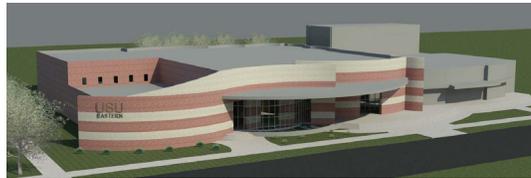

UtahStateUniversity
COLLEGE OF EASTERN UTAH



FEASIBILITY STUDY

**CENTRAL
INSTRUCTIONAL
BUILDING**

PRICE, UTAH

SEPTEMBER 21, 2012

Eaton
Architecture
Thoughtful Approach - Timely Delivery

September 21, 2012



Mr. Joe Peterson –Chancellor
Ms. Jordy Guth – USU Facilities Manager
USU Eastern
451 East 400 North
Price, UT 84501

We are pleased to submit the following Feasibility study for the proposed new Central Instructional Facility and the Geary Theater Remodeling on the USU Eastern Campus. We have included:

- Needs Statement
- Program Documentation
- Space Analysis
- Cost Estimate
- Statement of Discussion and Justification
- A Seismic Study of the Geary Theater
- Drawings and Renderings of the Proposed Building

It would be our pleasure to discuss this effort with whoever may be interested and we would welcome any comments by phone or email.

Sincerely,
EATON ARCHITECTURE INC.



Robert J. Eaton AIA
Principal

architecture

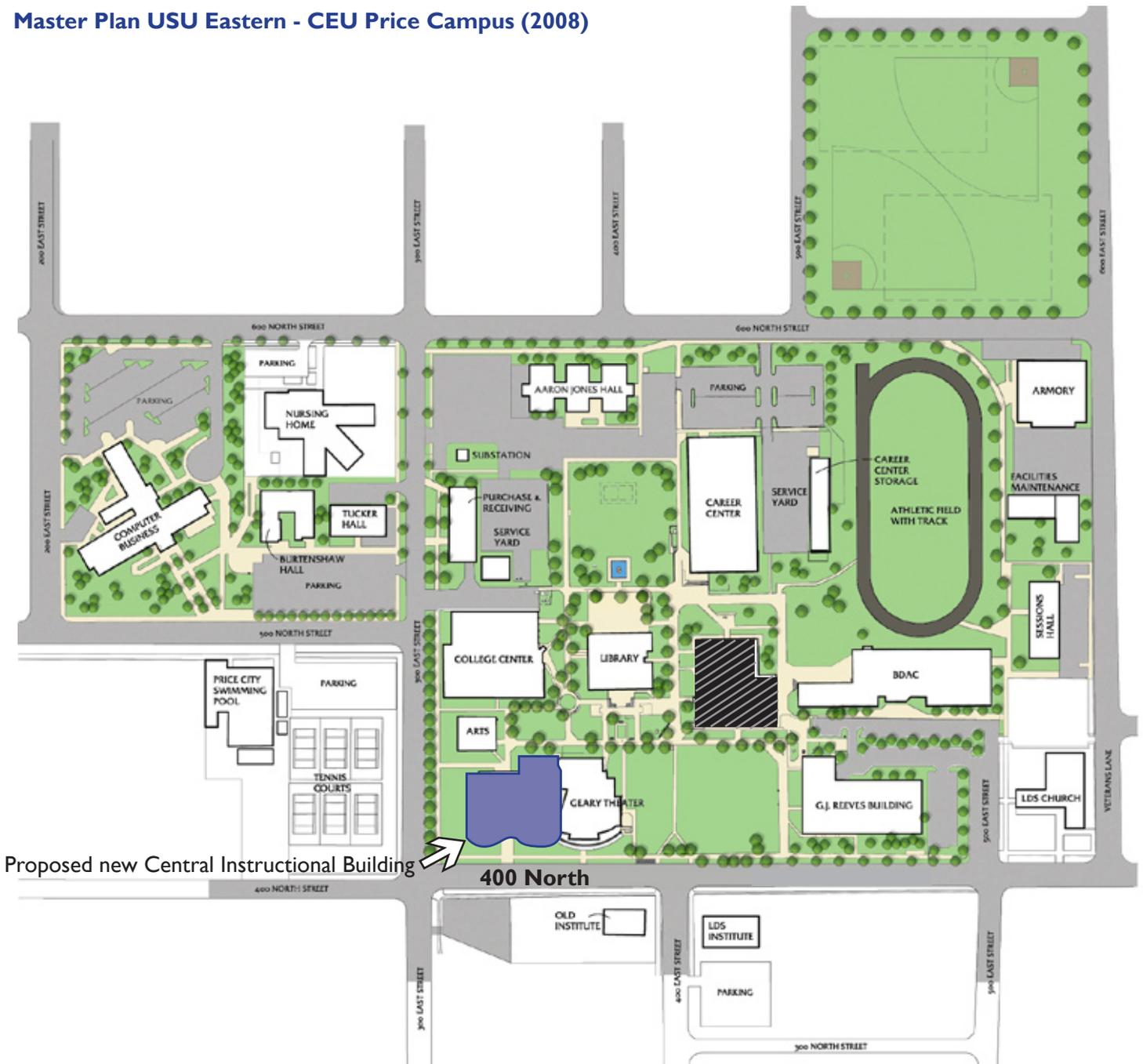
Eaton Architecture Inc.

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Master Plan USU Eastern - CEU Price Campus (2008)

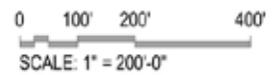


Proposed new Central Instructional Building

400 North

Key

- new proposed building
- building to be removed



Acknowledgements

Acknowledgements

UTAH STATE UNIVERSITY

President	Stan L. Albrecht
Vice President	Richard Boudrero
Facilities Manager	Jordy Guth

USU-EASTERN

Chancellor	Joe Peterson
Vice Chancellor	Brad King
Facilities	Sheila Burgehardt

Faculty Committee

Criminal Justice	Rich Walton
Communications	Susan Polster
Art	Noel Carmack
Music	Greg Benson
Theater	Grady McEvoy

I. Introduction - Needs and Assumptions

SUMMARY

This project will achieve two purposes: Improve quality and efficiency. While facilities at large institutions often house a single academic department (an “Education Building” or a “Business Building”), facilities at campuses such as USU Eastern’s are either very small, or they are designed to meet multiple purposes. In the recent past, two multipurpose projects at the Price Campus have allowed the College to relocate approximately two-thirds of the academic programs from small and inefficient facilities into larger and modern multipurpose buildings. Currently one-third of the College’s programs continue operation in scattered and inadequate facilities. This project will bring those programs (criminal justice, communication, theatre, music and art) into a modern and efficient multipurpose facility, improve quality, and allow greater efficiency.

Address campus needs economically. To contain total project costs, USU Eastern proposes to remodel the existing Geary Theatre, address its seismic issues, and incorporate it into the new facility.



Northeast view

PROJECT NEED

Utah State University – College of Eastern Utah (USU Eastern) has grown to the point that several of the aging campus facilities have become inadequate and deteriorated; however, the College has not yet grown to a point justifying separate and single-program facilities. Therefore, this proposed project will be a large instructional facility serving multiple academic programs. The project will bring together criminal justice, communication, theatre, music, and visual arts into one facility on campus, allowing the College to eliminate inadequate and geographically separate facilities, create efficiencies of operation and campus integration, and modernize instructional services.

The proposed project brings many advantages to the Price Campus. By replacing the SAC and Music Buildings (both of which are seismically marginal, very old and worn, and have been damaged by subsurface settlement conditions over the years), and by seismically renovating the Geary Theatre, the project will replace or correct problems that DFCM has identified as among the “most dangerous in the state.” By being located next to, and adjoined with the Geary Theatre, the proposed project will expand performer and performance support facilities and significantly improve the theatre in terms of life safety and functionality. The proposed project will bring together the previously separated fine arts programs, allowing better coordination and resource leveraging. Furthermore, by removing art programs from their current location in the College’s CTE facility, the proposed project will allow the nursing program to expand and modernize operations into space vacated by the art programs. The large building footprint located to the west of the theater will effectively utilize available real estate and preserve the Campus’s central grassy quad (between the theater and the Reeves Building to the east). The larger building will attract more competition among builders and suppliers, improving per-square-foot cost effectiveness.

The proposed location is west of, and adjacent to the Geary Theater, which is currently located on the southwest corner of the campus with the front and entry of the building facing onto 400 North. The theater currently has open lawn area on the east and south, several feet of raw grade on the north and, an existing building scheduled for demolition (the Music Building) on the west.



