



Architectural
Resources Group

argsf.com

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Lear Theater HSR and Concept Design Presentation

Prepared for
City of Reno

Prepared by
Architectural Resources Group

Lear Theater – 2002 Alterations

Overview

- The current conditions reflect a combination of the building's original construction and alterations completed per the 2002 Dolven construction plans.
- The first and second floors retain much of the original fabric, with the most significant modifications occurring at the basement level.
- The west side of the building was significantly altered with the partial construction of ancillary spaces intended to support the planned Cabaret Theater.
- The partial construction includes unfinished wood-framed partitions for the various ancillary spaces in the basement and unfinished construction at the stage on the ground floor.
- At the north, the original building footprint was expanded to provide a larger backstage area for the auditorium.
- A temporary roof encloses the partial construction above grade. This was not intended to be permanent.
- Elevator Pit #2 is filled with water.

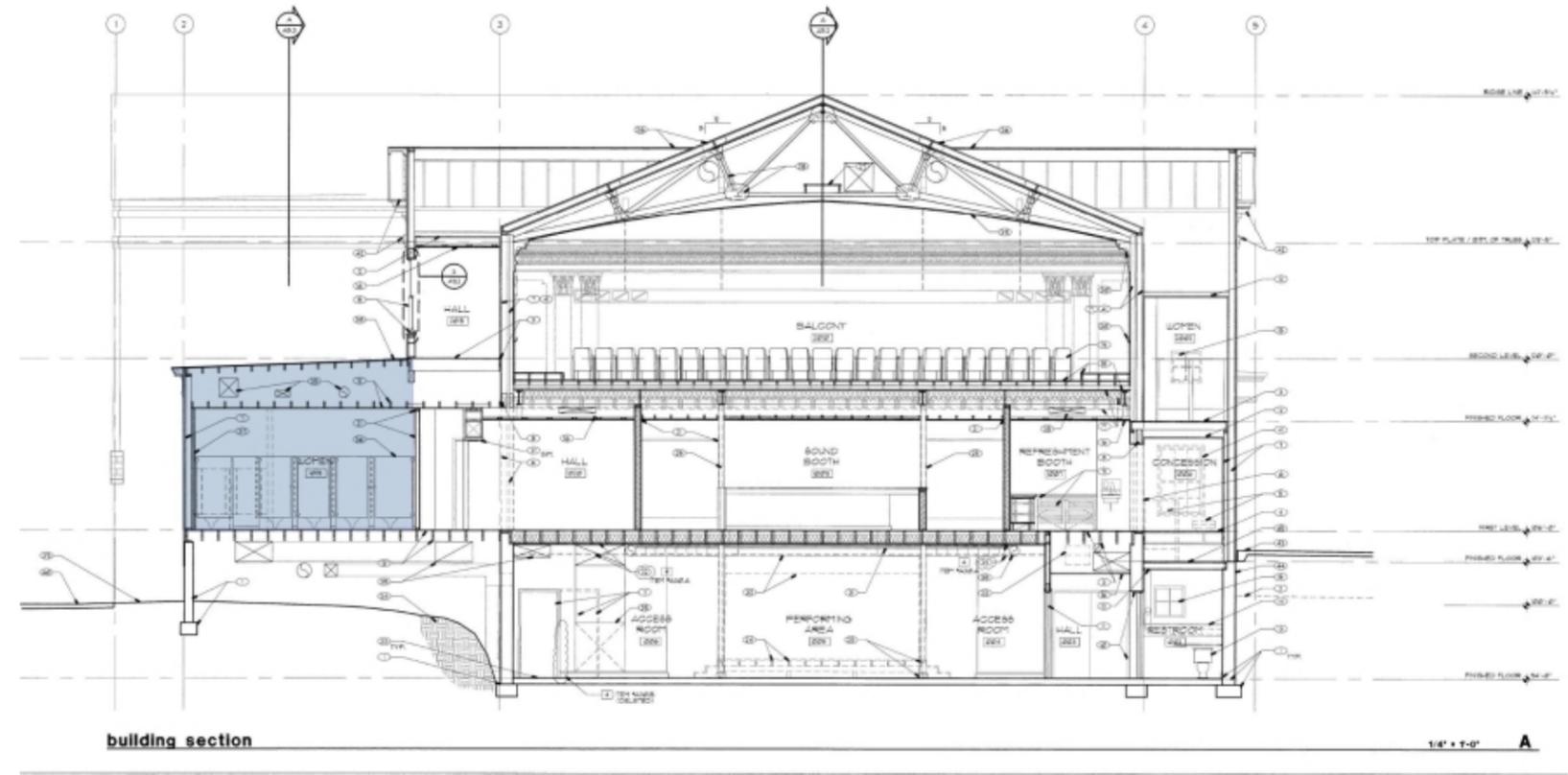


1 EXISTING PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

Structural Observations

Overview

- The concrete slab-on-grade at the Terrace is spalling significantly, otherwise the structure appears to be in good condition.
- The lateral system consists of wood shear walls above the basement. The wood shear walls are missing sill bolts.
- The structural framing for the first-floor west addition (as documented in the 2002 Dolven plans) was never constructed and the exterior wall and roof enclosures were intended to be temporary.
- The temporary membrane, where a portion of the original west façade was removed, is bubbling.
- The newer structural framing aligns with the 2002 Dolven plans.
- There is significant steel framing in the auditorium to support the existing roof and stage lighting.
- The roof appears to primarily be in good condition with newer asphalt shingles. However, at the west side of the building, the rolled roofing over the women’s restroom and literature room is in poor condition.

