



# INDIANA THEATRE FACILITY ASSESSMENT

TERRE HAUTE, INDIANA • JULY 24, 2024



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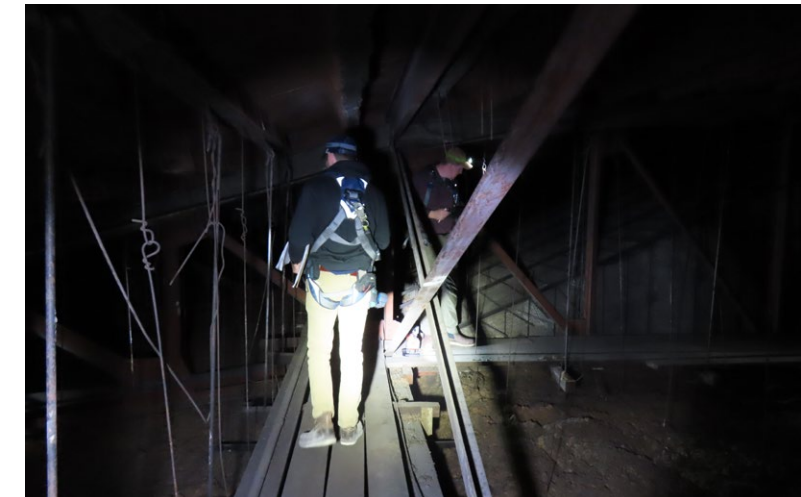
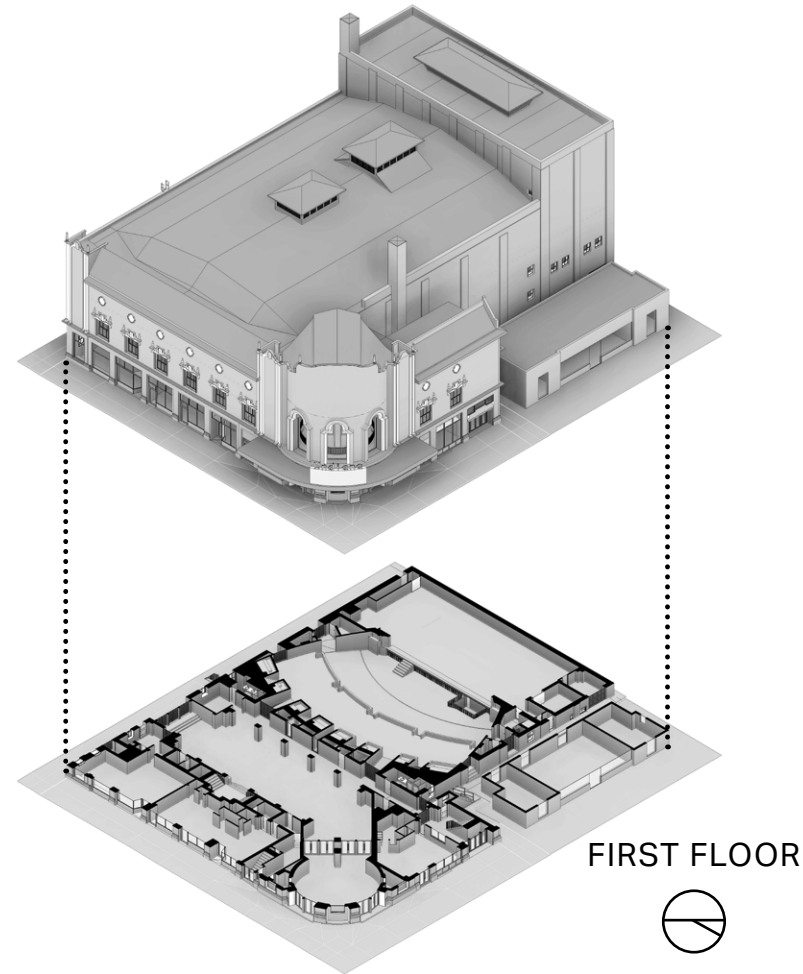
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# 1 INFORMATION GATHERING



## HISTORIC RESEARCH



## STAKEHOLDER MEETINGS

## LIDAR SCANNING + DIGITAL MODELING

## ON-SITE OBSERVATION

# 2

## PROGRAMMING + PROJECT DEFINITION

### THE FOUR P'S: PROGRAMMING



EXISTING AUDITORIUM

#### STAKEHOLDER IDEAS:

- MOVIES
- THEATRE
- COMMERCIAL CONCERTS
- ORCHESTRA CONCERTS
- COMEDY
- LECTURE
- DANCE
- KID'S PROGRAM
- HISTORICAL TOURS
- CONVENTION CENTER EVENTS
- RENTALS
- WEDDINGS
- UNIVERSITY & SCHOOL USE
- CORPORATE EVENTS
- CHURCH EVENTS



ORCHESTRA

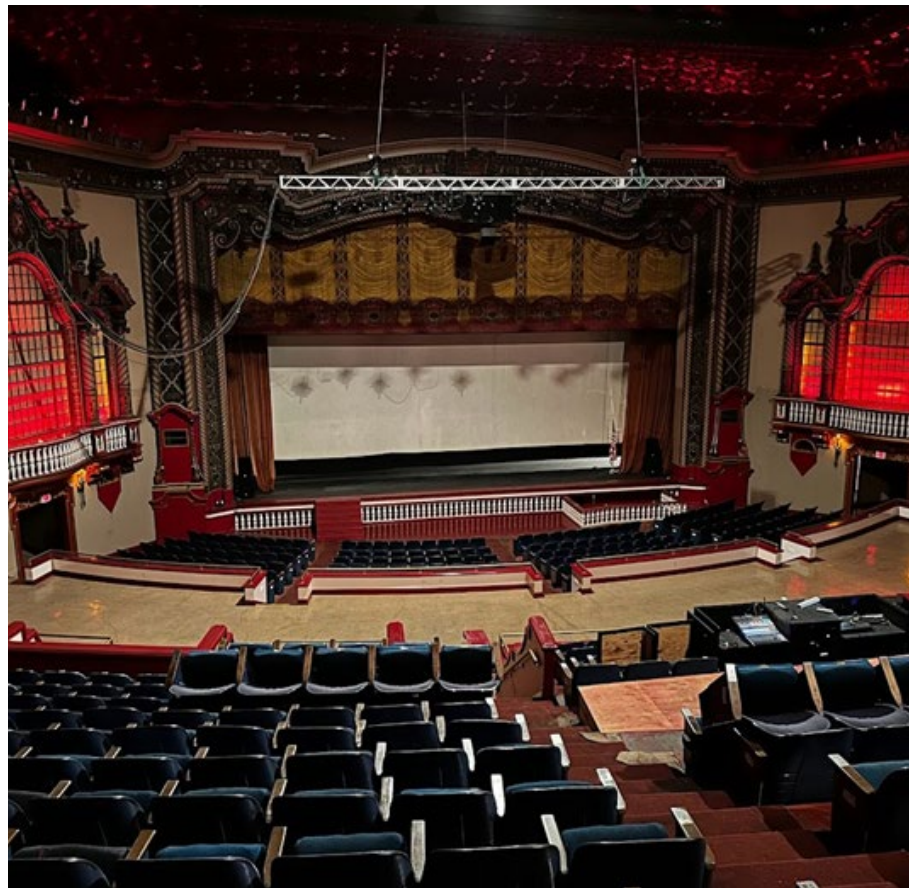


MUSICAL THEATRE

# 2

## PROGRAMMING + PROJECT DEFINITION

### THE FOUR P'S: PROGRAMMING



EXISTING AUDITORIUM

#### STAKEHOLDER IDEAS:

- MOVIES
- THEATRE
- COMMERCIAL CONCERTS
- ORCHESTRA CONCERTS
- COMEDY
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- UNIVERSITY & SCHOOL USE
- CORPORATE EVENTS
- CHURCH EVENTS



ORCHESTRA



MUSICAL THEATRE

# 2 PROGRAMMING + PROJECT DEFINITION

## THE FOUR P'S: PATRON AMENITIES

CURRENT CONDITIONS ARE LACKING  
SEVERAL AMENITIES:

