

the "MAIN" theatre

7428 HAMILTON AVE.
45231

Visioning
Project
2019

JULY 29, 2019



the "MAIN" theatre

7428 HAMILTON AVE.
45231

**HISTORICAL
PRESENCE**



the "MAIN" theatre

PROJECT WORK PLAN

PROCESS

The "Main Theater Visioning process" developed a conceptual plan for the redevelopment of the historic Main Theater that reflects the vision stakeholders have for the future use of this City resource. Public planning workshops documented the strengths of the theater's urban context, identified architectural possibilities and potential uses and the team initiated dialogue with potential "partners" This Illustrative Conceptual Planning Document has been formalized as a summary of this planning effort

URBAN CONTEXT

Our effort set aside time during initial planning workshops to discuss and identify the strengths of the theater's urban context.

The team also recognized and reinforced development recommendations established in past planning efforts

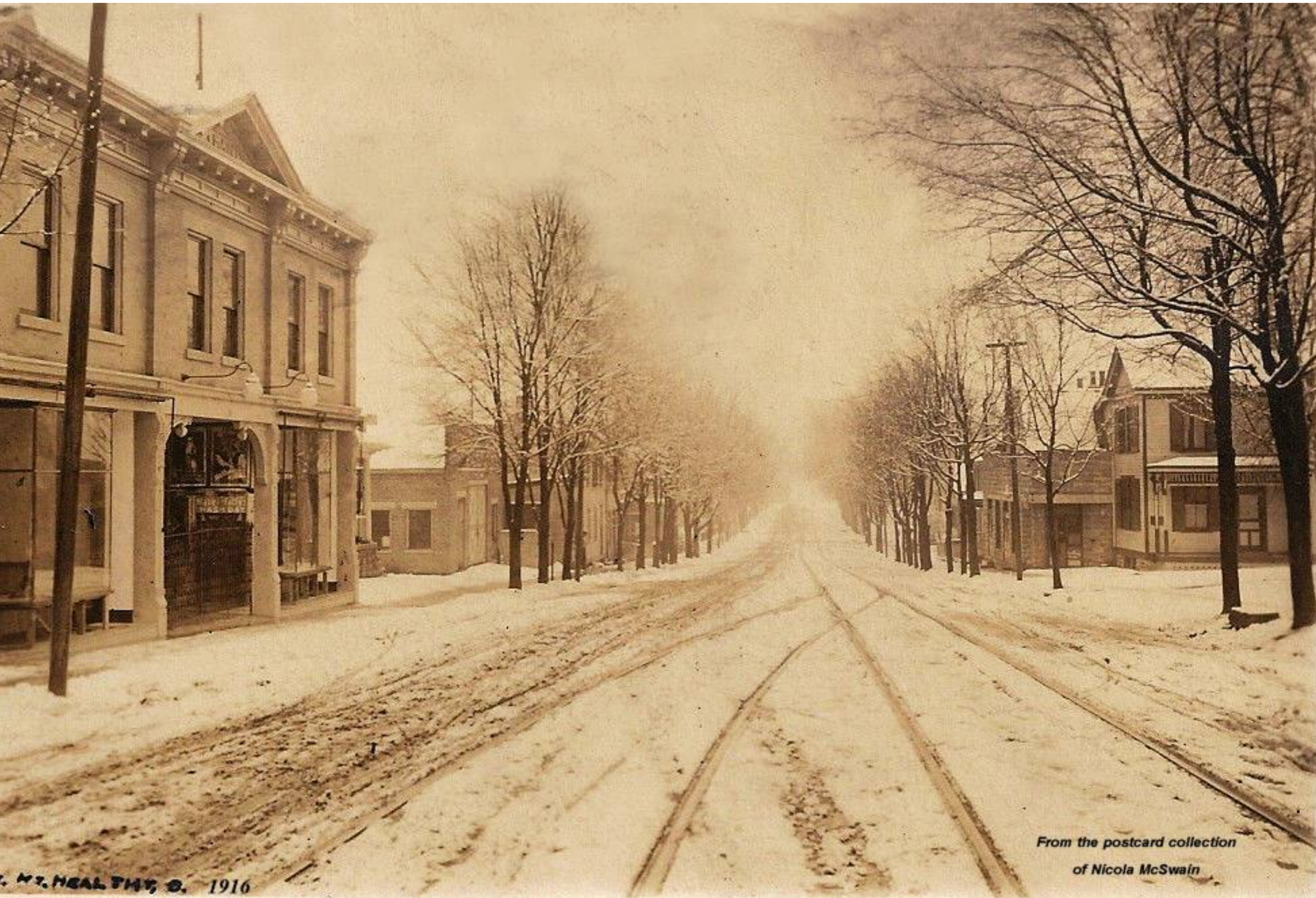
ARCHITECTURAL CONCEPT DESIGN

Planning Workshops 2 thru 4 analyzed and distilled the array of possibilities for Main Theater, taking into consideration technical issues such as the building code, functional requirements, occupancy, etc.

POTENTIAL PARTNERING

The team initiated dialogue with the regional arts community to research potential partnering opportunities. Specifically, potential art "outreach" programming that could utilize The Main as either a remote venue or permanent home.

Visits / discussions with the Theater Organ Society, the Fitton Center in Hamilton, and the Cincinnati Playhouse in the Park, were conducted.



Mt. Healthy, O. 1916

From the postcard collection
of Nicola McSwain

the "MAIN" theatre

INITIAL WORKSHOP INPUT

GOALS

Programming to be thoroughly planned and managed throughout the year to keep active

Use the facility and its revitalization to connect with **cultural** institutions and regional programs focused on **arts, performance and education**.

Whether "for-profit" or "not-for-profit" the building should be owned or somehow controlled by the citizens of the community.

"**The Main**" would be programmed through the owner or operating organization to link with regional venues to supplement other programs. **Springfield Arts Connect, Gospel Organizations, Esquire Theater, Fitton Center, Public Library, CCM, Miami University, Mt Healthy Schools, Cincinnati Children's Theater, Playhouse in the Park**, etc.

A "**Branding**" program should include **Historic components** of the building and its past history.

The venue will also **support technology** and **flexibility** that is required of contemporary art expression.

A "**marque**" should be returned to the façade an icon for City and business district

Multi-generational programs desired. Movie venue different from Hollywood Theater (being restored as a first run venue). **Independent film** venue attracting millennials with potential for a future **festival event** for the city.

the “MAIN” theatre

INITIAL
WORKSHOP
INPUT

GOALS

Programming to be thoroughly planned and managed throughout the year to keep active

Adjacent facilities (close to the Main) should be planned as supportive (ancillary) space or uses to reinforce the venue and its programs.

A **Campus** for Performance

Provide a place for the “hands on” installation of a **theater organ** organized by the Ohio Valley Chapter of ATOS (American Theatre Organ Society) as a restoration project (reveled to the community) that will allow student/recital performances and Silent Movie accompaniment.

Grants for users would be developed by the **Mt Healthy Renaissance Project** (501c3) with cooperation and coordination with regional institutions.



MAIN

EXPRESS SHIRTS
729-2000

NEXT SHOP

7428

the“MAIN” theatre

INITIAL
WORKSHOP
INPUT

**USES
DESIRED**

Music performance / recital

Organ concerts (with or without video)

Gospel Events / Performance

Small intimate **Dramatic Theater**, live stage

Comedy Performance

Community Theater

Place where **Home School** organizations share programming and **Assembly**

A Mt. Healthy “**Artist in residence**” facility on the second floor

Movie Venue (micro theater - possibly second run or independent film venue for “48 Hour Film Project” type films.

