



LEWISVILLE GRAND THEATER

THEATER RENOVATION ASSESSMENT REPORT

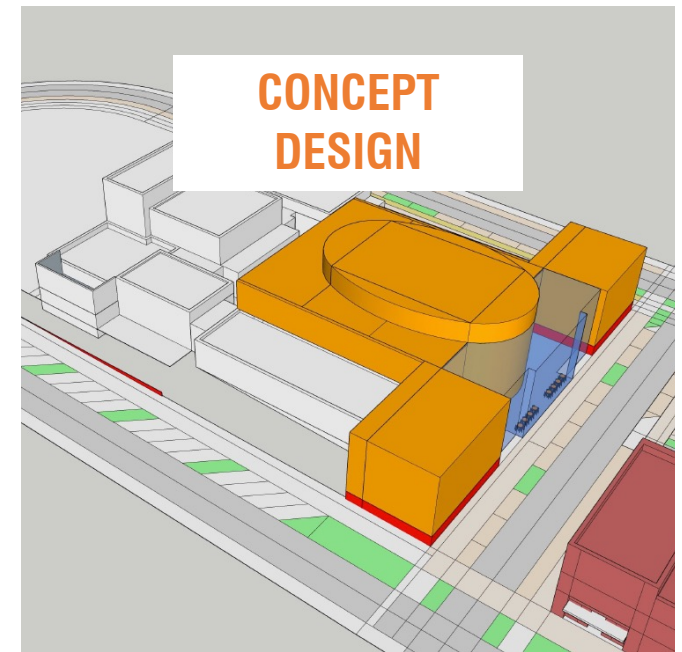
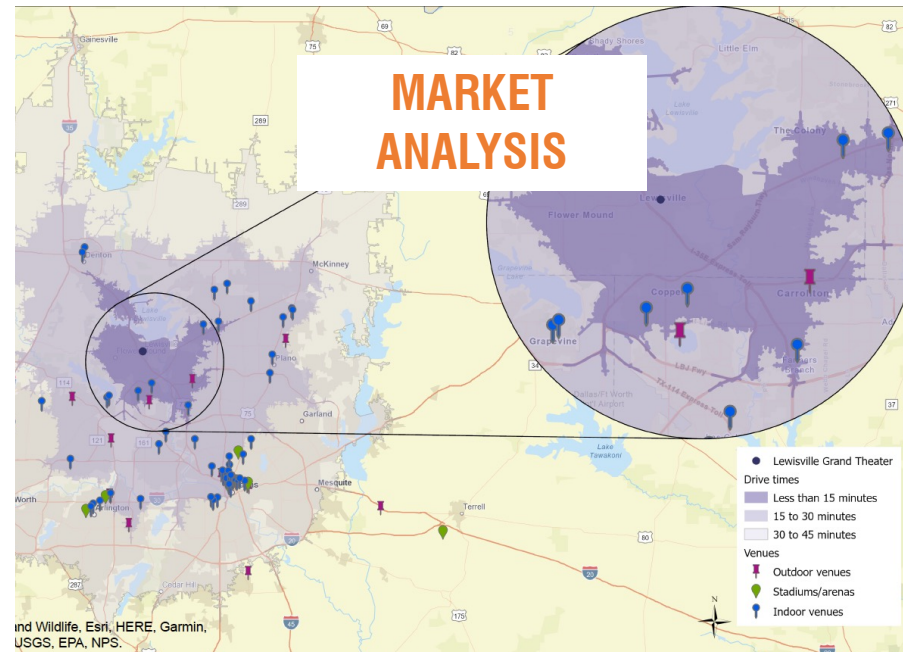
September 18, 2023

Prepared by

THEATRE DNA

Los Angeles Office
www.mytheatredna.com

HISTORICAL CONTEXT



HISTORICAL CONTEXT

HOME Enhance



CURRENT SOCIAL

- Serves Local Community
- Improves Existing Operations
- Increased Hall Seating Capacity
- New BBOX Lobby

