

The Florida Center for Performing Arts and Education Program Report

Tallahassee, Florida
May 26, 2011

PREPARED FOR THE FLORIDA CENTER FOR PERFORMING ARTS AND EDUCATION, INC.

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The following pages form a program report for The Florida Center for Performing Arts and Education.
This material is for review and discussion.

Table of contents	
Appendix 1 – Program v6.1	3
Appendix 2 – Program v6.2	3
Appendix 3 – Program v6.3 Introduction.....	3
Introduction.....	4
Project overview.....	4
Cost estimation	4
Quality of finishes and building materials	5
Facility programming space lists.....	7
Option 1 (Recommended)	10
Option 2.....	11
Option 3.....	12
Order of magnitude cost estimates	13
Cost summary option 1.....	15
Cost summary option 2.....	16
Cost summary option 3.....	17
Operational considerations.....	18
Conclusions.....	18
Next Steps.....	19
Appendix 1 – Program v6.1	
Appendix 2 – Program v6.2	
Appendix 3 – Program v6.3	

Introduction

Tallahassee is the state capital of Florida. It is also an important educational center for the state with two respected universities and a highly regarded community college all located within its city limits. The arts in Tallahassee have seen consistent growth for many years and have found themselves in an enviable position of needing more space to be able to showcase the diverse talent of Tallahassee. The primary spaces for these groups and outside groups reside on the campuses of the local colleges and universities. These spaces are difficult to procure due to the fact that outside groups are only allowed dates after the schools have booked their own educational programs. Theatre Projects Consultants completed a study in 2005 that concluded that additional facilities would be beneficial to the community and could also be used to attract visitors to the city from adjacent communities. Florida State University (FSU) recently completed a renovation to the Ruby Diamond Auditorium to better support campus programs at FSU, but this has not alleviated the need for space in the community.

Since this initial study was completed, The Florida Center for Performing Arts and Education, Inc. has been created to enact some of the recommendations put forward in the study. It has negotiated with the city to use a parcel of land near the civic center as the home for a new arts center and has begun fundraising for the design and building of this facility. Even though great progress has been made on the project, the economic downturn has had a large impact on the city, county, and, state. Because of this changed economic climate, the Florida Center has decided that the time is right for a re-evaluation of the original plan to determine how it can be adapted to reflect the ever-changing economic climate that we live in and provide a plan that will move this exciting project forward.

Project overview

Following an initial visit to Tallahassee by Benton Delinger of Theater Projects, the board has determined that it is important to re-examine the original concept for a facility that would support Tallahassee and determine if a scaled-down facility would still achieve the goals of the community, while reducing the overall cost of the project to something more manageable.

The goal of this limited study is to:

- Develop a base program and several different scenarios that support the mission of the Florida Center while reducing the overall cost of the program
- Describe the typical construction and finishes for the building so that a better understanding of the quality of the building will be understood
- Outline the potential operational issues that each scenario generates
- Outline how each option impacts future additions to the site

Cost estimation

Through comparative analysis and cost consultant evaluation of the current market, we've developed a preliminary project budget for the chosen scenarios with options to upgrade elements of the facility should it be deemed necessary in the future.

Quality of finishes and building materials

There are many cost drivers in buildings as complex as performing arts centers. Some of the primary drivers are the type of architect selected and what the acoustic criteria of the facility should be. This facility is intended to be a very good civic building with appropriate finishes and acoustic properties. Nothing in this building should be construed as “world class,” but this does not mean that we are proposing a building that could be considered downscale.

Acoustic Properties:

- The large hall will be used by both non-amplified and amplified groups. We are anticipating that the acoustics for the room will be of a very good quality but not “world class.” For the purposes of this report the noise-criteria level will be designed as NC 15 in the large hall and NC 25 for the rehearsal room and black box. Both are very quiet spaces but are not excessive and will be comparable to FSU’s newly refurbished Ruby Diamond Auditorium.

The building shell:

- Substructure: pile foundations; basement & pit excavation.
- Structure: Steel/Concrete frame: 1,800-seat hall has two balconies. The roof will be metal deck with 6” of concrete. Mechanical rooms will be located to minimize floating slabs for acoustic reasons.
- Exterior enclosure: Walls comprised of brick with 25% stone banding, or equal, the lobbies will have standard storefront glass systems, roofs 30% sloped, 70% flat, entrance canopies from the drop off and interior signage and a large external sign.

Building interiors include:

- Walls and doors: Grout filled CMU walls and gasket and sealed doors to sound critical spaces.
- Conveying systems: 3 public, 1 service, 1 administration and 1 back-of-house elevators; main lobby stair system with basic back of house stairs for support.
- Large theatre: sealed and waxed concrete floors with carpet in the aisles, walls primarily painted drywall with wood accents, balcony rails painted plaster with wood cap; ceiling will be simple reflectors with wood accents as needed for acoustics.
- Black box: Sprung wood floor throughout space, basic CMU block walls painted. Ceilings are painted with duct liner for acoustic performance.
- Lobbies and public circulation: Floors: terrazzo floors with simple design and two colors. Carpet on stairs and upper balcony lobbies. Drywall on walls with wood accents and some fabric treatments for acoustic performance. Ceilings are painted shaped gypsum with metal panel accents. Rails: glass rails with wood cap.
- Public Restrooms: Floors: ceramic tile walls and floors. Basic simple tile or equal.
- Back of house spaces: all back of house spaces are simple drywall and VCT tile or sealed concrete. Drop-in tile ceilings in dressing rooms and offices.

Stage equipment:

- The stage equipment will be designed to the standard of arts centers around the US. It will include manual overhead rigging in the stagehouse, an appropriate dimming and control system, and adjustable acoustic devices required to allow the different types of

programming to occur. A simple orchestra shell and ceilings with wood finishes will be provided for music events, but it will not be a custom designed shell.

- Seating: Good comfortable seating will be provided for the large hall. This seating will be chosen from manufacturers' standard products with basic stain and fabric from the manufacturer.
- Comparable facility:
 - We have attempted to benchmark a facility in a community that has some similar characteristics of Tallahassee. The RiverCenter for the Performing Arts located in Columbus, Georgia has a demographic that is similar. Columbus has a population of 189,000. Tallahassee is around 182,000. Muscogee County, Georgia has an overall population of 289,000 and Leon County has 275,000. The family income and educational levels in Tallahassee are higher, and both are government towns with a large higher education presence within or very close to each community. They are also southeastern cities not associated with any large urban area nearby. We also like RiverCenter complex because it was a collaboration of the local government and the State University. It is run by the Columbus not-for-profit organization RiverCenter Inc.



RiverCenter for the Performing Arts – Columbus, Georgia

Facility programming space lists

The original building program included a large hall of 2,200 seats, a smaller 650-seat multipurpose space, and a large rehearsal hall. We reviewed the newly proposed arts exchange building with Peggy Brady and with the inclusion of a large 400-seat black box in their program we feel that the Center should not include this type of space at this point in time. We will have no problems adding this or any of the original program back into the facility should it be needed. The site is large enough to support these facilities.

The following is a series of options that have been created to meet the various needs of the community. Each one has its own pluses and minuses which are detailed in the notes below. In all scenarios the importance of education is not diminished. The large hall, lounges and rehearsal spaces we envision are to be used for educational purposes as was the intent in the original study. We believe it is very important to keep the large hall in each scenario. This large theatre has been discussed for many years in Tallahassee. The need does not go away. The Symphony and the Ballet are each facing issues with current facilities and limited availability. A new large performance space can go a long way towards easing the space problems for these important cultural institutions in Tallahassee. Each of the options below has the potential of satisfying the needs of the greater Tallahassee area while keeping the project as low cost as possible and achieving an appropriate level of quality. But the final determination will be made based upon program compliance, quality, budget, and the preliminary program of building spaces.

All of the versions below are a variation of these main performance and rehearsal spaces. The basic room types for the facility are as follows:

Public areas

The public areas in the center are not considered just ordinary public spaces that allow you to get from the front door to your seat. In the following scenarios the space ranges in size from the preferred option at 22,100 square feet to 26,900 square feet in the largest of the options. The main goal for this space is that it is a twenty-four hour a day welcoming space. We have allocated enough room so that these areas can be used for banquets, receptions, even a meeting place for friends and families. With multiple levels of lobby area, events from small to large can be presented. The small café located within the space will be a short walk from downtown office buildings and will provide a relaxed environment to spend a lunch hour or a small break. We have kept this space in each of the options below.

