the center of the auditorium and the proscenium arch. As drawn, the First Floor level corridor was open to the sloped auditorium floor. The Club Rooms on the Second Floor were double-height spaces with ceiling heights of 18'-6". The gymnasium soars to a 30'-0" tall ceiling.



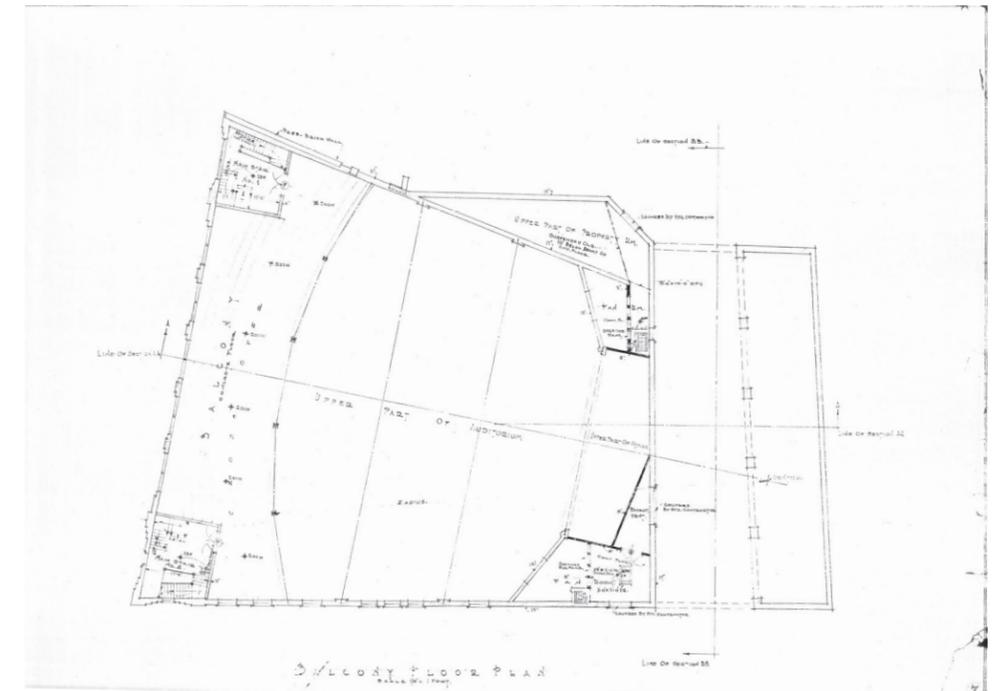
The Plot Plan shows the building tucked into the earth at the corner of Floyd and Spring Streets, completely filling the parcel. An alley is shown cutting through the building, behind the stage, up to a second alley parallel to Spring Street. The plan also shows the remnants of an existing wall and cross bracing.



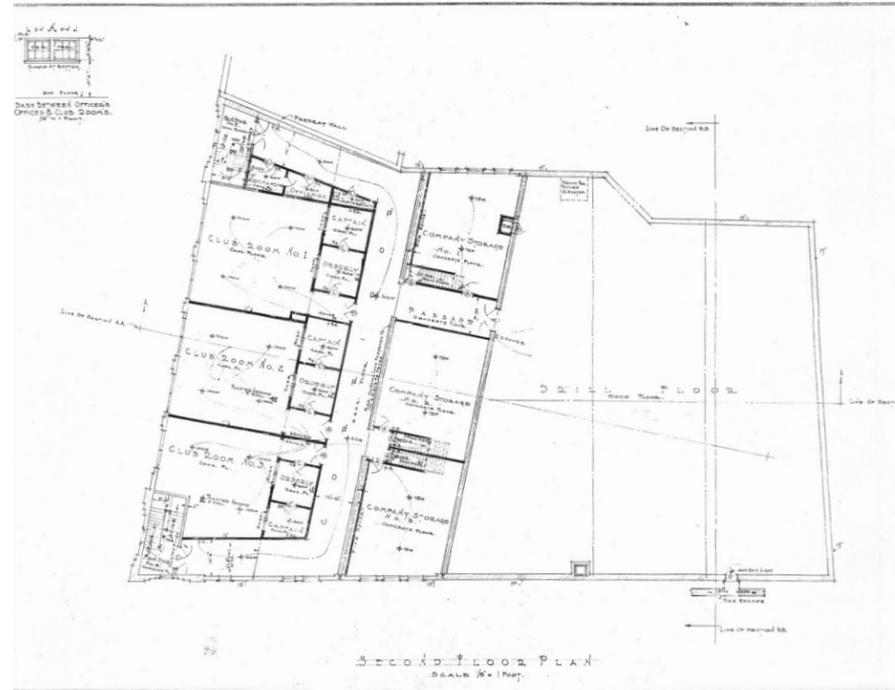
The Ground Floor had spaces designed for the heavy equipment assigned to the local Tank Company and the Hospital Company. A Generator/Battery Room was located along Floyd Street, along with a repair shop and wash pit. A public stair tower and Lobby at the corner of Floyd & Spring Streets provide access to all floors.



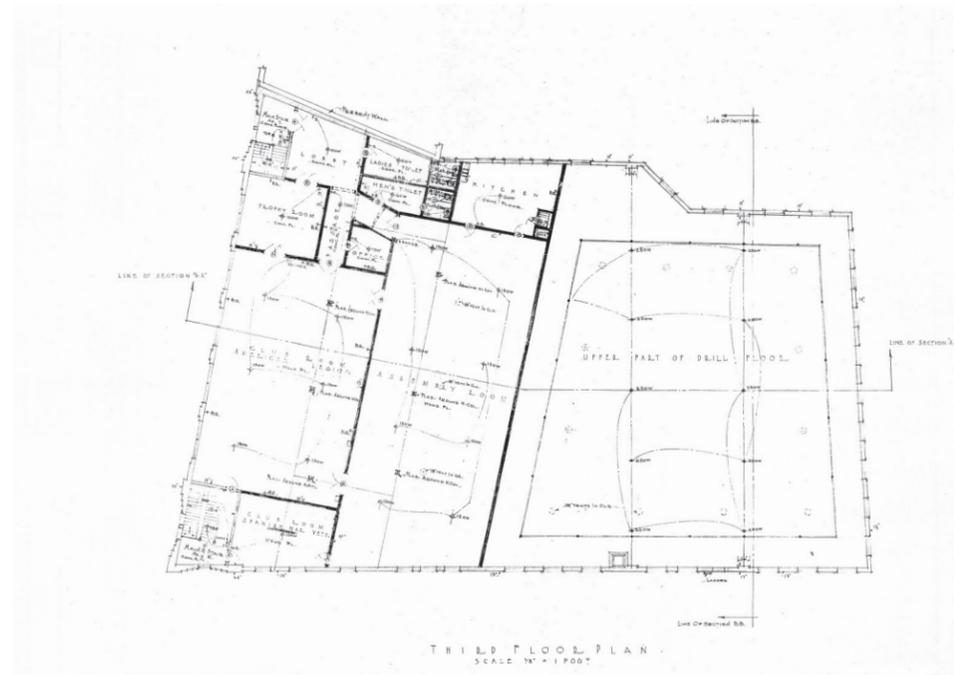
The First Floor contained the Municipal Auditorium space with a proscenium stage and small orchestra pit drawn. Originally the level corridor was open to the sloped auditorium floor. Later, a wall was built in line with the face of the balcony and four small sound/light locks provided. The Check Room along Floyd Street was converted to a street access stair. Men's and women's toilets are in place.



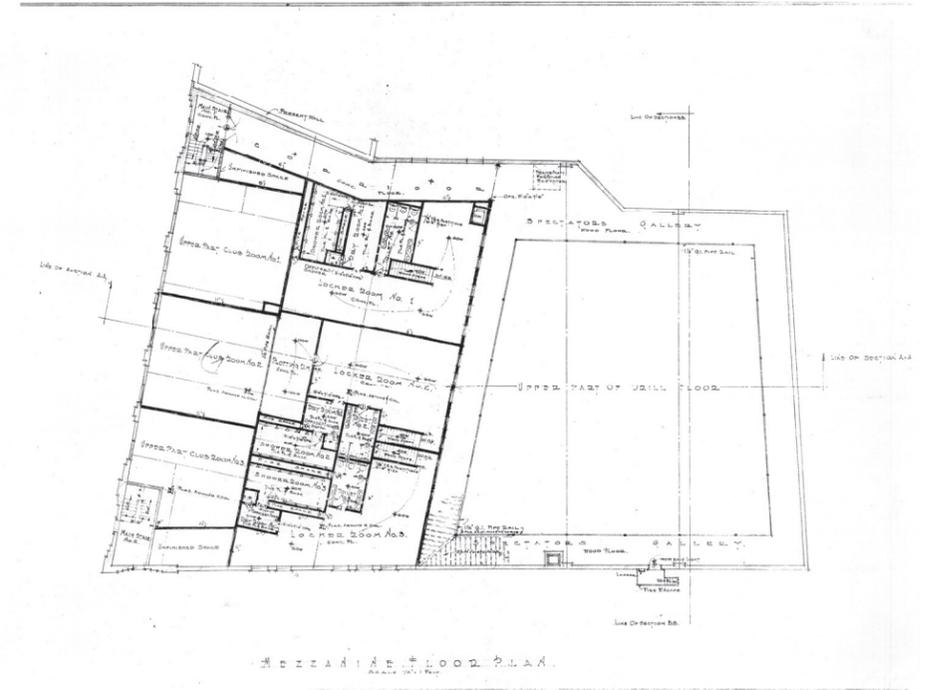
The Balcony Level provides stair access on each side to the balcony. No lobby or patron amenities are located at this level. The balcony contains concrete tiers and crossover aisle. Natural light from Floyd Street and Spring Street sides fill the auditorium and balcony space.



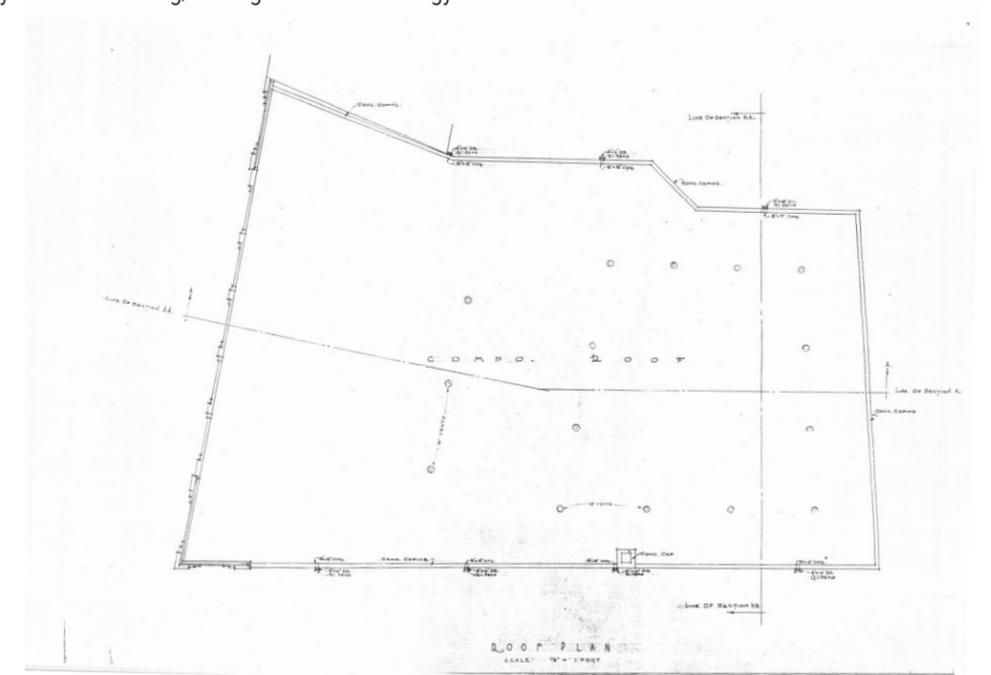
The Second Floor contained three Club Rooms (with 18'-0" tall ceilings) along with office space for the commanding officer and an orderly. On the opposite side of the hallway were three Company Storage Rooms. Each storage room provided private stair access to the locker rooms above. The Second Floor also provides the primary access to the Drill Floor gymnasium.



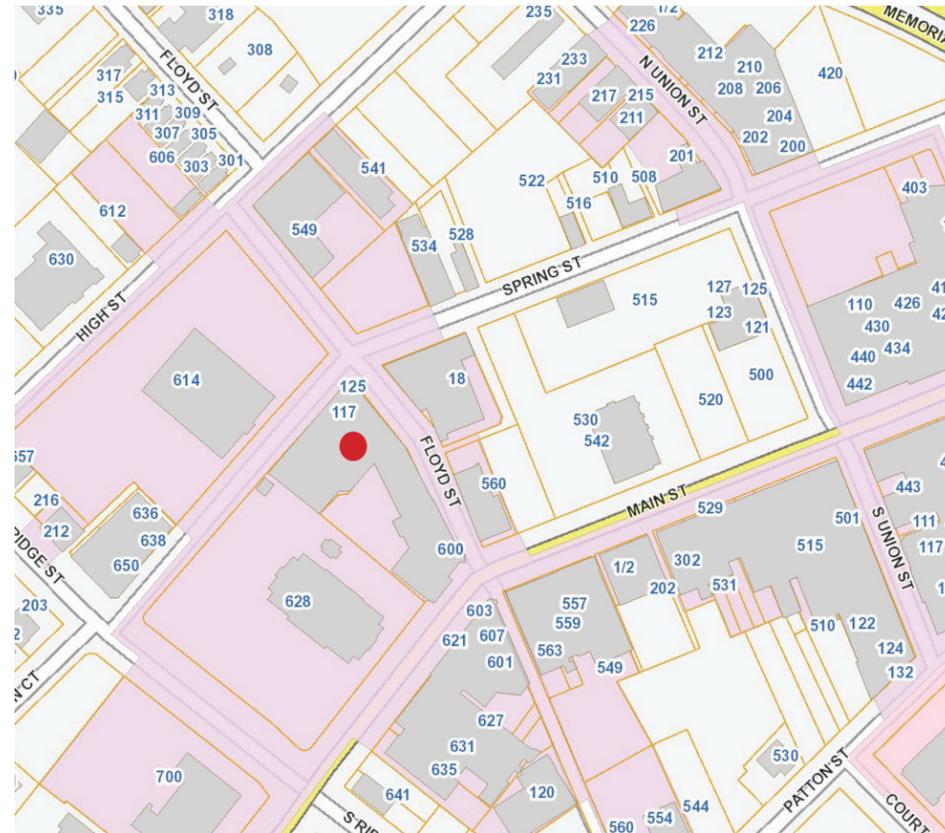
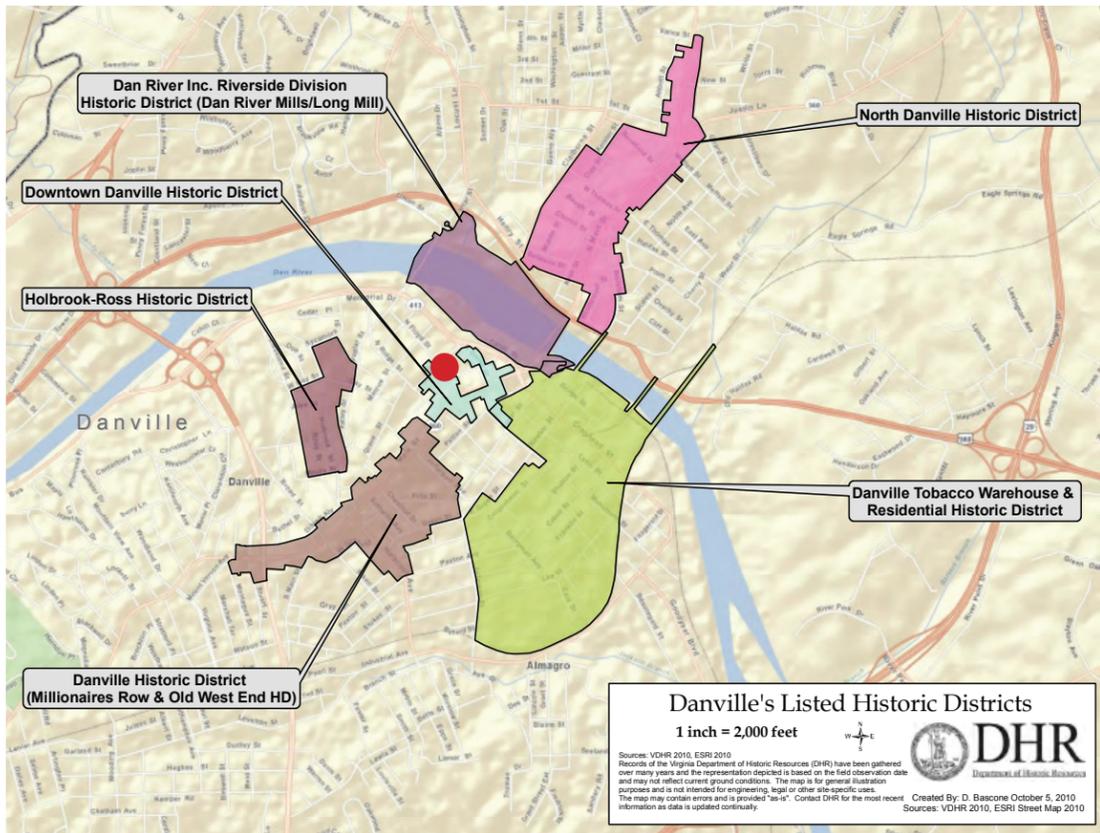
The Third Floor contained the American Legion Club Room, the Spanish War Vets Club Room, and a large Assembly Room. Men's and women's toilets and a kitchen (with dumbwaiter to the Drill / gymnasium floor) served these social rooms. A small stage with wings was later constructed at one end of the Assembly Room.



The Mezzanine Level contained the upper portion of the Club Rooms and the Company Locker Rooms. Each locker room had separate toilet/lavatory, dry and shower compartments as well as lounge space. Each locker room had windows overlooking the Drill Floor. Along one side lies the primary access to what the drawings term "Spectators' Gallery" which is currently used as a walking/running track around the gymnasium.



The Roof Plan shows a low-slope "composition roof" sloping to through-wall scuppers along the Spring Street and opposite side of the building.



Rehabilitation (Historic) Tax Credits:

Rehabilitation Tax Credits (commonly called Historic Tax Credits or HTCs) are dollar-for-dollar reductions in income tax liability for taxpaying entities who rehabilitate historic buildings. Credits are available from both the federal and state governments. The amount of the amount is based on total "certified rehabilitation expenditures" (CREs) multiplied by the credit percentage. The federal credit is 20% of eligible expenses, and is administered by the National Park Service. The state credit in Virginia is 25% of eligible expenses, and is administered by the Virginia Department of Historic Resources. Frequently, taxpaying entities can qualify under both programs, allowing them to claim credits of 45% of certified rehabilitation expenses.

Non-profit agencies and municipalities without tax liability can partner with other development entities to syndicate the credits and thus still enjoy the financial benefits. The City Auditorium is listed as a contributing building to the Downtown Danville Historic District. Therefore, any project proposed has the potential to be eligible for Historic Tax Credits as a financing option.

River District Redevelopment Plan:

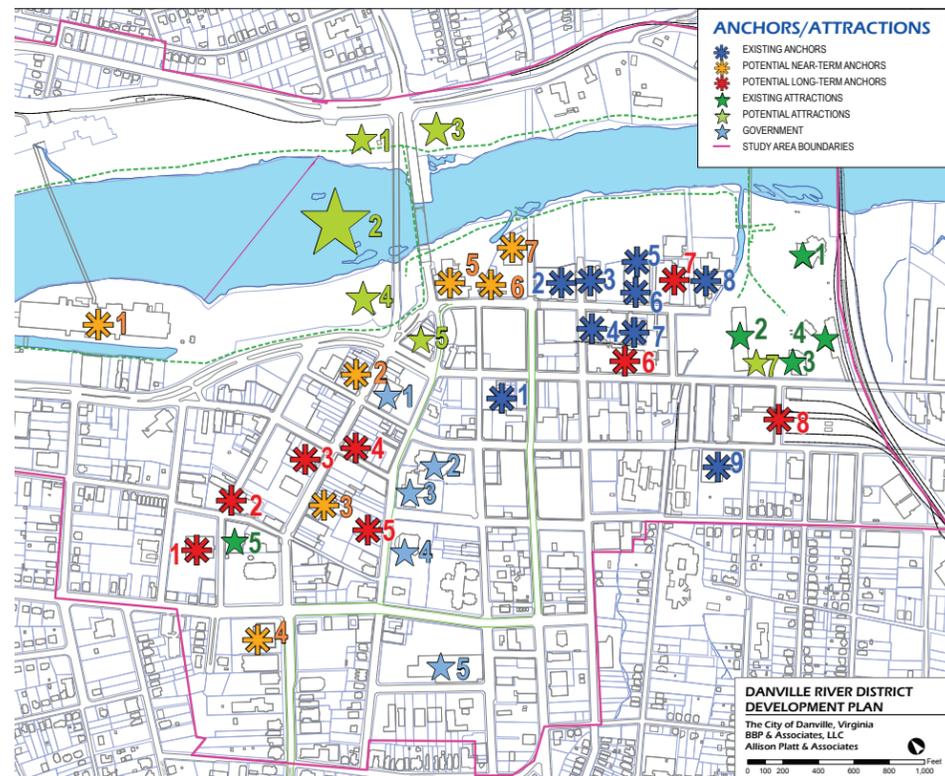
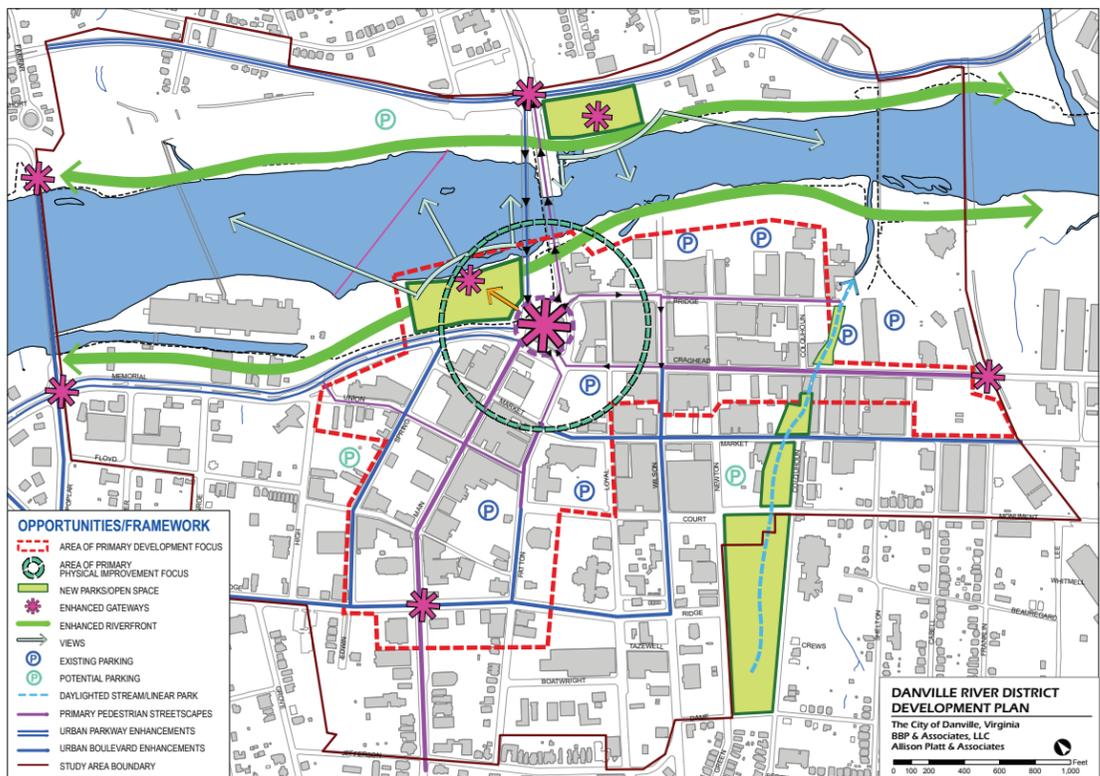
The Danville River District is a development project undertaken by the City of Danville, Virginia aimed at revitalizing the aging Danville Historic District and Tobacco Warehouse District. In partnership with private investors and with state funding, the city is beautifying its riverfront district to add a pedestrian walkway and visitor amenities. The city envisions the site as a venue for many local fairs, festivals and other events.

The City Auditorium features prominently in the River District Plan. The Opportunities / Framework graphic indicates that the City Auditorium is located within the boundary of primary focus.

The Anchors & Attractions graphic indicates the City Auditorium is an Existing Attraction (Green #5). Strengthening and increasing the use and visibility of the City Auditorium is in support of the 2011 River District Redevelopment Plan.

The City Auditorium has daily users for the "Health and Wellness Activities" which use the Gymnasium and other areas. A particularly unique activity that the City Auditorium supports is the use of free-weights. Free weights play an important physical therapy / rehabilitation role by isolating the work of specific muscles and joints.

The City Auditorium also has a 1000 seat auditorium available for school groups, civic clubs, and traveling performances. It can also serve as a rain venue for the Carrington Pavilion.



Existing Conditions:

The following pages will tour the building floor-by-floor, offering a general snapshot of existing conditions, finishes, and layout.

Building construction is steel and concrete, and was considered “fire proof” at the time of construction.

The building has two Main Stairs, however only one of the Main Stairs accesses the top two levels (Third & Mezzanine). A fire escape from the Gym is in place.

The building is not currently protected by an automatic sprinkler system. A new fire main and standpipe system is recommended.

One elevator serves the building. Multiple minor handicapped accessibility challenges are present throughout the building at thresholds, clearances, operation (grasping, turning), and wheelchair usage.

A simplified code analysis per floor will focus on defined use, current occupancy count, means of emergency egress, and required toilet count.