- DROP-OFF ZONE
- FOOD & BEVERAGE
- ACCESSIBLE RESTROOMS
- ADEQUATE SEATING
- BOX OFFICE
- LIGHTING
- PARKING

RECOMMENDATIONS:

- DROP-OF ZONE
- FOOD & BEVERAGE
- NEW RESTROOMS
- UPGRADED SEATING
- EXPANDED LOBBY (8 FT<sup>2</sup>/PERSON)
- BOX OFFICE
- UPGRADED LIGHTING
- ROOF REPAIR & PLASTER RESTORATION
- PARKING



RESTROOMS



FOOD & BEVERAGE



AUDITORIUM SEATING

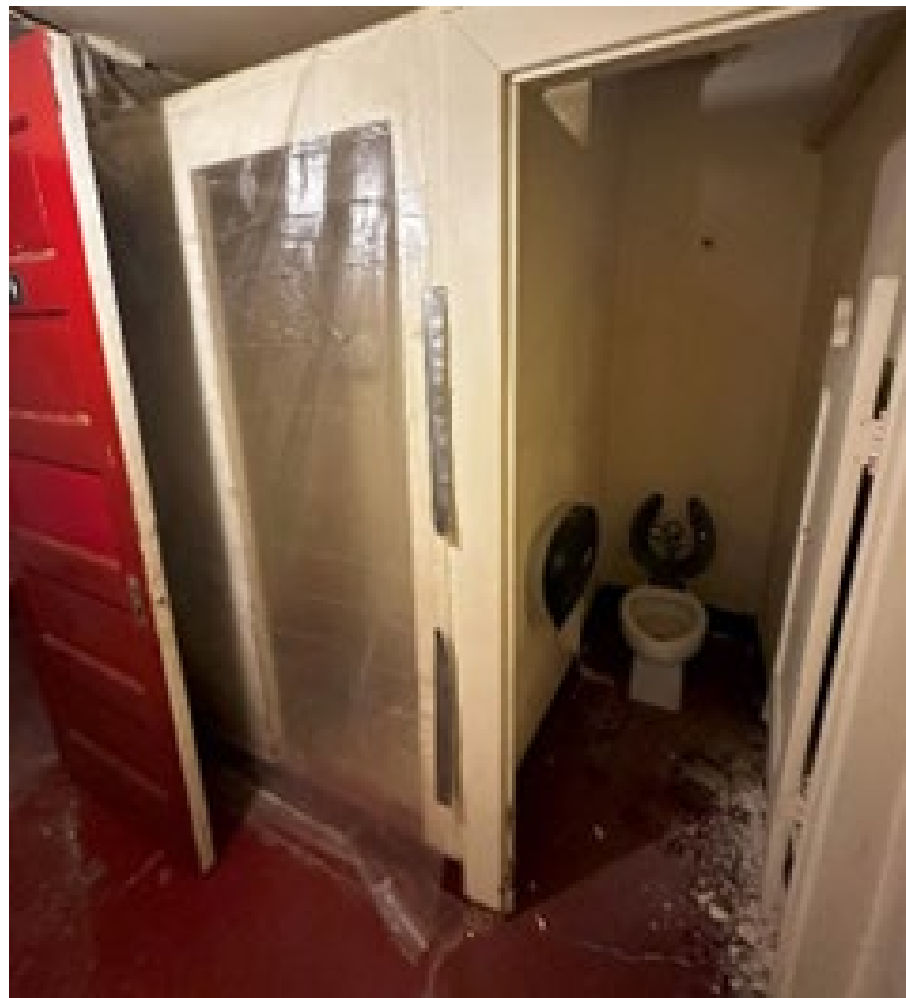


CROWD DENSITY EXAMPLE: 7 SQUARE FEET / PERSON

# 2

## PROGRAMMING + PROJECT DEFINITION

### THE FOUR P'S: PERFORMER AMENITIES



EXISTING DRESSING ROOM WITH BATHROOM

CURRENT CONDITIONS NEED  
UPDATING:

- DRESSING ROOMS & GREEN ROOM  
IN BASEMENT
- DRESSING ROOMS ON GALLERY  
LEVEL STAGE LEFT

RECOMMENDATIONS

- RECONFIGURE BASEMENT  
DRESSING ROOMS & GREEN ROOM
- RENOVATE GALLERY LEVEL  
DRESSING ROOMS
- EXPAND & RENOVATE GREEN ROOM
- BASEMENT LEVEL PIANO STORAGE
- BASEMENT LEVEL WARDROBE &  
LAUNDRY



GREEN ROOM



DRESSING ROOM



DRESSING ROOM

# 2

## PROGRAMMING + PROJECT DEFINITION

THE FOUR P'S:  
**PRODUCTION**



EXISTING GRID ABOVE STAGE

CURRENT CONDITIONS LACK  
SEVERAL SPACES & SYSTEMS:

- PRODUCTION OFFICES
- CREW SUPPORT SPACES
- LOADING CAPABILITIES
- TECHNICAL SYSTEMS

RECOMMENDATIONS

- PRODUCTION OFFICES
- PRODUCTION RIGGING
- ORCHESTRA LIFT
- LOADING DOCK
- PRODUCTION POWER
- HOUSE SYSTEMS
- LIGHTING
- AUDIO-VISUAL SYSTEMS



