



Architectural
Resources Group

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December 11, 2024

Lear Theater HSR and Concept Design Presentation

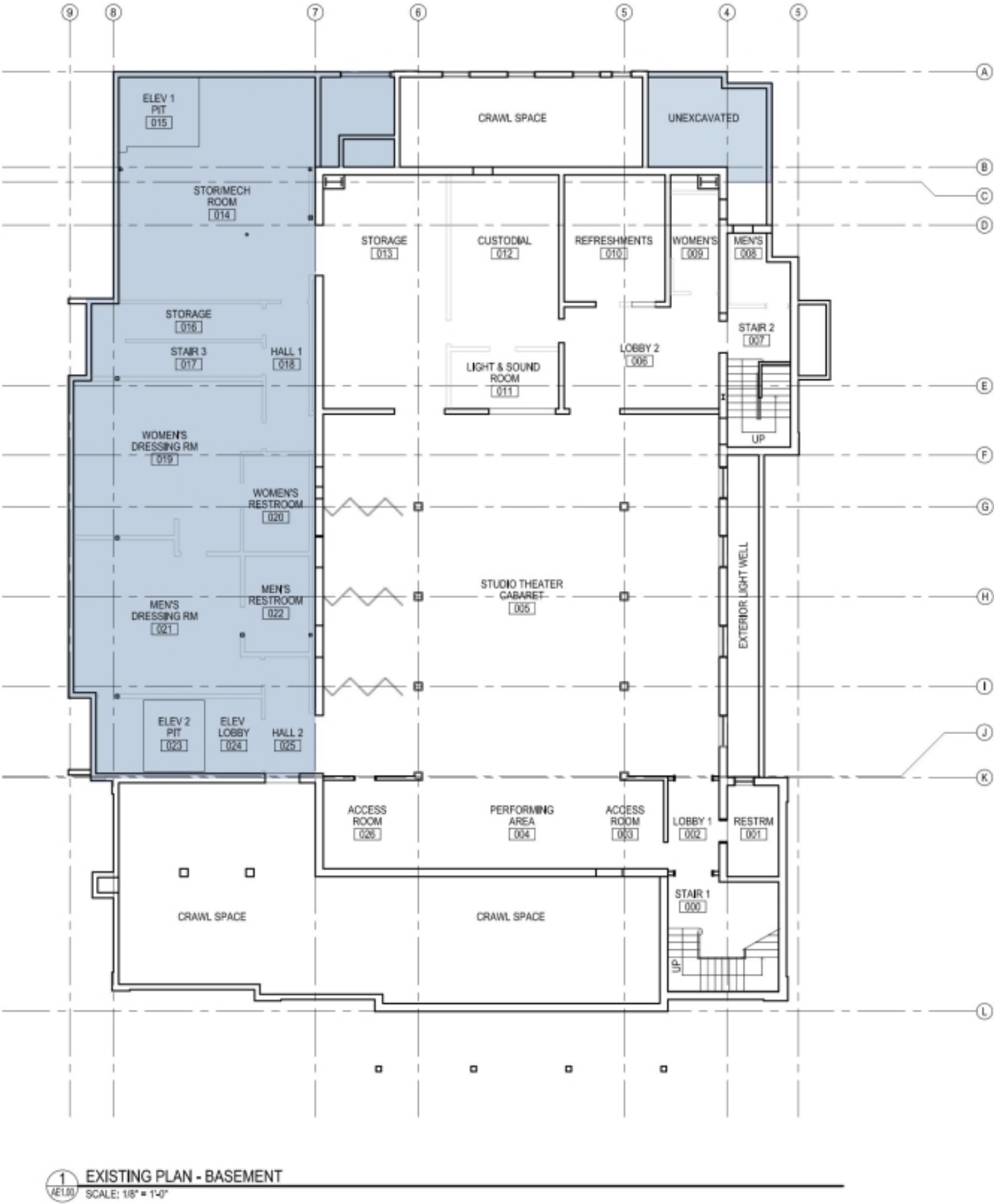
Prepared for
City of Reno

Prepared by
Architectural Resources Group

Lear Theater – 2002 Alterations

Overview

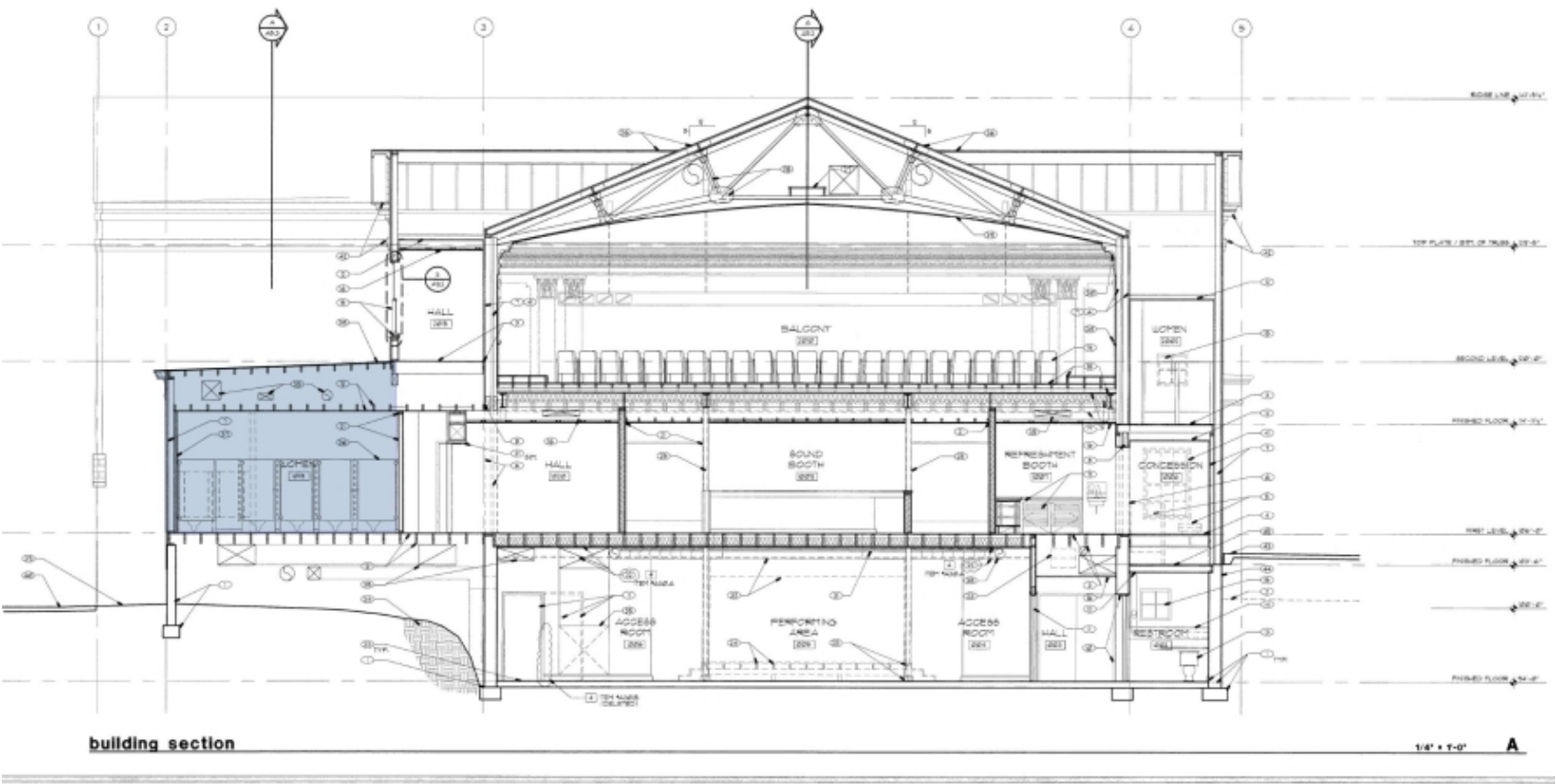
- The current conditions reflect a combination of the building's original construction and alterations completed per the 2002 Dolven construction plans.
- The first and second floors retain much of the original fabric, with the most significant modifications occurring at the basement level.
- The west 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.



