
Schuler & Shook, Inc. and its consultant, Rees Associates, Inc., were retained by the Arts Council of Oklahoma City to evaluate the condition of the physical plant of Stage Center, to develop a menu of renovation options, and develop associated preliminary cost opinions for possible renovations. The scope of the evaluation consisted of visual observation of the existing facility and its technical performance systems, and review of existing building plans. The scope did not include detailed development of concepts. From our understanding of the objectives of Arts Council of Oklahoma City management and the facility evaluation, Schuler & Shook and Rees have developed three renovation levels to enhance the utilization and functional value of the Stage Center.

BASIC RENOVATION – LEVEL 1

The following is the proposed minimal level of renovation. This proposed renovation level would address Americans with Disabilities Act Architectural Guidelines (ADA) compliance, cosmetic upgrades, general building maintenance, restoration issues and basic theatrical function.

1. Address ADA accessibility issues. The City of Oklahoma City requires 20% of the total cost of a renovation project be allocated to address ADA compliance issues. The Owner can choose where to allocate those dollars to best meet their needs. A list of suggested items to be addressed are as follows:
 - Provide an elevator at each theatre to provide barrier-free access to seating levels (access to more than one seating level is required if more than one price level is provided), backstage areas and basement dressing and toilet facilities.
 - Provide ramp access to the stage from the backstage area in each theatre.
 - Install Hearing Assistance System in both theatres.
 - Replace ramp handrails to be ADA compliant.
 - Provide accessible toilet facilities:
 - (1) Male/female fixture at the Tolbert Theater audience level
 - (1) Unisex toilet at the Cabaret Room and Arena Theater
 - (1) Unisex toilet/shower and dressing at the basement level

2. Address way finding issues:
 - Provide new interior and exterior signage (interactive and directional).
 - Provide additional interior and exterior lighting (LED, directional, color and marquee type accent lighting at the main entrance).

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3. Patch, repair and resurface the Tolbert Theater stage (3/8" Masonite deck painted over 3/4" plywood).
 4. Interior cosmetic upgrade for public and office areas (carpet and paint).
 5. Minor cosmetic upgrade for studio/rehearsal spaces (repair and paint water damaged areas).
 6. Exterior cosmetic upgrade (paint ramp enclosures and mechanical penthouses).
 7. Replace wood deck at the plaza. Eliminate the pool at the plaza and provide a new roof with insulation. Extend new wood deck over the existing pool areas. Install new guardrails at the new deck areas. Provide an allowance for large container planters.
 8. Replace the roof. The existing roof has a life expectancy of five to ten years maximum.
 9. Patch and repair water damage at exterior concrete walls.
 10. Replace existing windows with energy efficient 1" insulated units with Low E glass.
 11. Management and the user groups have identified serious issues with HVAC controls and zoning. Electrical and HVAC equipment, controls and zoning were not part of this study. A separate study was undertaken by O50 Engineering outside the scope of this study. Their anticipated scope and estimated costs for associated renovations were included herein.
 12. A thorough Building Code compliance evaluation has not been addressed in this study. Any associated renovation costs for compliance issues would have to be covered within the contingency for undiscovered items. The following is a list of some of the potential Building Code issues to be addressed:
 - Multi-use Occupancy and Occupant Load
 - Fire Rating for Separation of Uses
 - Fire Egress
 - Accessibility
 - Toilet Fixture Count Based on Occupant Load

FACILITY EVALUATION AND RECOMMENDATIONS

13. Upgrade technical performance system in both theatres.

- Acquire additional lighting instruments
- Replace dimmers and control in Tolbert Theater
- Add dimmers in Arena Theater
- Silence dimmer rack noise in Arena Theater
- Refurbish existing circuit distribution and add dimmed circuits
- Install new audio systems
- Install new cue communications systems
- Refurbish existing spot rigging beam system
- Acquire minimal hardware for spot rigging
- Add Road Show Power Disconnects on stage

14. Replace or refurbish seats in Tolbert Theater to improve audience comfort.

ENHANCED RENOVATION LEVELS – The following renovations levels represent enhancements to the Base Renovation Level 1. Their scopes are in addition to Renovation Level 1 and so reflected in their respective cost models. The proposed Enhanced Renovation Levels (2A and 2B) are exclusive of each other. If the owner elects to proceed with enhanced levels, either Renovation Level 2A or Renovation Level 2B would be selected (in addition to Renovation Level 1); NOT both 2A and 2B.

RENOVATION LEVEL 2A

Renovation Level 2A would enhance the existing studio and support facilities for use by resident professional theatre group(s), which would include in house and outside productions and an educational component.

1. Enhance studio space:

- Provide new resilient flooring, paint and rework HVAC ductwork and ceilings as required.

