

PAC Steering Committee

City Hall Room 208

February 27, 2019

Room 208

Draft – Unapproved Minutes

Meeting was called to order at 5:07 p.m.

Present: Lori Wilshire, Judy Carlson, Rich Lannon, Marylou Blaisdell, Mark Thayer, Mayor Jim Donchess, Brandon Laws

Absent Member: Lindsay Rinaldi, Maryann Melizzi-Golja, Trish Klee, Tracy Hall, Tim Cummings

General Highlights of Meeting:

- Report of Technical Subcommittee (Brian Asyntec, Joe)

Brian noted the primary items for discussion were that they will be looking at having an installed house sound system permanently installed. Myer Sound has been in touch with and they are the loud speaker manufacturer. It was stressed that the AV system meets the requirements so that the venue can remain competitive. Video projection system, cameras used and recording items and infrastructure (cabling, etc.) were discussed. The information gather at the meeting will be used to put together a draft programming report which will include a narrative, some technical detail, and corresponding budget estimates which will be used to establish the basis of design.

Joe explained that they had already established that the theater would its own lighting system and an inventory of lighting fixtures. The question is what should the system be exactly. There are two types of systems: convention system with dimmers that use conventional halogen fixtures; another system is LED fixture based that doesn't have dimmers as the LEDs have their own dimmers. In this case, the infrastructure is not a hard wired dimmer system but a system of power and data distributed in the room. The cost of the dimmer infrastructure (conventional infrastructure) is more expensive than the LED infrastructure. The convention fixtures are less expensive and the LED fixtures are more expensive. In the end, you'd spend the same amount of money. It's a question of which pot the money comes from. The control system with the circuit distribution will accommodate as many fixtures as a show might need. In talking with Specticle, it was clear that they would go with the LED system. In this case, the majority of the fixture inventory would be LED but the inventory will have a certain amount of conventional fixtures too. The fixtures are FF&E items owner purchased fixture furnishings and equipment items. It's not bought through the general contractor. We recommend that you don't think about your inventory until six months prior to opening. You want to make sure you're getting the most up-to-date equipment.

The conventional system would have dimmers. A single rack of 96 dimmers costs about \$30,000 which is distributed to power and circuits in the room. This is not what we're doing. For the LED system instead of the dimmer rack, you have a relay rack which is like a circuit board distributing the power where the fixtures are going to be located. We want the venue to have a certain number of conventional fixtures or to accommodate conventional fixtures that would come in with a visiting production. You can get an individual dimmer that is local to a couple of the fixtures. Each module is \$300 - \$400. It's a relay data based system that assumes the bulk inventory of fixtures with the LED. We will have the ability to operate conventional fixtures. The next step is the number of circuits, the cost of both the hard wired relayed system and first stab at the FF&E fixture budget.

A comment was made assuming that the LED is a much better life cycle cost advantage. This question was raised at the tech. meeting. The LED fixtures haven't been around that long. The heat load is less and the power consumption.

A question was asked are you doing an analysis as to what the most intense thing could be presented on stage that have enough power load for the building. Yes. That's part of the report on schematic design deliverables.

A question was asked if there was going to be a board that controls the lights. Yes there will be lighting control console but in addition to that, there will be a touch screen controller that's part of the control system. Someone can come in and turn on

the lights without having to fire up the console and without requiring any special knowledge. It's all programmable and password protected. The control could also include certain looks for the stage lighting. You couldn't do cuing but you can press a button and have a general watch on stage. It's completely flexible.

Brian indicated one of the main focus is for the usability for the AV system is that it should be easy to use for a non-technical person and for those who are more technical and can operate a mixing console, the system can operate in that mode as well. All of this would be selectable through touch-screen control panels. There would be a user interface set up and easy to use.

A question was asked about budget management for the tech. system. Would you go back to the technical subcommittee if they need to vet the overall costs? The lighting budget is going to be in the two parts: the control system, power data infrastructure, and FF&E number. The FF&E number would be presented in terms of the number of fixtures, the type of fixtures. That number can be changed throughout the design process. The infrastructure number is a fixed number and the best time for the tech. committee to review that will be design development. We will be providing information to the electrical engineer on the system. As part of that, we will show what the circuit distribution is.

