



ARCHITECTURE  
INTERIOR DESIGN

29 September 2016

Scot S. Wilkinson  
Director for Arts and Culture  
City of Round Rock  
221 E. Main Street  
Round Rock, Texas 78664

Re: Baca Center Black Box Theater Study Update

WWW.CORGAN.COM

Dear Scot:

We were commissioned to explore the potential viability of placing a professional quality black box theater into the existing Round Rock Allen R. Baca Center building located at 301 W Bagdad Avenue. The feasibility study encompassed three independent options consisting of various levels of construction, economic, and scheduling impact as delineated below.

- Option A      Adaptation of one existing assembly space
- Option B      Expansion of multiple existing assembly spaces
- Option C      Addition of a theater in the existing loading dock area.

Prior to issuance of our final feasibility study findings, we provide the following preliminary update and recommendation. The subsequent table excerpt summarizes current findings from our feasibility study. Each option is assessed according to various basic evaluation criteria in order to determine the sufficiency of items and marked accordingly through anticipated theater, public, and existing Baca Center constituent perspectives.

OPTION	AREA   PERFORMANCE	AREA   PUBLIC	AREA   BACA CENTER	HEIGHT	THEATER NEEDS	BACA CENTER NEEDS	AMENITIES	SCHEDULE	STORAGE	ECONOMICS	PUBLIC ACCESS	SPACE UTILIZATION
A ADAPTATION OF EXISTING ASSEMBLY SPACE	●	●	●	●	●	●	●	●	●	●	●	●
B EXPANSION OF MULTIPLE ASSEMBLY SPACES	●	●	●	●	●	●	●	●	●	●	●	●
C ADDITION AT LOADING DOCK	●	●	●	●	●	●	●	●	●	●	●	●

  

<b>LEGEND</b>	
SUFFICIENT (MEETS NEEDS)	●
NEUTRAL	●
INSUFFICIENT (DOES NOT MEET NEEDS)	●

The Baca Center functions well as a community center but has significant spatial, logistical, and operational challenges as facility for a professional black box theater. As a result, through a series of meetings, benchmarking, planning, needs assessment, rental schedule investigation, space utilization, and theater layouts we have determined that the existing Baca Center facility is inadequate to provide a professional level quality black box theater. In light of the study analytics and strict performance requirements of a quality flexible theater, it is our recommendation that an alternative facility location within the City of Round Rock be pursued for a black box theater.

29 September 2016  
Re: BACA Center Black Box Theater Study

Please let us know if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "R. Kirk Johnson". The signature is written in a cursive, slightly slanted style.

R. Kirk Johnson, AIA, LEED AP BD+C  
Director of Sustainable Design  
CORGAN

CC: Will Hampton, Brooks Bennett