BETTERMENT EXISTING OPERATIONS

PORTICO Infill

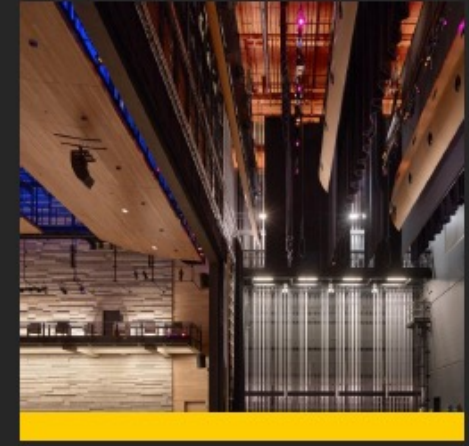


METRO PRODUCTIONS

- 500+ Seat Flexible Theater
- Additional Lobby + Admin Space
- Additional Rehearsal Spaces
- Inviting Street Frontage
- Connection to Park

RELATIONSHIP OLD TOWN + PARK

BEACON Expand



REGIONAL TOURING

- 1000+ seat Proscenium Theater
- Full Stage + Fly Tower
- Orchestra Pit
- Main Street Entrance

PARTNERSHIP ISD + PRODUCTION

HISTORICAL CONTEXT

HOME

Enhance



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Serves Local Community
Improves Existing Operations
Increased Hall Seating Capacity
New BBOX Lobby

BETTERMENT EXISTING OPERATIONS

PORTICO

Infill



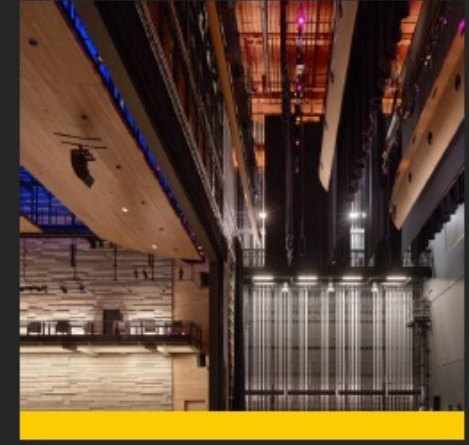
METRO PRODUCTIONS

500+ Seat Flexible Theater
Additional Lobby + Admin Space
Additional Rehearsal Spaces
Inviting Street Frontage
Connection to Park