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



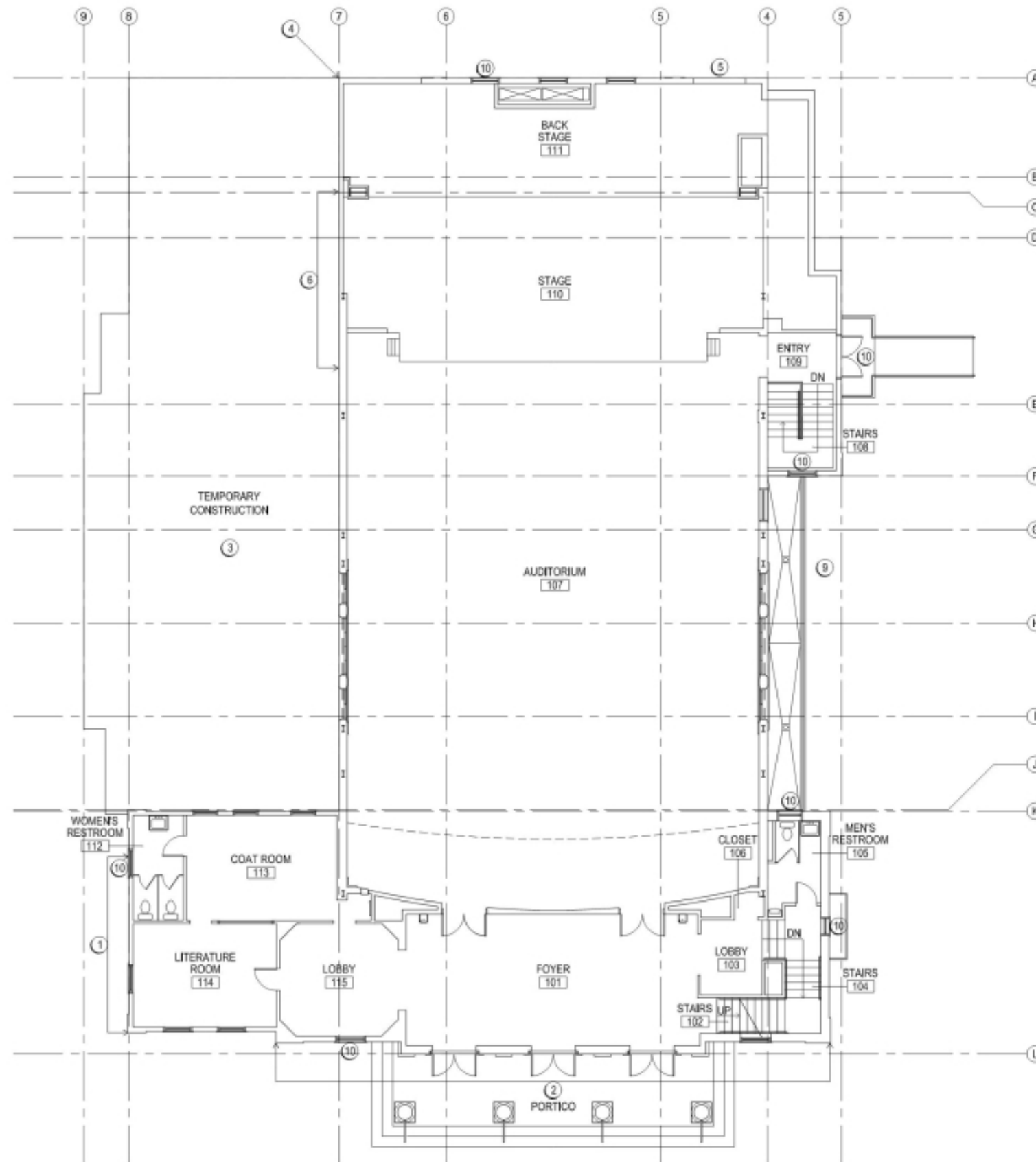
Water Damage at Ceiling



Water Damage in Women's Room



Plant Growth at Interior



1 STABILIZATION PLAN - FIRST FLOOR
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. REPAINT 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