The Geary Theater is a venerable structure and presents a first image of the institution as one approaches the southwest corner of the campus. A number of issues and deficiencies plague the 1960's-era theatre, due to age, changing performance techniques, changing code requirements, and general deterioration. All of these issues will require careful consideration as to the long term viability of the building (see exhibits A & B). Among these deficiencies are:

- Inadequate seismic restraint construction
- Building systems obsolescence and deterioration
- Inadequate facilities for performer, performance and patron support
- A stage house that is lacking in adequate wing space, line sets, and grid height
- A lobby space that is lacking in size and aesthetic appeal
- No orchestra pit
- An audience chamber lacking in character or aesthetic appeal
- A continental seating arrangement that is difficult for patron circulation
- Lack of ADA accessibility
- Lack of adequate scenery and costume construction facilities
- Lack of sprinkler fire protection
- Lack of suitable restroom facilities

ASSUMPTIONS

This feasibility study is not intended as a formal program, even though the impacted academic departments have been interviewed in some detail as to their needs. We have assumed that commonality of building functions for the CIB and the Geary will require usage of similar room functions and will result in common usage of particular spaces, typical room sizes, layouts and in-room infrastructure systems such as office, classrooms with distance learning equipment for transmission and reception. We assume that all departments that will need classroom or lecture hall functions will share and utilize a similar and typical classroom layout.

We assume that the facility will be remodeled for and newer construction designed to meet:

- All ADA requirements
- All energy efficiencies required by the state and good architectural practices.
- All fire and life safety codes
- All seismic design requirements
- All structural building needs as dictated by subsurface soils conditions at the site designated for this project.
- All mechanical, electrical, and plumbing systems will be upgraded within the existing building while meeting the requirements of the additional departments and spaces being considered.

This narrative is written as an overview of this concept and does not intend to provide detailed spatial information or to explain or justify the viability of departmental requirements and/or desires.



Design Philosophy

USU Eastern's administration believes that during the past decades of the Price Campus's evolution, academic programs have grown beyond the capacity and design of historic campus facilities. Because of the combined impact of institutional growth and facility deterioration, many academic programs have occupied small, aging, and inadequate facilities. Two multi-program facilities completed in the past twenty years have allowed the College to modernize and upgrade facilities – the remodeling of a previous hospital into a large classroom facility (the Western Instructional Building) and the construction of the Reeves Building. Together, these two buildings have allowed approximately two-thirds of the College's academic programs to occupy modern and adequate space; however, approximately one-third of College programs remain in small, deteriorating, and inadequate facilities. This proposed project, a classroom building that will serve multiple departments, will complete this three-part effort, improve efficiency and quality, and allow all academic programs to function in modern and adequate space.

A new classroom building, with an iconic design motif that reflects the history of the campus and the context of the area, in its proposed location, will serve as a new gateway entrance that will significantly upgrade the campus image and its status within the community.

Although this new classroom building will be centered around the Geary Theater, the focused effort of this study will be on the Central Instructional Building. See item #1 below.

The project team has established a guiding philosophy for this feasibility study.

1. The existing Geary Theater, as outlined earlier, and discussed in detail under Exhibit A, is fraught with problems that are beyond the scope of this study to provide acceptable and sufficient long-range solutions for upgrading of the building to serve the Theater Department and provide a venue suitable for a variety of performances. It is our opinion that the theater, as a whole, cannot be economically or functionally remodeled to achieve an acceptable level of theatrical viability and therefore we recommend only a minimal upgrade of the existing building for life safety reasons, to comply with current ADA regulations and to provide the theater department with a much needed dressing room facility update (see Programming- Theater below). It is our considered opinion that only a new theater facility will serve to provide an adequate and perhaps a “state of the art” theater venue for the campus and that this plan of action and quest for a new facility become a part of the long range campus plan.
2. Facilities required by the Theater Department that are presently inadequate or do not exist will be programmed into the new building with as much consideration as possible of proximity requirements. This includes:
 - a. Scenery Shop
 - b. Costume Shop
 - c. Blackbox Theater
 - d. Building Lobby
3. Combined usage of facilities between departments will be a major consideration in the pre-programming effort. This includes:
 - a. Building Lobby/Theater Lobby/Visual Art Gallery
 - b. Three Dimensional Design Studio/ Scenery Shop
 - c. Classrooms





4. A number of classroom spaces will be programmed based upon an analysis of classroom/hour requirements as stated by each of the departments and the scheduling by the Vice Chancellor.
5. The proposed new building will be placed on the site with due consideration for the efficient use of available real estate, to preserve the open areas and paths of travel that currently exist, and to provide an identifiable and iconic entrance to the campus.
6. A proposed design for the building is included in this study that, as stated previously, presents an updated image to the campus aesthetic while maintaining a tie to the predominant exterior brick material that occurs on almost all of the campus structures. The design also pays homage to the formidable visual character of the surrounding landscape by the use of rock surface horizontal features that reflect the geological strata of the nearby Book Cliffs.

The functional design will provide an open lobby area for access to the existing Geary Theater auditorium, the Blackbox theater and space for student and faculty displays and exhibits of art work, sculpture and other festivity events of the campus. Upper levels will provide seating and study areas available to students on the north and east sides. A curving decorative stair will be a functional exit from the second floor and also provide a vertical and visual element within the lobby area.

The building will tie to the existing theater at the lobby area and at the rear of the stage area that will allow direct access onto the stage from the Scenery Shop/Three Dimensional Art studio.

7. Although other departments and buildings will be affected by this project, an effort has been made to identify only the square footage of space requiring remodeling along with a generic cost/ square foot for the remodeling effort. Pre-programming of these areas has not been accomplished herein.

Recommendations

The project recommendations are outlined and justified in detail under Exhibit A - Discussion and Justifications. It is our opinion that the new CIB facility be designed and constructed as programmed and only remodeling to the existing Geary Theater necessary for life safety, performer and crew safety, ADA access, and refurbished dressing rooms be undertaken at this time.

2. Program

Program

A committee composed of representatives from each of the academic programs considered for inclusion in the proposed project met to discuss the needs and requirements of the project as a whole. Thereafter, representatives of each academic program were interviewed individually, and all discussions were documented. A required net square footage desired/required by these programs formed the basis of the proposed size of the facility in terms of net square feet.



Criminal Justice - Rich Walton

The criminal justice program offers introductory courses. Subjects such as forensics will educate future crime scene investigators and provide them with practical experience of techniques and requirements as preparation for this type of career path. Among program requirements are:

1. Lab facilities for 30-40 students (75 majors and 25 grad students each year)
 - a. Approx. 800 sq ft with (5) 36" tall x 48" x 10' tables; fume hood, eye wash, refrigerator, space for 5 or 6 computers, shelving and cabinet storage, and blank wall for mock-ups.
2. 6' x 10' storage room w/ shelving on all sides and 42" x 72" tall secure gun storage cabinet
3. 2 faculty offices @ 168 SF ea. = 336 SF
4. A conference room / library - 320 SF
5. A small plot of un-landscaped soft dirt within a common open but covered outdoor area (see "Art" to be used as a lab facility for casting impressions (shoe prints, tire tread markings, etc.).
6. The part time availability of at least (2) classrooms.



Conclusion:

The above listed spaces are as summary and will comprise a total of 1,516 Net Sq. Ft. (NSF) excluding common use classrooms.



Communications – Susan Polster

Print Communications – This program teaches print and computer graphic media through the publishing of the school newspaper. Almost all media is electronically stored. Student editors design graphic layouts on laptops by under the supervision of Susan Polster and a student editor. Their space requires:

1. An uncomplicated, open and adequate space for 14 students to work at individual laptop computer stations. 1600 SF
2. 2 dedicated offices. (Susan and editor) 240 SF
3. A common open conference area for roundtable discussions and layout presentations. 300 SF
4. A direct external entry into space when building is locked up and students need access at night.



Broadcast Communications – At this time, there is no budget for broadcast studios; only offices for the Broadcast faculty will be included.

1. Two dedicated offices. 240 SF

The communications program will require the availability of two classrooms and a computer lab throughout various times of the week.

Conclusion:

*Based upon administrative direction, the communication program will be comprised of print media communications spatial requests and offices for print and broadcast as per the above.
Total: 2380 NSF.*



Art – Noel Carmack

The art program occupies space in a separate building, the College's CTE building. This space is needed for a planned expansion of the College's nursing program. The art program at present, has been reduced to two dimensional media, graphic design, drawing, painting, and print making, because faculty is not available for three-dimensional media. The administration's current intention is to expand the program faculty to include 3-D media. Also, while currently a photography instruction area has been constructed at the end of one of the art labs, the College at present has not hired faculty to teach photography. Present 2-D facilities are adequate in size and will be duplicated in a new building. Future facilities will need:

1. Two 20'x40' Studios for 15-20 people each with internal equipment as required such as paint booths with fume hood, large sinks and built in layout areas provided.
2. An office for the director
3. A materials storage room
4. A flat file storage space.
5. An exterior covered space for three-dimensional art instruction and display, kiln area and materials storage.
6. A three-dimensional design studio may be sized to accommodate a ceramics studio and share space and equipment with the Theater program's scene shop.
7. Art studios should be planned with north facing windows if possible.
8. The art program will utilize, if available, one typical classroom during the week.

Currently, an art exposition gallery is located in the SAC, a building that is slated to be razed. The College desires to create a similar space within the scope of this project. A determination of location and relationship to other areas of the new building will need to be discussed. A connection to the theater lobby has been considered.