Indoor **Farmer’s Market** (with farm to table education)

After School Activities/Education

Home School Assembly Center

"THE MAIN"

A GATHERING PLACE

- Living Room
- Comedy
- Video Studio
- Movies
- Music
- Organ Performance
- Indoor Farmer's Market
- Farm to Table Education
- Gospel Events
- After School / Education



★
"THE MAIN"



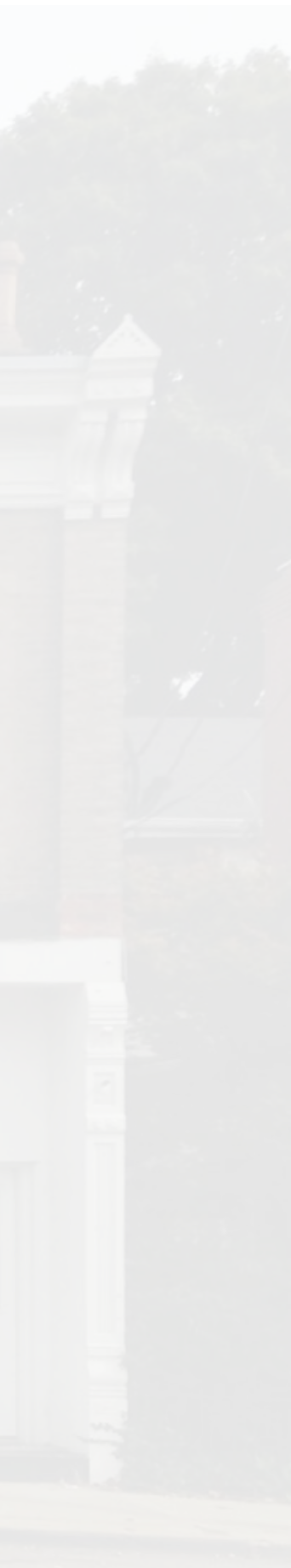
the "MAIN" theatre

THEATER
COLLECTIVE
"FAMILY"

Know Theater - OTR
Woodward Theater - OTR
Esquire Theater - Clifton

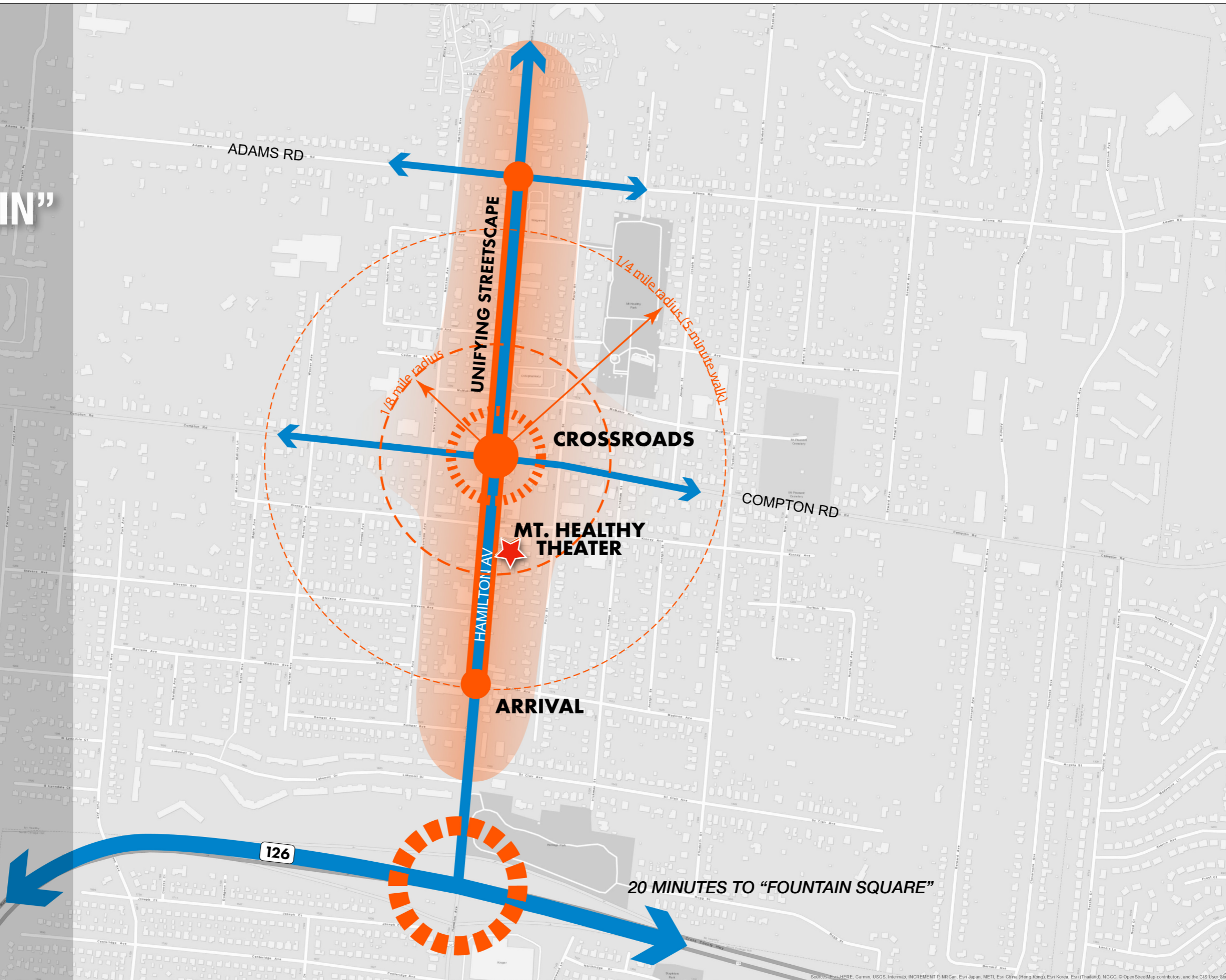
THEATERS TO FURTHER STUDY

Picture House in Pelham - New York
State Theater - Traverse City
Dundee Theater - Omaha
The Little Theater - Rochester



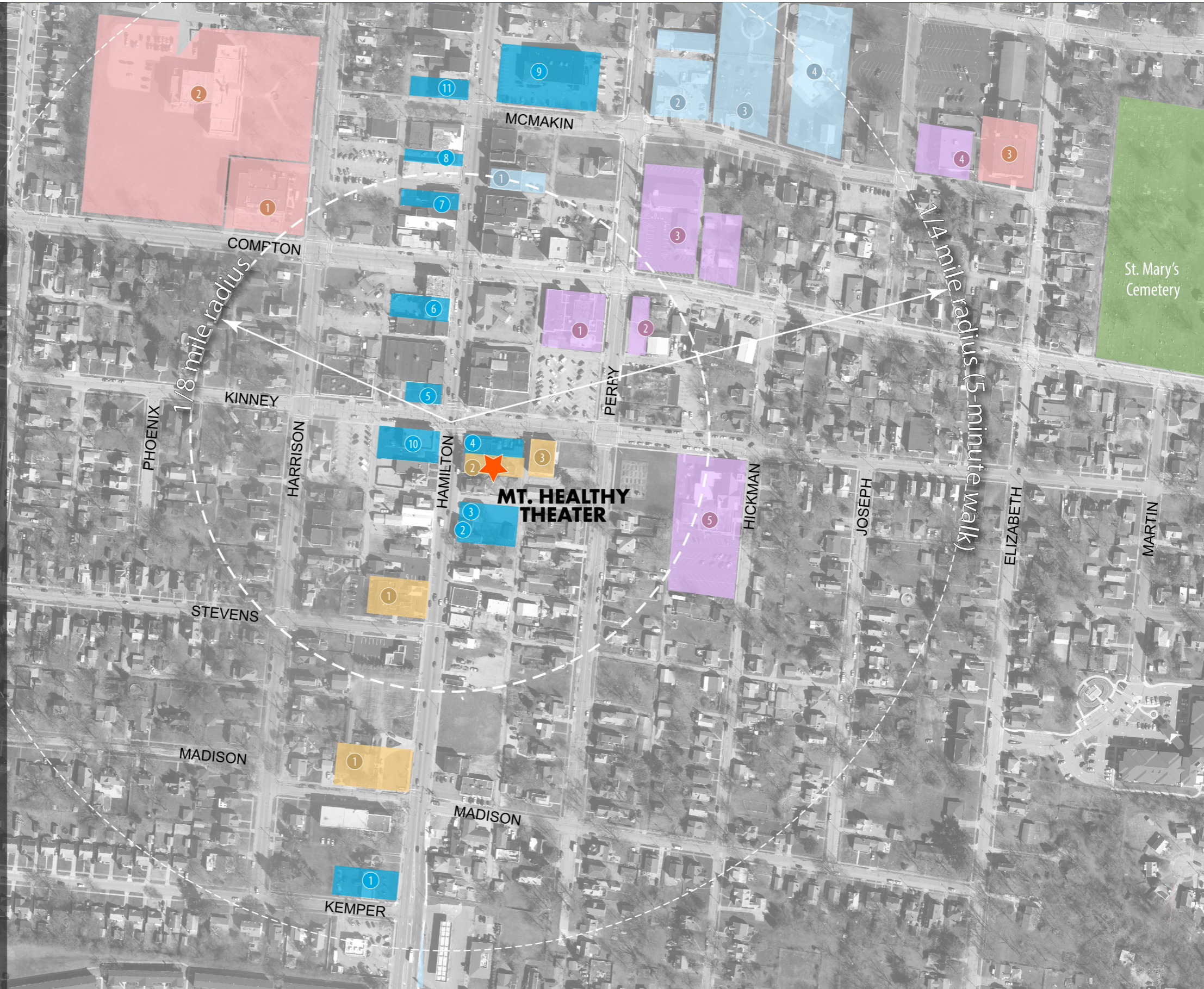
the "MAIN"
theatre

URBAN
FRAME



MT. HEALTHY ASSETS

- Schools
 - 1 Mt. Healthy Prep & Fitness Academy
 - 2 Mt. Healthy City School
 - 3 Assumption- Mt. Healthy School
- Public
 - 1 Mt. Healthy Branch Library
 - 2 Mt Healthy Police Department
 - 3 Mt. Healthy War Memorial
 - 4 Mt. Healthy City Pool/Park
- Religious
 - 1 Emmanuel Temple Apostolic Church
 - 2 Church of the Way
 - 3 Mt. Health United Methodist Church
 - 4 Church of the Assumption
 - 5 Trinity Lutheran Church
- Business
 - 1 Sparkle Car Wash
 - 2 La Boite
 - 3 Square Mile Coffee Company
 - 4 Goodies
 - 5 Angilo's Pizza
 - 6 Brotherton's
 - 7 Little Dutch Bakery
 - 8 A & A
 - 9 CVS
 - 10 US Bank
 - 11 Vince's Other Place
- Other Community Assets
 - 1 Funeral Home
 - 2 Mt. Healthy Theater
 - 3 Diana Lynn School of Dance

