

RESOLUTION NO. 15-344

A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA) APPROVING A TASK ORDER FOR BERMELLO AJAMIL AND PARTNERS, INC. FOR TRUMAN WATERFRONT PARK AMPHITHEATER DESIGN AND CONSTRUCTION DOCUMENT PREPARATION IN THE AMOUNT OF \$302,184.00; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS UPON ADVICE AND CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 11-261, the LRA awarded RFQ No. 11-004 for Professional Landscape Architectural/Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction to Bermello Ajamil and Partners, Inc. (BA); and

WHEREAS, in Resolution No. 12-065 under Task Order #1, BA finalized the Master Plan and obtained approval of the Major Development Agreement for the Park; and

WHEREAS, in Resolution No. 14-095 under Task Order #2, BA designed and prepared construction bid documents for construction of Phase I of the Park, and accordingly submitted construction documents for Phase IA on August 20, 2015; and

WHEREAS, the amphitheater is an additional component of the Truman Waterfront Project, for which BA submitted in April, 2015 a report titled "Truman Waterfront Park Amphitheater Programming and Budget Development Assessment Draft Report; and

WHEREAS, the Monroe County Tourism Development Council (TDC) awarded a grant for the design and construction of the Truman Waterfront Park Amphitheater and Public Parking; and

WHEREAS, City staff recommends approval of the Task Order for amphitheater design and construction document preparation in order to remain eligible for the TDC grant funding, and so that amphitheater construction can commence concurrent with Phase IA construction in FY 2017; and

NOW, THEREFORE, BE IT RESOLVED BY THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY, AS FOLLOWS:

Section 1: That the attached Task Order for Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater Design and Construction Document Preparation, in the amount of \$302,184.00, is hereby approved.

Section 2: That the City Manager is hereby authorized to execute necessary documents on behalf of the LRA, upon advice and consent of the City Attorney.

Section 3: : That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

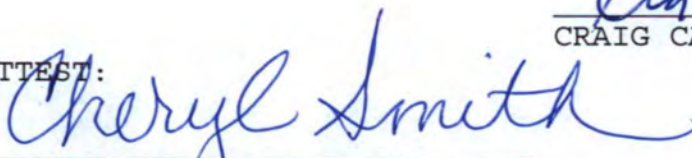
Passed and adopted by the City Commission at a meeting held this 17 day of November, 2015.

Authenticated by the Presiding Officer and Clerk of the Commission on 18 day of November, 2015.

Filed with the Clerk on November 18, 2015.

Mayor Craig Cates	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>No</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, MAYOR



THE CITY OF KEY WEST

3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

TO: Jim Scholl, City Manager

FROM: James Bouquet, Director of Engineering

DATE: August 26, 2015

SUBJECT: Approving a Task Order to Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater Design in the amount of \$302,184.

ACTION STATEMENT:

Approve a Task Order to Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater design and construction document preparation in the amount of \$302,184.

BACKGROUND

The City of Key West Naval Properties Local Redevelopment Authority (LRA) awarded RFQ No. 11-004—*Professional Landscape Architectural/ Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction Administration* to Bermello Ajamil and Partners, Inc (BA) in May 2011 (Resolution #11-261). BA's contract was approved by Resolution #11-327. BA finalized the Master Plan and obtained approval of a Major Development Agreement for the park under Task Order 1, approved by Resolution #12-065. Task Order #2, approved by Resolution #14-095, authorized BA to design and prepare construction bid documents for construction of Phase I of the park. 100% construction documents for Phase IA were submitted on August 20, 2015. Task Order 2 did not include fees associated with design of the amphitheater. BA subsequently prepared the *Truman Waterfront Park Amphitheater Programming & Budget Development Assessment Draft Report* dated April 3, 2015. A copy this report is attached.

On October 16, 2013, the City was awarded a grant in the amount of \$2,000,000 from the Monroe County Tourism Development Council (TDC) for the design and construction of the *Truman Waterfront Park Amphitheater and Public Parking*.

On June 29, 2015, following discussions with professional stage management, amphitheater operators, the City Planning Department and the Mayor of Key West, Engineering was directed to provide an Amphitheater Facility for a construction budget of \$4,000,000. This facility is consistent with a range of Community programing requirements and available funding. Typical amenities are anticipated to include a

EX-100795 SUMM-AR-4

roofed, open-air, structure with a raised platform or stage. A non-roofed area immediately adjacent to the stage will provide for 250 semi-permanent seats. Informal lawn seating will be provided on grassed areas away from the structure. The facility will be equipped with a small sound system for presentations and speakers and lighting fixtures for stage illumination. "Rock" bands will provide professional sound and lighting systems to serve their needs. Other anticipated features include dressing rooms, concessions, restrooms, limited storage and stage rigging.