Administration will have to finalize a decision as to the desired extent of the art program as well as the location of gallery facilities.

Conclusion:

The art program will require (2) 800 SF laboratory spaces. One lab will be devoted to two-dimensional design, the other for three-dimensional design. The three-dimensional design facility will be sized and designed to handle sculpture, ceramics, and will also be sized and designed to provide a common use area with the theatre program to serve as a scenery shop. Both functions require similar tools and power and would seem to be functionally compatible.

A gallery area of about 2,500 SF will be needed within the project a portion of a new building and theater lobby may be utilized for gallery display.

(2) offices @ 120 SF = 240 SF



Music – Greg Benson

The music program is presently housed in an adjacent building that, due to subsurface soils conditions, has become structurally unsafe and cannot, economically, be rescued. The music program consists of a band program and choral program that, spatially and acoustically, require differing configurations for practice areas. The band instruction room requires more space than the choral instruction room. The band room floor should be flat, and the space dampened acoustically. The choral room can be smaller, and is more functional with a tiered floor and much livelier acoustical characteristics. The choral room could also be used for recitals, rehearsals, auditions, and chamber music. The band room can also be used for group piano instruction.

1. The square footage of the existing spaces is adequate and can be duplicated in a new facility.
2. The new facility will need an instrument storage room, a choir robe storage room, and a general storage room for sheet music, chair and music stands.
3. The music program will also require at least five sound isolated practice and individual teaching rooms that may double as faculty offices. Three offices are needed (2 directors & 1 piano teacher).
4. The music program will need at least one typical classroom during a few hours of the week.



Conclusion:

After consultation with an Acoustical Engineer, it is our conclusion that the band room and the choral room cannot be combined into a single space. The proposed square footage is as follows:

Band room- 2100 sf

Choral room- 1300 sf

Practice room - 5@ 80 sf = 400 sf

Piano instruction – 120 sf

Two offices - @ 168 sf = 336 sf

Instrument storage – 160 sf

choir robe storage – 160 sf

General storage – 100 sf



Theater – Grady McEvoy; Cory Ewan

The Theater program requires a variety of spaces that must be provided for a viable academic theater program. It is assumed, however, that the budget required to provide all of the adequate new or upgraded facilities for the program is beyond the scope of this proposed project. The USU Eastern administration desires that this structure remain fairly intact with, of course, some acquiescence to necessary seismic and system updating and provisions for updates to patron, performer and performance support areas that will enhance the theater program and the quality of the theater experience.

This programming effort has identified those facilities and spaces that will be needed for a quality theatre program. (A more complete narrative that outlines the reasons and justifications for the programming scope of this program is included under Exhibit A, Theater.)

Listed below are new theatre program spaces to be included in the CIB Program and cost estimate.

New Spaces

Black Box Theater	2400 SF
Scenery Shop – Programmed as a part of art program	
Costume Shop	800 SF
Rehearsal Room	800 SF
Faculty Offices (2@ 140 SF)	<u>280 SF</u>
Total Theater Department Square Footage	4280 SF



Remodeled or refurbished spaces and/or items (no new square footage)

- Men’s Dressing Rooms
- Women’s Dressing Rooms
- New catwalk system at stage grid
- New arbor safety railing
- New sprung floor stage

TOTAL PROPOSED NEW CIB NET SF 35,691 SF

As stated earlier, the above new functions for the Theater Department will be programmed as a part of the new CIB facility. The remodeled space for upgraded dressing rooms will be categorized under “Existing Facility Remodeling”.

3. Space Analysis

Space Summary

The listing of spaces below assumes that the existing Geary Theater building remains largely intact except for the existing public restrooms and costume shop which may be removed to accommodate new construction on the east side of the existing building. The Art Department will move out of the Career Center Building to make room for other academic departments.

NEW CONSTRUCTION

CRIMINAL JUSTICE

• Teaching Lab		1363 SF
• Storage Room		60
• Conference Room		300
• Faculty Office	(4) @ 120	480
• Classroom (see "Common Use Classroom		
TOTAL CRIMINAL JUSTICE		2,203 SF

COMMUNICATIONS

Print

• Computer work space		1630 SF
• Faculty Office	(2) @ 120	240
• Conference Room		259

Broadcast

• Faculty Office	(2) @ 120	240
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TOTAL COMMUNICATIONS		2,369 SF
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ART

• Two Dimensional Design Studio		760 SF
• Three Dimensional Design Studio*		3000
• Art Supply Storage		200
• Finished Art Storage		400
• Faculty Office	(2) @ 120	240
• Exposition Gallery**		1000

TOTAL ART		5,600SF
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MUSIC

• Band Room		2100 SF
• Choral Room		1300
• Practice Rooms	(5) @ 80	400
• Piano Instruction & Office		170
• Faculty Office	(2) @ 170	340
• Instrument Storage		380
• Choir Robe Storage		150
• General Storage		40
TOTAL MUSIC		4,880 SF

THEATER

• Costume Shop		1100 SF
• Scenery Shop*		
• Rehearsal Room		1300
• Black Box Theater		2400
• Faculty Office (2) @ 120		240
TOTAL THEATER		5,400 SF

GENERAL

• Classrooms	(7) @ 1000 SF	7000 SF
• Lobby**		6000
• Ticketing		140
• Restrooms		1800
• Concessions		184
• Faculty workroom		475
TOTAL GENERAL		15,599 SF

* Combined space- ART -Three Dimensional Design Studio and THEATER-Scenery Shop

** Combined Space (Partial) ART- Gallery, GENERAL/THEATER- Building Lobby

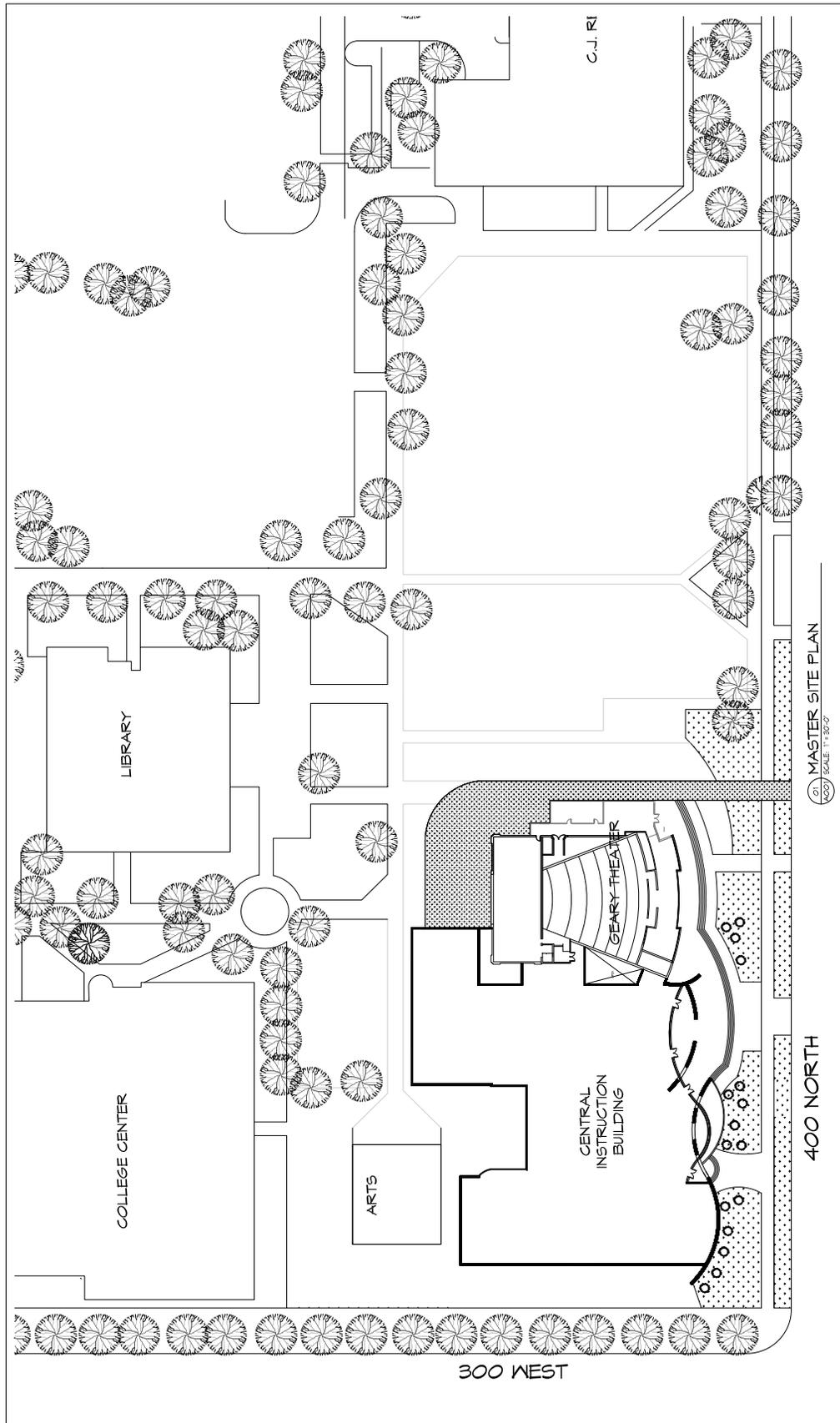
TOTAL NET SF 35,691 SF

PROPOSED ACTUAL SF 53,650 SF

• **NET TO GROSS = 0.67**

4. Drawings

SITE PLAN



MASTER SITE PLAN
SCALE: 1" = 30'-0"