1: Floyd Street view



2: Spring Street view



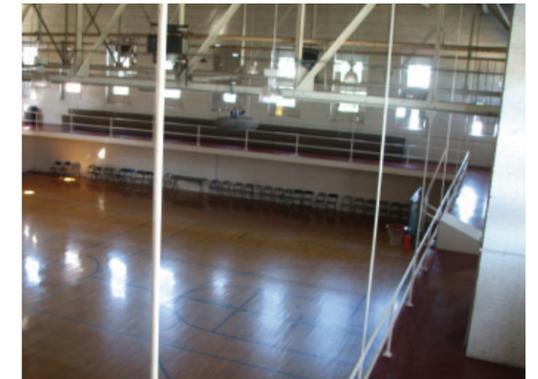
3: View within Alley



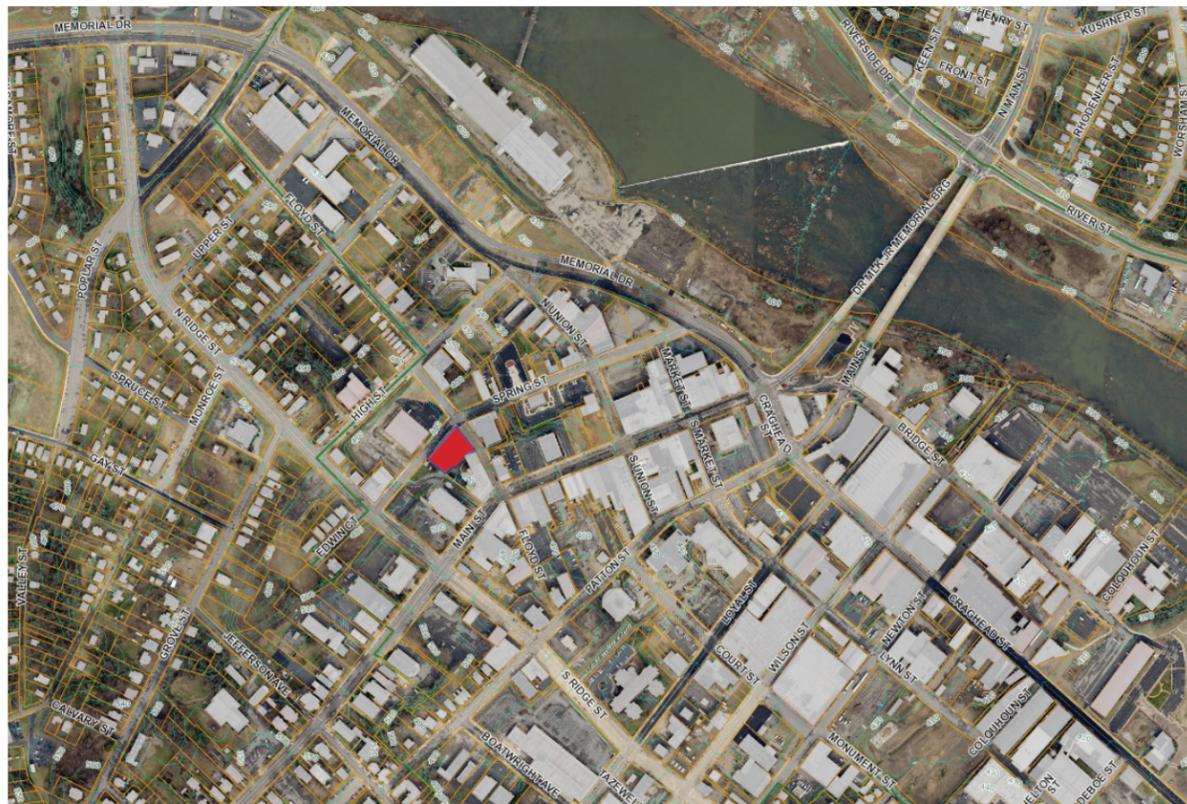
4: Auditorium



5: View from balcony



6: Gymnasium



7: Auditorium toilets



8: Auditorium lavatory



9: Print Shop



10: Stairs from Auditorium to Floyd Street



11: Existing elevator



12: Existing Stair

Ground Floor Plan: A1.01

Existing Conditions Summary

The Ground Floor had spaces designed for the Tank Company, the Hospital Company, a Generator/Battery Room and Boiler spaces. Now it houses a City print shop, a City carpentry shop, storage and mechanical/utility space. A public exit stair and elevator (Stair 1) at the corner of Floyd & Spring Streets provide access to all floors. A second public exit stair (Stair 2) is located in the opposite corner on Floyd Street; this stair does not continue to the Ground Floor.

Finishes include exposed and painted concrete floors, painted steel ceiling beams, and painted concrete walls. Interior partitions are varied and temporary in nature. Currently, there are three separate toilet rooms with one water closet each.



1: Public accessible entrance at Floyd & Spring Streets



2: Garage door exit to Spring Street from Carpentry Shop



3: Exit to Spring Street from Print Shop



4: Print Shop

Building Code Summary

Use Group

- Business (B) for the Print Shop functions
- Factory Moderate-Hazard (F-1) for the Carpentry Shop areas

Occupancy Count

Print Shop	4,307 sf approx / 100 sf gross = 43
Carpentry Shop	4,936 sf approx / 100 sf gross = 49
Subtotal (Ground Floor)	92

Exit Arrangements

2 exits required. The demising wall between the carpentry and print shops each lead to a unique exit.

Toilet Count

- Print Shop - 1 men's toilet and 1 women's toilet required, and same is provided.
- Carpentry Shop - 1 unisex required, same is provided.

Total required - 3, total provided- 3

Analysis Summary

A change of use in the Ground Floor would encourage the extension of the Main Stair 2 to the Ground Floor as a second means of egress, as well as any necessary toilet upgrades.



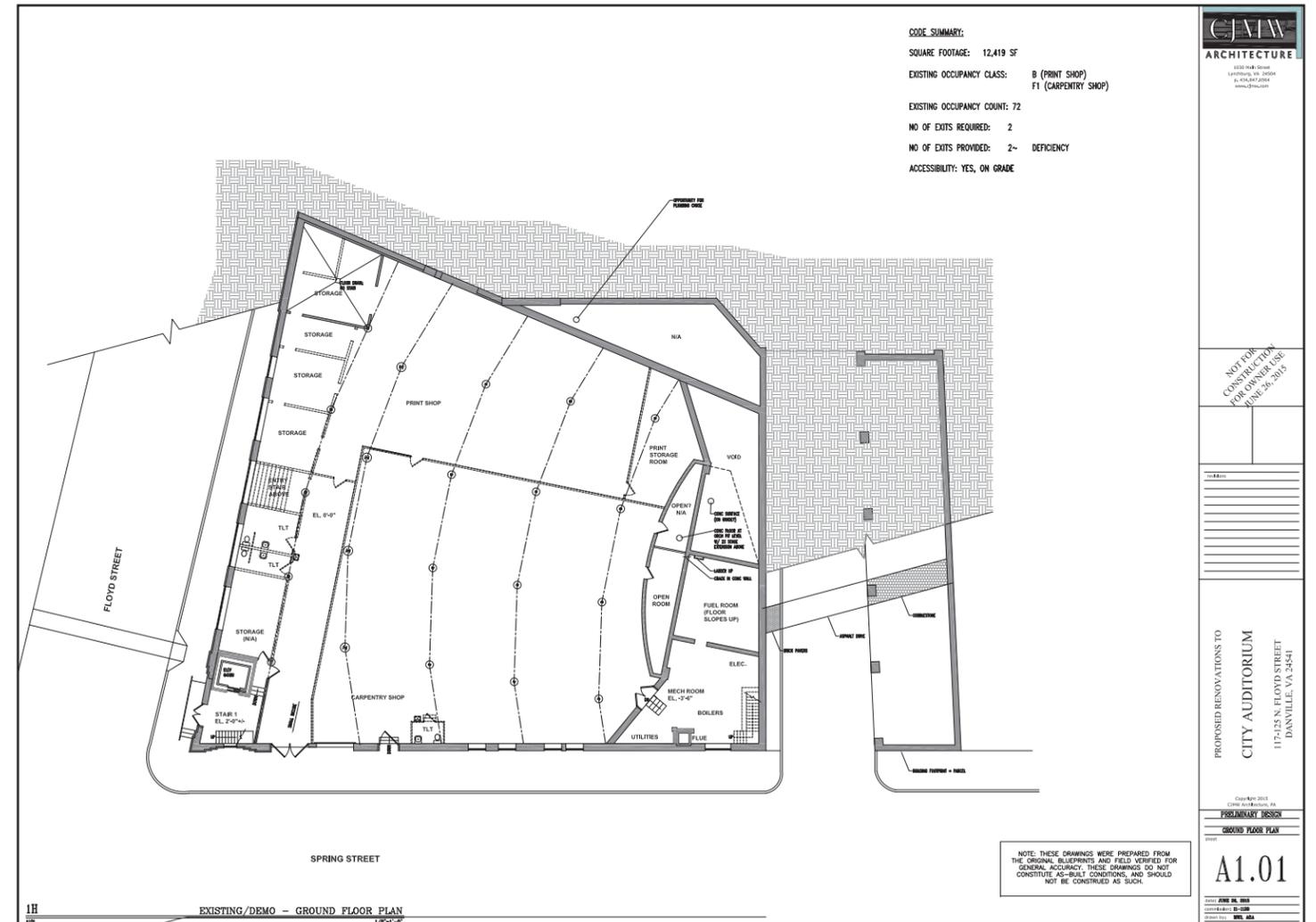
5: Carpentry Shop



6: View within Stair 1



7: Stair 1



First Floor Plan: A1.02

Existing Conditions Summary

The First Floor contains the Municipal Auditorium space. There are 1,344 original unpadded, wooden seats remaining on the orchestra floor along with the proscenium stage and modest back-of-house spaces. A later renovation constructed a wall in line with the face of the balcony which separated the sloped auditorium from the lobby, inserted four small sound/light locks, and converted a Coat Check Room to a central entrance stair from Floyd Street. The sloped auditorium seating exceeds the allowable limits for accessibility.

Finishes include carpet and painted concrete floors, plaster ceilings and partitions. There are two separate public toilet rooms with three water closets and one lavatory each, and two small toilets in the stage wings.

Building Code Summary

Use Group

Assembly (A-1) – Theatres with fixed seating

Occupancy Count

Auditorium = 1,344 occupants currently

Stage 1,077 sf / 15 sf = 72 occupants

Wings 1,086 sf / 15 sf = 72 occupants

Subtotal (First Floor) = 1,488 occupants currently

Exit Arrangements

4 exits required – of which 2 must be accessible. Currently four exits are provided – two at Main Stair 1 and Main Stair 2, one at Stage Left out to Spring Street and one at Stage Right out to the covered alley. Accessibility is moderate.

Toilet Count

Public Toilets - 6 men's toilets required (3 are provided) and 4 lavatories required. 11 women's toilets required (3 are provided) and 4 lavatories required as a code minimum.

Total required - 17; total provided - 6

Back of House Toilets - 1 men's and 2 women's

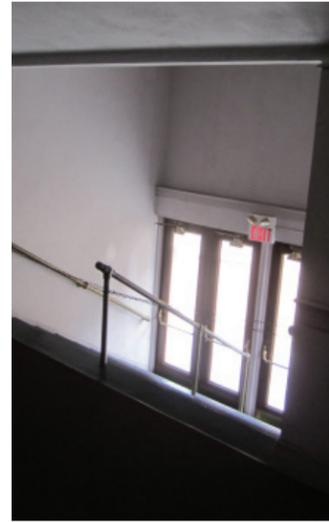
toilets are needed, 2 unisex provided. More are desirable for dressing rooms and to meet performance requirements.

Analysis Summary

The current Auditorium is lacking significant public amenities such as toilets, concession, and lobby space. Other specific theatre auditorium conditions are outlined in the Tab – Theatre.



1: Stair 1



2: Stair from Auditorium to Floyd St



3: View within Auditorium lobby, and sloped underside of balcony above



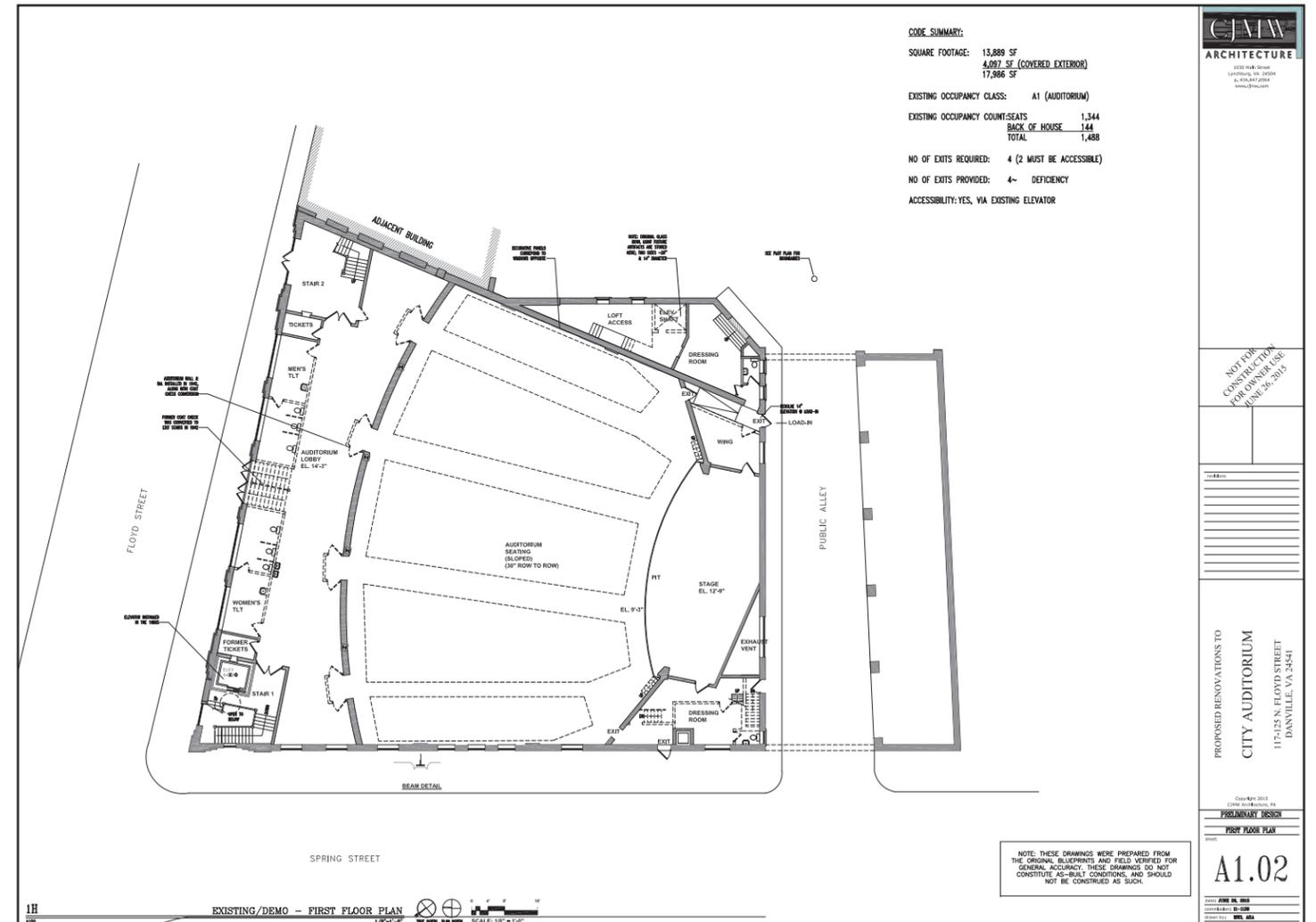
4: Stair 2 to Floyd Street - note Art Deco rays in plate glass



5: Stair 1



6: View to Stair 2 exit to Floyd Street



Balcony Floor Plan: A1.03

Existing Conditions Summary

The Auditorium Balcony Level provides elevator and stair access to the modestly tiered concrete balcony. 428 original unpadded, wooden seats remain. No lobby or patron amenities are located at this level.

Finishes include carpet and painted concrete floors, plaster ceilings and partitions.

Building Code Summary

Use Group

Assembly (A-1) – Theatres with fixed seating.

Occupancy Count

Auditorium = 428 occup. currently

Subtotal (Aud. Balc. Floor) = 428 occup. currently

Exit Arrangements

2 exits are required for auditorium seating up to 500 – of which 1 must be accessible. Currently two exits are provided – one at Main Stair 1 and Main Stair 2 (generally accessible) and a crossover aisle exists.

Seat runs vary between 85 feet and 120 feet long. Additionally the current row-to-row seat spacing is 30 inches, which is very narrow and the number of seats in each row exceed current egress limits. Deficiency.

Toilet Count

Public Toilets - 2 men's toilets required (0 are provided) and 3 lavatories required. 4 women's toilets required (0 are provided) and 3 lavatories required as a code min. Deficiency.

Total required - 6; total provided - 0

Toilets are permitted to be one floor removed.

Analysis Summary

The current Auditorium Balcony level is lacking significant public amenities such as toilets and is code deficient on emergency egress. Other specific auditorium balcony conditions are outlined in the Tab – Theatre.



1: View from Balcony to stage



2: View along Balcony



3: View from Balcony (House Right)



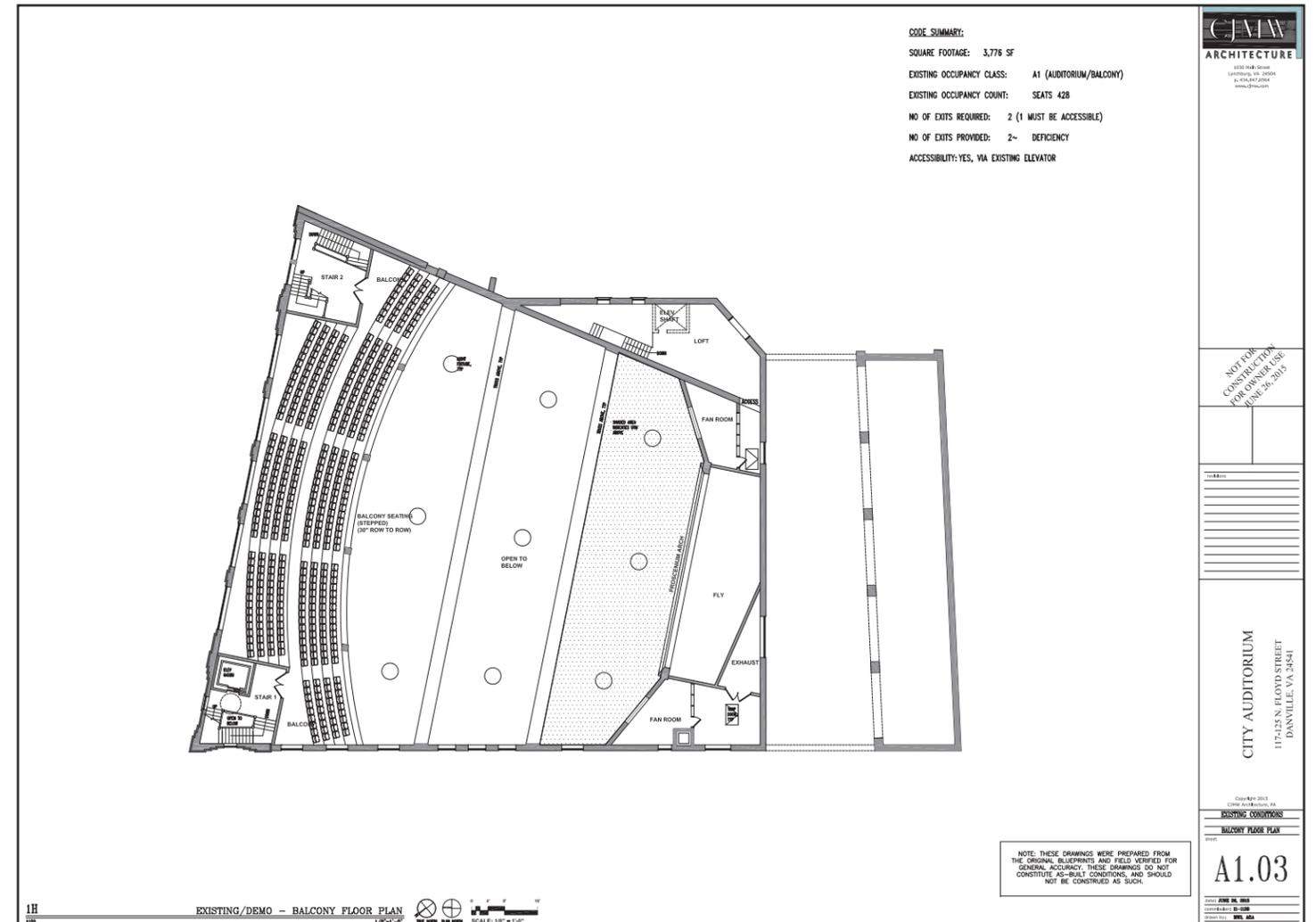
4: Structural framing at Balcony



5: Stair 2 exit



6: Auditorium seating layout



Mezzanine Floor Plan: A1.05

Existing Conditions Summary

The mezzanine Level contained the Company Locker/Shower Rooms and the primary access to a suspended track around the gymnasium. An extensive model railroad set-up is in place in the area formerly designated as Locker 1. Undefined storage occupies the rest.

The modern elevator installed in Stair 1 does not access this floor, likely due to the lack of vertical clearance at the doors; therefore this floor is not currently accessible.

Finishes include vinyl floors and painted wood track, plaster ceilings, and partitions. Remnants of the former locker toilets and showers remain.

Building Code Summary

Use Group

Business (B-1)

Occupancy Count

Business office use 5,867 sf / 100 gross = 59

Subtotal (Mezzanine Floor) = 59

Exit Arrangements

Each of the three Company Locker Rooms are currently accessed by a private stair, which leads to the Second Floor corridor, rather than to a Main Exit Stair. Deficiency.

The suspended track around the Gymnasium (or former Spectator's Gallery) requires 2 exits. Currently two exits are provided – one at Main Stair 1 and one at the fire escape to Spring Street. The previous elevator installation truncated the Main Stair 1 at the Second Floor

Toilet Count

Business Toilets - 2 toilets are required minimum

Analysis Summary

The current Mezzanine Floor is valuable space. The primary recommendation for this floor is to insert a Stair 1 extension and providing a corridor to link the Main Stair Exits. Overflow offices, activity rooms, toilets, showers and mechanical space could be installed here. Additionally a second elevator could be installed to serve this floor, if desired (although not required by code).



1: Plumbing chase at former showers



2: General storage



3: Former toilets with varnished partitions and original tile



4: Model RR hobby office



5: Model RR office in former toilets (tile)



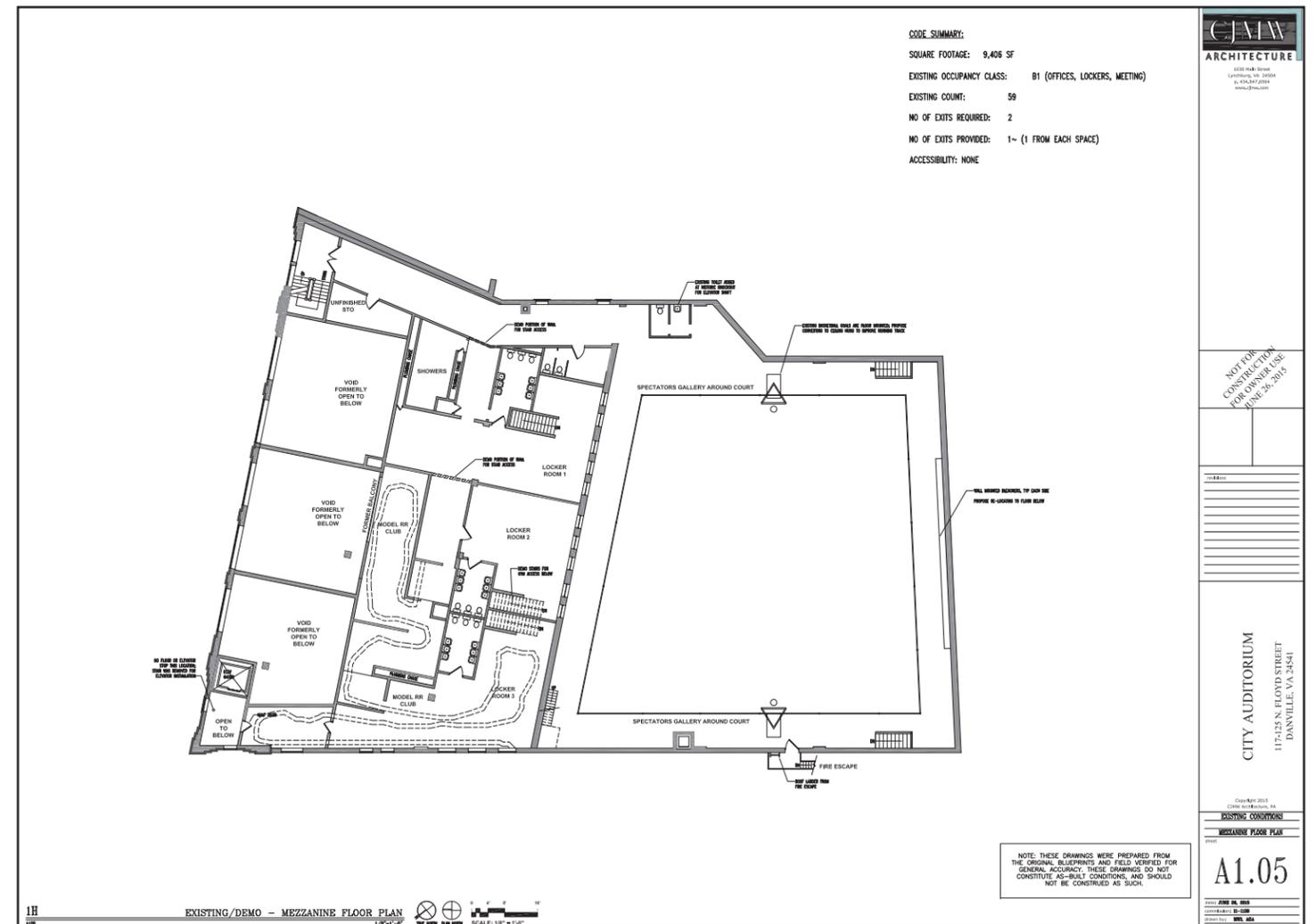
6: Former overlook room to below



7: Windows along Spring Street



8: Detail of model railroad display



Third Floor Plan: A1.06

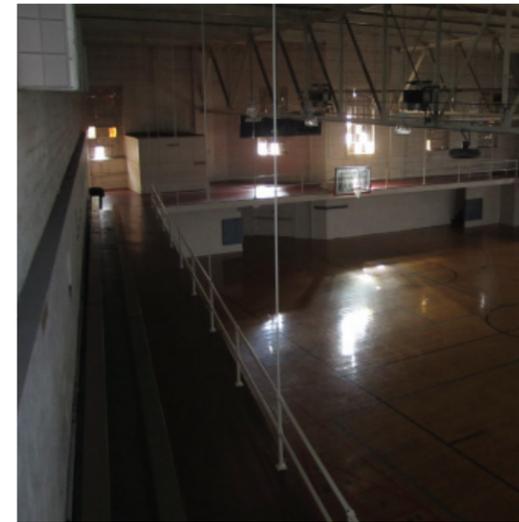
Existing Conditions Summary

The Third Floor contained the American Legion Club Room, the Spanish War Vets Club Room, and a large Assembly Room. Men's and women's toilets and a kitchen (with dumbwaiter to the Drill / gymnasium Floor) served these social rooms. A small wood stage with wings was added at one end of the Assembly Room. Currently these spaces are used for Power Zone Fitness (free weights and nautilus machines) and billiards.

