MBX Architecture

WYO THEATER

INTERIOR AND EXTERIOR PREDEVELOPMENT WORK
TASK 1

2020.12.20

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TASK 1

DECEMBER 2020

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DOCUMENTATION OF EXISTING EXTERIOR CONDITION

PROJECT OVERVIEW

The Wyo Theater exterior is in stable condition and reflects the 1949 and 2014 facade renovations. The building was built in 1925 and underwent an extensive renovation in 1949. We are considering the 1949 the period of significance. Since then, several non-historic items have been added to the facade and a 2014 renovation removed the original entrance doors. The proposed design rehabilitation and restoration will follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

STRUCTURAL STABILITY

Exterior walls of the original theater building are constructed with multi-wythe brick and serve as load bearings walls. The back stage addition is constructed with 2x6 wood stud walls. A stucco system has been installed which obstructed our condition assessment of the materials directly. We did not observe any cracking or deterioration that would be of a concern structurally. In general, the exterior walls appeared structurally to be performing satisfactorily and do not present a concern at the time of our observation.

MISSING STUCCO

LAYERS OF PAINT FLAKING OFF

EXISTING CONDITION

The overall condition of the facade is in good condition with some repair work required. The non-historic paint is a latex paint and should be removed to reduce spalling and any water capture issues. The paint installed on the Marquee and other metal panels was done without removing the original paint and is now flaking off. All paint should be properly removed and new paint installed.

The stucco is damaged at the base of the north and south wall and should be removed and properly patched. Overall the stucco is in good condition with no signs of cracking.

The non-historic terracotta base was improperly installed directly on the sidewalk and should be removed, along with the non-historic vertical metal panels. Sections of the historic terracotta base are damaged or missing. It should be repaired and replaced with matching materials.

The storefront has missing or damaged sealants. It will need to have all paint removed, cleaned, and resealed.

NON-HISTORIC TERRACOTTA BASE ON SIDEWALK

MISSING TERRACOTTA BASE

HISTORIC FACADES AND MATERIALS

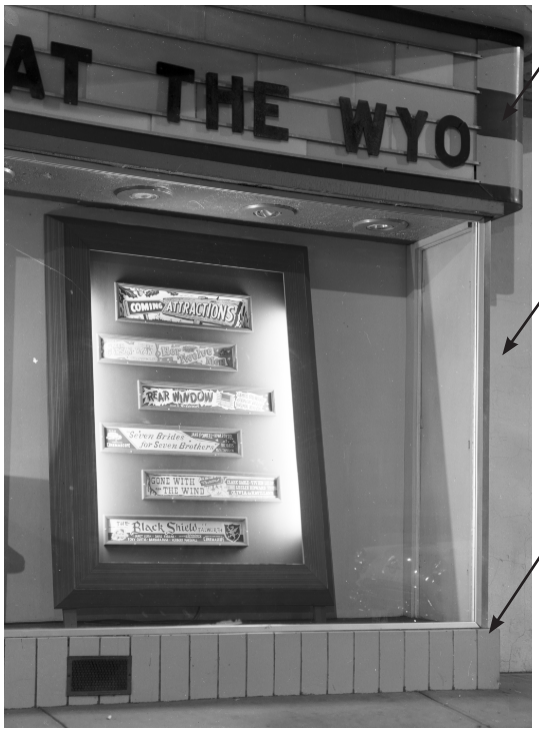
The original 1925 facade was a stucco art deco with brick accents and headers. The original entrance on the northwest corner of the building was an excellent example of the vertical accents that exemplified the art deco style. The north, south, and east facades were unpainted exposed brick. The vertical bump-outs from the 1925 facade are still visible today, just softened by a layer of stucco. No other major features are visible from the 1925 facade.

The 1949 renovation is an example of modern architecture with a reduction in ornamentation and simplification of the facade. All ornamentation from the 1925 facade was removed or covered with stucco and a new metal storefront was added. The renovation included the removal the 2nd floor windows, moved the main entrance from the northwest corner to the center of the west facade, and added stucco over all four facades to simplify the forms. The decorative parapet was modified, two of the gables were removed, and the central gable was changed to a rectangular form. A large Marquee, new central entrance with ticket booth, and movie poster display cases was added. The new entrance doors are in the International style with an emphasis on the horizontal rectangular muntins. The display cases, storefront, and Marquee are metal except for the glazed terracotta at the base of the display cases. The horizontal banding with lights, extended to the north and south corners of the west facade.

