



 **Tilden-Coil**
CONSTRUCTORS_{LLC}

Centennial Plaza

Riverside Community College District

Culinary Arts Academy &
District Offices
Coil School for the Arts

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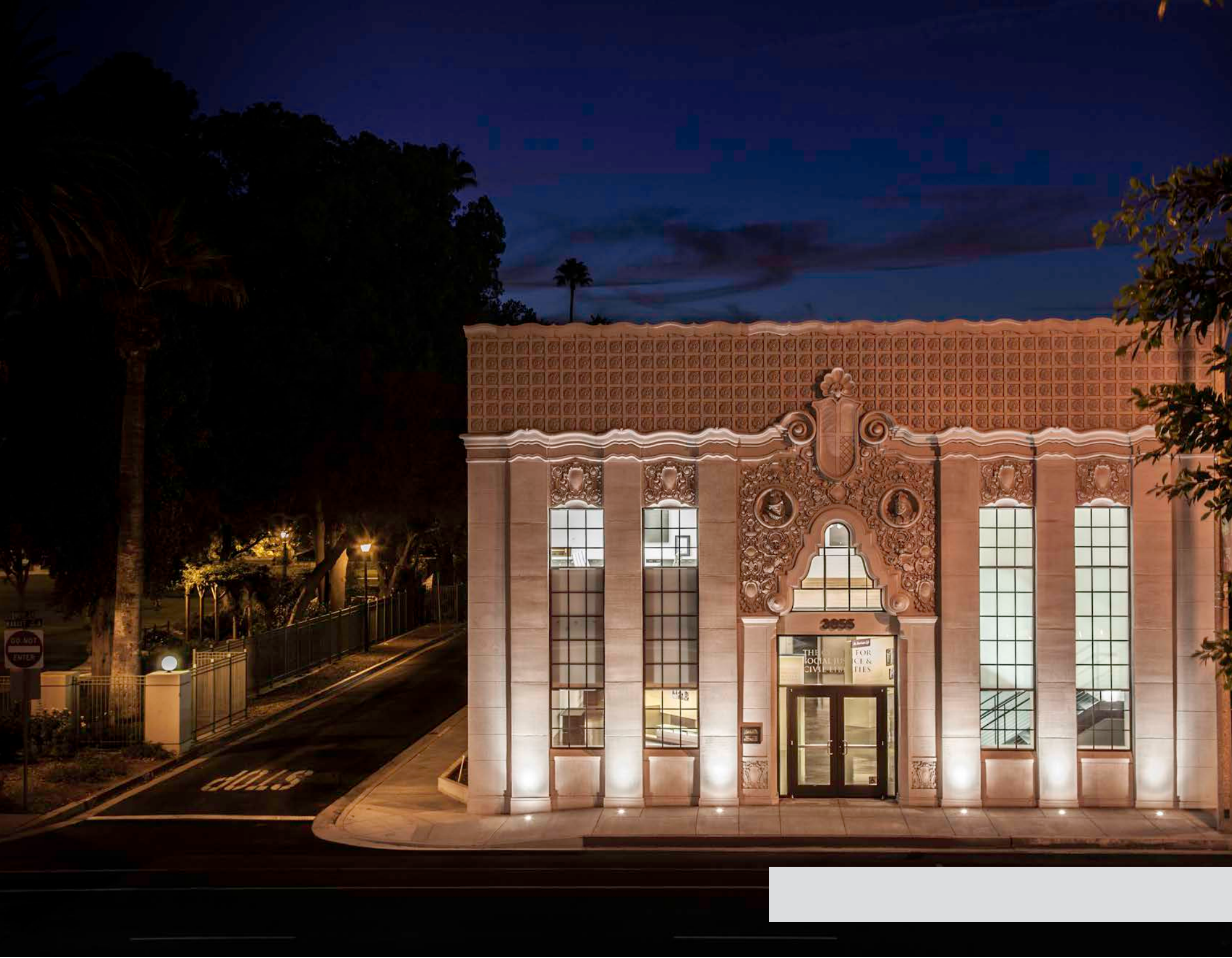
ARTS AND INNOVATION



RIVERSIDE COMMUNITY COLLEGE DISTRICT'S CENTENNIAL PLAZA



- ▶ A visit to Centennial Plaza in downtown Riverside is a must for all who enjoy music and culinary delights! Whether it's a classical guitar concert, jazz ensemble, symphony orchestra or choral performance, the concert hall of The Coil School of the Arts wraps its patrons in beauty, comfort and accoustical excellence. The adjacent Culinary Arts Academy features a street level restaurant and demonstration kitchen where concert goers and the local community can savor weekly menu creations. The Culinary Arts Academy also features a rooftop deck for special events and performances.



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DOWNTOWN CULTURAL HUB

The Riverside Community College District's (RCCD) vision for the Centennial Plaza took root two decades ago and has a two-fold purpose: to provide students cutting edge instruction and performance space to showcase their musical and culinary talents, while at the same time offering the community new opportunities to enjoy music, the arts and culinary creations. The RCCD Board's vision and leadership was realized through the Board's self-funding commitment, community support through Measure C and key donations from community leaders like Henry Coil, Jr. The Centennial Plaza solidifies downtown Riverside as a cultural hub for activity, creativity and lifelong learning.

The cornerstone of Centennial Plaza, the Center for Social Justice and Civil Liberties, houses the Okubo Collection and includes a gallery for visiting exhibits and an education center. Originally constructed in 1926, Tilden-Coil Constructors and LPA Inc. partnered with RCCD to renovate the building and restore its Spanish baroque façade that had been hidden for more than 50 years. Throughout the development, RCCD engaged with Old Riverside Foundation in a spirit of stewardship and respect for the historical fabric of downtown.