Finishes include fitness flooring, VCT, and wood floors, plaster ceilings, and partitions. Men's toilet, women's toilet and kitchen space exist for the former social spaces. Space is accessible via elevator.



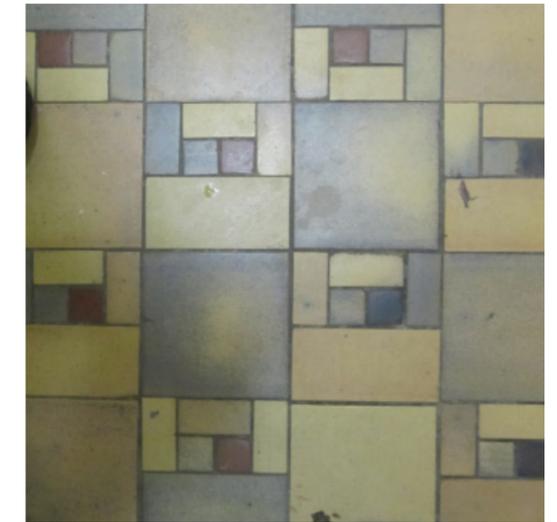
1: Small stage added in previous renovations. Original French door pair.



2: View down to the Spectators Gallery



3: Second exit is seen in corner



4: Detail of original floor tile

Building Code Summary

Use Group

Assembly (A-3) in the recreational space

Occupancy Count

Third Floor use	9,185 sf		
Banquet	9,185 / 15 sf	=	612
Recreation	9,185 / 50 sf	=	183

Third Floor has 2 exits (Main Stair 1 and a Stair/Escape), therefore we set the Max Occupant Count at 499.

Subtotal (Third Floor) = 499

Exit Arrangements

2 exits are required. Currently two exits are provided – one at Main Stair 2 and one using a stair to the fire escape to Spring Street. The previous elevator installation truncated the Main Stair 1 at the Second Floor. The path to the second exit/fire escape is very tenuous and easily blocked as it passes through the Fitness Room and Stage. Deficiency.

Toilet Count

Gym Toilets - 2 men's toilets required (1 is provided). 4 women's toilets required (1 is provided).
Total required - 6; total provided - 2

Analysis Summary

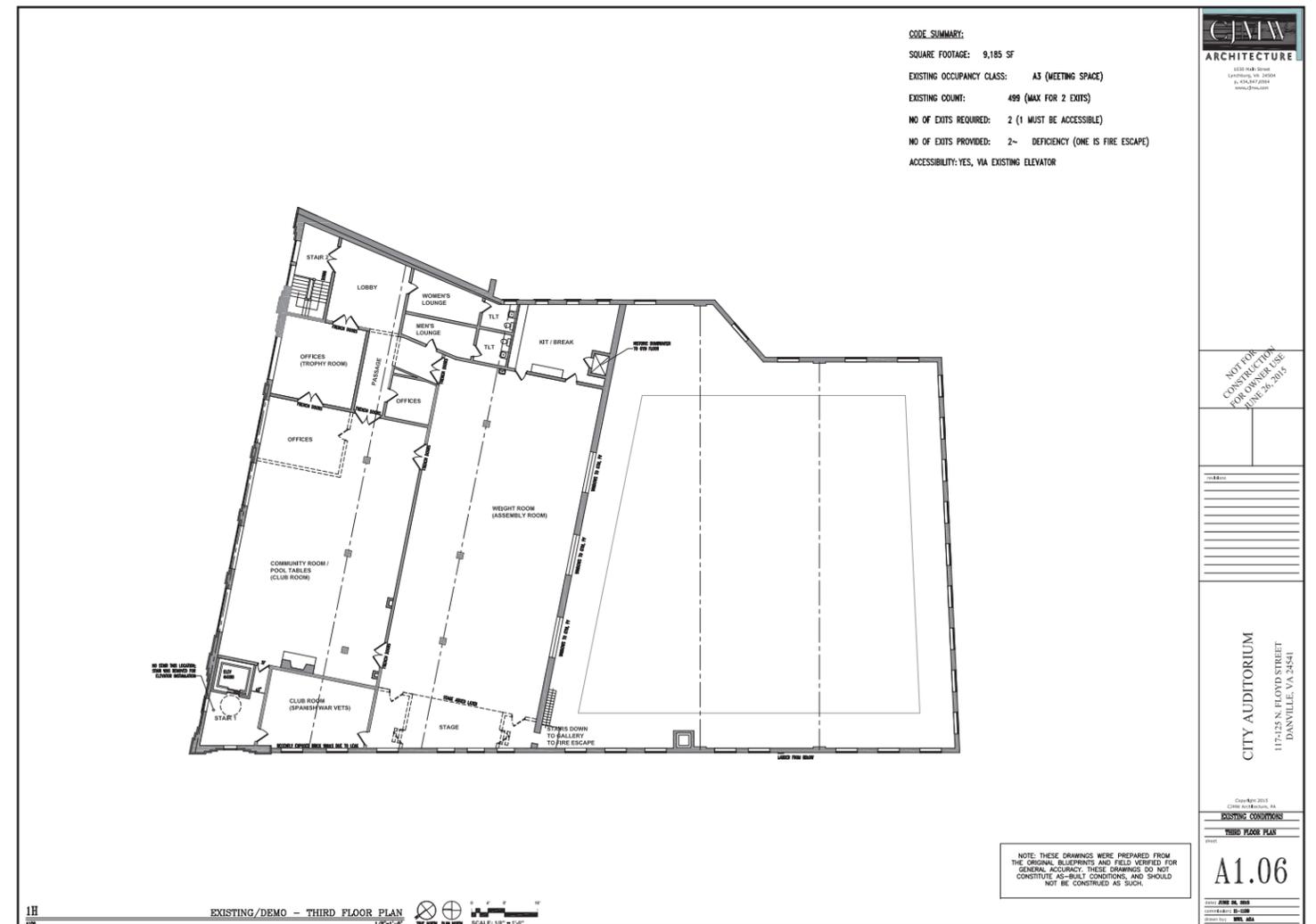
The primary recommendation for this floor is to insert a Stair 1 extension and providing a corridor to link the Main Stair Exits, and re-route the wheelchair access via the existing elevator.



5: View towards Second Exit in lefthand rear corner of space.



6: View towards Stair 2 exit



Building Section: A5.01

Existing Conditions Summary

The lowest level of the building houses a City print shop and carpentry shop.

Above that level lies the Auditorium, Balcony and Stage.

The top three levels of the building include the Gymnasium, Billiards, Weights, and Activity Rooms. Also the Parks & Recreation Administrative Offices are located at the Gymnasium level.

Analysis Summary

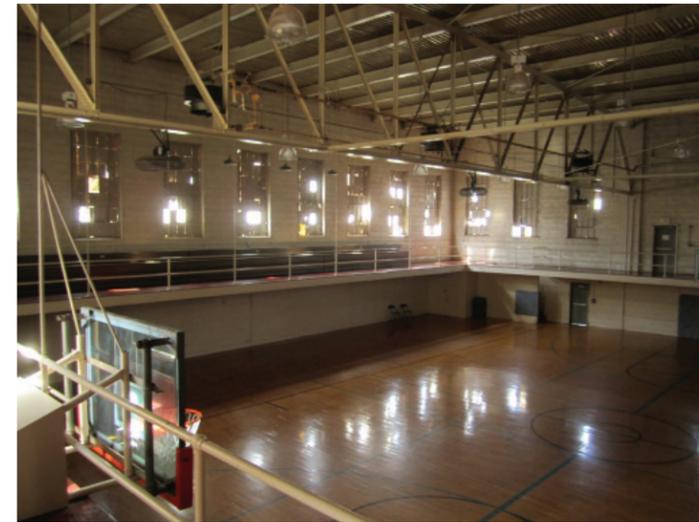
This general grouping of Recreational Spaces over the Performance Spaces works best for this building. Although the free weights would be acoustically isolated on the Ground Level, all other Parks & Recreation spaces are above the Auditorium. This study proposes exploring other means to acoustically isolate the free weights, with the knowledge that a perfect solution is not achievable within this historic building. This study along with other Parks & Recreation user polls indicated that the City Auditorium and its quirks are much loved.



1: Building directory at Stair 1 / Elevator



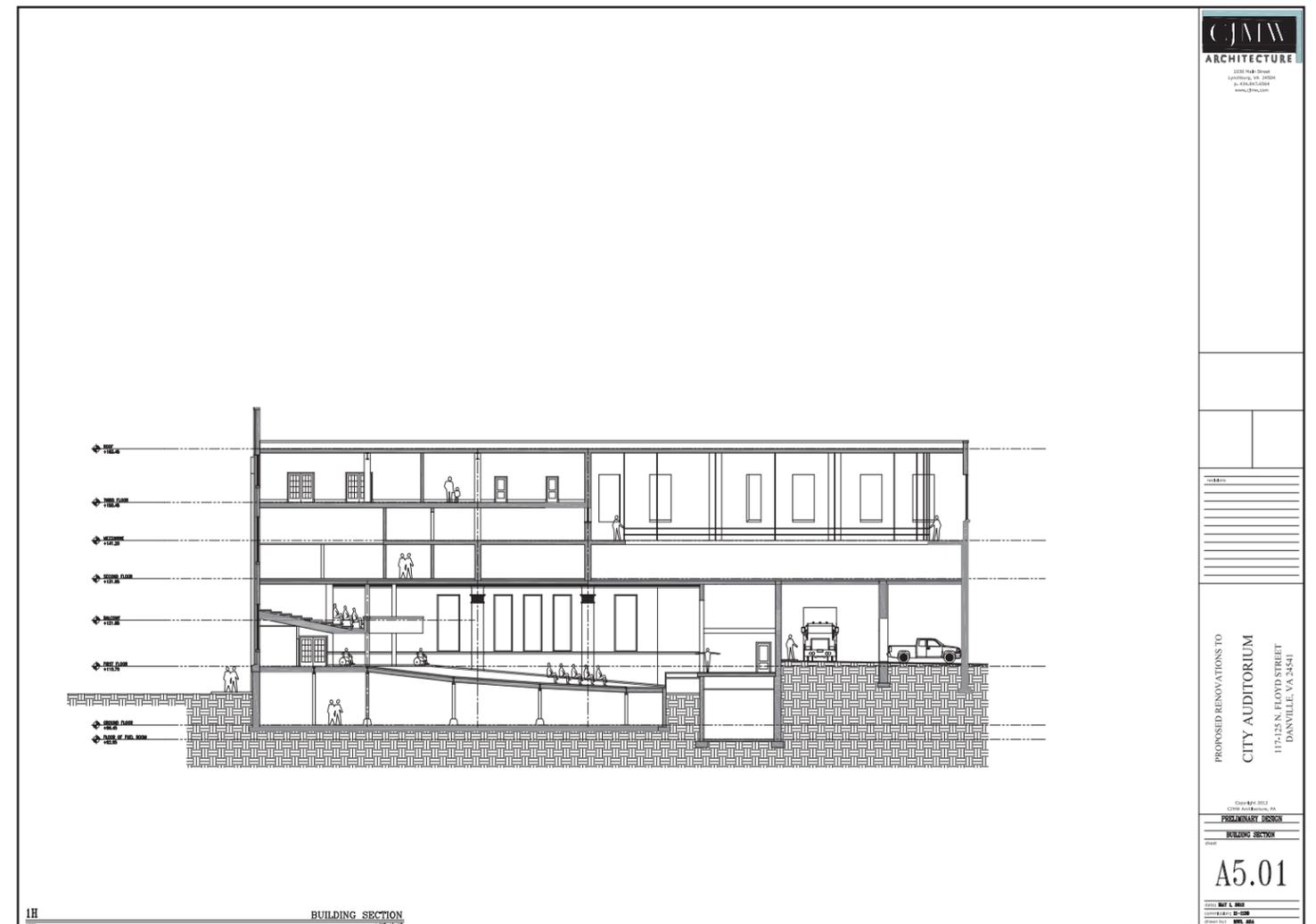
4: Existing wheelchair accessible entrance at Floyd & Spring Streets



2: Overall view of Gymnasium



3: Lobby at Auditorium



HISTORIC CHARACTER:

Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. All rehabilitation work shall be undertaken in such a manner as to preserve the historic character of the building. See NPS Preservation Brief 17 for additional information.

Exterior materials such as brick and stone masonry shall be cleaned by the gentlest means possible. High pressure water and metal bristle brushes can irreparably damage the detailing. Ice melt chemicals against the base of the building cause water damage to the joints and corrode the steel reinforcing bars (Photo 3). The roof flashing is allowing water to enter the interior and the parapet. Mortar joints have been improperly patched with mortar and/or sealant that does not match the existing mortar in color, texture or function (Photo 2).

Structural framing and even the volume of large spaces also defines the character of a building. The City Auditorium has locations where riveted steel trusses are exposed as they span the auditorium and gymnasium spaces (Photo 6). Where these trusses can be appropriately exposed, their story should be told.

The City Auditorium's exterior doors are varnished wood with geometric ray patterns in the glass panels (Photo 4). Interior doors are frequently paneled or French paned (Photo 12). Windows throughout the building are factory-style steel windows with thin muntins and individual panes of glass (Photo 5). These windows can be easily and economically rehabilitated as single pane windows with inset storefront storm windows; or rehabilitated with double pane individual units. Several windows in the gymnasium have been painted to limit glare – alternate window shading devices should be evaluated.

Interior finishes, such as deep wood trim (both varnished and painted), varnished doors, varnished wood toilet partitions and original door hardware, are significant details from the past. New trim, doors and toilet partitions should respond to past detailing. There are a variety of floor finishes visible – brick-like tiling (Photo 4), narrow strip wood flooring, unique Art Deco tiling (Photo 7), and two tone brown tile floor (Photo 8). Where possible, these original floor surfaces should be exposed. A whole-building harmonious paint scheme can be developed from the colors in the 1932 tile floors. Particularly unique elements, such as the fireplace on the Third Floor (Photo 9), should be retained and highlighted in the layout.

In the auditorium, original molded plywood seats remain on the orchestra level and balcony level. Based on the end standard design, these are likely American Standard chair model 122-Standard 178 (Photo 10). Any new chairs should respond to their imagery. This would likely include varnished seatbacks with upholstered fronts and seats. The historic end standards (and possibly the arm blocks) can be salvaged and re-installed. Sections bolted together can be installed as bench seating and artifacts in the lobby.

Original exterior light fixtures remain in place; these should be cleaned and maintained in good repair (Photo 1). Within the former elevator shaft, milk glass globes with original gold stenciling are stored (Photo 11). The globes are in two different dimensions – the larger likely relates to the auditorium globes. These globes should be documented and archived. Any future renovation should restore and reuse these original artifacts. One local company that does this type of work is Jefferson/Lightsmith (ltsmith.com; (434) 528-5809).

Another way to preserve the character of a historic building is through the use of educational materials and plaques. These would recall the historic names and functions of different spaces.



1: Exterior light fixture



2: Mortar joints at roof parapet



3: Damage to existing exterior cladding from ice melt



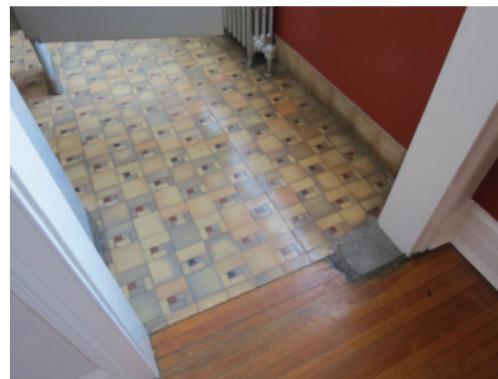
4: Exterior doors with etched glass



5: Single-pane factory steel windows



6: Riveted steel truss



7: Art Deco floor tile pattern and narrow strip wood flooring



8: Two-tone checkerboard floor pattern



9: Third Floor Fireplace



10: Auditorium seat and end-standard



11: Historic light fixture glass globe



12: French paned doors

Building Systems

All of the primary utilities enter and exit from the building at the Boiler Room – see Ground Level Plan.

The domestic cold water, natural gas, electrical service entrance and the main sanitary drain -- all are in this space. The steam condensate return from the building's heating system also drains to this room, where the condensate receiver is located.

Note that the Ground Floor slopes down from the North Floyd Street facade towards the North Ridge Street facade, such that the Boiler Room is literally the low point for the whole building.

The current building heating system is low-pressure steam. Changing to a hot water heating system is recommended for this project. Relocating the boilers for a new system is possible, although relocating the exhaust flue would be challenging. The current exhaust flue originates at the Boiler Room and exhausts through all floors to the roof.

Window air conditioning units are in place along the west facing facades. A full building chiller system is recommended.

The building has no sprinkler system currently. A full NPFA 13 system will be required. For additional design work, a flow test will be needed, as well as information regarding pipe size and location.

The following pages detail an assessment of the building systems, and outline proposed options for phased upgrades in accord with the proposed architectural master plan.



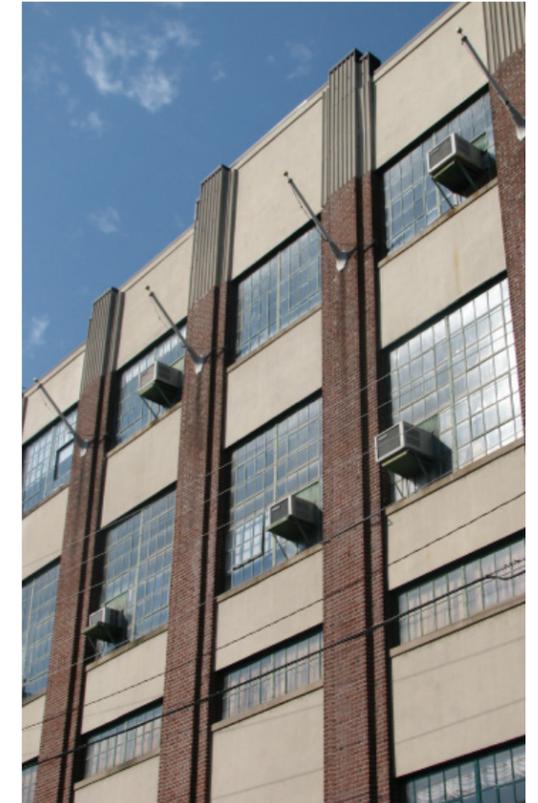
1: Electrical service



2: Spring Street ductwork



3: Typical window units on Floyd Street



4: Typical window units on Floyd Street



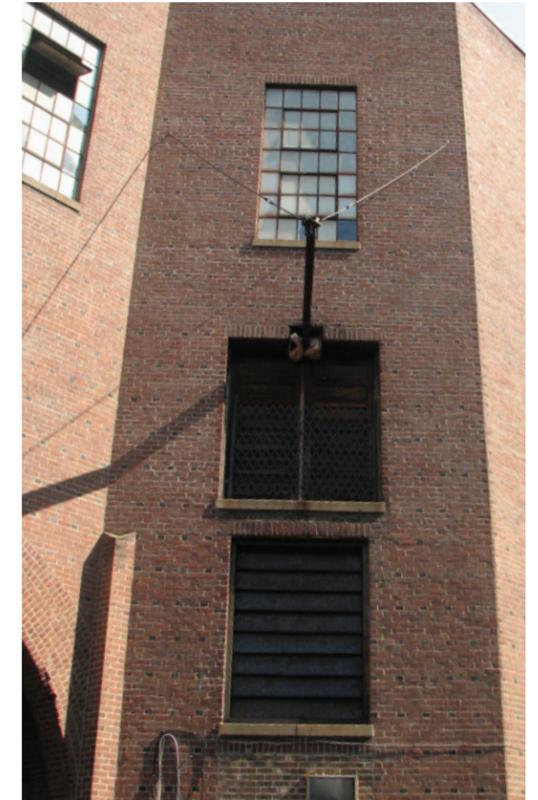
5: Boiler room equipment



6: Boiler room equipment



7: Humidification system for Print Shop



8: Former hoistway to Gymnasium

EXISTING CONDITIONS:

Ground Floor

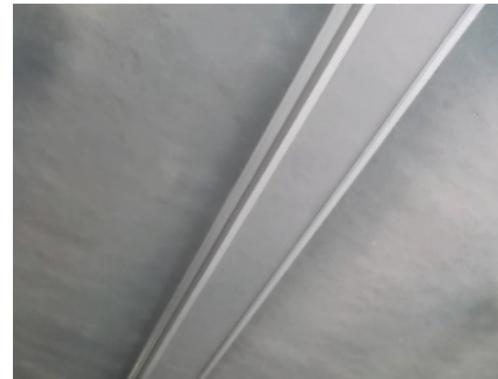
- Building steam heating boilers are located in the Boiler Room. The heating plant consists of two natural gas fired Columbia boilers that were installed within the last five years and appear to be in good condition. (Picture 21).
- The condensate receiver tank is located in the Boiler Room. (Picture 23)
- Steam is distributed to unit heaters and radiators located throughout the building. A natural gas fired domestic water heater is located in the Boiler Room. (Picture 18)
- There is a steam ceiling unit heater located at the entrance to the Print Plant. (Picture 25)
- The Print Plant is air conditioned and has a water mist humidification system. The air unit is located in the Wood Shop and the remote air cooled condensing unit is located/mounted on the wall in the drive-through below the Auditorium. (Picture 22, 27 and 41)
- The domestic water service shut off valve is located at the corner of Floyd Street and Spring Street.
- The building has three sanitary sewer laterals. One lateral exits the building at the corner of Floyd and Spring Streets and connects to the manhole in the street intersection. The other two laterals connect to the manhole located in Spring Street and the Boiler Room and areaway under the Auditorium.
- Natural gas enters the building in the Boiler Room.
- The existing Auditorium / Armory facility's electrical service is a 240-120 V(ac) / 3 Ph / 60 Hz ("delta high-leg") arrangement. The power is supplied via three (3) pole-mounted transformers, located on the opposite side of Spring Street, wired across the street to the structure.

It is evident that, in the past, the building had a number of electrical service feeds provided to it. Relatively recently, these feeds were consolidated, such that there is now only one electrical meter. Based on our interpretation of the National Electrical Code (NEC), the building has four existing electrical services, although none of them are "fully compliant" with the current (2011) NEC.

There is no documentation of the existing systems. (Pictures 46, 47 and 48)

- The facility's existing electrical distribution system largely consists of, what is surmised to be, original (1930's vintage) wiring and very old distribution equipment (panelboards, disconnects, switches) that are long past their useful life. There are a number of locations that have "updated" load center circuit breaker panelboards, which look to be relatively new, but are "single-phase" 120 / 240 V(ac) devices. All "three-phase" equipment is fed from the old (original) electrical equipment.

Not being able to physically see the existing (original) wiring, it is surmised that all of it is well past its useful life. (Pictures 49, 50 and 51)



1: Auditorium ceiling beam



2: Auditorium ceiling beam



3: Mechanical space behind stage



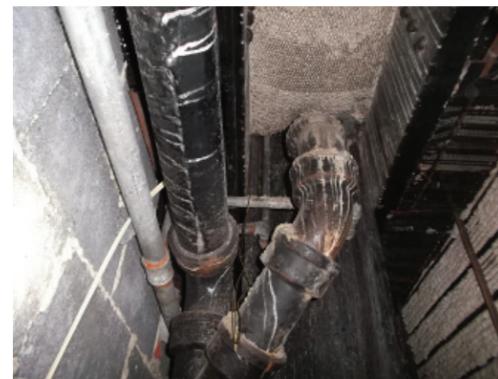
4: Mechanical space behind stage



5: Interstitial space between Auditorium joists and plaster ceiling



6: Floor void



7: Plumbing chase at main trusses



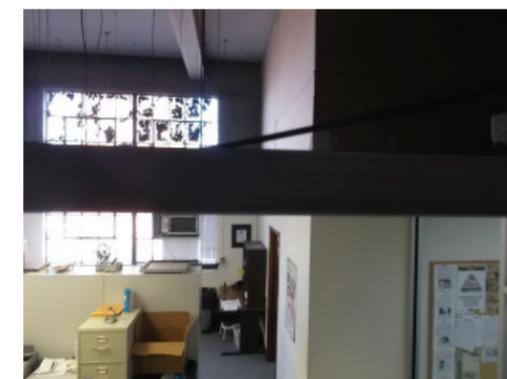
8: Plumbing chase at main trusses and decorative beams



9: Plumbing chase



10: View above suspended ceiling at offices



11: View of offices below and double height space above



12: Plumbing chase

- Due to the age of the building, there are very few 120 / 240 V(ac) power receptacle outlets throughout the facility. It was noted that there are “power strips” in specific office areas. In addition, the Danville Parks & Recreation staff indicated that they have had (and continue to have) issues with fuses “blowing” on a regular basis. It is surmised that there may be specific pieces of equipment, tied to specific circuits, that are creating this problem. (Pictures 52, 53 and 54)

In the remainder of the building, there were no signs of multiple extension cords and similar devices, indicating that the current number of outlets in these areas are adequate for how the building is currently being used.

