



HIGH SCHOOL AUDITORIUM

Facility Assessment

HISTORY

- Originally constructed in 1989
- Major Upgrades
 - Rubber Stage Covering
 - ~3 years ago
 - Sound System (portions)
 - ~2 years ago
 - House Lighting
 - ~10 years ago



FACILITY USAGE

- **SEATING CAPACITY = 472**
- **Drama Program**
 - Approximately 15 performances annually
- **Choir Performances/Concerts**
 - Approximately 10 performances annually
- **High School Class Meetings**
 - Average K-12 cohort enrollment = 487
- **Primary classroom for Theater Classes @ MHS**
- **Additional uses:**
 - Faculty Meetings
 - Parent Meetings
 - HS Study Halls

AUDITORIUM ASSESSMENT

- Conducted April 22, 2022
- Harvey Marshall Berling Associates
 - Offices in Cincinnati and New York City



AUDITORIUM ASSESSMENT

- PURPOSE OF ASSESSMENT

*Identify the necessary **repairs, upgrades,** and **improvements** needed to position the facility to function for the desired uses for the foreseeable future and to detail a plan for addressing those needs*

AUDITORIUM ASSESSMENT

- **CATEGORIES OF WORK**
 - Stage Rigging Systems
 - Stage Lighting Systems
 - AV Systems
 - Architectural Systems
 - Acoustical Systems
 - Orchestra Pit Filler System
 - Theater Seating Systems
 - Electrical Systems



AUDITORIUM ASSESSMENT

STAGE RIGGING SYSTEMS

- WHAT
 - Addresses the currently outdated systems that carry curtains and lights for the auditorium
- WHY
 - Current systems are extremely old. Project replaces all current rigging and systems to ensure safety.

AUDITORIUM ASSESSMENT

STAGE LIGHTING SYSTEMS

- WHAT

- Addresses the currently outdated lighting systems, including new controllers and fixtures.

- WHY

- Current systems are extremely old and many do not function properly.
- Programs currently must rent some lighting for productions.
- New LED lighting and controls are industry standard
- LED provides some cost savings over time
- Parts and repairs for existing equipment are difficult to obtain

AUDITORIUM ASSESSMENT

STAGE LIGHTING SYSTEMS

Replacement of existing lighting control board is just one aspect of the lighting system in need of replacement



AUDITORIUM ASSESSMENT

AV SYSTEMS

- WHAT

- Upgrades current system to provide a comprehensive sound system to meet the many uses of the space.

- WHY

- Portions of the current system were upgraded around 2020 but majority of the system is decades old.
- Current microphone systems do not function consistently
- There is no current monitor system in the facility to support drama productions

AUDITORIUM ASSESSMENT

ARCHITECTURAL

- WHAT

- Addresses accessibility and some aesthetic needs of the facility. Includes the addition of ADA accessible ramping, chair lift to the stage, and carpet replacement throughout the facility.

- WHY

- Current facility does not allow for direct access to the stage for individuals in a wheelchair
- Two of the three general access entry points have steps and are not wheelchair accessible.
- Current carpet is old and is stained and tattered in places.

AUDITORIUM ASSESSMENT

ARCHITECTURAL

Small ramps would be installed to allow for greater wheelchair accessibility at all three entrances



AUDITORIUM ASSESSMENT

ACOUSTICAL SYSTEMS

- WHAT

- The current acoustical systems include acoustical clouds suspended from the ceiling and acoustic paneling across the back of the house, all of which are old and provide minimal functionality.

- WHY

- To support the multiple uses of the spaces and ensure sound is effectively delivered throughout the space, new acoustical paneling, diffusers and support is required.

AUDITORIUM ASSESSMENT

ACOUSTICAL SYSTEMS

New functional acoustic panels would be installed from the ceiling and throughout the facility



AUDITORIUM ASSESSMENT

ORCHESTRA PIT FILLER SYSTEM

- WHAT

- The facility was originally designed with an orchestra pit that was at some point decked over (possibly before facility opened), extending the current stage into the auditorium house.

- WHY

- The stage is far larger than needed or appropriate for the auditorium. Recapturing the orchestra pit area could provide an additional 50-70 removable seats, increasing the overall capacity of the auditorium for performances, meetings, etc. The increased capacity would allow for class meetings at the high school.