Large performance hall

This hall will be designed to have good acoustical properties. The seat count has been chosen to balance the seat count for most local groups with upside potential for touring productions. This facility would be used for symphonic and acoustical music events, large-scale touring acts, Broadway touring series, large-scale dance productions, and larger locally-produced productions. The facility is large enough to support the current and future educational component that the Ballet and Symphony would like. The largest size option is the same as the original 2005 study proposal at 2,200 seats. We think that each of the scenarios will continue to support the community and fulfill a very real need in Tallahassee.

Some of the groups that may find this space appropriate for performances include:

- Tallahassee Symphony
- Tallahassee Ballet
- Artist Series
- Touring Productions
- 7 Days of Opening Nights
- Local school district uses
- Tallahassee Community Chorus



Blumenthal Performing Arts Center – Charlotte, NC

Black box (flexible) theatre/rehearsal hall

This large rehearsal hall will be designed in such a way that it can be used as a rehearsal hall for music and theatre groups and as a performance space that will seat 300 people depending upon the configuration it is set up in. This will be a quiet room that can support smaller performance pieces in an intimate setting. Some of the groups that may find this space appropriate for either performance or rehearsal include:

- Tallahassee Boys Choir
- Tallahassee Symphony
- Laughing Stock
- African Caribbean Dance Theatre
- Tallahassee Film Society
- After school programs



University of Notre Dame – South Bend, IN



Allegheny College – Meadville, PA

Small Rehearsal hall

This smaller rehearsal hall will be designed to allow for rehearsals after school programs and intimate performances of approximately 75 people. It can function as an alternative community space for meetings, small lectures, parties, and events. Its smaller size will limit its ability to support larger productions.



Young Centre for the Performing Arts – Toronto, Ontario

Option 1 (Recommended)

1,800-seat, one small rehearsal/performance space

This option is the smallest of the program options with a seat count in the larger hall reduced to 1,800 seats. We feel though that this option provides a wonderful space for the local groups, while still providing a seat count that will attract commercial productions. This size will achieve a good quality of acoustics for non-amplified music and is almost the ideal size for this type of performance. The capacity is on the lower end of what is possible for touring productions, but we feel strongly that it has the potential to balance the local needs with the need for commercial product successfully.

We have provided one 2,100 square foot rehearsal hall in this scenario. This space can be used as a warm up space for dancers and musicians during performance days, but it is large enough for smaller chamber and theatrical rehearsals. For lectures, donor events, and small parties it would seat approximately 100 people. It will create a nice semi-formal space for pre or post-performance lectures or donor cultivation receptions. We did not include dressing room space for this space in this configuration. This space will need to share the larger hall's dressing rooms and wardrobe when it is used in performance mode. It may limit the performance options, but it is still a very good community space that can be used in many ways.

We have eliminated black box rehearsal hall after consulting with Peggy Brady and The Arts Exchange since this would duplicate a space that is already envisioned for that project. We could add this space easily in the future if the Arts Exchange is not fully realized. We have reduced the amount of administration space. It will still support the needs of the large hall, but it is considered to be bare bones. It will allow the center to operate fully and any additional office space could be found off site or can be built on site at a later date.

Some of the groups that may find this scenario appropriate for performances include:

- Tallahassee Symphony
- Tallahassee Ballet
- Artist Series
- Touring Productions
- 7 Days of Opening Nights
- Tallahassee Film Society

Option 1 - summary	NSF
Public areas	32,139
1,800-seat theatre	49,399
Rehearsal hall 2	2,070
Administration	3,080
Services	1,975
TOTAL NET PROGRAMMED AREA	88,663
TOTAL GROSS AREA (net programmed area X 1.64)	145,120

Option 2

2,000-seat theatre, one rehearsal/performance space

This option increases the size of the larger hall by 200 seats but will still achieve good quality of acoustics for non-amplified music with a capacity large enough to provide a revenue stream to support the facility. We have provided one 3,200 square foot rehearsal hall large enough so that it can function as a black box theatre. This will address some of the needs of the smaller groups in the area as above. By eliminating the second rehearsal hall we are limiting the growth of the center, but this can be added at a later date when funds or usage requires it. Some of the groups that may find this scenario appropriate for performances include:

- Tallahassee Symphony
- Tallahassee Ballet
- Artist Series
- Touring Productions
- 7 Days of Opening Nights
- Tallahassee Boys Choir
- Tallahassee Symphony
- Laughing Stock
- African Caribbean Dance Theatre
- Tallahassee Film Society

Option 2- summary	NSF
Public areas	35,143
2,000-seat theatre	51,449
Black box/rehearsal hall	5,336
Administration	4,985
Services	2,160
TOTAL NET PROGRAMMED AREA	99,073
TOTAL GROSS AREA (net programmed area X 1.65)	163,060

Option 3

2,200-seat performance hall, one rehearsal/performance space, one rehearsal room

The largest program has a seat count that will achieve good quality of acoustics for non-amplified music with a capacity large enough to support touring productions that will provide a revenue stream to support the facility. It is important to keep the large hall in any scenario that is ultimately chosen since the overall facility will require the potential revenue sources generated from this space to subsidize the use by local groups who cannot pay market rate.

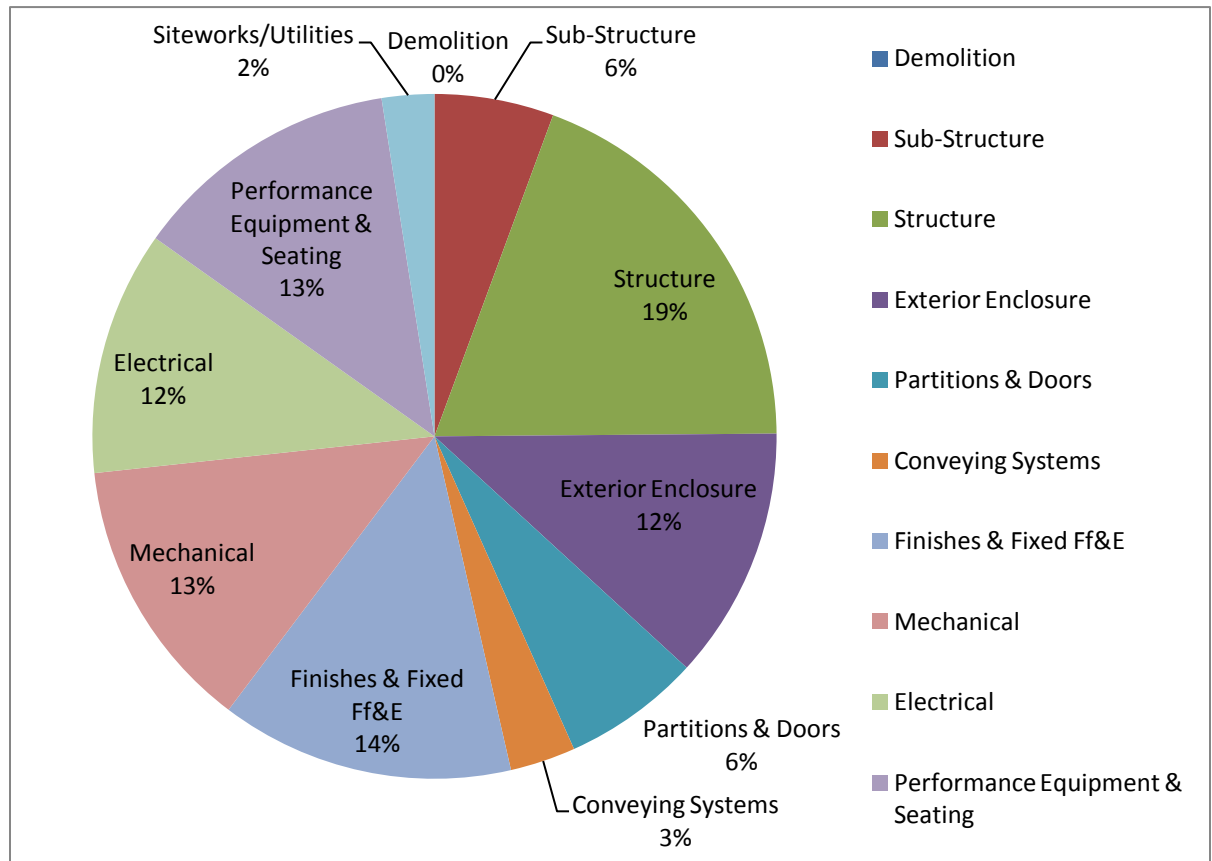
This option provides two rehearsal spaces, one of which is sized so that it can function as a black box theatre. This will support the needs of the smaller groups in the area and provide a large space for orchestras and chamber groups to rehearse. A single, large donor lounge has been provided that can be used for corporate and private donor cultivation as well as a revenue generating space for small meetings and receptions. We have provided administration space to support the needs of the large hall and to help it achieve its operations potential. This administration area could be reduced in size as shown in a later scenario should a joint venture with the Tallahassee Leon-County Civic Center materialize and some of these functions could be split between the two venues.