- The lighting system(s) appears to be in good condition and adequate for the tasks.
- The existing fire alarm control panel is in good condition, but does not have the capacity for expansion. The existing fire alarm system does not fully comply with NEC in terms of pull stations and notification appliance quantities and placement.

The auditorium seating capacity requires a voice evacuation fire alarm system. (Pictures 55, 56, 57 and 58)

- The 240-120 V(ac) / 3 Ph / 60 Hz “Delta High-Leg” system is not the most cost effective electrical distribution system for this facility. Generally speaking, these types of systems are being phased out by most utilities. Our conversations with the Danville utility group (Danville Power and Light Engineering) have determined that they would suggest replacing the existing service to the auditorium with a 208-Y / 120 V(ac) arranged system. This would be a more cost effective system when replacing the existing distribution system.
- There is presently very little three phase equipment, and most of it is suitable for connection to a three phase 208 volt system.
- The existing stage lighting distribution equipment is largely the same age as the main building electrical equipment. It is fed at 120 / 240 volt single phase. Most modern theatrical lighting systems are designed for use on a 208Y / 120 volt system. This should be kept in mind if there is a likelihood of upgrading the system.

First Floor

- The Auditorium and Stage area is not air conditioned and is heated by steam unit heaters located left and right of the stage. (Picture 24). Remaining spaces are also not air conditioned and heated with cast iron steam radiators.

Balcony Floor

- The Auditorium Balcony is not air conditioned, and is heated by steam cast iron radiators.



13: Former locker room showers



14: Former openings to Gymnasium



15: Opening to Gymnasium, and steam heater



16: Exhaust



17: Roof top view



18: Water heater



19: Fire alarm control panel



20: Roof top view



21: Boilers



22: Unit for Print Shop humidification systems



23: Condensate Receiver Tank



24: Steam unit heaters for Auditorium (each side of Stage)

Second Floor

- Floyd Street offices are air conditioned by window air conditioning units and floor mounted self-contained spot coolers. Heating is provided by steam cast iron radiators.
- The Basketball Court is not air conditioned. It has rooftop exhaust fans for ventilation and steam unit heaters for heat. (Pictures 17 and 35)

Mezzanine Floor

- The floor is not air conditioned. The perimeter rooms are heated by steam cast iron radiators. (Picture 29)
- Shower/toilets are not functional and are used for storage.

Third Floor

- The offices are air conditioned by window air conditioning units and the Director's office is air conditioned by a floor mounted self-contained spot cooler. The original air unit that was connected to the roof air cooled condensing unit has been removed. The floor is heated by steam cast iron radiators.

Roof

- Basketball Court exhaust fans and a failed air cooled condensing unit for the Third Floor offices are located on the roof. (Pictures 17 and 20)

Overall Observations

- Except for the steam boilers, the heating system is antiquated and not controllable. Also, except for the Print Shop and isolated window units, the building does not have an air conditioning system.
- With the Auditorium not being air conditioned, the Auditorium is only usable during the heating season.
- Even though the building has domestic hot water heaters, the hot water is not distributed to all of the toilets.
- The building does have a basic fire alarm system, but does not have an automatic actuation system or sprinkler system.
- With respect to possible (future) "phased" renovation efforts, KINCAID & ASSOCIATES, PC (K&A, PC) would initially recommend that the existing "over-head" building service be replaced with a new, under-ground, 208Y-120 V(ac) / 3 Ph / 60 Hz "Wye" arranged system. As a part of this replacement project, the service capacity should be increased to accommodate the higher power requirements for new Auditorium / Gymnasium HVAC equipment.
- Following the upgrade of the building service entrance, K&A, PC would propose that all of the older existing electrical distribution equipment be removed and replaced. Some of the existing equipment may not still be serving any loads.



25: Steam ceiling unit heater in Print Shop



26: Typical Company room



27: System for Print Shop



28: Access from Print Shop to Floyd Street high windows



29: Steam radiators in locker rooms



30: Steam radiators leading to Spectators Gallery



31: Former shower room used for storage



32: Steam radiators



33: Steam radiators at rear of Balcony



34: Stair 1 elevator



35: Gymnasium unit heaters, ceiling fans and exhaust fans.



36: Exposed conduit and piping

PROPOSED PHASED MASTER PLAN

Electrical System

- With the electrical distribution system being in the worst condition, the upgrade to a 208/120 volt “wye” system with new switchgear and distribution panelboards is the first utility system that should be replaced.

Mechanical System

- To implement the phased Master Plan building renovation, there are three options for improving the building heating system and two options for adding building air conditioning.

1. Heating:

Option 1: Leave existing steam system in place until the first major Master Plan renovation is started.

Option 2: Leave one of the existing steam boilers operational to support the existing steam heating system. Convert the second boiler to a hot water heating boiler and establish a building hot water heating system. Hot water heating system will be provided with floor and future zone isolation valves to be used during each Master Plan renovation phase.

Option 3: Abandon existing steam heating system, convert both existing boilers to hot water heating boilers and provide floor and future zone isolation valves to be used during each Master Plan renovation phase.

2. Air Conditioning:

Option 1: Provide either packaged or split system DX air conditioning systems for each Master Plan renovation. The advantage of this option is least first cost. The disadvantage of this approach is that the sum of each of the individual systems will not be able to take advantage of the building’s diversity of use and if the entire project takes more than ten years to complete, the first systems installed will potentially need to be replaced. Also, each individual system will need to be commissioned and re-balanced with each replacement system. The total air conditioning tonnage would be 175 tons.

Option 2: Provide an air cooled chiller, located on the roof, with a chilled water distribution system, controlled with floor and future zone isolation valves to be used during each Master Plan renovation phase. This system would be installed during the first Master Plan renovation phase. This system has the advantage of being expandable during each renovation phase, only using the system capacity required to meet the need of the connected equipment. In addition, this system can take advantage of the building operational diversities, only needs to be commissioned and balanced once, and provides a level of system redundancy. Since the Basketball Court and Auditorium cannot be used at the same time (for acoustic reasons), only the load of the Auditorium would be needed for sizing the chiller. The total air conditioning tonnage would be 115 tons, 75 of which attributed to the Auditorium.



37: Below Stage



38: Floyd Street high windows with suspended ceiling below



39: Below Stage



40: Below Stage



41: Humidification system Print Shop



42: Water infiltration around piping



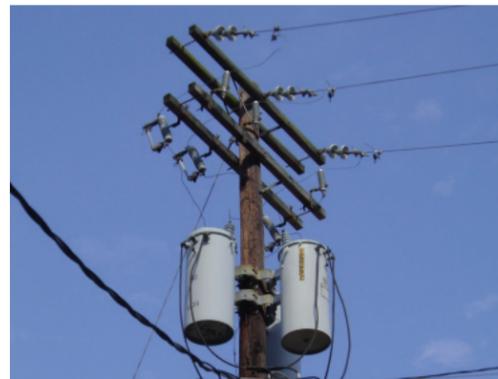
43: Floyd Street high windows



44: Mechanical space at Stage loft



45: Gymnasium toilets in former elevator shaft



46: Electrical service



47: Electrical service



48: Electrical service

Plumbing System

- The existing natural gas fired domestic water heater should remain and be added to, if needed.
- New domestic hot, cold and recirculation piping will be needed to serve the new proposed toilets and showers.
- A new cast iron sanitary piping system will be needed to serve the new proposed toilet and showers.

Fire Protection System

- Since the building does not currently have an automatic sprinkler system, a wet pipe automatic sprinkler system needs to be added.

Overall Building Systems Recommendations

- Due to the age and inadequacies of the existing utilities, new utility piping (hot water, chilled water, domestic cold water, domestic hot water, sanitary sewer, and sprinkler system), electrical / mechanical equipment, and distribution systems infrastructure should be provided in the initial construction phase of the building renovation to facilitate the building renovation in phases.
- All infrastructure design should be completed as part of the initial phase of the project.



49: Electrical service



50: Electrical service



51: Electrical service



52: Electrical service



53: Electrical service



54: Electrical service



55: Fire alarm control panel



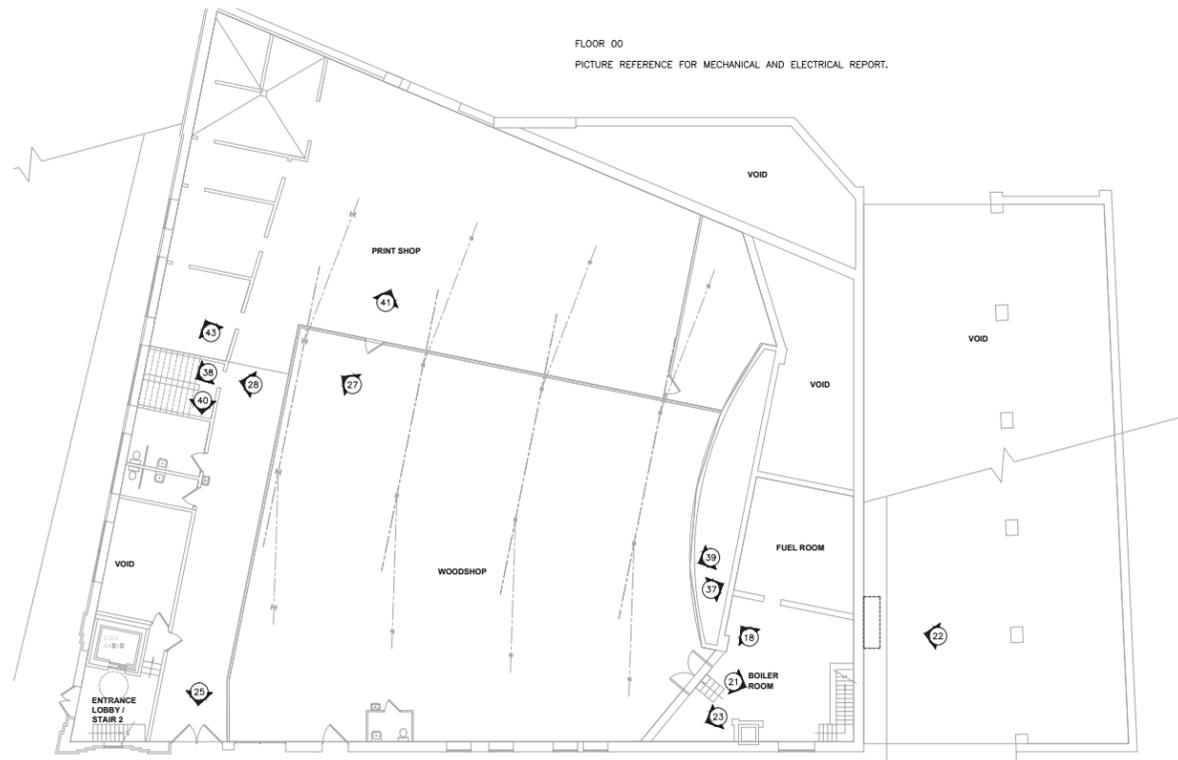
56: Fire alarm control panel



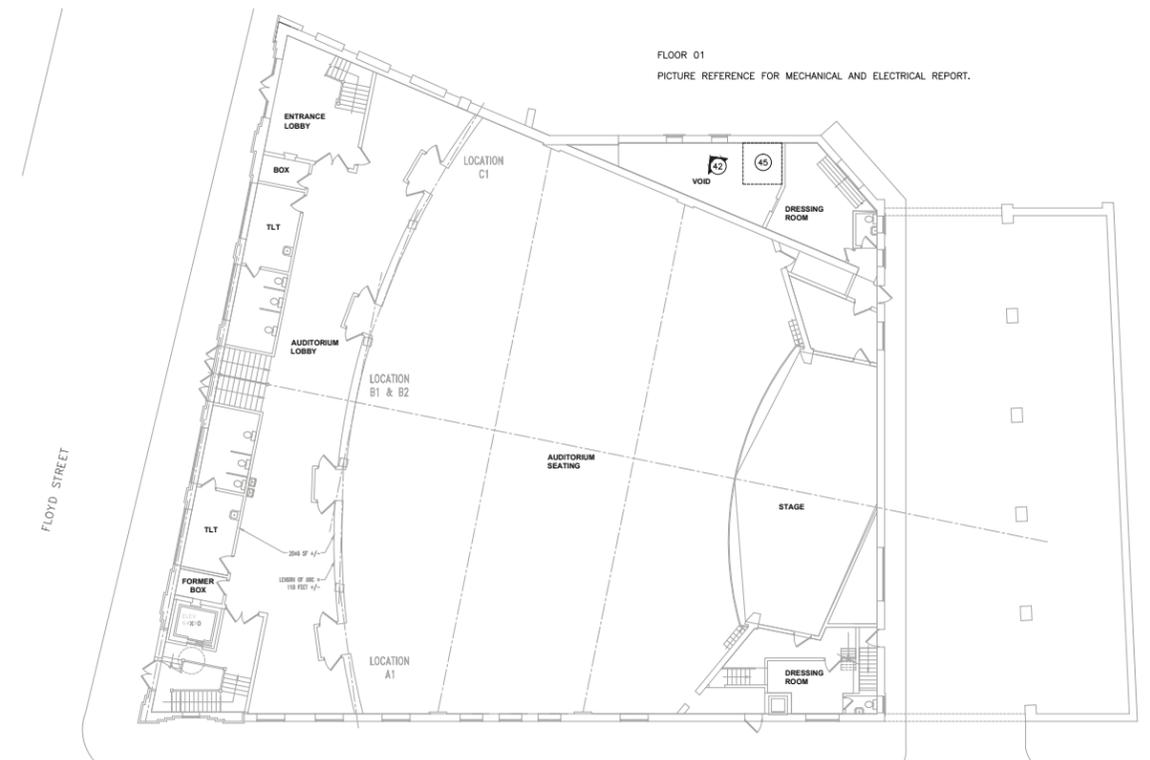
57: Fire alarm control panel



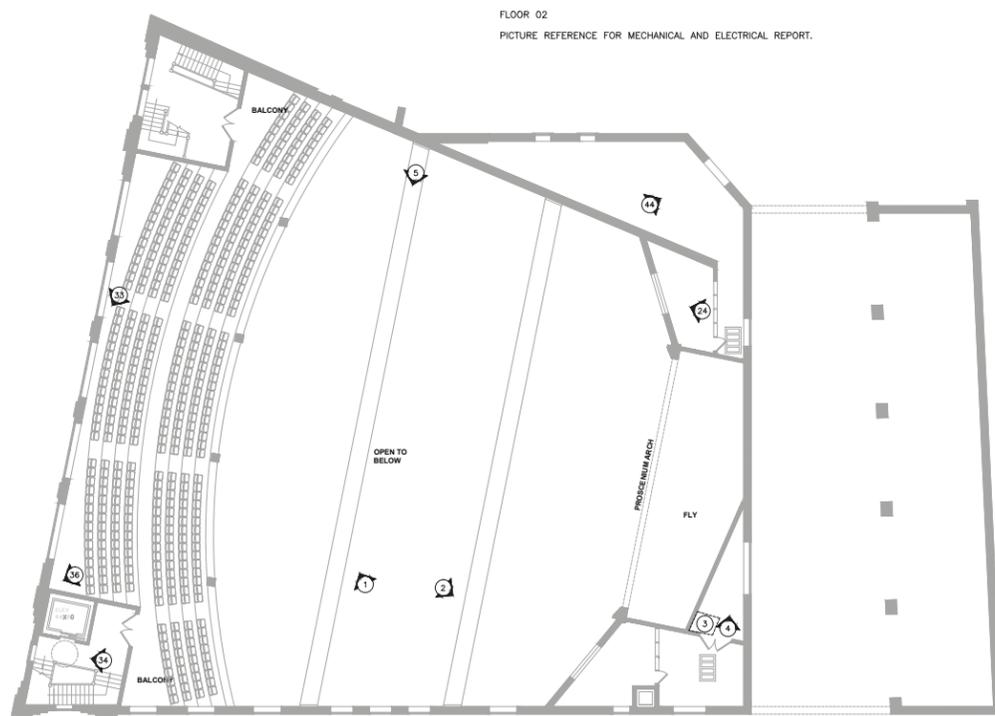
58: Fire alarm control panel



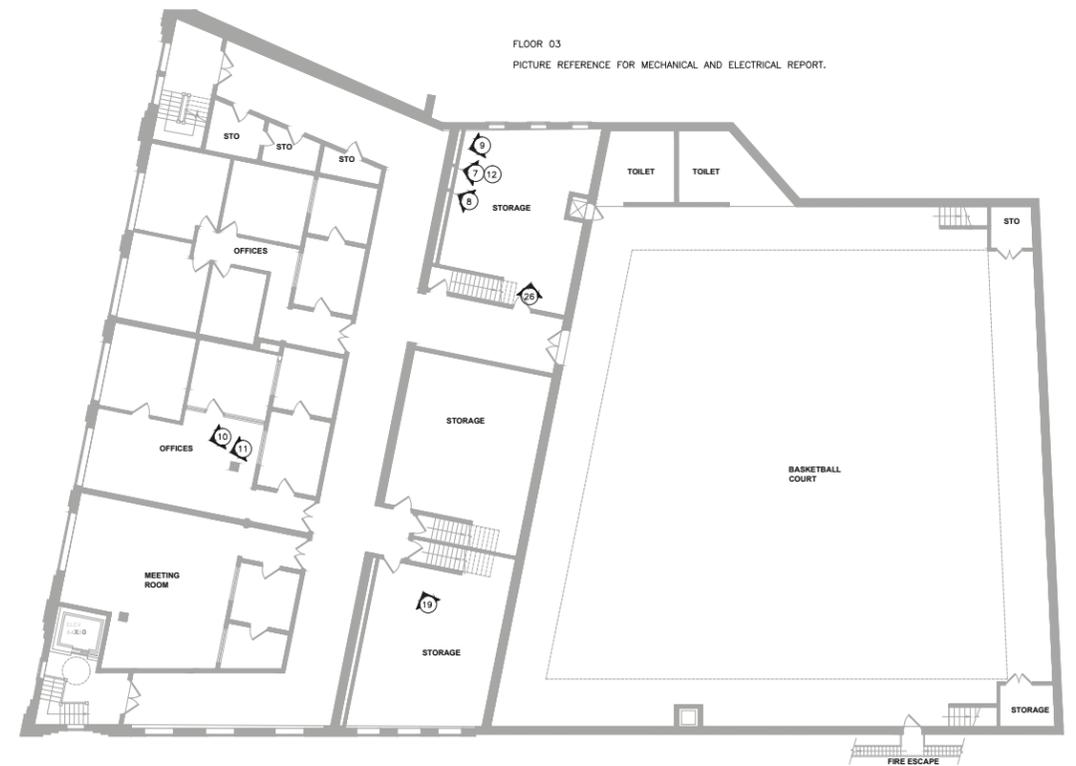
GROUND FLOOR PLAN



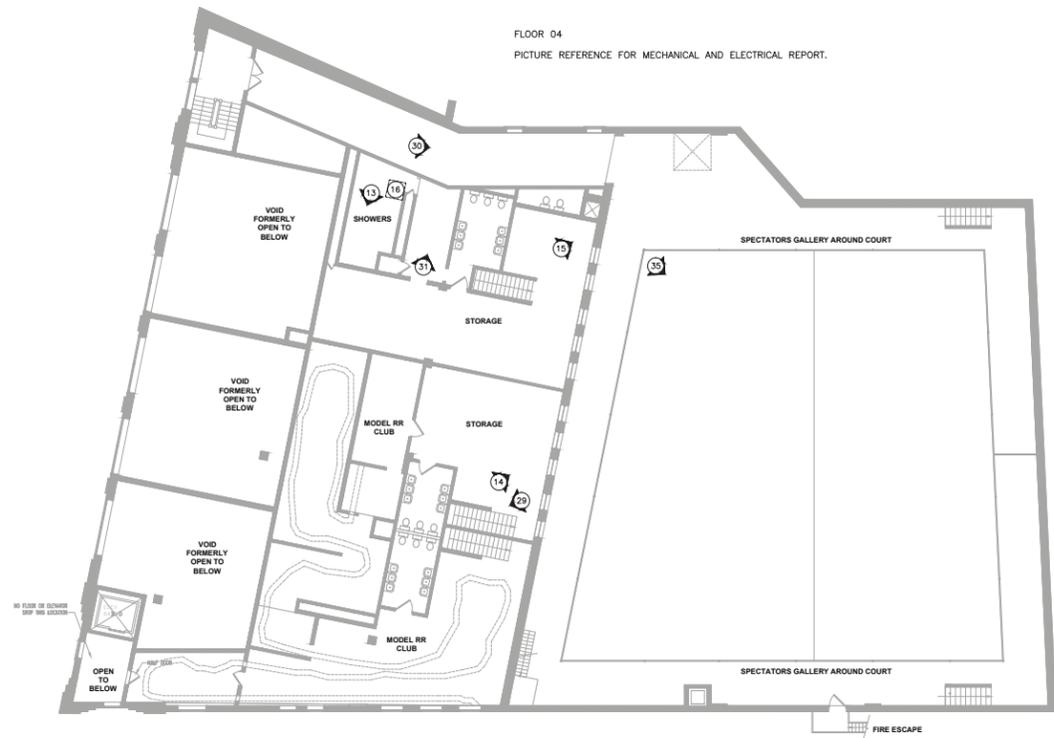
FIRST FLOOR PLAN



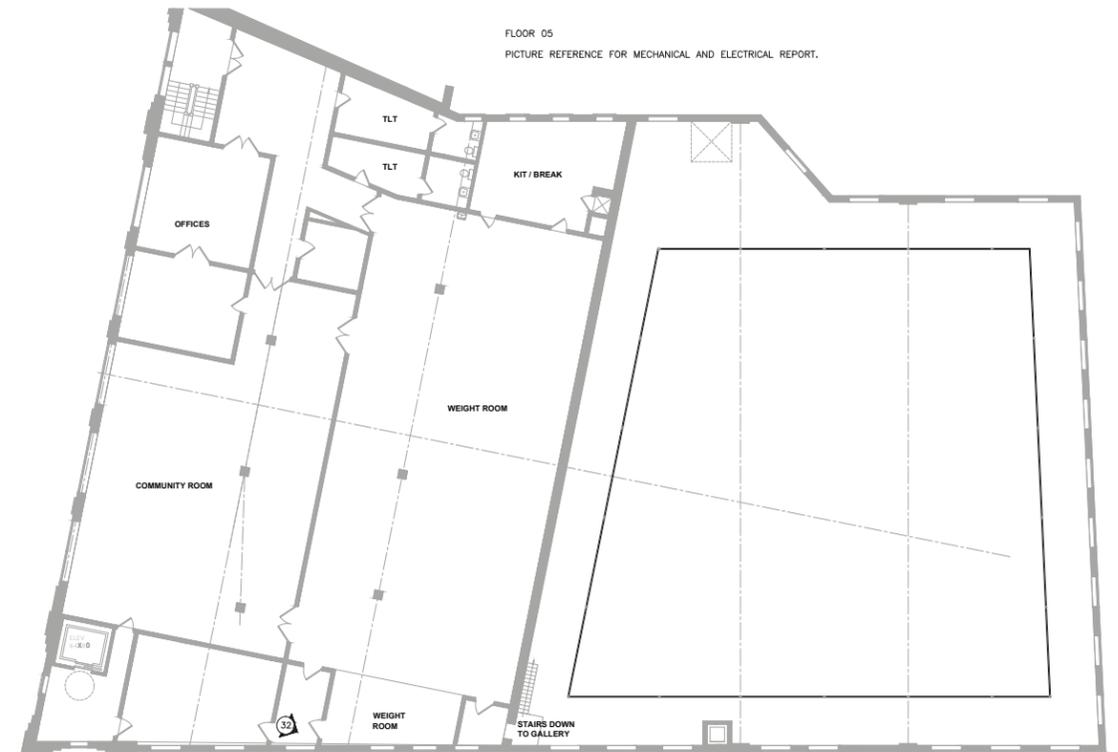
BALCONY FLOOR PLAN



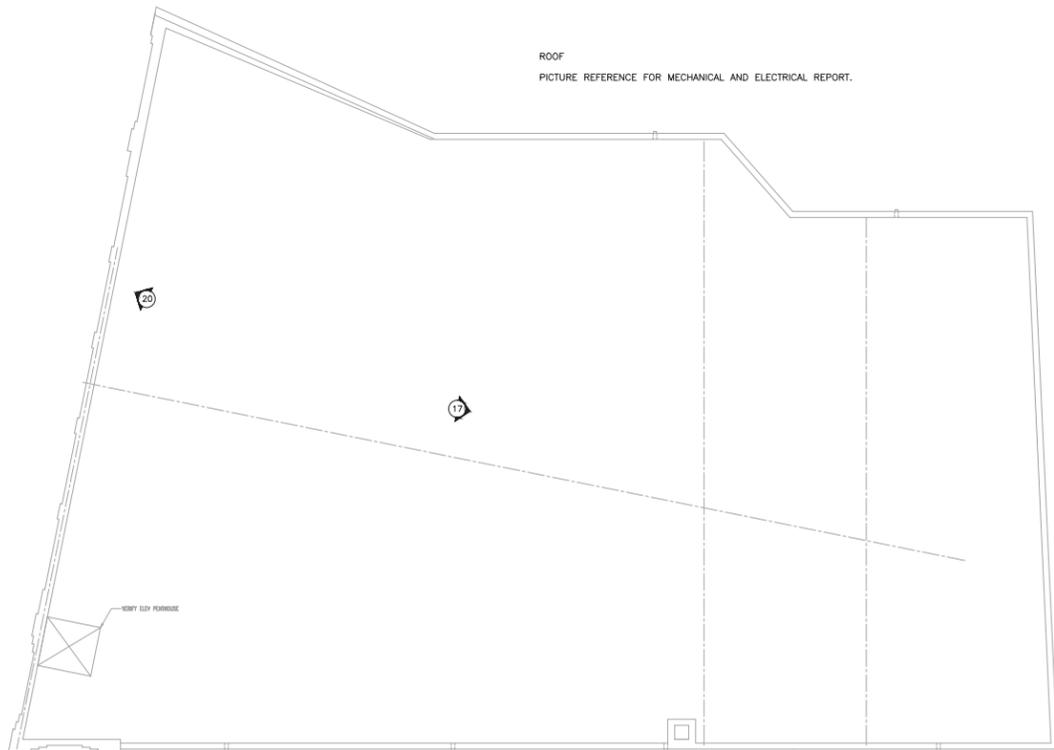
SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN



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Limited Hazardous Building Materials Assessment
Asbestos –Containing Materials Inspection &
Lead-Based Paint Investigation

Site Property and Address:

Danville Auditorium
117 N. Floyd Street
Danville, Virginia

Prepared For:

Ms. Amanda G. Adams, AIA, LEED, AP^{BD+C}
CJMW Architecture
1030 Main Street
Lynchburg, Virginia 24504



HURT & PROFFITT
INCORPORATED

Prepared By:

W. Chris Nixon
Director of Environmental Services
Hurt & Proffitt, Inc
2524 Langhorne Road
Lynchburg, Virginia 24501

H&P Project No.: 20110547

November 21, 2011

*ENGINEERING >> SURVEYING >> ENVIRONMENTAL >> PLANNING

November 21, 2011

Ms. Amanda G. Adams, AIA, LEED, AP^{BD+C}
CJMW Architecture
1030 Main Street
Lynchburg, Virginia 24504

RE: Hazardous Building Materials Assessment Services
Asbestos-Containing Building Materials Survey &
Lead-Based Paint Investigation Services
Danville Auditorium, Danville, Virginia
H&P Project No.: 20110547

Dear Ms. Adams:

This letter and attachments represent Hurt & Proffitt's (H&P) report for the above-referenced project.