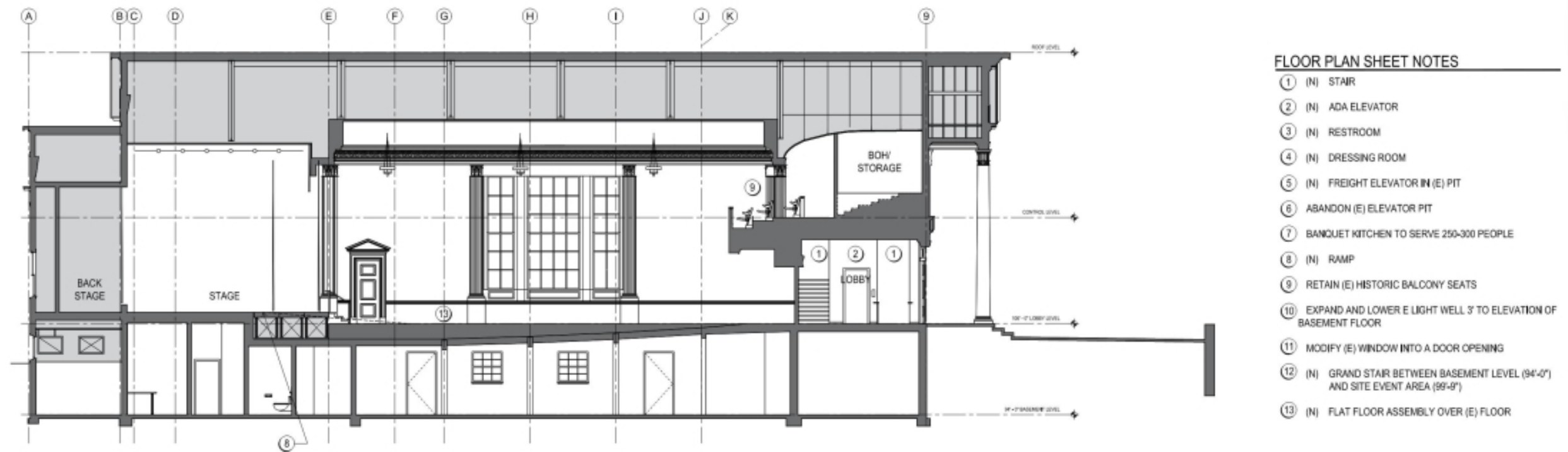
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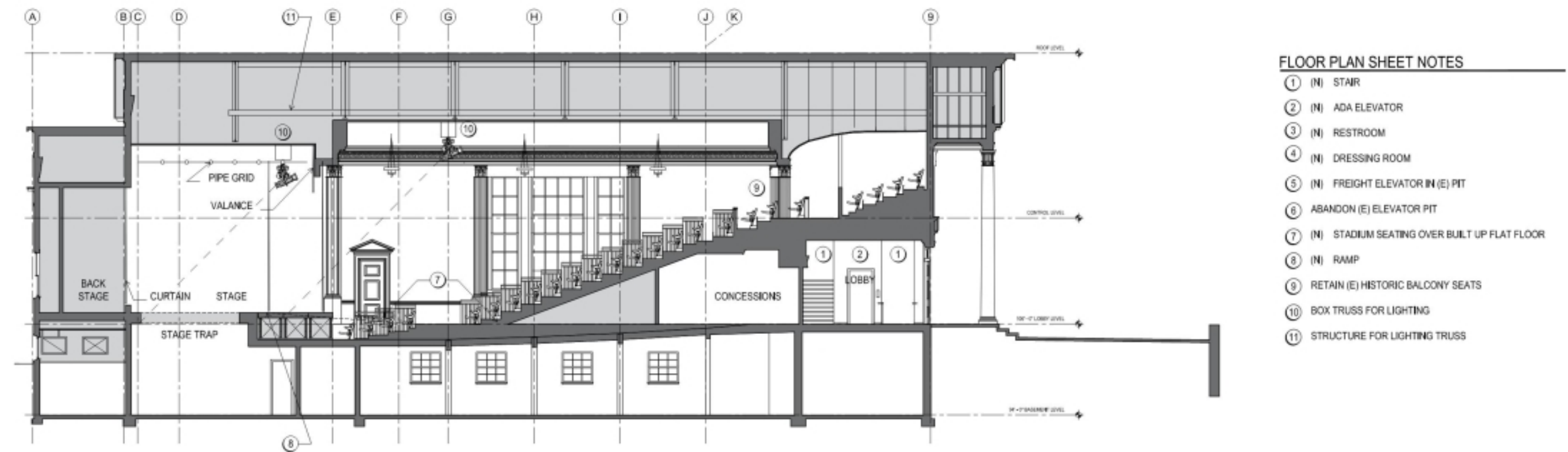
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Option 2 – Longitudinal Section



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
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ADD ALTERNATE 2

Add new control booth at balcony	\$350,544
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A black and white photograph of an empty lecture hall. The foreground is filled with rows of wooden benches, receding towards the back of the room. At the far end, there is a light-colored wall with two sets of double doors. Above the doors, a balcony or mezzanine level is visible, featuring a railing with vertical balusters. The word "Discussion" is centered in the middle of the image in a white, sans-serif font.

Discussion