RIGGING



FOLLOW-SPOTS & PROJECTION



HOUSE SYSTEMS

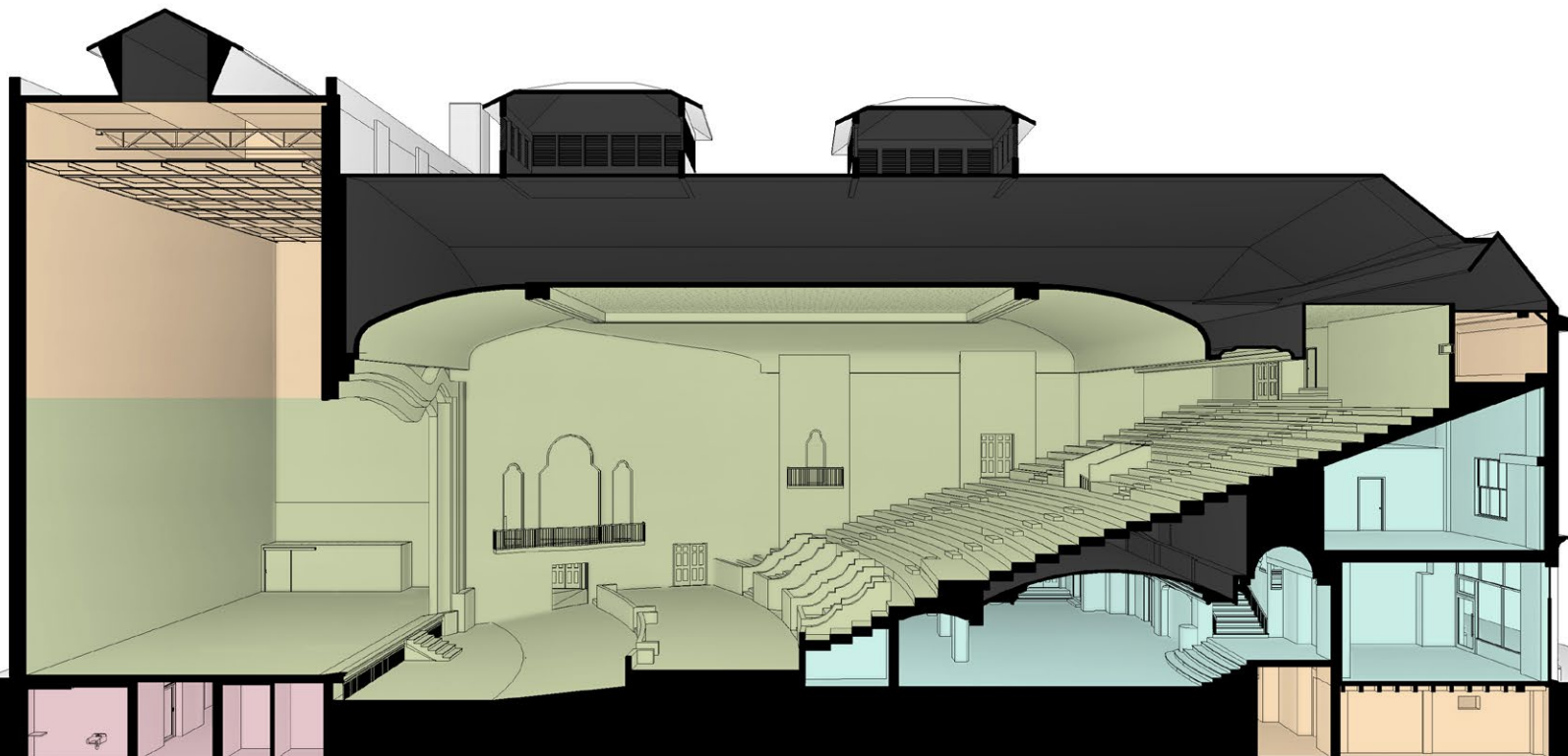


# 2

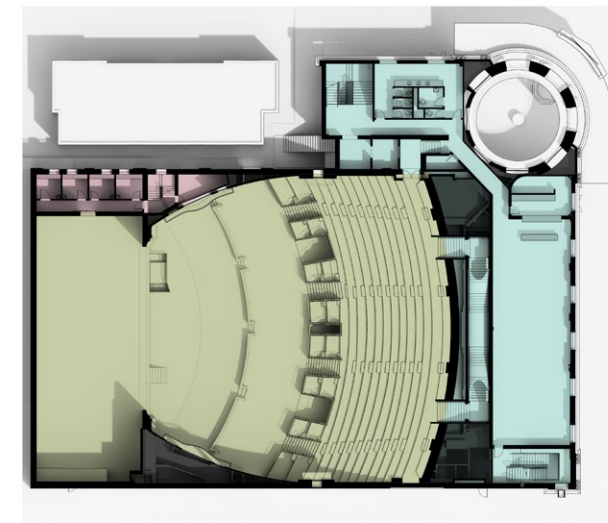
## PROGRAMMING + PROJECT DEFINITION

THE FOUR P'S:

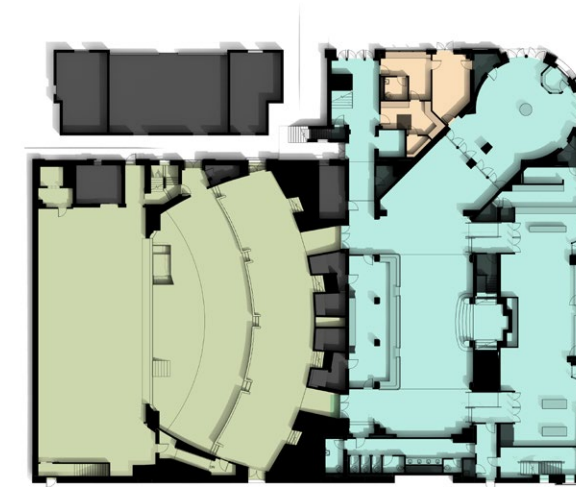
- PROGRAMMING**
- PATRON**
- PERFORMER**
- PRODUCTION**



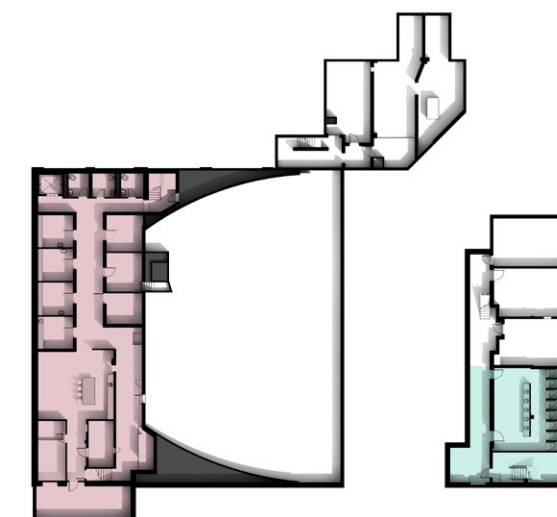
BUILDING  
SECTION



SECOND FLOOR



FIRST FLOOR



BASEMENT



# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### ARCHITECTURAL ASSESSMENT

#### LIFE SAFETY:

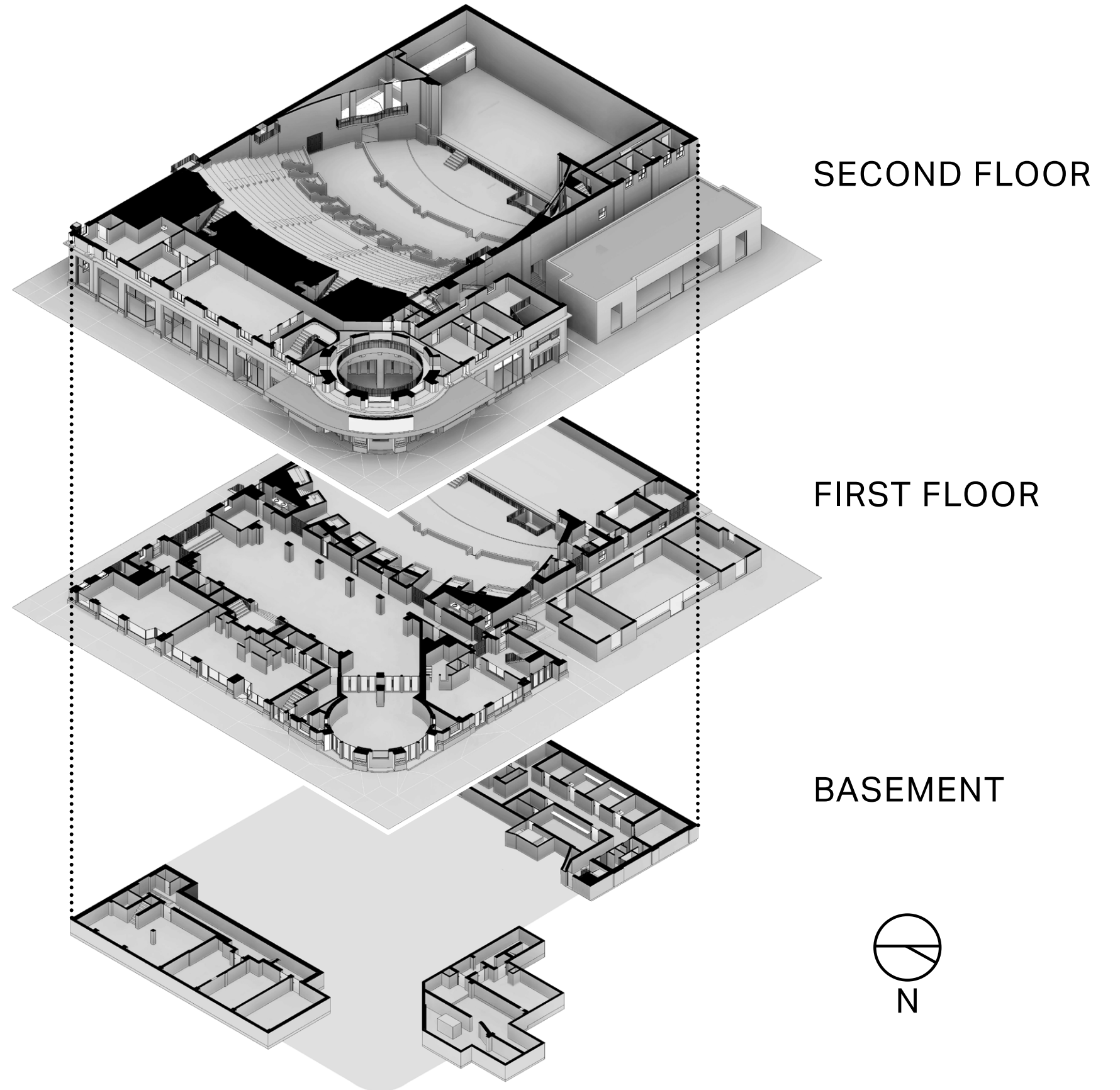
- INADEQUATE STAIRS
- MULTIPLE EXITS REQUIRED FROM AUDITORIUM, LOBBY, ETC.