Introduction

H&P was retained by CJMW Architecture to conduct a thorough hazardous building materials assessment of the interior and exterior building components that make up the building known as the Danville Auditorium located at 117 N. Floyd Street in Danville, Virginia. The following makes up our report in its entirety.

Part I: Asbestos-Containing Building Materials Survey; Appendices A, B & C
Part II: Lead-Based Paint Investigation Report; Appendices D, E & F

Each survey and/or investigation was performed in compliance with Local, State and Federal regulations. The asbestos building survey was performed in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAPs). General sampling protocol was in accordance with both NESHAPs and the US EPA-Asbestos Hazard Emergency Response Act (AHERA) regulations. The lead-based paint investigation was performed in compliance with EPA and OSHA guidelines.

The asbestos building inspection was performed on November 1, 2011 by H&P representative Walter C. Nixon. Mr. Nixon's Virginia Asbestos Inspector License number is 3303 003214; a copy of Mr. Nixon's license is enclosed in Appendix A for your review.

The lead-based paint investigation was performed on November 1, 2011 by H&P representative Stephen A. Bliley. Mr. Bliley's Virginia Lead-Based Paint Inspector/Risk Assessor license number is 3356 000624; a copy of Mr. Bliley's license is enclosed in Appendix D for your review.

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2524 LANGHORNE ROAD
LYNCHBURG, VA 24501
800-242-4906 TOLL FREE
434-847-7796 MAIN
434-847-0047 FAX
www.HandP.com

Following is the Executive Summary of the Assessment. Owner has copy of full report as a separate document.

Ms. Amanda G. Adams
 RE: Hazardous Building Materials Assessment Services
 Danville Auditorium
 H&P Project No. 20110547
 November 21, 2011



PART I: ASBESTOS-CONTAINING BUILDING MATERIAL SURVEY
 117 N. Floyd Street, Danville Virginia

Thank you for allowing Hurt & Proffitt to provide you with our hazardous building materials assessment services. Should you have any questions please call me at (434) 847-7796 ext 691. It was a pleasure working with you on this project and I hope we can be of service to you in the future.

Sincerely,
HURT & PROFFITT, INC

W. Chris Nixon
 Director of Environmental Services

Enclosures:

Part I: Asbestos-Building Inspection with Appendices A, B & C
 Part II: Lead-Based Paint Investigation with Appendices D, E & F

Appendices A: Virginia DPOR Asbestos Building Inspector License
 Appendices B: Laboratory Reports and Sample Chain-of-Custody (Asbestos)
 Appendices C: Drawings of Asbestos Sample Locations
 Appendices D: Virginia DPOR Lead-Based Paint Inspector/Risk Assessor License
 Appendices E: Laboratory Reports and Sample Chain-of-Custody (Lead)
 Appendices F: Drawings of Lead Sample Locations

ASBESTOS SURVEY AND LABORATORY PROCEDURES

Visual inspection for suspect asbestos materials was performed throughout each room of the five story building. Representative sampling was conducted of each homogenous building materials deemed to be suspect for the presence of asbestos minerals. Each sample was collected from areas that were accessible at the time of the sampling event. Materials inaccessible due to risk of health and safety at the time of the inspection were not sampled, they were presumed to asbestos-containing.

During the inspection, homogenous materials (based on material type, color, texture, etc) were identified in various functional spaces throughout each floor.

Suspect asbestos samples were submitted for analysis by EPA Method No. 600/R-93/116 and 600/M4-82-020 (polarized light microscopy (PLM)). The suspect materials samples were analyzed by SanAir Technologies Laboratory of Powhatan, Virginia, a NVLAP accredited laboratory licensed to perform asbestos bulk analysis within the state of Virginia.

The asbestos survey included the collection of fifty (50) suspect material samples. An additional sixteen (16) layers were found during the analytical process; for a total of sixty-six (66) suspect materials analyzed for the presence of asbestos fibers.

An additional four (4) suspect building components have been identified as presumed asbestos-containing material (PACM) as part of the field inspection, due to inaccessibility and/or inability to sample for health and safety reasons.

The laboratory report and sample chain-of-custody forms are enclosed for your records as Appendix B. The analytical results and presumed asbestos-containing materials (PACM) are illustrated on the following Table I.

TABLE I: Danville Auditorium Asbestos Laboratory Results

Sample No.	Material Sampled/ Location	Estimated Quantity	Lab Results (% Asbestos)	Condition/ Friable Y/N	Estimated Abatement Cost
NOT SAMPLED	ELEVATOR BRAKE MATERIALS AND ELECTRICAL COMPONENTS / ELEVATOR MECHANICAL ROOM	10 SQ.FT.	PRESUMED ACM	GOOD / N	\$500.00
NOT SAMPLED	HEAT SHIELDS / ELEVATOR MECHANICAL ROOM	5 SQ.FT.	PRESUMED ACM	GOOD / N	
NOT SAMPLED	BUILT UP ROOF MATERIALS AND ASSOCIATED FLASHINGS	THROUGHOUT	PRESUMED ACM	GOOD / N	\$20,000.00
NOT SAMPLED	PIPE INSULATION MATERIALS INCLUDING FITTINGS AND ELBOWS / THROUGHOUT	500 LF	PRESUMED ACM	GOOD / Y	\$7,500.00
SINK-007A	SINK CONDENSATE SEALANT/ 5 TH FLOOR KITCHEN AND CITY PRINTING OFFICE	2 EACH	3% CHRYSOTILE (CH)	GOOD / N	\$200.00
TCLM-008A,B,C	TEXTURED CEILING PLASTERS AND SKIM COATS / EACH FLOOR	THROUGHOUT	<1% CH	GOOD / Y	\$10,000.00
FLVCT-011A	OLIVE 12"X12" FLOOR TILE AND ASSOCIATED MASTIC / 5 TH FLOOR CONFERENCE ROOM	200 SQ.FT	5% CH	GOOD / N	\$400.00



Sample No.	Material Sampled/ Location	Estimated Quantity	Lab Results (% Asbestos)	Condition/ Friable Y/N	Estimated Abatement Cost
FLVCT-012A	OLIVE 12"X12" FLOOR TILE / 5 TH FLOOR CONFERENCE ROOM		7% CH	GOOD / N	
FLVCT-013A	RED 9"X9" FLOOR TILE / 5 TH FLOOR CONFERENCE ROOM		7% CH	GOOD / N	
FLVCT-014A	RED 9"X9" FLOOR TILE AND ASSOCIATED MASTIC / 5 TH FLOOR CONFERENCE ROOM		7% CH NONE DETECTED	GOOD / N	
FLVCT-015A	RED 9"X12" FLOOR TILE EDGES / 5 TH FLOOR CONFERENCE ROOM		7% CH	GOOD / N	
FLVCM-019A	BROWN VINYL FLOOR MATERIAL AND ASSOCIATED MASTIC / MAINTENANCE DEPARTMENT OFFICE AREAS	600 SQ.FT	5% CH NONE DETECTED	GOOD / N	\$1,200.00
FLVCT-022A	GREEN 12"X12" FLOOR TILE AND ASSOCIATED MASTIC / CITY PRINT SHOP BATHROOMS	150 SQ.FT	3% CH 5% CH	GOOD / N	\$300.00
FLVCT-024A	GREEN 12"X12" FLOOR TILE AND ASSOCIATED MASTIC / MAINTENANCE STORAGE AREA BATHROOM LOWEST LEVEL	25 SQ.FT	3% CH 5% CH	GOOD / N	\$100.00
EWGLZ-026A,B,C	EXTERIOR WINDOW GLAZE	2 SQ.FT EACH	<1% CH	GOOD / Y	\$50,000.00
WPLAST-001A,B,C,D	TYPICAL WALL PLASTER	NA	NONE DETECTED	NA	N/A
IWGLZ-002A,B,C,D	INTERIOR WINDOW GLAZE	NA	NONE DETECTED	NA	N/A
CPLAS-003A,B,C	TYPICAL CEILING PLASTER	NA	NONE DETECTED	NA	N/A
IWCLK-004A,B,C	INTERIOR WINDOW CAULK	NA	NONE DETECTED	NA	N/A
WLBRD-005A,B,C,D	TYPICAL SHEETROCK	NA	NONE DETECTED	NA	N/A
JCMPD-006A,B,C,D	TYPICAL JOINT COMPOUND	NA	NONE DETECTED	NA	N/A
FLVCS-009A	TAN MODDLED FLOOR SHEETING	NA	NONE DETECTED	NA	N/A
FLVCT-010A	12"X12" DARK BROWN FLOOR TILE	NA	NONE DETECTED	NA	N/A
TREAD-016A	RED STAIR TREAD MATERIAL	NA	NONE DETECTED	NA	N/A
LICLP-017A,B,C	2'X2' WHITE FISSURED LAY IN CEILING PANELS	NA	NONE DETECTED	NA	N/A
FLVCT-018A	12"X12" TAN MODDLED FLOOR TILE	NA	NONE DETECTED	NA	N/A
CMAS-020A	TAN CARPET MASTIC	NA	NONE DETECTED	NA	N/A
FLVCT-021A	12"X12" BROWN MODDLED FLOOR TILE	NA	NONE DETECTED	NA	N/A
FLVCT-023A	12"X12" WHITE WITH LITE BLUE AND LITE RED STREAKS FLOOR TILE	NA	NONE DETECTED	NA	N/A
EWCLK-015A,B,C	EXTERIOR WINDOW CAULK	NA	NONE DETECTED	NA	N/A

NA=Not Addressed, N/A Not Applicable, Sq.ft. = Square Feet, Lf. = Liner Feet; The estimated cost to remove all of the ACM and PACM from the building is just that an estimate based on total amount of materials visually accessible at the time of the field inspection.

ALL QUANTITIES AND LOCATIONS ARE APPROXIMATES ONLY AND MUST BE VERIFIED PRIOR TO BID AND/OR BEFORE REMOVAL THROUGH A COMPREHENSIVE ASBESTOS PRE-DEMOLITION SURVEY.

Floor plans are enclosed within Appendix C illustrating the approximate location samples were collected and a positive or negative result for each sample collected.

RECOMMENDATIONS AND DISCUSSION

It is recommended that an Asbestos Operations and Maintenance (O&M) plan be implemented to manage the asbestos-containing materials throughout the interior of the structure. The O&M plan must meet the standards as set for within the OSHA 29 1926.1200 (Hazardous Communication) standard.

If removal is planned, the activities to remove the ACM from the structure must be accomplished in compliance with EPA, OSHA and the Commonwealth of Virginia regulations, and should be performed by a competent, licensed asbestos abatement contractor experienced in asbestos removal.

If there are plans for demolition and/or renovation within the building it is required under the Nationals Emission Standards for Hazardous Air Pollutants that additional assessment/ inspection of asbestos-containing materials be performed to determined all locations and quantities of ACM through a full pre-demolition inspection report.

Due to the location of the asbestos materials throughout the building, it is recommended that an asbestos abatement design be provided by a licensed asbestos abatement designer. The asbestos abatement design, if correctly written will reduce owner liabilities and maintain, if followed correctly, the integrity of the site during asbestos removal activities.

The pre-demolition / pre-renovation report must be provided with the application to the City of Danville for permitting purposes.

It is the responsibility of the contractor performing the building demolition and/or renovation to obtain all necessary permits prior to construction activities. However the owner has the responsibility and maintains the liability to make sure the asbestos-containing materials in locations planned for demolition and/or renovation has been found, abated and/or protected from damage prior to the planned demolition and/or renovation.

If asbestos removal is planned, it will be necessary for the abatement contractor to notify the Virginia Department of Labor and Industry (DOLI) twenty (20) calendar days prior to abatement activities; it will be necessary for the asbestos abatement contractor to also notify the U.S. Environmental Protection Agency ten (10) calendar days prior to abatement activities. Furthermore, if abatement is to take place it will be required that asbestos abatement project monitoring be performed, by a third party monitoring firm to insure that removal is achieved within the regulatory guidelines and that clearance for re-occupancy is achieved according to the OSHA regulations of <0.01 fibers per cubic centimeter (f/cc) of air.

QUALIFICATIONS OF ASBESTOS SURVEY

This report summarizes our evaluation of the conditions of the building known as the Danville Auditorium. The findings prepared by H&P are based upon our observations throughout the building and the analytical analysis of the samples collected at the time of the field inspection. Additional ACM may exist (undetected and/or inaccessible) in other portions of the building, such as behind walls, within ceilings, etc. Our recommendations are based on the guidelines presented by the EPA, Commonwealth of Virginia and OSHA. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.



PART II: LEAD-BASED PAINT INVESTIGATION
117 N. Floyd Street, Danville, Virginia



PRELIMINARY SITE ASSESSMENT

Mr. Bliley visited the Auditorium with Mr. Walter C. Nixon, the Hurt & Proffitt project manager, on 1 November 2011. A walk-through of the entire structure was performed to ascertain the general conditions and materials present in the structure. Information derived from the walk-through assessment was used to select distinct surfaces for sampling.

LEAD-BASED PAINT INVESTIGATION AND LABORATORY PROCEDURES

The investigation for LBP was performed by means of collecting paint chip samples from the coated surfaces identified during the preliminary site assessment. The paint chip samples were collected using a manual paint scraper. The removed paint chips were collected in a piece of clean construction paper for transfer into a plastic centrifuge tube. The container was sealed with a screw-on cap and labeled with a unique sample number. Pertinent information for each sample including date of collection, location, building component, surface substrate and description of constituent layers was recorded on a sampling information log and field-prepared floor-plan drawings.

The paint chip samples collected during the inspection were logged into a chain-of custody form, packaged with custody seals, and delivered by the investigator to Hurt & Proffitt for transshipment to the analytical laboratory, Schneider Laboratories Global Inc. (SLAB) of Richmond, VA. SLAB is accredited by the National Lead Laboratory Accreditation Program (NLLAP) and licensed by the Commonwealth of Virginia for lead analysis. SLAB analyzed the paint chip samples for lead content following EPA's Method SW 846-7000B, Flame Atomic Absorption. Analytical results were reported as per-cent lead by weight, and as parts per million (ppm) Lead.

A copy of the analytical laboratory report is enclosed in Appendix E for your records.

The following Table II presents details of the paint chip samples collected during the investigation. The specific locations where the samples were collected can be found on the floor plan drawings within Appendix F.

TABLE II: Danville Auditorium Lead-Based Paint Laboratory Results

SAMPLE NUMBER	BUILDING COMPONENT	COLOR	SUBSTRATE	PAINT CONDITION	LEAD CONTENT (ppm)
DCA-Pb-01	Door Frame	Brown	Wood	Intact	357
DCA-Pb-02	Door	White	Wood	Intact	429
DCA-Pb-03	Stage Floor	Black	Wood	Fair	<30
DCA-Pb-04	Stage Floor	Varnish	Wood	Intact	38
DCA-Pb-05	Theatre Seat	Varnish	Wood	Intact	193
DCA-Pb-06	Auditorium Floor	Gray	Concrete	Fair	99
DCA-Pb-07	Auditorium Wall	Gray	Plaster	Intact	6895
DCA-Pb-08	Heating Pipe	Silver	Metal	Poor	3141
DCA-Pb-09	Window Sill	Green	Wood	Fair	489
DCA-Pb-10	Stair Rail Post	Brown	Metal	Fair	10754
DCA-Pb-11	Steel I-beam	Black over Orange Primer	Metal	Intact	175616
DCA-Pb-12	Hallway Wall	White	Plaster	Poor	11029
DCA-Pb-13	Baseboard	Blue	Wood	Fair	553

REGULATORY STANDARDS, INVESTIGATION FINDINGS.

The U.S. Environmental Protection Agency (EPA), Toxic Substances Control Act (TSCA) regulation 40 CFR Part 745; and the U.S. Department of Housing and Urban Development in *Guidelines for the Control of Lead-based Paint Hazards in Housing*; define Lead-based Paint (LBP) as any surface coating containing an amount of Lead equal to or greater than one-half percent by weight (5000 parts per million) of the entire coating material. These standards are designed to regulate paint in housing and are not directly applicable to surface coatings on commercial and public buildings. Nonetheless, this standard is a generally accepted definition of Lead-based Paint; and by this standard the structural steel components, Auditorium plaster walls, plaster walls interior to the building's exterior walls, and the metal stairways are coated with Lead-based Paint. These materials and components are widespread within the building; total abatement would be impractical and expensive. Implementation of a LBP Management Program is recommended to maintain the LBP coated surfaces in good condition. The US Occupational Health and Safety Administration (OSHA) regulation 29 CFR 1926.62, Lead in Construction standard applies to a work place where any Lead is known to be present. In addition to the surfaces identified as having LBP coatings; repair, maintenance and renovation work which impacted the hot water heating pipes and radiators would definitely be regulated by this standard. The various wood components and the concrete floor that were tested were found to contain less than the U.S. Consumer and Product Safety Commission's standard of 0.06% Lead content for paints intended for interior use in housing. Work impacting large surface areas of these materials, when confined to interior spaces of the building, would require air monitoring for Lead concentration; and isolation of such a work area until analysis of air monitoring samples demonstrated that no hazard was being produced by such work.

The condition of painted surfaces within the Auditorium building was generally good, an important factor in the prevention of the LBP hazards (dust and airborne Lead) that come from deteriorated paint. The sampling method used in this investigation, paint chip collection, is inherently destructive. For this reason, the investigator will choose areas of damaged paint for sampling sites. The paint conditions cited in Table One refer to paint condition at the sample site, not necessarily overall paint condition. An important objective for the maintenance staff of the building is the continued stabilization of the painted surfaces in this building.

Prior to initiating any renovation project of significant size, additional LBP investigation is recommended for any large areas where paint would be disturbed. The sampling conducted in this investigation indicated that LBP is present within the building; identifying where LBP is located is the most important step that can be taken to avoid transforming intact LBP into Lead-dust and airborne Lead hazards.

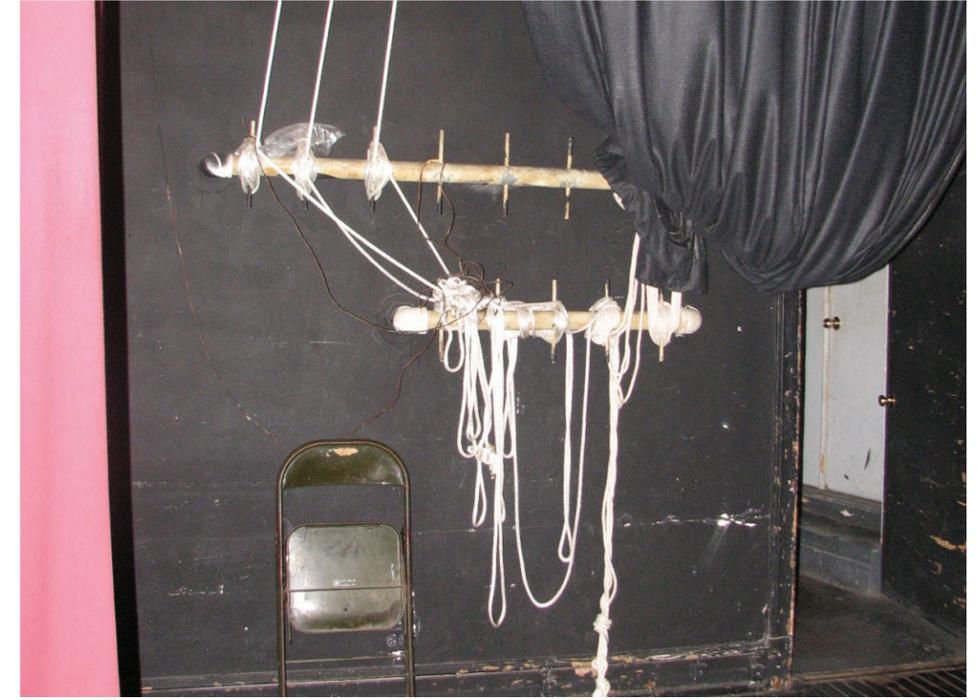
A prudent measure for the Building Owner to consider is the creation of a LBP Management Plan for this building. A management plan would centrally locate and accumulate information about LBP in the building. It would provide a mechanism to communicate the presence of this potentially hazardous material to building employees and occupants in compliance with OSHA standard 29 CFR 1926.1200 (Hazard Communication). A good plan will specify training for employees which teaches them to effectively prevent and control the creation of LBP hazards. A good plan will also specify a schedule of periodic surveillance of LBP-coated surfaces which will identify locations where LBP may be damaged or deteriorating; allowing corrective measures to be implemented to address such conditions.



1: View from stage left to balcony



2: Original seats and end standards on sloped concrete floor



3: Rigging



4: View from house right to stage



5: Sectional view of Auditorium



6: Stage access from orchestra seating level

Danville Auditorium – Renovation Study:

On November 14, 2011, Robert Long of Theatre Consultants Collaborative (TCC) conducted a detailed review of the Danville Auditorium and adjacent spaces within the building. Based on this review, Robert Long, Athos Zaghi and Josh Allen have prepared the following information as part of this report:

1. A summary of existing conditions.
2. A narrative description of recommendations for upgrading the function of the facility.
3. A detailed auditorium plan indicating a new seating arrangement that optimizes comfort, sightlines and ADA access requirements.
4. A detailed performance equipment outline and budget

Summary of Existing Conditions:

The following is an outline of the current condition of the facility and the performance equipment.

The Building

- The building was originally constructed in 1932 and named the Danville City Auditorium and Armory.
- In addition to the auditorium, the building contains the administrative offices for the Danville Department of Parks and Recreation, a gymnasium, fitness room, the city printing department, and a portion of the city carpentry department.
- The building sits on a relatively steep slope which causes difficulty for access by the public and for deliveries to the building.
- Event parking is located throughout the downtown area.
- The auditorium is the only large public performance space in the downtown area.

The Public Areas

- The lobby is accessed from the street at three locations. None of these locations currently meets ADA accessibility requirements.
- The main floor lobby area serves both the main floor seating and the balcony seating. The lobby, at approximately 2000 square feet, is undersized in relationship to the number of audience seats in comparison to contemporary performing arts standards.
- The public restrooms are accessible from the lobby. The current public restrooms provide three toilet units for women and three toilet units for men.
- There is no permanent box office.
- There are no permanent concessions and merchandising areas.
- An elevator connects all the levels of the building, but access to the elevator from the street does not meet ADA requirements.
- There are four sound-and-light locks between the main floor of the lobby and the main floor seating area. The doors have glass panes which do not restrict light.
- The ambiance and décor of the lobby spaces are outdated.

The Auditorium

- The auditorium is currently used approximately once a month for performances.
- The stage area of the auditorium is used approximately four times a week for dance and music rehearsals, primarily in the evening.
- The auditorium currently has 1772 seats on the main floor and balcony.
- There are 428 seats in the balcony and 1344 on the main floor.
- The seating is original to the building. The seats are wood on cast iron frames, with no upholstery or padding.
- Sightlines to the stage from the main floor are marginal but acceptable. Sightlines from the balcony seating to the stage are poor, by current standards.
- The windows in the side wall and at the rear of the balcony provide valuable light and ambiance to the space and should be maintained.
- The building was constructed before the enactment of the ADA legislation. The main floor and balcony are both accessible by elevator, but the accessible seating is currently not distributed properly within the auditorium.
- The auditorium has never had adequate air-conditioning. As a result, it is only used between October 1st and April 30. Otherwise, the space becomes too warm for public and performer comfort.
- The auditorium has been used for city staff meetings and various rental activities. Recently it was used for a performance event which attracted 1,150 school students.
- The nominal goal, as stated by Parks and Recreation Department staff, is to upgrade the facility so that the usage can at least be doubled.
- The gymnasium is located directly above the stage and the forward portion of the auditorium. The auditorium and stage cannot be used when the gymnasium is in use, due to the lack of acoustic isolation.
- There is no control booth, projection booth or followspot booth.
- Emergency exits include a ramp toward the stage on Auditorium Left, leading to an exit that doubles as the scenery load-in and delivery door. On Auditorium Right, an exit stairway leads directly to the street.
- There are three pipes attached to the ceiling of the auditorium. Their purpose is not clear, but the attachment devices appear to be under-sized. They do not appear to be original to the building.