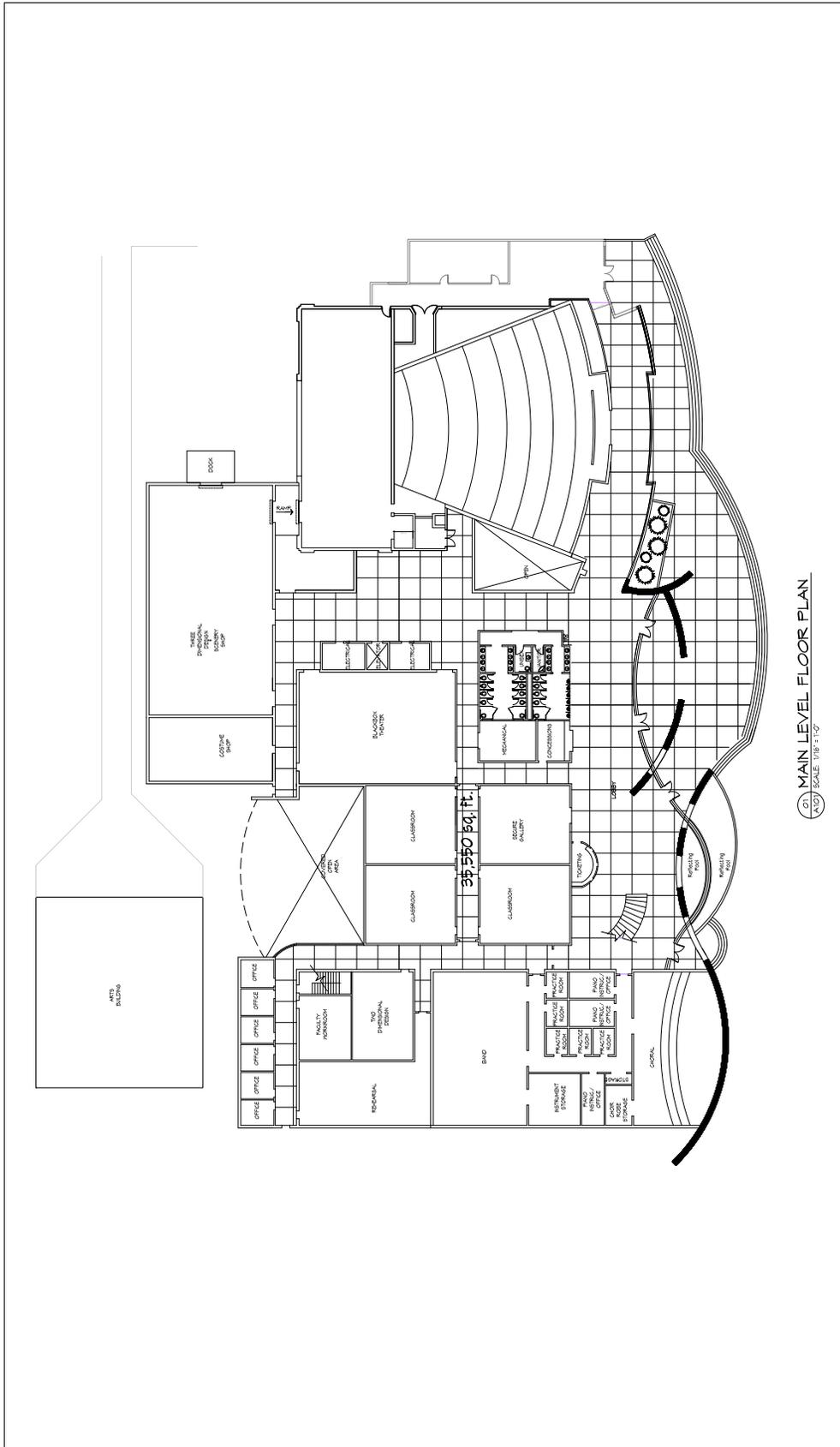
400 NORTH

300 WEST

USU EASTERN
MASTER SITE PLAN

UTAH STATE UNIVERSITY
SCHOOL OF ARCHITECTURE
ARCHITECTURE
Fulton

MAIN FLOOR PLAN



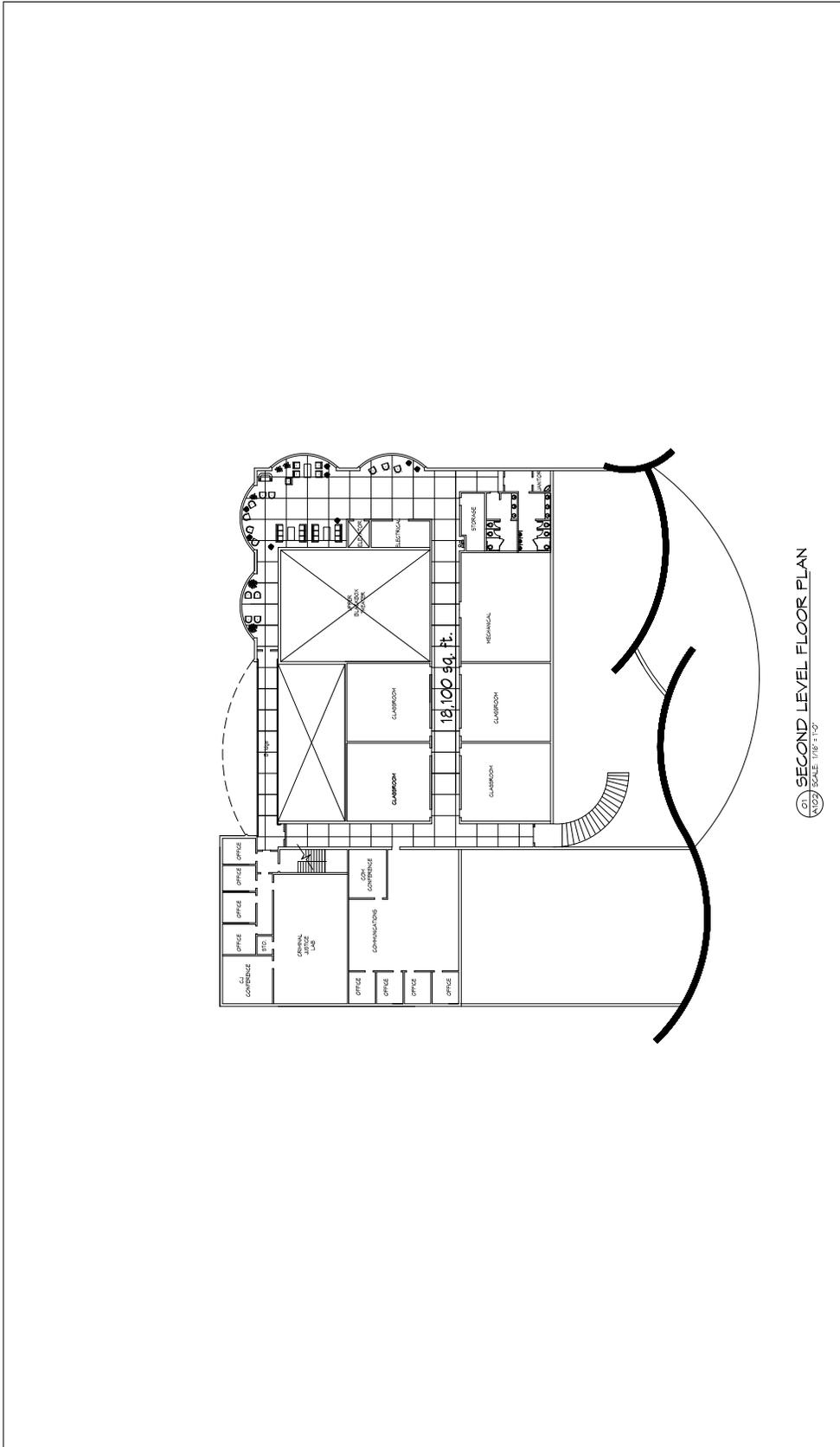
MAIN LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

USU EASTERN
 PROPOSED CENTRAL INSTRUCTION BUILDING
 PRELIMINARY MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"


 Foton
 architecture
 17 West Park Blvd, Suite 102
 Provo, UT 84601
 PHONE: 801.733.1311

