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In January 2016, the City of Nashua commissioned Duncan Webb of Webb Management Services to undertake a marketing and strategy study for a new performing arts center. Webb’s Nashua Performing Arts Center Feasibility Study was issued May 3, 2016. Based on feedback from the community, a recommendation emerged for an arts district that includes the renovation and/or development of two new flexible arts facilities, one with a capacity between 300 and 400 seats and another with a capacity around 750 to support theatrical presentations as well as contemporary music, meetings and events.

As a follow up to this report, in October 2016, Bruner/Cott Architects was engaged to prepare a Physical Planning Study based on these recommendations in order to provide:

- Space program
- Description of essential characteristics
- Infrastructure/equipment/technology scope
- Template for a model plan
- Fit to function analysis on selected sites
- Benchmark budget

The Planning Team consisted of:

Scott Aquilina, AIA
Bruner/Cott Architects
Adrienne Cali, AIA
Bruner/Cott Architects
Matthew Brogan
Fisher-Dachs Associates [Theater Design]
Jonah Sacks
Acentech [Acoustical and Audio-Visual Design]
Seamus Fennessy
Fennessy Consulting Services [Cost Estimating]

Our focus was to identify a model program and a physical model to be tested at selected study sites. Our planning team worked closely with Timothy Cummings, Economic Development Division Director, and James Vayo, Downtown Specialist for the City of Nashua, to identify potential study sites, and together we narrowed our focus to the following three:

1. The Former Alec Shoe Store, Main & Pearl Streets
2. The Court Street Theater Center
3. The Spring Street Parking Lot

We applied several criteria to our site selection process. Given the recommendations in the Webb Study for an Arts District and in recognition that any new arts venue needs to benefit from and further advance the already successful commercial and retail activity along Main Street, visibility and pedestrian access to Main Street became the first priority. The second priority was access to parking followed by the capacity of the site to accommodate the footprint required for the performance space. The first two options, the former Alec Shoe Store Building and the existing Court Street Theater center, define renovation projects while the Spring Street site denotes new construction.

With Fisher Dachs and Acentech, we developed a model program to align with the functions and capacities suggested by the Webb Report. It identifies the performance space criteria as well as essential patron services and operational support required. We assigned square footage to these spaces based on past projects and design standards. We surveyed each site, photographed and measured the existing buildings, prepared a summary analysis of urban characteristics and applied the model program to each site in a fit to function planning exercise.

Our report also includes precedent models we researched as specific built examples approximating the model program and successful, multi-functional venues currently in operation regionally.
At St Ann’s Warehouse in Brooklyn, NY a new clerestory of glass block spans the original brick perimeter and provides space for the overhead lighting and sound system grid. The project suggests how the roof at the Alec Shoe Store building could be raised.

TCAN, a community art center and 4,000 sf, 260 seat performance venue occupies a converted 1870’s Firehouse in Natick, MA. The project suggests a way forward for the Court Street Firehouse.

A large, versatile theater space, with capacity for 300–700 people accommodates St. Ann’s core theater and music programs. The TCAN Project included window and masonry repair, a new roof, and new operable wood doors in the four arched bays.
A first task was to understand the footprint and height required to support the recommended capacities and functions with appropriate flexibility, acoustical volume and sight lines. With our partners at Fisher Dachs and Acentech, Bruner/Cott identified precedent models for the type of venue suggested by the Webb report. We looked at models which support raked seating as well as cabaret, banquet and general admission (standing) setups and measured the capacity in each of these modes.

Our research focused on flexible studio theaters equipped with overhead pipe grids for lighting and scenery suspension to support drama performance but which retain the capacity to accommodate a variety of programming configurations requiring a flat floor. These flat floor rooms can be reconfigured with portable seating risers, modular stage platforms and suspended draperies to create an end-stage performance configuration but have no hard walls defining a fixed proscenium stage.

Mezzanines or balconies provide a means to maximize seating with sight lines to the performance zone, either end-stage or thrust, and to take advantage of the height, generally 25-30 feet, which is required for appropriate lighting angles and acoustical volume.

We did not seek out models in the Black Box mode, but rather flexible rooms with access to daylight and with enough architectural finish to provide a space suitable for non-theatrical use.

Minimal requirements for back of house support were considered, including storage (extremely important in a venue that will be reconfigured), dressing rooms and sound and light control rooms.

It should be noted that the model developed for this study, with its generally square footprint, modest height, and flexible architecture, is best suited to theater requiring modest staging, speech presentations and non-acoustical (amplified) music. It does not provide the acoustical volume of a classical recital hall or the fixed proscenium stage and fly tower for scenery rigging found in a traditional Broadway style theatre. While an orchestra would overwhelm the room with its sound, smaller recitals and ensemble performances can be accommodated through variable acoustical devices such as a portable rear stage shell to focus sound to the audience. At the same time, operable fabric curtains along the perimeter will be required to modulate amplified music.

