

**PROJECT PHASING**

We believe a phased implementation of the total scope of work makes the most sense for the project. While it is easy to quantify the scope of work for the theater component of the project, the development of the building and site may be viewed as fluid. Based on the interest expressed by various groups in using the theater, it might be prudent to focus on the development of the theater first. Once the theater is operational on a regular basis, the City can gauge the demand for spaces for other uses and renovate those specific spaces accordingly.

A phased approach will spread out the total expenditure over a number of years and will make financing through Capital Improvements more feasible. However, it must be understood that the first phase will not only include that which is needed for Phase-1 but will also lay the foundation for the future phases to avoid a higher cost as well as disruption to the already completed areas later.

**PHASE -1:****A. Site Work for ADA Accessibility Only: \$150,000**

1. Stripping of existing asphalt pavement on east side only (front of the building, facing fields)
2. Removing existing site steps on the east side, re-grading for new accessible drive to the new accessible entrance which will also become the Main Entrance to comply with ADA
3. New asphalt parking east side only
4. New concrete walks to the Main Entrance
5. New ADA compliant drop-off and pickup area
6. Site lighting on east side only to comply with P&Z requirements

**B. New Elevator Addition East Side: \$900,000**

1. New elevator enclosure from Sub-Basement to Third Floor Levels and hoist-way doors
2. ADA compliant Main Entrance accessible from new ADA compliant access road on the east side
3. New elevator lobbies to be connected to all levels of theater and school at a later date (See C-4 below)
4. New elevator machine room in the Sub-Basement
5. 2 ADA compliant elevator cabs, 4 cab doors, hoists and related equipment
6. Sprinkler, HVAC, lights, fire alarm system, exit lights and emergency lights

C. Theater Renovations (21,300 S.F.):

\$3,500,000

1. New ADA compliant toilet facilities on the level below and above Main Theater. Total number of toilet fixtures shall comply with Gender Potty Parity as required by code for Places of Assembly
2. Renovate existing spaces to create new Ticket Sales Office, Theater Administrative Offices and Public Waiting Areas
3. Code upgrade and general renovations of all spaces on the theater side starting with the level below the main floor, main floor, lower balcony, upper balcony, orchestra enclosure, extension of stage and platform lift to the stage
4. Break through existing exterior walls to connect all levels from Sub-Basement to the Upper Balcony on the theater side with the new elevator lobbies.
5. Modifications to stair handrails, treads and risers to meet current codes
6. Modifications to the lower and upper balcony seating to create ADA/Companion seating complying with sight line requirements per code
7. New ADA compliant signage with Braille
8. New doors and hardware to comply with ADA - existing frames to remain
9. Modify existing entrance/exit to serve as the Main Entrance capable of allowing exit for the 2/3 of total auditorium occupancy to meet current codes
10. Provide "Floor Proximity Egress Path Marking" and associated lighting to meet current codes
11. Patch, repair and/or provide new, as the case may be, floor, wall and ceiling finishes in renovated Theater areas as described in Line # 3 above.
12. Provide ADA required assisted hearing system for the theater
13. Remove existing and provide new rooftop unit to serve renovated areas as described in Line # 3 above.
14. New Voice Evacuation System including battery backup as required by code
15. Upgrade existing Fire Alarm system to meet current codes
16. Upgrade existing Exit Light system to meet current codes
17. Upgrade emergency light system to meet current codes
18. Please note that amenities of stage lighting and a sound system are not included in this estimate.
19. Existing hot water loop shall supply hot water to new toilets in the Theater area.
20. Existing electrical panels shall feed new electrical systems in the renovated Theater.

D. School Renovations First Floor (16,000 S.F.) \$1,700,000

1. New common ADA compliant toilet facilities and code upgrade for public/common areas shown in green and yellow as shown on the Conceptual drawings.
2. Complete renovations including new floors, base, walls/finishes, ceiling, refurbishing of all stairs, toilet compartments, toilet accessories, sprinkler, plumbing lines, plumbing fixtures, HVAC, lights, emergency lights, exist lights, fire alarm system, and electrical services in areas shown in yellow and green
3. General demolition, cleanup of existing construction/furnishings, installation of main lines for sprinkler/electrical/fire alarm/telephone/data, main supply/return and ducts in areas shown in blue. (Tenant fit-up including new ceiling, lights, extension of ducts, ceiling diffusers, and utility lines, dedicated A.C. unit, painting of walls and new flooring will be provided by the tenants. This is one of many models that landlords typically follow as part of the lease).
4. New modular heating/hot water plant, distribution lines and controls for toilets in the theater and first floor of the school
5. New gas service
6. New plumbing work associated with all toilets on the First Floor only
7. New electrical service/meter for the entire building
8. New electrical panels to feed new elevator addition, cafe, kitchen, theater and the first floor of the school
9. Emergency generator for the entire building
10. Additional site development and site lighting

E. CAFE & COMMERCIAL KITCHEN (Owner's option to include in the next phase) : \$ 400,000

1. New Cafe & outdoor Eating Space (1,200 S.F. building only)
2. New dedicated hot water, HVAC and electrical system for Cafe/Kitchen
3. Renovate space in the Lower Gymnasium for new kitchen (800 S.F.)
1. Interior fit up, furnishing and commercial kitchen equipment, except hood shall be the responsibility of the tenant as part of the lease.