



Bermello Ajamil & Partners, Inc.

Architecture

Engineering

Planning

Interior Design

Landscape Architecture

April 3, 2015

Mr. James Bouquet
City Engineer / Engineering Services
City of Key West
3140 Flagler Avenue
Key West, FL 33040

RE: Truman Waterfront Park Amphitheater
Programming & Budget Development Assessment Draft Report
City of Key West, Florida

Mr. Bouquet:

Circa June 2013, B&A completed for The City of Key West a conceptual design for the Truman Waterfront Park Amphitheater as part of the master plan for the Truman Waterfront Park.

The overall vision of the Open-Air Truman Waterfront Park Amphitheater was to create a one-of-a-kind experience for a variety of outdoor events & venues for residents of Key West and tourists alike. The Amphitheater was designed to accommodate a wide array of small performances such as jazz, dance, chamber music, theater, pop music, and family events year round. The one-story amphitheater building contained both an outdoor stage along with a series of back of house functions including dressing rooms, storage, loading, bathrooms for both the general public and performers as well as concession and ticketing spaces. The amphitheater building totaled approximately 4,000 square feet; 1,200 square feet dedicated to the stage and 2,800 square feet dedicated to all back of house / support spaces. 250 fixed seats were located directly in front of the stage, slightly depressed from the open lawn to assure unobstructed views. At the time (June 2013), the Program Cost Estimate (Order-of Magnitude Budget) for the construction of this Amphitheater, related Site Improvements and Vehicular Parking and Pavement was projected to be approximately \$5,500,000. This Conceptual Design is similar to (or an example of) a Large Amphitheater Venue as described later in this report.

The above described conceptual design is consistent with the Design Program Direction detailed in Resolution No. 12-129 of The Naval Properties Local Redevelopment Authority of the City of Key West (LRA) and, more specifically, Executive Summary Recommendation No. 5 of the Design Program Direction for the Truman Waterfront Park which is a part of said Resolution. The Resolution recommends to "*design the amphitheater to provide approximately 250 fixed seats with informal lawn seating that also be used as a multi-use recreation area.*"

After completing the Conceptual Design and Program Cost Estimate, the City of Key West requested that B&A reassess the proposed Truman Waterfront Park Amphitheater design, with particular emphasis on the City's intended/potential programming and patron capacity with a range of budget options. This report is the result of that study and its primary objective is to provide three (3) levels of design and program options that identify specific venue capabilities and budgets to help the City decide what is best suited and economically feasible for the City and Truman Waterfront Park.

This report presents three (3) varying-scaled options for the Truman Waterfront Park Amphitheater as follows:

Option 1 – Small Venue

Considered a starting point or “basic” Amphitheater which provides a simple band shell-type structure with a raised stage and minimal program support and/or infrastructure. Option 1 is the least expensive venue and is not capable of accommodating the wider range of performances that Options 2 and 3 can; it lacks the stage infrastructure, ancillary support spaces and other back-of-house amenities. This size and type of venue is suited for festivals, single speakers, rallies, comedy (with a really clear sound system), and amplified music. It is NOT suitable for theatre, musicals, unamplified music, opera, etc.

Option 2 – Mid-sized Venue

A moderately appointed and equipped Amphitheater that typically provides some program support for performers/performances, including shared/common dressing room(s) and restrooms. Also provides limited additional comforts to patrons, which may include shaded seating areas, some fixed seating and permanent restroom facilities. This size and type of venue is able to accommodate small theatre performances and amplified musicals in addition to all of the programs/uses listed for Option 1.

Option 3 – Large Venue

The most flexible venue with regards to programming and performances it is able to house, this is also the costliest of the three (3) Options. This size venue would provide the largest stage area and it would typically be complemented by a full back-of-house program catering to performer and staff needs as well as permanent front-of-house conveniences, including concessions vending, box office and public restrooms. This venue would provide a minimum of 250 fixed seats; as in the 2013 Truman Waterfront Park Amphitheater conceptual design and consistent with Resolution No. 12-129 and its Design Program Direction recommendation. In addition to all uses and programs listed above for Options 1 and 2, the Large Venue would also be able to accommodate unamplified music (with careful design), orchestral performances, and opera.

