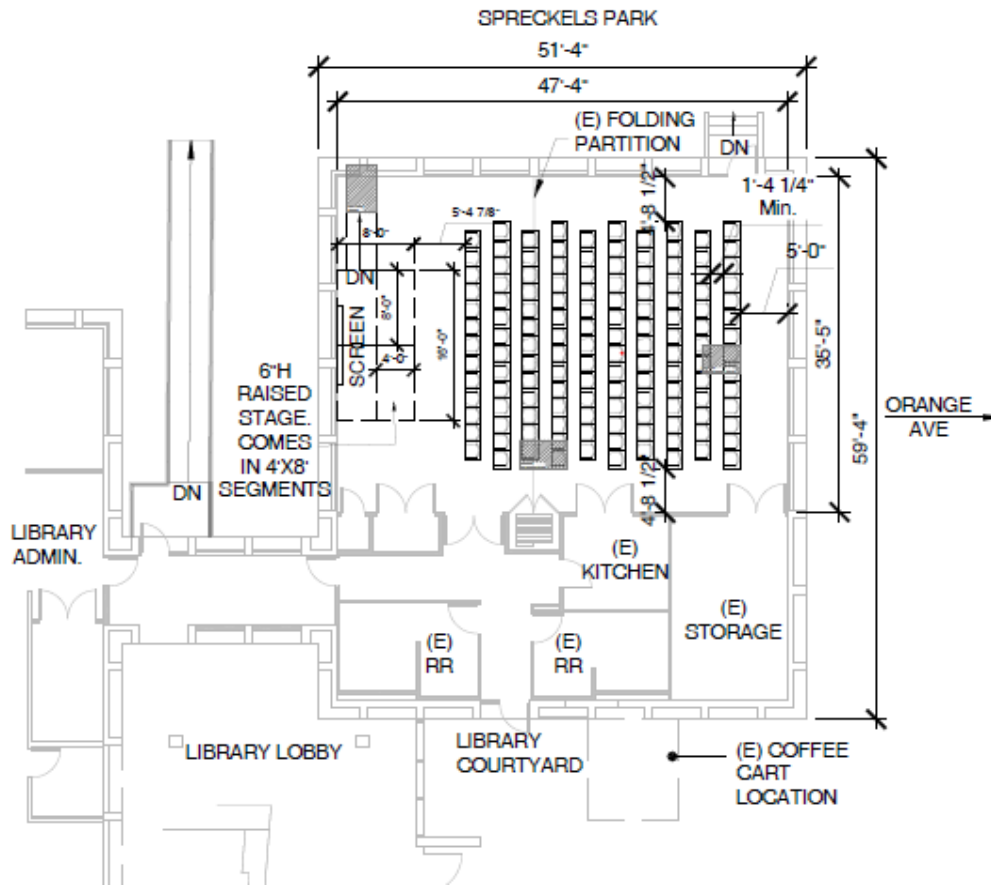


# Winn Room Remodel Options

June 6, 2024



# OPTION 1: WINN ROOM INTERIOR UPGRADES within EXISTING FOOTPRINT



- WINN ROOM INTERIOR DIMENSIONS: 47'-4" X 35'-5"
- SEATING AREA: 1,680 Square Feet
- STAGGERED SEATS: 135  
SEAT DIMENSION: 20-1/8" WIDE x 22-3/8" DEEP  
16-1/4" CODE MIN. BETWEEN SEATS  
NO CENTER AISLE; 13 or 14 seats per row
- CEILING HEIGHT: 9'-11"
- SCREEN DIMENSIONS: 7' X 12'
- OPTIMAL/MARGINAL/NOT RECOMMENDED SEATS: 129 / 6 / 0



## VISIBILITY STAGGERED SEATS

- 35% OF SCREEN HEIGHT VISIBLE FROM BACK ROW

# OPTION 1: WINN ROOM INTERIOR UPGRADES within EXISTING FOOTPRINT

## Cost Estimate: \$3,287,100

### SCOPE OF PROJECT

- DCI Compliant AV equipment & associated electrical work
- Modern AV equipment to switch views and speakers
- Entry door replace with small lobby vestibule
- Kitchen expansion: wall, sound insulation, cabinets, appliances, plumbing
- Floors: Luxury Vinyl Tile (LVT), Vinyl Composition Tiles (VCT), Tile
- Wall: Paint
- Ceiling: Acoustic ceiling tiles, gypsum board, acoustic panels
- Windows: Blinds and motorized black out shades
- Electrical service distribution
- Light fixtures and light controls
- Fire alarm & tel/data adjustments
- Mechanical: Kitchen hood, exhaust, ducts, registers and AV Room 1 split system
- Roof repair for penetrations
- No ADA upgrades
- No restroom work
- Escalation assumed for 4 months of construction starting Nov 2025 (excluding material lead time)

\* All values represent estimated project costs.