1925 FACADE

1955 FACADE PHOTO, COURTESY OF THE AMERICAN HERITAGE CENTER

1986 FACADE PHOTO, COURTESY OF THE LARAMIE PLAINS MUSEUM



CENTRAL BANDING AT LOWER MARQUEE

STUCCO ONLY, NO VERTICAL PANELS

BASE IS ONLY LOCATED AT Display CASE

1954 DISPLAY CASE AND MARQUEE PHOTO, COURTESY OF THE AMERICAN HERITAGE CENTER

2010 DISPLAY CASE, STOREFRONT, AND MARQUEE PHOTO, COURTESY OF THE LARAMIE BOOMERANG

CHANGES TO HISTORIC MATERIALS

It was observed based on comparison with historic photographs and field observations that several items were modified from the 1949 building. These items include the following:

- Added non-historic glazed terracotta base, improperly installed on the sidewalk that does not attach to a foundation.
- Added non-historic metal vertical panels
- Several layers of paint
- Removal of the original entrance doors
- Replacement of the incandescent light bulbs with LED light fixtures

LAYERS OF NON-HISTORIC PAINT

REMOVED HISTORIC AND REPLACED WITH NON-HISTORIC ENTRANCE DOORS

NON-HISTORIC VERTICAL METAL PANELS AND TERRACOTTA BASE

EXISTING CONDITION

RENDERING AND FLOOR PLAN

CONCEPTUAL RENDERING

ORIGINAL STUCCO
PAINT COLOR

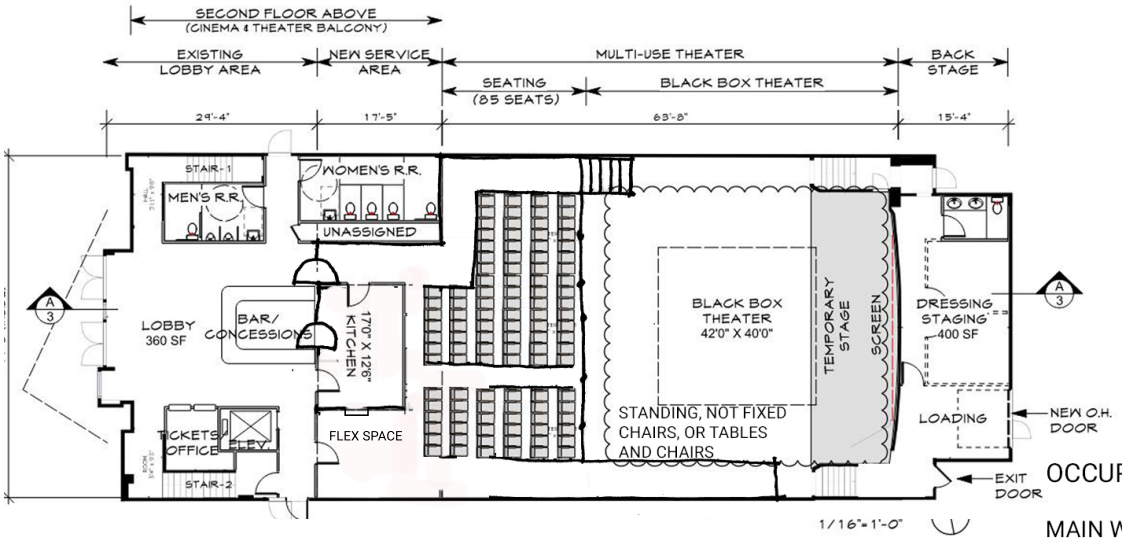
ORIGINAL SCARLET PAINT
COLOR BANDING ON MARQUEE

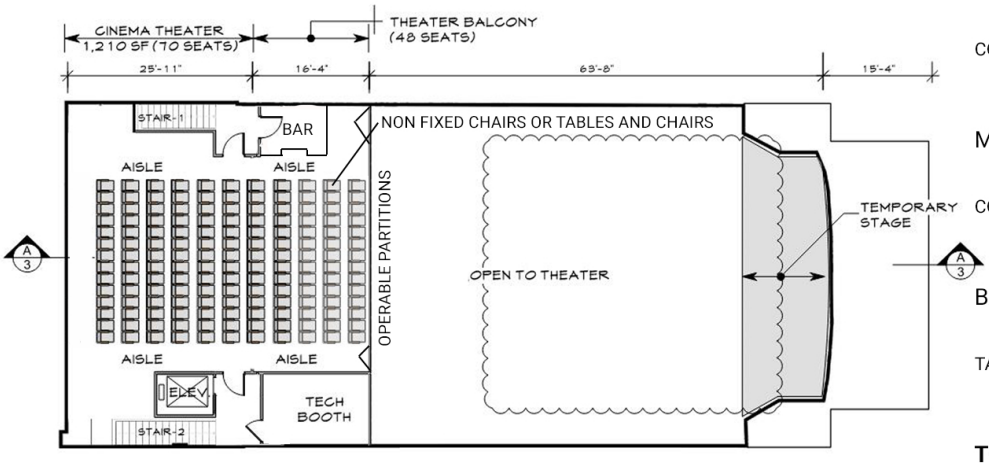
RENDERING OF FACADE RESTORATION

The rendering above represents the proposed restoration of the exiting facade. The intent is to return the facade to the 1949 facade appearance, its period of significance. It is believed that the building had a red scarlet accent banding and stucco was painted light off-white. This is based on samples collected off the Marquee and the stucco's base layers.

We believe that the dark color shown in the historic photos is the original scarlet color. This concept includes the removal of the non-historic terracotta base and vertical metal panels and new entrance doors added that closely match the original.

For further proposed changes to the facade, please refer to the Construction Scope in this document.