The ensuing pages of this report are arranged to present each Option as a “Fact Sheet” that details salient information for each venue type/size and provides a Budget Cost Estimate for each. Lastly, each Fact Sheet is followed by Sample Imagery of built/existing venues that are representative of the size of venue described in the Fact Sheet. We take this opportunity to note that Options 1 and 2 lack or may lack the fixed seating required to adhere to the Recommendation contained in the above described Resolution No. 12-129; cost considerations would likely result in less than 250 fixed seats being provided in either of these Options.

We trust that this Programming & Budget Development Assessment Draft Report will provide the City of Key West with the information necessary for it to make an informed decision regarding the type and size of Amphitheater venue appropriate for the Truman Waterfront Park site. This is a vibrant and unique site which surely will benefit from year-round patronage and use. We remain at the City's disposal as you endeavor to better define the intended programs and use for this facility and arrive at the resulting and economically feasible Amphitheater venue size and design.

Bermello Ajamil & Partners, Inc.



SCOTT A BAKOS

Partner | Design | Project Management

Option 1 – Small Venue (with limited ancillary spaces)

- I. **Intended Uses:** amplified live music performances, festivals, single speakers presentations, rallies, live comedy performances (with a really clear sound system). It is NOT suitable for theatre, musicals, unamplified music, opera, etc.

II. Typical Amenities

- A. Roofed, open-air, band shell structure with raised platform or stage
- B. Minimal support program
- C. Non-roofed, open lawn seating with no structured or permanent seating; total capacity will vary depending on size of lawn
- D. Small sound system for presentations and speakers. Not sufficient for rock music. Small lighting system with sufficient infrastructure for rock lighting. Lighting fixtures for basic stage illumination.

III. Typical Principal Features

- A. Stage Size85' wide x 40' deep
- B. Back of House Support Program
 - 1. Dressing Roomssmall wings at sides of stage
 - 2. Restrooms/Shower none
 - 3. Performer's Lounge none
 - 4. Wardrobe none
 - 5. Storagelimited
 - 6. Utilities minimal and as needed for services
- C. Front of House Support Program
 - 1. Concessions.....none permanent
 - 2. Restrooms.....none permanent
 - 3. Box Office..... none
- D. Stage Riggingnone permanent
beams & power provided for temporary chain motors
- E. Stage Lighting.....limited general lighting & dimming system
- F. Audio/Visual System(s)..... simple stereo system for spoken word

IV. Order-of-Magnitude Construction Cost Budget..... \$3.55M - \$4M

- A. Building (Amphitheater)±\$800K
- B. Site Improvements±\$2M
(Lawn Seating, Grounds, Landscaping, Lighting)
- C. Shared Parking Lot.....NIC
(existing and shared with Community Center and Stables)
- D. Stage Infrastructure (Lighting, Audio Visual, Etc.).....±\$300K

Option 1 – Small Venue (with limited ancillary spaces)

Representative Imagery



Option 1 – Small Venue (with limited ancillary spaces)

Representative Imagery



Option 2 – Mid-sized Venue (with moderately well-equipped ancillary spaces)

- I. Intended Uses:** variety of small, professional performances including small theatre and amplified musicals as well as festivals, single speakers presentations, rallies, live comedy performances. It is NOT suitable for unamplified music, opera, etc.