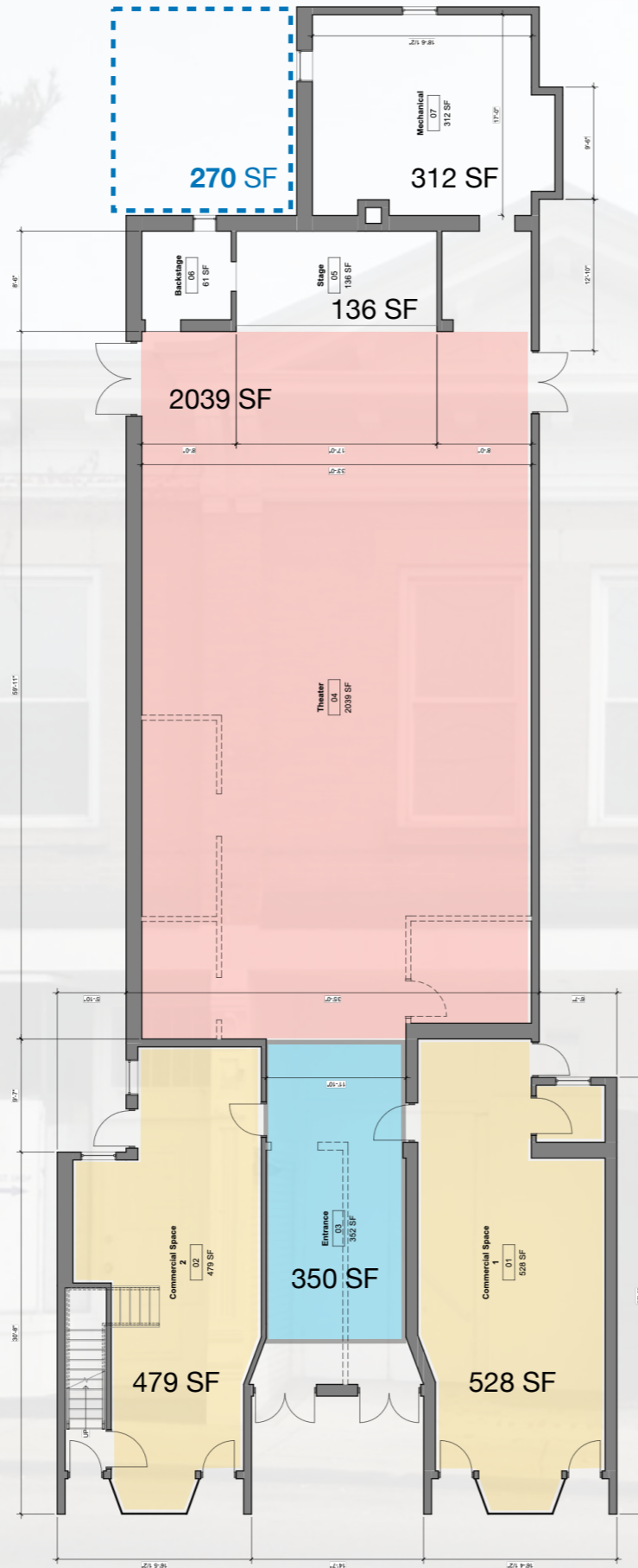


the "MAIN" theatre

EXISTING BUILDING AREA

existing 5400 SF
expansion 270 SF

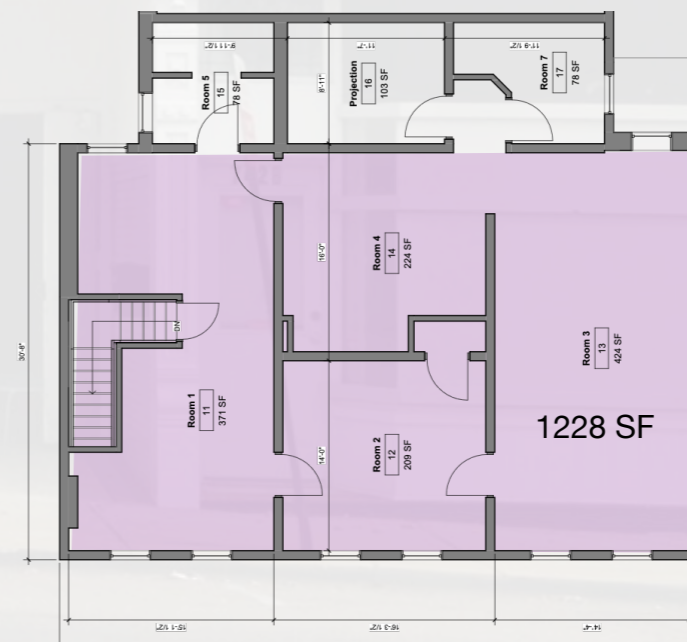
total 5670 SF



FIRST FLOOR (NO SCALE)

BUILDING AREAS (NET)

Level	Number	Name	Area
L1	01	Commercial Space 1	528 SF
L1	02	Commercial Space 2	479 SF
L1	03	Entrance	352 SF
L1	04	Theater	2039 SF
L1	05	Stage	136 SF
L1	06	Backstage	61 SF
L1	07	Mechanical	312 SF
			3906 SF
L2	11	Room 1	371 SF
L2	12	Room 2	209 SF
L2	13	Room 3	424 SF
L2	14	Room 4	224 SF
L2	15	Room 5	78 SF
L2	16	Projection	103 SF
L2	17	Room 7	78 SF
			1487 SF
Grand total: 14			5393 SF



SECOND FLOOR (NO SCALE)

the "MAIN" theatre

BUILDING CODE CRITERIA

OCCUPANCY

Assembly / standing at 5
net = 3533 sf/5 sf (.80)
= 565 occupants

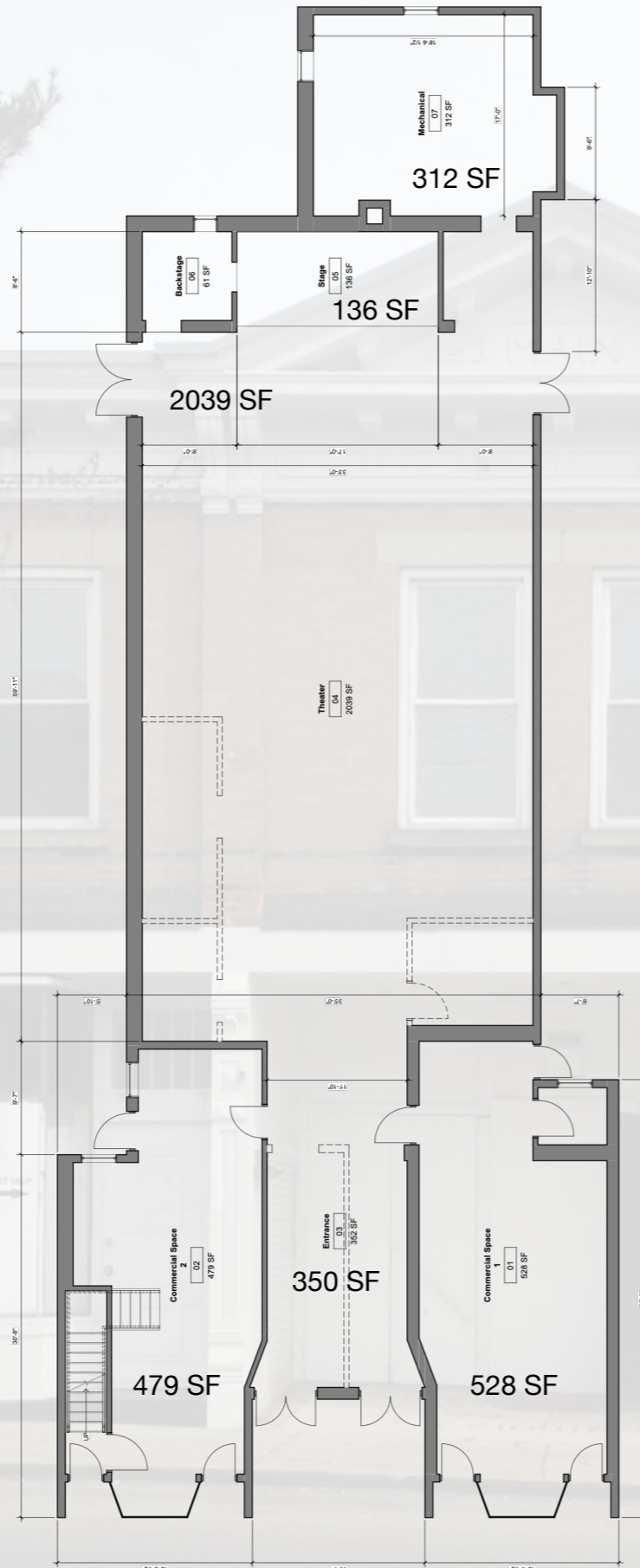
Assembly / chairs at 7
net = 3533 sf/7 sf (.80) = 403
occupants