RCCD marked its 100th anniversary with the Centennial Plaza's dedication in March 2016.

Tilden-Coil Constructors and LPA Inc. once again partnered with RCCD to develop a new 50,000 square foot, four-story Riverside Community College Culinary Arts Academy and District Offices (CAADO), a two-story Coil School for the Arts (CSA), and a new 224 space, four-story parking structure—all part of the Centennial Plaza.





- Named in honor of the parents of Henry Coil, Jr., past President of Tilden-Coil Constructors in Riverside, the Coil School for the Arts includes a 450 seat concert hall--the region's first mid-size concert hall with performances affordable to the public. The building delivers education facilities and a flexible performance venue serving both students and the general public.

THE COIL SCHOOL FOR THE ARTS

Additional features include:

- Thirty-three acoustically designed practice rooms
- Choral rehearsal hall
- Band and orchestra rehearsal room
- Piano labs with new electric pianos
- Guitar labs
- High-technology recording studio

Tilden-Coil safely and successfully accommodated several visits from the Riverside City College Concert Choir to record fundraising performances during construction.



The concert hall was designed “to function as a musical instrument, using a motorized sound reflection cloud, mechanized absorption draping, and deployable accoustical panels to tune the space for different musical performance types” explains Franco Brown, LPA’s Associate/Design Director. Its accoustics are second to none consisting of deployable sound-absorbing draperies and panels providing widely-variable reverberation times for a spectrum of musical performances. Depending on the amount of curtains and panels deployed (from hidden pockets) the hall’s reverberation times can be varied from approximately 1 to 3 seconds. Lower reverberation times are most appropriate for music where clarity of sound is desired such as jazz and heavily-amplified music, whereas longer reverberation times are most appropriate for music where blending of sounds is desired like choral and some orchestral music.

The soffits, which protrude around the perimeter of the stage and house, help to direct early sound reflections to performers and the audience improving the clarity of music. Multiple layers of construction materials (CMU walls, concrete roof, multiple layers of gyp and MDF, etc.) provide accoustical insulation so that “good” musical sounds (especially low-frequency / bass sounds) are retained inside the concert hall while “bad” sounds (e.g. traffic and aircraft noise) are not transmitted into the concert hall. HVAC and electrical systems are silent to allow the audience and performers to hear even the quietest musical notes. All of the air outlets and inlets are deliberately concealed so the audience (and musicians) can remain comfortable throughout a performance without visual distractions.



04

CHANGING THE SKYLINE

This new 60,000 square foot building provides RCCD with District office facilities and a new state-of-the-art Culinary Arts Academy. The 10,000 square foot roof deck offers an open air dining experience complete with an edible garden and views of downtown Riverside. The Culinary Arts Academy features:

- State-of-the-art instructional kitchens
- A multimedia demonstration kitchen
- Bakery
- Ice carving room
- A 120 seat restaurant
- Rooftop garden, dining and event space

The building features a “high point” roof form consisting of an angled sunshade canopy that protects the rooftop deck from the sun and provides a sense of arrival at the corner of Market and University. The roof top deck offers stunning views of the urban environment and mountains beyond, while creating a sought-after destination for community events. “We are changing the skyline of downtown Riverside while also changing the social fabric of downtown. As beautiful as these buildings are, it is the happenings inside that are transformative,” remarked Chris Carlson, RCCD Chief of Staff and Facilities Development.

CULINARY ARTS ACADEMY AND DISTRICT OFFICES



The Culinary Arts Academy and District Offices were constructed on the former site of the Chungking Restaurant which was operated from the 1940's to the 1970's by local Chinese immigrants. During excavation and grading, workers discovered old dishes and bottles from the restaurant and salvaged these items for the RCCD archives department to memorialize the site's past.





- Tilden-Coil delivered the project on time for the March 2016 centennial birthday celebration that RCCD had been planning for three years. With Tilden-Coil's early completion of the District offices, RCCD was able to occupy the second and third floors one month earlier, saving temporary facility costs. The team overcame a very tight site and unknown subsurface conditions by employing accelerated seven day work weeks and schedule logistics planning to meet the deadline. All the while, coordination and communication with neighboring businesses resulted in their continued, smooth operations. The immediately adjacent Center for Social Justice and Civil Liberties was just inches away from the construction activities of the new CAADO building and continued its operations uninterrupted.

Tilden-Coil provided effective design assist solutions with design partner, LPA, allowing unique design elements to be fully realized. Tilden-Coil also employed Building Information Modeling (BIM) in constructability review for early identification and resolution of scope coordination issues for top quality outcomes, schedule efficiencies, and realization of design intent. Targeting LEED Silver Certification, the project's sustainable features include vegetated and cool roofs, local building materials and products with recycled content, high efficiency mechanical, plumbing and lighting systems, and sun-protected transparent materials throughout to maximize the harvesting of natural light.

GREAT TEAMS ACCOMPLISH GREAT THINGS



The overall success of Centennial Plaza is a testimony to the vision and financial support of RCCD, the design creativity and engineering expertise of LPA, and the intricate planning and quality execution of Tilden-Coil Constructors. Great teams accomplish great things together!



“Tilden-Coil brought their expertise in institutional and performing arts development, their longstanding relationship with the City of Riverside and a team of people who actually care about their work,” reflected Chris Carlson. “Henry Coil, Jr. and Tilden-Coil Constructors are part of the fabric of Riverside’s legacy and represent community leaders that truly give back!”



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