RELATIONSHIP OLD TOWN + PARK

BEACON

Expand

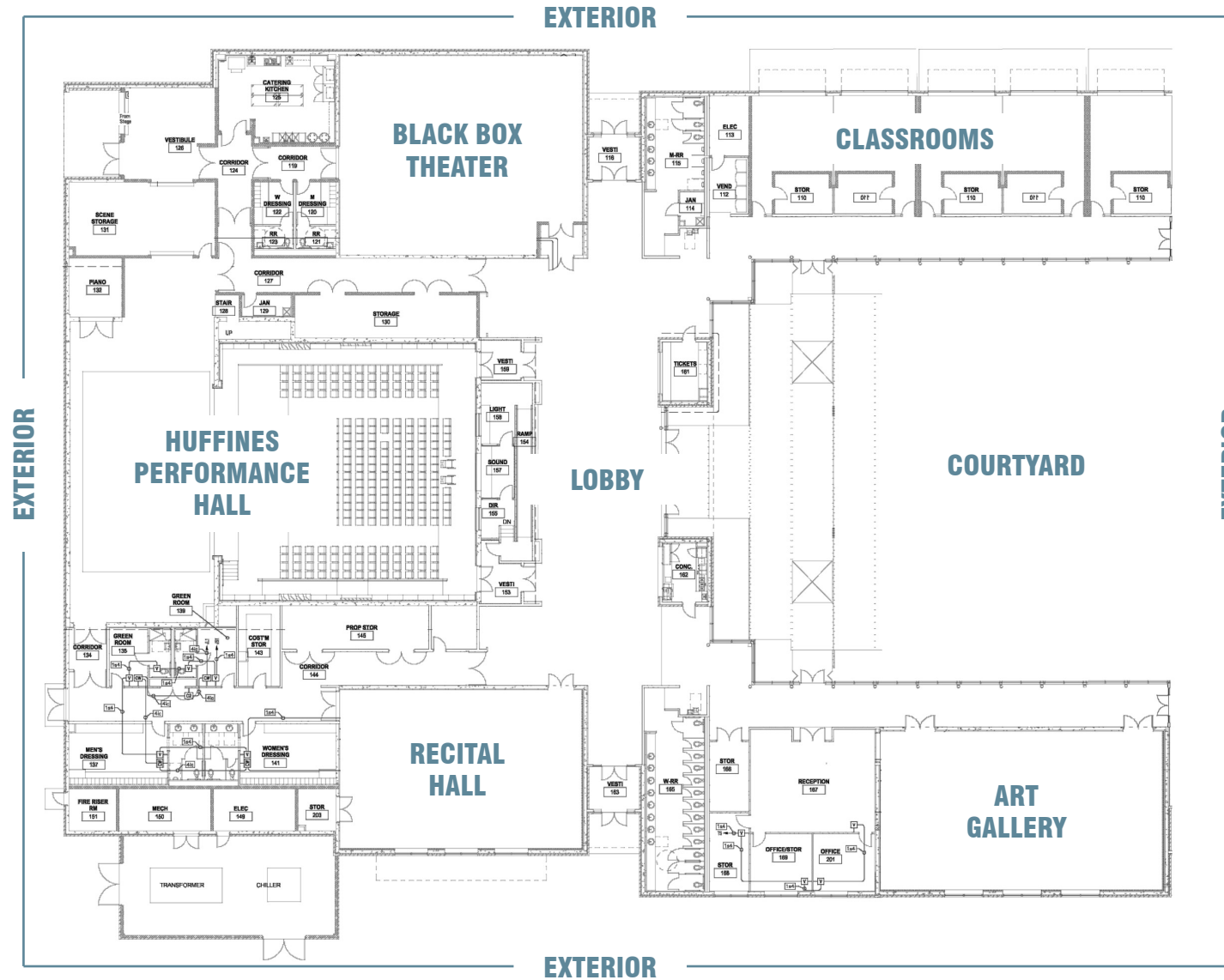


REGIONAL TOURING

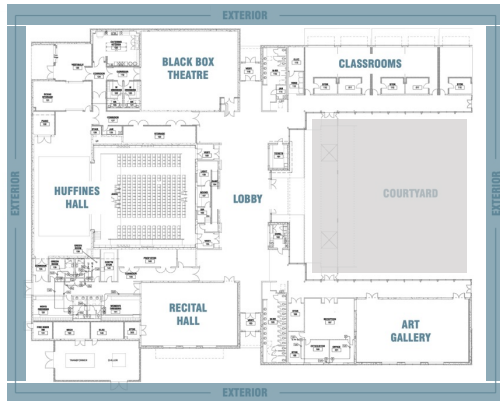
1000+ seat Proscenium Theater
Full Stage + Fly Tower
Orchestra Pit
Main Street Entrance

PARTNERSHIP ISD + PRODUCTION

ASSESSMENT AREAS



COURTYARD & EXTERIOR AREAS



ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$78,800
- 2** \$16,000
- 3** \$124,200

1

PRIORITY ONE ITEMS



CONSTRUCT A 12' X 20' BRICK OR CONCRETE STORAGE BUILDING

- ✓ CREATE INTERIOR AND EXTERIOR BRANDING ELEMENTS AND SIGNS FOR THE BLACK BOX THEATRE
- ✓ RESUME PRINTING LARGE FORMAT BANNERS AND USING EXISTING WALL ANCHORS FOR ADVERTISING EVENTS

2

PRIORITY TWO ITEMS



IMPROVE COURTYARD AND ENTRYWAY LIGHTING

- ✓ BUILDING UPON THE UPGRADES IN THE OLD TOWN LEWISVILLE LANDSCAPING PROJECT

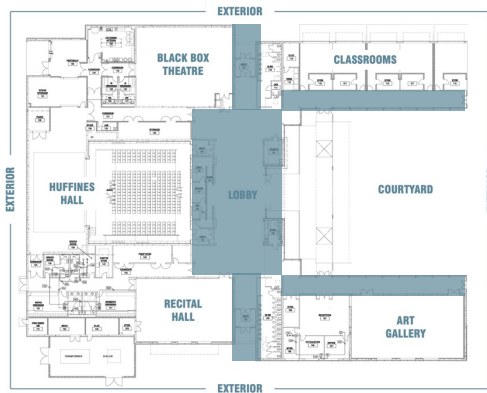
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PRIORITY THREE ITEMS