OCCUPANCY FOR ASSEMBLY SPACES

MAIN WITHOUT STAGE
110 SEATS
281 STANDING OR 201 NOT FIXED CHAIRS OR 93 CONCENTRATED TABLES AND CHAIRS

TOTAL FOR MAIN = 391 OR 311 OR 203

MAIN WITH STAGE
110 SEATS
255 STANDING OR 182 NOT FIXED CHAIRS OR 85 CONCENTRATED TABLES AND CHAIRS

TOTAL FOR MAIN = 365 OR 292 OR 195

BALCONY
112 FIXED SEATS
35 NON FIXED SEATS OR 17 CONCENTRATED TABLES AND CHAIRS

TOTAL FOR BALCONY = 147 OR 129

TOTAL OCCUPANCY FOR ASSEMBLY = 324

CONCEPTUAL FLOOR PLANS

Construction Scope of Work:

In order to better accommodate and create a more flexible space, the design team revised the original conceptual design and addressed the following proposed restoration in three Phases:

Phase 1 - Interior Renovation
- Renovate the Lobby including new finishes
- New concession/warming kitchen
- Increase the balcony by adding a floor and guardrail
- Add new accessible and large men's and women's restrooms on the main floor
- New floor/ramp for theater including sound and lighting
- New dressing rooms, restroom on stage and loading dock door
- Add a small dry bar on the balcony floor
- New mechanical system throughout building
- New lighting throughout building
- Updated electrical throughout building
- New sprinkler and fire alarm system
- New IT/data updates, possibly fiber

Phase 2 - Exterior Renovation
- Rehabilitate facade including new entrance doors, lighting, updated electrical, and replacing paint

Phase 3 - Optional Items
- Extend Balcony, new guardrails, finishes, operable partition wall and movie screen
- Add an elevator next to the new ticket office
- Full kitchen
- Movie Screens

LOBBY: NON-HISTORIC WALL FINISHES ADDED IN 2014

LOBBY FINISHES AND LIGHTING

Construction Scope of Work: Phase 1 - Interior

RENOVATE THE LOBBY INCLUDING NEW FINISHES

ARCHITECTURAL

The Lobby will be renovated with new flooring, light fixtures, paint, and floor base. A new ticket office and a concessions counter and kitchen will be added.