The Stage

- The stage is 43 inches above the level of the first row of audience seating. This is a normal stage height.
- The four original footlight troughs are still in evidence at the front of the stage, although they are no longer functional.
- There are narrow, built-in stairs on either side of the front of the stage. These stairs do not meet code.
- The stage “wings” measure approximately 26 inches on both sides, allowing for only very shallow off-stage areas.
- The proscenium opening is approximately 48 feet wide and 18 feet high at the center.
- The main portion of the stage is approximately 15 feet deep from the proscenium line. The stage “apron” area at the front of the stage is approximately 10 feet deep.
- There is no orchestra pit.

- Access to the stage from the auditorium includes a steep ramp on the “stage right” side of the stage. It does not meet ADA requirements.
- The stage is currently not wheelchair accessible.
- The rear wall of the stage is composed of two angled sections, due to site restrictions.
- The rear of the stage is restricted by what appears to be a boxed-in utility route for mechanical piping. The contents of this box should be confirmed.
- Access to the stage from delivery vehicles is through a double-door with a 6 inch threshold and an 8 inch step. The largest standard delivery vehicle would be a 30 foot box truck.
- The stage flooring is 2-1/2 inch strip wood flooring that appears to be original to the building. The flooring is in reasonable condition, with the exception of a minor hump along the line of the proscenium.

Performer Support Spaces

- There are two group dressing rooms in the backstage area; one on either side of the stage. Each dressing room accommodates approximately ten people at a time.
- The performer accommodations are outdated. Each dressing room has a single toilet room.
- The lighting at the make-up stations consists of bare fluorescent tubes which do not provide an appropriate color temperature to assist with the application of stage make-up.

Performance Equipment

- The performance equipment is minimal, completely inadequate and outdated.
- The performance lighting system consists of five architectural lighting units mounted on the ceiling over the front of the stage, plus a continuous strip light over the stage directly behind the proscenium arch.
- There are no dimmers for the lighting.
- There are no sound and technical communications systems.
- The stage draperies are old and show evidence of dry-rot. They do not meet code-required flammability requirements.
- The stage draperies include the front “house” curtain and valance, two border curtains, a rear “traveler” curtain and up-and-downstage masking curtains on both sides of the stage. The curtains were provided by Master Craft of Raleigh (919-821-2649).
- The stage rigging system consists of four pipes that are hung from 3/8 inch rope. The ropes are attached to a pin-rail on the “stage right” side of the stage.
- The side masking curtain pipes are dead-hung using non-rated chain.
- Electrical panel boxes are available on the “stage left” side of the stage. These boxes have been tapped-into over the years as evidenced by left-over and non-code-rated electrical distribution hardware elements that remain in place alongside the electrical disconnects. According to the electrical engineer who participated in the site review, all of this electrical equipment will have to be replaced.

Recommendations for Upgrading the Performance Facilities:

The following is a list of upgrades that should be considered in the renovation of the Danville Auditorium:

The Building

- Create public access to the building that meets current ADA requirements.
- Consider improved signage to inform the public of upcoming events.
- Insure that adequate parking is provide and designated for handicapped patrons.

The Public Areas

- Upgrade the ambiance of the lobby and other public spaces.
- Upgrade and maintain the current windows into the public areas. These windows provide valuable ambiance for the public spaces.
- Upgrade the public restrooms to meet ADA requirements. Provide as many toilet units as possible within the available space and per current codes.
- Consider providing portable concession stands that can be used in the lobby.
- Provide adequate electrical power in convenient locations to allow use of electrical items for concessions and merchandising.

The Auditorium

- Replace the audience seating on the main floor with contemporary seating units. The seating layout should be based on providing additional seating width and row-to-row depth to meet current industry standards for comfort and safety as well as ADA requirements.
- It is possible to keep the existing, original seating in the balcony in its current format, unless there are sufficient funds to replace this seating. In its current configuration, the balcony seating can continue to be used for overflow seating.
- Improve the ambiance of the auditorium interior.
- Improve the general lighting in the auditorium. Install low-energy consumption, general lighting for use during non-performance time. Install dimmable, incandescent lighting for use during performance time.
- Consider introducing new, decorative lighting that will enhance the ambiance of the auditorium.
- Improve the existing side and rear wall windows; install effective curtains or black-out shades to eliminate the light when it is not desired.
- Remove the permanent stairs that lead to the stage on either side. These stairs do not meet code and make it difficult to provide equal access to the stage as per ADA requirements.
- Create a technical control location on the centerline of the auditorium and at the rear of the main floor seating area. Install a “knee-wall” enclosure around this control space so that the area is open to the auditorium. This location will be used for sound and lighting control.
- Provide secure, built-in devices in this control location for protecting and securing the equipment when it is not in use.
- Install a performance lighting pipe at an appropriate location over the audience seating area for the installation of new performance lighting units. This position should be designed to support a uniform load of 30 pounds per linear foot.

- Replace the carpet in the aisles with new carpet. The choice of pattern should be carefully chosen so that it enhances the public’s feeling of comfort and security. Carpet with patterns that are too “busy” can be visually distracting and confusing, especially for older patrons.
- Determine how to provide ADA appropriate access from the auditorium to the stage.
- Install appropriate HVAC systems to allow the facility to be used year-round.

The Stage and Stage Loading Access

- Sand and refinish the existing stage floor. Use a dark, penetrating stain on the sanded wood.
- Remove all extraneous electrical wiring from the stage area and wings.
- Investigate the function of the boxed utility chase at the rear of the stage. Remove it, if the enclosed equipment is no longer functional.
- Investigate removing or reducing the threshold at the double loading doors to facilitate loading between delivery vehicles and the stage.

Performer Support Spaces

- Improve the ambiance of the two dressing rooms.
- Provide hot and cold running water in the sinks.
- Install code-approved make-up station lighting.
- Provide adequate electrical outlets on the make-up counters.
- Dispose of all extraneous scenery pieces and other materials that have been stored in the Stage Right storage area beyond the dressing room.
- Improve the backstage restrooms.

Performance Equipment

- Refer to the detailed performance equipment outline and budget included in this report.
- Install new dead-hung stage rigging battens over the stage, to be used to support performance lighting equipment, stage draperies and temporary scenery pieces.
- Install a dimmer rack in a special enclosure constructed in the space above the Stage Left dressing room or in some other appropriate location.
- Install new performance lighting distribution circuits at designated locations throughout the stage and at the new performance lighting pipe over the audience seating area.
- Install new LED-style performance lighting instruments for use with lighting the stage.
- Provide a new performance lighting control console to be used to control the performance lighting and the house lighting. Provide alternate control panels for convenient access to the lighting control system.
- Install new stage draperies as required to mask the stage, including a new front curtain and valance.
- Install a new performance sound and communications system to provide public address, recorded music and effects playback, technical intercom, and ADA-required hearing-assist.
- Consider the installation of a motorized projection screen and video projector to be installed for convenient video presentations.
- Provide a small personnel lift or “Genie Lift” to be used on the stage for accessing the dead-hung stage rigging pipes.
- Provide a portable dance floor surface that can be installed over the stage for use with dance performances.

Electrical Upgrades

- Install sufficient electrical power to operate the new performance lighting system.
- Install new performance lighting circuit distribution.
- Provide isolated power and ground for the new sound and communication systems.
- Provide a new “Company Switch” backstage to provide electrical power for temporary electrical loads.
- Provide control wiring to the new control location at the rear of the main floor seating area.
- Provide new electrical outlets in the dressing rooms.
- Provide new work lights over the stage with low-cost lighting units.



PERFORMANCE EQUIPMENT BUDGET AND DESCRIPTION

**Danville Auditorium
Danville, VA**

05 December, 2011

Theatre Consultants Collaborative, LLC

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Performance Equipment Budget and Description
Danville Auditorium
05 December, 2011

Introduction

1. This document describes the proposed performance lighting, rigging, and sound, video, and communications equipment systems anticipated to support performances for Danville Auditorium. The performance equipment systems described herein encompass specialty performance equipment systems only and do not consider the supporting infrastructure. They do not include architectural components, or building systems. Outside the scope of this document and the accompanying performance equipment budget are non-specialty items necessary for the operations of these spaces such as hand tools, power tools, cleaning equipment, material handling equipment, office equipment, ladders, etc.

SUMMARY

1. The budget is divided between base bid elements, and fittings furnishings and equipment (FFE) – both required and optional. An item went into base bid only if it is necessary as part of construction. Any item that could be purchased outside of the construction contract and be installed at a later date has been placed in one of the FFE categories. FFE equipment, not needing integration into the building systems could be purchased directly by the owner and yield a cost savings.
2. The budget assumes the use of LED cyc and wash lights which cost a premium, however that premium is offset in a reduction in electrical feeds and a significant savings in downsizing the mechanical system installation and operational costs.
3. A division between Base and FFE is a recommendation for a purchasing strategy. Further discussion is necessary to determine the most effective approach.
4. Estimated costs represent anticipated bid prices in 4th Q 2011 dollars as received from specialty subcontractors.
5. Estimated costs do not include: architectural, structural, mechanical or electrical systems. Shipping handling, taxes, contingency, contractor overhead and profit are also not included.
6. Theatre Consultants Collaborative, LLC has no control over the cost of labor, materials or equipment, the contractor's methods of determining the bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, TCC cannot and does not warrant or represent that bids or negotiated prices will not vary from any estimate of the Construction cost or evaluation prepared or agreed to by TCC.

Theatre Consultants Collaborative, LLC

Page 2 of 6

THEATRE

1. A basic drapery set is budgeted in Optional FFE with legs, borders, traveler and a cyclorama.
2. The budgeted lighting system includes a computer controlled console and architectural control processor with control distributed throughout the room.
3. Budget for performance lighting instruments includes LED based cyc lighting and wash lighting.
4. The sound system is intended to be a reinforcement and playback system. Included in this system are stage managers controls, paging, technical intercom, and assistive listening. Video projection is not included.

EQUIPMENT SYSTEMS GENERAL DESCRIPTIONS

1. Stage Drapery
 - a. The main drape and valance will be of 25oz cotton velour (color to be selected by the architect) sewn 100% full and lined with matching ranger cloth.
 - b. The legs, borders, tabs and flat panels will be of flat black 25oz cotton velour drapery sewn flat. These panels will have a pipe pocket at their base.
 - c. The traveler panels will be of 25oz black cotton velour sewn 100% full and lined with black ranger cloth.
 - d. Scrim and cycloramas will have a pipe pocket at their base.
2. Performance Curtain Tracks
 - a. Manually operated box tracks will be provided for the traveler panels.

PERFORMANCE RIGGING

1. Performance Rigging
 - a. The rigging system shall consist of dead-hung pipe battens and rigging sets.

PERFORMANCE DIMMING AND CONTROLS

1. SCR based dimmers will be provided in sufficient quantity to service the anticipated uses. They will have a moderate rise time to minimize their noise output. ETC Sensor3 or equal.
 - a. New Distribution will be via plug boxes with 2 pin and ground (2PG) stage connectors or Six-Circuit Multi-Conductor (VSC) connectors to all Stage Circuits.
2. New Control Console
 - a. Control Console
The control console will be a computerized console. The console will be ETC Ion or equal.
3. Work / House Control
 - a. Architectural Lighting Control System
This is work and house light control system provides a basic level of control for the performance and audience areas.
 - b. Control System and Distribution
 1. The control system will be a DMX driven system transported over Ethernet in a standards compliant format. The system will utilize portable, user configurable nodes that accept and distribute DMX-512A information. These nodes will be powered over the Ethernet cabling in a manner compliant with the IEEE Power Over Ethernet standard. Some devices in the system will be native to the Ethernet system, such as the architectural controller and the dimmers.
4. Company Switch, Emergency Lighting Transfer Switch and DMX Driven relay Cabinet
 - a. Company Switch
 1. UL rated Company switches with connection provisions for cam-lok connectors and bare leads. These switches will include lock-out provisions and shunt trip breakers that de-energize the unit when live components are exposed. Union Connector or equal
 - b. Emergency Lighting Transfer Switch
 1. A code-compliant transfer switch will be provided to transfer power supplied to selected hard wired architectural lighting fixtures from the normal feeds (via relays and dimmers) to constant emergency power sources. Union Connector or equal

c. Motorized Breaker Panel Board

1.

This is a panel board employing motorized breakers that will be controlled via DMX signals from the performance lighting control system. LynnTech LCP Series or equal

5. Performance Lighting Instruments and Accessories

This equipment encompasses the lights, cable, booms, and other portable equipment involved in placing lights on stage.

a. Ellipsoidal Instruments
ETC Source4 or Equal

b. Wash Instruments
ETC Source4 Par or Equal

c. LED Instruments
Selador Lustr+ or Equal

PERFORMANCE SOUND, VIDEO & COMMUNICATIONS SYSTEMS

a. Playback / Reinforcement System

These components are used to amplify the performers voices and / or instruments and replay recorded material. Speaker manufacturers may include D&B Audiotechnik, L' Acoustics, or Renkus Heinz. Mixer will be Yamaha Digital Series with 48 channel digital snake, Signal processing will be Bi-Amp Audia, sources will be D&M Professional - all specified on an or equal basis.

b. Assistive Listening System

This is the portion of the system mandated by the Americans With Disabilities Act which allows the hard of hearing access to the audio portions of the program. It includes a default source from one or more permanently mounted microphones. The signal is compressed and equalized to maximize intelligibility. Intercom System
A multichannel technical intercom system used for communications among technicians during rehearsal and performances. ClearCom Party Line Series or equal.

STAGE AND OTHER EQUIPMENT

1. Allowance for a basic inventory of loose items such as lighting accessories, dance floor, etc.

2. Telescoping Work Platform is a relatively light weight platform that allows a technician access to the pipe grid.

3. SEE ATTACHED PRELIMINARY BUDGET REPORT



Item #	Description	FFE	Unit	Unit Cost	Danville Auditorium		Facility	Notes
					Qty	Total		
Theatre Consultants Collaborative Specified Equipment								
Performance Draperies - 11062 / 11 61 43								
1	Stage Draperies - Main Curtain	*	Each	10,800	1	10,800	10,800	
2	Stage Draperies - Grand Valance	*	Each	3,240	1	3,240	3,240	
3	Stage Draperies - Borders	*	Each	2,160	3	6,480	6,480	
4	Stage Draperies - Legs	*	Pair	1,080	2	2,160	2,160	
5	Stage Draperies - Traveler Panels	*	Pair	8,100	1	8,100	8,100	
6	Stage Draperies - Scrims	*	Each	2,500	1	2,500	2,500	Black
7	Stage Draperies - Cyclorama	*	Each	5,000	1	5,000	5,000	White
8	Storage Hampers	*	Each	400	1	400	400	
11062 / 11 61 43 Subtotal						38,680	38,680	
Performance Curtain Tracks - 11063 / 11 61 44								
9	Stage Drapery Traveler Track And Pull Rigging		LF	55	100	5,500	5,500	
11063 / 11 61 44 Subtotal						5,500	5,500	
Performance CounterWeight Rigging - 11064 / 11 61 33								
10	Rigging - Budget - 12 dead hung pipes		Each	2,500	12	30,000	30,000	
11069 / 11 61 13 Subtotal						-	-	
Performance Dimming And Controls - 11961 / 11 61 61								
11	2.4 Kw Dimmer and Rack		Each	375	72	27,000	27,000	Performance and House Lighting
12	Panel Board with 20 DMX driven motorized Breakers		Each	10,000	1	10,000	10,000	many are work lights / switched house lights/LEDs
13	400A Company Switch		Each	7,500	1	7,500	7,500	Lighting - Power for touring Dimmer Racks
14	ELTS 6 @ 20A Circuit Phase and Voltage Configuration As Required Emergency Power With Branch Protection Branch Protection		Each	8,000	1	8,000	8,000	In dimmer room
15	Performance Lighting Console		Each	13,500	1	13,500	13,500	ETC Ion w/ Wing
16	Control Faceplate		Each	325	15	4,875	4,875	
17	Processing Package - Ethernet Data Rack		System	11,500	1	11,500	11,500	
18	2 Port DMX Node		Each	980	4	3,920	3,920	
11961 / 11 61 61 Subtotal						86,295	86,295	Note 2
Performance Lighting Instruments And Accessories - 11964 / 11 61 64								
19	Stage Lighting Instruments - Ellipsoidal Moderate or short throw	*	Each	375	36	13,500	13,500	ETC Source 4
20	Stage Lighting Instruments - Wash	*	Each	300	12	3,600	3,600	
21	Stage Lighting Instruments - LED Wash	*	Each	1,350	15	20,250	20,250	Selador Lustr+
22	Stage Lighting Instruments - LED Ellipse	*	Each	2,400	15	36,000	36,000	ETC Source4 LED

Item #	Description	FFE	Unit	Unit Cost	Danville Auditorium		Facility	Notes
					Qty	Total		
23	Cyc Lighting Instruments ' - 1' LED	*	Each	1,350	12	16,200	16,200	Selador Vivid
24	Lighting Accessories	*	Each	30	32	960	960	
25	Control Cable		Each	40	50	2,000	2,000	
26	Loose Elect. Distribution - Multi		Each	110	96	10,560	10,560	
27	Loose Electrical Distribution - Std		Each	55	40	2,200	2,200	
Stage Lighting Inst. - Budget						-	-	
11964 / 11 61 64 Subtotal						105,270	105,270	
Performance Sound, Video, And Communications - 11969 / 11 61 70								
28	Sound Effects/reinforcement - Small		Total	80,000	1	80,000	80,000	
29	Stage Manager Master Stations		Station	3,240	1	3,240	3,240	
30	Tech Intercom - 8 Channel Main Stn		Each	9,720	1	9,720	9,720	
31	Microphone, Cables, & Accessories	*	Total	15,000	1	15,000	15,000	
32	Tech Intercom - Belt Pack or Wall Station		Each	1,350	4	5,400	5,400	Clear Com
33	Backstage Monitoring System		Each	5,000	1	5,000	5,000	
34	FM ALS Transmitter		Each	864	2	1,728	1,728	Assisted Listening Devices
35	FM ALS Receivers		Each	173	20	3,456	3,456	"
36	Sound & Communications - Wiring		Each	350	30	10,500	10,500	
37	Sound & Communications - Faceplate		Each	350	30	10,500	10,500	
11969 / 11 61 70 Subtotal						144,544	144,544	Note 3
Subtotal - Consultant Specified Equipment						410,289	410,289	
Equipment Specified By Others								
Dance Equipment - 11111 / 00 00 00								
38	Dance Surface - 60'x6'	*	Each	1,500	4	6,000	6,000	Floor specification with owner input
11111 / 00 00 00 Subtotal						6,000	6,000	
Performance Seating - 12710 / 12 61 00								
39	Auditorium Seating - Quality		Each	325	1,200	390,000	390,000	
12710 / 12 61 00 Subtotal						390,000	390,000	
Stage Equipment - 14830 / 11 61 90								
40	Telescoping Work Platforms	*	Each	15,000	1	15,000	15,000	
14830 / 00 00 00 Subtotal						15,000	15,000	
Subtotal - Equipment Specified By Others						411,000	411,000	
Subtotal - All Equipment						821,289	821,289	
Design Contingency					10%	82,128	82,128	

					Danville Auditorium		Facility	Notes
Item #	Description	FFE	Unit	Unit Cost	Qty	Total	Total	Notes
Total - All Equipment						903,417	903,417	
Total - Fittings, Furnishings and Equipment (FFE)		*				181,709	181,709	These items furnished as part of building upfit and may be purchased outside of construction.
Total - Base Bid						721,708	721,708	These items are installed as part of construction work.
<i>Figures are in US Dollars</i>								
<p>Estimated costs represent anticipated bid prices as received from specialty subcontractor if bid as of the date of this document. Estimated costs do not include: architectural, structural, mechanical or electrical systems. Escalation is not included. Taxes are not included. Overhead, profit and contingency applied by downstream contractor(s) are also not included. (ie: We haven't included the General Contractor's O & P.) Theatre Consultants Collaborative, LLC has no control over the cost of labor, materials or equipment, the contractor's methods of determining the bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, TCC cannot and does not warrant or represent that bids or negotiated prices will not vary from any estimate of the Construction cost or evaluation prepared or agreed to by</p>								
<p>Notes regarding items: 1) Requires CB panel with branch protection for each relay by others. 2) All items in this section installed by EC and are priced without installation (price exclusive of conduit and back box) unless otherwise noted. 3) All items in this section utilize conduit, backboxes and power distribution installed by EC and are priced without installation (price exclusive of conduit and back box) unless otherwise noted.</p>								



Seating Study Layouts

The adjacent sketches are studies of the existing and proposed Orchestra Level seating layouts, as well as an analysis of sight lines for the Orchestra Level and Balcony.

SK-01

This section illustrates the current sightlines from the orchestra and balcony seats. Although the orchestra level sightlines are not optimal, they are acceptable. No re-sloping of the floor is necessary or advised. There is no handicapped seating in the Auditorium.

The balcony sightlines are also not optimal. The balcony row to row spacing of 30 inches does not meet current building code requirements for egress or industry standards for comfort. No re-sloping of the balcony tiers is advised for this project.

SK-02

The insertion of a rear or side parterre - essentially a level platform - is recommended to accommodate handicapped accessible seating.

SK-03

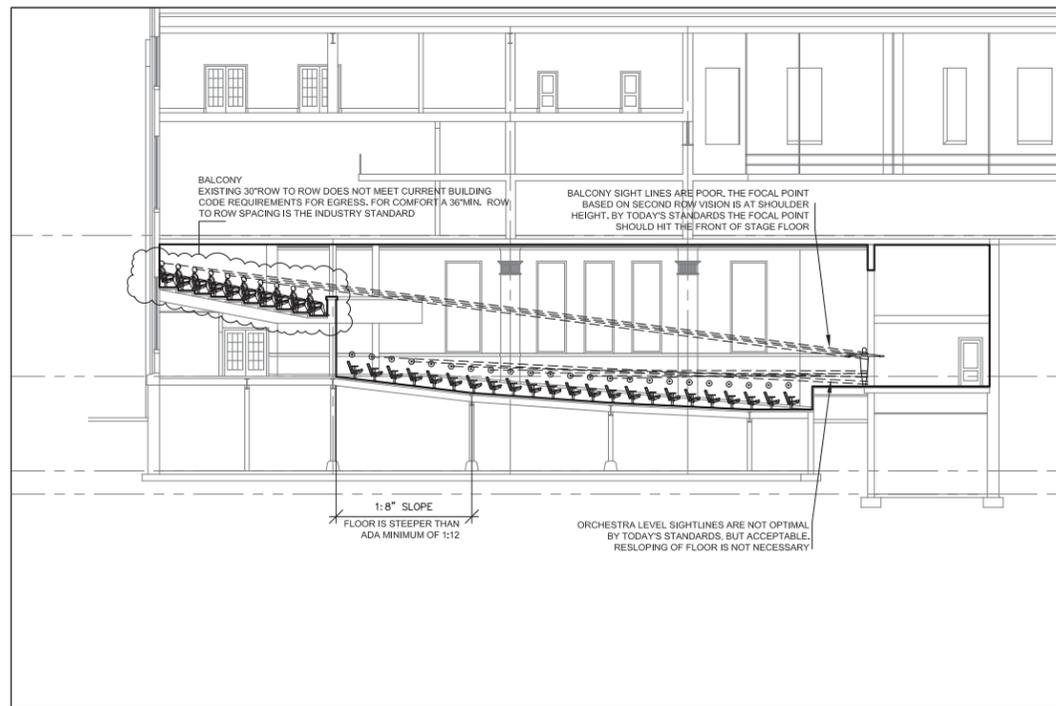
This sketch shows a parterre inserted at the rear only.

SK-04

This sketch shows both a rear parterre as well as side parterres that step down to stage level from the lobby. This layout also improves the required exiting condition on either side of the stage.

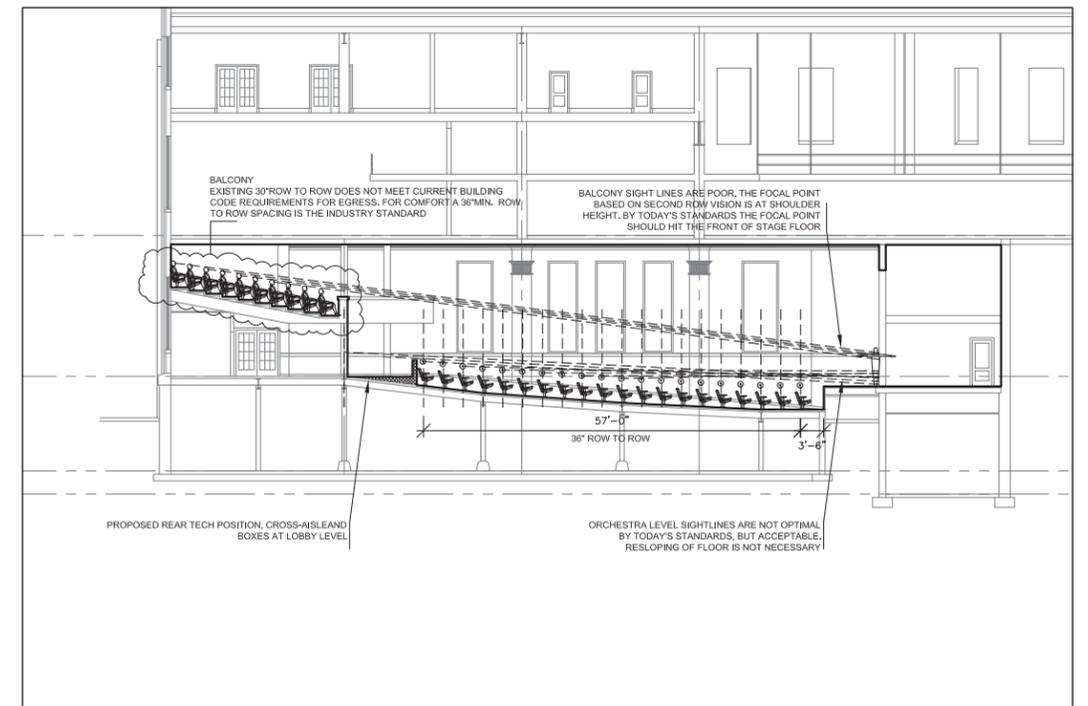
The master plan proposes the adoption of the SK-04 layout. It is recommended that the original 1932 molded plywood seats remain in place in the balcony. However, the seating layout proposed for the main floor will improve comfort, handicapped accessibility, life safety, and stage sightlines. This layout will reduce the 1,344 seat count to a range of 800 seats, which include box seats for unique ticketing opportunities.