Paved parking east of the access road will be limited to necessary handicap spots and several spaces for VIP. The remaining area will remain unpaved for directed parking during events and the boat races.

A preliminary breakdown of anticipated costs are as follows:

Design/Permitting Construction Documents/Bidding:	\$ 350,000
Amphitheater Building:	\$1,000,000
Restrooms:	\$ 250,000
Site Improvements (Drainage, Parking, Sidewalks, Landscaping, Lighting, Utilities, etc.):	\$2,000,000
Stage Infrastructure:	\$ 300,000
Construction Engineering & Inspection:	\$ 100,000
Contingency/Miscellaneous:	<u>\$ 300,000</u>
Total Preliminary Estimated Cost	\$4,000,000

SCOPE OF WORK

The City requested a proposal from BA to design an Amphitheater Facility based on a total design and construction cost of approximately \$4,000,000. On July 28, 2015, BA submitted a proposed fee of \$355,070. This fee was reduced through negotiations with City staff to \$302,734 as received on August 5, 2015. As an alternative, staff requested that AMEC Foster Wheeler (AMEC) provide a comparable design proposal through their General Engineering Services Agreement with the City. The AMEC proposal was received on August 25, 2015 with a fee of \$458,734, well in excess BA's proposed fee.

The BA Proposal for *Professional Design Services – Truman Waterfront Park Amphitheater*, dated August 5, 2015, proposes to complete the amphitheater design and prepared 100% construction documents. Deliverables will include permitting, construction ready drawings, technical specifications and construction cost estimates. The BA fee breakdown by discipline is as follows:

Architecture:	\$106,040
Landscape Architecture:	\$ 52,615
Irrigation:	\$ 2,500
Civil Engineering:	\$ 25,030
Structural Engineering:	\$ 32,000
Mechanical, Electrical, Plumbing Engineering:	\$ 34,000
Theater Consultant:	\$ 34,800
Cost Estimating:	\$ 5,199
Reimbursable Expenses:	<u>\$ 10,000</u>

Total Fee: \$302,184

Design will be completed during FY 2016, with construction programmed for FY 2017 concurrent with Phase IA Notice to Proceed (NTP) 2.

PURPOSE & JUSTIFICATION

City Commission Resolutions 12-129 and 12-285 accepted recommendations and a Master Plan for the Truman Waterfront Property which included an amphitheater. Timely design and subsequent construction of the amphitheater is critical to maintain eligibility for the TDC amphitheater grant.

This resolution supports Key West Strategic Plan Infrastructure Goal #3, *Parks and recreation areas are assessable to all residents and visitors* and Culture Goals #1, 2 and 3.

FINANCIAL IMPACT:

The cost to complete the Task Order is \$302,184. Design will be funded as a new FY 2015-16 Capital Improvement Project (CIP) under account 101-4303-543-6200 (Project TR 1502). Following completion of construction and acceptance of the project by the TDC, 50% of the design and construction fees up to \$2,000,000 are eligible for reimbursement under the TDC grant.

RECOMMENDATION:

To facilitate design and construction document preparation of the Truman Waterfront Park Amphitheater as directed, Staff recommends issuing a Task Order to Bermello Ajamil and Partners, Inc. in the amount of \$302,184.



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture
Public Information

August 5th 2015

Mr. James Bouquet
City Engineer / Engineering Services
City of Key West
3140 Flagler Avenue Key West, FL 33040
E-mail: jbouquet@cityofkeywest-fl.gov

Sent via email / PDF format

RE: Updated Scope and Fee Proposal – Truman Waterfront Park Amphitheater

Dear Jim,

Bermello Ajamil & Partners, Inc. (B&A) in collaboration with our consultants welcomes the opportunity to submit our scope and fee proposal for the Truman Waterfront Park Amphitheater / Band shell design. The overall vision is for an enhanced small venue amphitheater to be designed within a \$4 million budget.

A. DISCIPLINES INCLUDED

The proposed scope of work shall include the following disciplines:

- Architecture, Landscape Architecture and Project Management
- Structural Engineering
- Mechanical, Plumbing and Electrical Engineering
- Civil Engineering
- Cost Estimating
- Stage, Acoustical & Lighting Design Services

B. TARGET PROGRAM

The program target to be the basis for design is as follows:

The intended uses will accommodate amplified live music performances, festivals, single speaker's presentations, rallies, live comedy performances (with a clear sound system). This type of facility is typically not suitable for theatre, musicals, unamplified music, opera, etc.