#### ACCESSIBILITY:

- INACCESSIBLE RESTROOMS
- INSUFFICIENT & INACCESSIBLE AUDITORIUM SEATING

#### CIRCULATION:

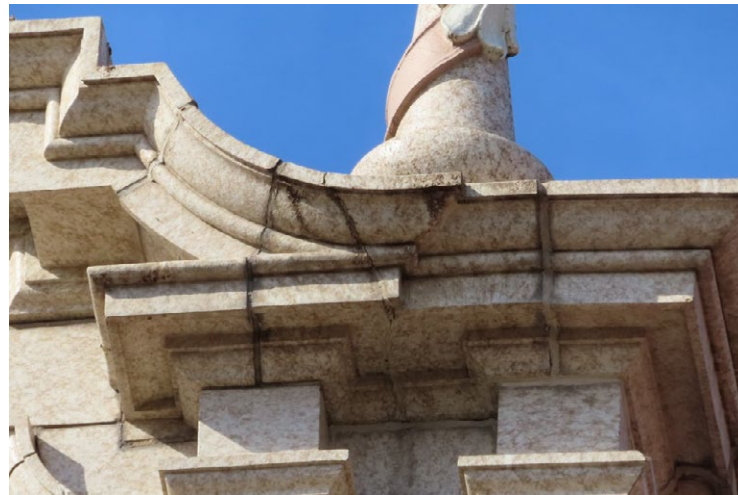
- DISCONNECTED BASEMENTS
- PATRON AND PRODUCTION DROP-OFF
- LEVEL CHANGES



# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### EXTERIOR FACADES



CRACKED UNITS



DISTRESSED PILASTERS  
SOUTH FACADE



EXPOSED CLAY TILE  
WEST FACADE



SPALLED UNITS



DETERIORATED / STAINED BRICK



SPALLED CONCRETE LINTELS  
+ DOOR FRAMES

# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### PLASTER



PEELING PAINT



MISSING PLASTER  
EXPOSED METAL LATH



WATER DAMAGE  
ON WALL + CEILING



CRAZED PAINT



MISSING PLASTER, EXPOSED LATH,  
+ PEELING PAINT

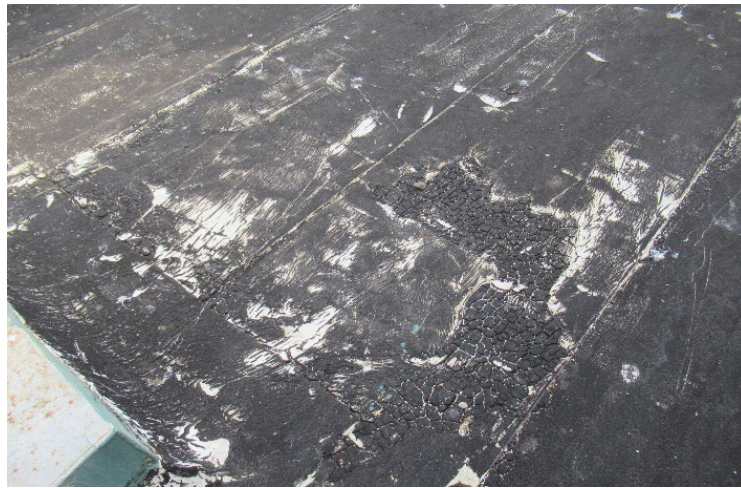


MISSING COATING, MISSING PLASTER,  
+ EXPOSED BRICK BACKUP

# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### ROOFS



CRAZING + EXPOSED REINFORCING



CRACKED + MISSING TILES



CRACKED, MISSING, OPEN COPINGS



BROKEN / MISSING STAINER DRAINS



MISSING GUTTERS + STAINED FACADE



FRIABLE + MISSING SHINGLES

# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### STRUCTURE



CORROSION ON METAL  
CONCRETE FORMS



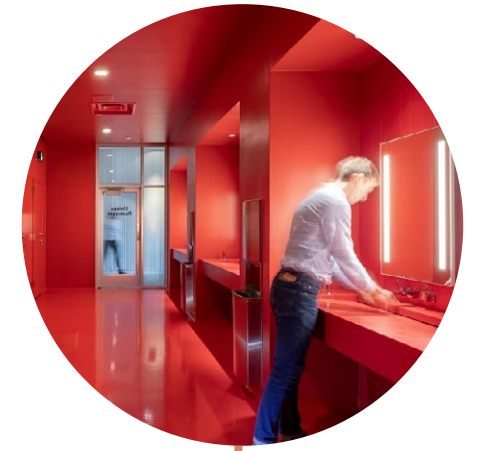
CRACKED BRICK TO  
PROSCENIUM ARCH



SPALLED CONCRETE + EXPOSED  
REINFORCEMENT IN BASEMENT AREAS

# 3

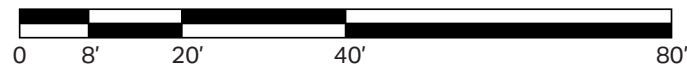
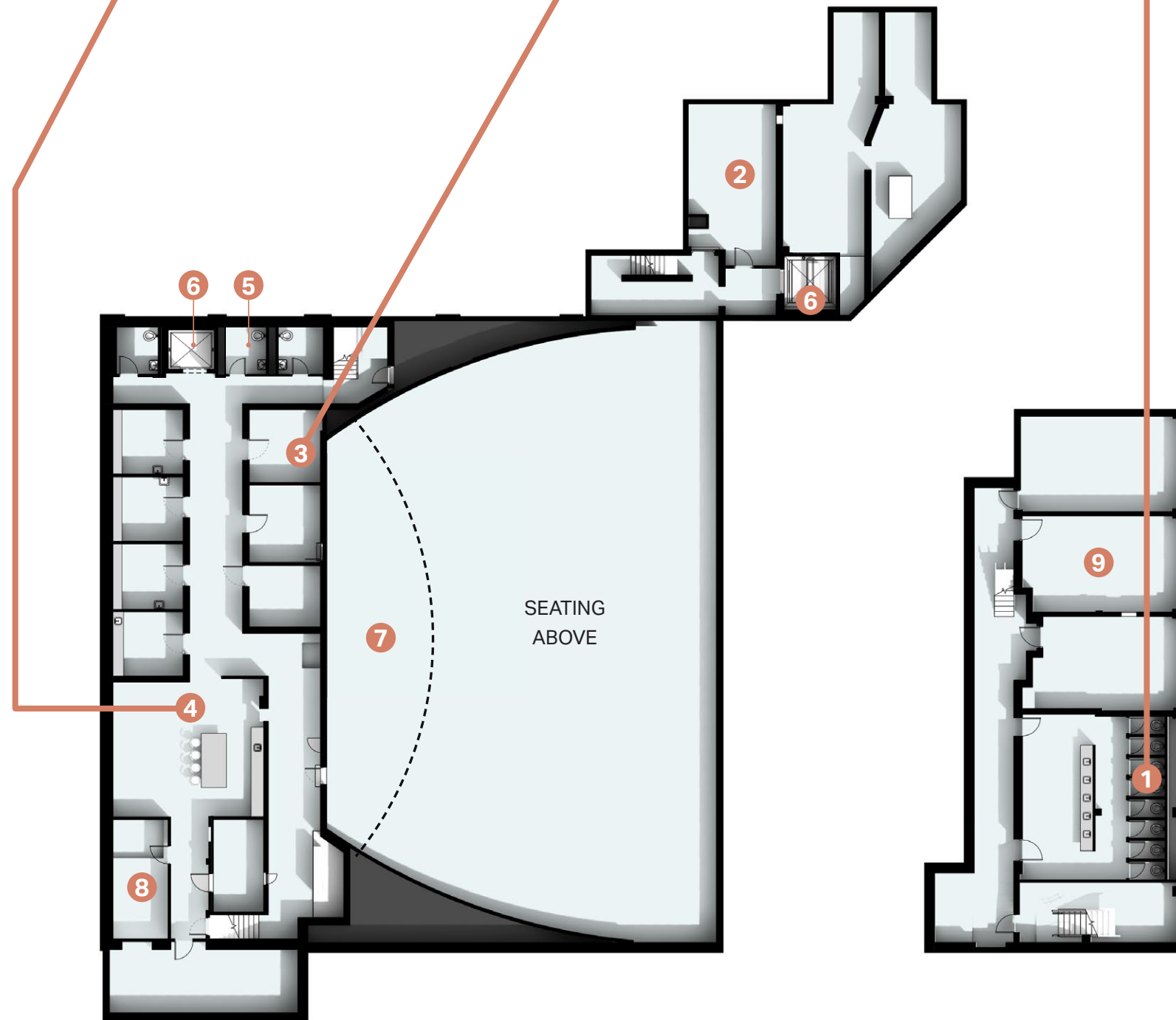
## ASSESSMENT REPORT + CONCEPTUAL DESIGN