Generous front of house amenities are a high priority. For the purposes of the study, we have named the future venue the Nashua Performing Arts/Events Center in recognition of the need to provide a rich entertainment platform and potential retail component. We looked to models combining food and beverage service, adjacent art galleries and other community gathering spaces, and we included these features in our plans. Good examples of these types of arrangement are well known. Multi-use arts, entertainment and performance venues which drew our attention and merit further investigation include the dynamic and informal 3S Artspace in Portsmouth, NH, St. Ann’s Warehouse in Brooklyn, NY, and TCAN, a community art and performance center occupying a converted 19th Century Firehouse in Natick, MA.
The Woodman Community and Performance Center is attached to an existing building.

The lobby provides patron amenities and access to the event space. Restrooms are located in the existing building.

The event room is shown in a theater seating mode with raked seating and stage platform in use.

The balcony provides additional seating and sight lines to the stage platform.
Woodman Center, Moses Brown School, designed by Durkee, Brown, Viveiros & Werenfels Architects

NASHUA PERFORMING ARTS CENTER MODEL - Woodman Center

DESCRIPTION

Acentech suggested the Woodman Performance and Community Center to the team, having completed the acoustical and AV design for it in 2015. Durkee, Brown, Viveiros & Werenfels Architects designed the project.

Located at the Robert Moses School in Providence, RI, the 25,000 square-foot Woodman Community and Performance Center was opened in the fall of 2016 for a cost of approximately $10M. The facility accommodates musical and theater performances, exhibitions, workshops and other activities. The center include scene and costume shops, a full catwalk system, and a cafe with outdoor seating and classrooms.

The 80’ by 68’ room has a height to grid of 22’ with a full catwalk system above. It accommodates 450 ppl club/cabaret style, 800 ppl general admission and 475 ppl in raked seating platforms.

The flat floor room becomes a theater space with raked seating by way of fully retractable telescopic seating risers for 175 people, operated with the touch of a button, and a large floor pit with 42 individual scissor-type platforms that can be set up to support raked seating for an additional 125 people. The platforms can also be used for a variety of performance set-ups including an option for a raised arena style stage.

Our team is interested in the Woodman Center as a model for Nashua for the flexibility of the room and the welcoming, unpretentious architectural character.

The room has a flat floor and access to daylight to support a variety of programming.

The seating risers can be retracted and the room subdivided to accommodate smaller events.
NASHUA PERFORMING ARTS CENTER MODEL - Samueli Theater

The room has a sound and lighting system to support a variety of programming.

The event room is set up in a raked theater seating mode with seating risers and loose audience chairs in place.

The seating risers can be removed to accommodate social events.

The balcony provides additional seating and sight lines to the stage platform.

Samueli Theater designed by Pelli, Clarke, Pelli Architects
Fisher Dachs suggested the Samueli Theater, designed by Pelli Clarke Pelli in 2006, as a model for Nashua, having used it as a model for other projects in Las Vegas and Salt Lake City. The Samueli is a multi-use performance and events room in Orange County, CA.

The 80’ by 58’ room has a height to pipe grid of 23’ and a maximum stage platform of 32’ wide and 20’ deep. It accommodates 320 ppl club/cabaret style, 600 ppl general admission and 320 ppl in raked seating platforms.

The building includes a mid-level Audio-Visual and Performance Lighting system, loading dock, dressing rooms, six private practice rooms, two rehearsal studios, green room and a public lobby featuring a glass facade, marble floors and wood paneling.

The Samueli Theater is part of a much larger civic concert hall and was named in recognition of the $10 million gift from the Henry Samueli Family Foundation. The facility is used by the Pacific Symphony, Philharmonic Society of Orange County and Pacific Chorale and is made available for rental for events and for use by outside performance groups. Performances include a Concert Series, Jazz Club Series, Cabaret Series, Off Center Series, and Family Film Series.

Our team appreciates the theater for how well the design accommodates a variety of functions and as a model for a more formal performance/events venue in Nashua, one with a less industrial and more elegant, civic presence.
THEATER DESIGN / CAPACITY ANALYSIS

We are offering this capacity report as a draft assessment requiring further verification. Fisher Dachs and Acentech consulted to Bruner/Cott on the capacities of the Performance/Event Center and reviewed our concept plans for each option to confirm the layouts and program distribution were normative. They also helped us compare the seating/occupancy capacities of the primary venue in each scheme. These capacities are estimates and further design is required to confirm final seat counts and code compliant occupancies. Our conclusion is that with a raised roof and added mezzanine, the Main Street and Court Street sites can achieve a theatre seating capacity of between 525 and 760. We noted in our discussion of the model template that design schemes were based on this range while the actual precedents are somewhat smaller. Both Fisher Dachs and Acentech advised us that there is a significant difference between a 500 seat theatre space and a room accommodating 750 seats. Beyond 500 seats, in a tiered seating configuration, sight lines to the stage typically require higher rakes and pitched balconies and therefore higher ceilings. In addition, in rooms of this larger size the flexibility possible in our model is reduced by the need for more fixed infrastructure. The operational needs of larger rooms require service spaces to expand exponentially. We would be happy to review this issue in more detail and can bring Fisher Dachs and Acentech into the conversation as needed. Be that as it may, it seems that the Main Street site can accommodate the greater capacity based on the existing footprint. The Spring Street site, as new construction, could be designed to meet this greater capacity but at the loss of secondary function/event spaces, with additional pressure on a tight lobby and patron services, and at a greater cost than the current estimate.