NEW FLOOR/RAMP FOR THEATER INCLUDING SOUND AND LIGHTING

ARCHITECTURAL

Remove eastern section of existing flooring in Auditorium and replace with a flat floor, add accessible ramp, stairs and guard railing.

STRUCTURAL

The floor structure in the seating area is constructed with 2x8 wood joists at 12” o.c. that span to concrete stem walls placed on sloping soil. Lowering the floor surface will likely require some excavation and shoring of the seating structure that is to remain. The new floor structure will need to be designed for a higher live load due to the space changing from fixed seating to an assembly area. Depending on the amount of cut/fill, the flat floor area could be placed as a slab on grade. There is some duct work that utilizes the crawl space but may be eliminated with an upgraded HVAC system.

ELECTRICAL

Provide new step and aisle lighting for the floor and ramp. Provide new branch circuits and floor boxes for power/sound.

NEW DRESSING ROOMS, RESTROOM ON STAGE AND LOADING DOCK DOOR

ARCHITECTURAL

Install new dressing rooms and a unisex restroom on stage. New partition walls, gypsum board ceilings, lighting, electrical, plumbing, finishes, and doors.

MECHANICAL
Provide new dedicated furnace with split system cooling. Provide plumbing to new restrooms from new mains, and install a dedicated ceiling exhaust fan to terminate through wall.

ELECTRICAL
Provide new branch circuiting and GFCI receptacles for dressing rooms and stage restroom. Provide branch circuit for power to motorized stage door.

NEW KITCHEN/WARMING KITCHEN

ARCHITECTURAL
A new kitchen with a concessions area will be added between the existing lobby and the auditorium. The existing projector room will be relocated on the balcony.

MECHANICAL
If the kitchen is a warming kitchen, provide new plumbing to kitchen equipment such as sinks and floor drains. The warming kitchen will have a hand wash sink and three compartment. Provide branch ducts from HVAC system, and install a dedicated exhaust for smell control. A warming kitchen uses electric heated ovens and warmers, which typically do not require a rated grease hood or fire protection system.

ELECTRICAL
Provide new branch electrical panel for the kitchen, new branch circuits for the kitchen equipment, and general-purpose GFCI receptacles. Provide interconnection between fire alarm panel.

ADD NEW ACCESSIBLE AND LARGE MEN'S AND WOMEN'S RESTROOMS ON THE MAIN FLOOR

ARCHITECTURAL
New accessible restrooms will be installed on the north side of the lobby. Provide new toilet stalls, plumbing fixtures, toilet accessories, grab bars, new finishes, and lighting. For layout refer to conceptual plans.

MECHANICAL
Provide dedicated ceiling exhaust fans with ductwork routed to the exterior of the building. Provide dedicated electric heaters to each restroom for zone control. Provide new plumbing to all plumbing fixtures from new domestic water main, and install new gas-fired domestic water heater in the basement with a recirculation pump.

ELECTRICAL
Provide new branch circuiting and GFCI receptacles for restrooms. Provide emergency egress lighting in each restroom

NEW SPRINKLER AND FIRE ALARM SYSTEM
The new sprinkler and Fire alarm system will be a design/build provided by a subcontractor to the contractor.

NEW IT/DATA UPDATES, POSSIBLY FIBER
Install new IT and data throughout the building with a centralized router.

EXISTING HISTORIC LIGHT TO REPAIRED &REINSTALLED


EXISTING MECHANICAL SYSTEM

NEW LIGHTING THROUGHOUT BUILDING

ELECTRICAL

Remove all existing lighting, protecting conduit for re-use where possible. Provide new LED lighting, exit signs, and emergency egress lighting. Provide new relay-based lighting control panel for control of house lighting. Provide occupancy sensors and on/off/dimming switches to comply with energy code requirements. Historic lighting to remain and to be rewired.

UPDATED ELECTRICAL THROUGHOUT BUILDING

ELECTRICAL

Remove the existing main and branch electrical panels and associated branch circuiting. The existing conduits may be evaluated and re-used where possible/feasible. Provide new main electrical service, branch panels, and distribution. Provide new grounding and bonding for the electrical system.