FLOOR PLANS:  
⊕ **BASEMENT**

**LEGEND**

- ① PATRON RESTROOMS
- ② TABLE + CHAIR STORAGE
- ③ DRESSING ROOMS
- ④ GREEN ROOM
- ⑤ PERFORMER RESTROOMS
- ⑥ ELEVATOR
- ⑦ ORCHESTRA PIT
- ⑧ LAUNDRY ROOM
- ⑨ PRODUCTION OFFICES



# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

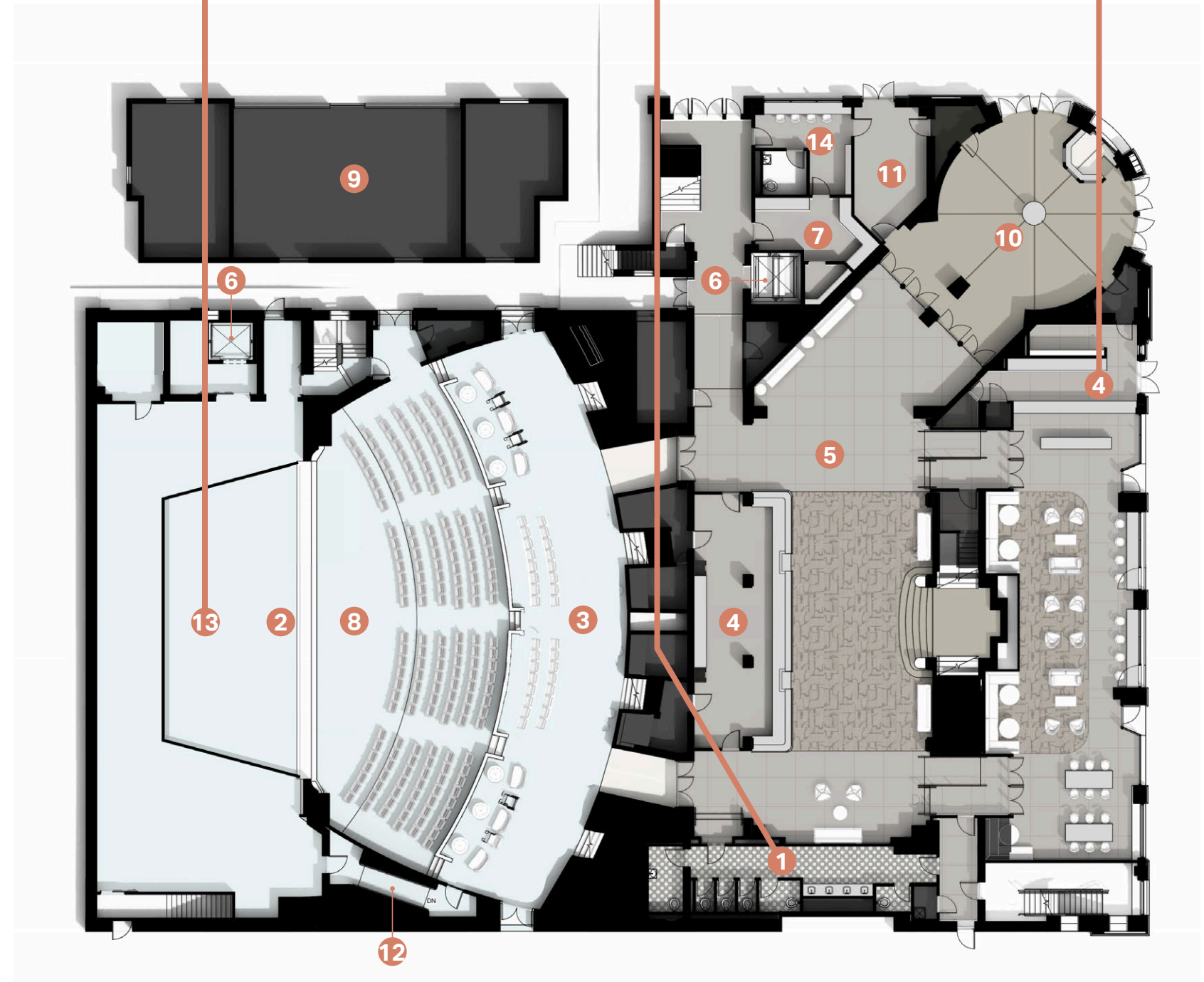
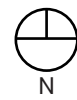
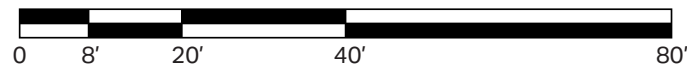


FLOOR PLANS:

### FIRST FLOOR

**LEGEND**

- 1 PATRON RESTROOMS
- 2 STAGE
- 3 1550-SEAT AUDITORIUM
- 4 FOOD + BEVERAGE BAR
- 5 LOBBY
- 6 ELEVATOR
- 7 WARMING KITCHEN
- 8 ORCHESTRA PIT
- 9 INDIANA LANDMARKS
- 10 CONCIERGE
- 11 FRONT-OF-HOUSE OFFICE
- 12 ADA RAMP
- 13 ORCHESTRA SHELL
- 14 EMPLOYEE AREA







JULY 24, 2024

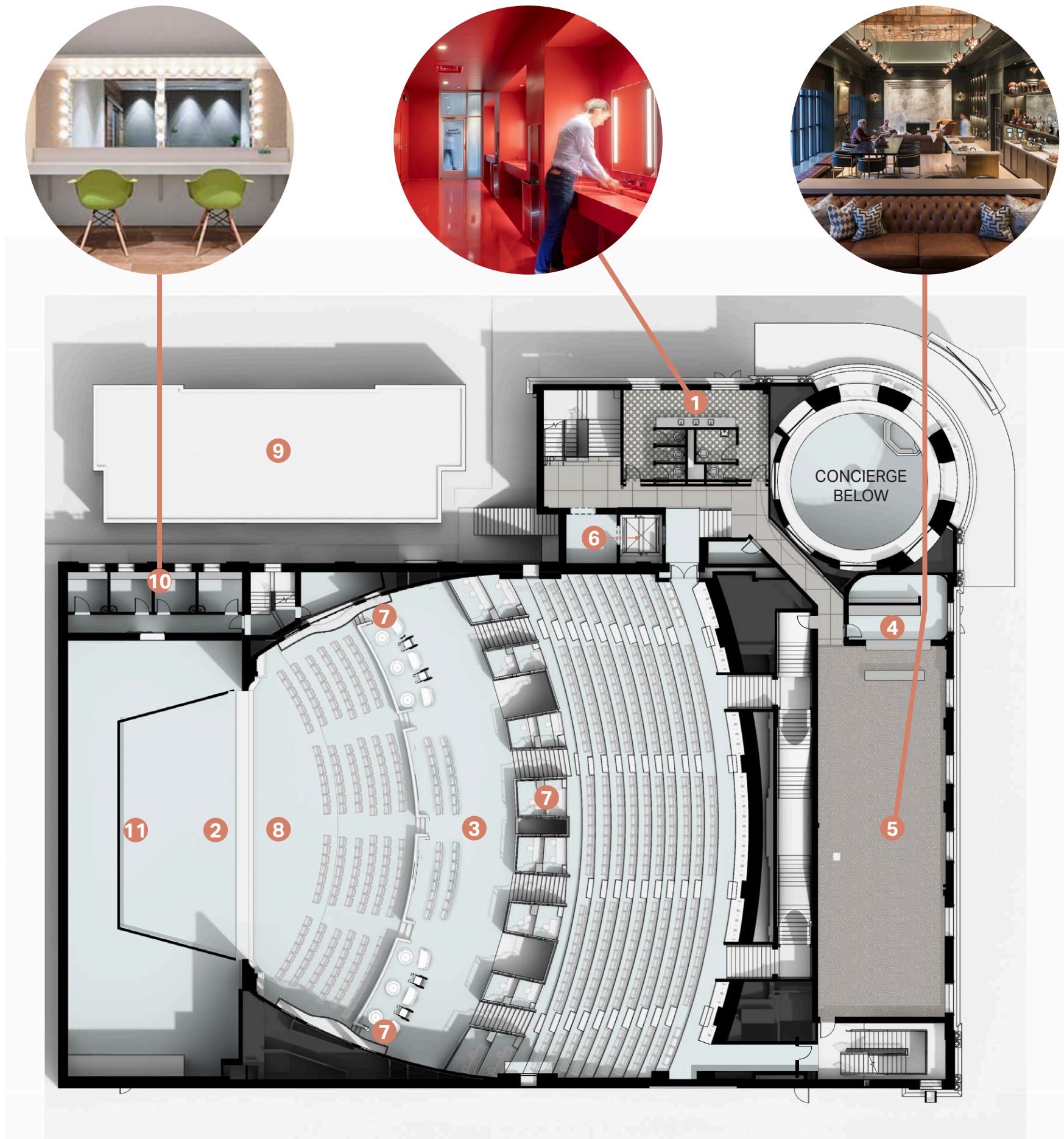
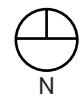
# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### FLOOR PLANS: SECOND FLOOR