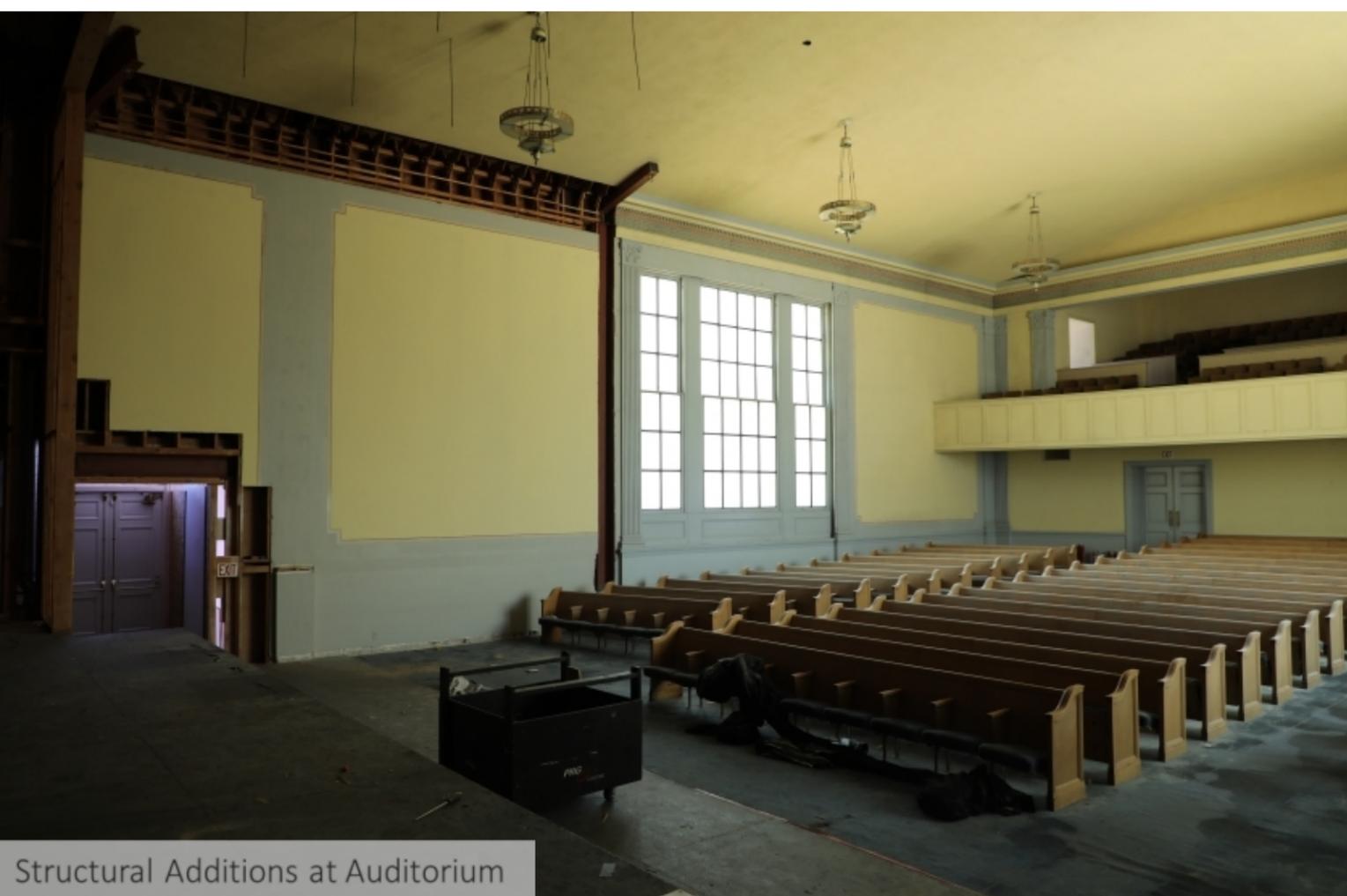




Unfinished Walls in Basement



Spalled Concrete at Terrace



Structural Additions at Auditorium



Asphalt Shingle Roofing



Vegetation at West Elevation



Ramp at East Entrance



Existing Landscape - East Elevation



Existing Lightwell



Auditorium Stage



View Towards Balcony



View of the Foyer



Existing Balcony Seating



Ivy Growth at Interior



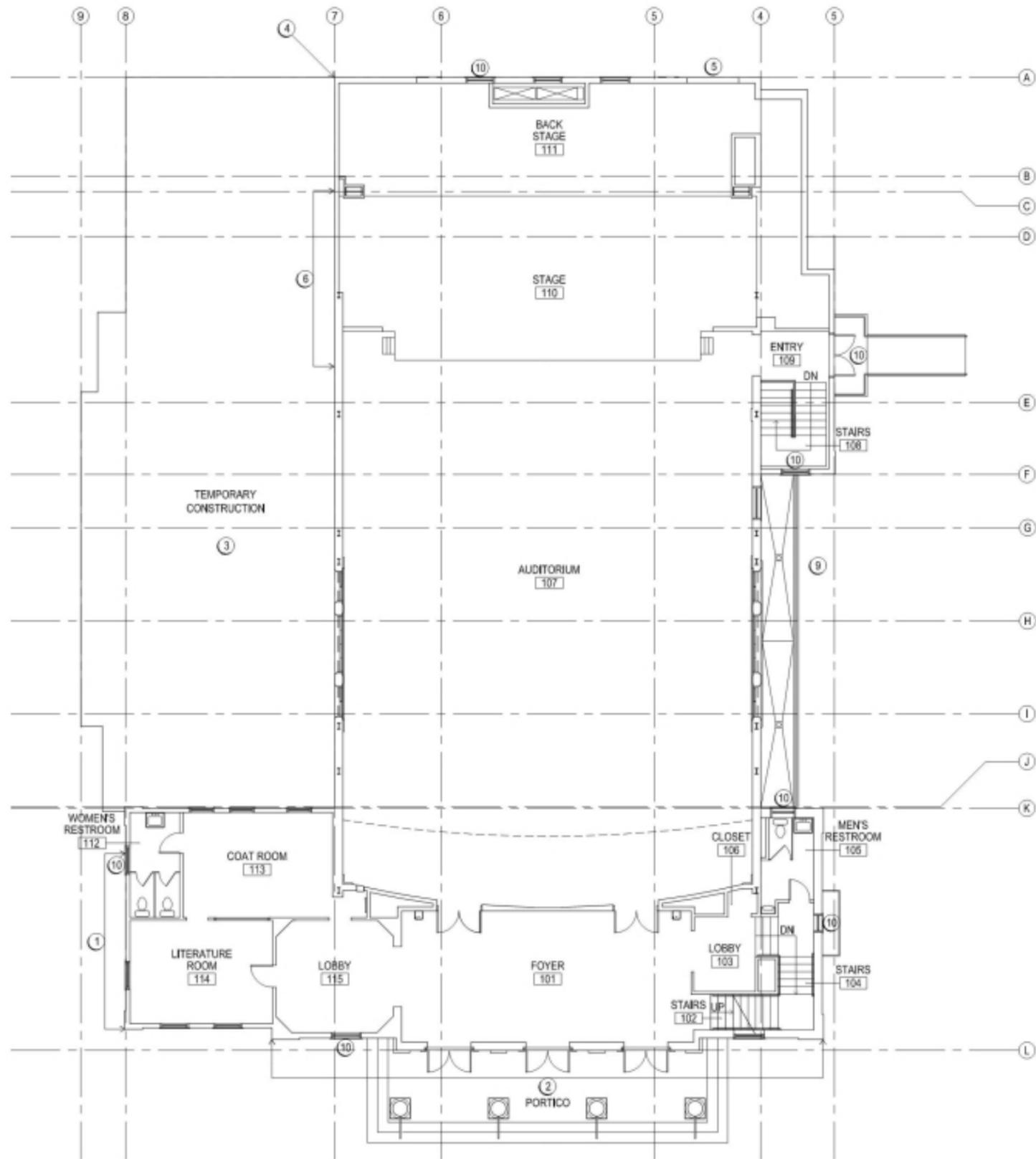
Water Damage at Ceiling



Water Damage in Women's Room



Plant Growth at Interior



1 STABILIZATION PLAN - FIRST FLOOR
 AJS SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.

FLOOR PLAN SHEET NOTES

- 1 REMOVE IVY AND REPAIR PAINTED FINISH
- 2 REPAIR STUCCO CRACKS THIS PORTION OF FACADE. REPAIR TO MATCH (E) FINISH.
- 3 REPLACE DAMAGED PLYWOOD. COAT TEMPORARY STRUCTURE WITH ELASTOMERIC PAINT.
- 4 SEAL ALL OPEN JOINTS BETWEEN TEMPORARY STRUCTURE AND BUILDING.
- 5 SEAL ALL OPEN JOINTS AROUND OPENING.
- 6 REMOVE PLASTIC MEMBRANE AND PROVIDE NEW SHEATHING THIS PORTION OF FACADE. PAINT TO MATCH (E) FINISH.
- 7 REPLACE ROLLED ROOFING.
- 8 SECURE METAL FLASHING.
- 9 REATTACH DOWNSPOUT EXTENSION.
- 10 REHABILITATE WINDOW OR DOOR AND REPLACE BROKEN GLASS.