Assembly / tables at 15
net = 3533 sf/15 sf (.80) = 188
occupants

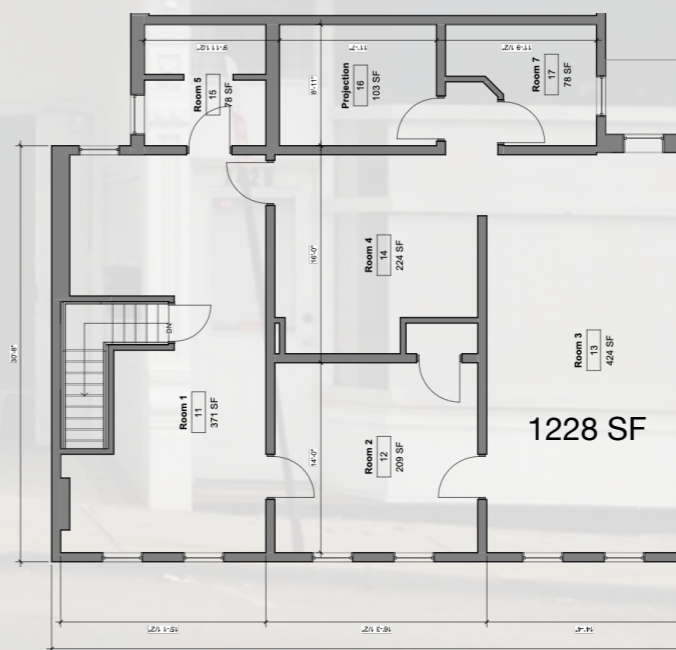
Assuming 508
occupants

Male restroom – 3
toilets and 2
lavs

Female restroom – 4
toilets and 2 lavs



FIRST FLOOR (NO SCALE)



SECOND FLOOR (NO SCALE)

A-1 Assembly for viewing performing arts*

A-2 Assembly for banquet hall*

A-3 Assembly for community halls, art galleries, lecture halls*

B Business for offices or art studios

R-2 Residential for live/work units (possibly R-3 if a single unit)

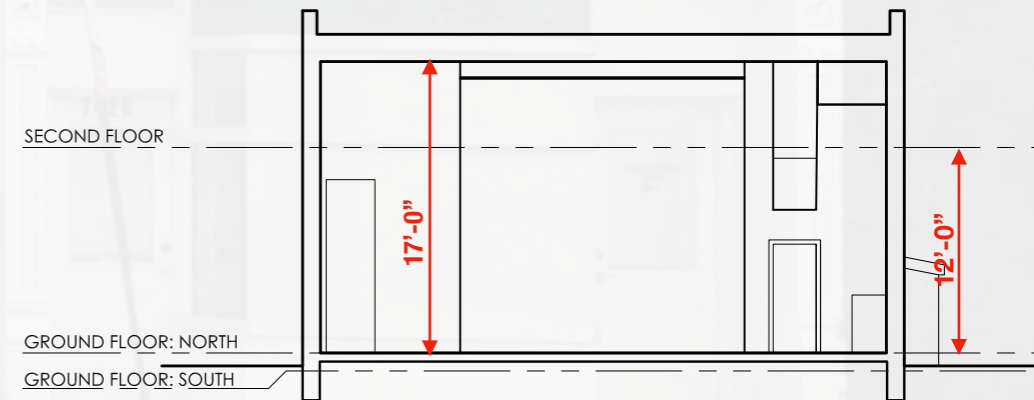
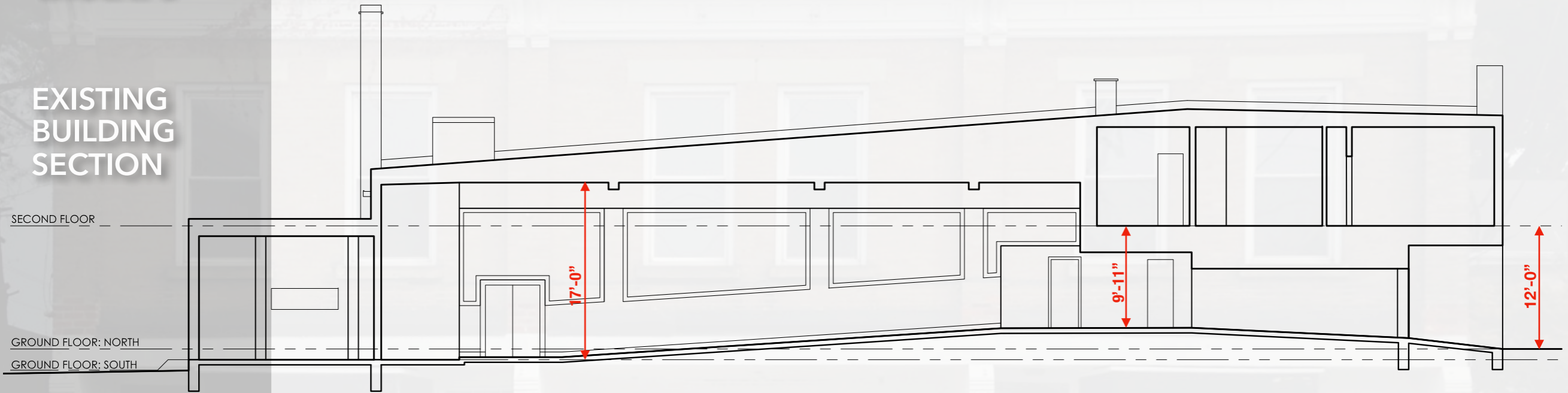
M Mercantile

* Sprinkler system is generally required in A occupancies and would likely be needed here. If the occupant load was low enough (less than 300 in A-1 and A-3, less than 100 in A-2) then it would not be required.

ADA requirements are different in public vs. private facilities. If the City owns the building, then it could be considered a public facility and therefore the 3,000 sf elevator exemption would not apply

the "MAIN" theatre

EXISTING BUILDING SECTION



the "MAIN" theatre

"PLAYHOUSE
IN THE PARK"
MEETING
NOTES

BLAKE ROBISON
BUZZ WARD

02/20/2019

"Off-The Hill Touring Plays" – Family Touring
15' x 15' stage min., five to six actors, w/Sound system
Hour long "family friendly"
Works best with venue that has established operations

Music Performance
Easiest, travels with equipment
Quickly helps establish as "place"

Community Theater / Dance
20' x 30' Stage / Lighting
Needs Backstage support Area / like "Artsville in Madisonville"
Sharonville Performing Arts Center (is not flexible)
Possible "Resident Company" could anchor the "Main's" use

Sloped Floor Issues
More Permanent uses, less flexible and more focused
Difficult could become a "multi-useless" facility

"Indoor" Concert Series
Build on the summer outdoor series during the winter

Check out "ARTSVILLE"... in Madisonville

The "REDMOOR" is an old theater that is now an event space... Mt. Lookout Square

the "MAIN" theatre

"FITTON CENTER" INPUT

IAN MACKENZIE-
THURLEY
INTERVIEW

06/14/2019

Funding/Operations of FITTON

At least 20% of funding raised is set aside for endowment.

Programmatic, Operational and Maintenance margins are considered and met.

Sometimes programs don't all pay for themselves but they all must in balance.

Community events, staff and new light bulbs all require funding.

Facility Control/Ownership

The Fitton site is owned by the City, the building is Foundation owned.

Their relationship allows some control by the city but funding of the center is by programs and Foundation.

Studying limited municipal funding stream like paying their electric bill as an example.... Insurance, water,

sewer costs could be City's contribution. (increasing the ability of both the art center and City's success)

Ideas for "Main's" success

Reinforce the "soul" of the city... "Mt. Healthy has a soul"

Carefully structure the financials of operations. Hire a theater manager that promotes and manages.

Provide more backstage support area / keep people away from stage spaces as much as possible.

Diversity of programming, must be something for everyone centered on the arts and community.

Licensing can be creative, use city licensing for performing rights... city can assist you to succeed.

Full liquor license - lower cost if application identifies it as a community center or recreation center.