SECOND FLOOR PLAN



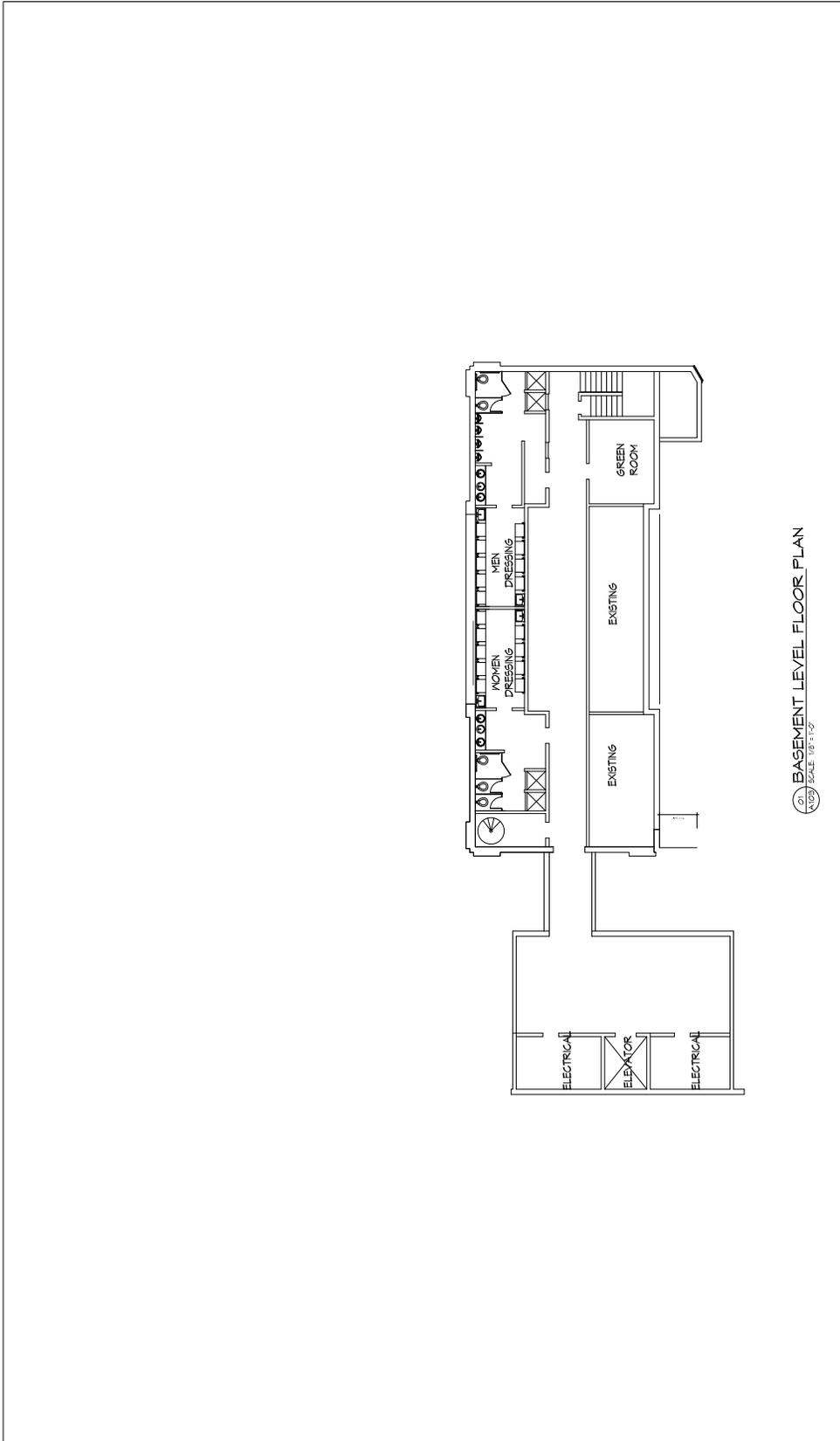
01 SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



USU EASTERN
 PROPOSED CENTRAL INSTRUCTION BUILDING
 PRELIMINARY SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

BASEMENT FLOOR PLAN



BASEMENT LEVEL FLOOR PLAN
 (S) SCALE: 1/8" = 1'-0"



USU EASTERN
 PROPOSED CENTRAL INSTRUCTION BUILDING
 PRELIMINARY BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

RENDERINGS

SOUTH WEST VIEW



SOUTH EAST VIEW



F
architect
ton

NORTH EAST VIEW



5. Cost Estimate

COST SUMMARY

As per our planning at this date (8-31-2012), our best estimates of costs are as listed below:

NEW CONSTRUCTION

53,650 SF @ \$240/SF = \$12,876,000

EXISTING FACILITY REMODELING

Seismic upgrade of existing Theater building \$765,000

Suggested remodeling within the existing Theater:

 New Dressing rms, safety & system upgrades LS \$500,000

ADA and safety upgrades of Stage and Audience Chamber \$150,000

Other Academic Department remodeling

 14,050 SF @ \$150.00 \$2,108,000

Demolition & Restoration (SAC, Music) \$200,000

SUB TOTAL- Demolition and Remodeling \$3,723,000

GRAND TOTAL CONSTRUCTION COST \$16,599,000

SOFT COSTS @ 20% \$3,319,800

TOTAL PROJECT COST \$19,919,800

6. Exhibit A - Discussion and Justification



EXHIBIT A THEATER PROGRAMMING AND JUSTIFICATION

Theater

The Theater department requires a variety of spaces that must be provided for a viable academic theater program. It is assumed, however, that the budget required to provide all of the adequate new or upgraded facilities for the department is beyond the scope of this proposed project. The USU Eastern administration desires that this structure remain fairly intact with, of course, some acquiescence to necessary seismic and system updating and provisions for updates to patron, performer and performance support areas that will enhance the theater department and the viability of the theater experience.

This programming effort has identified those facilities and spaces that will be needed for a viable Theater Department.

New Theater Spaces- See Programming 4280 SF

As stated earlier, the above new functions for the Theater Department are programmed as a part of the new CIB facility. The remodeled space for upgraded dressing rooms will be categorized under “Existing Facility Remodeling”.

Existing Conditions

Aside from the inadequacy of the existing building, within and outside of the audience chamber, the effort of this feasibility study has been focused on a minimal potential upgrade to the existing facility. The present location and configuration of the building is not conducive to a reuse of any existing support spaces without major demolition and reconstruction of facilities that surround the audience chamber.

Patron Support

- Lobby

The existing 550 seat theater is served by a lobby that is only marginally adequate for pre- and post-performance functions as well as intermission traffic. There are no facilities for concessions, vending, coat check, or restroom queuing. The lobby has no functional “charisma” or appealing character. ADA accessibility is marginal and circulation within the current layout is tight at best and is severely strained when events of capacity are presented.

A new building entry may provide dual-use as the theater lobby, while providing public space as an art gallery. Although such shared use might be an artistic compromise, such a re-purposed lobby space could provide a public area for display, event openings, artist receptions, and other formal and semiformal campus events with vertical surfaces utilized for hanging art and other event-related displays. The existing Geary Theater lobby is inadequate for this use and would require expansion to the south or the construction of a new lobby, thus allowing the existing lobby area to become circulation to the theater.

There will also be a need for a permanent Box Office in the lobby with two ticketing positions for advance ticket sales and will call. One office should be sufficient for supervisory personnel responsible for ticketing, auditorium management and the art gallery.

The new entry area should be accessed with stairways and well-integrated and unobtrusive ramps that meet ADA guidelines and blend into the landscape. An elevator or lift mechanism may be provided to access the audience chamber if a remodeling of the entry is beyond the scope of this effort.

Conclusion:

A new lobby for the theater could double as an entrance to the new portion of the project and provide access to the old theater lobby. This new area would provide for some require new functions such as:

- Restrooms (see below)
- Gallery (see Art above)
- Concessions

A square foot estimate for the new Lobby space will be more of a function of the layout of a proposed floor plan. The lobby of this building, however, should be significant and reflective of the importance of the academic functions within and the sense of presence and entry for an upgraded theater. It will be a gathering point for students and a mixing area for theater goers at intermissions and pre and post-performance events at the Geary.

The new building, based upon the selected location will serve as an entrance icon to the campus as the corner of 300 East and 399 North.

- **Restrooms**

The existing restrooms are old, too small, worn, and totally inadequate for use as modern, efficient facilities for either general building restrooms or facilities to serve theater goers. The restrooms do not meet ADA requirements and the fixtures are inefficient. There are no family facilities with infant changing tables or other such necessities that are typically provided in public assembly facilities to meet today's building code standards.

New restrooms can be programmed, located and constructed to serve the theater as well as the other academic functions of the proposed project. The restrooms should be sized and constructed to provide fixtures well beyond that required by code to provide for peak usage at performance intermissions. All restrooms should have a diaper changing table and there should be at least one unisex or family restroom for use by parents with small children or special needs individuals. The rationale behind the need for multiple fixtures beyond code minimum is based on the recognition of "demand use" specific to pre-show and intermission peak loading without lines, especially for the women's restroom.