II. Typical Amenities

- A. Open-air, raised stage with tensile fabric roof or permanently-built canopy roof and flanking/rear buildings to house ancillary spaces
- B. Moderately equipped support program able to accommodate various small - professional musical and live performance acts (i.e., comedy, plays, etc.); live bands and troupes with a small number of artists
- C. Some fixed-seating under roof, uncovered fixed seating, and open lawn seating; total capacity ±3,000 fixed seats, plus open lawn seating which will vary depending on size of lawn
- D. Sound system suitable for most rock music. Same lighting system, but supplemented with enough fixtures to allow some effects lighting. Stage rigging in the form of enough chain motors and truss to support the stage lighting over the stage.

III. Typical Principal Features

- A. Stage Size90' wide x 42' deep
- B. Back of House Support Program
 - 1. Dressing Roomsseveral (2-3) private rooms
 - 2. Restrooms/Showersprovided within dressing rooms
 - 3. Performer's Loungeyes
 - 4. Wardrobeyes
 - 5. Storageyes
 - 6. Utilitiesas needed for services
- C. Front of House Support Program
 - 1. Concessions.....yes/permanent
 - 2. Restrooms.....yes/permanent
 - 3. Box Office.....yes/permanent
- D. Stage Riggingnone permanent
catwalks, beams & power provided for temporary chain motors
- E. Stage Lighting.....adequate power and cable pathways throughout
- F. Audio/Visual System(s).....none permanent
adequate power and cable pathways throughout

- IV. Order-of-Magnitude Construction Cost Budget.....\$4.25M - \$4.75M**
- A. Building (Amphitheater)±\$1.1M
 - B. Site Improvements±\$2.25M
(Lawn Seating, Grounds, Landscaping, Lighting)
 - C. Parking Lot.....NIC
(existing and shared with Community Center and Stables)
 - D. Stage Infrastructure (Lighting, Audio Visual, Etc.).....±\$600K

Option 2 – Mid-sized Venue (with moderately well-equipped ancillary spaces)

Representative Imagery



Option 2 – Mid-sized Venue (with moderately well-equipped ancillary spaces)

Representative Imagery



I. Intended Uses: wide array of live amplified and unamplified (with careful design) musical performances, orchestral performances, and opera. In addition, most/all small professional theater performances, festivals, single speaker presentations, rallies, and live comedy performances.

II. Typical Amenities

- A. Open-air stage with flanking/rear buildings to house ancillary spaces. Permanent, cantilevered roof structure that overhangs beyond the building's footprint to shelter the open stage; and provides iconic design element or identity to facility.
- B. Well-equipped support program
- C. 250 uncovered permanent (fixed) seats and open lawn seating
- D. Sound system suitable for rock music. Larger lighting system and sufficient lighting fixtures for most events. Items like video walls would still need to be rented. Sufficient stage rigging to support some scenic effects over the stage and to hang items such as LED walls.

A. Stage Size 100' wide x 40' deep

B. Back of House Support Program

1. Dressing Rooms male & female (3 performers ea.)
2. Restrooms/Shower within dressing rooms (no showers)
3. Performer's Lounge accommodated in open backstage
4. Wardrobe accommodated in open backstage
5. Storage yes
6. Utilities ample and as needed for services
7. Staff Office yes
8. Backstage Queuing Area ample

C. Front of House Support Program

1. Concessions yes/permanent
2. Restrooms yes/permanent
3. Box Office yes/permanent

D. Stage Rigging none permanent
walking grid over stage, beams & power provided
for temporary chain motors provided throughout

E. Stage Lighting well-equipped throughout
with front of house lighting catwalk

F. Audio/Visual System(s) full-sized audio system
suitable for high-decibel performances

- IV.** Order-of-Magnitude Construction Cost Budget \$5.5M – 6.2M
- A. Building (Amphitheater)±\$1.5M
 - B. Site Improvements±\$2.9M
(Lawn Seating, Grounds, Landscaping, Lighting)
 - C. Parking Lot.....NIC
(existing and shared with Community Center and Stables)
 - D. Stage Infrastructure (Lighting, Audio Visual, Etc.)±\$900K

Option 3 – Large Venue (well-appointed ancillary spaces; as currently designed or similar)

Representative Imagery