A piano is a must (after the projector/screen and sound system)

Cater food and try using local City sources.

Projection

Possible used systems are available but find the best you can and stretch the funding available.

Consider controls remotely placed (projection room is not required today)

Lighting control room (area) may be needed adjacent to sound board.

Pipe Organ

Can be a signature asset.

Consider the planned use before making a centerpiece.

Silent film is a hard sell but very romantic... if 3 times a year / moveable console 50 times a year feature it.

Consider what the theatrical cost is to the organ and it's space.

Pipe organ / ownership and maintenance agreement must be carefully structured.

Performance venue

Create "event" screenings that package other showings to in bring larger revenue

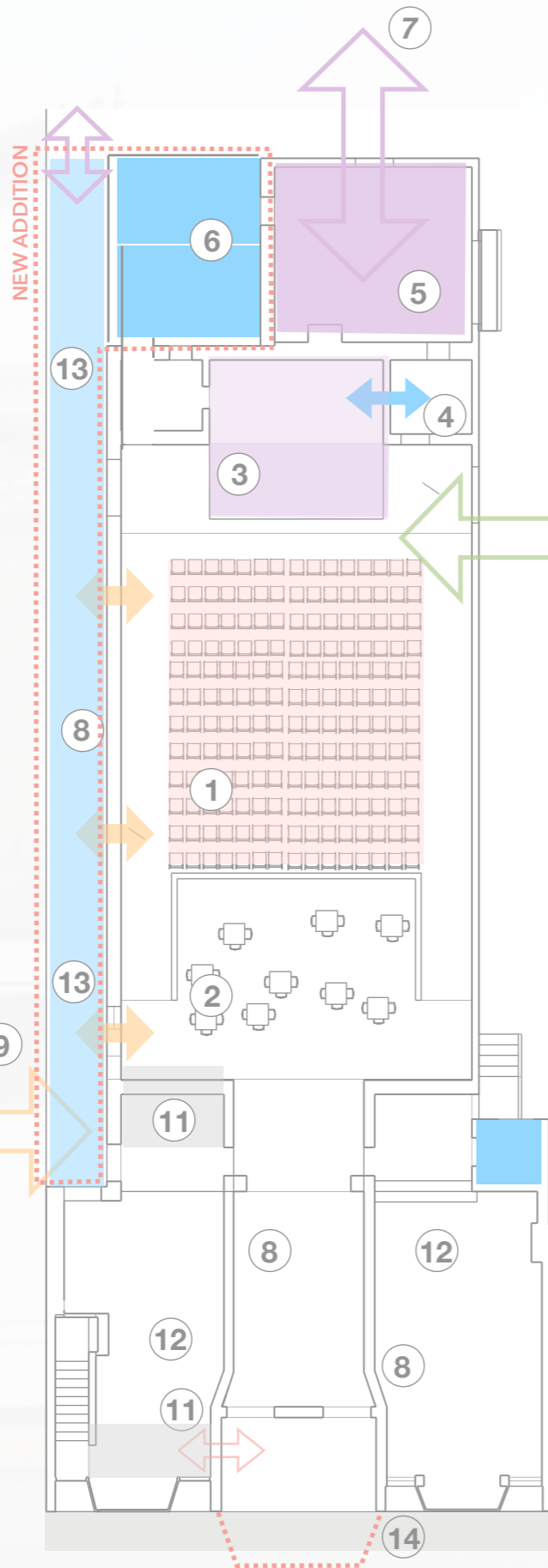
Fitton is meeting with Miami University to support their gaming team. They have done full testing.

Challenge is providing breakouts, 28 courts are need for those trying to get to the main event.

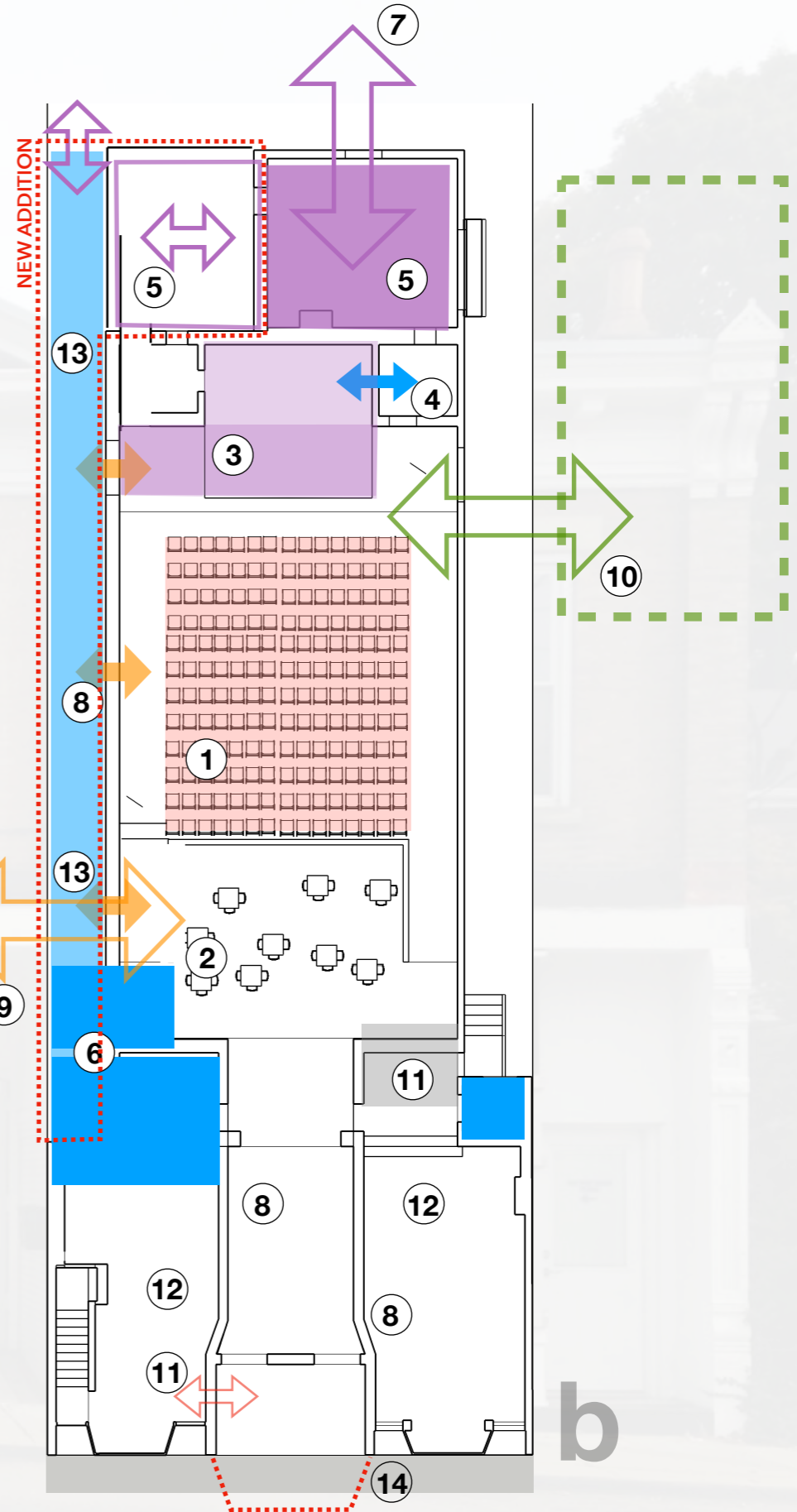
the "MAIN" theatre

PROPOSED PORCH & PORTICO CONCEPT

- ① FIXED / MOVABLE SEATING (180)
- ② EVENT TABLE SEATING (25)
- ③ EXPANDED STAGE (16X15)
- ④ NEW ACCESS TO STAGE
- ⑤ NEW STORAGE w/ GREEN ROOM
- ⑥ NEW RESTROOMS
- ⑦ LOADING / SERVICE ENTRANCE
- ⑧ GALLERY
- ⑨ POTENTIAL CONNECTION WITH RESTAURANT
- ⑩ POTENTIAL ACCESS TO OUTDOOR GARDEN / PLAZA FOR EVENTS
- ⑪ RETAIL / TICKETING
- ⑫ RENTABLE EVENT SPACE
- ⑬ NEW CORRIDOR "PORTICO"
- ⑭ NEW MARQUEE