Option 3 - summary	NSF
Public areas	38,116
2,200-seat theatre	53,535
Black box and rehearsal hall	7,268
Administration	4,985
Services	2,160
TOTAL NET PROGRAMMED AREA	106,064
TOTAL GROSS AREA (net programmed area X 1.64)	174,360

Order of magnitude cost estimates

Performing arts facilities are complex buildings with many oddly shaped spaces that tend to be expensive to build properly. The final cost model that is approved will need to be carefully monitored during the future design of the building to ensure a successful and cost efficient project for everyone.

Below is an elemental breakdown of the various components of a performing arts building. It is important to understand that these types of facilities are not the same as standard buildings. The percentage of mechanical, electrical and structural systems in a building is very large due to the complex nature of the spaces and their performance needs.



Theatre Projects and Venue Cost Consultants have estimated the total project costs for the options listed above. Venue approached local contractors to assist them in determining the proper unit pricing and overall construction environment currently in Tallahassee. This information has been folded into these numbers and as such they do reflect the current construction market. It is important to note that cost estimating at this point in the project is done to allow an order-of-magnitude cost to be known. These figures are to be used to inform the discussions regarding the facilities, but will by their very nature be very flexible throughout the early stages of design. The important thing to remember is that these figures will change depending upon the final program agreed upon, the design team that is ultimately chosen to design the building, the site that the building is placed on, and of course the date the project is bid.

These estimates include all direct construction costs, general contractor's overhead and profit, design escalation and construction contingencies. We have included a modest escalation in the cost estimate.

- Escalation to bid date allows for normal price increases that will likely occur between now and the projected mid 2014 bid date and for unforeseen pricing fluctuations and market conditions - it should be noted that the construction bidding climate in Tallahassee is now very competitive (low) due to the current economic situation, and this level of pricing has been utilized in the program estimate - there could be an uplift in the market between now and when the project is bid and a 6% allowance is included in the escalation contingency which will be continually monitored between now and the bid date (nobody can really say what will happen between now and 2014 however this allowance, as best as we can judge, should hold) - any final adjustment to pricing can only be made with any certainty once market conditions at bid time are known (note - no separate buy-out contingency at bid or GMP by a construction manager is included)
- Excluded from the estimate are: land acquisition, other building acquisition, parking garage/general parking, contaminated soil/hazardous waste treatment and disposal, relocation of main existing utilities, endowment/subsidies, musical instruments, FCAE staff and moving expenses
- A 28% soft costs item has been included to estimate the architect's/engineer's fees and construction administration expenses, testing/inspection/surveys, permits, owner purchase FF&E, models/mockups/renderings, finance/fundraising, public relations, legal fees, groundbreaking, art allowance, LEED, FCAR project management expenses and overall project contingency.
- Bidding conditions are expected to reflect one construction manager, open bidding for sub-contractors, open specifications for materials and manufacturers.
- The rates below are order-of-magnitude (within 15% of later estimates based on detailed design information) for the purpose of program sizing and prioritization only.

Cost summary option 1

***1,800 Seat Performance Hall, delete Black Box/Rehearsal Hall 1, include Rehearsal Hall 2,
delete Black Box Dressing Rooms, reduced Administration***

ITEM		AMOUNT	
A	Demolition	\$0	} \$300 /gsf
B	Building shell	\$19,250,000	
C	Building Interiors	\$12,110,000	
D	Mechanical & Electrical Services	\$12,190,000	
E	Performance Equipment & Seating	\$6,740,000	
F	Utilities	\$500,000 allowance	
G	Sitework	\$1,000,000 allowance	
H	Design/Pricing Contingency	10%	\$5,080,000
I	General Conditions, Overhead & Profit	12%	\$6,825,000
J	Escalation to mid 2014 bid date	6%	\$3,820,000
TOTAL BID COST IN MID 2014 DOLLARS			\$67,515,000 \$465 /gsf
K	Construction Change Order Contingency	4%	\$2,700,000
TOTAL CONSTRUCTION COST IN MID 2014 DOLLARS			\$70,215,000 \$484 /gsf
L	Soft Costs	28%	\$19,660,000
TOTAL PROJECT COST IN MID 2014 DOLLARS			\$89,875,000 \$619 /gsf
Overall Gross Floor Area 145,120 gsf			

Cost summary option 2

2,000 Seat Performance Hall, Black Box/Rehearsal Hall 1 and Rehearsal Hall 2

ITEM		AMOUNT	
A	Demolition	\$0	
B	Building shell	\$21,055,000	} \$295 /gsf
C	Building Interiors	\$13,340,000	
D	Mechanical & Electrical Services	\$13,745,000	
E	Performance Equipment & Seating	\$7,380,000	
F	Utilities	\$500,000 allowance	
G	Sitework	\$1,000,000 allowance	
H	Design/Pricing Contingency	10%	\$5,600,000
I	General Conditions, Overhead & Profit	12%	\$7,515,000
J	Escalation to mid 2014 bid date	6%	\$4,210,000
TOTAL BID COST IN MID 2014 DOLLARS			\$74,345,000 \$456 /gsf
K	Construction Change Order Contingency	4%	\$2,975,000
TOTAL CONSTRUCTION COST IN MID 2014 DOLLARS			\$77,320,000 \$474 /gsf
L	Soft Costs	28%	\$21,650,000
TOTAL PROJECT COST IN MID 2014 DOLLARS			\$98,970,000 \$607 /gsf
Overall Gross Floor Area 163,060 gsf			

Cost summary option 3

2,200 Seat Performance Hall, Black Box/Rehearsal Hall 1, Rehearsal Hall 2

ITEM		AMOUNT	
A	Demolition	\$0	} \$295 /gsf
B	Building shell	\$22,320,000	
C	Building Interiors	\$14,225,000	
D	Mechanical & Electrical Services	\$14,890,000	
E	Performance Equipment & Seating	\$7,695,000	
F	Utilities	\$500,000 allowance	
G	Sitework	\$1,000,000 allowance	
H	Design/Pricing Contingency	10%	\$5,965,000
I	General Conditions, Overhead & Profit	12%	\$7,990,000
J	Escalation to mid 2014 bid date	6%	\$4,475,000
TOTAL BID COST IN MID 2014 DOLLARS			\$79,060,000 \$453 /gsf
K	Construction Change Order Contingency	4%	\$3,160,000
TOTAL CONSTRUCTION COST IN MID 2014 DOLLARS			\$82,220,000 \$472 /gsf
L	Soft Costs	28%	\$23,020,000
TOTAL PROJECT COST IN MID 2014 DOLLARS			\$105,240,000 \$604 /gsf
Overall Gross Floor Area 174,360 gsf			

Operational considerations

We have provided a series of options above. None of them are definitive and the final configuration of spaces can be modified or changed to support the final program that is selected. The operational costs of each of these scenarios will vary slightly but would not change dramatically since the large hall is included in each one. This large space is the cost driver for the building. It is also the space, if run properly, will assist in making the cost of renting the spaces for local groups more affordable. We would recommend that The Florida Center discuss the potential for combining some operations with the Tallahassee-Leon County Civic Center. This could provide some benefits to the center such as:

- Building maintenance
- Maintenance staff savings
- Food service
- Front of house staff savings

It will be important if you begin discussions about this type of joint venture that The Florida Center retains control of the production calendar. Although the large hall is an income driver, it should never push out the local groups who need good dates to flourish.

Conclusions

In summary, we believe that it continues to be very important that the Florida Center be built in Tallahassee. We have determined that it can be substantially smaller than originally envisioned at this point in time, since some of the anticipated functions are now being planned for the Arts Exchange facility. The most important space continues to be the large performance hall. This large performance space is critical for the Community, the Tallahassee Symphony and the Tallahassee Ballet. The local groups are struggling, trying to find suitable performance spaces that they can access on a consistent basis. Because of the limitations it is becoming harder for the groups to keep a visible presence within the community.

The importance of this large facility in the community can't be underestimated. We have found in many of our projects that they become great catalysts for new development around them. The Gaines Street Redevelopment is an exciting beginning to creating a wonderful 18 hour downtown. We think it could realize its goals earlier with an anchor building such as this. It will encourage tourists from outside of the local area to visit. It will enhance the ability of the civic center to expand their convention business. It will provide potential patrons for restaurants, shops and other types of development that are being encouraged to come to this district. It will also bring enormous benefits to the community, by providing a visible place for the local arts groups to perform in, expanding the types of entertainment provided for the community, and assists the city with encouraging businesses looking to locate to the area by reinforcing the importance of the arts in the community which studies have shown are one of the key elements in businesses deciding to move to a community.