#### LEGEND

- 1 PATRON RESTROOMS
- 2 STAGE
- 3 1550-SEAT AUDITORIUM
- 4 FOOD + BEVERAGE BAR
- 5 LOBBY
- 6 ELEVATOR
- 7 VIP SEATING
- 8 ORCHESTRA PIT
- 9 INDIANA LANDMARKS
- 10 DRESSING ROOMS
- 11 ORCHESTRA SHELL



# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

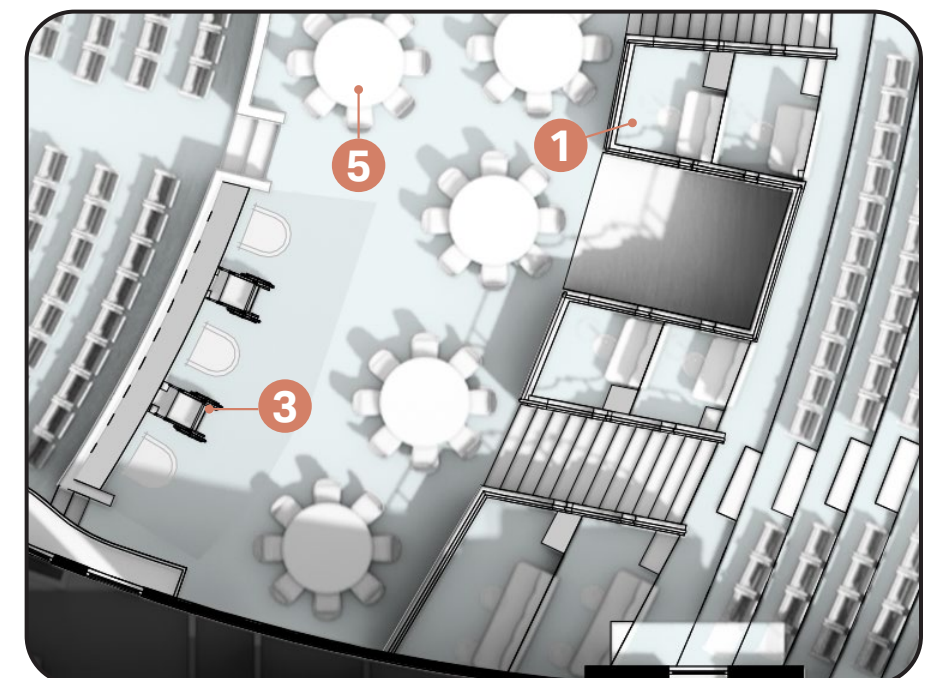
### ENLARGED FLOOR PLANS: ROOM SETTINGS

#### LEGEND

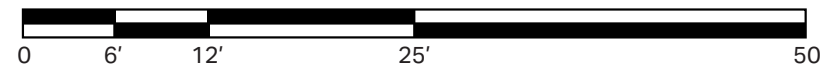
- 1 VIP BOOTHS
- 2 ADA VIP OPTION 1
- 3 ADA VIP OPTION 2
- 4 PERFORMANCE SETTING
- 5 BANQUET SETTING