a

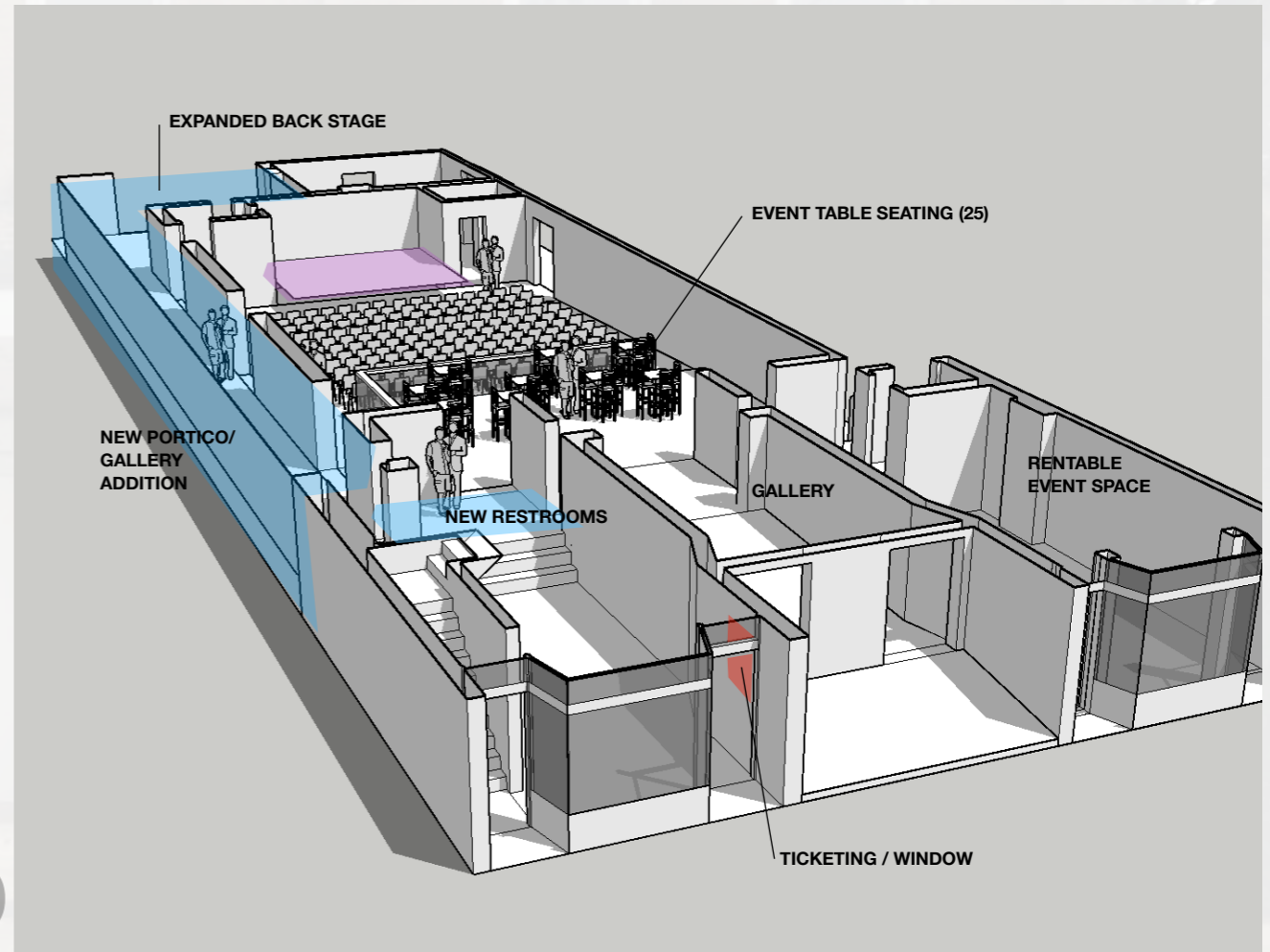
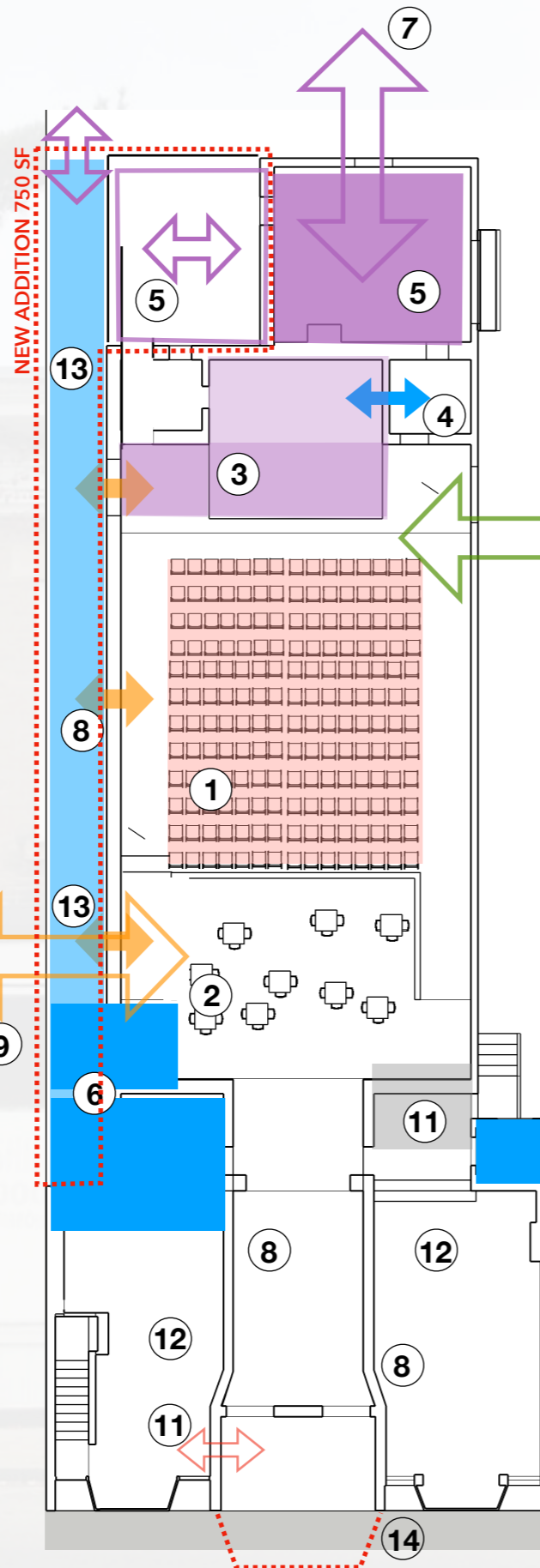


b

the "MAIN" theatre

PROPOSED PORCH & PORTICO CONCEPT

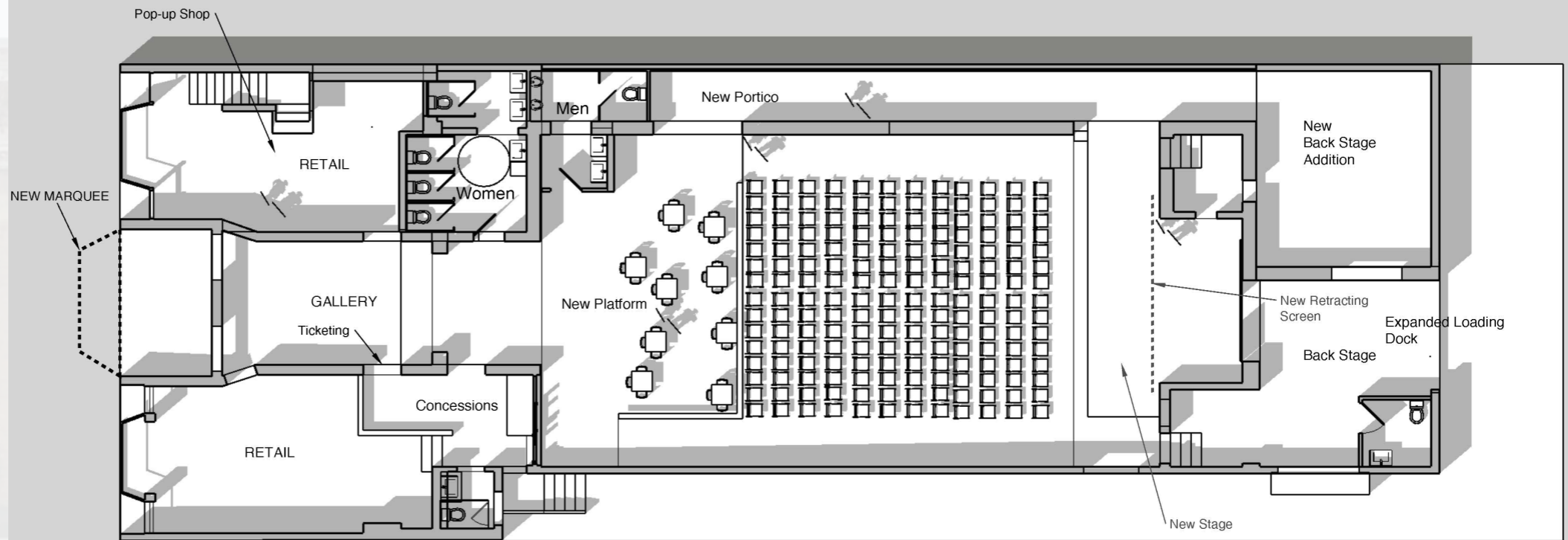
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b