### WHAT DO WE GAIN?

- AV improvements will give capability to:
  - ✓ Enable quality recording and broadcast, Zoom, YouTube, events, etc.
  - ✓ Project speaker onscreen
  - ✓ Show movie premieres, but with limited visibility
- Enhanced acoustics and lighting
- Kitchen with catering capability & demonstration class offerings

### WHAT ARE DRAWBACKS?

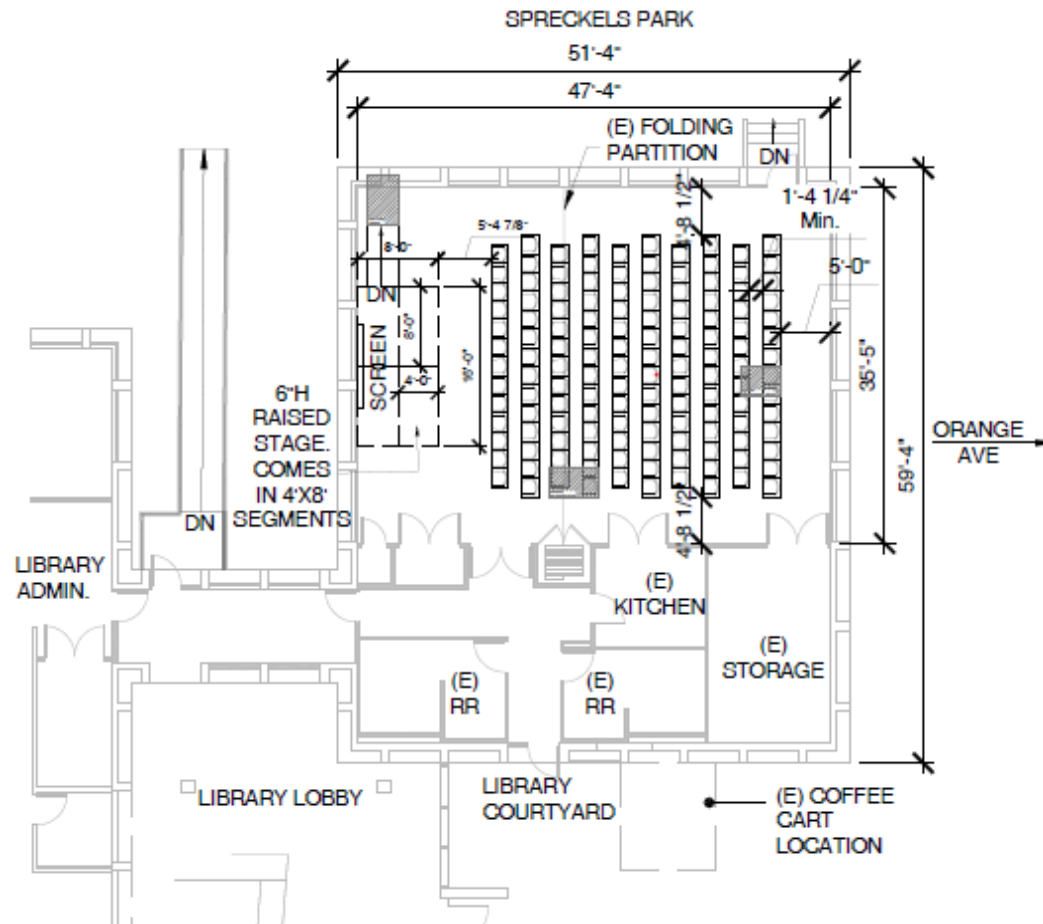
- Seating capacity is limited to same as existing (135 max)
- Acoustical improvements are limited to existing box wall configuration
- Restrooms are not remodeled
- Poor sight lines
- Storage space limited

# OPTION 1

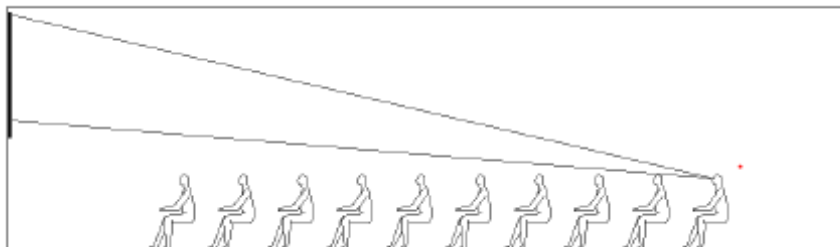
Attachment 1



# OPTION 2: WINN ROOM INTERIOR UPGRADES IN OPTION 1 and ELEVATE CEILING



- WINN ROOM DIMENSIONS: 47'-4" X 35'-5"
- SEATING AREA: 1680 Square Feet (SF)
- STAGGERED SEATS: 135  
SEAT DIMENSION: 20'1/8" WIDE x 22-3/8" DEEP  
16-1/4" CODE MIN. BETWEEN SEATS  
NO CENTER AISLE; 13 or 14 seats per row
- CEILING HEIGHT: 13-8"
- SCREEN DIMENSIONS: 7' X 12'
- OBSTRUCTION: 13'-0" AFF
- OPTIMAL/MARGINAL/NOT RECOMMENDED: 129 / 6 / 0



## VISIBILITY STAGGERED SEATS

- 90% OF SCREEN HEIGHT VISIBLE FROM BACK ROW

## OPTION 2: WINN ROOM INTERIOR UPGRADES IN OPTION 1 and ELEVATE CEILING Cost Estimate: \$4,158,800

### SCOPE OF PROJECT

- All items in Option 1
- Remove existing ceiling to structure above
- Reroute above ceiling utilities and replace aesthetically to maintain higher ceiling: refinish ceiling, lights, mechanical, fire sprinkler, fire alarm etc.
- Windows with motorized blackout shades
- Escalation assumed for 8 months of construction starting Nov 2025 (excluding material lead time)

### WHAT DO WE GAIN?

- All items in Option 1
- Improved audience sight lines and greater room volume that makes room appear larger
- Improved acoustics from Option 1

### WHAT ARE DRAWBACKS?

- Seating capacity limited to same as existing (135 max)
- Restrooms are not remodeled
- Storage space limited

\* All values represent estimated project costs.