<table>
<thead>
<tr>
<th>Seating Capacity for Theater spaces</th>
<th>Option 1 Main Street Theater</th>
<th>Option 2a Court St Theater - Minimal</th>
<th>Option 2b Court St Theater - Full</th>
<th>Option 3 Spring St Theater</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Level (Orchestra)</td>
<td>7,140 sf</td>
<td>4,490 sf</td>
<td>5,060 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Theatere Seating (risers)</td>
<td>500 ppl</td>
<td>250 ppl</td>
<td>325 ppl</td>
<td>420 ppl</td>
</tr>
<tr>
<td>General Assembly (standing)</td>
<td>1,000 ppl</td>
<td>640 ppl</td>
<td>720 ppl</td>
<td>850 ppl</td>
</tr>
<tr>
<td>Cabaret (tables &amp; chairs)</td>
<td>850 ppl</td>
<td>320 ppl</td>
<td>375 ppl</td>
<td>430 ppl</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>3,000 sf</td>
<td>---</td>
<td>3,000 sf</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>Theatere Seating (risers)</td>
<td>260 ppl</td>
<td>---</td>
<td>200 ppl</td>
<td>220 ppl</td>
</tr>
<tr>
<td>General Assembly (standing)</td>
<td>450 ppl</td>
<td>---</td>
<td>450 ppl</td>
<td>450 ppl</td>
</tr>
<tr>
<td>Cabaret (tables &amp; chairs)</td>
<td>200 ppl</td>
<td>---</td>
<td>200 ppl</td>
<td>200 ppl</td>
</tr>
<tr>
<td>Total seating</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theatere Seating (risers)</td>
<td>760 ppl</td>
<td>250 ppl</td>
<td>525 ppl</td>
<td>640 ppl</td>
</tr>
<tr>
<td>General Assembly (standing)</td>
<td>1,450 ppl</td>
<td>640 ppl</td>
<td>1,170 ppl</td>
<td>1,300 ppl</td>
</tr>
<tr>
<td>Cabaret (tables &amp; chairs)</td>
<td>750 ppl</td>
<td>320 ppl</td>
<td>575 ppl</td>
<td>630 ppl</td>
</tr>
</tbody>
</table>
Bruner/Cott, Fisher Dachs, and Acentech developed the recommended program based on precedent models, our collective design experience in performing arts, and current design standards. We applied this generic program to the three sites where specific parameters impacted the individual outcomes, with certain advantages or potential becoming apparent in each case.

Each scheme targets a flexible performance space of 6,000 sf, with a capacity of 500 ppl (raked theatre seats) to 800 ppl (general admission) with a height of 30'. Each scheme also includes a large classroom/rehearsal studio and a function room which could be defined as a small black box theater or meeting/event space with about 33-50% the capacity of the main venue.

The Peacock Players currently uses the Court Street Theater complex for performances, workshops and children's programs. Their space requirements were considered as a model for a community organization tenant at the Main and Court Street sites. The Spring Street Theater, intentionally kept to a minimum to provide an alternative to the 2013 Design, does not accommodate their classrooms and offices.

All three sites can accommodate the model program while the Main Street Theater offers more retail potential given its site and the arrangement of the existing buildings and Court Street provides a variety of program spaces as well as multiple entry points and the potential for outdoor programming.
NASHUA PERFORMING ARTS CENTER
Option 1 - Main Street Theater Seating Capacity

Option 1 - Main Street Theater Seating Capacity

THEATER LAYOUT - 500 SEATS

MEZZANINE LAYOUT - 260 SEATS

SECTION
NASHUA PERFORMING ARTS CENTER
Option 2A - Court Street Theater Seating Capacity

THEATER LAYOUT - 250 SEATS

PERFORMANCE
4500 SF

SECTION

1/16" = 1'-0"
NASHUA PERFORMING ARTS CENTER
Option 2B - Court Street Theater Seating Capacity

THEATER LAYOUT - 325 SEATS
MEZZANINE LAYOUT - 200 SEATS

OPTION 1B SECTION
OPTION 1 - MAIN STREET PERFORMING ARTS CENTER

The Main Street Theater is sited at the corner of Main and Pearl Street, within the former Alec Shoe Store building, and represents an ideal location in terms of visibility and public access.

In our plan, the Main Street retail frontage is maintained and the theater lobby is accessed from Pearl Street. Most of the existing retail space (about 10,000 sf) is retained at street level, while the theater is located on the second floor. The Garden Street garage is located immediately behind the building and accessed via a pedestrian walkway to the Pearl Street entry point. Additional parking is available within easy walking distance in the High Street parking garage.

The 10,000 sf footprint of the 1960 Building provides a strong platform for developing the performance venue while the adjacent 1900 Building provides an additional 5,000 sf per floor for both patron services and back of house theater support. The basement under both buildings provides nearly 15,000 sf for mechanical space, catering and storage accessible via the elevator.

