FAB Nightclub

Fresno, California

Architect

Alan T. Hendry, Architect

Photos Courtesy of R.J. Miller Construction, Inc.

Located in the heart of the vibrant Tower District in Fresno, California, the FAB Dayclub/Nightclub is located in a redbrick, single-story commercial building. It appears to date back to the late 1930s or early 1940s, and uses steel bowstring trusses and 2x14 rafters. The Tower District includes many historic buildings, including the fully restored 1939 Tower Theater, which lends its name to the district.

The firm of Alan T. Hendry, Architect was hired to assist the owners in designing the FAB space to be not only code-compliant, but also budget conscious. Because of the change of use, a Conditional Use Permit was required through the City of Fresno. The project also had to meet requirements of Fresno's "Tower District Specific Plan."

The dayclub/nightclub project required gutting the existing non-load-bearing walls and the non-compliant toilet rooms, and removing the original existing single-glazed storefront system. The interior of the building was reconfigured to provide a new bar area, a small platform for performers, a DJ booth, and VIP seating. The plans also called for a pocketing mall-front door system leading to a new patio that is open to the sidewalk and streetscape.

A new code-compliant path of travel was created from the rear exit of the building to the adjacent parking area. This also required a compliant-accessible ramp, due to height differences between the original finished floor and the adjacent grade.

Due to the structure's age, it was necessary to X-ray and core the existing concrete header beams and columns ringing the original structure. It was determined the original reinforcing would be sufficient to meet current codes without additional reinforcement. Brad Young & Associates (structural engineer for the project) made the decision that no additional work was required.

R.J. Miller Construction, the general contractor for the project, worked closely with the architect and brought onboard a design-build team of subcontractors for the mechanical, electrical, and plumbing.

The project is characterized by the distinctive bright pink and black motif used throughout, the low patio wall with wavy top that is punctured by holes of varying sizes, and the sliding mall-front doors that allow views both into and out of the club.

With the exposed original bowspring trusses and exposed brick, the space feels open and inviting. A lit, liquid oil and water bar top dazzles the patrons while they imbibe.

FAB Dayclub/Nightclub was conceived by Cisco Mendez and his husband Terry Story as a "… safe place for everyone," particularly those in the LGBT community.

Architect

Alan T. Hendry, Architect
5008 Telegraph Boulevard, Marina, CA 93933
www.hendryarch.com

Project Team

Structural Engineer
Brad Young & Associates
345 Pollasky Avenue, Clovis, CA 93612

Mechanical Engineer
B & L Mechanical, Inc.
P.O. Box 13189, Fresno, CA 93794

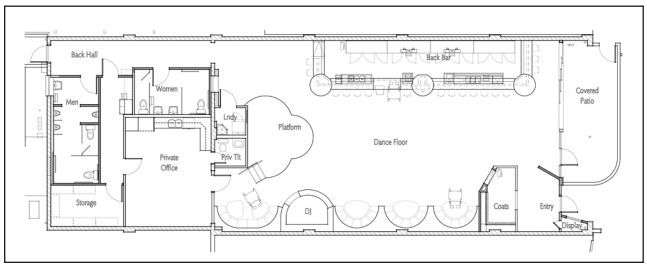
Electrical Engineer
Valley Unique Electric
5096 N. Blythe Avenue, #100, Fresno, CA 93722

General Contractor
R.J. Miller Construction, Inc.
402 W. Bedford Avenue, #102, Fresno, CA 93711

Plumbing Contractor
Pinnacle Plumbing, Inc.
1064 Barstow Avenue, Clovis, CA 93612

Project General Description

Location: Fresno, California
Date Bid: Jan 2015
Construction Period: Feb 2015 to Sep 2015
Total Square Feet: 3,391
Site: 0.12 acres.
Number of Buildings: One.
Building Sizes: First floor, 3,391; total, 3,391 square feet.
Building Height: First floor, 10'; total, 10'.
Basic Construction Type: Adaptive Reuse/V-B-S.
Foundation: Slab-on-grade.
Exterior Walls: Brick. **Roof:** Built-up.
Floors: Concrete.
Interior Walls: Wood stud drywall.



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	53,271	25.16	15.71	—
CONCRETE	580	0.27	0.17	Forming & accessories, reinforcing, cutting & boring.
MASONRY	2,900	1.37	0.86	Unit.
METALS	2,871	1.36	0.85	Framing.
WOOD, PLASTICS & COMPOSITES	11,368	5.37	3.35	Rough carpentry, finish carpentry, plastic fabrications.
THERMAL & MOISTURE PROTECTION	2,494	1.18	0.74	Insulation, sheet metal.
OPENINGS	21,408	10.11	6.31	Doors & frames, entrances & storefronts, hardware.
FINISHES	34,310	16.20	10.12	Plaster & gypsum board, flooring, painting & coating.
SPECIALTIES	6,287	2.97	1.85	Signage, bathroom accessories, partitions, storage.
FURNISHINGS	27,840	13.15	8.21	Furnishings & accessories, multiple seating, liquid bar top.
PLUMBING	27,179	12.83	8.02	Piping & pumps, fixtures.
HVAC	3,909	1.85	1.15	Piping & pumps, air distribution.
ELECTRICAL	17,342	8.18	5.11	Medium-voltage distribution, low-voltage transmission, lighting.
TOTAL BUILDING COSTS	**211,759**	**100%**	**$62.45**	
EXISTING CONDITIONS	6,960			Demolition.
EXTERIOR IMPROVEMENTS	36,030			Bases, bollards & paving, site.
TOTAL PROJECT COST	**254,749**			

UPDATED ESTIMATE TO OCTOBER 2016: $67.30 PER SQUARE FOOT

Regional Cost Trends

This project, updated to October 2016 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	$327.72	$3,049,408	**Dallas TX**	$317.03	$2,949,971	**Los Angeles CA**	$423.90	$3,944,344
Pittsburgh PA	$413.21	$3,844,906	**Kansas City KS**	$427.46	$3,977,489	**Las Vegas NV**	$388.27	$3,612,886
New York NY	$527.20	$4,905,570	**Chicago IL**	$445.27	$4,143,218	**Seattle WA**	$423.90	$3,944,344

For more information on this project and similar projects visit www.dcdarchives.com