REPLACE THE EXTERIOR-FACING TINTED GLASS OF THE LOBBY, WINGS, AND CLASSROOMS

LOBBY & COMMON AREAS



ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$34,900
- 2** \$33,000
- 3** \$18,000

1

PRIORITY ONE ITEMS



REVAMPED WAYFINDING ELEMENTS AND ROOM SCHEDULE DISPLAYS

- ✓ COMMON AREA SIGNAGE IMPROVEMENTS
- ✓ CONCESSION STAND AESTHETIC UPGRADES
- ✓ CONSTRUCTION OF A NEW WELCOME DESK
- ✓ ADDITIONAL LOBBY ELECTRICAL OUTLETS

2

PRIORITY TWO ITEMS



GRAB-N-GO CONCESSION STATION AND F&B POINT OF SALE UPGRADES

- ✓ VIDEO MENU BOARDS
- ✓ SELF CHECKOUT POINT OF SALE STATIONS
- ✓ MOBILE ORDERING

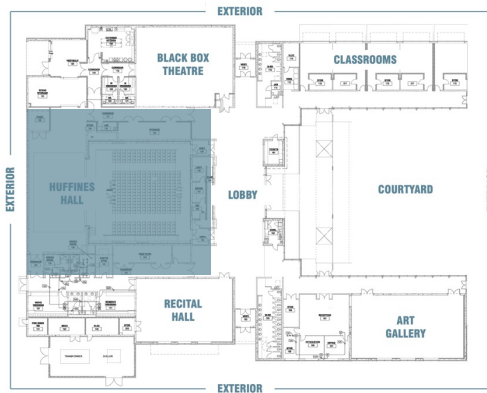
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PRIORITY THREE ITEMS



LOBBY VIDEO WALL FOR MARKETING, WAYFINDING, AND DIGITAL ART

HUFFINES PERFORMANCE HALL



ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$365,510
- 2** \$327,422
- 3** \$253,255

1

PRIORITY ONE ITEMS

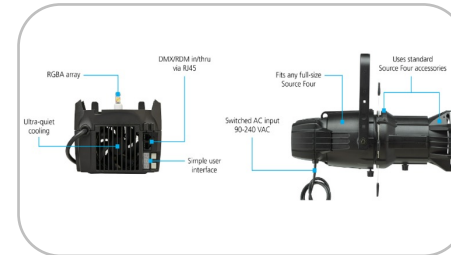


CONVERT PERFORMANCE LIGHTING SYSTEM FROM INCANDESCENT TO LED

- ✓ REPLACE HOUSE LIGHTING WITH COLOR CHANGING LED UNITS
- ✓ FIX BROKEN ELECTRICAL OUTLETS AND AV PATCH PANELS
- ✓ ADD NETWORKED FIBER INFRASTRUCTURE AND OUTLETS
- ✓ REPLACE CONTROL BOOTH WINDOWS

2

PRIORITY TWO ITEMS

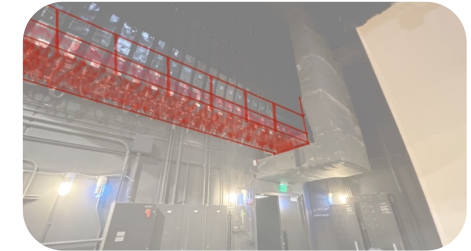


FINISH REPLACING ALL INCANDESCENT UNITS WITH LED'S

- ✓ ADD A LIGHT POSITION PIPE TO THE BOOTH FRONT
- ✓ REPLACE THE BLOND HARDWOOD STAGE APRON
- ✓ ADD A ROBOTIC SPOTLIGHT SYSTEM AND EQUIPMENT