# OPTION 2

Attachment 1





## OPTION 3: WINN ROOM INTERNAL EXPANSION

**Cost Estimate: \$6,444,000****SCOPE OF PROJECT**

- Increases seating capacity of Winn Room
- AV Equipment Upgrade
- Motorized blackout shades
- Circulation and room adjacencies not ideal as Option 4
- Escalation assumed for 12 months of construction starting Nov 2025 (excluding material lead time)

\* All values represent estimated project costs.

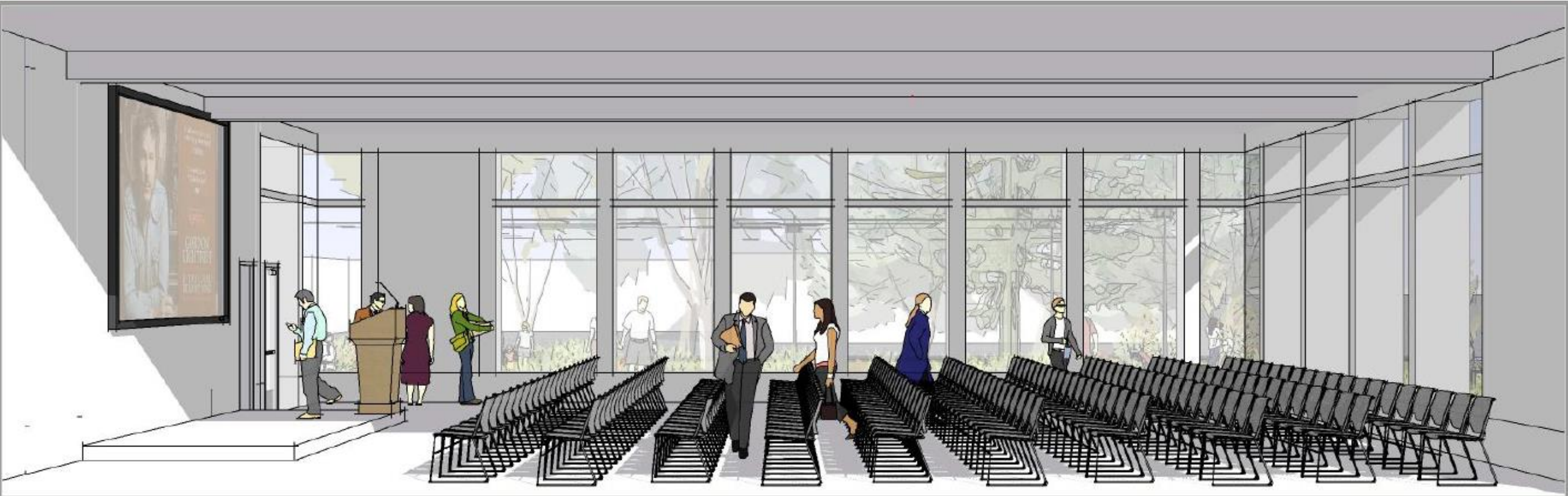
**WHAT DO WE GAIN?**

- Designed to maintain most of the existing footprint with no northerly incursion into the park
- Increases seating capacity for signature events and to attract high caliber authors and performers
- Fills a gap in meeting space inventory in Coronado currently under 200 or over 600+
- Optimizes space for multiple uses and adds rooms to improve functions
- Improves space utilization by capturing dead space between current WR and staff offices; one tree must be removed but less trees impacted than Option 4
- Multi-purpose room located at library vs two locations; staff operational efficiency
- Good sight lines with limited poor seats
- AV improvements will give capability to:
  - ✓ Enable quality recording and broadcast, Zoom, YouTube, etc.
  - ✓ Project speaker onscreen
  - ✓ Show movie premieres
- Enhanced acoustics and lighting