We have determined that the seat count for the large hall could be reduced in size to reduce the overall budget, but it is important to stress that the final seat count does not need to be determined at this point. It can change at any point between now and the middle of the design

for the building. We do want to provide a building that achieves good revenue potential, but that does not overwhelm the local arts groups that are going to be using the space. For them, an intimate room that allows good audience/performer interaction is very important, but the seat count is not.

We are concerned that if the seat count becomes too large, it will not support these groups and will therefore have less support within the community. This balance will be important since the seat count and the ability for the center to achieve a good revenue stream that will assist in subsidizing the rents for the local groups is also critical. The proposed recommended option does allow for both, and we would hope as we investigate the operational costs of the building further that it will show that the building can be very successful.

This study did not cover reviewing the operational pro-forma; it was focused on the needs within the community today. It is important that this review be completed in the not too distant future to provide the Florida Center with additional information regarding potential types of performances that would be anticipated for the building. This understanding of the types of performances will inform the cost of operations and the potential rental costs for the buildings. We want to be sure the local groups that this center is being developed for will achieve a level of good understanding that they will not be priced out of the performance hall.

This small study should also look at the potential for operational cost savings if the building has some type of agreement to provide maintenance, staffing, ticketing, and food services with some outside entity. This could achieve some savings in operations of the building. We do not believe that the center should give up artistic control of the center in any operational agreement since it will be very important that there are always advocates for the local needs that this center is providing.

Next Steps

- Preliminary pro-forma based on preferred option to determine basic operating costs
- Meeting with primary stakeholders to review preferred option
- Create a timeline for the project with specific milestones between now and a potential Blueprint vote

TALLAHASSEE PERFORMING ARTS CENTER
SPACE PROGRAM - SPACE LIST

VERSION 6.1 Preliminary Program

Summary	v6.1 NSFT
PUBLIC AREAS	32,139
1800 Seat Theatre	49,398
REHEARSAL HALL 2	2,070
ADMINISTRATION	3,080
SERVICES	1,975
TOTAL NET PROGRAMMED AREA	88,662
TOTAL GROSS AREA (net programmed area X 1.65)	146,293

Rm #	Name	TPC net sf	Theatre Subtotal
100	<u>PUBLIC AREAS</u>		
	(Inc café)	32,139	
			32,139
	<u>1800 SEAT PERFORMANCE HALL</u>		
200	PERFORMANCE SPACES	39,628	
300	STAGE SUPPORT	4,116	
400	PERFORMERS SUPPORT	5,655	
			49,398
	<u>Black box Rehearsal spaces</u>		
200	BLACK BOX / REHEARSAL HALL 1	0	
300	REHEARSAL HALL 2	2,070	
400	PERFORMERS SUPPORT - dressing rooms	0	
700	ADMINISTRATION	3,080	
800	SERVICES	1,975	
	Subtotal NET		7,125
	TOTAL NET SQUARE FEET		88,662
	GROSSING MULTIPLIER	1.65	
	TOTAL GROSS SQUARE FEET		146,293

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
100			PUBLIC AREAS								
110			LOBBIES								
						Tot.Cap.	Levels				
						1,800	3				
111	4	0	Weather Vestibules	500	800	0.5					
112	4	1	Orchestra Lobby	10,800	900	12					
113	4	2	Balcony 1 Lobby	5,400	450	12					
113	4	3	Balcony 2 lobby	5,400	450	12					
				22,100		20.46	per person				
130			TICKETING								
131	4	1	Box office windows	250	5	50					
132	4	1	Box office operations	192	4	48					
133	4	1	Box Office Manager	100	1	100					
	4	1	Box Office Treasurer	0	0	80					
	4	1	Box Office Storage	80	1	80					
	4	1	Box office Public Space								
140			SALES/CATERING								
141	4	1	Shop	0				0	0		
142	4	1	Shop storage	0		20%	#141				
143	4	1	Bars	675	56	1.5		84	8		Occ=P*25%/8
144	4	1	Bar storage	102		15%	#143				
145	4	1	Cool store	101		15%	#143				
147	4	1	Rest. Kitchen/Storage	405							45% of café
148	4	1	Café	900	100	9					
149	4	1	Catering Storage								Included in Café storage
150			RECEPTION								
151	4	1	Donors Lounge 1 large hall	720	45	16					
152	4	1	Restrooms	260	4	65					
152	4	1	Service Area	150							
153	4	1	VIP Reception Room (650 seat)	0	0	0					
154	4	1	Bar/Food Service (Large Donor Lounge)	125							
155	4	1	Bar/Food Service (650 seat)	0							
160			OFFICES								

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
161	4	1	House Manager's office	240	4	60					Combined offices for all theatres
162	4	1	First Aid room	75	1	75					
163	4	1	Concessions Managers Office								
170			<i>SERVICES</i>								
171	4	1	Coatcheck/IR system	225	450	0.5					
172	4	1	Staff changing	126	18	7					2/200+2 tix+1captain each level
173	4	1	Staff lockers	72	18	4					
174	4	1	Janitors Closet	36	3	12					Qty levels * 1
180			<i>STORAGE</i>								
181	4	1	FOH Storage	216		2%					
182	4	1	Program storage	100							
183	4	1	Furniture storage	200		1%					
190			<i>RESTROOMS</i>								
191	4	1,2,3	Washrooms - male	1,029	26	40					Capacity div by 70
192	4	1,2,3	Washrooms -female	3,300	60	55					Capacity div by 30
193	4	1	Uni-sex H/C Washrooms	360	6	60					Qty levels * 2
			TOTAL PUBLIC AREAS	32,139							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
200	A	PERFORMANCE SPACES - Performance Hall - 1,800 SEATS								
210	A	AUDITORIUM		1,800						
211	A 1 1	Orchestra floor	8,100	900	9	50%			1	Cap * 50%
212	A 1 2	Balcony 1	5,175	450	11.5	25%			1	Cap * 20%
213	A 1 3	Balcony 2	5,175	450	11.5	25%			1	Cap *30%
214	A 1 4		0	0		0%	100%			
215	A 1 4	Box Suites	0		0	0				
216	A 1	Audience Ambulatories/Circulation	0	1,800	0					
217	A 2	Sound Light Locks								in gross
218	A 2 0	Plenum under seating								in gross
220	A	STAGE Proscenium	Pros	W	H		W	D	H	
221	A 0 1	Mainstage	6,050	55	36		110	55	90	
222	A 0 1	Rear Stage	1,200				0	0		
223	A 0 1	Personnel SLL's								in gross
224	A 0 1	Equipment/Scenery SLL's								in gross
225	A 0 1	Orchestra Shell Storage	600			1	30	20	24	
227	A 0 1	Quick change rooms		2	40	2				in gross
230		CATWALKS					W	L		
231	A 0 5	Loading gallery	275			1	5	55		
232	A 0 4	Intermediate galleries	275			1	5	55		
233	A 0 4	Fly floors	880			2	8	55		
234	0 4	Crossover	294			1	98	3		
235	A 1 5	Auditorium catwalks	990			3	4	83		
240	A	UNDERSTAGE					W	D		
243	A 1 1	Orchestra pit lift	504	28	18		56	9		
244	A 1 0	Orchestra pit overhang	330	18	18		55	6		
		subtotal for orch pit		46	musicians					
	A 1 0	Orch Pit SLL's								in gross
246	A 1 0	Orch Pit Inst Storage	120				12	10		adjacent to pit, only inst storage
247	A 1 0	Seat/Wagon storage	780				60	13		
248	A 1 0	Trap room	0				0	0		

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	1	0	Trap room SLL							in gross
249	A	0	0	Counterweight Pit	440			8	55		
250	A			<i>OVERHEAD</i>							
251	A	1	5	Grid	6,050		6050	110	55		
260	A			<i>OFFICES/SUPPORT</i>							
261	A	4	1	Control - light	150	1	150				two consoles/ops
262	A	4	1	Control - sound	180	1	180				studio facilities in booth
263	A	4	1	Control - SM	80	1	80				
264	A	4	1	Control -broadcast	80	1	80				
265	A	4	1	Control - projection	200	1	200				
266	A	4	1	Family Booth	400	8	50				
267	A	4	5	Follow spots	300	4	75				
268	A	4	1	Sound cockpit (lift and prep room)	500	1	500	0	0		
		4	1	Control Room Circulation							
270	A			<i>SERVICES</i>							
271	A	5	4	Dimmer room	160	1	160				
272	A	5	4	Sound rack room	220	1	220				Central Comms and Patch
273		5	4	Amplifier Rack Room	120	1	120				
274	A	5		Company switch/transfer			200	1			in gross
290	A			<i>RESTROOMS</i>							
291	A	4	5	Control/followspot	0	0	36				
	A			TOTAL - PERFORMANCE AREAS	39,628						
300	A			STAGE SUPPORT							
301	A	5	1	Janitor's closet	40	2	20				
320	A			<i>Storage</i>							
321	A	0	1	Scenery dock	1,000					30	30 ft clear
322	A	1	4	Rigging store	61		1.0%				
323	A	1	1	Props store	150		3%				
324	A	1	1	Lighting store/shop	150		3%				
325	A	1	1	Sound store/shop	200		5%				
326	A	1	0	Sub Mix Room	125	1	125				
327	A	0	1	Piano store	200	2	100				# * 100sf

