

# **ASSESSMENT REPORT**

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## **AUDITORIUM FACILITIES**

**PASADENA UNIFIED SCHOOL DISTRICT**

**PREPARED BY**

**THE RUZIKA COMPANY**

**OCTOBER 13, 2009**

# SCHOOL AUDITORIUMS REVIEWED

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- Eliot Middle School
- Jefferson Elementary
- Longfellow Elementary
- Madison Elementary
- Marshall Fundamental
- McKinley
- Muir High
- Norma Combs
- Pasadena High
- Sierra Madre Elementary
- Washington Middle
- Webster Elementary
- Willard Elementary
- Wilson Middle

# REVIEW PARAMETERS

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- April to July 2009
- Approximately 2 hours review per facility
- Discussions with District Stage Managers
- Meetings with Faculty and Staff
- Meeting with User Groups
- Meetings with Arts Community Members
- Review of General Safety Services Reports
- Review of Facilities Master Plans

# AUDITORIUM ASSESSMENT REVIEW CRITERIA

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- Safety for Students, Faculty, Staff
- Age of Theatrical Equipment
- Functionality of Theatrical Equipment
- Code Compliance (general overview)
- Audience Comfort and Safety
- Opportunity for Academic Education Programs
- Historical Significance of Building Architecture
- Usability for Public and Professional Rentals

# LIGHTING REVIEW ELEMENTS

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- Stage Lighting
  - *Existing Conditions and Equipment Tests*
- Stage Lighting Positions
  - *Existing Conditions*
- Auditorium House Lighting
  - *Existing Conditions*
- Backstage Worklights
  - *Existing Conditions*

# RIGGING REVIEW ELEMENTS

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## *Stages with Fly Towers & Counterweight Rigging*

- Selective Testing of Counterweight Linesets
  - Eliot, Marshall, McKinley, Muir, Pasadena High, Washington

## *Stages with Under Hung Fly Lofts*

- Selective Testing of Counterweight Linesets
  - Sierra Madre Elementary, Washington Middle

## *Dead Hung Grids*

- Review of Rigging Attachment Methods
  - Jefferson, Longfellow, Madison, Norma Combs, Webster, Willard

# DRAPERY REVIEW ELEMENTS

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- Date of Flame Proofing
- Age of Curtains
- Condition of Fabric
- Attachment Methods
- Condition of Traveler Tracks and Hardware
- Masking Curtain Plan

# REVIEW OF BACKSTAGE FIRE SAFETY ELEMENTS

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- Fire Curtain Existing Conditions
- Fire Curtain Operation
- Smoke Vent Existing Conditions
- Fire Door Separation Existing Conditions
- Attic Lighting Catwalk Existing Conditions



# AUDIO REVIEW ELEMENTS

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- Condition of Existing Equipment
  - Age of Existing Equipment
  - Functionality of Equipment
  - Location of Equipment
  - Equipment Installation Techniques
  - Equipment Attachment Methods
  - Ease of Operation
- *NOTE: INDIVIDUAL AUDIO EQUIPMENT DEVICES WERE NOT TESTED. AUDIO REENFORCEMENT AND PLAYBACK QUALITY WAS NOT ASSESSED.*

# ROOM ACOUSTICS REVIEW ELEMENTS

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- *Extensive room acoustic tests were not conducted in each auditorium. A general assessment of room acoustics was made based upon visual observation of interior finishes, ceiling conditions, wall conditions, room shape, room volume, and discussions and notes from User Groups.*

# VIDEO REVIEW ELEMENTS

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- Condition of Existing Equipment
  - Age of Existing Equipment
  - Functionality of Equipment
  - Location of Equipment
  - Equipment Installation Techniques
  - Equipment Attachment Methods
  - Ease of Operation
- *NOTE: PERMANENTLY INSTALLED VIDEO SYSTEMS WERE NOT OBSERVED IN ANY AUDITORIUMS.*

# STAGE FLOOR REVIEW ELEMENTS

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- Type of Existing Floor
- Condition of Existing Floor
- Suitability of Floor for Productions
- Code Compliance (general overview)