2. Fit out existing McAlpine garage for use as a set construction shop:

- Provide new HVAC, electrical and plumbing.
- Paint exposed structure and walls.

3. Provide new a tension wire grid on existing structure at the Tolbert Theater.

4. Replace seating in Arena Theater to improve audience comfort.

5. Provide enhanced technical performance system in both theatres.

- Acquire additional lighting instruments and loose equipment
- Replace lighting control in Arena Theater
- Acquire additional audio source components and loose equipment
- Install audio monitor system throughout backstage areas
- Install new cue light systems
- Install video monitoring system for public areas
- Install video monitoring system for backstage areas

6. Construct a new 20,000 S.F. building on a site adjacent to Stage Center. The building will include studio, classroom and office space.

RENOVATION LEVEL 2B

Renovation Level 2B would include major renovation of the Tolbert Theater to provide greater flexibility in types of theatre productions and new construction of studio, classroom and office space to support a professional theatre group and respective educational programs.

1. Construct a new 20,000 S.F. building on a site adjacent to Stage Center. The building will include studio, classroom and office space.

2. Enhance studio space:

- Provide new resilient flooring.
- Paint and rework HVAC ductwork and ceilings as required.

3. Fit out existing McAlpine garage for use as a set construction shop:

- Provide new HVAC, electrical and plumbing.
- Paint exposed structure and walls.

4. Provide new a tension wire grid on existing structure at the Tolbert Theater.

5. Demolish and reconstruct the stage floor in the Tolbert Theater.

6. Provide stage floor lift in the Tolbert Theater for seating configuration and thrust performance area. The estimate includes one to three lifts. One lift might be installed upstage of the proscenium wall. Two additional lifts might be installed at the stage thrust to do double duty as stage lifts and lifts for flexible seating configurations.

FACILITY EVALUATION AND RECOMMENDATIONS

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7. Demolish lower tier seating in the Tolbert Theater and replace with moveable seating wagons to improve sightlines and flexibility in seating arrangement to accommodate either proscenium or thrust theatre productions. Maintain seating for 600 persons if possible. There are several possible options require further exploration. One option would be for several of the lower seating pods to be reconstructed to be seating wagons that move on an air caster system. These pods would easily move between the thrust and proscenium configurations on a new flat stage floor. Another option would be for two lifts on the stage thrust to provide tiered levels for additional portable seating in the proscenium configuration and a flat stage play area when in the thrust configuration. Yet another option, the most probable, would be a hybrid of both movable seat wagons and the lifts to provide optimum horizontal AND vertical viewing angles in both configurations.
 8. Remove existing roof over the Tolbert Theater stage and construct a new fly loft.
 9. To improve flexibility in the Arena Theater provide moveable tiered seating in one short and one long section of seating. Demolish three rows of seating in each section.
 10. Provide enhanced technical performance system in Tolbert Theater.
 - Acquire additional lighting instruments and loose equipment
 - Replace lighting control in Arena Theater
 - Acquire additional audio source components and loose equipment
 - Install audio monitor system throughout backstage areas
 - Install new cue light systems
 - Install video monitoring system for public areas
 - Install video monitoring system for backstage areas
 - Add enhance lighting control in (Emphasis™)
 - Install rigging system in new fly loft
 - Provide scene and costume shop equipment
 - Install upstage theatrical lift.
 - Install water and drain capabilities
 - Install air lines for air actuated tools

Stage Center Theater
Oklahoma City, Oklahoma

FACILITY RENOVATION STUDY
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FACILITY EVALUATION AND RECOMMENDATIONS

VALUE OF THE STAGE CENTER THEATER

With proper maintenance the life expectancy of the building exceeds another twenty to twenty five years. A significant investment would have to be made to build a new comparable facility. In 2003 dollars we estimate a new facility, based on existing capabilities and code-required update, would cost approximately \$19,500,000 to \$25,500,000 (\$325 - \$425/sf) not including land acquisition. The functional and real value of the facility would increase as a result of the proposed improvements and upgrades. In 2003 dollars we estimate a new facility, based on proposed improvements herein, would cost approximately \$28,000,000 to \$38,500,000 (\$400 - \$550/sf) not including land acquisition. The facility also has cultural value in that, because of its unique style, it is a significant building architecturally in the community.

ESTIMATED COSTS

Probable cost for construction included herein is estimated in 2003 dollars. Estimated costs are based on historical data and are not a guarantee of the actual price that may be charged by a qualified contractor in the future. A minimum of 25% of the construction cost should be added as "soft costs" (design, engineering, permitting, legal) to the construction cost to establish a probable Project Cost. Land acquisition should be added on top of this. For future-year installation, an inflation/escalation factor should be also added to the probable Project Cost.

