Connecticut College
Palmer
Revitalized

March 2019

ennead
Contents

• Process, Programming & Visioning
• Budget Considerations
• Revitalized Palmer: Scope & Features
• Schedule & Next Steps
Process, Programming & Visioning
Programming & Visioning Summary

- **PROGRAMMING & VISIONING**
  - Establish Project Priorities & Goals
    - Nov ’18

- **SCOPE ASSESSMENT**
  - Develop Pricing Models
    - Dec ’18 - Jan ’19

- **COST ESTIMATING**
  - Cost Feedback (Program Based +)
    - Jan ’19 - Feb ’19

- **COST ALIGNMENT**
  - Develop Scope Priorities
    - Feb ’19 - Mar ’19

- **PROJECT REVIEW & UPDATE**
  - Schematic Design Scope Confirmation
    - Mar ’19 - April ‘19
Programming & Visioning Summary

Auditorium Capacity & Technology Requirements
• Spring Camels Days, Fall New Student Orientation, and other major public events require ca 1,000 seats
• The majority of performances require 800 or fewer seats, with average of 400
• Significant AV and theatrical equipment upgrades required

Theater Department Priorities
• Improved teaching space is key. Among desired features:
  - Enlarged Rehearsal Room (Currently Classroom 202)
  - Additional classroom/studio spaces
  - Consolidated offices with a departmental “front door”
  - Enhanced Costume Shop

Student Priorities
• Accessibility is key. Among desired features:
• Enlarged Rehearsal Room (Currently Classroom 202) to support student theater groups (e.g., Wig & Candle)
• Open study areas, lounge seating w/ outlets, group study and meeting rooms to draw more students to Palmer. Increased natural light and vending
• Improvements to Castle Court to create stronger link to campus
Budget Considerations
## Project Budget Summary

### 2018 DEFERRED MAINTENANCE ASSESSMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred Maintenance Assessment (05.07.2018)</td>
<td>$11,413,300</td>
</tr>
<tr>
<td>Escalation (5%)</td>
<td>$570,700</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$11,984,000</strong></td>
</tr>
</tbody>
</table>

**ADDITIONAL COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incremental Cost for Hazmat Abatement **</td>
<td>$1,048,000*</td>
</tr>
<tr>
<td>Replacement of Auditorium Ceiling</td>
<td>$405,000*</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$1,453,000</strong></td>
</tr>
</tbody>
</table>

**TOTAL DEFERRED MAINTENANCE**

$13,437,000

* Marked-up Cost (14% Fees & Expenses, 5% Escalation, 3% GMP Buyout Contingencies)

** $250,000 Assumed in 2018 DM Assessment [$1,100,000 (Updated Cost) - $250,000 = $850,000]
# Project Budget Summary

## OVERALL PROJECT BUDGET

<table>
<thead>
<tr>
<th>Initial Project Budget</th>
<th>$20,000,000</th>
</tr>
</thead>
</table>

## SOFT COSTS & CONTINGENCIES

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fees &amp; Expenses (Actual)</td>
<td>$3,778,000</td>
</tr>
<tr>
<td>Construction Contingency (5%)</td>
<td>$695,000</td>
</tr>
<tr>
<td>Project Contingency (5%)</td>
<td>$695,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$5,168,000</strong></td>
</tr>
</tbody>
</table>

## TOTAL PROJECT DESIGN BUDGET

**$14,832,000**

## TOTAL DEFERRED MAINTENANCE

($13,437,000)

**BALANCE**

$1,395,000

**NEEDED FOR REVITALIZATION**

+ $4,000,000*

---

*NEW PROJECT COST* = $ 24,000,000

* To Include General FF&E, Theatrical Equipment, AV/IT Equipment, and Renovation
Revitalized Palmer: Scope & Features
A Revitalized Palmer Auditorium Will...

<table>
<thead>
<tr>
<th>Address Deferred Maintenance and Hazmat Abatement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance the Existing Structure while Respecting its Architectural Character</td>
</tr>
<tr>
<td>Support the Theater Department’s Pedagogical Mission and its Community</td>
</tr>
<tr>
<td>Reestablish itself as a Center for Creative Research &amp; Performance</td>
</tr>
</tbody>
</table>
KEY SCOPE CONSIDERATIONS

- Improved stage
- Enhanced acoustics & sightlines
- New AV and theatrical equipment
- Repositioned theatrical lighting
- Reintroduction of natural light
- Enlarged public spaces
- Consolidated theater department offices
- Large, accessible teaching & rehearsal spaces
- Improved Castle Court and Tempel Green entries
- Preservation of seating capacity at 1000
Shortcomings of Existing Theater

1. Orchestra sightlines are deficient due to slope, chair stagger, and stage height
2. Balcony overhang cuts off view of top of stage
3. Existing seats are uncomfortable and tightly spaced
4. ADA accommodations are less than ideal
5. Acoustic quality is poor beneath balcony
Improvements to Revitalized Palmer

1. Enhancement of sightlines with improved chair stagger
2. Introduction of side wings at the front of the orchestra offers improved stage access and audience intimacy
3. Greater comfort: new seating provides leg room increased by 4 inches and average chair is 1-2 inches wider
4. ADA seating is increased and improved
5. Infill of center vomitory leverages best views from balcony. Reopening of upper-level windows restores historic character and brings in natural light

1,000 Seats $24M
Current View from Stage
Revitalized View from Stage
628 Seats
(871 seats = 263 reduction)

372 Seats
(418 = 46 seat reduction)

1,000 Seats Total
(1,289 seats = 289 reduction)

Revitalized View from Stage

$24M
Current View from Last Row of Orchestra
Revitalized View from Last Row of Orchestra

$24M
Current View from Cross-aisle
Revitalized View from Cross-aisle
Revitalized View from Side Wing

$24M
**Revitalized** Two-story, Accessible Teaching & Rehearsal Space
Revitalized Informal Teaching, Pre and Post Events, Quiet Study and Interaction
Revitalized Section Perspective @ Skylights above Stairs
Existing Castle Court Lobby
Revitalized View of Castle Court Lobby & Collaboration / Multipurpose Space
Revitalized View of Castle Court Lobby & Collaboration / Multipurpose Space
Revitalized Tempel Green Entry Level Cutaway Plan View
Existing Tempel Green Lobby
Revitalized View of Tempel Green Lobby & Smaller Collaboration Space
Lightbox Illumination
Next Steps & Schedule
Schedule Overall Project beyond Schematic