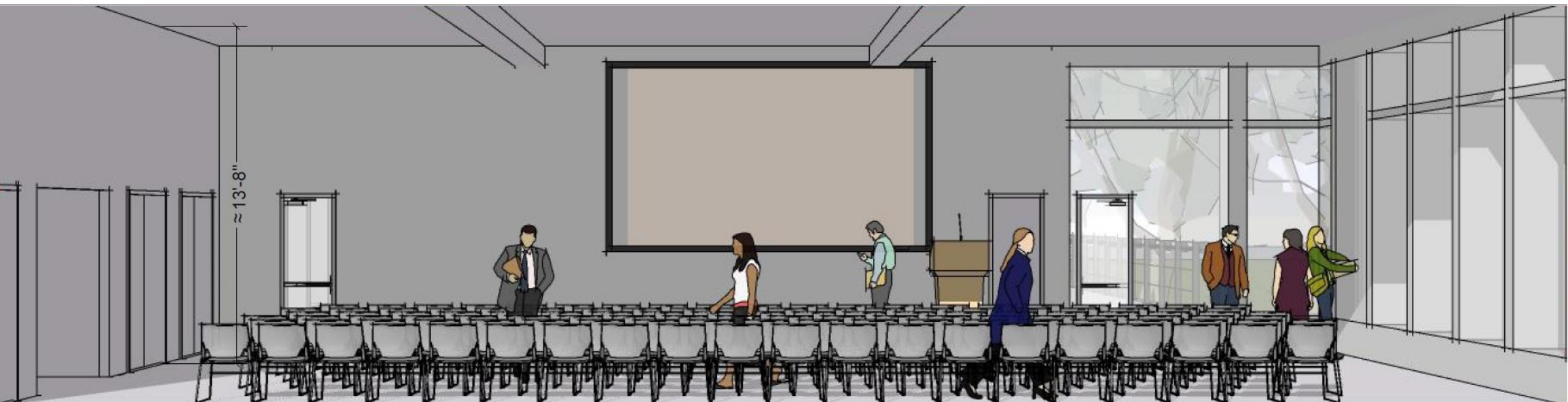
**WHAT ARE DRAWBACKS?**

- Costly
- No foyer so no sense of entry and indoor waiting area
- Kitchen no longer adjacent to foyer
- No deck for events in the park for events like Shakespeare or performances in the park, outdoor dining, musicals, outdoor classes