RENOVATION LEVEL 1

DESCRIPTION	PROBABLE COST - LOW END	PROBABLE COST - HIGH END
1.1 ADA Accessibility		
Elevators at the theaters (2)	\$ 200,000	\$ 230,000
Backstage ramps both theaters	\$ 30,000	\$ 40,000
Install Hearing Assistance System in both theatres	\$ 20,000	\$ 50,000
Replace hand-rails at all accessible routes	\$ 100,000	\$ 150,000
H/C upgrades at toilets	\$ 60,000	\$ 90,000
1.2 Way Finding		
Plasma signage (6)	\$ 37,000	\$ 45,000
Maps / Monuments (5)	\$ 20,000	\$ 25,000
Aisle entries (20)	\$ 10,000	\$ 15,000
Door signage (110)	\$ 5,500	\$ 8,500
Supplement Interior and Exterior Lighting (50 Fixtures)	\$ 100,000	\$ 150,000
1.3 Tolbert Stage Repairs	\$ 35,000	\$ 52,000
1.4 Cosmetic Upgrades at Public Spaces and Offices	\$ 425,000	\$ 550,000
1.5 Repair and Paint Water Damaged Areas at Studio Rehearsal	\$ 11,000	\$ 14,500
1.6 Cosmetic Upgrade at Exterior (Paint and Patch)	\$ 50,000	\$ 75,000
1.7 Deck and Pool Renovation		
Remove pools and replace with insulation and new roofing	\$ 87,000	\$ 100,000
Replace existing deck	\$ 25,000	\$ 32,500
Provide new deck and railings at former pool locations	\$ 77,500	\$ 95,000
Potted planting allowance	\$ 20,000	\$ 35,000
1.8 Roof Replacement	\$ 250,000	\$ 300,000
1.9 Exterior Repairs		
Repair damaged concrete.	\$ 35,000	\$ 45,000
Replace damaged or rusted angle window frames.	\$ 20,000	\$ 30,000
1.10 Replace Lounge and Lobby Glazing - High Performance Glazing	\$ 84,000	\$ 100,000
1.11 Electrical & HVAC	\$ 630,000	\$ 724,500
1.12 Code Compliance	NIS	NIS
1.13 Theatrical technical performance system upgrade		
Acquire additional lighting instruments	\$ 50,000	\$ 100,000
Replace dimmers and control in Tolbert Theater	\$ 175,000	\$ 250,000
Add dimmers In Arena Theater	\$ 35,000	\$ 55,000
Silence dimmer rack noise in Arena Theater	\$ 5,000	\$ 10,000
Refurbish existing circuit distribution and add dimmed circuits	\$ 50,000	\$ 100,000
Install new audio systems	\$ 175,000	\$ 225,000
Install new cue communications systems	\$ 15,000	\$ 30,000
Refurbish existing spot rigging beam system	\$ 15,000	\$ 25,000
Acquire minimal hardware for spot rigging	\$ 10,000	\$ 25,000
Add Road Show Power Disconnects on stage	\$ 15,000	\$ 30,000
1.14 Replace or refurbish seats in Tolbert Theater	\$ 150,000	\$ 250,000
Sub-Total Construction and Repairs	\$ 3,027,000	\$ 4,057,000
Construction Overhead and Profit 15%	\$ 454,050	\$ 608,550
Sub-Total Construction	\$ 3,481,050	\$ 4,665,550
Design Contingency 10%	\$ 348,105	\$ 466,555
Construction Contingency 10%	\$ 348,105	\$ 466,555
Total Level 1 Probable Construction Cost	\$ 4,177,260	\$ 5,598,660
Project soft costs 25%	\$ 1,044,315	\$ 1,399,665
Total Level 1 Probable Project Cost in 2003 Dollars	\$ 5,221,575	\$ 6,998,325