3S Artspace in Portsmouth, NH provides a model for a performance venue above a retail entry and the St. Ann’s Warehouse in Brooklyn, NY indicates a strategy for reframing and raising the existing roof in order to create the uninterrupted floor space and height required for the sight lines and lighting angles in a theater of this capacity.

- Existing Conditions
- Site Analysis
- Scope Description
- Floor Plans & Section
- Opportunities
OPTION 1 - MAIN STREET PERFORMING ARTS CENTER - EXISTING CONDITIONS

View from Main Street, 1960 Building. The site is highly visible within the Downtown Core with access to shops and restaurants.

On grade parking behind the building provides access for loading sets and other theater operations into the rear of the building.

View from Pearl Street, 1960 Building. The sidewalk is wide enough to provide outdoor seating under the canopy.

View from Pearl Street, 1900 Building. The proximity to the parking garage provide an ideal location for the theater lobby.
OPTION 1 - MAIN STREET PERFORMING ARTS CENTER

Scope

1960 Building

DESCRIPTION:
- 10,000 sf footprint, 30,000 gsf
- Full basement, two floors above.
- Open web joist, steel girders, and columns.
- Brick exterior on cmu.
- Flat membrane roof.

SCOPE OF WORK:

STRUCTURAL
- Re-frame and raise roof 16 feet.
- New taller columns for roof framing.
- Exposed steel trusses and roof deck.
- Remove two rows of columns (total of 6) for roof framing to increase open footprint in Performance Space.
- Add mezzanine as shown on plans

ENVELOPE
- New membrane roof requiring concrete deck for acoustical isolation.
- Exterior facade upgrade including new cladding, entry systems and curtain-wall; refer to precedent images.

SYSTEMS
- Existing HVAC System to remain. Add Ventilation Unit on roof to support assembly occupancy. MER in basement.
- New electrical distribution.
- New elevator - 10' high x 8' wide x 12' deep, 9,000 lbs, 3-stop passenger and freight elevator.

INTERIOR
- New fire rated egress stair (not shown)
- New open communicating stair first floor to second floor lobby.
- Interior gut renovation floors 1-4.
- Porcelain tile floor first and second floor lobbies.
- New hardwood floor in Rehearsal Room.
- New drywall partitions and carpet elsewhere.
- Dressing Room fitout
- Catering Kitchen (not shown)
- Public and Staff restrooms

1900 Building

DESCRIPTION:
- 4,500 sf footprint, 22,500 gsf
- Full basement, 4 floors above.
- Heavy timber framing
- Brick exterior on terra cotta block
- Sloped membrane roof.

SCOPE OF WORK:

STRUCTURAL
- Remove one rows of columns (total of 4) for fourth floor framing to increase open footprint in Rehearsal Studio as shown on plans

ENVELOPE
- Exterior facade upgrade including new cladding, entry systems and curtain-wall at first floor only; refer to precedent images.

SYSTEMS
- Existing HVAC System to remain. Add Ventilation Unit on roof to support assembly occupancy. MER in basement.
- New electrical distribution.

INTERIOR
- New fire rated egress stair (not shown)
- New open communicating stair first floor to second floor lobby.
- Interior gut renovation floors 1-4.
- Porcelain tile floor first and second floor lobbies.
- New hardwood floor in Rehearsal Room.
- New drywall partitions and carpet elsewhere.
- Dressing Room fitout
- Catering Kitchen (not shown)
- Public and Staff restrooms

Theater Equipment and Budget

DESCRIPTION: by Theatre Consultant
- A-V (Sound and Projection System)
- Performance Lighting
- Pipe Grid / Lighting and Scenery Suspension
- Drapes and Scrim
- Moveable Staging Platforms and Seating Risers
- Loose Audience Seating

Loose Furnishing, Catering Equipment and Budget

DESCRIPTION: by vendor
- Tables and Chairs
- Carts
- Linens
- Etc.

Capacity
- 760 ppl Theater (tiered seating)
- 1,450 ppl General Assembly (standing)
- 750 ppl Cabaret (tables & chairs)
OPTION 1 - MAIN STREET PERFORMING ARTS CENTER - OPPORTUNITIES

View from Main and Pearl Streets, 1960 Building

View from Pearl Street, 1900 Building

View from Main and Pearl Streets - The existing facade can be remodeled to provide greater visibility for new programs.

View from Pearl Street - This unpretentious theater in Houston indicates the right scale for the Theatre Entry Lobby.
1960 Building - Second Floor - Existing

1960 Building - First Floor - Existing

1960 Building - Second Floor - St. Ann’s Warehouse indicates a strategy for raising the existing roof and providing an open floor plate.

1960 Building - First Floor - There is ample opportunity to create a bright and highly visible space with an economy of means.
The 1870 Firehouse is a recognizable landmark with a prominent facade and entry court on Church Street. Rumor has it the four-bay apparatus hall was once used for musical performances. It could do so again.