For budgeting purposes, it is possible to leave the existing orchestra seats in place, remove only the seats necessary to build the rear and side parterres and improve exiting conditions.



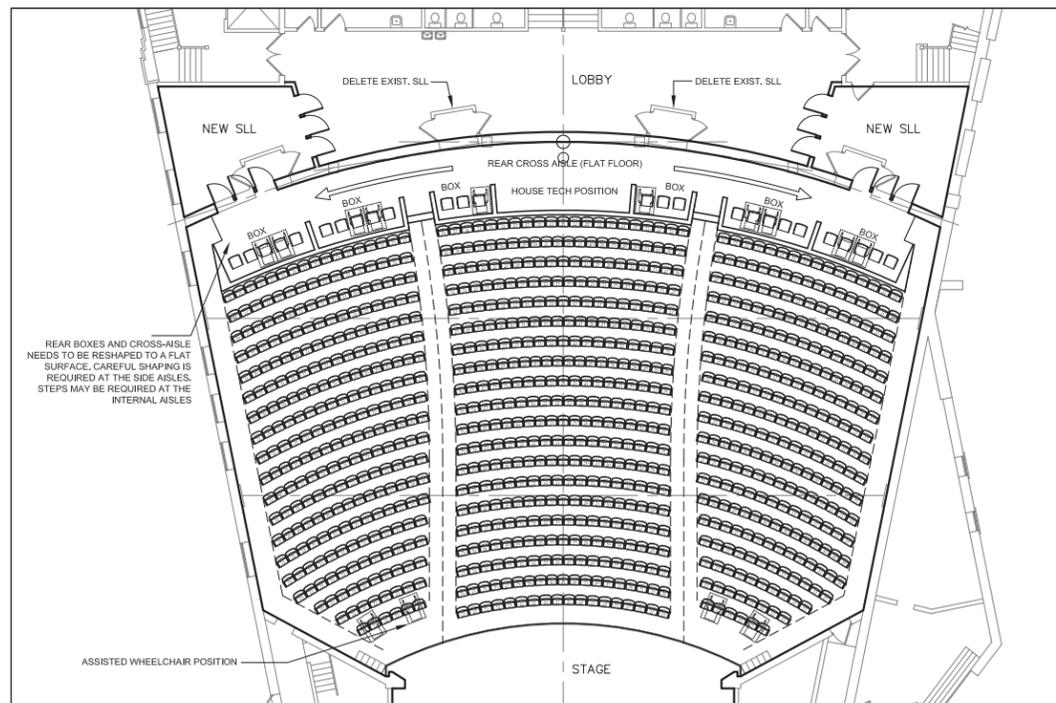
EXISTING SIGHTLINES
DANVILLE CITY AUDITORIUM
DANVILLE, VIRGINIA
THEATRE CONSULTANTS COLLABORATIVE

DATE 6 DEC 11
SCALE 1/16"=1'-0"
PROJ. DAN-11
DWG. **SK-01**



PROPOSED SECTION - 36" ROW TO ROW
DANVILLE CITY AUDITORIUM
DANVILLE, VIRGINIA
THEATRE CONSULTANTS COLLABORATIVE

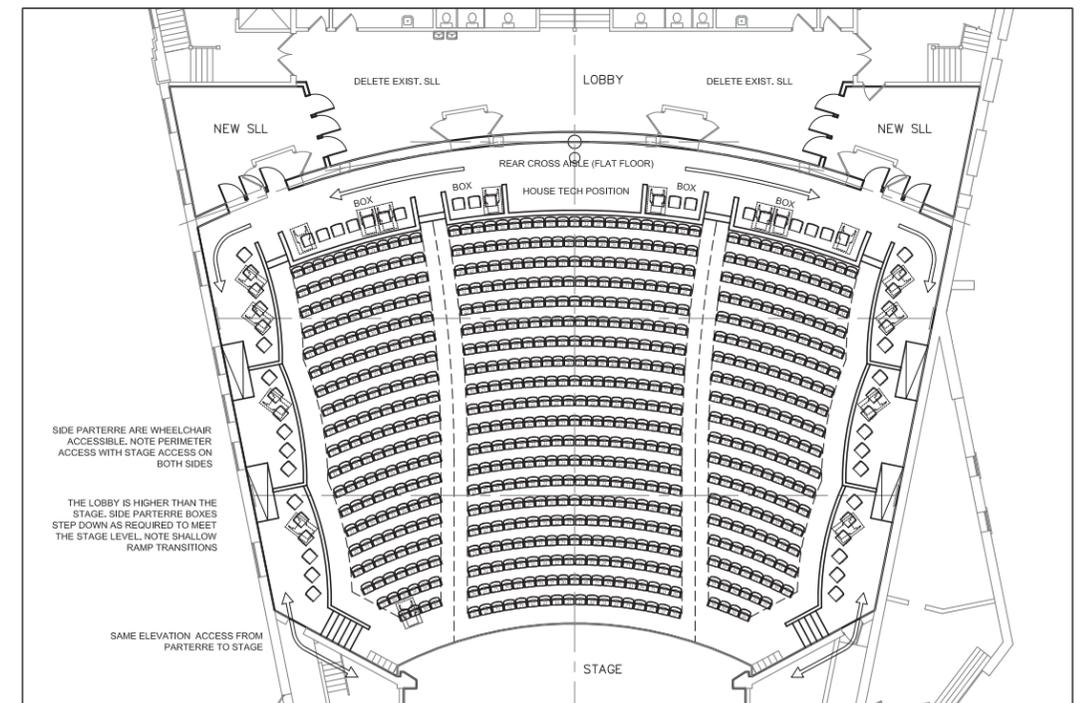
DATE 6 DEC 11
SCALE 1/16"=1'-0"
PROJ. DAN-11
DWG. **SK-03**



PROPOSED ORCHESTRA SEATING PLAN - 36" ROW TO ROW
DANVILLE CITY AUDITORIUM
DANVILLE, VIRGINIA
THEATRE CONSULTANTS COLLABORATIVE

DATE 6 DEC 11
SCALE 1/16"=1'-0"
PROJ. DAN-11
DWG. **SK-02**

SEAT COUNT
ORCHESTRA SEATS = 925
BOX SEATS = 26
WHEELCHAIR POSITIONS = 10 (9 REQUIRED)
ASSISTED WHEELCHAIR = 4



PROPOSED ORCHESTRA SEATING WITH SIDE PARTERRES
DANVILLE CITY AUDITORIUM
DANVILLE, VIRGINIA
THEATRE CONSULTANTS COLLABORATIVE

DATE 7 DEC 11
SCALE 1/16"=1'-0"
PROJ. DAN-11
DWG. **SK-04**

SEAT COUNT
ORCHESTRA SEATS = 749
BOX SEATS = 56
TOTAL = 805
WHEELCHAIR POSITIONS = 16 SHOWN (9 REQUIRED)

Programming & Concept

CURRENT USAGE AND PROGRAMMING

Currently, the auditorium is used approximately once a month for performances. The stage area of the auditorium is used approximately four times a week for dance and music rehearsals, primarily in the evening. The auditorium has been used for city staff meetings and various rental activities. Recently it was used for a performance event which attracted 1,150 school students. Due to the lack of adequate air-conditioning, the auditorium is only booked between October 1st and April 30th.

Programming meetings with Parks & Recreation staff confirmed the following study goals. All acknowledged that the auditorium will not become a “full performance traditional theatre” due to the limited flyloft, shallow stage, lack of wing space, cumbersome load-in, acoustic issues and windows. On the other hand, these perceived limitations contribute to the 1930s quality of the space as a city auditorium, built for community use. For instance, the windows in the side wall and at the rear of the balcony provide valuable light and ambiance to the space and should be maintained.

The nominal goal for the auditorium, as stated by Parks and Recreation Department staff, is to upgrade the facility so that the auditorium usage can at least be doubled. The goal for the Parks and Recreation Department is to continue to meet the needs of the patrons. Showers have been noted as the number one amenity desired by users.

PROPOSED CONCEPT

The proposed facility concept is best described in the adjacent section. The daily, weekly, and monthly usage of various spaces indicate that the City Auditorium building is best divided into a Recreational Grouping on the upper levels around the primary gymnasium space and a Performance Grouping on the lower levels around the primary auditorium space.

The gymnasium is located directly above the stage and the forward portion of the auditorium. The auditorium and stage cannot be used when the gymnasium is in use, due to the lack of acoustic isolation. The cost to acoustically separate the two spaces is not feasible, and should be managed by appropriate scheduling of gymnasium events. The noise of the free weights also can be addressed by appropriate scheduling.

- Performance Grouping Spaces (see adjacent)
- P-1 Auditorium & Balcony & Stage
 - P-2 Curved Lobby along the Main Auditorium
 - P-3 Improved Main Entry to the Performance Grouping
 - P-4 Back-of-House functions for the Stage

- Recreational Grouping Spaces (see adjacent)
- R-1 Gymnasium and Spectators Gallery
 - R-2 Health & Wellness Spaces
 - R-3 Double-height Health & Wellness Spaces
 - R-4 Additional Offices, Toilets, Showers & Mechanical Spaces
 - R-5 Administrative Offices and Quiet Activity Spaces

ADDRESSING PRIMARY CHALLENGES

Existing toilet counts are minimum, and do not reflect current building code or industry standard, particularly for the auditorium. There may be some programmatic “sharing” of the toilets, as building code allows toilets to be generally located one floor away, either above or below.

Currently, there are about 18 water closets in seven different locations. An approximate total of 45 water closets are needed to meet building code minimums for the proposed master plan. The largest two groupings of toilets are for the Auditorium fixed seating and the Gymnasium and Second/Third Floor activity spaces, if these are ever used for social functions such as a dance, lecture or banquet. Ideally the proposed toilets will be consolidated to the extent possible to accommodate the functional needs and minimize piping runs. Explore programmatic “sharing” to further reduce total count.

Recreational Grouping	Need	Proposal
Third Floor	6 w/c	4 w/c
Mezz (not h/c)	2 w/c	8 w/c + 4 showers
Second Floor	8 w/c	4 w/c + 1 shower
Subtotal	16 min. w/c needed	
Performance Grouping	Need	Proposal
Auditorium Balcony	6 w/c	0
Auditorium	20 w/c	3 w/c
Ground Floor	3	26 w/c + 2 showers
Subtotal	29 min. w/c needed	

TOTAL WATER CLOSETS 45

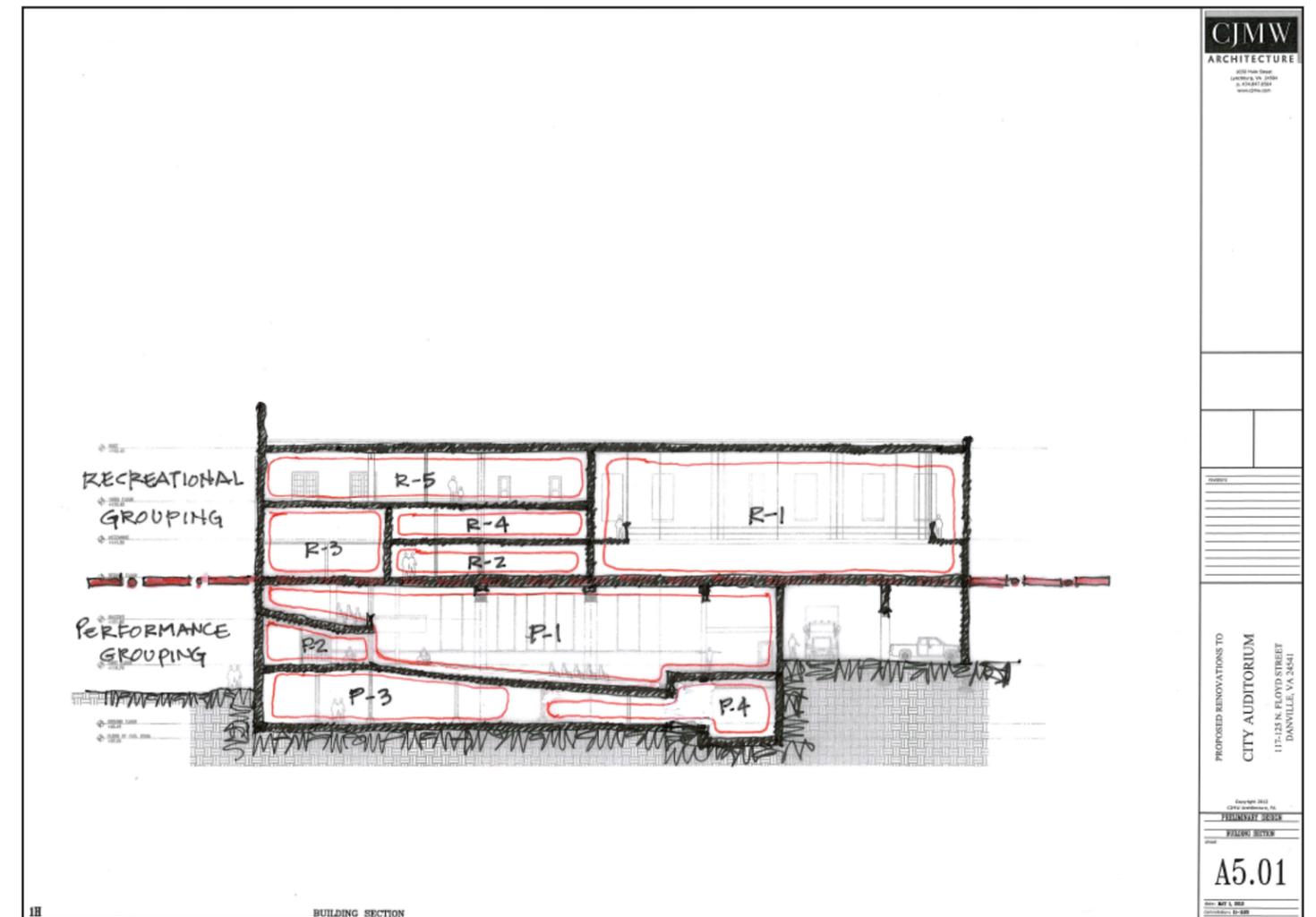
For the Recreational Grouping, a major challenge is locating new toilets over the Auditorium – the Auditorium ceiling plane is mostly level with little opportunity for concealing new plumbing. Adding toilets on the Second Floor is somewhat problematic. However there is a location at Company Storage Room 1 to access a plumbing chase that bypasses the Auditorium ceiling. There is enough room here for code minimum toilets and a single unisex shower. Additional toilets and showers for the Recreational Grouping can be located on the Mezzanine, which would could remain non-accessible.

For the Performance Grouping, there is no availability on the Balcony level. The existing First Floor lobby is currently undersized with limited room for concessions, ticketing, marketing, or socializing. The master plan recommends expanding the Lobby

and its functions into the Ground Floor space. Much needed Ground Floor space could be acquired by either consolidating the City print and carpentry shops or relocating the Print shop to the Mezzanine level. Generous toilets, permanent concessions, catering kitchen and private meeting rooms could be located in this Ground Floor area. Ceiling heights are generous at ten to fourteen feet high. Natural light from Floyd Street windows would further enhance the space.

The following pages describe the proposed master plan in detail.

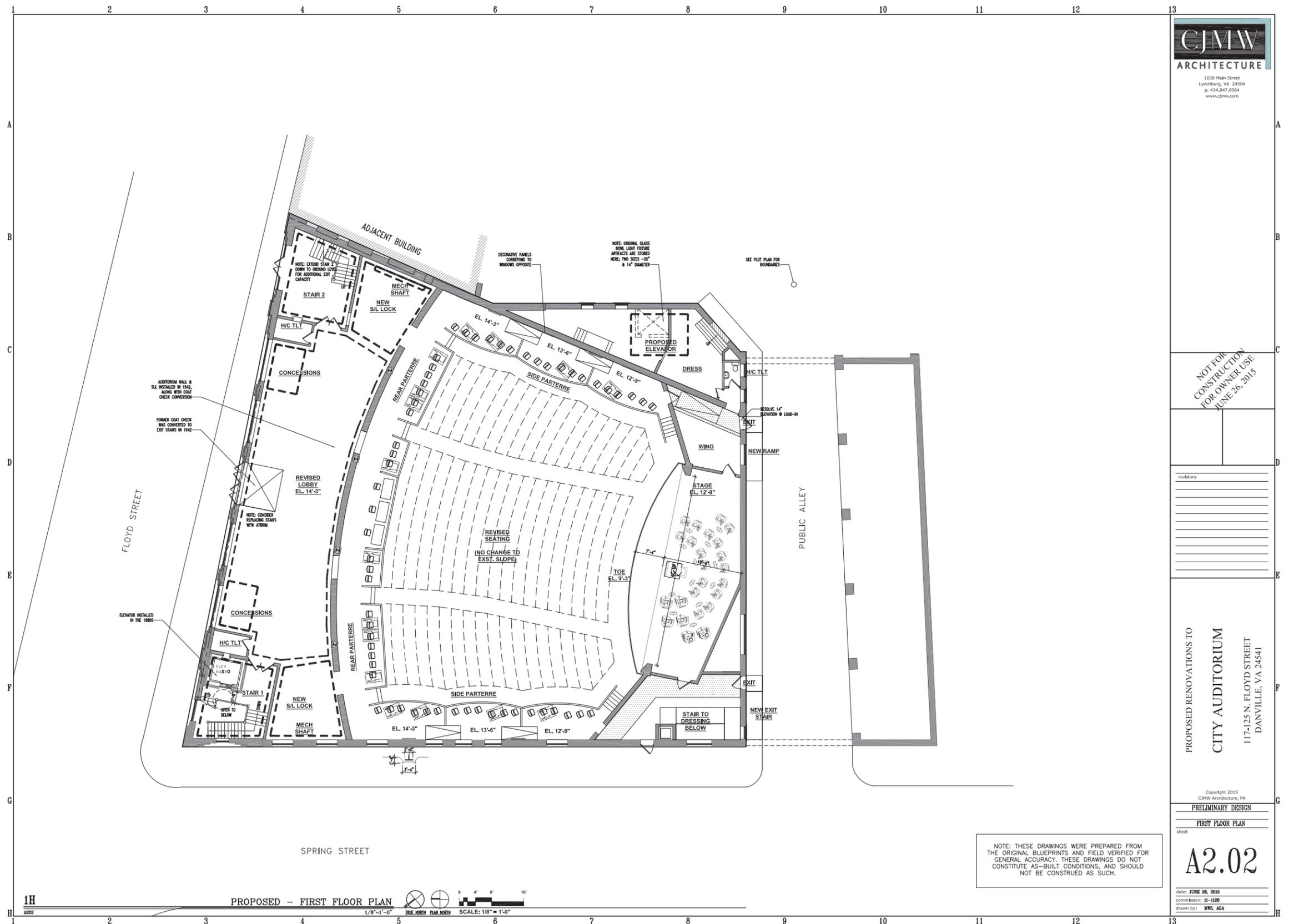
A phasing narrative and plan is included, as well as budgetary costs per phase.



First Floor Plan: A2.02

The master plan proposes the following conceptual layout for the First Floor - see the Phasing Plan for proposed phasing.

- The existing Lobby would be improved by demolishing the existing four small sound-and-light-locks. These would be replaced with two adequately sized locks at the ends of the Lobby.
- The existing Men and Women's Toilets would be demolished. A single unisex handicapped accessible toilet would be installed on each side of the Lobby, utilizing former plumbing drops.
- Portable concessions areas will also be provided near these locations.
- The existing elevator in Stair 1 will be made more easily accessible by constructing an extension to the elevator landing.
- The existing center stairs to Floyd Street above could remain as-is; or be deleted and converted to a atrium-like space to connect the two lobbies.
- Rear and side parterres will be installed in the main auditorium to improve handicapped accessibility. The remaining existing seats could remain in place or be replaced for greater comfort and wider row-to-row spacing.
- The existing stage will remain in the same shape and configuration as-is, with the improvements outlined by the Theatre Assessment.
- The stage right and stage left wings will be flattened and have improved auditorium exiting conditions. The 14 inch load-in threshold at stage right and 4 feet exit door at stage left would be resolved with exterior ramps and stairs in the Alley.
- A single uni-sex handicapped accesible toilet would be provided at stage right. If the existing exhaust void at stage left is no longer needed, a second toilet might be installed here.
- If desired, a new service elevator could be installed at stage right at the original elevator shaft. This elevator could have an exterior service entrance to the public alley beyond.



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JUNE 26, 2015

revisions

PROPOSED RENOVATIONS TO
CITY AUDITORIUM
117-125 N. FLOYD STREET
DANVILLE, VA 24541

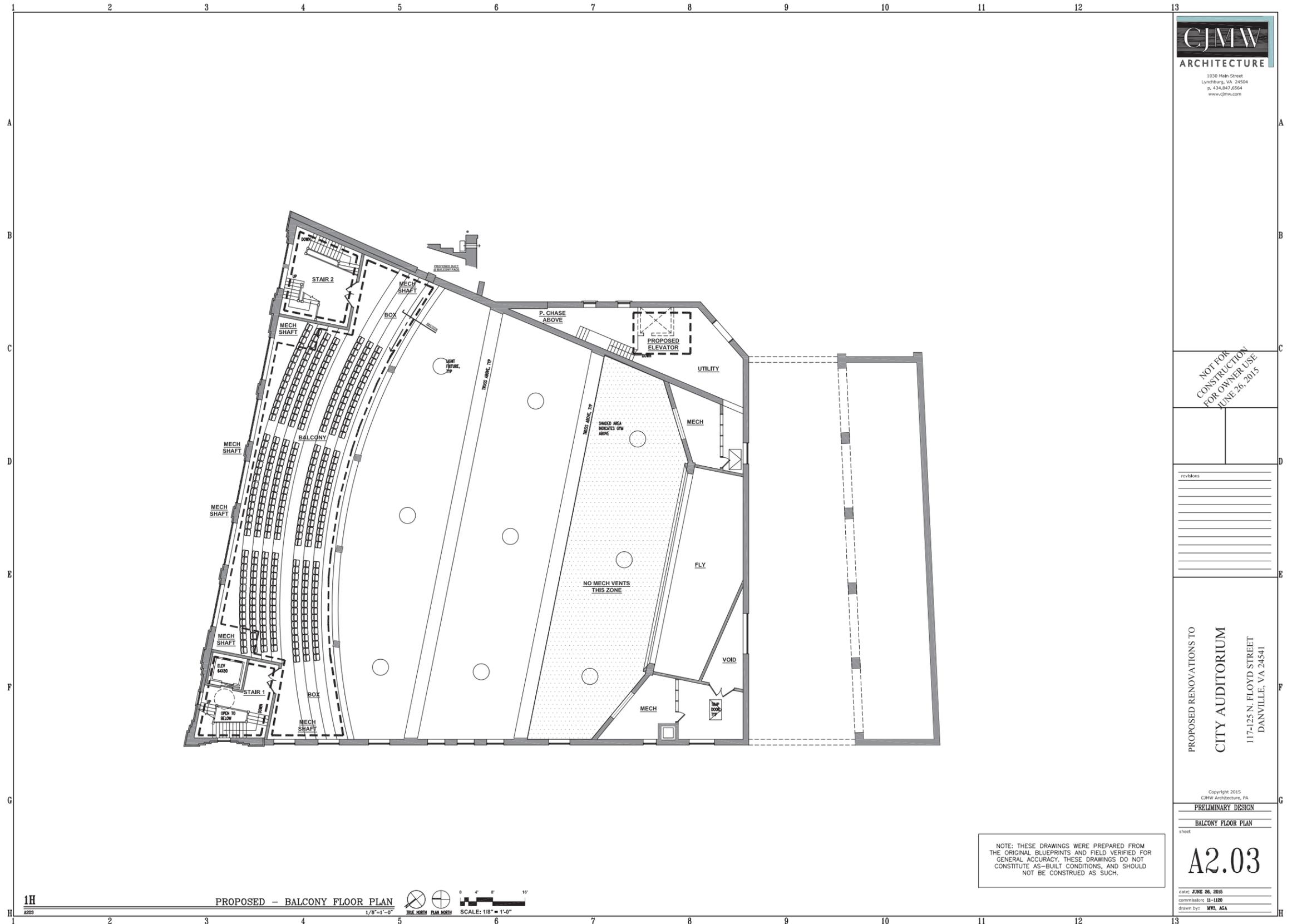
Copyright 2015
CJMW Architecture, PA
PRELIMINARY DESIGN
FIRST FLOOR PLAN
sheet
A2.02
date: JUNE 26, 2015
commission: 11-1120
drawn by: MWS, ACA

NOTE: THESE DRAWINGS WERE PREPARED FROM THE ORIGINAL BLUEPRINTS AND FIELD VERIFIED FOR GENERAL ACCURACY. THESE DRAWINGS DO NOT CONSTITUTE AS-BUILT CONDITIONS, AND SHOULD NOT BE CONSTRUED AS SUCH.

Balcony Floor Plan: A2.03

The master plan proposes the following conceptual layout for the Balcony Floor - see the Phasing Plan for proposed phasing.