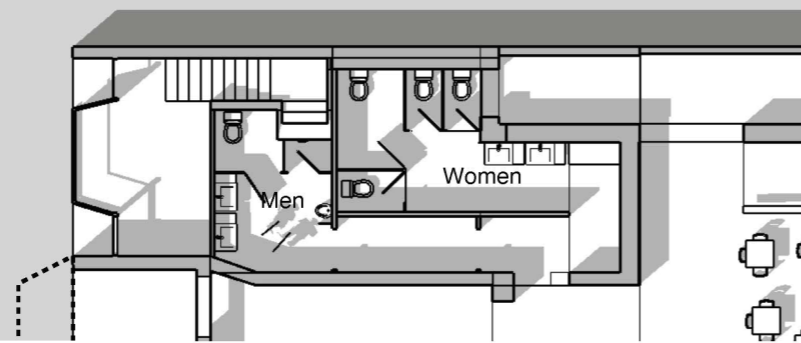
the "MAIN" theatre

PROPOSED CONCEPT PLAN



First Floor Plan
1" = 10'-0"

1
01



Alternative Restroom Floor Plan
1" = 10'-0"

2
01

the "MAIN" theatre

PROPOSED CONCEPT BUDGET REVIEW

	PREFERRED SCHEME	BASE SCHEME
Existing Conditions	179,824.00	179,824.00
Interior Improvements	139,000.00	69,000.00
Concrete	29,850.00	29,850.00
Masonry	29,625.00	29,625.00
Metals	14,800.00	14,800.00
Wood Plastics, composites	8,380.00	8,380.00
Thermal & Moisture Protection	183,970.00	183,970.00
Openings	59,480.00	59,480.00
Finishes / Areas	102,955.00	90,545.00
Specialties / Systems	328,997.00	178,945.00
Fire Suppression	78,155.00	36,680.00
Plumbing	40,125.00	40,125.00
HVAC	191,970.00	191,970.00
Electrical	145,500.00	129,000.00
Exterior Improvements	2,100.00	0.00
Probable BUDGET for renovations	1,509,710.00	1,173,223.84
FF&E	18,370.00	15,700.00

Main Theater REVITALIZATION Concept
MT HEALTHY, OHIO

(Order of magnitude) BUDGETING
7/8/19



Total Square Footage*	7,364
Cost	\$1,509,710.98
Option 1	\$0.00
Option 2	\$0.00
BASE Cost	\$1,173,223.84
Cost per SF	\$205.01
Additional FF&E Budget	\$15,701.25

* includes Second Floor (1,904 SF)

	Quantity	Unit	Sub Cost/unit	Cost/ Unit	Complete	Option 1	Option 2	BASE	Notes
EXISTING CONDITIONS									
Remove Partitions/Doors	1,250.00	SF	\$ 1.50	\$ 1.78	\$ 2,221.88			\$ 2,221.88	
Repair / add Partitions	1,250.00	SF	\$ 3.50	\$ 4.15	\$ 5,184.38			\$ 5,184.38	
Masonry Openings	10.00	EA	\$ 1,500.00	\$ 1,777.50	\$ 17,775.00			\$ 17,775.00	
Restore/Replace Storefront	240.00	SF	\$ 40.00	\$ 47.40	\$ 11,376.00			\$ 11,376.00	
Restore / Rebuild Historic Windows	0.00	EA	\$ 2,500.00	\$ 2,962.50	\$ -			\$ -	
Restore / Replace Windows	12.00	EA	\$ 1,500.00	\$ 1,777.50	\$ 21,330.00			\$ 21,330.00	
Historic Storefronts	0.00	SF	\$ 40.00	\$ 47.40	\$ -			\$ -	
Remove Partitions/Doors	1,900.00	SF	\$ 1.50	\$ 1.78	\$ 3,377.25			\$ 3,377.25	
Remove windows / infill openings	12.00	LS	\$ 2,500.00	\$ 2,962.50	\$ 35,550.00			\$ 35,550.00	
Repair / Replace Existing Floor Joists / SubFloor	500.00	SF	\$ 3.00	\$ 3.56	\$ 1,777.50			\$ 1,777.50	
Dressing Rooms	330.00	SF	\$ 35.00	\$ 41.48	\$ 13,686.75			\$ 13,686.75	
Restrooms	540.00	SF	\$ 50.00	\$ 59.25	\$ 31,995.00			\$ 31,995.00	
Remove False Ceiling / Repair	1.00	LS	\$ 10,000.00	\$ 11,850.00	\$ 11,850.00			\$ 11,850.00	
Architectural Demolition Allowance	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Plumbing Demolition	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Electrical Demolition	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
HVAC Demolition	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Abatement Allowance	0.00	LS	\$ 15,000.00	\$ -	\$ -			\$ -	
Existing Conditions Contingency				0%	\$ -			\$ -	
TOTAL EXISTING CONDITIONS ESTIMATE					\$ 179,823.75	\$ -	\$ -	\$ 179,823.75	
INTERIOR IMPROVEMENTS									
Pipe Organ / Stage / Chambers / Swell Shades	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Portico	435.00	SF	\$ 9.50	\$ 11.26	\$ 4,897.01			\$ 4,897.01	
Stage	1,145.00	SF	\$ 11.50	\$ 13.63	\$ 15,603.49			\$ 15,603.49	
New Back of House / renovate existing	700.00	SF	\$ 9.50	\$ 11.26	\$ 7,880.25			\$ 7,880.25	
Renovate theater / Second floor offices	4,280.00	SF	\$ 12.00	\$ 14.22	\$ 60,861.60			\$ 60,861.60	
Ticket Booth	1.00	LS	\$ 25,000.00	\$ 29,625.00	\$ 29,625.00			\$ 29,625.00	
Restrooms	600.00	SF	\$ 20.00	\$ 23.70	\$ 14,220.00			\$ 14,220.00	
Interior Improvements Contingency				0%	\$ -			\$ -	
TOTAL INTERIOR IMPROVEMENTS ESTIMATE					\$ 139,012.35	\$ -	\$ -	\$ 69,091.43	
CONCRETE									
Footings	10.00	CY	\$ 250.00	\$ 296.25	\$ 2,962.50			\$ 2,962.50	
Portico / Back of house SOG	750.00	SF	\$ 9.50	\$ 11.26	\$ 8,443.13			\$ 8,443.13	
Conc SOG/Pavers	1,145.00	SF	\$ 11.50	\$ 13.63	\$ 15,603.49			\$ 15,603.49	
Foundation Walls	120.00	LF	\$ 20.00	\$ 23.70	\$ 2,844.00			\$ 2,844.00	
Concrete Contingency				0%	\$ -			\$ -	1 of 5
TOTAL CONCRETE ESTIMATE					\$ 29,853.11	\$ -	\$ -	\$ 29,853.11	
MASONRY									
Replace / Clean Brick Façade	0.00	SF	\$ 12.50	\$ 14.81	\$ -			\$ -	
Brick Veneer @ Elev	0.00	SF	\$ 42.50	\$ 50.36	\$ -			\$ -	
Brick/Masonry - Patch/Tuck Point Allowance	0.00	LS	\$ 35,000.00	\$ 41,475.00	\$ -			\$ -	
Brick Remediation Allowance	1.00	LS	\$ 25,000.00	\$ 29,625.00	\$ 29,625.00			\$ 29,625.00	
Masonry Contingency				0%	\$ -			\$ -	
TOTAL MASONRY ESTIMATE					\$ 29,625.00	\$ -	\$ -	\$ 29,625.00	
METALS									
Structural Steel Allowance	1.00	LS	\$ 1,500.00	\$ 1,777.50	\$ 1,777.50			\$ 1,777.50	
Railings	15.00	LF	\$ 300.00	\$ 355.50	\$ 5,332.50			\$ 5,332.50	
Misc. Theater Rigging / Marquee framing Allowance	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Miscellaneous Metal Allowance	1.00	LS	\$ 1,500.00	\$ 1,777.50	\$ 1,777.50			\$ 1,777.50	
Metals Contingency				0%	\$ -			\$ -	
TOTAL METALS ESTIMATE					\$ 14,812.50	\$ -	\$ -	\$ 14,812.50	
WOOD, PLASTICS & COMPOSITES									
Base and Wall Cabinetry (Concessions)	15.00	LF	\$ 210.00	\$ 248.85	\$ 3,732.75			\$ 3,732.75	
Counter Top/ Work Surfaces	15.00	LF	\$ 95.00	\$ 112.58	\$ 1,688.63			\$ 1,688.63	
Ticket Desk	1.00	LS	\$ 2,500.00	\$ 2,962.50	\$ 2,962.50			\$ 2,962.50	
Repair / Replace Wood Trim / Wainscoting / Paneling	0.00	SF	\$ 25.50	\$ 30.22	\$ -			\$ -	
Wood, Plastics & Composites Contingency				0%	\$ -			\$ -	
TOTAL WOOD, PLASTICS & COMPOSITES ESTIMATE					\$ 8,383.88	\$ -	\$ -	\$ 8,383.88	
THERMAL & MOISTURE PROTECTION									
Roof Replacement existing	5,460.00	SF	\$ 25.00	\$ 29.63	\$ 161,752.50			\$ 161,752.50	
New Roof Placement - addition	750.00	SF	\$ 25.00	\$ 29.63	\$ 22,218.75			\$ 22,218.75	
Thermal & Moisture Protection Contingency				0%	\$ -			\$ -	
TOTAL THERMAL & MOISTURE PROTECTION ESTIMATE					\$ 183,971.25	\$ -	\$ -	\$ 183,971.25	

the "MAIN"
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PROPOSED
CONCEPT
BUDGET
REVIEW