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	0	1	Instrument Storage							
330	A			<i>Workshops</i>							
331	A	1	1	Scenery maintenance	200		200	1			
332	A	1	1	Property shop/kitchen	150	2	150	1			
333	A	3	4	Electrics Office	150	2	150	1			
334	A	3	4	Sound office	150	2	150	1			
340	A			<i>Stage Offices</i>							
341	A	1	1	Stage management	250	5	50				
342	A	1	1	Visiting production office	240	2	60	2			
343	A	1	1	Production Manager BOH	0	0	50				
344	A	1	1	Tech Director BOH	150	3	50				
350	A			<i>Crew Rooms</i>							
351	A	2	0	Crew Ready room	280	20	14				close to stage
352	A	2	0	Crew Lockers M	150	10	15				
353	A	2	0	Crew Lockers F	150	10	15				
390	A			<i>Washrooms</i>							
391	A	2	0	Crew washrooms/showers M	160	4	40				
391	A	2	0	Crew washrooms/showers F	80	2	40				
392	A	0	1	Offstage washrooms	80	1	40	2			
	A			TOTAL -STAGE SUPPORT	4,116						
400	A			PERFORMERS SUPPORT				total P			
411	A		1	<i>Dressing rooms</i>							
411	A	1	1	Star dressing Room	350	1	175	2	2		Suite with sitting room, WC, Shower
411	A	1	1	2 dressing room	400	2	100	2	4		Inc. WC and Shower
412	A	1	1	4 dressing room	660	4	55	3	12		Inc. WC and Shower
413	A	1	1	8 dressing room	0	6	55	0	0		Inc. 2 no.WC and Shower
414	A	1	1	Chorus/Orchestra dressing room	1,800	20	45	2	40		Inc. 5 no. WC and Shower
420	A			<i>Musicians (Pit)</i>				Total	58		
421	A	1	1	Musicians changing	500	10	25	2	100 occ		Includes mus lockers
430	A			<i>Wardrobe</i>							
431	A	1	1	Wardrobe	400	8	50				Close to Dressing Rooms

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
432	A	1	1	Laundry	150	1	150				Flat access from elevator
433	A	1	1	Wigs & Makeup	220	4	55				
434	A	3	1	Drying Room	0		120	0			
435	A	5	4	Shoes Room	0		120	0			
460				<i>Performer Facilities</i>							
461	A	1	1	Green room/Perf Lounge	983	55	18				< 70% of total artistes
491	A	1	1	Restrooms - male	96	2	48				
492	A	1	1	Restrooms - female	96	2	48				
		1	1	First Aid room							
		1	1	Personnel Door weather vest							
		1	1	Security/Mailbox							
				Reception/Waiting							
	A			TOTAL PERFORMERS SUPPORT	5,655						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
400	C	PERFORMERS SUPPORT								
411	C	Dressing rooms								
412	C 1 0	2/4 dressing room	0	4	60	0	0			inc shower and WC
413	C 1 0	Chorus/Orchestra dressing room	0	10	40	0	0			
							0			
430	C	Wardrobe								
431	C 1 0	Wardrobe	0	0	50					Close to Dressing Rooms
432	C 1 0	Laundry	0	0	120					Flat access from elevator
460	C	Performer Facilities								
461	C 1 1	Green room/Perf Lounge	0	0	15					
491	C 1 1	Restrooms - male	0	0	48					
492	C 1 1	Restrooms - female	0	0	48					
	C	TOTAL PERFORMERS SUPPORT	0							
500	C	PRODUCTION SPACES								
501	C 3 4	Black Box/rehearsal room #1	0	0	20	0	54	60		
502	C 3 4	Rehearsal room #2	2,070	103.5	20	1	45	46		
503	C 3 4	Control room								
504	C 3 4	Restrooms	0	0	30					
	C	TOTAL - PRODUCTION SPACES	2,070							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
700		ADMINISTRATION - PAC								
701		Executive Director/CEO	200	1	200					
702		Director of Programming	200	1	200					
703		Executive Assistant	100	1	100					
704		Receptionist	100	1	100					
705		Information Technology+Store/Server	80	1	80					
706		Director of Finance	150	1	150					
707		Associates Finance	120	1	120					
708		Bookkeeper	120	1	120					
709		IT Manager	120	1	120					
710		Associate Director of Development	0	0	100					
711		Development Assistants	0	0	60					
712		Director of Marketing	150	1	150					
713		Marketing Manager	120	1	120					
714		Director of Development	200	1	200					
715		Administration	600	8	75					cubicles see General Office
716				0	80					
717		Director of Operations	150	1	150					
718		Operations support	150	2	75					
719		Event/House Manager (Admin Office)	0	0	100					
720		Assistants/Food and Beverage		0	60					
721		Volunteer Services	0	0	80					
722		Library/Ref/Copier	0	0	100					
723		Mail Room	120	1	100					
724		Office supplies	100		100					
725		General Office Storage	100		100					
726		Technical Director (Admin Office)	0	0	60					
727		Board Room	0	0	20		38	0		
728		Lounge/Lunch	0	0	15					
729		Kitchen	80	1	80					
730		Restrooms	120	4	30					
		TOTAL - ADMINISTRATION	3,080	23						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
800		SERVICES								
801	1	Stage door reception	300		100	1	15	20		
802	1	Stage door office	120	2	60	1				
811	1	Security/Fire control	100		100	1				
821	1 1	Loading docks				4	13	75		External space
823	2 1	Receiving office	0		80	0				
824	2 1	Garbage disposal	300		300	1				
825	4 4	Building Engineer	150	2	75					
826	4 4	Maintenance Engineer	100	2	50					
827	4 4	Maintenance Staff Lockers	120	8	15					
828	4 4	Maintenance Workshop	500				20	25		
831	4 4	HVAC Plant								in gross
841	4 4	Phone intake								in gross
851	4 4	Electrical intake								in gross
881	4 1	Janitorial store	225		225	1				
891	4 4	Washrooms	60		30	2				
		TOTAL - SERVICES	1,975	2	48					

TALLAHASSEE PERFORMING ARTS CENTER
SPACE PROGRAM - SPACE LIST

VERSION 6.2 Preliminary Program

Summary	v6.2 NSFT
PUBLIC AREAS	35,143
2000 Seat Theatre	51,448
BLACK BOX / REHEARSAL 1	5,336
ADMINISTRATION	4,985
SERVICES	2,160
TOTAL NET PROGRAMMED AREA	99,072
TOTAL GROSS AREA (net programmed area X 1.65)	163,469

Rm #	Name	TPC net sf	Theatre Subtotal
100	<u>PUBLIC AREAS</u>		
	(Inc café)	35,143	
			35,143
	<u>2000 SEAT PERFORMANCE HALL</u>		
200	PERFORMANCE SPACES	41,678	
300	STAGE SUPPORT	4,116	
400	PERFORMERS SUPPORT	5,655	
			51,448
	<u>Black box Rehearsal spaces</u>		
200	BLACK BOX / REHEARSAL HALL 1	3,590	
300	REHEARSAL HALL 2	0	
400	PERFORMERS SUPPORT - dressing rooms	1,746	
700	ADMINISTRATION	4,985	
800	SERVICES	2,160	
	Subtotal NET		12,481
	TOTAL NET SQUARE FEET		99,072
	GROSSING MULTIPLIER	1.65	
	TOTAL GROSS SQUARE FEET		163,469