AUDITORIUM ASSESSMENT

ORCHESTRA PIT FILLER SYSTEM

Stage below the green line would be removed and replaced with removable seating



AUDITORIUM ASSESSMENT

Theater Seating Systems

- WHAT

- The existing seating in the auditorium was installed 32 years ago during the original construction and has a current capacity of 472.

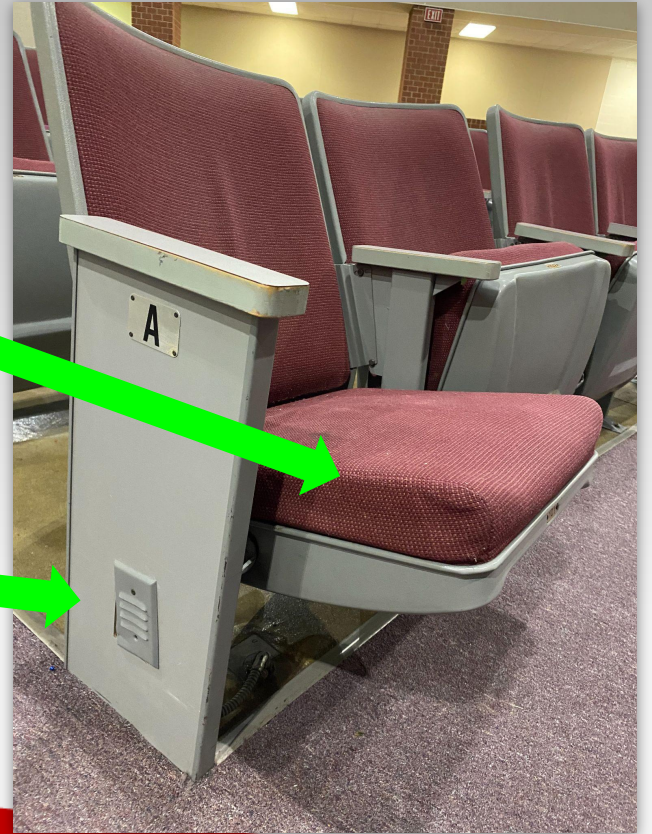
- WHY

- The existing seats are in disrepair and extremely old for their use. New theater seating would be installed, including the installation of 50-70 removable seats at the front of the house to increase capacity, provide some wheelchair seating, and to allow for future addition of an orchestra pit for performances.

AUDITORIUM ASSESSMENT

Theater Seating Systems

Several seats do not function correctly, are worn, and/or damaged



AUDITORIUM ASSESSMENT

Electrical Systems

- WHAT

- The electrical systems throughout the auditorium support all of the sound, lighting, and some of the curtains for the space.

- WHY

- Over time, the original electrical system has been modified as systems have been added, repaired, or removed, creating an intricate network of wiring that is ineffective. New systems would streamline the entire electrical system, while also providing support for new additions to the space.

AUDITORIUM ASSESSMENT

Other Areas Included

- Conceptual Project Construction Costs
 - This portion of the assessment covers the projected labor and oversight costs associated with the entire project.
- Project Soft Costs
 - Associated soft costs would include permits, code work, bidding processes, and some design work for the space.

AUDITORIUM ASSESSMENT

- **Projected Costs**
(in 2022 dollars)

Stage Rigging Systems	\$170,275.00
Stage Lighting Systems	\$438,925.96
AV Systems	\$115,338.50
Architectural Systems	\$417,450.00
Acoustical Systems	\$438,437.50
Orchestra Pit Filler System	\$162,365.00
Theater Seating Systems	\$189,205.00
Electrical Systems	\$347,875.00
TOTAL PROJECT:	\$2,621,852.75

AUDITORIUM ASSESSMENT

Comprehensive Approach vs 10 Year Plan

	Comprehensive	10 Year
Cost	Roughly \$2.6m	Total cost may run significantly higher due to inflation and ongoing integration needs
Systems Integration	All systems designed and implemented at once - seamless integration	Potential changes or modifications over time to ensure systems work together
Displacement of Programs	1 full year of displacement	Some possible displacement in each of the 10 years of the plan

AUDITORIUM ASSESSMENT

Next Steps

- Gain clarity on safety of rigging and hosting events in auditorium versus external site until upgrades are able to be made
- Discuss further with Board of Education as part of the July 18 work session and seek public input
- Determine scope and timeline/funding approach