A question was asked is the technical specification going to include any computer or data network for the whole building or is it just for lighting and sound? It's just lighting. IT is different. The architectural package has the IT system and infrastructure for the entire building for data, telephone, security, etc. The engineering team will provide that design.

For the committee's understanding, there's two major parts to any construction project: hard costs which is the nuts and bolts, bricks and mortar, and soft costs. The soft costs include architectural fees, geodentical fees, FF&E. When the schematic design is released it would be nice to develop an overall project budget which is a combination of the two.

The purpose of the meeting to fill you in on the progress made in the last two weeks. Presented tonight are not choices you have to make. Issues will be brought forward that we're dealing with plans that have been and are in the process of being developed. Chris Liaonburg, Senior Architect with OTJ Architects was introduced. They would like to hear more design ideas on the exterior of the house, the sight, utility issues, loading issues, focus on the orchestra level, floor plan, partier level floor plan and balcony level floor plan on how that's developing. Documents were handed out and were asked to put a check on the ones that resonate with you and stay on the positive side.

In going over the slides, committee members thought there should be a lot of glass a lot of light, progressive without being over the top, the corner expanded, and something different that exists now. The biggest issue is the power lines that are 3 to 4 feet away from the building. They were on site today and in the building. One issue is loading and they reviewed the slides for different options. It was brought up about using the alley way and the implications of taking down the trees and removing the stone sculpture.

Next discussed was seating. Joe investigated the budgetary costs of the straight versus the curve. The manufacturer came back for the straight configuration – and the cost is just for the telescopic seating that retracts and is stored underneath the partier - \$45,721 which is \$1,000 a seat for 420 seats. For the curved configuration, \$481,022. There's an 8 percent cost difference from straight to curve. They felt the 8 percent difference is not a significant economic decision making issue. Both are still within the bracket established early on for telescopic seating.

A question was asked if an ergonomics person was working with them to talk to the sight lines and spacing. They do have a theater consultant who part of his expertise is looking at the sight lines from all the places in the house in making them as optimum as possible. The next step is taking seat views. Another question asked was are you going to have to have special places for handicapped people to sit? We will and they will be designated on the partier level and some at the balcony level. There will be ADA designated spaces throughout the house. The seats are electric and motorized. So at the push of a button they retract or extend. Mayor Donchess asked when the decision had to be made. It was stated by the next meeting.

A clarifying question was asked about the seats that were speced out. Was that a specific model and type that drives the cost and if made a decision on that type of seat or if we haven't, is it fair to say that a percent range differential could be applied across spectrums of seats? Are we speaking specifically about a certain type of seat or are we talking about this 8 percent differential no matter what seat we choose? The numbers received from the seating manufacturer priced them out as if they were bids. They would have preferred to present the numbers rounded to the nearest \$5,000. The seats have not been

selected. There are a lot of options for seat models and will be looking for samples. We asked for a mid-level seat that they knew would work with either system and has not gone further than that.

The next slides are plans for the orchestra level, partier level and balcony level.

Then the exterior of the building. A member liked the tower and the wrap around. It might bring the old into the new as well as the new into the old. Mayor Donchess liked the second or third expressions. Another liked C.

The next step until the next meetings is getting your feedback next Thursday, work on the feedback and focus on D and C directions rather than express bar along Main Street. We'll be working with the plan to see if one direction over the other works better. Pushing towards the B and C direction. The last thing to discuss is scheduling the next steps. Right now we're still spec. design and two weeks into the eight week schematic design phase. The schematic design is where we're trying to make a building plan. We're working with our engineering team, structural and mechanical. The next time the diagrams of the floor plan will be more developed and will bring basement through 4th floor plans and further development of the exterior, expression, and sketches.

**MOTION TO ADJOURN WAS MADE AND SECONDED
MOTION CARRIED**

Adjourned at 6:50 p.m.