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
100			PUBLIC AREAS								
110			LOBBIES								
						Tot.Cap.	Levels				
						2,000	3				
111	4	0	Weather Vestibules	500	889	0.5					
112	4	1	Orchestra Lobby	10,800	900	12					
113	4	2	Balcony 1 Lobby	6,000	500	12					
113	4	3	Balcony 2 lobby	7,200	600	12					
				24,500		20.42	per person				
130			<i>TICKETING</i>								
131	4	1	Box office windows	250	5	50					
132	4	1	Box office operations	192	4	48					
133	4	1	Box Office Manager	100	1	100					
	4	1	Box Office Treasurer	0	0	80					
	4	1	Box Office Storage	80	1	80					
	4	1	Box office Public Space								
140			<i>SALES/CATERING</i>								
141	4	1	Shop	0				0	0		
142	4	1	Shop storage	0		20% #141					
143	4	1	Bars	750	63	1.5		94	8		Occ=P*25%/8
144	4	1	Bar storage	114		15% #143					
145	4	1	Cool store	113		15% #143					
147	4	1	Rest. Kitchen/Storage	405							45% of café
148	4	1	Café	900	100	9					
149	4	1	Catering Storage								Included in Café storage
150			<i>RECEPTION</i>								
151	4	1	Donors Lounge 1 large hall	720	45	16					
152	4	1	Restrooms	260	4	65					
152	4	1	Service Area	150							
153	4	1	VIP Reception Room (650 seat)	0	0	0					
154	4	1	Bar/Food Service (Large Donor Lounge)	125							
155	4	1	Bar/Food Service (650 seat)	0							
160			<i>OFFICES</i>								

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
161	4	1	House Manager's office	240	4	60					Combined offices for all theatres
162	4	1	First Aid room	75	1	75					
163	4	1	Concessions Managers Office								
170			<i>SERVICES</i>								
171	4	1	Coatcheck/IR system	250	500	0.5					
172	4	1	Staff changing	126	18	7					2/200+2 tix+1captain each level
173	4	1	Staff lockers	72	18	4					
174	4	1	Janitors Closet	36	3	12					Qty levels * 1
180			<i>STORAGE</i>								
181	4	1	FOH Storage	216		2%					
182	4	1	Program storage	100							
183	4	1	Furniture storage	200		1%					
190			<i>RESTROOMS</i>								
191	4	1,2,3	Washrooms - male	1,143	29	40					Capacity div by 70
192	4	1,2,3	Washrooms -female	3,667	67	55					Capacity div by 30
193	4	1	Uni-sex H/C Washrooms	360	6	60					Qty levels * 2
			TOTAL PUBLIC AREAS	35,143							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
200	A	PERFORMANCE SPACES - Performance Hall - 2,000 SEATS								
210	A	AUDITORIUM		2,000						
211	A 1 1	Orchestra floor	9,000	1,000	9	50%			1	Cap * 50%
212	A 1 2	Balcony 1	4,600	400	11.5	20%			1	Cap * 20%
213	A 1 3	Balcony 2	6,900	600	11.5	30%			1	Cap *30%
214	A 1 4		0	0		0%	100%			
215	A 1 4	Box Suites	0		0	0				
216	A 1	Audience Ambulatories/Circulation	0	2,000	0					
217	A 2	Sound Light Locks								in gross
218	A 2 0	Plenum under seating								in gross
220	A	STAGE Proscenium	Pros	<u>W</u>	<u>H</u>		<u>W</u>	<u>D</u>	<u>H</u>	
221	A 0 1	Mainstage	6,050	55	36		110	55	90	
222	A 0 1	Rear Stage	1,200				0	0		
223	A 0 1	Personnel SLL's								in gross
224	A 0 1	Equipment/Scenery SLL's								in gross
225	A 0 1	Orchestra Shell Storage	600			1	30	20	24	
227	A 0 1	Quick change rooms		2	40	2				in gross
230		CATWALKS					<u>W</u>	<u>L</u>		
231	A 0 5	Loading gallery	275			1	5	55		
232	A 0 4	Intermediate galleries	275			1	5	55		
233	A 0 4	Fly floors	880			2	8	55		
234	0 4	Crossover	294			1	98	3		
235	A 1 5	Auditorium catwalks	990			3	4	83		
240	A	UNDERSTAGE					<u>W</u>	<u>D</u>		
243	A 1 1	Orchestra pit lift	504	28	18		56	9		
244	A 1 0	Orchestra pit overhang	330	18	18		55	6		
		subtotal for orch pit		46	musicians					
	A 1 0	Orch Pit SLL's								in gross
246	A 1 0	Orch Pit Inst Storage	120				12	10		adjacent to pit, only inst storage
247	A 1 0	Seat/Wagon storage	780				60	13		
248	A 1 0	Trap room	0				0	0		

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	1	0	Trap room SLL							in gross
249	A	0	0	Counterweight Pit	440			8	55		
250	A			<i>OVERHEAD</i>							
251	A	1	5	Grid	6,050		6050	110	55		
260	A			<i>OFFICES/SUPPORT</i>							
261	A	4	1	Control - light	150	1	150				two consoles/ops
262	A	4	1	Control - sound	180	1	180				studio facilities in booth
263	A	4	1	Control - SM	80	1	80				
264	A	4	1	Control -broadcast	80	1	80				
265	A	4	1	Control - projection	200	1	200				
266	A	4	1	Family Booth	400	8	50				
267	A	4	5	Follow spots	300	4	75				
268	A	4	1	Sound cockpit (lift and prep room)	500	1	500	0	0		
		4	1	Control Room Circulation							
270	A			<i>SERVICES</i>							
271	A	5	4	Dimmer room	160	1	160				
272	A	5	4	Sound rack room	220	1	220				Central Comms and Patch
273		5	4	Amplifier Rack Room	120	1	120				
274	A	5		Company switch/transfer			200	1			in gross
290	A			<i>RESTROOMS</i>							
291	A	4	5	Control/followspot	0	0	36				
	A			TOTAL - PERFORMANCE AREAS	41,678						
300	A			STAGE SUPPORT							
301	A	5	1	Janitor's closet	40	2	20				
320	A			<i>Storage</i>							
321	A	0	1	Scenery dock	1,000					30	30 ft clear
322	A	1	4	Rigging store	61		1.0%				
323	A	1	1	Props store	150		3%				
324	A	1	1	Lighting store/shop	150		3%				
325	A	1	1	Sound store/shop	200		5%				
326	A	1	0	Sub Mix Room	125	1	125				
327	A	0	1	Piano store	200	2	100				# * 100sf

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	0	1	Instrument Storage							
330	A			<i>Workshops</i>							
331	A	1	1	Scenery maintenance	200		200	1			
332	A	1	1	Property shop/kitchen	150	2	150	1			
333	A	3	4	Electrics Office	150	2	150	1			
334	A	3	4	Sound office	150	2	150	1			
340	A			<i>Stage Offices</i>							
341	A	1	1	Stage management	250	5	50				
342	A	1	1	Visiting production office	240	2	60	2			
343	A	1	1	Production Manager BOH	0	0	50				
344	A	1	1	Tech Director BOH	150	3	50				
350	A			<i>Crew Rooms</i>							
351	A	2	0	Crew Ready room	280	20	14				close to stage
352	A	2	0	Crew Lockers M	150	10	15				
353	A	2	0	Crew Lockers F	150	10	15				
390	A			<i>Washrooms</i>							
391	A	2	0	Crew washrooms/showers M	160	4	40				
391	A	2	0	Crew washrooms/showers F	80	2	40				
392	A	0	1	Offstage washrooms	80	1	40	2			
	A			TOTAL -STAGE SUPPORT	4,116						
400	A			PERFORMERS SUPPORT				total P			
411	A		1	<i>Dressing rooms</i>							
411	A	1	1	Star dressing Room	350	1	175	2	2		Suite with sitting room, WC, Shower
411	A	1	1	2 dressing room	400	2	100	2	4		Inc. WC and Shower
412	A	1	1	4 dressing room	660	4	55	3	12		Inc. WC and Shower
413	A	1	1	8 dressing room	0	6	55	0	0		Inc. 2 no.WC and Shower
414	A	1	1	Chorus/Orchestra dressing room	1,800	20	45	2	40		Inc. 5 no. WC and Shower
420	A			<i>Musicians (Pit)</i>				Total	58		
421	A	1	1	Musicians changing	500	10	25	2	100 occ		Includes mus lockers
430	A			<i>Wardrobe</i>							
431	A	1	1	Wardrobe	400	8	50				Close to Dressing Rooms