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LEAR THEATER

OPTION 1
 STABILIZATION

LEAR THEATER HSR
 501 RIVERSIDE DRIVE
 RENO, NV 89503

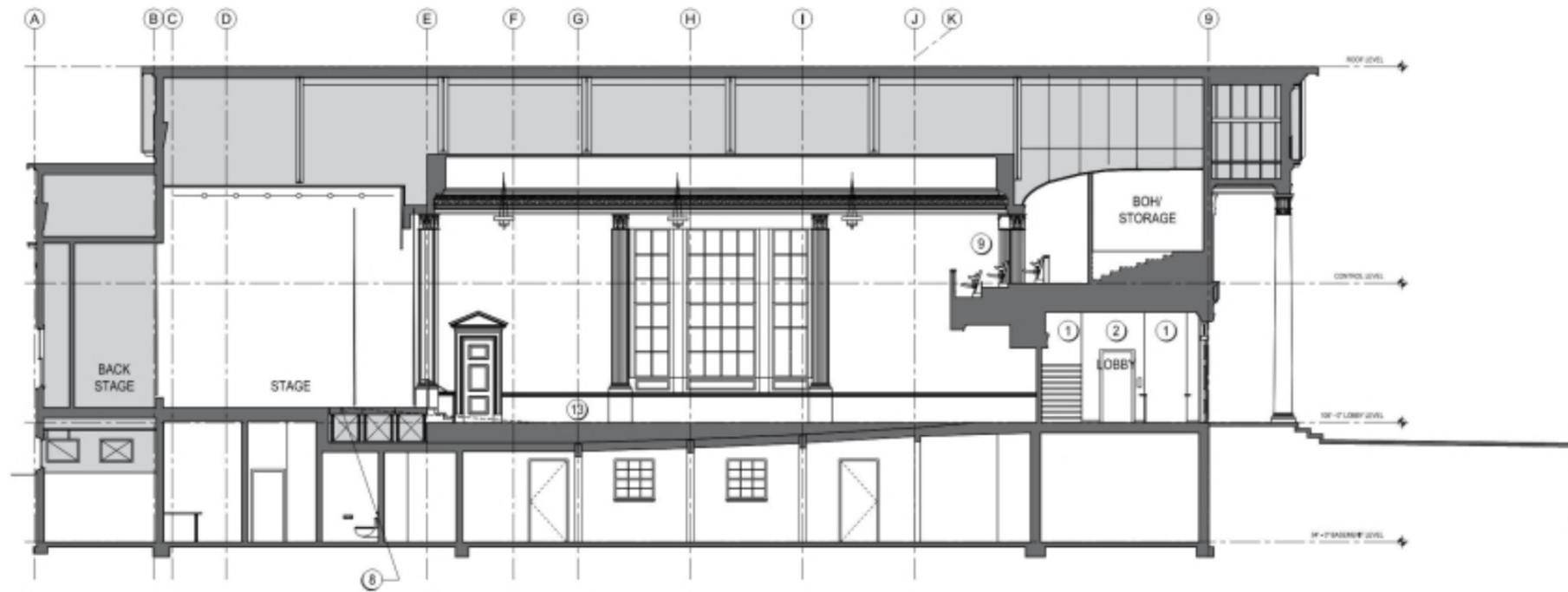
SHEET TITLE
 STABILIZATION
 FIRST
 FLOOR
 PLAN

ISSUANCE
 HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.
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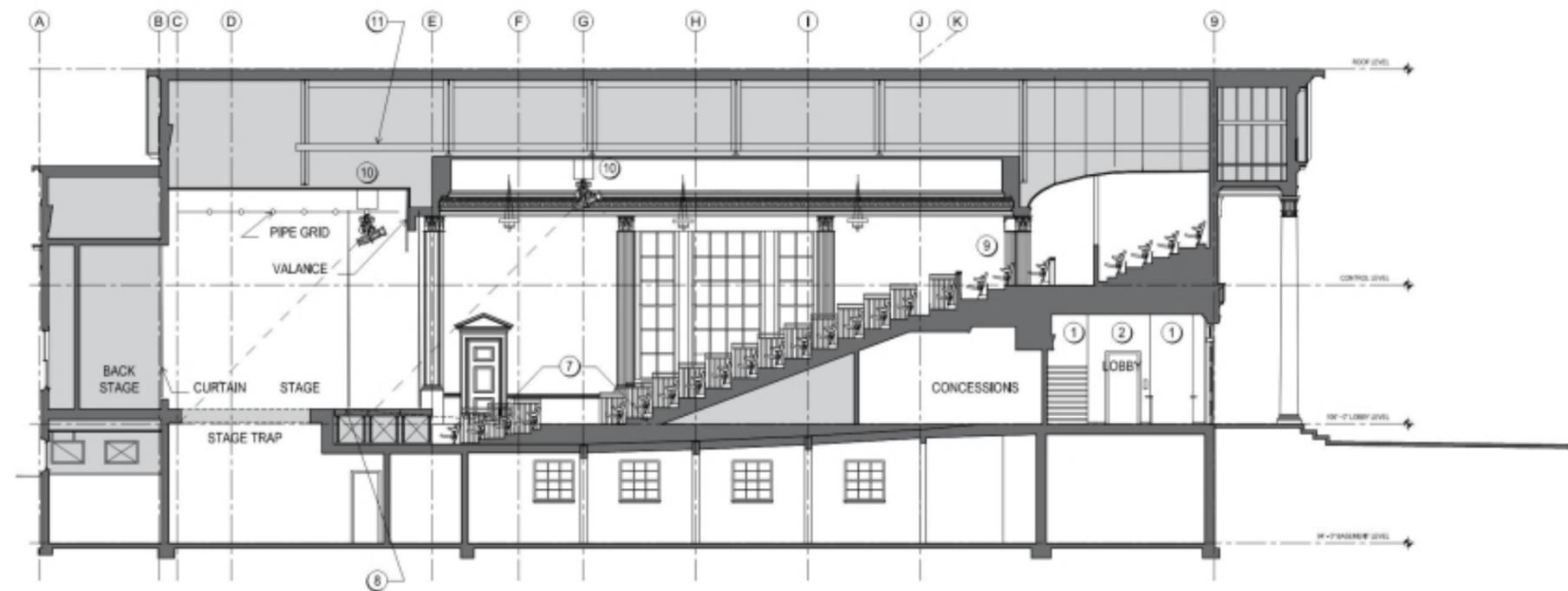
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FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ BANQUET KITCHEN TO SERVE 250-300 PEOPLE
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ EXPAND AND LOWER E LIGHT WELL 3' TO ELEVATION OF BASEMENT FLOOR
- ⑪ MODIFY (E) WINDOW INTO A DOOR OPENING
- ⑫ (N) GRAND STAIR BETWEEN BASEMENT LEVEL (94'-0") AND SITE EVENT AREA (99'-9")
- ⑬ (N) FLAT FLOOR ASSEMBLY OVER (E) FLOOR

Option 2 – Longitudinal Section



FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

Option 3 – Longitudinal Section

Conceptual Alternatives Cost Summary

	Option 1	Option 2	Option 3	Option 3A
Building Rehabilitation				
Demolition		\$223,674	\$250,860	\$243,809
Structure		\$929,809	\$1,292,633	\$1,291,193