# OPTION 3

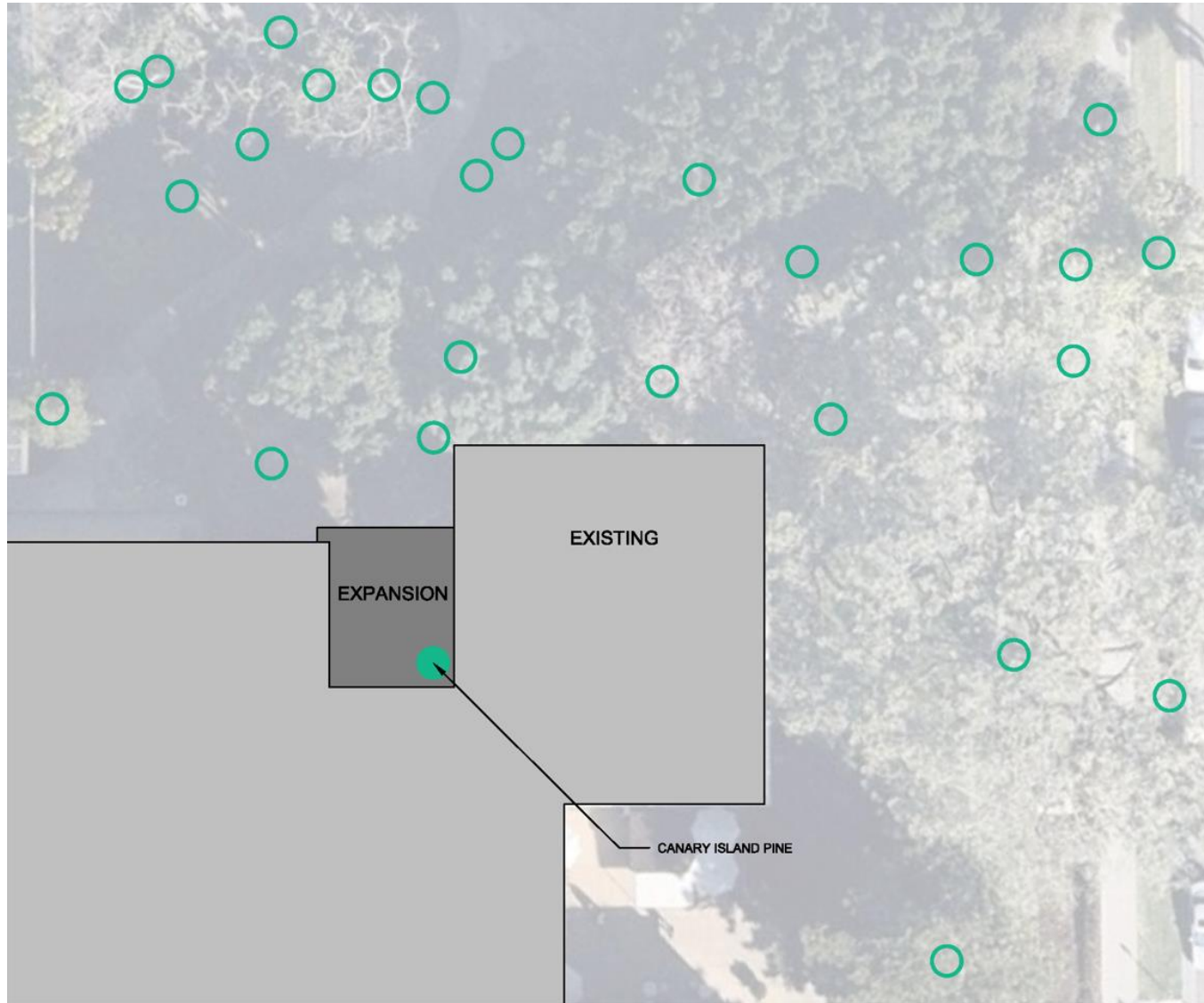


# OPTION 3

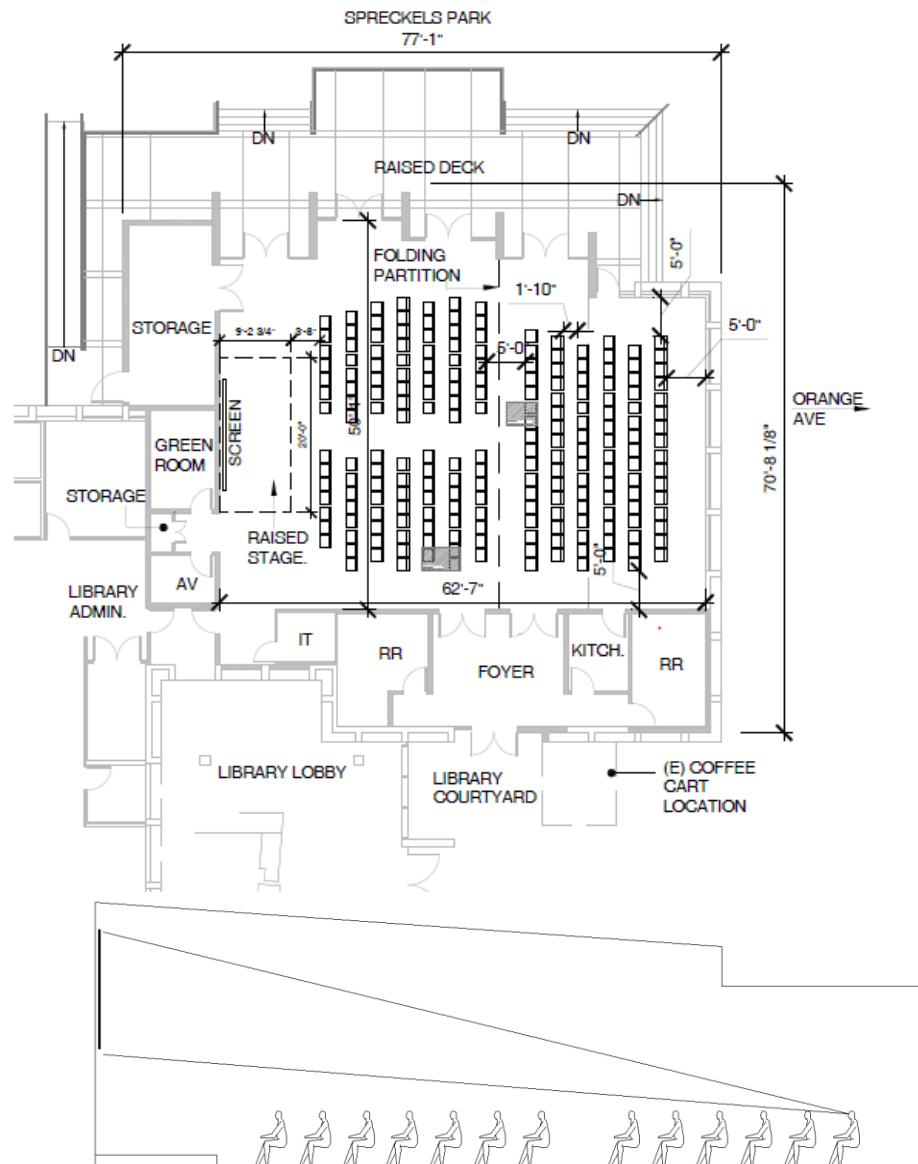




# PARK IMPACT DESIGN OPTION 3



## OPTION 4: WINN ROOM LARGER EXPANSION



- **WINN ROOM DIMENSIONS:** 50'-1" x 62'-7" (at widest points)
- **SEATING AREA:** 2,931 Square Feet (SF)
- **STAGGERED SEATS:** 208  
**SEAT DIMENSION:** 20-1/8" WIDE x 22-3/8" DEEP  
**18" BETWEEN SEATS**
  - **CENTER AISLE** improves circulation;  
7 to 16 seats per row
- **CEILING HEIGHT:** Varies from 20'-0" to 13'-8"
- **SCREEN DIMENSIONS:** 9' X 16'
- **OPTIMAL/MARGINAL/NOT RECOMMENDED SEATS:** 182 / 26 / 0

### VISIBILITY STAGGERED SEATS:

- 100% OF SCREEN HEIGHT VISIBLE FROM BACK ROW

OPTION 4: WINN ROOM LARGER EXPANSION  
**Cost Estimate: \$9,729,600**

**SCOPE OF PROJECT**

- Doubles size and seating capacity of Winn Room
- Provides ideal layout and circulation for programs
- AV Equipment Upgrade
- Motorized blackout shades
- Escalation assumed for 12 months of construction starting Nov 2025 (excluding material lead time)