Conclusion:

Restrooms in this building should be new. There should be no attempt to incorporate the existing bathrooms into the new facilities. The number of fixtures based, initially, on occupant load of the proposed building and then upsized to accommodate performance intermissions. IE: Two times the code requirements for the Men's Room fixtures and Three times code requirements for the Women's. A family restroom to accommodate children and special needs will also be required by code.



Performer Support

Facilities for performers are, again, totally inadequate and are worn out. These roughly-finished spaces do not meet accessibility requirements, nor do they provide adequate dressing, wardrobe staging, or make-up space and lighting. There are no separate facilities for professional actors who, by contract, must have dressing facilities with baseline requirements that are not unreasonable or inappropriate for students. Dressing rooms and positions are cramped and poorly ventilated. There are no Green Room or breakroom facilities and marginal bathroom and shower facilities for performers or staff. The present facilities are below the stage level and do not provide for ADA requirements. There is not an ADA compliant route from dressing room to the stage level. Such ADA violations are a liability for the University as such requirements are federal law.

Performer support facilities should consist of:

- o A well-lit makeup room with 16 positions that doubles, not only as a make-up space for productions, but also functions as a teaching lab for theater makeup and costuming. Adjacent dressing rooms for at least 8 male performers and 8 female performers are a minimum for the casts of the productions of this facility size. It is not a requirement that each performer has claim to a single dressing position during any given production run, but there should, at least, be sufficient space for each student to apply makeup and dress – even in shifts – so that productions may be adequately supported with necessary performer support space.
- o (2) Two position dressing rooms that are equipped with toilet and shower facilities, makeup positions and countertops as required for professional actors as per labor contract with Actors' Equity, the stage actors' union.
- o Toilet and shower facilities to accommodate casts and crew of all productions.
- o A Green Room that might double as a break room or rehearsal room for “scene work” during non-performance times.

Conclusion:

A remodeling and refurbishment of the existing dressing room facilities will be undertaken as a part of this effort. An elevator that will serve the CIB will also provide ADA access from the basement dressing room facilities to the stage floor at the main level.



Performance Support

Performance support space such as a shop for scenery construction, costume construction/alterations, wardrobe maintenance/laundry facilities, storage, staging, dimmer room, scenery staging or storage areas do not exist or are very inadequate. Spaces that will be needed for performance support will be:

- o Scenery storage and/or storage area with horizontal and vertical racking for flat storage and constructed storage.
- o The existing Costume shop and storage room is less than adequate in size, power and equipment, and is not well placed with respect to the stage or performer support areas. The location of the existing costume shop is unfortunate and will most likely be in conflict with an efficient and desirous layout of a new building addition to the east of the present structure.
- o Scenery construction currently occurs on the stage and is “built in place” thus precluding on stage rehearsals. Some scenery is constructed off site and transported to the theater, however, this practice is not common.
- o A prop construction area does not exist or is ad hoc. Prop storage is presently below the stage level will remain in its existing location.
- o A lighting shop and fixture storage is also below the stage level and will remain in its present location.

Conclusion:

The facilities listed above are quite critical to the efficient staging and operation of performances in the theater.

- *The scenery shop requires the most space for the storage of materials, layout, cutting, and assembly areas, and painting and finishing areas. The area should be large enough to set up and use floor mounted equipment such as table and band saws; oxy-acetylene and arc welding area, a paint booth or area that can be readily exhausted, and a floor area large enough to layout, construct and assemble scenery pieces; tool storage and shelving; air compressor equipment. Work bench type tables for small scale assembly. A suggested size of 1800 SF with 18' clear height. Welding facilities along with other required industrial tools and equipment could be shared with the art department as a three dimensional design studio.*
- *The costume shop is an absolute necessity for the theater function and program. Productions cannot be mounted without the costume construction element and a proximity to the stage and dressing rooms is imperative. Costume construction and wardrobe maintenance room (approx 20'x50' minimum) - with areas for moveable hanger racks, heavy duty residential type washer and dryer facilities; ironing and pressing equipment; at least four heavy duty sewing machines for construction and repair of wardrobe items; large tables for material cutting, or wardrobe folding, and sorting; cork top table for costume assembly; and a dye vat.*
- *The Prop construction, maintenance and storage area will remain in its present location.*



Stage House

The existing stage house was designed and constructed in a different era in which stagecraft and theatre production was more 2-dimensional and painted flat. Over the past 40 years, with a greater correlation to film and video, three-dimensional scenery has become the norm and training for students and accommodation on stage has made the existing Geary stage marginal in all aspects. Although the Theater Department is to be commended for their ability to present 'modern' productions with the limited assets imposed by existing conditions, we would assume that the quality of the productions would be significantly enhanced with an updated stage. Further to this point, appropriate technical accommodation would result in a level of training and experience for USU students that would allow them to go on with further study or work in the profession. The need for knowledgeable labor in film, video, live performance and music touring continues with high demand for young individuals with a strong technical and design background. USU students should be provided such an opportunity with facilities and instruction adequate for this training.

Our discussion of the stage will analyze the issues as per our current understanding.

- o Size—The 35' depth of the stage and the 40' width of the proscenium opening is marginally acceptable but far from ideal. The wings are very small on each side of the proscenium opening and this factor is probably more limiting than the size of the playable area. The grid iron height of less than 50' is substandard and limits the ability to fly tall scenic drops and built scenic elements. However, to reconstruct the stage to a more acceptable footprint, say 50' deep x 100' wide, with a 75' grid level would entail major demolition and reconstruction of the entire stage house facility.
- o Floor—The stage floor is not sprung for cushioning of dance performances, but is suspended between concrete beams w/ unknown size joist and a less than 1" T & G wood decking. There is some spring in the existing floor but it is far from ideal. The condition of the existing stage floor has been "compromised by hard use", and is ready to be replaced. Such is the case of most stage floors after the use and abuse of decades.
- o Catwalk—Accessibility at the grid is via a wooden catwalk system that at present has no safety railings or fall protection of any sort.
- o Orchestra Pit—There is no orchestra pit in the existing space and there is a minimal space from the stage apron to the first row of seating. There has been talk that the structural footings and foundations were placed at a depth during the original construction that would allow for an orchestra pit installation at a future date. This has not been verified as of this writing.
- o Line Sets—There are 24 line sets at 8' on center. This number of line sets is minimal for a production stage. There is no arbor pit and the fly system lacks a loading rail which is an unsafe condition. Adding arbors for the various weights of the scenery is difficult, quite arduous and could be considered dangerous. The condition of rigging, loading galleries, and basic rigging components requires careful review and, at the very least, improvements to the system in the name of safety for operators and performers. A new system would certainly be required should the parameters of the stage footprint and grid height be changed.
- o Load-in Access—There is, at present, no dock facilities for show or material load in. Access to the stage area for load in is through an 8' x 10' opening at the rear of the stage. The opening is not sound proofed or light locked and is presently about 4' above grade. This present location will not be directly adjacent to the scenery shop and will require an exterior route from the new shop to the load-in door.



This narrative does not address what can be done to enhance the stage facilities because it appears to be beyond the scope of this study, but is included to point out existing conditions that do not meet the standards of modern day performance venues.

All of the addressed spaces are typically provided in new and renovated theater facilities on campuses of similar scale and educational mission. Items listed below are those spaces that would provide not only production support space, but will be extensively used as teaching and curriculum areas for the theater department and are therefore to be included in the new CIB facility programmed space.

- **Black Box Theater**

A black box theater does not currently exist in the Geary; however, accommodating space for a studio theater space seems to be a high priority for both the Theater Department and the Administration. Provided with retractable or flexible flat forming and loose seating, the Black Box theater could be used as an acting workshop, a lecture space, or a venue for dance performances. Partial requirements for the black box would be as follows:

- A 40'x60' space that can be divided in half For example: the 40' square is far more common and will accommodate seating of 125 persons. We often opt for 50' square so that larger audiences may be accommodated.
- 40'x40' performance area with access to main stage and scene shop
- 18' clear height with a fixed overhead pipe grid
- In lieu of the pipe grid, a walkable tension wire grid that would provide access over black box space below the lighting positions. In this case, bottom of steel for the tension grid would be at 18' and the underside of roof structure would be revised upward to +26'.
 - Audition and Acting Classroom and Rehearsal / Practice Studio
 - Audition and Acting Classroom and Rehearsal / Practice Studio

A studio type space of approximately 700 SF would be dedicated to the above functions. The space could be divided with accordion doors for a variety of uses including the above functions as well as a dance studio, rehearsal space, acting classes, etc.