AUDITORIUM FIRST FLOOR  
SETTING 1



AUDITORIUM FIRST FLOOR  
SETTING 2

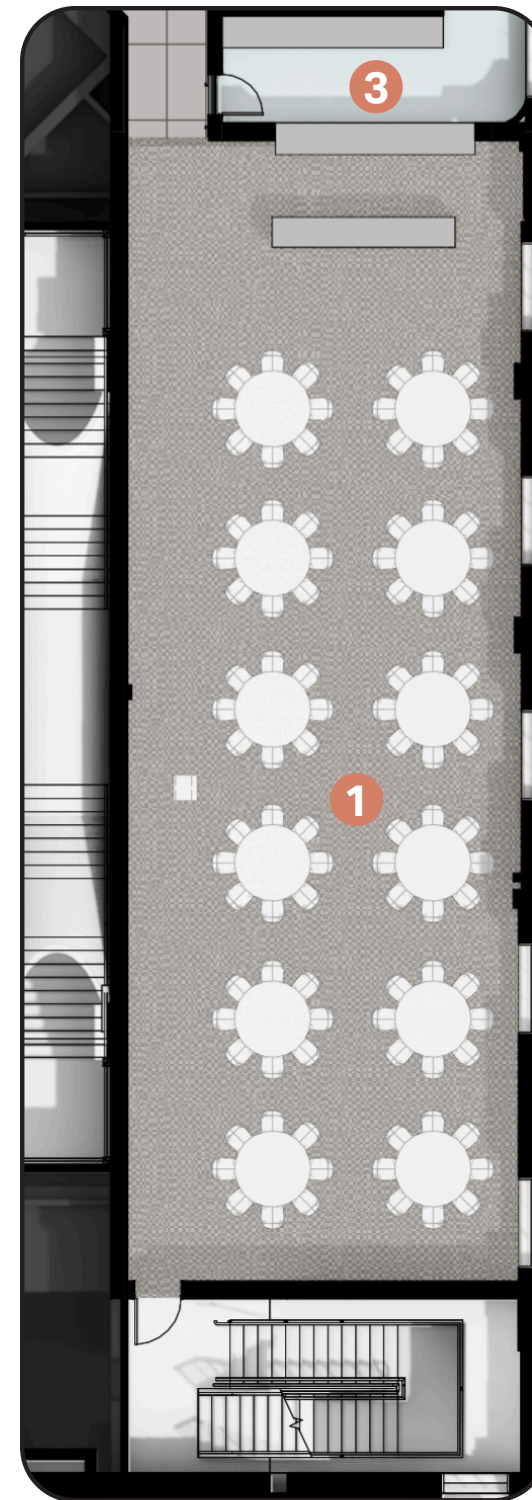


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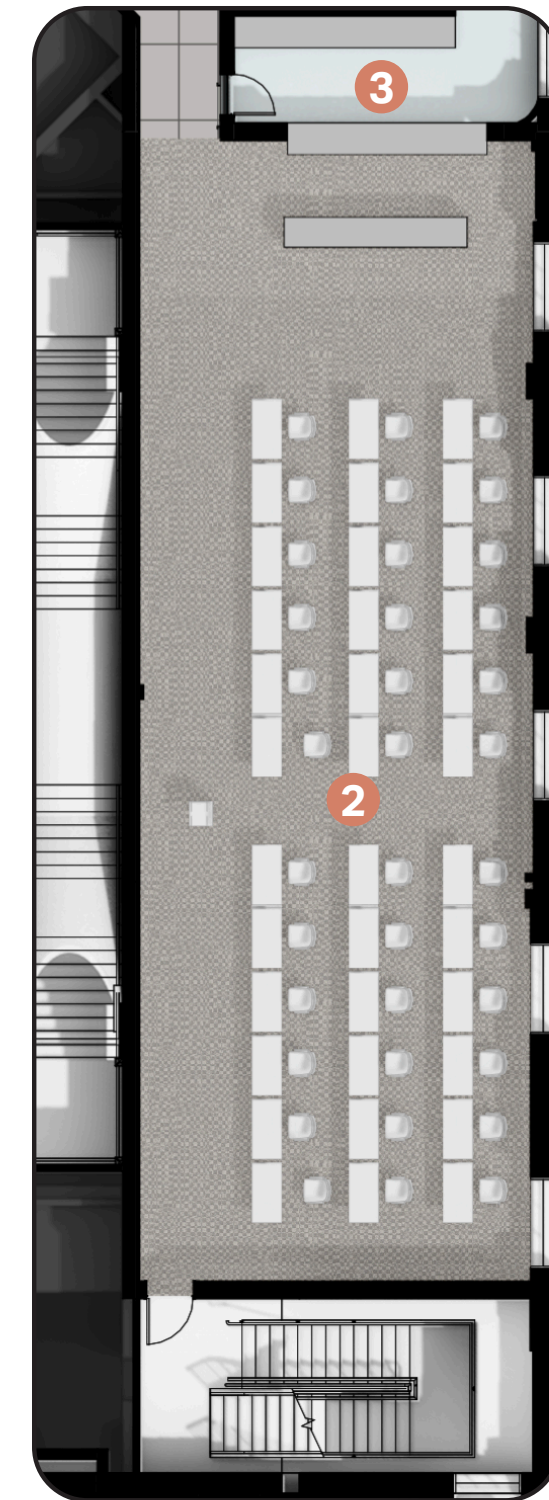
## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### LEGEND

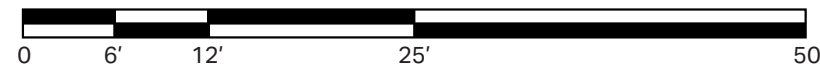
- 1 BANQUET SETTING
- 2 TRAINING SETTING
- 3 FOOD + BEVERAGE



SECOND FLOOR LOBBY  
SETTING 1



SECOND FLOOR LOBBY  
SETTING 2



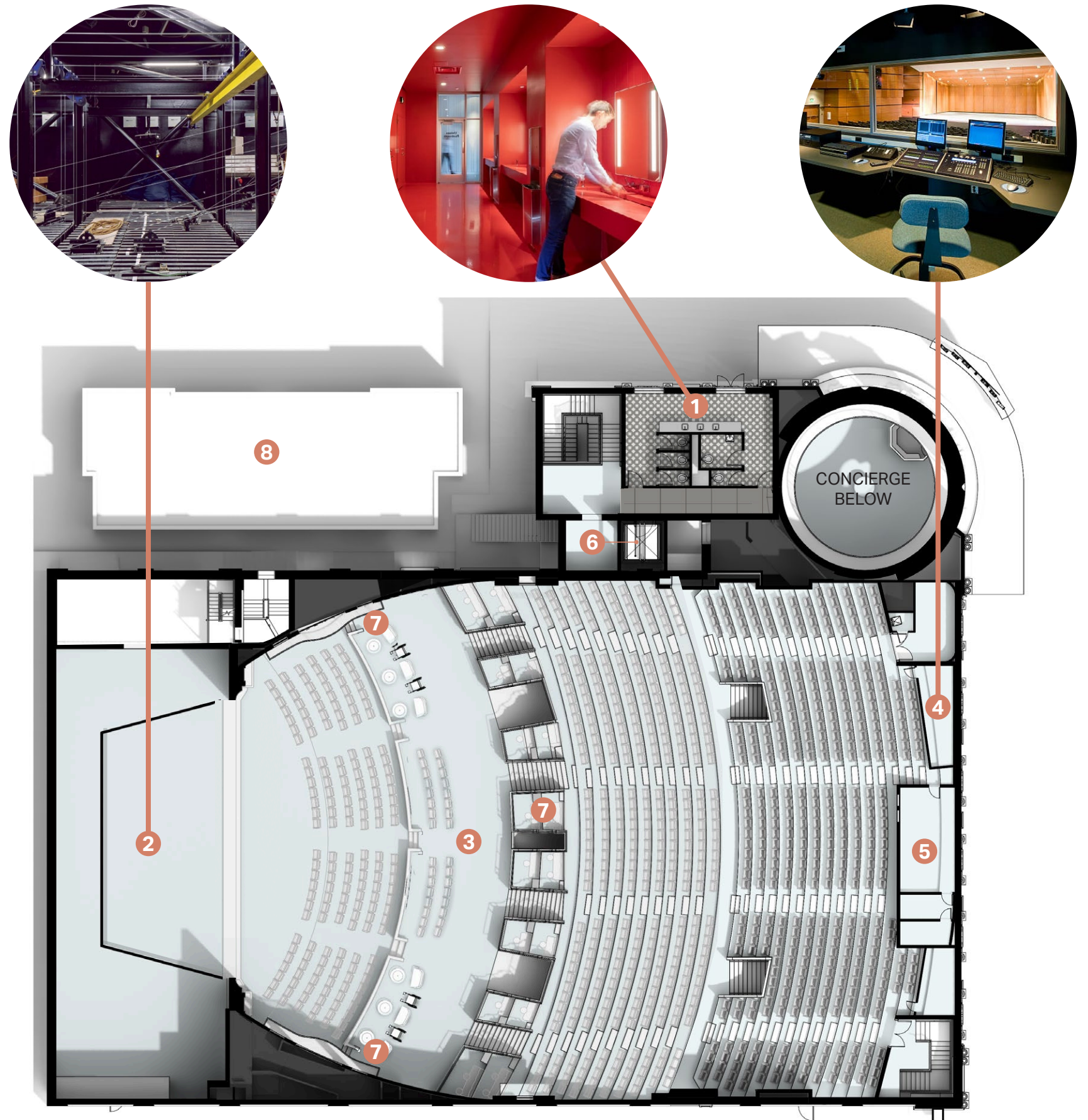
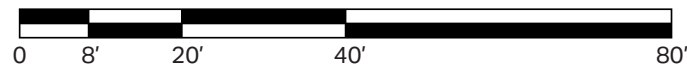
# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### FLOOR PLANS: THIRD FLOOR

#### LEGEND

- 1 PATRON RESTROOMS
- 2 STAGE RIGGING
- 3 1550-SEAT AUDITORIUM
- 4 CONTROL
- 5 PROJECTION
- 6 ELEVATOR
- 7 VIP SEATING
- 8 INDIANA LANDMARKS