ADD A SMALL DRY BAR ON THE BALCONY FLOOR

ARCHITECTURAL

Add new dry bar on north wall on the balcony. This is intended only for can libation distribution, no plumbing required. New coolers, partition walls, counter tops, and electrical required.

ELECTRICAL

Provide new branch circuits and GFCI receptacles for bar.

NEW MECHANICAL SYSTEM THROUGHOUT BUILDING

MECHANICAL

Remove all existing mechanical systems from the building. Provide new gas-fired furnaces with split-system cooling to all spaces per the following:

- Furnace 1: Lobby, Bar/Concessions, Ticket Office (Possibly located in basement and ducted up.)
- Furnace 2/3: Cinema and Theatre Balcony (Located in attic and ducted down.)
- Furnace 4/5/6/7: Theatre and temporary stage (Located in attic and ducted down.)
- Furnace 8: Dressing/Staging, Back of House (Located in back of house and ducted out.)

All systems are to be sized and installed with outdoor air ventilation via stationary louvers or intake hoods on the roof. The existing ¾” plumbing service is to be replaced with a 1-1/2” service. All existing plumbing to be removed from the facility. All plumbing fixtures are to be new, and plumbed with new domestic cold, hot, sanitary and vent. Sanitary shall connect to existing service.

Construction Scope of Work: Phase 2 - Exterior

REHABILITATE FACADE INCLUDING NEW ENTRANCE DOORS, LIGHTING, UPDATED ELECTRICAL, AND REPLACING PAINT

ARCHITECTURAL

Remove all paint on all four facades, clean storefront, remove non-historic vertical metal panels, and non-historic terracotta base. Repaint all stucco with low VOC exterior paint, clean and re-seal all storefront, Marquee, and display cases. Replace non-historic entrance doors with historic replica doors. Repair and replace any missing metal flashing and banding on Marquee. Install new glazed terracotta at sections that are damaged or missing at the display cases. Replace all exterior doors and install new garage door on the east side. The Neon sign mayneed to be rehabilitated.

STRUCTURAL

The facade exterior does not show indications of structural problems and can probably be used as is. The structure is enclosed so we could not review the structural components and connections visually.

ELECTRICAL

Provide new LED lighting where missing and replace any damaged neon lighting on sign. Replace lighting in display cases. Repair existing neon sign and update electrical.

Construction Scope of Work: Phase 3 - Optional

ADD THE OPERABLE PARTITION WALL ON THE EAST SIDE OF THE BALCONY

STRUCTURAL

Operable partitions require a top support to suspend the wall from. We recommend that the existing trusses not be used to support the wall. A new beam above the wall would be required. This may pose a significant challenge given the low head height of the roof trusses.

EXTEND BALCONY

ARCHITECTURAL

Extend the existing balcony. Add new operable partition wall with drop down screen on the east side of the balcony. The operable partition wall should have an STC rating of 65 +. Additional floor finishes, guardrail and paint.

STRUCTURAL

The balcony framing is constructed in two sections, the raised seating area and the walkway. The raised seating area is constructed with raked joists that bear on the west lobby brick wall and the west corridor wall. The walkway framing is flat and bears on the east and west corridor walls. There are two options for extending the balcony framing. One option is to leave the walkway framing as is and add a new column and beam line at the edge of the extended balcony. The floor framing would span from the new beam line to the east corridor wall. Some reinforcement of the corridor bearing wall will likely be required. The other option would be to remove the walkway framing and east corridor bearing wall and the new extended balcony framing would span from the new beam line to the west corridor bearing wall. This option will also likely require reinforcement of the bearing wall or potentially a new beam and column line adjacent to the west corridor wall. Columns at the new balcony edge could be located in the new restroom wall, adjacent to the exterior wall and

one interior column next to the seating walkway aisle. This column may eliminate one of the seating locations next to the walkway.

ADD AN ELEVATOR NEXT TO THE NEW TICKET OFFICE

ARCHITECTURAL

A machine-room-less elevator will be added to the lobby. The basis of design is the Kone Ecospace low-rise elevator. A new pit and partition walls will be added to accommodate the shaft.