**WHAT DO WE GAIN?**

- Interior-exterior connection with the park; designed as a theater in the park
- Adds foyer for sense of entry with waiting area
- Doubles seating capacity to greater than 200 to attract higher quality performances
- Gives Coronado a space designed for the performing arts
- Fills a gap in meeting space inventory in Coronado currently under 200 or over 600+
- Optimizes space for multiple uses and adds rooms to improve functions
- Improves space utilization by capturing dead space between current WR and staff offices
- Optional deck for events in the park which we do not currently have i.e. Shakespeare or performances in the park, outdoor dining, musicals, outdoor classes
- Multi-purpose room located at library vs two locations; staff operational efficiency
- Good sight lines; zero poor seats
- AV improvements will give capability to:
  - ✓ Enable quality recording and broadcast, Zoom, YouTube, etc.
  - ✓ Project speaker onscreen
  - ✓ Show movie premieres
- Enhanced acoustics and lighting
- Kitchen with flexible access from both Foyer and WR

**WHAT ARE DRAWBACKS?**

- Most costly
- Trees impacted but deck area may be redesigned to work around some of trees

\* All values represent estimated project costs.

# OPTION 4

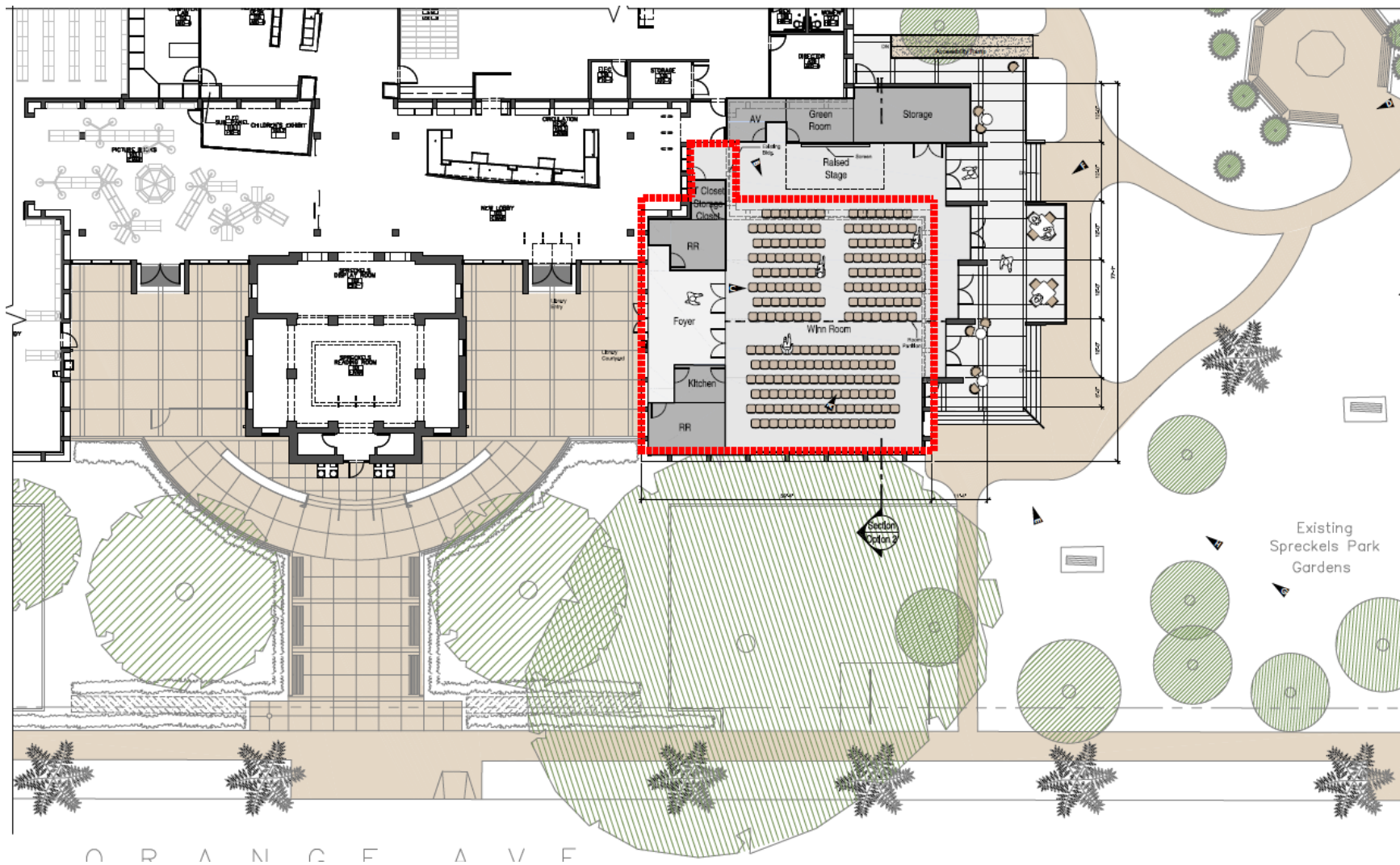
Attachment 1



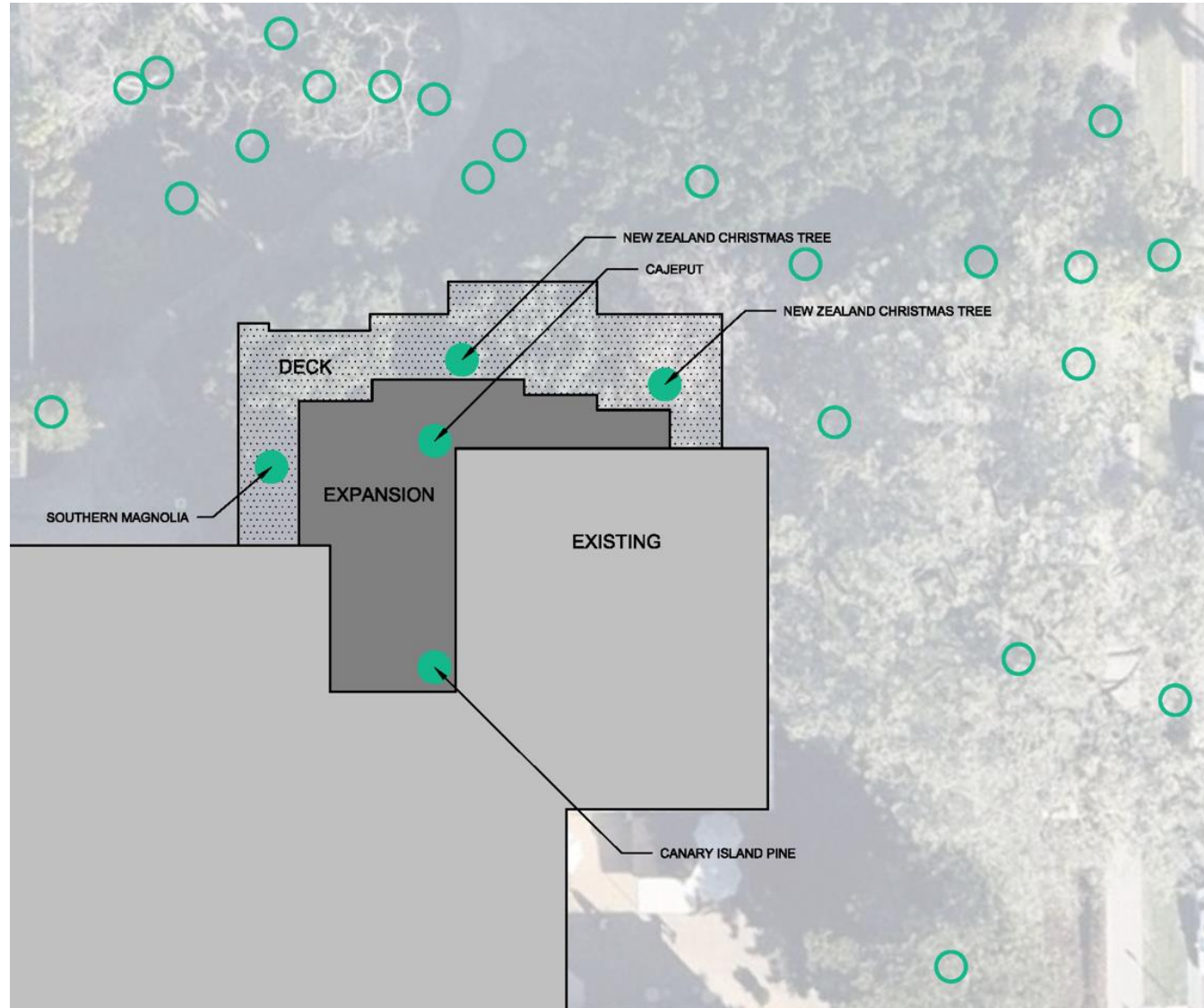
# OPTION 4



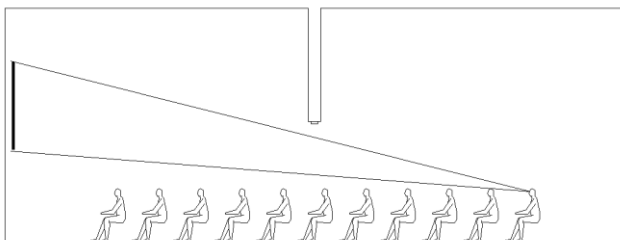