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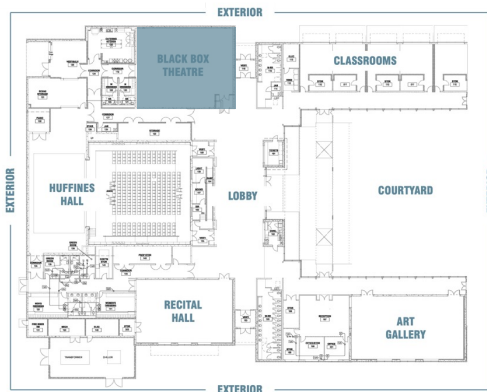
PRIORITY THREE ITEMS



ADD MID GALLERY STAGE RIGHT FOR RIGGING MOTOR MAINTENANCE ACCESS

- ✓ REPLACE DRAPERIES WITH IFR (INHERENTLY FLAME RETARGET)
- ✓ ADD A CHAIN MOTOR CONTROL SYSTEM FOR MAIN SPEAKERS
- ✓ ADD A SOUND MIXING PONY WALL
- ✓ ADD REMAINING FIBER, POWER OUTLETS, AND NETWORKING

BLACK BOX THEATER

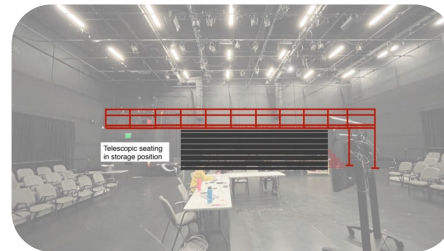


ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$456,500
- 2** \$159,000
- 3** \$38,660

1

PRIORITY ONE ITEMS

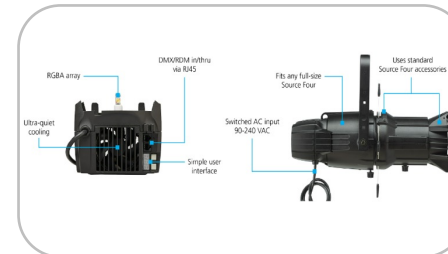


ADD A TELESCOPIC SEATING SYSTEM WITH ELEVATED CONTROL PLATFORM

- ✓ CONVERT PERFORMANCE LIGHTING SYSTEM TO LED
- ✓ ADD DMX NETWORKING FOR LED LIGHTING SYSTEM
- ✓ REPLACE HOUSE LIGHTING WITH COLOR CHANGING LED UNITS

2

PRIORITY TWO ITEMS



FINISH REPLACING ALL INCANDESCENT UNITS WITH LED'S

- ✓ ACOUSTIC TREATMENT TO AID IN SOUND ABSORPTION AND REFLECTIVITY

3

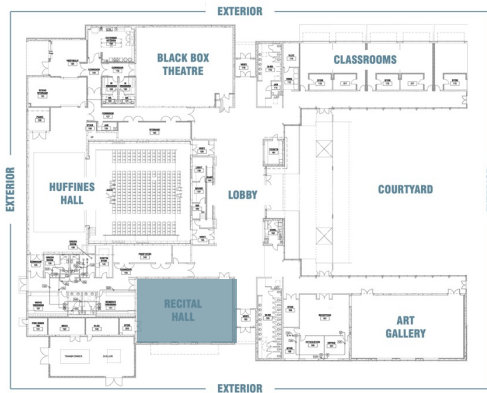
PRIORITY THREE ITEMS



REPAINT BLACK BOX TO AN ALTERNATIVE COLOR FOR EVENT MAXIMIZATION

- ✓ REPLACE DRAPERIES WITH IFR (INHERENTLY FLAME RETARGENT)

RECITAL HALL RENOVATIONS

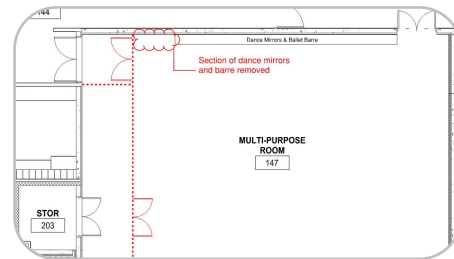


ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$45,566
- 2** \$26,822
- 3** \$27,800