- Existing original balcony seats will remain in place except for removal as described below.
- A section of balcony seats would be removed at each end of the balcony for a box seat type condition and for mechanical shafts connecting the Ground Floor and Roof.
- The front row of balcony seats would possibly be removed (as described in the small inset detail) to provide a horizontal duct to heat/cool the rear third of the auditorium seating.
- Additional seats could be removed in the rear corners and along the rear row for mechanical shafts.
- Also another row of seats along the crossover aisle could be removed and infilled to improve the width of this aisle, and to provide handicapped accessibility to the far box seat.
- The existing elevator in Stair 1 will be made more easily accessible by constructing an extension to the elevator landing.
- The existing stage loft will remain in same configuration to be primarily used for mechanical space to heat/cool the front third of the auditorium.
- The overlap of the Gymnasium with the Auditorium below is shown shaded - no mechanical supplies can be located in this zone.
- If desired, a new service elevator could be installed at stage right at the original elevator shaft. There would be no connection to the Balcony level, and likely no connection to the stage loft level.



Second Floor Plan: A2.04

The master plan proposes the following conceptual layout for the Second Floor - see the Phasing Plan for proposed phasing.

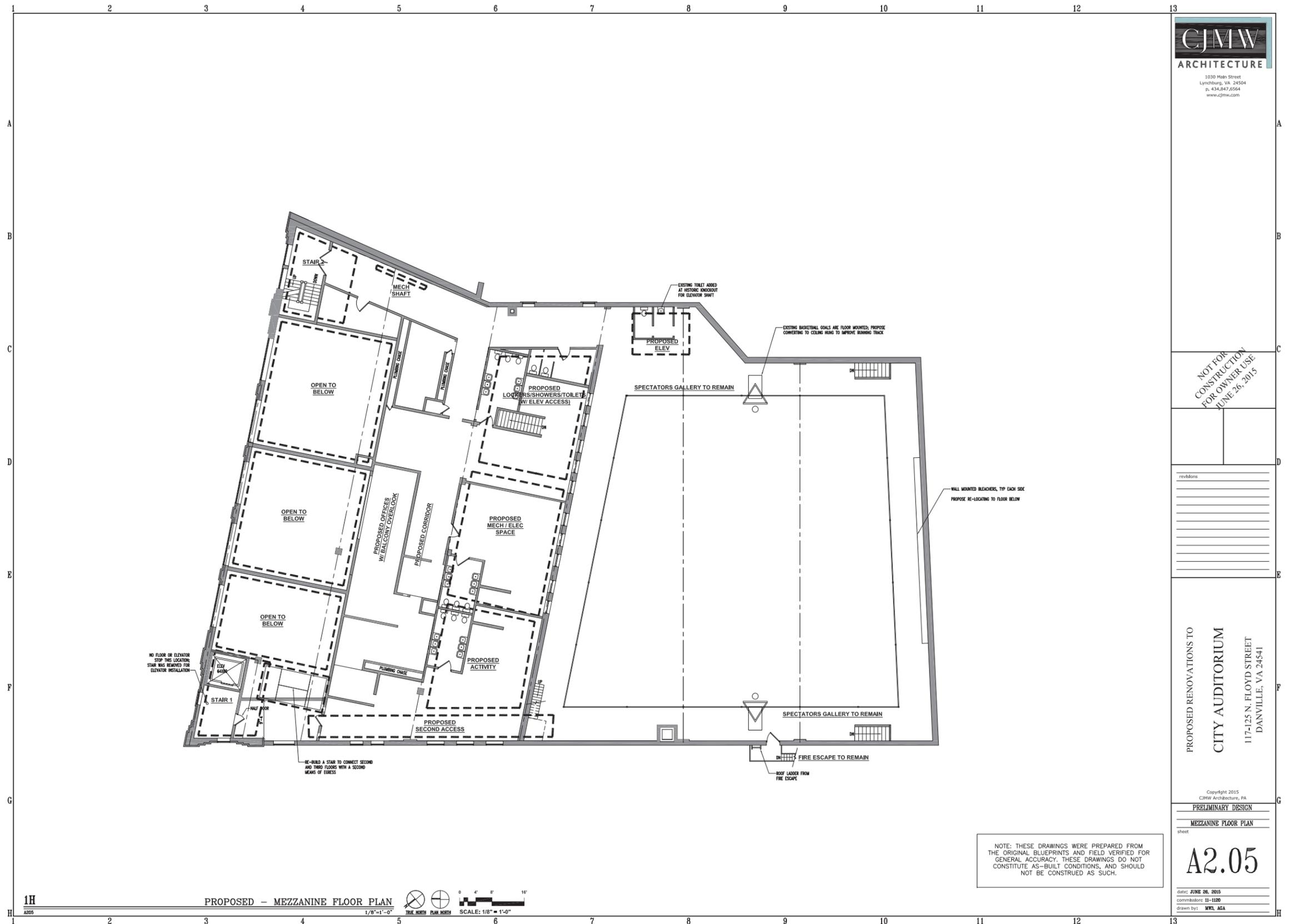
- Although the existing basketball court is not a true regulation size, Parks & Recreation staff indicate that it is acceptable for their purposes. No changes are needed to the Gymnasium size.
- It would be desirable to build an angled knee wall and re-locate one set of wall-mounted bleachers from the Spectators Gallery to the Gym floor.
- The addition of showers was the number one request by City Auditorium users; showers will greatly increase the use of the facility on a daily basis. Company Storage Room1 would be renovated to provide a minimum number of handicapped accessible toilets and one (possibly two) unisex showers. With careful engineering design, the required plumbing can be run in the interstitial space to the House Left of the Auditorium below without disturbing the ceiling.
- The existing toilets in the Gymnasium would be demolished.
- Company Storage Rooms 2 and 3 would also be renovated for activity use. Additional ceiling height may be gained by demolishing the ceiling and boxing the beams. An activity floor would be installed. Parks & Recreation staff indicated that these rooms could be scheduled for low intensity activities, such as stretching classes, etc.
- The stairs to Locker Rooms 2 and 3 would be demolished, providing a second Gym access.
- A stair extension is proposed at Stair 1 to reach the Mezzanine Floor and Third Floor above. The fire-rated shaft of Stair 1 would be extended to accommodate this critical second egress.
- The offices and suspended ceiling would be removed, creating three double-height spaces. The free weights and billiards would be relocated to these spaces.
- All "Health and Wellness" activities will then be on one floor.



Mezzanine Floor Plan: A2.05

The master plan proposes the following conceptual layout for the Mezzanine Floor - see the Phasing Plan for proposed phasing.

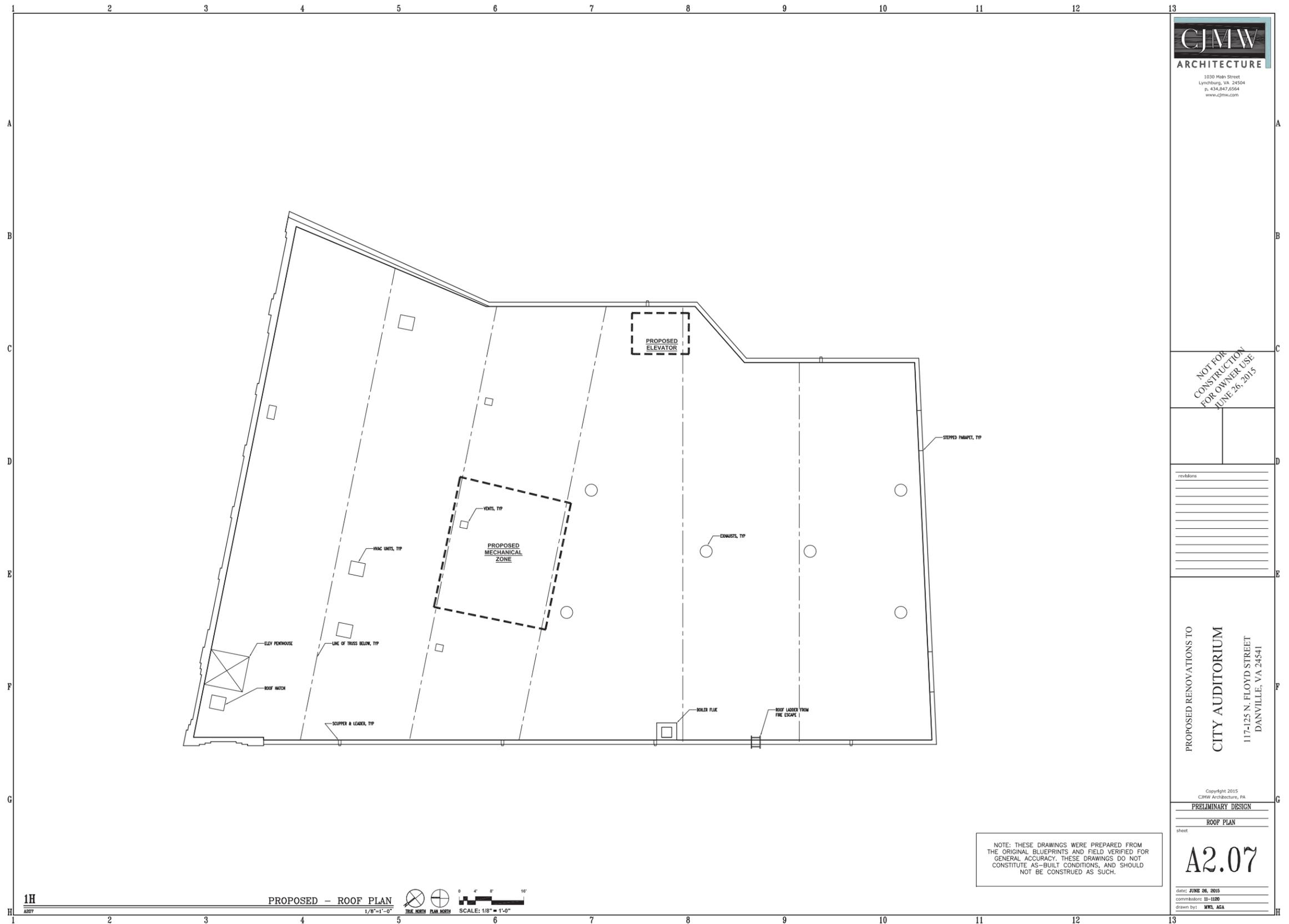
- The greatest amount of found space is on the Mezzanine level. Currently this level is divided into three disconnected areas with private stairs. The elevator at Stair 1 removed a second means of egress to this space. Also the elevator does not access this space.
- A stair extension is proposed at Stair 1 to connect the Second Floor below and Third Floor above. Additionally a corridor would be cut through the three Locker Rooms, connecting it to Stair 2 and the Spectators Gallery. This square footage would then have two means of egress.
- By demolishing the offices and suspended ceiling below, the Mezzanine level can restore the glassed balconies that once faced the Floyd Street windows, providing natural light to the Mezzanine.
- Locker Room 1 would be renovated to provide additional toilets and showers. These would not be required to be handicapped accessible because the minimum like facilities would be located on the Second and Third Floors which are accessible.
- The center Locker Room 2 would be renovated as a primary mechanical space for the Performance/Auditorium spaces to feed from the above.
- Locker Room 3 would be renovated as a small activity room and possibly a second exit from the Spectators Gallery.
- The Spectators Gallery could be gently improved with two proposals: (a) convert floor mounted basketball hoops to ceiling mount; and (b) round the corners of the suspended track.
- If desired, a new service elevator could be installed to access the Spectators Gallery and this floor. This would be an optional and useful addition, but not required.



Roof Plan: A2.07

The master plan proposes the following conceptual layout for the Roof Plan - see the Phasing Plan for proposed phasing.

A proposed mechanical zone is outlined in the center of the roof, stacked above the mechanical room projected for the Mezzanine Floor.



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revisions

PROPOSED RENOVATIONS TO
CITY AUDITORIUM
117-125 N. FLOYD STREET
DANVILLE, VA 24541

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CJMW Architecture, PA

PRELIMINARY DESIGN
ROOF PLAN
sheet

A2.07

date: JUNE 26, 2015
commission: 11-1120
drawn by: MWS, AGA

NOTE: THESE DRAWINGS WERE PREPARED FROM THE ORIGINAL BLUEPRINTS AND FIELD VERIFIED FOR GENERAL ACCURACY. THESE DRAWINGS DO NOT CONSTITUTE AS-BUILT CONDITIONS, AND SHOULD NOT BE CONSTRUED AS SUCH.

1H
1/8"=1'-0"
PROPOSED - ROOF PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PROPOSED PHASING PLAN:

Following is a proposed phasing plan for review. This assumes that the City Auditorium will receive much-needed infrastructure upgrades and renovations over a certain timeframe, and that phases may have unknown interval of time in between. The building also shall remain occupied and in use during this time. One of the goals in renovating an occupied space is to minimize disruption to activities. Ideally, space is opened up by removing a department or function; then renovated, allowing specific function to move back into the building. Additionally renovation work is scheduled during down-times in the building usage.

The master plan and phasing attempts to balance the needs of the building infrastructure (electric/ac/plumbing) with operations, while maintaining a high level of activity by the patrons. The first four phases outline a rolling/sequential renovation of the top three Recreational floors: the Second Floor/Gym, the Mezzanine, and the Third Floor. These three floors present the most challenges in maintaining building occupancy and use during renovation. The fifth phase consolidates all of the performance-related work to the Ground Floor, the Auditorium and the Balcony to a single phase. Although shown sequentially as Phase V, the Performance work could be subdivided into smaller phases and could also advance on the timeline.

A sixth "phase" or category of work relates to the building Envelope. At the appropriate time in the roof lifespan, the roof membrane will require replacement and new insulation added above the roof deck. The parapets and building interior currently show previous water damage. Other envelope items include the rehabilitation of all the factory steel framed windows. These can be appropriately rehabbed as single-pane windows with the addition of aluminum storefront storms; or rehabbed with double-pane insulated units. Window rehabilitation and any limestone/brick cleaning and/or repointing would likely happen as one coordinated scaffolding or lift access.

PHASE 1

- **WHOLE BUILDING:** Electrical service upgrade
 - o Upgrade existing 240/120V delta high leg service to 208Y/120V 3 phase system, sized to accommodate higher power requirements for new Auditorium / Gymnasium HVAC equipment.
 - o Remove all existing older electrical distribution equipment and replace with new switchgear and distribution panelboards.
- **THIRD FLOOR:**
 - o Build Stair 1 extension from Second Floor
- **MEZZANINE:**
 - o Demolish certain interior partitions to create a corridor on the mezzanine that connects Stair 1 extension to Stair 2
 - o Build Stair 1 extension from Second Floor
- **SECOND FLOOR**
 - o Build Stair 1 extension from Second Floor
 - o Demolish private stair 2 and 3 to Mezzanine for second access door to Gymnasium.
- **GROUND FLOOR:**
 - o Consolidate carpentry shop and provide a temporary space for free-weights & billiards. This space will be 2500 square feet (approximately half of existing on Third Floor). Provide temporary office and access to the Print Shop toilets.
 - o Construct permanent Mechanical Room for the Performance levels.
 - o Paint walls & ceiling and seal concrete floor in the temporary Weights & Billiards room.

PHASE II

- **WHOLE BUILDING:** Mechanical
 - o Prepare heating system for phased renovation by modifying the existing boilers to work with a hot water heating system.
 - o Install new roof-top chiller
 - o Install Building Automation System and Fire Alarm System backbone. Other devices / components to be added as each space is renovated.
- **WHOLE BUILDING:** Utility Piping
 - o Install new mains / risers for hot water, chilled water, domestic cold water, domestic hot water, sanitary sewer, and sprinkler system, to facilitate the building being renovated in phases. Mains / risers will be tapped into as each space is renovated.
- **ROOF**
 - o Improve mechanical to recreational levels with new roof-mounted HVAC equipment
- **THIRD FLOOR:**
 - o Relocate free weights and billiards to temporary Ground Floor space, prior to Phase III start.
 - o Demo stair from Third Floor down to Mezzanine track.
- **SECOND FLOOR**
 - o Demolish private stair 1.
 - o Renovate three company storage rooms as activity rooms, permanent minimum toilets, and one unisex shower.
 - o Build knee wall and relocate wall mounted bleachers.

PHASE III

- **ROOF:**
 - o Provide new roof-mounted HVAC equipment for new office spaces
- **THIRD FLOOR**
 - o Renovate the vacated Third Floor for new Recreation Office Floor, including offices, meeting rooms, and toilets.
 - o Establish vertical mechanical shafts to new mezzanine mechanical room.
 - o Adding a new service elevator could greatly assist constructability, but is optional and may be added later.
- **MEZZANINE**
 - o Renovate the one of the former locker rooms on the mezzanine as offices and activity space.
 - o Renovate another former locker rooms as toilets and several showers, non-handicapped accessible.
 - o Provide new mechanical space for future Auditorium work
 - o Modify track for improved use, including relocating benches and reworking basketball hoop brackets.
- **SECOND FLOOR:**
 - o Relocate offices on this floor to new permanent locations on Mezzanine and Third Floor, prior to Phase IV start.

PHASE IV

- THIRD FLOOR: This is completed as an office-oriented floor
- MEZZANINE: This is completed as a patron-oriented floor
- SECOND FLOOR:
 - o Renovate former Recreation offices into new permanent free weights and billiards, removing ceiling for view from Mezzanine “Overlook Offices.”
 - o This is completed as a patron-oriented floor
- GROUND FLOOR
 - o Relocate free weights and billiards on this floor to new permanent location on Second Floor, prior to Phase V start.

As noted, Phase V consolidates the Performance related work. This work can be further subdivided or moved forward on the timeline depending on funding and priority.

PHASE V

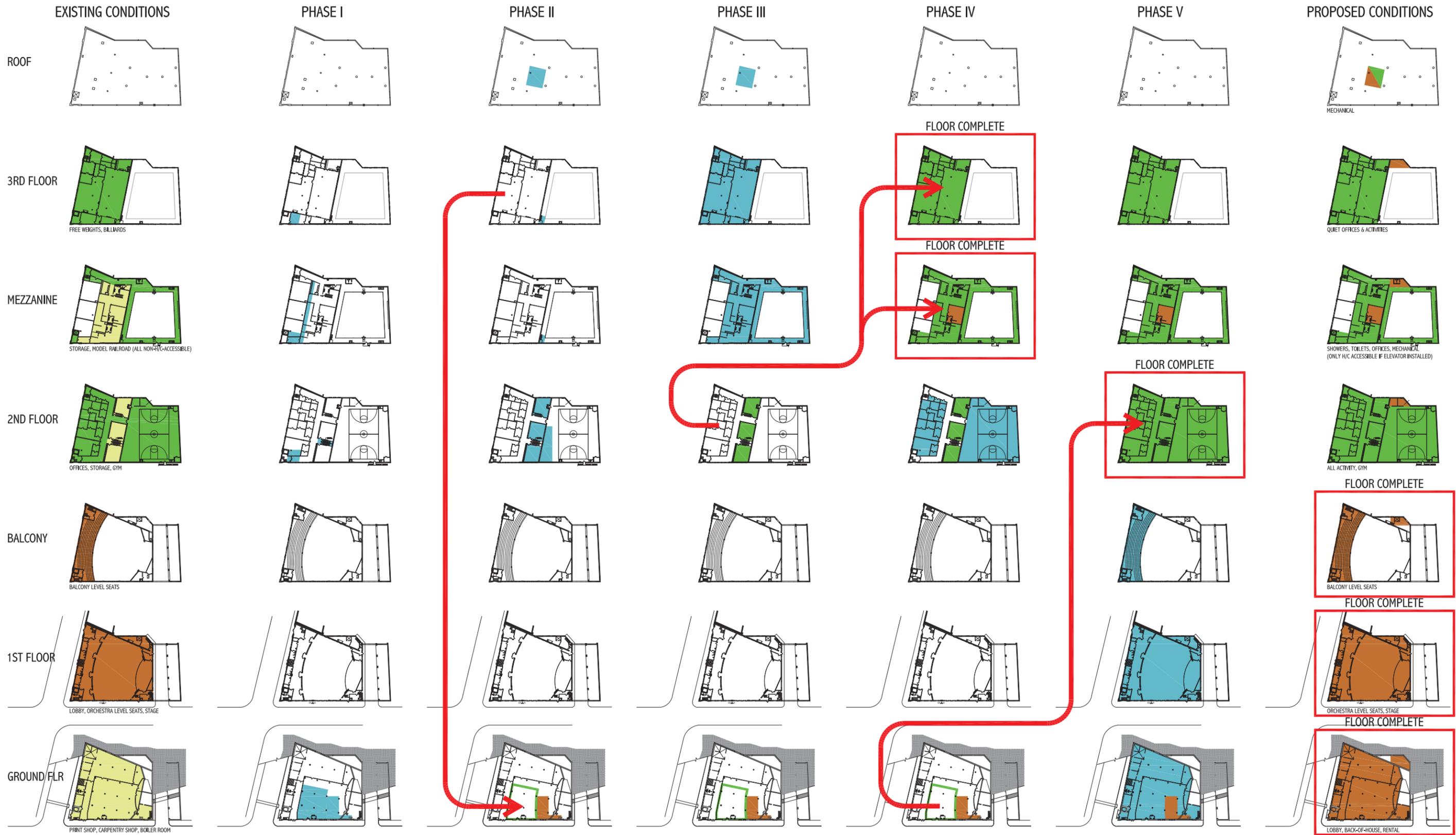
- ROOF:
 - o Provide new roof-mounted HVAC equipment for Performance spaces.
- BALCONY
 - o Remove some seats as needed for new mechanical shafts and ductwork.
 - o Provide box-like seat build outs
- AUDITORIUM
 - o Remove some seats as needed for installation of rear and side parterres
 - o Rehab orchestra seats to remain. Optional: replace orchestra seats with new for modern comfort.
 - o Renovate stage and wings with performance-related equipment as described.
 - o Upgrade lobby by re-working the sound locks, providing concessions, and accessible unisex toilets.
- GROUND FLOOR
 - o Renovate this floor fully as new lobby, concessions, toilets, and other Front-of-House amenities
 - o Renovate this floor fully as new dressing rooms, wardrobe/laundry, crew room, and other Back-of-House amenities

BUILDING ENVELOPE WORK (to be scheduled as appropriate)

- Roof membrane replacement & parapet structural repairs
- Rehabilitation of all factory style windows
- Brick/limestone cleaning and repointing
- Rehabilitation of entrance doors along Floyd and Spring Streets
- Facade accessories, such as flagpoles, awnings, signage

CITY AUDITORIUM SUMMARY

Third Floor	9,185 SF	
Mezzanine	9,406 SF	
Second Floor	18,153 SF	
Balcony	3,776 SF	
Auditorium	13,889 SF	+ 4,097 SF (at the Alley)
Ground Floor	12,419 SF	
TOTAL	66,828 SF	



	TOTAL		PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	ENVELOPE	
A1 Substructure (For Ground Floor Elevator Room)	\$73,024						\$73,024		
A2 Structure	\$300,920		\$30,000	\$63,521	\$55,335		\$149,064	\$3,000	
A3 Enclosure	\$605,158						\$24,000	\$581,158	
B1 Partitions & Doors	\$620,080			\$103,347	\$206,693	\$103,347	\$206,693		
B2 Finishes	\$1,793,610			\$215,952	\$595,090	\$217,767	\$764,801		
B3 Fittings & Equipment	\$1,390,000				\$50,000	\$50,000	\$1,290,000		
C1 Mechanical	\$2,465,872		\$304,100	\$648,938	\$630,318	\$125,723	\$756,794		
C11 Plumbing & Drainage	316,585		50,000	29,402	76,221		160,962		
C12 Fire Protection	748,007		254,100	19,123	196,342	57,368	221,075		
C13 HVAC	1,401,280			600,413	357,755	68,355	374,757		
C2 Electrical	\$1,849,397		\$378,263	\$60,819	\$538,608	\$156,057	\$715,651		
D1 Ancillary Work - Demolition	\$133,656			\$22,276	\$44,552	\$22,276	\$44,552		
Direct Const Cost Total	\$9,231,717		\$712,363	\$1,114,851	\$2,120,597	\$675,169	\$4,024,580	\$584,158	
General Requirements	\$1,200,123								
10% Gen Req'ts	0.10	\$923,171.67	\$71,236	\$111,485	\$212,060	\$67,517	\$402,458	\$58,416	
3% O&P	0.03	\$276,951.50	\$21,371	\$33,446	\$63,618	\$20,255	\$120,737	\$17,525	
OPINION OF PROBABLE CONST. COST			\$804,970	\$1,259,782	\$2,396,274	\$762,941	\$4,547,775	\$660,099	\$10,431,840
Contingencies		\$1,292,440							
5% Design Contingency	0.05	\$461,585.84	\$35,618	\$55,743	\$106,030	\$33,758	\$201,229	\$29,208	
4% Escalation Contingency	0.04	\$369,268.67	\$28,495	\$44,594	\$84,824	\$27,007	\$160,983	\$23,366	
5% Construction Contingency	0.05	\$461,585.84	\$35,618	\$55,743	\$106,030	\$33,758	\$201,229	\$29,208	
Other Costs		\$1,555,076							
Development Charges	0								
Fees	0								
Hazardous waste removal (per H&P assess)	1 ls	\$90,200		\$3,367	\$6,733	\$3,367	\$6,733	\$70,000	
Occupancy, moving costs	0								
A/E design fees: Phase I, II, III, IV, + Envelope	8.50%	\$500,146	\$500,146						
A/E design fees: Phase V	12.50%	\$568,472					\$568,472		
Administration/financing costs	0								
Furniture Fixtures and Equipment (by Owner)	22,276 sf	\$8	\$178,208	\$29,701	\$59,403	\$29,701	\$59,403		
Performance FFE (by Owner)	1 ls	\$218,051	\$218,051				\$218,051		
OPINION OF PROBABLE PROJECT COST			\$1,404,846	\$1,448,929	\$2,759,294	\$890,532	\$5,963,875	\$811,881	\$13,279,356