# PRODUCTION SUPPORT FACILITIES REVIEW ELEMENTS

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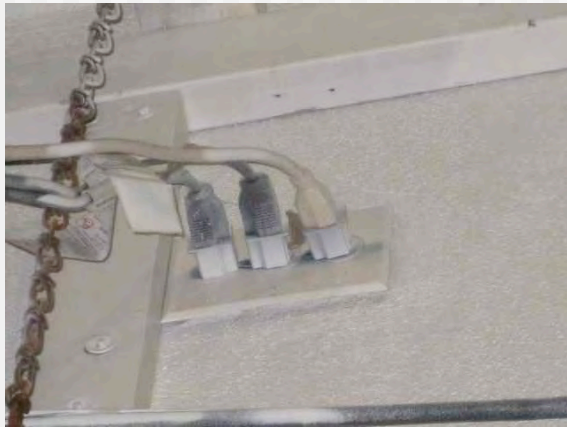
- Dressing Rooms
- Toilet Facilities
- Technical Control Booths (ADA Compliant)
- Followspot Booths
- Stagecraft Rooms
- Loading Access
- Storage Areas
- HVAC Interference with Theatrical Function
- Backstage ADA Compliance (general overview)

# AUDIENCE COMFORT AND SAFETY REVIEW ELEMENTS

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- Condition of Main Floor Seating (general overview)
- Balcony Seating Access (general overview)
- Aisle Light Code Compliance
- Emergency Egress Lighting (general overview)
- Condition of Lobby Facilities
- Ticket Booth Facilities (general overview)
- Path of Travel (general overview)
- ADA Compliance (general overview)

# SAFETY ISSUES



# AGE OF EQUIPMENT





# PARAMETERS FOR PROBABLE COST OPINIONS

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- Theatrical Equipment Costs and Installation Costs Based Upon Similar Renovation Projects
- Costs Not Included
  - Asbestos Abatement
  - Seating Renovation
  - Major Acoustical Treatment Upgrades
  - Major ADA Upgrades
  - Major Building Structural Upgrades for Theatrical Equipment
  - Architectural and Engineering Fees
  - Theatre Equipment Design Consulting Services
  - DSA Reviews
  - General Contractor Fees
  - Unforeseen Conditions
  - Historical Preservation Expenses
  - Construction Contingencies

# RENOVATION PRIORITIES

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- CODE VIOLATIONS
  - Norma Coombs
- MAJOR FACILITY RENOVATION & ADA COMPLIANCE
  - Marshall Fundamental
  - McKinley
  - Wilson Middle School
- MAJOR TECHNICAL EQUIPMENT UPGRADES
  - Eliot Middle School
  - Washington Middle School
  - Muir High School
  - Pasadena High School
- CONVERSION TO FULL TECHNICAL PRODUCTION FACILITY
  - Sierra Madre Elementary
- BASIC UPGRADE OF TECHNICAL EQUIPMENT
  - Jefferson Elementary
  - Longfellow Elementary
  - Madison Elementary
  - Webster Elementary
  - Willard Elementary

# THE NEXT STEPS TOWARD FACILITY RENOVATION

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- Programming Studies
- Collaboration with A&E Teams
- Site Reviews with A&E Teams
- Participation in User Group Meetings
- Preparation of Facility Impact Reports
  - Summary of electrical, structural, mechanical, and theatrical requirements
- Preparation of Preliminary Design Sketches for Theatrical Equipment that Impacts Building Structure
- Revision of Theatrical Equipment Probable Cost Estimates
- Participation in Final Programming Review Meetings

# AUDITORIUM RENOVATION GOALS

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- Uniform Theatrical Equipment Standards
- Operational Uniformity
- Ease of Operation
- Equipment Safety and Reliability
- Enhanced Technical Production Capabilities
- Rental Income Revenue for District
- Historic Preservation and Restoration
- Community Pride for Parents, Faculty, and Staff
- Support and Involvement of Arts Patrons
- Educational Training Opportunities for Students