Façade	\$306,043	\$471,560	\$474,278	\$474,278
Roofing	\$132,287	\$165,281	\$178,080	\$178,080
Interiors		\$3,369,104	\$3,939,711	\$3,946,582
Elevators		\$723,329	\$723,329	\$764,731
Systems		\$5,859,114	\$7,374,035	\$7,368,893
Equipment		\$1,701,818	\$1,816,423	\$1,716,669
Sitework		\$165,614	\$165,614	\$165,614
TOTAL COSTS	\$438,330	\$13,609,303	\$16,214,963	\$16,149,849

Owner's Contingency (allow 10%)

\$43,833 \$1,360,930 \$1,621,496 \$1,614,985

Soft Costs (Allow 20%-25%)

\$88k-\$110k \$2.7m-\$3.4m \$3.2m-\$4.1m \$3.2m-\$4.1m

TOTAL

\$570k-\$590k \$17m-\$19m \$21m-\$22m \$21m-\$22m

ADD ALTERNATE 1

Exterior landscaped terrace with site stair connection to basement

\$337,472

ADD ALTERNATE 2

Add new control booth at balcony

\$350,544

A black and white photograph of an empty lecture hall. The room features rows of dark-colored seats with light-colored armrests, arranged in a tiered fashion. At the front of the room, there are two sets of double doors. The walls are light-colored and have a decorative paneling near the ceiling. The word "Discussion" is overlaid in white text in the center of the image.

Discussion