1

PRIORITY ONE ITEMS



ADD A WALL PARTITION FOR SOUND ISOLATION AND EXTRA STORAGE

- ✓ REPLACE ALL DOOR SEALS FOR SOUND ISOLATION
- ✓ ADD AV NETWORKING INFRASTRUCTURE
- ✓ NEW THEATRICAL LIGHTING FIXTURES

2

PRIORITY TWO ITEMS



ADD AV TOUCHSCREENS FOR BETTER OPERATIONAL CONTROL

- ✓ ADD A CHAIR RAIL TO THE ROOM TO HELP PROTECT WALL FINISHES

3

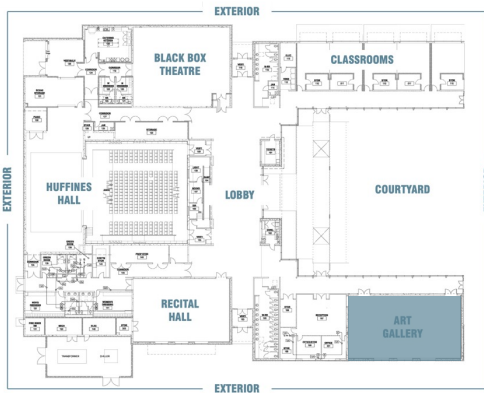
PRIORITY THREE ITEMS



ADD AV UPGRADES TO AUDIO AND LIGHTING EQUIPMENT

- ✓ FINISH ADDING REMAINING AV NETWORKING PORTS

ART GALLERY RENOVATIONS

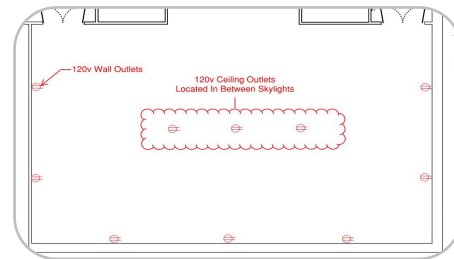


ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1 \$8,200
- 2 \$0
- 3 \$17,000

1

PRIORITY ONE ITEMS

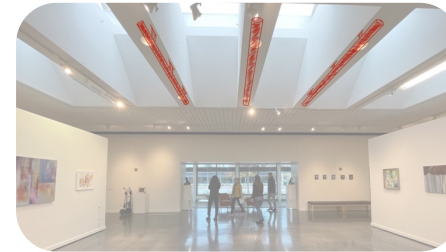


ADD 120V POWER OUTLETS

- ✓ ADD AV NETWORKING OUTLETS

3

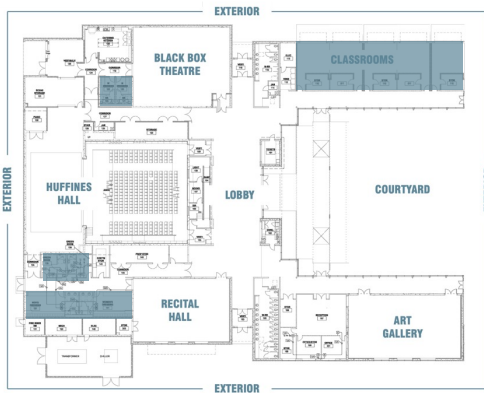
PRIORITY THREE ITEMS



ADD OVERHEAD RIGGING PIPES FOR HANGING ARTWORK AND PROJECTORS

- ✓ ADD A HAND OPERATED DRAPERY TRACK TO HELP WITH SOUND DAMPENING

CLASSROOM & DRESSING ROOMS

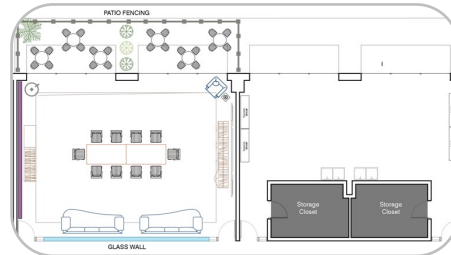


ESTIMATED CONSTRUCTION COSTS BY PRIORITY PHASE

- 1** \$81,652
- 2** \$22,750
- 3** \$0

1

PRIORITY ONE ITEMS (CLASSROOMS)