The 1980 addition behind the Firehouse houses an entry lobby with patron services and access to a black box theater, in need of updating, and a lower level with a series of currently under-utilized spaces. Because the topography slopes away to the side of the Firehouse, the lower level of the 1980 Building has direct access to a landscaped court and parking lots to the west of the site. We are intrigued by the difference between the north and south sides and upper and lower levels of the site with its multiple access points. We see the potential for two independent venues sharing an elevator, patron services and storage between them on the first floor and a lower level that is a third and potentially separate program area with its own entry.

Although not visible from Main Street, the site has direct pedestrian access along the newly designed Library Walk. Unfortunately, the first thing pedestrians see is blank wall and a service door. Our plan relocates the loading zone to the opposite side of the theater and renovates the Court Street facade as an access point for ticketing. A well lit and prominent marquis at this new entrance would be visible from Main Street.

The abundant parking located directly west of the site belongs to the library and a commercial building could be shared on nights and weekends. There is also ample parking along Court Street.

The complex is in need of exterior repair, interior renovation and new mechanical systems.
OPTION 2 - COURT STREET PERFORMING ARTS CENTER - EXISTING CONDITIONS

Pedestrian Alley from Main to Court Streets

View from Church Street, 1870 Fire House and later addition

View from Court Street, 1870 Building and 1980 service zone.

View of Court and Church Streets
OPTION 2 - COURT STREET PERFORMING ARTS CENTER - SITE PLAN

- ENTRANCE
- PEDESTRIAN TRAVEL FROM PARKING
- PEDESTRIAN TRAVEL FROM MAIN STREET
- OUTDOOR SPACE

- SHARED COMMERCIAL/THEATER LOT
- SHARED LIBRARY/THEATER LOT
- ANNEX

- MAIN STREET
- COURT STREET
- CHURCH STREET
- LOBBY
- FUNCTION
- FUNCTION/PEACOCK LOT
- COMMERCIAL LOT

Scale 1" = 80'-0"
OPTION 2A - COURT STREET PERFORMING ARTS CENTER - FOOTPRINT REDUCTION AND RENOVATION

Scope

1870 Fire House
DESCRIPTION:
• 4,800 sf footprint, 14,800 gsf
• Full basement, two floors above
• Heavy timber frame and first floor steel framing
• Exterior load bearing brick
• Sloped asphalt shingled and membrane roof

Summary Scope of Work: exterior repair, new HVAC and electrical systems, interior renovation first floor and lower level for assembly use.

STRUCTURAL
• Investigate and repair existing wood trusses above Fire House Apparatus Bay.

ENVELOPE
• New asphalt shingle roof, copper flashing, gutters and downspouts
• New membrane roof on low slope areas
• Repoint and clean existing exterior masonry
• Repair and paint wood cornice
• Existing double hung wood windows and aluminum casement windows to remain.
• Replace Fire House Truck Bay openings with new operable, aluminum storefront per precedent image.

SYSTEMS
• New HVAC System for Apparatus Bay and lower level Rehearsal Studio. Assume water sources heat pumps with separate ventilation units for assembly occupancy. MER in basement.
• Other first floor spaces tied to renovated lobby.
• New electrical distribution and lighting, First Floor.

INTERIOR
• Polished, exposed concrete floor in Apparatus Bay and Rehearsal Room, other areas carpet or porcelain tile.
• New drywall partitions and perimeter walls
• Exposed structure and new suspended lighting Apparatus Bay and Rehearsal Studio.
• New acoustical tile ceilings and lighting in service areas.

1980 Lobby
DESCRIPTION:
• 2,800 sf footprint, 5,600 gsf
• Full basement, 1 floor above
• Steel frame, composite concrete deck
• Veneer brick on CMU back up
• Sloped membrane roof.

Summary Scope of Work: Removal of 750 sf 1990 addition, exterior renovation, interior renovation to first floor and lower level, new fire stair, new elevator

STRUCTURAL
• Remove 750 sf 1990 addition on west side 1870 Fire House.

ENVELOPE
• Exterior facade upgrade including new cladding, entry systems and curtain wall as first floor only, refer to precedent images.
• New membrane roof.

SYSTEMS
• New HVAC System. Assume water sources heat pumps with separate ventilation unit for assembly occupancy. MER in basement.
• New electrical distribution and lighting throughout.
• New elevator 4500 lb, 3 stop passenger elevator.

INTERIOR
• Interior gut renovation first floor
• New fire rated egress stair from first floor to lower level lobby.
• Polished, exposed concrete first floor and lower level lobbies, rest-rooms, catering; other patron areas carpet
• 4 new public rest-rooms
• Catering Kitchen

1980 Theater
DESCRIPTION:
• 6,000 sf footprint, 12,000 gsf
• Full basement, 1 floor above
• Steel frame, composite concrete deck
• Veneer brick on CMU back up
• Sloped membrane roof.

Summary Scope of work: Upgrade and reorganization of theatre staging and technology, new building systems, lower level renovation

STRUCTURAL
• none.

ENVELOPE
• New membrane roof
• New overhead loading dock door.