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
432	A	1	1	Laundry	150	1	150				Flat access from elevator
433	A	1	1	Wigs & Makeup	220	4	55				
434	A	3	1	Drying Room	0		120	0			
435	A	5	4	Shoes Room	0		120	0			
460				<i>Performer Facilities</i>							
461	A	1	1	Green room/Perf Lounge	983	55	18				< 70% of total artistes
491	A	1	1	Restrooms - male	96	2	48				
492	A	1	1	Restrooms - female	96	2	48				
		1	1	First Aid room							
		1	1	Personnel Door weather vest							
		1	1	Security/Mailbox							
				Reception/Waiting							
	A			TOTAL PERFORMERS SUPPORT	5,655						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
400	C	PERFORMERS SUPPORT								
411	C	Dressing rooms								
412	C 1 0	2/4 dressing room	960	4	60	4	16			inc shower and WC
413	C 1 0	Chorus/Orchestra dressing room	0	10	40	0	0			
							16			
430	C	Wardrobe								
431	C 1 0	Wardrobe	150	3	50					Close to Dressing Rooms
432	C 1 0	Laundry	120	1	120					Flat access from elevator
460	C	Performer Facilities								
461	C 1 1	Green room/Perf Lounge	180	12	15					
491	C 1 1	Restrooms - male	144	3	48					
492	C 1 1	Restrooms - female	192	4	48					
	C	TOTAL PERFORMERS SUPPORT	1,746							
500	C	PRODUCTION SPACES								
501	C 3 4	Black Box/rehearsal room #1	3,240	162	20	1	54	60		
502	C 3 4	Rehearsal room #2	0	0	20	0	42	46		
503	C 3 4	Control room	350							
504	C 3 4	Restrooms	0	0	30					
	C	TOTAL - PRODUCTION SPACES	3,590							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
700		ADMINISTRATION - PAC								
701		Executive Director/CEO	225	1	225					
702		Exec Ass - CEO and waiting	120	3	40					
703		Receptionist/Waiting General	180	3	60					
704		Human Resources	100	1	100					
705		Information Technology+Store/Server	80	1	80					
706		Director of Finance	120	1	120					
707		Associates Finance	100	2	50					
708		General Office	480	6	80					
709		Director of Development	120	1	120					
710		Associate Director of Development	0	0	100					
711		Development Assistants	120	2	60					
712		PR Marketing/Manager	120	1	120					
713		Marketing PR/Ads Staff	100	1	100					
714		Intern/Assistant/Workspace		1	60					cubicles see General Office
715		Education outreach	120	1	120					
716		Education Assistants		0	80					cubicles see General Office
717		Director of Operations	120	1	120					
718		Director of Sales	100	1	100					
719		Event/House Manager (Admin Office)	100	1	100					
720		Assistants/Food and Beverage		2	60					cubicles see General Office
721		Volunteer Services	1,000	10	80					
722		Library/Ref/Copier	120	1	100					
723		Mail Room	120	1	100					
724		Office supplies	100		100					
725		General Office Storage	100		100					
726		Technical Director (Admin Office)	120	2	60					
727		Board Room	600	30	20		38	16		
728		Lounge/Lunch	300	20	15					
729		Kitchen	100	2	50					
730		Restrooms	120	4	30					
		TOTAL - ADMINISTRATION	4,985	30						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
800		SERVICES								
801	1	Stage door reception	300		100	1	15	20		
802	1	Stage door office	120	2	60	1				
811	1	Security/Fire control	125		125	1				
821	1 1	Loading docks				4	13	75		External space
823	2 1	Receiving office	160		80	2				
824	2 1	Garbage disposal	300		300	1				
825	4 4	Building Engineer	150	2	75					
826	4 4	Maintenance Engineer	100	2	50					
827	4 4	Maintenance Staff Lockers	120	8	15					
828	4 4	Maintenance Workshop	500				20	25		
831	4 4	HVAC Plant								in gross
841	4 4	Phone intake								in gross
851	4 4	Electrical intake								in gross
881	4 1	Janitorial store	225		225	1				
891	4 4	Washrooms	60		30	2				
		TOTAL - SERVICES	2,160	2	48					

TALLAHASSEE PERFORMING ARTS CENTER
SPACE PROGRAM - SPACE LIST

VERSION 6.3 Preliminary Base Program

Summary	v6.3 NSFT
PUBLIC AREAS	38,116
2200 Seat Theatre	53,534
BLACK BOX AND REHEARSAL HALL	7,268
ADMINISTRATION	4,985
SERVICES	2,160
TOTAL NET PROGRAMMED AREA	106,064
TOTAL GROSS AREA (net programmed area X 1.65)	175,005

Rm #	Name	TPC net sf	Theatre Subtotal
100	<u>PUBLIC AREAS</u>		
	(Inc café)	38,116	
			38,116
	<u>2200 SEAT PERFORMANCE HALL</u>		
200	A PERFORMANCE SPACES	43,764	
300	A STAGE SUPPORT	4,116	
400	A PERFORMERS SUPPORT	5,655	
			53,534
	<u>Black box Rehearsal spaces</u>		
200	C Black box/Rehearsal Hall 1	3,240	
300	C Rehearsal Hall 2	2,282	
400	C PERFORMERS SUPPORT - dressing rooms	1,746	
			7,268
700	ADMINISTRATION	4,985	
800	SERVICES	2,160	
	Subtotal NET		7,145
	TOTAL NET SQUARE FEET		106,064
	GROSSING MULTIPLIER	1.65	
	TOTAL GROSS SQUARE FEET		175,005

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
100			PUBLIC AREAS								
110			LOBBIES								
						Tot.Cap.	Levels				
						2,200	3				
111	4	0	Weather Vestibules	500	978	0.5					
112	4	1	Orchestra Lobby	13,200	1,100	12					
113	4	2	Balcony 1 Lobby	5,280	440	12					
113	4	3	Balcony 2 lobby	7,920	660	12					
				26,900		20.38	per person				
130			TICKETING								
131	4	1	Box office windows	250	5	50					
132	4	1	Box office operations	192	4	48					
133	4	1	Box Office Manager	100	1	100					
	4	1	Box Office Treasurer	80	1	80					
	4	1	Box Office Storage	80	1	80					
	4	1	Box office Public Space								
140			SALES/CATERING								
141	4	1	Shop	0				0	0		
142	4	1	Shop storage	0		20%	#141				
143	4	1	Bars	825	69	1.5		103	8		Occ=P*25%/8
144	4	1	Bar storage	125		15%	#143				
145	4	1	Cool store	124		15%	#143				
147	4	1	Rest. Kitchen/Storage	405							45% of café
148	4	1	Café	900	100	9					
149	4	1	Catering Storage								Included in Café storage
150			RECEPTION								
151	4	1	Donors Lounge 1 large hall	720	45	16					
152	4	1	Restrooms	260	4	65					
152	4	1	Service Area	150							
153	4	1	VIP Reception Room (650 seat)	0	0	0					
154	4	1	Bar/Food Service (Large Donor Lounge)	125							
155	4	1	Bar/Food Service (650 seat)								
160			OFFICES								

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
161	4	1	House Manager's office	240	4	60					Combined offices for all theatres
162	4	1	First Aid room	75	1	75					
163	4	1	Concessions Managers Office								
170			<i>SERVICES</i>								
171	4	1	Coatcheck/IR system	275	550	0.5					
172	4	1	Staff changing	140	20	7					
173	4	1	Staff lockers	80	20	4					
174	4	1	Janitors Closet	36	3	12					Qty levels * 1
180			<i>STORAGE</i>								
181	4	1	FOH Storage	264		2%					
182	4	1	Program storage	100							
183	4	1	Furniture storage	200		1%					
190			<i>RESTROOMS</i>								
191	4	1,2,3	Washrooms - male	1,257	31	40					Capacity div by 70
192	4	1,2,3	Washrooms -female	4,033	73	55					Capacity div by 30
193	4	1	Uni-sex H/C Washrooms	180	3	60					Qty levels * 2
			TOTAL PUBLIC AREAS	38,116							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
200	A	PERFORMANCE SPACES - Performance Hall - 2,200 SEATS								
210	A	AUDITORIUM		2,200						
211	A 1 1	Orchestra floor	9,900	1,100	9	50%			1	Cap * 50%
212	A 1 2	Balcony 1	5,060	440	11.5	20%			1	Cap * 20%
213	A 1 3	Balcony 2	7,590	660	11.5	30%			1	Cap *30%
214	A 1 4		0	0		0%	100%			
215	A 1 4	Box Suites	0		160	0				
216	A 1	Audience Ambulatories/Circulation	0	2,200	0					
217	A 2	Sound Light Locks								in gross
218	A 2 0	Plenum under seating								in gross
220	A	STAGE Proscenium	Pros	W	H		W	D	H	
221	A 0 1	Mainstage	6,050	55	36		110	55	90	
222	A 0 1	Rear Stage	1,200				60	20		
223	A 0 1	Personnel SLL's								in gross
224	A 0 1	Equipment/Scenery SLL's								in gross
225	A 0 1	Orchestra Shell Storage	600			1	30	20	24	
227	A 0 1	Quick change rooms		2	40	2				in gross
230		CATWALKS					W	L		
231	A 0 5	Loading gallery	275			1	5	55		
232	A 0 4	Intermediate galleries	275			1	5	55		
233	A 0 4	Fly floors	880			2	8	55		
234	0 4	Crossover	294			1	98	3		
235	A 1 5	Auditorium catwalks	990			3	4	83		Pros * 1.5 * 4"
240	A	UNDERSTAGE					W	D		
243	A 1 1	Orchestra pit lift	504	28	18		56	9		
244	A 1 0	Orchestra pit overhang	330	18	18		55	6		
		subtotal for orch pit		46	musicians					
	A 1 0	Orch Pit SLL's								in gross
246	A 1 0	Orch Pit Inst Storage	120				12	10		adjacent to pit, only inst storage
247	A 1 0	Seat/Wagon storage	780				60	13		
248	A 1 0	Trap room	0				0	0		

