

DARDEN ARCHITECTS

October 9, 2019

Meeting Notes:

PROJECT: 1843 RC Performing Arts Center

Attendance:

Bob Petithomme, Darden Architects

Martin Ilic, Darden Architects

William Brandle, Darden Architects

Christine Miktarian, SCCC

George Cummings, SCCC

John Krueger, SCCC

Rico Guerrero, SCCC Foundation

Jerry Buckley, RC President

Donna Berry, RC

Todd Davis, RC

David Hicks, RC

Tracy Carrera, RC

Michael Kaiser, RC

Deborah Lapp, RC

Eileen Apperson-Williams, RC

Meeting Notes:

1. Proposed cost savings measures to meet the construction budget:
 - 1.1. Architect explained that through the process of further developing the building program, the building area had grown approximately 2,575 GSF (Gross Square Feet). Annual construction cost escalation has also risen from approximately 4% to 10%. These factors have resulted in the estimated construction cost exceeding the budget.
 - 1.2. The Architect presented several proposed savings measures that in total would allow the project to meet the construction budget. The proposed measures generally included the following:
 - Reduction of the new parking area to include 5 standard spaces and 1 accessible space.
 - Landscape improvements outside of the service drive removed. Area to be transitional grading only.
 - Stage storage reduced. -150 GSF
 - Mechanical room removed. Boilers and pumps moved into the utility yard. Custodial storage reduced to approximately 173 GSF. Men's and women's multi-accommodation restrooms changes to a one single-accommodation restroom and two changing rooms to serve the green room. -881 GSF

- Multi accommodation restrooms adjacent to the lobby reconfigured and reduced. The proposed change did not include a reduction in fixture count. - 10 GSF
 - Reduce the south hall and lobby. -68 GSF
 - Reduce concessions space. -42 GSF
 - Art gallery and adjacent storage reduced and reconfigured. -223 GSF
 - Reduction of toilet room adjacent to the south stage. -10 GSF
 - Reducing the size of building overhangs around the building. -1,179 SF (Square Feet).
 - Removing the conference room and adjacent storage room from the project. -476 GSF
- 1.3. The architect explained that all proposed changes except for the elimination of the conference room were identified with the intent to preserve the program in the project.
 - 1.4. The need for adequate storage space was expressed by various members of the committee. This included the reduction of the custodial storage such that there would no longer be room to store the tables and chairs for banquets held in the lobby.
 - 1.5. The mechanical space below the control booth was identified as a possible storage room. The architect will confirm the space can be converted by verifying there isn't mechanical equipment designated for this space.
 - 1.6. The reduction of the art areas was discussed. The proposed changes were approved in the interest of preserving the art program in the project and with the understanding that the area designated for the outdoor sculpture garden is substantial.
 - 1.7. All proposed changes were approved as indicated except for the elimination of the conference room.
 - 1.8. Concern was expressed that a dual-use conference/green room would not adequately serve either function.
 - 1.9. Alternatives to accommodate a future addition or conversion to add the conference room were discussed. It was determined area for the conference room should be included in the current project but developed as a utilitarian "shell" storage room. The elimination of the audio-visual equipment, dedicated HVAC system, scale down of the finish quality will result in cost per/SF savings. The storage room will be developed with infrastructure to allow a conference conversion in a future project.
 - 1.10. Phasing the site work was suggested as an alternative savings measure. The design team will review to identify areas that can be reduced, omitted, or included in the project as a bid alternate.

- 1.11. The project's \$1,000,000 FF&E (Furniture Fixtures, and Equipment) budget was discussed. It was determined that some of the FF&E items could be purchased with alternate forms of District funding, including, but not limited to the Instructional Block Grant. \$200,000 was approved to be moved from FF&E to contingency.
- 1.12. Loose audio-visual equipment currently included in the construction estimate was identified as an FF&E item that can be moved to be covered under the FF&E allowance.
2. General discussion items:
 - 2.1. The committee confirmed the building will need an office for a building manager and a box office for ticket sales. These spaces were previously identified as "wants". Neither space should be accessed through concessions. The ticket office needs to have 2 service windows to the exterior.
 - 2.2. It was determined height and access limitations prohibit storage under the stage.
 - 2.3. The need for theatrical performance amenities were discussed. The design team stated previous direction had been given to design the performance area as a concert hall, not to include a curtain or proscenium wall. Significant redesign would result if a change in direction is given. It was determined to proceed as previously planned.
 - 2.4. The design team confirmed adequate space is provided for the storage of a baby grand piano.
3. Next Steps:
 - 3.1. Darden will work to arrange a tour of the Shaghoian Concert Hall.
 - 3.2. Darden to provide a project schedule
 - 3.3. The committee will meet again to discuss the design development package. The meeting is tentatively scheduled for the beginning of December. The college will send out an availability poll.

END