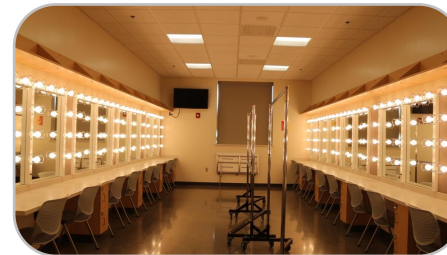


CONVERSION OF CLASSROOMS 1A/1B INTO A VIP LOUNGE EVENT SPACE

- ✓ INTERIOR DESIGN
- ✓ AV NETWORKING AND CONFERRING EQUIPMENT
- ✓ PATIO FURNITURE AND LANDSCAPING
- ✓ ADDING AV NETWORKING AND EQUIPMENT UPGRADES TO CLASSROOMS 2A/2B

1

PRIORITY ONE ITEMS (DRESSING ROOMS)



CONVERSION OF "GREEN ROOMS" INTO PROPER DRESSING ROOMS

- ✓ REMOVE LOCKERS AND BENCHES FROM CHORUS DRESSING ROOMS
- ✓ REDO COUNTERTOPS, MIRRORS, AND FINISHES
- ✓ ADD POWER AND DATA OUTLETS
- ✓ ADD AV INFRASTRUCTURE FOR AUDIO AND VIDEO MONITORS
- ✓ RENOVATE BLACK BOX DRESSING ROOMS WITH SAME UPGRADES

2

PRIORITY TWO ITEMS (CLASSROOMS)



RENOVATION OF CLASSROOM 3A INTO A STAFF BREAKROOM

ADDITIONAL ANTICIPATED PROJECT COSTS



5% DESIGN
PHASE CONTINGENCY



GENERAL
CONTRACTOR FEES



PERMITTING
FEES



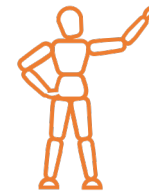
INSURANCE
REQUIREMENTS



ESCALATION
CONTINGENCY



ARCHITECTURAL
DESIGN TEAM FEES



THEATRE
CONSULTANT FEES



CONSTRUCTION
CONTINGENCY

TOTAL ESTIMATED PROJECT COSTS

1

PRIORITY ONE BUDGET

CONSTRUCTION COSTS: \$1,336,386

SOFT COSTS: \$213,822

TOTAL PROJECT COSTS: \$1,550,207

- ✓ EXTERIOR STORAGE BUILDING
- ✓ NEW WAYFINDING AND SIGNAGE
- ✓ WELCOME DESK CONSTRUCTION
- ✓ TELESCOPIC SEATING – BLACK BOX
- ✓ RECITAL HALL PARTITION WALL / STORAGE
- ✓ VIP LOUNGE / DRESSING ROOM RENOVATIONS
- ✓ LED LIGHTING CONVERSION IN THE HUFFINES AND BLACK BOX THEATERS

2

PRIORITY TWO BUDGET

CONSTRUCTION COSTS: \$721,245

SOFT COSTS: \$108,187

TOTAL PROJECT COSTS: \$829,432

- ✓ IMPROVE COURTYARD LIGHTING
- ✓ CONCESSIONS PROGRAM UPGRADES
- ✓ COMPLETE LED LIGHTING CONVERSION
- ✓ ROBOTIC FOLLOW SPOT SYSTEM
- ✓ ACOUSTIC TREATMENTS – BLACK BOX
- ✓ AV TOUCH SCREENS IN RECITAL HALL
- ✓ BREAKROOM RENOVATION

3

PRIORITY THREE BUDGET

CONSTRUCTION COSTS: \$590,459

SOFT COSTS: \$82,664

TOTAL PROJECT COSTS: \$673,123

- ✓ REPLACE WINDOW TINTING
- ✓ LOBBY VIDEO WALL
- ✓ RIGGING MOTOR MAINTENANCE PLARFORM
- ✓ REPAINT BLACK BOX THEATRE
- ✓ RECITAL HALL AV UPGRADES
- ✓ RIGGING PIPES FOR THE ART GALLERY
- ✓ REPLACE ALL DRAPERIES WITH IFR UNITS



THEATRE DNA