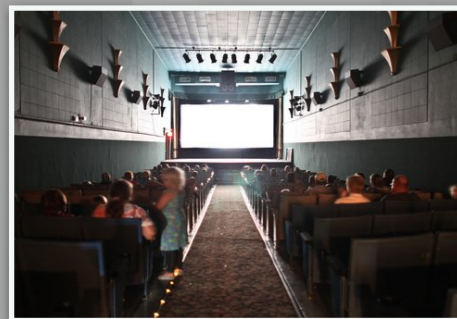
the "MAIN" theatre

PROPOSED CONCEPT BUDGET REVIEW

	Quantity	Unit	Sub Cost/unit	Cost/ Unit	Complete	Option 1	Option 2	BASE	Notes
OPENINGS									
Exterior Historical Storefront Assembly	0.00	SF	\$ 28.50	\$ 33.77	\$ -			\$ -	
Repair Doors	4.00	EA	\$ 500.00	\$ 592.50	\$ 2,370.00			\$ 2,370.00	
Interior Storefront Assembly	0.00	SF	\$ 24.50	\$ 29.03	\$ -			\$ -	
Interior Storefront Door - Double	0.00	EA	\$ 4,250.00	\$ 5,036.25	\$ -			\$ -	
Exterior Doors - Double	6.00	EA	\$ 2,000.00	\$ 2,370.00	\$ 14,220.00			\$ 14,220.00	
Exterior Doors - Single	4.00	EA	\$ 1,000.00	\$ 1,185.00	\$ 4,740.00			\$ 4,740.00	
Openings / Interior Doors / Hdwe	10.00	EA	\$ 1,700.00	\$ 2,014.50	\$ 20,145.00			\$ 20,145.00	
Masonry Openings	6.00	EA	\$ 1,700.00	\$ 2,014.50	\$ 12,087.00			\$ 12,087.00	
Proscenium	1.00	LS	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ 5,925.00	
Openings Contingency				0%	\$ -			\$ 0.00	
TOTAL OPENINGS ESTIMATE					\$ 59,487.00	\$ -	\$ -	\$ 59,487.00	
FINISHES / AREAS									
Lay-in Grid 2x2 System	0.00	SF	\$ 3.00	\$ 3.56	\$ -			\$ -	
Repair/ Repaint Theater Ceiling	0.00	SF	\$ 1.50	\$ 1.78	\$ -			\$ -	
Repair / Refinish Wood Floor	1,904.00	SF	\$ 5.50	\$ 6.52	\$ 12,409.32			\$ -	
Plaster Repair	1,000.00	SF	\$ 7.56	\$ 8.96	\$ 8,958.60			\$ 8,958.60	
Paint, Prime & 2 Coats	9,500.00	SF	\$ 1.75	\$ 2.07	\$ 19,700.63			\$ 19,700.63	
Public Spaces Flooring	500.00	SF	\$ 3.00	\$ 3.56	\$ 1,777.50			\$ 1,777.50	
Platform / Railings	1,170.00	SF	\$ 30.00	\$ 35.55	\$ 41,593.50			\$ 41,593.50	
New Restrooms	400.00	SF	\$ 25.00	\$ 29.63	\$ 11,850.00			\$ 11,850.00	
Repair Tile Floor	750.00	SF	\$ 7.50	\$ 8.89	\$ 6,665.63			\$ 6,665.63	
Finishes Contingency				0%	\$ -	\$ -	\$ -	\$ -	
TOTAL FINISHES ESTIMATE					\$ 102,955.17	\$ -	\$ -	\$ 90,545.85	
SPECIALTIES SYSTEMS									
New Marquee	1.00	LS	\$ 65,000.00	\$ 77,025.00	\$ 77,025.00			\$ 77,025.00	
Projection / Screen / A/V System	1.00	LS	\$ 75,000.00	\$ 88,875.00	\$ 88,875.00			\$ -	
Sound System	1.00	LS	\$ 35,000.00	\$ 41,475.00	\$ 41,475.00			\$ -	
Lighting System	1.00	EA	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ -	
Interior Signage	1.00	LS	\$ 3,500.00	\$ 4,147.50	\$ 4,147.50			\$ 4,147.50	
Seating	180.00	EA	\$ 400.00	\$ 474.00	\$ 85,320.00			\$ 85,320.00	
High Top Seating	45.00	EA	\$ 225.00	\$ 266.63	\$ 11,998.13			\$ -	
Concession Windows	1.00	EA	\$ 1,500.00	\$ 1,777.50	\$ 1,777.50			\$ -	
Exit stair	1.00	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	
Toilet Partitions	6.00	EA	\$ 1,400.00	\$ 1,659.00	\$ 9,954.00			\$ 9,954.00	
Openings Contingency				0%	\$ -	\$ -	\$ -	\$ -	
TOTAL FINISHES ESTIMATE					\$ 102,955.17	\$ -	\$ -	\$ 90,545.85	
SPECIALTIES SYSTEMS									
New Marquee	1.00	LS	\$ 65,000.00	\$ 77,025.00	\$ 77,025.00			\$ 77,025.00	
Projection / Screen / A/V System	1.00	LS	\$ 75,000.00	\$ 88,875.00	\$ 88,875.00			\$ -	
Sound System	1.00	LS	\$ 35,000.00	\$ 41,475.00	\$ 41,475.00			\$ -	
Lighting System	1.00	EA	\$ 5,000.00	\$ 5,925.00	\$ 5,925.00			\$ -	
Interior Signage	1.00	LS	\$ 3,500.00	\$ 4,147.50	\$ 4,147.50			\$ 4,147.50	
Seating	180.00	EA	\$ 400.00	\$ 474.00	\$ 85,320.00			\$ 85,320.00	
High Top Seating	45.00	EA	\$ 225.00	\$ 266.63	\$ 11,998.13			\$ -	
Concession Windows	1.00	EA	\$ 1,500.00	\$ 1,777.50	\$ 1,777.50			\$ -	
Exit stair	1.00	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	
Toilet Partitions	6.00	EA	\$ 1,400.00	\$ 1,659.00	\$ 9,954.00			\$ 9,954.00	
MEP/FP CONTINGENCY					\$ 84,313.75	\$ -	\$ -	\$ -	
EXTERIOR IMPROVEMENTS									
Landscaping	0.00	EA	\$ 500.00	\$ 592.50	\$ -			\$ -	
Tree Grates	0.00	EA	\$ 2,500.00	\$ 2,962.50	\$ -			\$ -	
Earthwork	63.00	CY	\$ 4.50	\$ 5.33	\$ 335.95			\$ -	
Concrete Walk	250.00	SF	\$ 6.00	\$ 7.11	\$ 1,777.50			\$ -	
Exterior Improvements Contingency	1.00	LS	\$ -	\$ 0%	\$ -	\$ -	\$ -	\$ -	
TOTAL EXTERIOR IMPROVEMENTS ESTIMATE					\$ 2,113.45	\$ -	\$ -	\$ -	
PROBABLE COST OF CONSTRUCTION (Through December 2019*)					\$ 1,509,710.98	\$ -	\$ -	\$ 1,173,223.84	
*Add 0.55% per month for construction starts after 1/1/20									

the“MAIN” theatre

NEXT STEPS



Structure a Development Plan / Define Business Approach

Operational Structure / City Ownership / Developer Driven

Continually Seek Funding Sources and Grants as or through a Non-Profit

Establish Full time Director / possible Sponsored position

Stage Benefit Events

Solidify the “MAIN Theater” Brand

Promote the building through Media

Determine acceptable level of improvements to allow Benefit Events

Partner with “Friends of the MAIN”

Seek Local or Regional Corporate Sponsorship

Continue Relationship Building

Start with Springfield Township and

Discuss further partnering with Fitton Center

Schedule small collaborative events

Occupy the Building

Non-Profit offices (possibly begin with

Create and Sustain Storefront retail for visitors / community

Main Theater Revitalization Organization

Move Concept to Schematic / Design Development Plans

Further define specifics of proposed concept through project development.

Refine Cost / Budget information

Develop Logistics Plan to define scheduling of projects

Establish “First Project”