

RED ROOM RENOVATION PROPOSAL



Robyn Laing

Vice-President

Arts & Science Undergraduate Society

Kingston, Ontario, K7L 3N6

613-533-6258

vp@asus.queensu.ca

Stephanie O'Mahoney

Services Commissioner

Arts & Science Undergraduate Society

Kingston, Ontario, K7L 3N6

613-533-6000 x 74622

services@asus.queensu.ca

Introduction

This proposal outlines plans to renovate the ASUS Red Room, located in Kingston Hall, in order to serve as the first step towards implementing a service within the room as a means to allow for the creation of a distinct space on campus for students in the Faculty of Arts and Science. An opt-outable fee of \$8.59 has been collected from over 13,000 students over the past two years, resulting in over \$120,000 to put towards the use of this room and other ASUS-run services on campus. The time to use these fees is now and we believe this renovation will be the catalyst to ensuring the ASUS Red Room becomes an integral part of the Queen's experience for every student in the Faculty of Arts and Science and hopefully Queen's as a whole.

Present State and Need for Renovation

The ASUS Red Room has enormous potential to become an elegant and classy room, with many foundations in place that simply need to be revamped and renovated. Currently the room possess wood paneling around the entire lower perimeter. This wood panelling is presently painted a light shade of grey, defeating the purpose of having the wood panelling in the first place as the natural wood grain cannot be seen. The room also contains a fireplace with a dark oak mantelpiece. However, many people do not realize there is a fireplace because the brick is again painted grey and there is no definition to the fireplace itself that allows it to stand out as the focal piece of the room. Lastly, half the walls are covered in stucco, while the other half is dry-wall with a grey trim separating the two. This allows for an interesting wall without many additions, but presently this interest is lost as both the stucco and the drywall are white and the distinction between the two is hard to see. The original floor is in excellent condition and would therefore not require replacement, other than potentially for aesthetic purposes. The lighting is also all original in the form of golden chandeliers.



Proposed Renovation

The proposed renovation would include the following:

1. **STUCCO:** Repair existing stucco on walls
2. **PAINTING:** Paint drywall above stucco
3. **PANELLING:** Strip and stain wood panelling and wood trim
4. **STONING:** Install stone over fireplace
5. **FIREPLACE:** Install electric fireplace

All renovation must be done through Physical Plant Services at Queen's University as a result of the fact that the Red Room is a room within Kingston Hall, a Queen's-owned building. Therefore no outside contractors, unless organized through Physical Plant Services, may be used. Below are some details regarding each aspect of the renovation:

1. STUCCO

The stucco is damaged in several locations and the repair process would involve replacing the stucco in areas where it is missing, damaged or cracked.

2. PAINTING



The drywall would be painted in a deep red similar to that of the ASUS Boardroom in the ASUS Core in order to match the official red colour of ASUS.

3. PANELLING

There are two proposed options for the wood panelling along the lower perimeter of the room, both of which would end with dark walnut panelling versus the grey panelling that currently exists in the room.

Option 1

The first option is more thorough, where the wood itself would actually be stained, and as a result is the more expensive option. It involves physically removing all exterior paint, sanding down the panelling, supplying one coat of stain and three coats of varnish.

Option 2

The second option is less thorough and would not involve physically staining the wood itself. Instead the paneling would be lightly sanded in order to allow for the application of one coat of oil primer followed by a faux finish to resemble dark walnut.

4. STONING



The stoning would involve the placement of natural stone in a variety of grey, beige and red stone as seen in the picture. It would cover the fireplace, below the mantle.

5. FIREPLACE

The present fireplace is a non-operational wood fireplace that cannot be used for safety reasons. We would like to install an electric fireplace similar to that in the fireplace lounge in the Queen's Centre and the fireside reading room in Stauffer library.

Projected Expenses

The following are quotes we received from Jim MacAdams, our contact with Physical Plant Services, outlining the various expenses we would incur for each aspect of the renovation:

Renovation Description	Expense
STUCCO	\$1,400
PAINTING	\$1,270
Window sills	\$430
Ceiling and walls	\$840
PANELLING	\$8414 or \$4702
Option 1	\$6,554
Option 2	\$3,842
Staining fireplace mantle	\$1,860
FIREPLACE	\$4,600
TOTAL	\$15,684 or \$11,972
HST	\$2,039 or \$1,556
FINAL TOTAL	\$17,723 or \$13,528

Projected Revenue

Presently the Arts and Science Undergraduate Society collects revenue to put towards the Red Room or a new service through an opt-outable student fee of \$8.59. In 2008-2009 approximately 7250 students chose not to opt-out of the fee, resulting in \$62,233.05 of revenue. In 2009-2010 approximately 6770 students chose not to opt-out of the fee, resulting in \$58,149.65 in revenue for a total of **\$120,382.70** in revenue to-date. This year it is projected that approximately 7220 students will chose not to opt-out of the fee, resulting in an additional projected revenue of \$62,028.61 and a total final revenue of **\$182,411.31**.

Conclusion

Given the present state of the room, the lack of a distinct space on campus for Arts and Science students and the continued accumulation of student fees without any action to utilize such fees, we feel that this project is necessary and beneficial to all students in our Faculty at this time. This renovation would use a maximum of %15 of the fees to-date and a maximum of %10 projected revenues, leaving a substantial sum of money for further development of the room. Regardless of the outcome of future proposals for services within the room, this renovation is a stepping stone towards the implementation of such a service and can only benefit the room and our students in the long run.