RENOVATION LEVEL 2A

DESCRIPTION	PROBABLE COST - LOW END	PROBABLE COST - HIGH END
2A.1 Enhance Studio Space	\$ 245,000	\$ 310,000
Provide new resilient flooring.		
Rework and paint ductwork.		
2A.2 McAlpine Renovation into Set Shop	\$ 35,000	\$ 38,500
Provide new HVAC, electrical, and plumbing		
Paint exposed structure and walls		
2A.3 Tension Wire Grid at Tolbert Theater	\$ 225,000	\$ 325,000
2A.4 Replace seating in Arena Theater	\$ 55,000	\$ 77,000
2A.5 Enhanced Technical Performance Systems		
Acquire additional lighting instruments and loose equipment	\$ 50,000	\$ 75,000
Replace lighting control in Arena Theater	\$ 10,000	\$ 25,000
Acquire additional audio source components and loose equipment	\$ 10,000	\$ 30,000
Install audio monitor system throughout backstage areas	\$ 35,000	\$ 50,000
Install new cue light systems	\$ 15,000	\$ 20,000
Install video monitoring system for public areas	\$ 80,000	\$ 150,000
Install video monitoring system for backstage areas	\$ 40,000	\$ 65,000
2A.6 Construct New 20,000 Square Foot Facility	\$ 2,500,000	\$ 3,000,000
Sub-Total Construction and Repairs	\$ 3,300,000	\$ 4,165,500
Construction Overhead and Profit 15%	\$ 495,000	\$ 624,825
Sub-Total Construction	\$ 3,795,000	\$ 4,790,325
Design Contingency 10%	\$ 379,500	\$ 479,033
Construction Contingency 10%	\$ 379,500	\$ 479,033
Sub-Total Level 2A Scope Construction Cost	<u>\$ 4,554,000</u>	<u>\$ 5,748,390</u>
Level 1 Scope Construction Cost	\$ 4,177,260	\$ 5,598,660
Total Level 2A Probable Construction Cost	\$ 8,731,260	\$ 11,347,050
Project soft costs 25%	\$ 2,182,815	\$ 2,836,763
Total Level 2A Probable Project Cost in 2003 Dollars	<u>\$ 10,914,075</u>	<u>\$ 14,183,813</u>

RENOVATION LEVEL 2B

		PROBABLE COST - LOW END	PROBABLE COST - HIGH END
2B.1	Construct New 20,000 Square Foot Facility	\$ 2,500,000	\$ 3,000,000
2B.2	Enhance Studio Space	\$ 245,000	\$ 310,000
	Provide new resilient flooring.		
	Rework and paint ductwork.		
2B.3	McAlpine Renovation into Set Shop	\$ 35,000	\$ 38,500
	Provide new HVAC, electrical, and plumbing		
	Paint exposed structure and walls		
2B.4	Tension Wire Grid at Tolbert Theater	\$ 225,000	\$ 325,000
2B.5	Demolish and Reconstruct Tolbert Theater Stage Floor	\$ 165,000	\$ 200,000
2B.6	Tolbert Stage Floor Lifts	\$ 150,000	\$ 450,000
2B.7	Tolbert Sightline/Flexible Seating Upgrade		
	Proscenium Stage	\$ 55,000	\$ 67,000
	Demolish lower thrust stage seating	\$ 40,000	\$ 60,000
	Provide wagon seating	\$ 160,000	\$ 310,000
2B.8	Tolbert theater Fly Loft	\$ 200,000	\$ 250,000
2B.9	Provide Flexible Seating in Arena Theater	\$ 80,000	\$ 125,000
2B.10	Enhanced Technical Performance Systems		
	Acquire additional lighting instruments and loose equipment	\$ 50,000	\$ 75,000
	Replace lighting control in Arena Theater	\$ 10,000	\$ 25,000
	Acquire additional audio source components and loose equipment	\$ 10,000	\$ 30,000
	Install audio monitor system throughout backstage areas	\$ 35,000	\$ 50,000
	Install new cue light systems	\$ 15,000	\$ 20,000
	Install video monitoring system for public areas	\$ 80,000	\$ 150,000
	Install video monitoring system for backstage areas	\$ 40,000	\$ 65,000
	Add enhance lighting control in (Emphasis™)	\$ 10,000	\$ 15,000
	Install rigging system in new fly loft	\$ 125,000	\$ 350,000
	Provide scene and costume shop equipment	\$ 50,000	\$ 100,000
	Install upstage theatrical lift(s)	\$ 125,000	\$ 250,000
	Install water and drain capabilities	\$ 8,000	\$ 15,000
	Install air lines for air actuated tools	\$ 10,000	\$ 25,000
	Sub-Total Construction and Repairs	\$ 4,423,000	\$ 6,305,500
	Construction Overhead and Profit 15%	\$ 663,450	\$ 945,825
	Sub-Total Construction	\$ 5,086,450	\$ 7,251,325
	Design Contingency 10%	\$ 508,645	\$ 725,133
	Construction Contingency 10%	\$ 508,645	\$ 725,133
	Sub-Total Level 2B Scope Construction Cost	\$ 6,103,740	\$ 8,701,590
	Level 1 Scope Construction Cost	\$ 4,177,260	\$ 5,598,660
	Total Level 2B Probable Construction Cost	\$ 10,281,000	\$ 14,300,250
	Project soft costs 25%	\$ 2,570,250	\$ 3,575,063
	Total Level 2B Probable Project Cost In 2003 Dollars	\$ 12,851,250	\$ 17,875,313