SYSTEMS
• New HVAC System. Assume water sources heat pumps with separate ventilation unit for assembly occupancy. MER in basement.
• New electrical distribution and lighting throughout.

INTERIOR
• New drywall partitions and doors for control room, loading zone and BOH storage as shown on First Floor plan.
• Gut renovation lower level and fitout of rooms as shown on plan.
• New entry doors from lobby to theater.

Theater Equipment and Budget
DESCRIPTION: by Theatre Consultant
• A-V (Sound and Projection System)
• Performance Lighting
• Pipe Grid / Lighting and Scenery Suspension
• Draperies and Scrims
• Moveable Staging Platforms and Seating Risers
• Loose Audience Seating

Loose Furnishing, Catering Equipment and Budget
DESCRIPTION: by vendor
• Table and Chairs
• Carts
• Linens
• Etc.

Capacity
250 ppl Theater (tiered seating)
640 ppl General Assembly (standing)
320 ppl Cabaret (tables& chairs)
OPTION 2A - COURT STREET PERFORMING ARTS CENTER - PLANS

SECTION

LOWER LEVEL

1ST FL

EXISTING HEIGHT

NOTES:

NO NEW FOOTPRINT / REDUCED FOOTPRINT

STRATEGIC REMOVALS

SITE/LANDSCAPE IMPROVEMENTS

FACADE RENOVATION

MINIMAL INTERIOR RENOVATION

City of Nashua, NH Performance Arts Center, Study | 31
A new entry could be created on Court Street to improve access and visibility from Main Street as at the Providence Foundry.

1870 Fire House - Amherst College POWERHOUSE is a good model for what would be done with the Firehouse inside and out.
The Lobby Entry from Library Park - Existing

The Theater Facade facing Library park - Existing

The Lobby Entry could be remodeled to provide the more welcoming appearance of the Waltham Watch Factory.

The blank facade facing the park could be used for outdoor screenings and events as at MASS MoCA.
1980 Building - Theater - Existing

1980 Building - Black Box Theater - Reorganized and upgraded to current standards as at University of Maine.

1980 Building - Lobby Entry - Existing

1980 Building - Lobby Entry - Renovated to be the brighter, more functional and elegant as at the Providence Foundry.
OPTION 2A - COURT STREET PERFORMING ARTS CENTER - OPPORTUNITIES

1870 Fire House, Lower Level - Existing

1870 Fire House Apparatus Room - Existing

1870 Fire House, Lower Level - Converted to a gallery or rehearsal studio court as at the Lunder Art Center.

1870 Fire House Apparatus Room - Equipped and fit out as an open events space as at the Amherst College POWERHOUSE.
OPTION 2B - COURT STREET PERFORMING ARTS CENTER - SELECTIVE REDUCTION, RENOVATION & ADDITION

Scope

1870 Fire House
DESCRIPTION:
- 4,800 sf footprint, 14,800 gsf
- Full basement, two floors above
- Heavy timber frame and first floor steel framing
- Exterior load bearing brick
- Slaped asphalt shingled and membrane roof

Summary Scope of Work: exterior repair, new HVAC and electrical systems, interior renovation first floor and lower level for assembly use and Second Floor for theater mezzanine and offices.

STRUCTURAL
- Investigate and repair existing wood trusses above Fire House Apparatus Bay.
- Structural modifications to create mezzanine.

ENVENOLE
- New asphalt shingle roof, copper flashing, gutters and downspouts
- New membrane roof on low slope areas
- Repoint and clean existing exterior masonry.
- Repair and paint wood cornice.
- Existing double hung wood windows and aluminum casement windows to be replaced.
- Replace Fire House Truck Bay openings with new operable, aluminum storefront per precedent image.

SYSTEMS
- New HVAC System for entire building. Assume water sources heat pumps with separate ventilation units for assembly occupancy. MER in basement.
- Other first floor spaces tied to renovated lobby.
- New electrical distribution and lighting, First Floor.

INTERIOR
- Polished, exposed concrete floor in Apparatus Bay and Rehearsal Room, other areas carpet or porcelain tile.
- New drywall partitions and perimeter walls
- Exposed structure and new suspended lighting Apparatus Bay and Rehearsal Studio.
- New acoustical tile ceilings and lighting in service areas.

1980 Lobby Addition
DESCRIPTION:
- 2,800 sf footprint, 8,400 gsf
- Full basement, 2 floors above.
- Steel frame, composite concrete deck
- Veneer brick on CMU back up
- Sloped membrane roof.

Summary Scope of work: Removal of 750 sf 1990 addition, exterior renovation, interior renovation to first floor and lower level, new fire stair, new elevator, new second floor lobby.

STRUCTURAL
- Remove 750 sf 1990 addition on west side 1870 Fire House.
- Add Second Floor Lobby.

ENVENOLE
- Exterior facade upgrade including new cladding, entry systems and curtain-wall as first floor only; refer to precedent images.
- New membrane roof.
- New Cladding at new Second Floor Lobby.

