



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

December 12, 2023

{{section.number}}a

CITY COUNCIL WORKSHOP: WINN ROOM RENOVATION PROJECT – CITY COUNCIL WINN ROOM SUBCOMMITTEE REPORT

RECOMMENDATION:

Receive an update from the City Council Winn Room Subcommittee and provide feedback.

BACKGROUND:

The Winn Room at the Coronado Library is highly utilized by many organizations. Originally constructed in 1973, the Winn Room has received only minimal renovations since its construction. Community groups and other users who use the space have voiced concerns that the room is outdated and requires audiovisual and information technology upgrades, improved lighting and acoustics, and should be enlarged to accommodate more occupants for larger events. In addition, the HVAC system, roof, electrical, chairs and restrooms all require replacement or significant updating. Current seating capacity of the Winn Room is 135 within 1,680 square feet of programmable space.

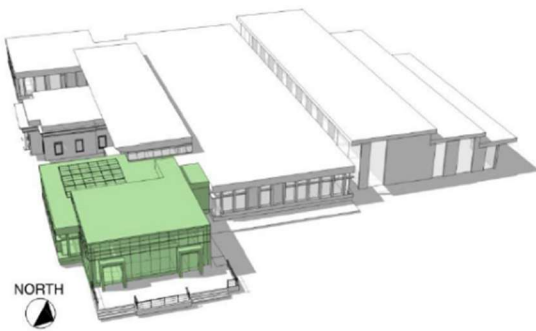
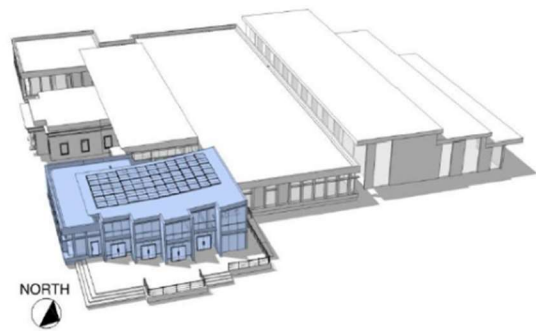
Prior City Council Direction

City Council authorized an agreement with M. W. Steele Group, Inc. in January 2020 to develop a feasibility study regarding design options and associated cost estimates ranging from basic/low, middle/medium, and “visionary”/high for the Winn Room renovation.

On June 3, 2020, a community stakeholder meeting was held and they discussed the shortcomings of the existing space and the desired improvements. Recommendations for the building’s exterior design suggested that the building should:

- Be in alignment with the ambiance of the community as a whole and not so visually extravagant as to overshadow the existing Library and Park context.
- Fit in organically with the architecture of the existing Library building and respect the historic frontage of the original Spreckels Reading Room as a key element.
- Create a design that not only preserves North Spreckels Park and Memorial Garden but incorporates the improved design as part of the Winn Room renovation to activate the outdoor space in a community-pleasing and functional manner.

The community stakeholder group started with five concepts and eliminated a number of options and features. On November 17, 2020, the Council approved the community stakeholder group to solicit broad-based community input via public outreach and revisit the cost estimates for opportunities to reduce the total project budget. Subsequently, on March 24, 2021, two refined concepts were presented based upon stakeholder and community outreach feedback at an open public outreach town hall meeting via Zoom. The majority supported the Option B design concept version that steps into the park.

*Concept A**Concept B*

On May 4, 2021, Library and Public Services & Engineering staff presented the results of the community outreach data to the City Council with a request to proceed with the schematic design phase for Option B. The City Council redirected staff to perform a needs assessment that clearly defines the types of uses and spaces needed in the community and an analysis of the community's current meeting and performance space types and utilization.

On July 20, 2021, the Winn Room Subcommittee was created by the City Council to direct staff to create an Ad Hoc Subcommittee composed of Councilmember Heinze and Councilmember Tanaka, members from the Library and Public Services & Engineering (PSE) staff, and community stakeholders to provide guidance on a needs assessment and recommended remodel of the Winn Room; and if additional concept drawings are necessary, authorize the City Manager to contract with M. W. Steele group to create additional plans.

ANALYSIS:

The Winn Room City Council Subcommittee first convened on August 24, 2021 and has met a total of nine times. Attachment 1 summarizes the meetings and actions of the subcommittee. In December 2022, Councilmember Downey was appointed to the seat vacated by outgoing Councilmember Heinze.

The subcommittee conducted a thorough needs assessment of the Winn Room in partnership with staff, including representatives from the City Manager's Office and Public Services & Engineering, Library Services and Recreation & Golf Services Departments. The needs assessment looked at the Winn Room and other available spaces with similar capacities to accommodate groups of 140 or more and use trends of City facilities that could accommodate those groups. The Committee received options for City investment to meet the current and future needs of our community.

While there are numerous public and private venues within Coronado that can accommodate groups of 140 or more, only three are within the direct control of the City: the Spreckels Center Grand Room, the Community Center Nautilus Room, and the Winn Room. A full list of public and private rental venues within Coronado is included in Attachment 3.

Winn Room Usage

The subcommittee looked at the usage of the Winn Room and what types of events are not able to be accommodated due to the size and Audio/Visual (A/V) limitations of the room. Attachment

2 contains an analysis of the current Winn Room use from May 2022 – April 2023. During that period, the Winn Room hosted approximately 420 events with 15,000 total attendees (11,600 from library staff and partnership events; 3,300 from community groups). There were 12 additional library events held off-site with 4,400 total attendees due to scheduling conflicts or space constraints of the Winn Room.