Conclusions:

Our conclusions for the Theater that include the Stage house, the Audience chamber, and supporting spaces are mixed due to scope and budgetary considerations before the fact. It is our opinion that the stage house and supporting elements are very marginal at best, however solutions to an economical but satisfactory recovery of the facilities will be driven by the funding available to accomplish such an effort. While we, as the authors of this document, are cognizant of the funding restraints of this proposed project, it is our concerted opinion that some major corrective action be outlined herein that will describe elements that would be:

1. Absolutely necessary-immediate
2. Absolutely necessary-Planning –Will impact planning for new building
3. Existing to be reused- necessary due to logistical or economic consideration
4. Existing to be reused- until subsequent upgrade remodeling
5. Spaces that can serve the Theater while doubling with other departments

1. *Absolutely necessary - immediate*
 - *Costume shop—Our preliminary, but yet unverified, thinking will put the new lobby to the east of the existing building. Therefore the existing Costume shop cannot remain in its present location. The Theater Department will be severely hampered by the lack of a Costume shop and stage productions will be greatly compromised.*
 - *New catwalk system at Grid level – For safety reasons, this upgrade should be a high priority. Although there have been no accidents in the past, the danger element is profound and should be fixed.*
 - *New Arbor safety railing-For safety reasons as per the previous.*
 - *New sprung flooring-The existing stage floor is not designed as a sprung floor system. There is a danger particularly to younger limbs and feet that may be involved in dancing recitals and this flooring should be replaced as soon as possible.*
2. *Absolutely necessary - Planning—Will impact planning for new building*
 - *Orchestra Pit-An adequate Orchestra pit will be a necessity for any up to date theater doing college level or professional productions. A study of the existing building, has precluded the economic construction of an adequate orchestra pit at the front of the stage.*
 - *Scenery Shop- Scenery construction takes place, for the most part on the stage itself which limits the use of the stage floor for other purposes such as rehearsals and production staging. As stated earlier, this space may double as a three dimensional design studio.*
 - *Audition and Acting Classroom and Rehearsal / Practice Studio will be requirement for a functional Theater Department but does not necessarily need to be adjacent or with direct access to the Stage.*
 - *A Lighting Studio Lab and Storage*
3. *Existing to be reused - necessary due to logistical or economic consideration*
 - *Stage—Wing Width, depth of playable area; Grid height. All of the aforementioned form the basic structure of the Geary Theater. To initiate a change to any of these items or areas, while it may be highly desired to bring the theater stage house to a more up to date facility or even a state-of-the-art facility, the cost and construction logistics of this effort, as a subsequent project will be prohibitive. Therefore, it is our conclusion that the configuration of the Stage House, with all of its shortcomings, remain as existing and be remodeled and upgraded within its present boundaries unless necessary funding becomes available.*
4. *Existing to be reused—If required until subsequent upgrade remodeling*
 - *Dressing Rooms—Dressing rooms are critical to the to any performance venue and this Theater is no exception, However, The existing restrooms, while inadequate, as outlined previously, may serve until additional funding sources become available. This item may be categorized as well under Item 2 above.*
 - *Prop Storage—The existing space now utilized for Props construction, storage, and maintenance will remain in its present location.*
 - *Spaces that can serve the Theater while functionally doubling with other departments as stated previously:*
 - o *Scenery shop may double as Three Dimensional Design Studio*
 - o *New Theater Lobby may serve as an Art Gallery*
 - o *Costume shop may serve as Teaching Lab.*
 - o *Audition and Acting Classroom and Rehearsal / Practice Studio*

Audience Chamber

The existing audience chamber (auditorium) will seat 550 patrons in continental style seating configuration on a single level. The auditorium is aesthetically very unappealing and has very little character in the room. There are no acoustical clouds that would offer some design appeal to the ceiling and no wall treatment beyond the painted CMU surfaces.

Seating has been laid out in a continental style with only side aisle access to the rows of seats. ADA seating is non-existent



GEARY THEATER OPTIONS

Given the guidelines and parameters of this study, our conclusions are very subjective and are only valid when verified by the Administration and USU facilities and are subject to change with direction from the client. However, there are a number of items which will be quite influential in this process.

1. The existing Geary Theater is a very marginal building as has been stated earlier. Parts of the existing (Stage House and Auditorium) can be salvaged and remodeled to make do, but we do not see this action as a satisfactory solution in terms of functionality or aesthetically worthy of the budget that will be required to upgrade the seismic deficiencies, energy deficiencies, electrical and HVAC deficiencies. The long term phasing of the remodeling efforts required to logically place the necessary support (patron, performer, performance) facilities in their proper relationships will be extremely difficult to accomplish and maintain a viable theater department.
2. Functionally the theater is severely lacking. Missing entirely are: 1) Orchestra Pit, 2) Scenery Shop, 3) rehearsal facilities. Inadequate spaces are: 1) Costume Shop, 2) Performer Support, etc. (see above)
3. The structure of the Geary, as per the Seismic report in 2010 must be strengthened in many ways that include adding shotcrete layers to the interior walls and systematically creating and reattaching the walls and the roof diaphragm all the while maintaining the configuration of the building. This will be an immense expense and will forever, it would seem, preclude a future remodeling of the stage and auditorium spaces.
4. The addition of the new programmed functions, as per this study, if positioned correctly, could help support the existing structure but, again, this action would preclude any future remodeling to the building or, at the least, would severely disrupt the newly constructed areas in order to accomplish the remodeling.



EXISTING BUILDING REMODELING

As stated above, our recommendation will be to only remodel and alter the existing building in selected areas:

1. Lobby—A new building lobby will be planned to multifunction as both a lobby for the new academic functions and construction but also as a public lobby for the existing and future theater.
2. Restrooms—The existing restroom will be demolished and new restrooms to serve the new academic building and the theater will be constructed as shown on the proposed plan. As stated earlier the restrooms will be sized and constructed to meet the intermission demands of the existing and the future theater.
3. Dressing Rooms—The existing performer dressing rooms are below the stage level and are undersized and in need of updating. We will re-plan the basement area to enlarge the dressing rooms by moving the existing prop storage room to a remote location and reclaiming the area for new dressing rooms. There will be a need for a mechanical lift to the stage level. (see Item 5 below)
4. Seismic retrofit—There are several ways to reinforce the existing building that will be minimally invasive but will upgrade the structure enough to prevent an immediate collapse thus allowing occupants the ability to vacate during a seismic event, but will not prevent damage and failure of the building. This effort would be typical all around the existing building that will remain as a part of this project.
5. ADA upgrade—The surrounding new building will be designed meet all current ADA requirements, however the existing facility will require retrofits as follows:
 - a. Elevator from lower level dressing rooms to stage level. (Planning for this device will require careful consideration of its proximity to the stage and to the new facility and consideration of the subsurface conditions at the proposed location of the elevator.)
 - b. Access to the audience chamber from the current lobby will require either a ramp or a mechanical lift of some sort.
6. Safety Upgrades—As per the above, Safety upgrades of the Arbor Pit, The rigging catwalk

3. **COMPROMISE**—Upgrade the existing building, but, in its current configuration, 1) Add additional programmed areas, new entry lobby and restrooms to the east of the existing building, double up functions as has been noted. 2) Add “Absolutely Necessary-Immediate” functions as listed above. 3) Make master planning logistical allowances for future construction of delayed required theater functions.
4. **COMPROMISE ++**—Upgrade the existing building while utilizing new construction to add seismic strength by wrapping around the existing structure thereby precluding the functional remodeling of the existing.

RECOMMENDATIONS

It is our opinion that the Scenario 2 approach to the project, as outlined above, be adopted by the team at this time. This scenario has been understood and approved by the school administration and the USU facilities department.

NEW CONSTRUCTION

A new facility will be programmed, planned, and designed to accommodate the academic functions as stated previously as well as various theater functions that do not now exist or are deficient.

EXISTING BUILDING REMODELING

As stated above, our recommendation will be to only remodel and alter the existing building in selected areas:

1. **Lobby**—A new building lobby will be planned to multifunction as both a lobby for the new academic functions and construction but also as a public lobby for the existing and future theater.
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 - a. Elevator from lower level dressing rooms to stage level. (Planning for this device will require careful consideration of its proximity to the stage and to the new facility and consideration of the subsurface conditions at the proposed location of the elevator.)
 - b. Access to the audience chamber from the current lobby will require either a ramp or a mechanical lift of some sort.
6. Safety Upgrades—As per the above, Safety upgrades of the Arbor Pit, The rigging catwalk

7. Exhibit B - Seismic Study



CALDER RICHARDS
CONSULTING ENGINEERS

Geary Theater
College of Eastern Utah
Structural Seismic Assessment
June 3, 2011

Introduction:

The purpose of this assessment is to rate the likely seismic performance of this school in a major seismic event and to note other possible structural problems with this building.

An estimate of probable seismic retrofit costs is provided at the end of this report. This estimate is prepared using FEMA 156 procedures. Cost estimates developed by this methodology are based a database of buildings comparing the construction costs of seismic upgrades of similar types of buildings. These cost estimates provide only approximate costs due to the variability of the data, but the cost estimates do provide a an expected range of seismic upgrade costs that are useful in setting a preliminary budget used in programming future uses of a facility.