SYSTEMS
- New HVAC System. Assume water sources heat pumps with separate ventilation unit for assembly occupancy. MER in basement.
- New electrical distribution and lighting throughout.
- New elevator 4500 lb, 3 stop passenger elevator.

INTERIOR
- Interior gut renovation first floor.
- New fire rated egress stair from Second Floor to Lower Level Lobby.
- Polished, exposed concrete first floor and lower level lobbies, rest-rooms, catering; other patron areas carpet
- 4 new public rest-rooms.
- Catering Kitchen

1980 Theater Addition
DESCRIPTION:
- 8,000 sf footprint, 15,000 gsf
- Full basement, 1 floor above and new 2,000 sf mezzanine and 1,000 sf addition BOH.
- Steel frame, composite concrete deck
- Veneer brick on CMU back up
- Sloped membrane roof.

Summary Scope of work: Upgrade and reorganization of theatre staging and technology, new building systems, lower level renovation, raise roof of theater to add mezzanine. Add 1,000 sf BOH.

STRUCTURAL
- Reframe theater roof and add mezzanine.

ENVENOLE
- New membrane roof
- New overhead loading dock door.
- New cladding at mezzanine level.

SYSTEMS
- New HVAC System. Assume water sources heat pumps with separate ventilation unit for assembly occupancy. MER in basement.
- New electrical distribution and lighting throughout.

INTERIOR
- New drywall partitions and doors for control room, loading zone and BOH storage as shown on First Floor plan.
- Gut renovation lower level and fitout of rooms as shown on plan.
- New entry doors from lobby to theater.
- Painted metal guardrail at mezzanine.

Theater Equipment and Budget
DESCRIPTION: by Theatre Consultant
- A-V (Sound and Projection System)
- Performance Lighting
- Pipe Grid Lighting and Scenery Suspension
- Draperies and Scrims
- Moveable Staging Platforms and Seating Risers
- Loose Audience Seating

Loose Furnishing, Catering Equipment and Budget
DESCRIPTION: by vendor
- Tables and Chairs
- Carts
- Linens
- Etc.

Capacity
- 550 ppl Theater (tiered seating)
- 1,170 ppl General Assembly (standing)
- 575 ppl Cabaret (tables & chairs)
OPTION 2B - COURT STREET PERFORMING ARTS CENTER - OPPORTUNITIES

1870 Fire House Apparatus Room - Existing

1980 Theatre - Existing

1870 Fire House Apparatus Room - Option 2B - Extend Mezzanine - Second Floor Renovation

1980 Theater - Option 2B - Raise Roof and Extend Footprint BOH - New seating, Risers, Mezzanine

Woodman Center, Moses Brown School, designed by Durkee, Brown, Viveiros & Werenfels Architects
OPTION 3 - SPRING STREET PERFORMING ARTS CENTER STUDY

Spring Street Performing Arts Center is located in a former parking lot adjacent to Spring Street. Surface parking would be located under the center to retain as many spaces as possible. Nearby commercial parking lots could be shared with the center. The Center does not have a strong connection to Main Street, but there is open space that could be developed into a pedestrian walkway. The lobby faces Main Street for a new visual connection with a marquis that could be seen by pedestrians and visitors. The High Street parking garage is also an option for visitors to walk across Main Street to the Center following the new pedestrian walkway.

Existing Parking: 85 spaces
Reused Parking: 42 spaces

- Existing Conditions
- Site Analysis
- Scope Description
- Floor Plans & Section
- Opportunities
OPTION 3 - SPRING STREET - EXISTING CONDITIONS

View to Main Street from site

View of site from Spring Street

View of site from Main Street

View of site from Main Street
**OPTION 3 - SPRING STREET THEATER / EVENT CENTER**

**Scope**

**General Description**
New Construction
- 17,700 sf footprint, 35,400 gsf
- Parking deck, two floors above
- Street Level: 3,700 sf
- First Floor: 17,700 sf
- Third Floor: 14,000 sf

**Summary scope of work**
New three story building with parking, entry lobby and loading zone at street level

**Structural**
- Clip concrete

**Envelope**
- Membrane roof
- Metal panel and curtain wall exterior
- Metal screen at street level parking full perimeter

**Systems**
- All new systems. All air system with perimeter radiation.

**Interior**
- Painted drywall and wood millwork wall panel, polished, exposed concrete floors in public areas.
- Exposed structure, concrete floors and suspended lighting in theatre
- Painted drywall, carpet or tile, acoustical tile ceilings and lighting in service areas.

**Theater Equipment and Budget**
**DESCRIPTION:** by Theatre Consultant
- A-V (Sound and Projection System)
- Performance Lighting
- Pipe Grid / Lighting and Scenery Suspension
- Draperies and Scrims
- Moveable Staging Platforms and Seating Risers
- Loose Audience Seating

**Loose Furnishing, Catering Equipment and Budget**
**DESCRIPTION:** by vendor
- Tables and Chairs
- Carts
- Linens
- Etc.

