

Chandler Center for the Arts
Confirmed Renovation Projects
Updated 3/19/09

Task	Physical Description	Why It's Necessary	What the Public Can Expect from the Improvement
HVAC/Central Plant Improvements	Replace equipment and associated infrastructure for the central plant as it relates to climate control for the building. Specifically, replace the current chiller system with 2 new chillers and associated support equipment. Construct a chiller enclosure building.	The Center currently relies on one chiller to cool the building. Given the Center's heavy usage and age of the existing system, the current chiller configuration does not provide sufficient cooling. Also, adding an enclosure will help in the life of the equipment and provide a better working area for those who maintain and operate the equipment.	Consistent climate control and system redundancy while attending performances, meetings and exhibits. More efficient utility costs.
Fire Alarm System	Replace entire fire alarm system.	The current system is the original system installed during the building's construction in 1989. Parts to the control panel are no longer being made. Additionally, new codes have been enacted relating to the Americans with Disabilities Act (ADA).	A modernized and up-to-code fire alarm system. A new system will also eliminate the false alarms, which are an unnecessary burden on the fire department and cause potential show delays.
Security System Improvements	Replace inoperable motion detectors and add four new motion detectors to the Exhibit Hall.	To improve security of assets, including artwork, equipment and furniture.	Less risk exposure to loss of public resources.
Exterior Door Hardware	Replace panic/closer hardware of all exterior doors, and completely replace weathered wooden doors on south side of building with aluminum glass doors to match the rest of the building.	Due to worn hardware on doors that have been used heavily since 1989, many of the doors are not opening and closing properly. Additionally, the wooden doors at the south side of the building have not withstood the weather elements and have become unsightly.	Functional building entrance and egress for the public. Additionally, replacement of the wooden doors with aluminum glass doors to match the rest of the building will provide a more consistent appearance and better withstand the weather elements.

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Light Fixtures	Replace 295 building light fixtures with more efficient lighting fixtures.	Most of the building light fixtures were the ones installed during the Center's construction in 1989.	Lower energy consumption and a better lighted building.
Theatre Seating	Refurbish auditorium seating.	All of the seats are the original seats installed in 1989. The upholstery and hardware is showing significant signs of wear and tear and refurbishment is needed for both patron comfort and overall appearance improvement. Many of the seat springs come loose when sitting down and create a noticeable noise in the auditorium.	Quieter seats and newer, cleaner fabric on the cushions.
Interior & Exterior ADA improvements	Add accessible seating positions at mid-house. Install accessible ramp in foyer leading to accessible seats. Install a lift from house level to stage. Add six accessible parking spaces, and modify a portion of north exterior ramp.	New ADA laws were enacted after the Center opened. The law requires buildings to update their accommodations when renovations or alterations occur.	Patrons with disabilities or mobility issues can expect a more integrated theatre setting, with additional seating choices, parking and accessibility to the stage and backstage areas.
Handrails at Aisle Stairs	Install handrails along the stairways of the auditoriums.	To provide better support to patrons as they travel up and down the stairs.	Better ease of travel up and down auditorium stairways.
Rigging Infrastructure & Replacement	The rigging system is what hangs lights, scenery, drapery and other theatrical elements. This project will involve reinforcing the steel beams in the main auditorium that support the rigging system, and replacing the rigging system itself.	The current rigging system is 20 years old and is reaching the end of its useful life. Additionally, the speed of the current rigging system is 20 feet per minute, which greatly limits the types of shows the Center can host.	With variable speeds at up to 180 feet per minute, the new rigging system will accommodate a greater range of productions at the Center.

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New Signage	Install a new signage system for the exterior and interior of the building.	To improve way finding. The current signage no longer accommodates the variable directions from which patrons arrive to buy tickets and attend an event.	Better navigation to the building from the parking lot and within the building.
Stage and House Lighting Dimmers	Replacement of the dimmers that control stage and architectural lighting.	Replacement of original infrastructure that has reached the end of its useful life.	Continuation of current operation and service levels.
Stage Floor Replacement	Remove masonite surface of stage floor and replace it with Stage-Lam which is more durable and will provide a more uniform surface that requires less upkeep.	The current floor surface is worn out and cannot be restored to an acceptable appearance.	A renewed appearance. For performers and students, the improvement will provide a uniform surface on the stage.

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Television Studio Conversion	With the relocation of the CUSD-TV Ch. 99 studios in 2007 400sf of space became available to meet different needs. It was determined that this space could be converted into additional dressing room space for Main Stage shows, office space for CCA staff and storage for CHS performing arts programs.	The Center has one small dressing room on the same level as the Main Stage with the rest directly below on the lower level. The addition of dressing rooms will provide access closer to the stage for the performers. The relocation of production staff offices will place them closer to the site of most of their work, allowing them to work more efficiently. Storage will be added above this area for CHS Dance and Drama costume storage.	Performers will be closer to the stage so costume changes can happen quicker. Theatre and dance students will be closer to costume storage. Currently they must travel to the opposite end of the building to retrieve props and costumes. Also, adding new dressing rooms improves the performer's overall experience with the Center.
Lobby Floor Remediation	Grind concrete and install leveling compound on a section of the lobby floor. This work will also necessitate replacing the carpet in the foyer.	Floor settling over the years has necessitated the remediation	A uniform walking surface in the lobby.