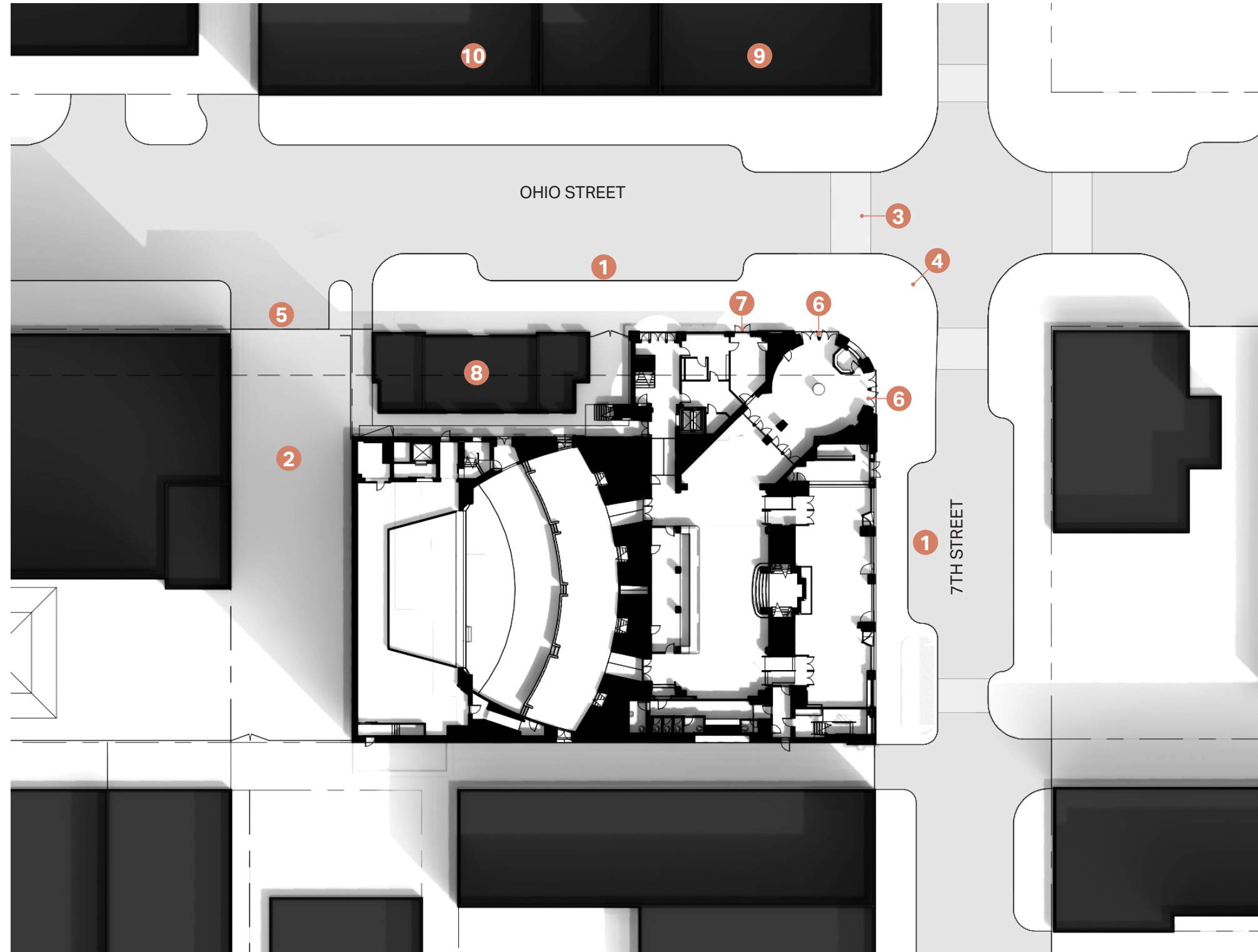
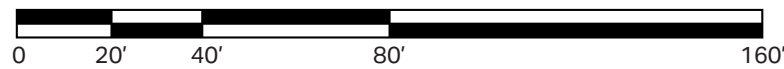
# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### SITE PLAN

#### LEGEND

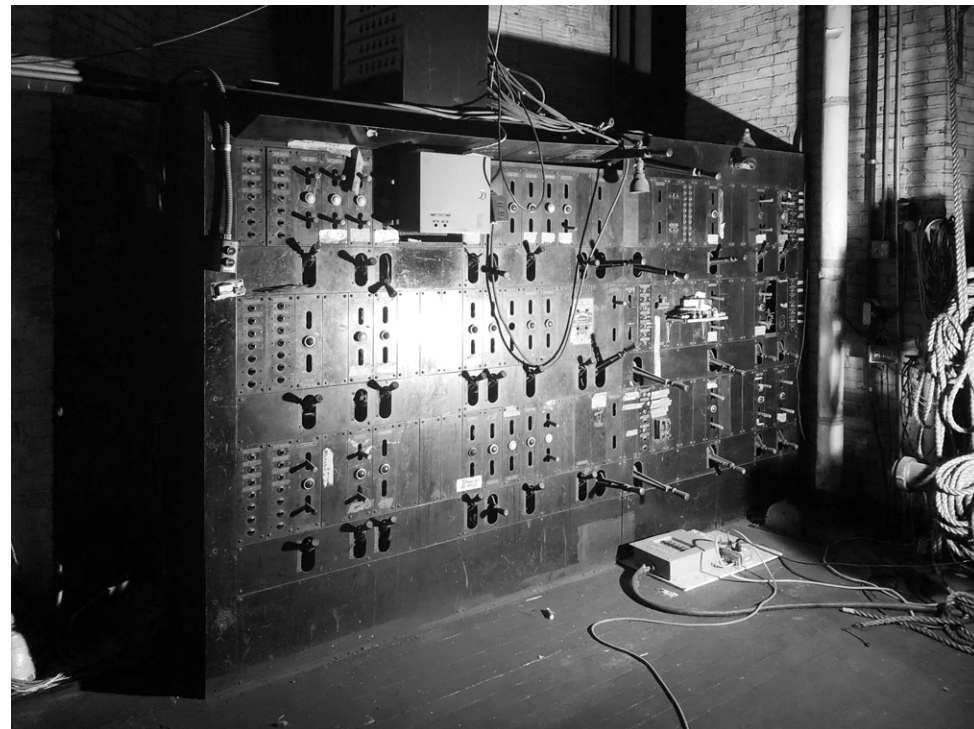
- 1 PATRON DROP-OFF ZONE
- 2 PRODUCTION DROP-OFF ZONE
- 3 SHORTENED CROSSWALK
- 4 SIDEWALK BUMPOUT
- 5 EXPANDED CURB CUT
- 6 PATRON ENTRANCE
- 7 STAFF ENTRANCE
- 8 INDIANA LANDMARKS
- 9 ART MUSEUM
- 10 CASA URBANA



# 3

## ASSESSMENT REPORT + CONCEPTUAL DESIGN

### MECHANICAL, ELECTRICAL, + PLUMBING



EXISTING HISTORIC SWITCHBOARD

#### HVAC

- EXISTING: FULL REMOVAL
- NEW: 4-PIPE HEATING + COOLING SYSTEM

#### PLUMBING

- DOMESTIC WATER: 4" NEW WATER SERVICE
- HOT WATER: ELECTRIC WATER HEATERS
- DOMESTIC WATER SOFTENER: ALL DOMESTIC WATER
- SANITARY WASTE + VENT: FULL REPLACEMENT
- STORM: ROOF + OVERFLOW DRAINS
- NATURAL GAS: LOW PRESSURE GAS SERVICE
- INSULATION: PROVIDED PER CODE + TO PREVENT CONDENSATION
- PIPING SYSTEMS: COPPER, PVC, CAST IRON, + STEEL
- PLUMBING FIXTURES: ALL NEW CHINA + CHROME FIXTURES

#### FIRE PROTECTION

- WET PIPE AUTOMATIC SPRINKLER SYSTEM

#### ELECTRICAL

- EXISTING: FULL REMOVAL
- NEW: 1000 KVA, 1600 AMP, 277/480-VOLT, 3-PHASE, 4-WIRE

# 3 ASSESSMENT REPORT + CONCEPTUAL DESIGN

## ESTIMATED BUDGET

DESIGN + CONSTRUCTION:  
\$426.18 X 49,640 FT<sup>2</sup> = \$21,155,715

EQUIPMENT + SEATING:  
\$6,200,364

**PROJECT TOTAL:**  
**\$27,356,079**

ITEM	COST
GENERAL REQUIREMENTS	\$1,433,474
SELECTIVE DEMOLITION	\$307,761
CONCRETE	\$351,500
MASONRY	\$650,925
METAL	\$650,400
WOOD, PLASTICS, COMPOSITES	\$139,240
THERMAL + MOISTURE PROTECTION	\$555,420
OPENINGS	\$607,590
FINISHES	\$1,692,451
SPECIALTIES	\$245,000
EQUIPMENT	\$10,000
CONVEYING EQUIPMENT	\$320,000
FIRE PROTECTION	\$367,480
PLUMBING	\$563,600
MECHANICAL	\$4,921,500
ELECTRICAL	\$3,342,300
SITE IMPROVEMENTS	\$35,475
UTILITIES	\$5,000
SUBTOTAL	\$16,199,116
DESIGN CONTINGENCY	\$1,619,912
CONSTRUCTION CONTINGENCY	\$1,619,912
ESCALATION	\$971,947
CM FEE	\$615,021
PRECONSTRUCTION SERVICES	\$40,000
DESIGN + CONSTRUCTION TOTAL	\$21,155,715
THEATRE EQUIPMENT + SEATING	\$6,200,364
<b>PROJECT TOTAL</b>	<b>\$27,356,079</b>



**THANK YOU**

JULY 24, 2024