The target typical amenities include:

- Roofed, open-air, band shell structure with raised platform or stage.
- Non-roofed, 250 semi-permanent seats and informal lawn seating with grassed berm.
- Small sound system for presentations and speakers and lighting fixtures for basic stage illumination. "Rock" bands will provide their own sound system and lighting.

The typical principal features shall include:

- Stage Size approximately 60 feet wide x 40 feet deep
- Back of House Support Program
- Limited dressing rooms
- Restrooms
- Limited storage
- Utilities as needed for services
- Concessions
- Box Office
- Stage Rigging consisting of beams & power provided for temporary chain motors
- Stage Lighting limited to only general lighting & dimming system
- Audio System for simple stereo system for spoken word
- An option will be evaluated for amphitheater area restrooms to be to “imported” into the design.
- Paved parking east of the access road will be minimal to accommodate necessary handicap spots and several spaces for VIP. The remaining area will remain unpaved for manual/directed parking during events and the boat races.
- Possible relocation of the navy fuel line currently beneath the concept location for the amphitheater.

C. BREAKDOWN OF SCOPE BY TASK

The scope of work in this proposal is divided into (3) three tasks:

- TASK 1 Kick Off Meeting / Project Set-up / Concept Design
- TASK 2 Design Development
- TASK 3 Construction Documents

TASK 1 – PROJECT SET-UP / CONCEPT DESIGN

Task 1 will focus on developing a conceptual design package based on the target program listed above. This will include:

- Overall Conceptual Site Plan
- Conceptual Floor Plan
- SketchUp Model of Concept Design
- Conceptual cost estimate / order of magnitude

TASK 2 – SCHEMATIC DESIGN / DESIGN DEVELOPMENT

The scope for Task 2 shall include:

- Freezing the final program for the site plan;
- Refine Schematic Design concepts for the specific site elements tied to the scope and budget.
- Confirm the parking area layout, configuration and surface materials
- Develop detailed size, configuration and orientation of floor plan and reflected ceiling tied to the scope and budget from Task 1 including all disciplines listed above.

- The final Task 2 drawings will be presented to the City for review and comment. Included in this scope is one presentation to City Commission and presentation to HARC of the building design and site accessories. Also included are presentations to the Tree Commission and the Truman Waterfront Advisory Board.

TASKS 3 – CONSTRUCTION DOCUMENTS

Based on the final plans approved by the City in Task 2, B&A will further develop and prepare design drawings for use in construction. Task 3 will include 100% completion of the permit / construction drawings.

D COMPENSATION

The following are the fees associated with the 3 tasks:

Tasks	Architecture & PM	Landscape Architecture	Irrigation Consulting	Civil Engineering	Structural Engineering	MEP Engineering	Theater Consultant	Cost Estimating	Total per Task
Task 1	\$20,640	\$6,745	\$0	\$510	\$2,000	\$1,000	\$8,700	\$5,199	\$44,794
Task 2	\$30,000	\$13,005	\$0	\$10,660	\$7,000	\$5,000	\$14,000	\$0	\$79,665
Task 3	\$55,400	\$32,865	\$2,500	\$13,860	\$23,000	\$28,000	\$12,100	\$0	\$167,725
Total	\$106,040	\$52,615	\$2,500	\$25,030	\$32,000	\$34,000	\$34,800	\$5,199	\$292,184
*Expense Allowance									\$10,000
Grand Total									\$302,184

NOTES:

* The expense allowance is out-of-pocket costs for printing and preproduction courier services, travel expenses including mileage, lodging and meals, etc. This is a “not to exceed” amount and will be billed to the City at cost.

ADDITIONAL NOTES:

All plans and documents shall be provided to the City in digital format (pdf & AutoCad) for printing and use by the City for this project. (Plans and drawings are not permitted for use on any other project without prior approval by B&A.) B&A will provide up to five hard copies of all documents prepared under this scope. Fees include attendance at up to four TWAB and or City meetings by the B&A project Manager, Randy Hollingworth and / or appropriate team members. Additional meetings shall be billed as additional services at the hourly rates for the specific professionals attending the meetings.

Individual elements of the Task order may be amended and reduced in detail, area of investigation and amount or area of reporting and products by the LRA Contract Administrator, following consultation with the Consultant, when such is in the best interest of the City. The City shall provide such task order instruction to the Consultant in writing and Consultant will modify lump sum fees according to amount of work added or deleted.