The conclusions of this evaluation are based on a review of the original construction drawings and a site visit on June 3, 2011. Note that this evaluation is only cursorily in nature and meant to paint a broad picture of the quality of the building. Because of this approach the conclusions are preliminary in nature. Note that due to the nature of structural systems most of the structural elements of the building were not visible during the site visit and no final conclusions can be made regarding elements not observed.

Existing Structural System

This building is located on the College of Eastern Utah campus located in Price, Utah at the approximately 350 East 400 North. The drawings for the original building are dated in 1958. This building consists of moderate sized auditorium in the center of the building with a stage on the north side and the main entry on the south side. The stage has a basement below it and a fly loft above the stage. On the backside of the auditorium there is a small projection mezzanine. There is a restroom section on the east side of the building. The main level including the stage level has approximately 14,200 square feet with the basement below the stage having about 3,200 square feet and the projection booth being about 240 square feet.

The basic structural system of the buildings consists of the following:

- **Footing:** Concrete spread footings supported by concrete caissons that extend to shale bedrock.
- **Foundation and Basement Walls:** Concrete foundation walls with horizontal reinforcing top and bottom of wall.
- **At Grade Floor:** 4" concrete slab on grade in the basement area and the lower section of the auditorium floor. The other sections of the main level floor are framed with suspended reinforced concrete slabs supported by concrete beams.
- **Stage Floor:** Precast concrete channels with a wood flooring overlay.
- **Fly Loft:** At the fly loft level open steel framing is used. Note that the original drawings only show a short space (5 to 7 feet) above fly loft level. The as-built

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condition has more like 15 feet. See photos Note this space was not accessible during this site visit due to a performance in session during the site visit.

- Walls: Unreinforced masonry bearing walls (URM).
- Roof: T & G wood deck supported by steel joists.
- Lateral System: Unreinforced masonry shear walls with a wood deck for the roof diaphragm.

Structural Deficiencies and/or Deterioration:

No notable deficiencies were seen during this site observation. There was some minor settlement cracking as seen in photos 013 and 017 and the exterior covered exit on the west side has been left open to the elements (see photo 012).

The original building was built before snow drift design would have been required for roof framing at locations of roof elevation changes. See exterior elevations in photos 001 to 008 showing the roof elevation changes. However, based on the history of the building during the past 50 years snow drifting on low does not appear to have been a problem. We'd recommend that in winters with heavy roof snow load accumulations that CEU's campus maintenance crew watch for drifting on the transitions from high roofs to low roofs and provide remedial snow removal if large snow drifting is seen at the transitions in roof elevations. So that this is not a concern in the future we'd recommend having a structural evaluation completed of the roof structure to determine if the roof structure should be upgraded.

Seismic Characteristics

Based on the date of the original construction drawings this building would have been built to prior to the adoption of building codes in the State of Utah which would have required seismic design Code. As result design elements which make buildings seismic resistant were not incorporated in this building. Some of these elements are as follows:

- URM bearing walls serve the function of shear walls which are used to transfer seismic forces from the roof to the foundations of the building and prevent the building from side swaying in an earthquake. URM buildings have traditionally performed poorly in providing these functions.
- The roof diaphragm is a T & G wood deck. Diaphragms are structural elements used to tie the roof and floor structures together and help transfer seismic forces from the roof and floor to the lateral resisting walls. These decks do not have adequate strength to transfer seismic loads from between the different elements of the building.
- There are no solid connections tying the roof diaphragm to the URM walls. During an earthquake large out of plane forces are developed pulling the walls from the roof and/or floor structure. Without these connections tying the roof diaphragm to the walls, the walls many times pull away from the roof structure allowing the roof structure and walls to collapse. This has been a major source of damage in URM buildings in past earthquakes.
- Many times there are non-structural elements that pose significant life safety hazards. For this building the ceiling over the auditorium is such an item. This ceiling could be severely damaged in even a minor earthquake and if the space

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was occupied at the time of the earthquake the damaged ceiling would pose a significant life safety hazard for the buildings occupants.

Based on this information and performance of similar URM buildings in past earthquakes this building would be rated as "POOR" in terms of seismic performance. Buildings rated as "POOR" should be considered for seismic retrofit or replacement.

To seismically upgrade this building the three seismic deficiencies identified above would need to be addressed. Options for dealing with these include:

- Due to the tall walls in the auditorium the simplest way the seismically upgrade this would be to add a 4" concrete shotcrete wall on the inside of the URM walls. Other options can be explored but this method has proven effective for other similar spaces. For the shorter one story URM walls more options are available including cutting slots in the walls and adding reinforcing, furring the walls and adding plywood sheathing, and possibly adding fiber reinforced polymer composites to the walls.
- The roof diaphragm will need to be strengthened. The typical way this would be accomplished would be to add a plywood overlay on top of the existing wood deck. Many times this part of the seismic retrofit is completed as part of a reroof project, separate from the seismic upgrade of the rest of the building.
- Providing the ties of the roof structural to the walls as mentioned above is a critical part of the seismic upgrade. Depending on the type of details used and the geometry of the roof to wall interface, these connections may be able to be completed as part of a reroof project along with the plywood overlay.
- As mentioned above, bracing the ceiling system in the auditorium is a critical life safety upgrade that is needed. For auditorium spaces this is many times completed as part of an overall auditorium renovation which may include replacing the wood framed catwalk systems, lighting systems and sound systems. Note that the current catwalk system has no safety railing as seen in photos 020 and 021 and most likely does not meet provisions from the fire code.

Using FEMA 156 as a cost estimating tool provides a cost range for the seismic upgrade of \$714,100 to \$737,500. This number would include the seismic retrofit costs, the architectural clean up costs which replace the finishes that were disturbed by the seismic retrofit and new roofing which would be required as part of the seismic upgrade. This number does not include costs for any other desired remodel elements, repairs for the curtain wall system, HVAC or electrical upgrades.

Conclusions

Overall the basic structural for gravity loads appears to have performed well. There are some minor repairs that are needed and the roof structure should be investigated for potential problems due to snow drifts but on the whole we'd rate the building satisfactory for gravity loads.

Based on our review of the drawings and our site visit this building would have a "POOR" seismic performance rating. Based on the attached summary classification (see end of report) "POOR" rating means that the building is "anticipated to result in significant structural and nonstructural damage and/or falling hazards that would

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represent appreciable life hazards. Such buildings or structures either would be given a high priority for expenditures to improve their seismic resistance”.

The estimate of probable costs for a seismic retrofit as determined by using FEMA 156 this building ranges from \$714,100 to \$737,500 (\$40.60/sq ft to \$41.90/sq ft) for total seismic upgrade plus architectural work associated with the seismic upgrade. See attached estimate for additional details. As noted in the introduction costs estimates using FEMA 156 provide only rough numbers to be used in the early planning stages for future use of the existing facility. As CEU gets closer to requesting funding for the project we'd recommend that a more detailed seismic study be conducted so that a more accurate cost estimate of the seismic upgrade can be made. Please let us know if we can help in providing this service.

The day we were there at the building there was a community event for a dance recital for young girls. The auditorium was full of parents, grandparents and family friends watching the young girls perform. As such the building appears to serve a useful function for the community and CEU and should be considered a worthy candidate for a seismic upgrade if funding can be obtained.

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MEANING OF GOOD, FAIR, POOR, OR VERY POOR SEISMIC PERFORMANCE RATINGS (1)

GOOD Seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance* is anticipated to result in some structural and/or nonstructural damage and/or falling hazards that would not significantly jeopardize life. Buildings and other structures with GOOD rating would have a level of seismic resistance such that funds need not be spent to improve their seismic resistance to gain greater life safety and would represent an acceptable level of earthquake safety.

FAIR seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance* is anticipated to result in structural and nonstructural damage and/or falling hazards that would represent low life hazards. Buildings and other structures with a FAIR seismic performance rating would be given a low-priority for expenditures to improve their seismic resistance and/or to reduce falling hazards so that the building could be reclassified GOOD.

POOR seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance* is anticipated to result in significant structural and nonstructural damage and/or falling hazards** that would represent appreciable life hazards. Such buildings or structures either would be given a high priority for expenditures to improve their seismic resistance and/or to reduce falling hazards** so that the building could be reclassified GOOD, or would be considered for other abatement programs such as reduction of occupancy.

VERY POOR seismic performance rating would apply to buildings and other structures whose performance during a major seismic disturbance* is anticipated to result in extensive structural and nonstructural damage, potential structural collapse, and/or falling hazards** that would represent high life hazards. Such buildings or structures either would be given the highest priority for expenditures to improve their seismic resistance and/or to reduce falling hazards** so that the building could be reclassified GOOD or would be considered for other abatement programs, such as reduction of occupancy.

*Major seismic disturbance is defined for the purposes of these Seismic Performance Ratings as an earthquake at the site which would be given a Modified Mercalli Intensity Scale (as modified by Charles F. Richter in 1958) rating of at least IX based on the description of the structural effects.

**Parapets, Ornamentation, Canopies, Non-Structural Components.

(1) Taken from University of California Policy - Seismic Safety.