STRUCTURAL

Floor joist framing will need to be cut for the opening and then reinforced with a header and beams provided around the opening. An option to provide the header and beams would be to provide a bearing wall in the basement to support the cut floor joists. A pit may need to be excavated with a new concrete pit slab and foundation walls. Additional framing will be required for guide rail supports and potentially a hoist beam support.

ELECTRICAL

Provide new branch circuits for the elevator main disconnect, elevator car lights, pit receptacle, pit lighting, pit sump pump, and pit receptacle. Provide emergency egress lighting in the pit and GFCI receptacles. Provide smoke detectors at each elevator lobby and provide interconnection with the elevator controller for elevator fire recall.

NEW FULL-SERVICE KITCHEN

ARCHITECTURAL

A new full-kitchen with a concessions area will be added between the existing lobby and the auditorium. The full kitchen will have a vent hood and grease interceptor.

MECHANICAL

The kitchen is a full-service kitchen, a Type II hood with fire suppression, exhaust and makeup air will be required. Additionally, a full-service kitchen will typically require a grease trap be installed outside of the building, with separate grease sewer lines routed.

ELECTRICAL

Provide new branch electrical panel for the kitchen, new branch circuits for the kitchen equipment, and general-purpose GFCI receptacles. Provide interconnection between fire alarm panel and vent hood suppression system.

Cost Estimate: Phase 1

MBX Architecture

PROJECT #	20-17
DATE	12/20/20

WYO THEATER

PRELIMINARY COST ESTIMATE - PHASE 1: INTERIOR

EXISTING AREA	7485	PROPOSED AREA	8345
BASEMENT	320	BASEMENT	320
MAIN LEVEL	6000	MAIN LEVEL	6000
BALCONY	1165	BALCONY	2025

DESIGN & ENGINEERING				
BUILDING DESIGN	PERCENTAGE	CONSTRUCTION COST	AMOUNT	
ARCHITECTURE	4.0%	$855,950	$34,238.00	
STRUCTURAL ENGINEERING	2.0%	$855,950	$17,119.00	
MECHANICAL ENGINEERING	1.0%	$855,950	$8,559.50	
ELECTRICAL ENGINEERING	2.0%	$855,950	$17,119.00	
CIVIL ENGINEERING	0.5%	$855,950	$4,279.75	
INTERIOR DESIGN	1.0%	$855,950	$8,559.50	
SUB TOTAL			$89,874.75	

PERMIT & FEES				
DEVELOPMENT FEES	LS OR SQ FT OT %	COST	AMOUNT	
BUILDING PERMIT FEES	LS	$4,924.50	$4,924.50	BASED ON CONSTRUCTION COSTS
PLAN REVIEW FEES	LS	$3,290.78	$3,166.23	BASED ON CONSTRUCTION COSTS
CONTINGENCIES	15.00%	$855,950.00	$128,392.50	
SUB TOTAL			$136,483.23	

CONSTRUCTION COST				
DIVISION	**SQ FT OR LUMP SUM (LS)**	**COST**	**TOTAL COST**	**SQUARE FOOT COST**
DEMO	7485	$10	$74,850.00	
UPDATED MECHANICAL & ELECTRICAL	8345	$28	$233,660.00	
NEW RESTROOMS	340	$60	$20,400.00	
WARMING KITCHEN	LS	$125,000	$125,000.00	
MODIFY AUDITORIUM'S STRUCTURE	LS	$60,000	$60,000.00	
REPAIRS, NEW FINISHES, DOORS, AND GENERAL RENOVATIONS	8345	$20	$166,900.00	
SPRINKLER SYSTEM	8345	$6	$50,070.00	
SMALL EQUIPMENT	8345	$6	$50,070.00	
SOUND SYSTEM AND LIGHTING	LS	$75,000	$75,000.00	
SUB TOTAL			$855,950.00	

TOTAL COST ESTIMATE	SQUARE FOOT COST	
DESIGN & ENGINEERING	$89,874.75	
PERMIT & FEES	$136,483.23	
CONSTRUCTION COSTS	$855,950.00	
TOTAL COST	$1,082,307.98	$129.70