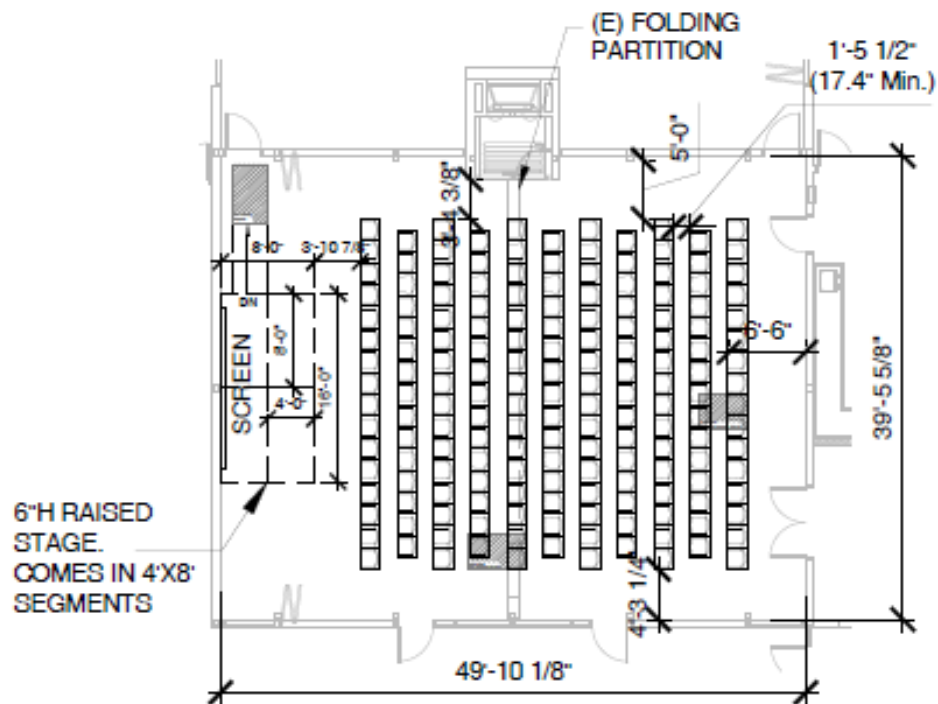
# Design Option 4: Overlay New Plan Diagram Over Existing Winn Room



# PARK IMPACT DESIGN OPTION 4: WINN ROOM LARGER EXPANSION



## JDSC ALTERNATE OPTION: GRAND ROOM AUDIO VISUAL UPGRADES



- **JDSC GRAND ROOM DIMENSIONS:** 49'-10" x 39'-6"
- **SEATING AREA:** 1,966 Square Feet (SF)
- **STAGGERED SEATS:** 171  
SEAT DIMENSION: 20-1/8" WIDE x 22-3/8" DEEP  
17-1/2" BETWEEN SEATS  
NO CENTER AISLE; 15 and 16 seats per row
- **CEILING HEIGHT:** Varies, 18'-9" at center of room
- **SCREEN DIMENSIONS:** 7" x 12'
- **OBSTRUCTION:** 9'-6" AFF
- **OPTIMAL/MARGINAL/NOT RECOMMENDED:** 154 / 17 / 0

### VISIBILITY STAGGERED SEATS:

- 100% OF SCREEN HEIGHT VISIBLE FROM BACK ROW

JDSC ALTERNATE OPTION: GRAND ROOM AUDIO VISUAL UPGRADES

**Cost Estimate: \$1,721,400**

**SCOPE OF PROJECT**

- AV Equipment Upgrade
- Motorized blackout shades
- Escalation assumed for 3 months of construction starting Nov 2025 (excluding material lead time)

**WHAT DO WE GAIN?**

- AV improvements will give capability to:
  - ✓ Enable quality recording and broadcast, Zoom, YouTube, events, etc.
  - ✓ Project speaker onscreen
  - ✓ Show movie premieres
- Provides larger audience capacity than existing WR (171 vs 135)

**WHAT ARE DRAWBACKS?**

- No other improvements (acoustics for example) in the room besides upgrading the AV equipment and its associated electrical/data work