**Capacity**
640 ppl Theater (tiered seating)
1,300 ppl General Assembly (standing)
630 ppl Cabaret (tables & chairs)

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**Image Content:**
- Diagram layout of the 3rd floor showing sections like LOBBY, MEZZANINE, STAIRS, PARKING, etc.
- Dimensions and areas are indicated on the diagram for various sections and areas.

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**Legend:**
- COAT: 300 SF
- MECH: 421 SF
- FURNITURE STORAGE: 500 SF
- WARDROBE STORAGE: 500 SF
- BATHROOMS: 774 SF
- MEZZANINE HOUSE: 765 SF
- PERFORMANCE BELOW: 600 SF
- GROUP DRESSING ROOM: 792 SF
- MEZZANINE: 3000 SF
- CONTROL: 280 SF
- 2ND FL
- 3RD FL OPTIONAL

---

**Scale:**
1/32" = 1'-0"
OPTION 3 - SPRING STREET THEATER / EVENT CENTER
Woodman Center, Moses Brown School, designed by Durkee, Brown, Viveiros & Werenfels Architects

Flexible theater with balcony (Woodman Center as model)
## Construction Cost Estimate

We are offering this budget report as a draft assessment requiring further verification. The cost benchmarks are based on the model program as applied to the three study sites. The results - opportunities and limitations - at each site are not identical and the plans as developed to date result in different cost points. Our summary is based on a full conceptual cost estimate for each site prepared by Fennessey Consulting Services and the Fisher Dach’s Theatre Equipment Memo. Obviously, a conceptual cost estimate is based on a series of assumptions that need to be reviewed and tested, but in the construction/renovation cost estimate and Theater/AV scope, our team is presenting what we believe to be industry standards for a mid-level performing arts/event venue. The FF&E budget is an allowance for lobby, classroom, and office furniture as well as catering tables and chairs. If these spaces were to be designated “tenant fitout” or a vendor supplied either catering or theater equipment, these costs could be shifted away from this budget, which is a Hard Cost Budget with FF&E.

### Cost Benchmarks

<table>
<thead>
<tr>
<th>Model</th>
<th>Capacity</th>
<th>Scope</th>
<th>Upgrades</th>
<th>Construction Cost</th>
<th>Theater/AV Budget</th>
<th>FF&amp;E Allowance</th>
<th>Land Acquisition</th>
<th>Cost per seat</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(Estimated range)</td>
<td>(Refer to Fisher Dachs memo)</td>
<td>(Chairs/tables and other equip for non-theatre spaces)</td>
<td>(Estimated)</td>
<td>(theatre seats total)</td>
</tr>
<tr>
<td><strong>Option 1a</strong></td>
<td>Main Street&lt;br&gt;Theater 30,840 sf</td>
<td>Type A&lt;br&gt;500 main&lt;br&gt;125 1st flr studio</td>
<td>Flexible studio theatre, no mezzanine, 9,000 sf retail core &amp; shell</td>
<td>Raise roof, limited interior upgrades to meet code and program needs</td>
<td>$11.0-12.3m</td>
<td>$950,000</td>
<td>$100,000</td>
<td>$1m</td>
</tr>
<tr>
<td><strong>Option 1b</strong></td>
<td>Main Street&lt;br&gt;Theater 42,840 sf</td>
<td>Type B&lt;br&gt;750 main&lt;br&gt;125 1st flr studio</td>
<td>Flexible theatre/event room with mezzanine, 9,000 sf community arts space, 9,000 sf retail core &amp; shell</td>
<td>Raise roof, upgrade interior program spaces, upgrade exterior image</td>
<td>$14.7-16.3m</td>
<td>$1.15m</td>
<td>$120,000</td>
<td>$1m</td>
</tr>
<tr>
<td><strong>Option 2a</strong></td>
<td>Court Street&lt;br&gt;Theater 33,884 sf</td>
<td>Type A&lt;br&gt;250 main&lt;br&gt;175 Firehouse</td>
<td>Upgraded black box theatre, Apparatus Bay fit out for events, community art space</td>
<td>Limited interior upgrades to meet code and program, some exterior upgrades</td>
<td>$8.2-9.1m</td>
<td>$950,000</td>
<td>$100,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Option 2b</strong></td>
<td>Court Street&lt;br&gt;Theater 40,560 sf</td>
<td>Type B&lt;br&gt;525 main&lt;br&gt;250 Firehouse</td>
<td>Flexible theatre/event space with mezzanine, Apparatus Bay fit out for performance, community arts space</td>
<td>Raise roof, upgrade interior program spaces, upgrade exterior image</td>
<td>$12.5-13.9m</td>
<td>$1.15m</td>
<td>$120,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Option 3</strong></td>
<td>Spring Street&lt;br&gt;Theater 32,593 sf</td>
<td>Type B&lt;br&gt;640 main&lt;br&gt;125 2nd flr studio</td>
<td>Flexible theatre/event space with mezzanine, Full program minus community arts space and retail</td>
<td>Equal to precedent Model B</td>
<td>$15.3-17.0m</td>
<td>$1.15m</td>
<td>$120,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Note:** Land cost TBD.

Costs for Architectural, Engineering, and legal fees as well as other fees not included.