Usage of Other City-Owned Venues

The needs assessment also included an analysis of current City facility rental room capacities and usage, such as the Nautilus Room, JDSC Grand Room and Boathouse. It included usage by residents and non-residents, current cost recovery of those facilities, and how greater use of alternative rooms may impact the City's rental revenues. The full analysis is included as Attachment 4.

The analysis shows there is an opportunity to move some programming from the Winn Room to the Nautilus Room during weekdays, as long as the events are not performance-related due to the less optimal acoustic conditions present in the Nautilus Room. The JDSC Grand Room had availability on weekend evenings; however, Recreation & Golf Services staff have recently added programming on Saturdays to the Grand Room to more fully serve the 50+ and senior community.

There is also community recognition of the Library as a valued gathering space within Coronado, providing a no cost option for community groups and enrichment programming for the arts that does not currently compete with other revenue generating room facility rentals.

Winn Room Design Options

In addition to the needs assessment the subcommittee developed and analyzed Winn Room remodel options. The following options were fully explored, with cost estimates developed for each¹:

Winn Room Remodel Plan Options¹	Cost Estimate (Millions)
Option 1: Interior Upgrades	\$3.28
Option 2: Interior Upgrades and Elevate Ceiling	\$4.15
Option 3: Internal Expansion	\$6.44
Option 4: Larger Expansion (Original Concept B)	\$9.72
¹ A fifth option was also explored, contemplating upgrades to the Grand Room at the Spreckels Center. Project costs were estimated at \$1.72 million. Upon further analysis of the increasing usage of the Spreckels Center, the desire to continue to expand programming for the senior community, and in consideration of the subcommittee's chief purpose to explore the Winn Room remodel, the option to renovate the Grand Room is considered ancillary.	

Option 1 includes significant interior upgrades within the existing Winn Room footprint of 1,680 square feet. Option 2 raises the ceiling of the Winn Room and includes the interior upgrades outlined within Option 1 with no increase in square footage. Option 3 increases the size of the Winn Room to 2,316 square feet, raises the ceiling and slightly expands the footprint of the facility. Option 4 increases the size of the Winn Room to 2,931 square feet, raises the ceiling and expands the footprint of the facility with an optional outdoor deck.

A full comparison of costs, amenities and features is included in Attachment 5. Estimated costs include furniture, fixtures and equipment such as A/V systems.

In addition to the overall project costs, below is a summary of costs on a per seat and per square foot basis:

	Option 1 Interior Upgrades	Option 2 Interior Upgrades and Elevate Ceiling	Option 3 Internal Expansion	Option 4 Larger Expansion
Seating Capacity (code minimum)	135	135	180	208
Price Per Seat	\$24,349	\$30,806	\$35,799	\$46,777
Square Footage	1,680	1,680	2,316	2,931
Price Per Square Foot	\$1,957	\$2,475	\$2,782	\$3,320

Acoustical Environment and Screen Visibility

A study was conducted that provided a comparative analysis of the acoustical properties and the degree of visibility for event participants for each design option. The overarching design goal for the renovation of the Winn Room is to provide a well-controlled acoustical environment that would allow for good speech intelligibility and clarity for playback sources including music, and at least a neutral acoustic environment. For musical performances, it is important to control the acoustic energy in the room with sound absorption panels without making the room too acoustically dry or dead. A copy of the acoustics and visibility study is included in Attachment 6.

In general, the Winn Room remodel options will create an environment more suitable for live presentations, performances and interactive functions and gatherings. It will be possible but not optimal for cinema events. The primary issue is the difficulty in providing theater-caliber screen size due to the room's architecture.

The acoustical engineering consultant ranked each of the four renovation options based on their ability to meet the acoustic goals as outlined above.

The results, in descending order, from best to least favorable, are as follows:

Option 4: Larger Expansion

Option 3: Internal Expansion

Option 2: Interior Upgrades and elevate ceiling

Option 1: Interior Upgrades

Screen visibility was also analyzed to ascertain the viewing experience from the rear row. The results in descending order, from best to least favorable, are as follows:

Room Option	Percentage of Screen Visibility from rear row (staggered*)
Option 4: Larger Expansion (Concept B)	100%
Option 3: Internal Expansion	95%
Option 2: Interior Upgrades and Elevate the Ceiling	90%
Option 1: Interior Upgrades	35%

**Staggered seating alternates chair alignment, allowing patrons improved sightlines in front of them.*

At the December 12, 2023 Special City Council meeting, the subcommittee and staff will review the body of work accomplished by the subcommittee, including the needs assessment, existing City facility use and the four remodel options.

FISCAL IMPACT:

Cost estimates range from \$3.28 – 9.72 million depending upon the plan option and associated amenities chosen for integration into the project. Costs to date for design development/architectural services and acoustics analysis are \$92,158 and are budgeted in account 40070000–97320–19005. Depending upon direction from City Council, staff will ensure that any renovation project supported for the Winn Room will be coordinated with HVAC/roof repairs currently slated for the Winn Room in the Fiscal Year 2023/24 CIP to ensure that duplicative costs are minimized or eliminated.

ALTERNATIVE:

The City Council could direct staff to research additional planning options and/or provide additional direction on the renovation of the Winn Room.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Once design options preferences have been identified, environmental review will be conducted.

PUBLIC NOTICE:

No notice required.

ATTACHMENTS:

1. Summary of Current City Council Winn Room Subcommittee Meetings
2. Winn Room Usage Summary May 2022 – April 2023
3. a. Citywide Facilities Use Data
 - b. Condensed Facilities Use Data
4. Recreation Room Comparison & Usage Summary May 2022 – April 2023
5. PowerPoint with Remodel Plan Options and Cost Estimates
6. Projection Screen and Acoustics Study

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