- Audience gain is only 36 people
- Does not address deferred Winn Room issues.
- Issues of shared facility between Library and JDSC.

\* All values represent estimated project costs.

# Comparative Features Summary

Attachment 1

	OPTION 1 WR Existing Interior Upgrade	OPTION 2 Ceiling + Option 1	OPTION 3 WR Internal Expansion	OPTION 4 WR Larger Expansion	Alternate Option JDSC Grand Rm AV Upgrade
Dimensions	47'-4" x 35'-6"	47'-4" x 35'-6"	47'-4" x 49'-9"	50'-1" x 62'-7"	49'-10" x 39'-6"
Area	1680 SF	1680 SF	2316 SF	2931 SF	1966 SF
Seating Capacity (240 code max occupancy)	135 using code min row depth	135 using code min row depth	180 using code min row depth	208 using code min row depth	171 using code min row depth
Ceiling Height	9'-11"	13'-8"	13'-8"	Varies 20'-0" to 13'-8"	Varies 18'-9" at center of room
Acoustics/Visual Performance Ranking by Consultant 1 worst to 5 best	2	3	3	4	1
Screen Dimension (HxW) *	7' x 12'	7' x 12'	7'x12'	9'x 16'	7'x 12'
Percent of Screen Visible from Back Row Staggered Seats	35%	90%	95%	100%	100%
Total Project Cost Estimate (incl soft costs)	\$3,287,100	\$4,158,800	\$6,443,900	\$9,729,600	\$1,721,400
Price per Seat (Code Min.)	\$24,349	\$30,806	\$35,799	\$46,777	\$10,067
Price per Square Foot	\$1,957	\$2,475	\$2,782	\$3,320	\$876

\* Based upon Salas O'Brien, Acoustic/Audio Visual Consultant, Report