ITEMS NOT INCLUDED IN SCOPE:

1. Any services past the 100% construction drawing submission
2. Amphitheater Management & Operations
3. AV Services beyond the scope defined by Stages Consultants (included for reference)
4. Aerials
5. Underground mapping
6. Geotechnical / soils testing (in addition to those already completed)
7. Materials testing
8. Any permitting associated with wetland impacts, protected species or hazardous materials
9. Additional site surveys (Surveys assumed completed)
10. Any work associated with off-site utilities
11. Application fees for all permit submittals
12. Construction contracting or administration during construction
13. Design of guardhouse or security facility for Navy Mole Pier entrance gate
14. Preparation of bid tabulation list
15. Attendance by B&A staff at bid opening

ADDITIONAL SERVICES

Additional services are those which arise as a result of unforeseen circumstances during the design of a project and which therefore, cannot be included in the basic series agreement. Such additional services, when requested in writing by the City, shall be performed at an hourly rate in accordance with the Agreement between the City and BA for General Landscape Architectural Services.

On behalf of B&A and our entire design team, I want to thank you for giving us that opportunity to collaborate with The City on this special part of the Truman Waterfront Park.

Sincerely,



SCOTT A BAKOS

Partner | Design | Project Management

900 SE 3rd Avenue, Suite 203

Fort Lauderdale, FL 33316

305.989.9953 – iPhone 954.627.5109 – Direct Office

Signature approval Jim Scholl, City Manager

Date

cc: Randy Hollingworth, B&A

FIRM: Bermello Ajamil & Partners, Inc.		PRIME																					SUB-CONSULTANTS										
FEE BUDGET FOR TRUMAN AMPHITHEATER 100% CONSTRUCTION DOCUMENTS (\$4 Mil Budget)		B&A Landscape Architecture										B&A Architecture										IRRIGATION	DDA	HNGS	PEREZ ENGINEERING	US Cost	Stages Consultants						
City of Key West, Florida																																	
TASKS		Principal		Project Manager		Landscape Architect		Landscape Designer/Planner		Clerical		B&A TOTAL Hours and Fees		Principal		Project manager / Principal, Designer		Senior Architect		Senior CAD Technician		CAD / Clerical		B&A TOTAL Hours and Fees		Irrigation	Structural Engineering	MEP Engineering	Civil Engineering	Cost Estimating	Theater, AV & Acoustical Design	TOTALS	
		HRS	\$250 RATE/HR	HRS	\$175 RATE/HR	HRS	\$115 RATE/HR	HRS	\$85 RATE/HR	HRS	\$60 RATE/HR	HOURS SUBTOTAL	FEE SUBTOTAL	HRS	\$250 RATE/HR	HRS	\$170 RATE/HR	HRS	\$150 RATE/HR	HRS	\$90 RATE/HR	HRS	\$50 RATE/HR	HOURS SUBTOTAL	FEE SUBTOTAL	Consultant	Lump Sum Fee	Lump Sum Fee	Lump Sum Fee	Lump Sum Fee	Lump Sum Fee	FEE BY TASK	
PHASE 1	Project Set-Up / Concept Design																																
		\$0	0	\$0	23	\$2,645	44	\$3,740	6	\$360	73	\$6,745	\$0	32	\$5,440	48	\$7,200	80	\$7,200	16	\$800	176	\$20,640	\$0	\$2,000	\$1,000	\$510	\$5,199	\$8,700	\$44,794			
PHASE 2	Schematic / Design Development																																
		\$0	15	\$2,625	40	\$4,600	68	\$5,780	0	\$0	123	\$13,005	\$0	40	\$6,800	80	\$12,000	120	\$10,800	8	\$400	248	\$30,000	\$0	\$7,000	\$5,000	\$10,660	\$0	\$14,000	\$79,665			
PHASE 3	Construction Document 100%																																
		\$0	29	\$5,075	100	\$11,500	174	\$14,790	25	\$1,500	328	\$32,865	\$0	40	\$6,800	200	\$30,000	200	\$18,000	12	\$600	452	\$55,400	\$2,500	\$23,000	\$28,000	\$13,860	\$0	\$12,100	\$165,225			
BASE SCOPE OF SERVICES SUBTOTAL		0	\$0	44	\$7,700	163	\$18,745	286	\$24,310	31	\$1,860	524	\$52,615	0	\$0	112	\$19,040	328	\$49,200	400	\$36,000	36	\$1,800	876	\$106,040	\$2,500	\$32,000	\$34,000	\$25,030	\$5,199	\$34,800	\$292,184	
ESTIMATED EXPENSES		\$10,000																															
SCOPE OF SERVICES TOTAL		\$302,184																															



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/Showerprovided 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