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	1	0	Trap room SLL							in gross
249	A	0	0	Counterweight Pit	440			8	55		
250	A			OVERHEAD							
251	A	1	5	Grid	6,050		6050	110	55		
260	A			OFFICES/SUPPORT							
261	A	4	1	Control - light	150	1	150				two consoles/ops
262	A	4	1	Control - sound	180	1	180				studio facilities in booth
263	A	4	1	Control - SM	80	1	80				
264	A	4	1	Control -broadcast	80	1	80				
265	A	4	1	Control - projection	200	1	200				
266	A	4	1	Family Booth	400	8	50				
267	A	4	5	Follow spots	300	4	75				
268	A	4	1	Sound cockpit (lift and prep room)	500	1	500	0	0		
		4	1	Control Room Circulation							
270	A			SERVICES							
271	A	5	4	Dimmer room	160	1	160				
272	A	5	4	Sound rack room	220	1	220				Central Comms and Patch
273		5	4	Amplifier Rack Room	120	1	120				
274	A	5		Company switch/transfer			200	1			in gross
290	A			RESTROOMS							
291	A	4	5	Control/followspot	36	1	36				
	A			TOTAL - PERFORMANCE AREAS	43,764						
300	A			STAGE SUPPORT							
301	A	5	1	Janitor's closet	40	2	20				
320	A			Storage							
321	A	0	1	Scenery dock	1,000					30	30 ft clear
322	A	1	4	Rigging store	61		1.0%				
323	A	1	1	Props store	150		3%				
324	A	1	1	Lighting store/shop	150		3%				
325	A	1	1	Sound store/shop	200		5%				
326	A	1	0	Radio Mic room	125	1	125				
327	A	0	1	Piano store	200	2	100				# * 100sf

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
	A	0	1	Instrument Storage							
330	A			<i>Workshops</i>							
331	A	1	1	Scenery maintenance	200		200	1			
332	A	1	1	Property shop/kitchen	150	2	150	1			
333	A	3	4	Electrics Office	150	2	150	1			
334	A	3	4	Sound office	150	2	150	1			
340	A			<i>Stage Offices</i>							
341	A	1	1	Stage management	250	5	50				
342	A	1	1	Visiting production office	240	2	60	2			
343	A	1	1	Production Manager BOH	0	0	50				
344	A	1	1	Tech Director BOH	150	3	50				
350	A			<i>Crew Rooms</i>							
351	A	2	0	Crew Ready room	280	20	14				close to stage
352	A	2	0	Crew Lockers M	150	10	15				
353	A	2	0	Crew Lockers F	150	10	15				
390	A			<i>Washrooms</i>							
391	A	2	0	Crew washrooms/showers M	160	4	40				
391	A	2	0	Crew washrooms/showers F	80	2	40				
392	A	0	1	Offstage washrooms	80	1	40	2			
	A			TOTAL -STAGE SUPPORT	4,116						
400	A			PERFORMERS SUPPORT				total P			
411	A		1	<i>Dressing rooms</i>							
411	A	1	1	Star dressing Room	350	1	175	2	2		Suite with sitting room, WC, Shower
411	A	1	1	2 dressing room	400	2	100	2	4		Inc. WC and Shower
412	A	1	1	4 dressing room	660	4	55	3	12		Inc. WC and Shower
413	A	1	1	8 dressing room	0	6	55	0	0		Inc. 2 no.WC and Shower
414	A	1	1	Chorus/Orchestra dressing room	1,800	20	45	2	40		Inc. 5 no. WC and Shower
420	A			<i>Musicians (Pit)</i>				Total	58		
421	A	1	1	Musicians changing	500	10	25	2	100 occ		Includes mus lockers
430	A			<i>Wardrobe</i>							
431	A	1	1	Wardrobe	400	8	50				Close to Dressing Rooms

Rm #	Adj to Stage	Level	Name	TPC net sf	Occup	Unit	Qty	W	D	H	Notes
432	A	1	1	Laundry	150	1	150				Flat access from elevator
433	A	1	1	Wigs & Makeup	220	4	55				
434	A	3	1	Drying Room	0		120	0			
435	A	5	4	Shoes Room	0		120	0			
460				<i>Performer Facilities</i>							
461	A	1	1	Green room/Perf Lounge	983	55	18				< 70% of total artistes
491	A	1	1	Restrooms - male	96	2	48				
492	A	1	1	Restrooms - female	96	2	48				
		1	1	First Aid room							
		1	1	Personnel Door weather vest							
		1	1	Security/Mailbox							
				Reception/Waiting							
	A			TOTAL PERFORMERS SUPPORT	5,655						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
400	C	PERFORMERS SUPPORT								
411	C	Dressing rooms								
412	C 1 0	2/4 dressing room	960	4	60	4	16			inc shower and WC
413	C 1 0	Chorus/Orchestra dressing room	0	10	40	0	0			
							16			
430	C	Wardrobe								
431	C 1 0	Wardrobe	150	3	50					Close to Dressing Rooms
432	C 1 0	Laundry	120	1	120					Flat access from elevator
460	C	Performer Facilities								
461	C 1 1	Green room/Perf Lounge	180	12	15					
491	C 1 1	Restrooms - male	144	3	48					
492	C 1 1	Restrooms - female	192	4	48					
	C	TOTAL PERFORMERS SUPPORT	1,746							
500	C	PRODUCTION SPACES								
501	C 3 4	Black Box/rehearsal room #1	3,240	162	20	1	54	60		
502	C 3 4	Rehearsal room #2	1,932	96.6	20	1	42	46		
503	C 3 4	Control room	350							
504	C 3 4	Restrooms	0	0	30					
	C	TOTAL - PRODUCTION SPACES	5,522							

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
700		ADMINISTRATION - PAC								
701		Executive Director/CEO	225	1	225					
702		Exec Ass - CEO and waiting	120	3	40					
703		Receptionist/Waiting General	180	3	60					
704		Human Resources	100	1	100					
705		Information Technology+Store/Server	80	1	80					
706		Director of Finance	120	1	120					
707		Associates Finance	100	2	50					
708		General Office	480	6	80					
709		Director of Development	120	1	120					
710		Associate Director of Development	0	0	100					
711		Development Assistants	120	2	60					
712		PR Marketing/Manager	120	1	120					
713		Marketing PR/Ads Staff	100	1	100					
714		Intern/Assistant/Workspace		1	60					cubicles see General Office
715		Education outreach	120	1	120					
716		Education Assistants		0	80					cubicles see General Office
717		Director of Operations	120	1	120					
718		Director of Sales	100	1	100					
719		Event/House Manager (Admin Office)	100	1	100					
720		Assistants/Food and Beverage		2	60					cubicles see General Office
721		Volunteer Services	1,000	10	80					
722		Library/Ref/Copier	120	1	100					
723		Mail Room	120	1	100					
724		Office supplies	100		100					
725		General Office Storage	100		100					
726		Technical Director (Admin Office)	120	2	60					
727		Board Room	600	30	20		38	16		
728		Lounge/Lunch	300	20	15					
729		Kitchen	100	2	50					
730		Restrooms	120	4	30					
		TOTAL - ADMINISTRATION	4,985	30						

Rm #	Adj to Stage Level	Name	TPC net sf	Occup	unit	No	W	D	H	Notes
800		SERVICES								
801	1	Stage door reception	300		100	1	15	20		
802	1	Stage door office	120	2	60	1				
811	1	Security/Fire control	125		125	1				
821	1 1	Loading docks	0			4	13	75		External space
823	2 1	Receiving office	160		80	2				
824	2 1	Garbage disposal	300		300	1				
825	4 4	Building Engineer	150	2	75					
826	4 4	Maintenance Engineer	100	2	50					
827	4 4	Maintenance Staff Lockers	120	8	15					
828	4 4	Maintenance Workshop	500				20	25		
831	4 4	HVAC Plant								in gross
841	4 4	Phone intake								in gross
851	4 4	Electrical intake								in gross
881	4 1	Janitorial store	225		225	1				
891	4 4	Washrooms	60		30	2				
		TOTAL - SERVICES	2,160	2	48					