Cost Estimate: Phase 2

MBX Architecture

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WYO THEATER

PRELIMINARY COST ESTIMATE - PHASE 2 : EXTERIOR

EXISTING AREA	7485	PROPOSED AREA	8345
BASEMENT	320	BASEMENT	320
MAIN LEVEL	6000	MAIN LEVEL	6000
BALCONY	1165	BALCONY	2025

DESIGN & ENGINEERING

BUILDING DESIGN	PERCENTAGE	CONSTRUCTION COST	AMOUNT
ARCHITECTURE	4.0%	$97,270	$3,890.80
STRUCTURAL ENGINEERING	2.0%	$97,270	$1,945.40
ELECTRICAL ENGINEERING	1.0%	$97,270	$972.70
SUB TOTAL			$2,918.10

PERMIT & FEES

DEVELOPMENT FEES	LS OR SQ FT OT %	COST	AMOUNT	
BUILDING PERMIT FEES	LS	$979.75	$979.75	BASED ON CONSTRUCTION COSTS
PLAN REVIEW FEES	LS	$636.84	$636.84	BASED ON CONSTRUCTION COSTS
CONTINGENCIES	15.00%	$97,270.00	$14,590.50	
SUB TOTAL			$16,207.09	

CONSTRUCTION COST

DIVISION	SQ FT OR LUMP SUM (LS)	COST	TOTAL COST	SQUARE FOOT COST
NORTH, SOUTH, AND WEST FAÇADE RENOVATION	7380	$7	$51,660.00	
WEST FACADE RENOVATION	1187	$30	$35,610.00	
REHABILITATE NEON SIGN	1	$10,000	$10,000.00	
SUB TOTAL			$97,270.00	$11.35

TOTAL COST ESTIMATE		SQUARE FOOT COST
DESIGN & ENGINEERING	$2,918.10	
PERMIT & FEES	$16,207.09	
CONSTRUCTION COSTS	$97,270.00	
TOTAL COST	$116,395.19	$13.95

Cost Estimate: Phase 3

MBX Architecture

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WYO THEATER

PRELIMINARY COST ESTIMATE - PHASE 3 : INTERNAL OPTIONS

EXISTING AREA	7485		PROPOSED AREA	8345
BASEMENT	320		BASEMENT	320
MAIN LEVEL	6000		MAIN LEVEL	6000
BALCONY	1165		BALCONY	2025

DESIGN & ENGINEERING				
BUILDING DESIGN	PERCENTAGE	CONSTRUCTION COST	AMOUNT	
ARCHITECTURE	4.0%	$322,700	$12,908.00	
STRUCTURAL ENGINEERING	2.0%	$322,700	$6,454.00	
MECHANICAL ENGINEERING	1.5%	$322,700	$4,840.50	
ELECTRICAL ENGINEERING	1.0%	$322,700	$3,227.00	
SUB TOTAL			$27,429.50	

PERMIT & FEES				
DEVELOPMENT FEES	LS OR SQ FT OT %	COST	AMOUNT	
BUILDING PERMIT FEES	LS	$2,240.87	$2,240.87	BASED ON CONSTRUCTION COSTS
PLAN REVIEW FEES	LS	$1,432.07	$1,432.07	BASED ON CONSTRUCTION COSTS
CONTINGENCIES	15.00%	$322,700.00	$48,405.00	
SUB TOTAL			$52,077.94	

CONSTRUCTION COST				
DIVISION	**SQ FT OR LUMP SUM (LS)**	**COST**	**TOTAL COST**	**SQUARE FOOT COST**
MOVIE SCREENS	LS	$15,000	$15,000.00	
UPGRADING TO FULL KITCHEN	LS	$160,000	$160,000.00	
ELEVATOR	LS	$65,000	$65,000.00	
EXTEND BALCONY	LS	$32,700	$32,700.00	
OPERABLE PARTITION WALL	LS	$50,000	$50,000.00	
SUB TOTAL			$322,700.00	

TOTAL COST ESTIMATE		
		SQUARE FOOT COST
DESIGN & ENGINEERING	$27,429.50	
PERMIT & FEES	$52,077.94	
CONSTRUCTION COSTS	$322,700.00	
TOTAL COST	$402,207.44	$48.20