

NOV 2020

PREPARED BY:



MAIZE

AMPHITHEATER MASTER PLAN

MAIZE

AMPHITHEATEATER MASTER PLAN

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PREPARED BY:



PREPARED FOR:



Setting the Stage

Maize City Park sits on just over 5 acres of land on the southwest corner of Academy Avenue and Khedive Street in the heart of the Academy Arts District. City Park is also located in a cluster of a half dozen schools.

The eastern portion of the site has playgrounds, community building, restrooms, small pavilions, benches, sidewalks, parking lot, and the wildly popular Splash Park. The western portion has a skate park, small pavilion, and water tower. A baseball field was removed from this area in 2018, leaving a large, flat, open space.... and a fantastic opportunity.

The City of Maize hired PEC to develop a master plan for the western portion of Maize City Park. The primary element for the master plan is to incorporate a new outdoor amphitheater while ensuring flexibility to meet a variety of community gathering and passive recreation needs. The community wants an adaptable space to host diverse events from concerts and performances to farmers markets, food trucks, art fairs, and other gatherings and special events. It also needs to work as one park; fully integrated with the eastern portion of City Park.

A key element to the master plan is to memorialize the legacy of Clair Donnelly, a previous mayor of Maize. Mayor Donnelly was a true community leader and integral in creating the vision for the amphitheater. Maize is using the park development as an opportunity to honor Mayor Donnelly and achieve his vision of creating a place where families go, socialize, create memories, and enhance quality of life in Maize.



Creating Memories

THE ACADEMY ARTS DISTRICT IS ENVISIONED AS THE CENTER FOR COMMUNITY LIFE; A PLACE TO CREATE, LEARN, PLAY, GATHER, REFLECT, AND CELEBRATE LIFE IN MAIZE. IT IS INTENDED TO BE THE TRUE HUB FOR THE MAIZE COMMUNITY. AT THE HEART OF THE ACADEMY ARTS DISTRICT IS AN ENHANCED COMMUNITY GATHERING SPACE TO DRAW RESIDENTS AND VISITORS TO THE DISTRICT AND OFFER A PLACE TO RELAX, SOCIALIZE, AND ENJOY LIFE IN MAIZE. THE AMPHITHEATER CONCEPT ENHANCES THE EXISTING CITY PARK BY OFFERING OPPORTUNITIES TO EXPERIENCE THE ARTS THROUGH CONCERTS, PERFORMANCES, AND ENTERTAINMENT. THE MASTER PLAN IS CAREFULLY INTEGRATED INTO THE ACADEMY ARTS DISTRICT AND HELPS ACHIEVE THE VISION OF CREATING THE COMMUNITY HUB.

THE AMPHITHEATER CONCEPT IS ABOUT CREATING OPPORTUNITIES FOR TRULY AMAZING EXPERIENCES. THE CONCEPT ELEGANTLY FUNCTIONS FOR PERFORMERS WITH ALL THE AMENITIES NEEDED TO HOST A BROAD RANGE OF PERFORMANCES. IT INCORPORATES AMENITIES AND IS DESIGNED FOR AUDIENCE COMFORT. THE SPACE ALSO FUNCTIONS AS A PASSIVE PARK WHEN EVENTS ARE NOT OCCURRING. IT IS NOT ONLY A GREAT PLACE TO WATCH A PERFORMANCE, IT IS A PLACE TO HAVE A FAMILY PICNIC, WALK THE DOG AROUND A POND, SOCIALIZE WITH FRIENDS, OR LAY ON THE LAWN AND RELAX. IT IS A PLACE TO
CREATE MEMORIES.

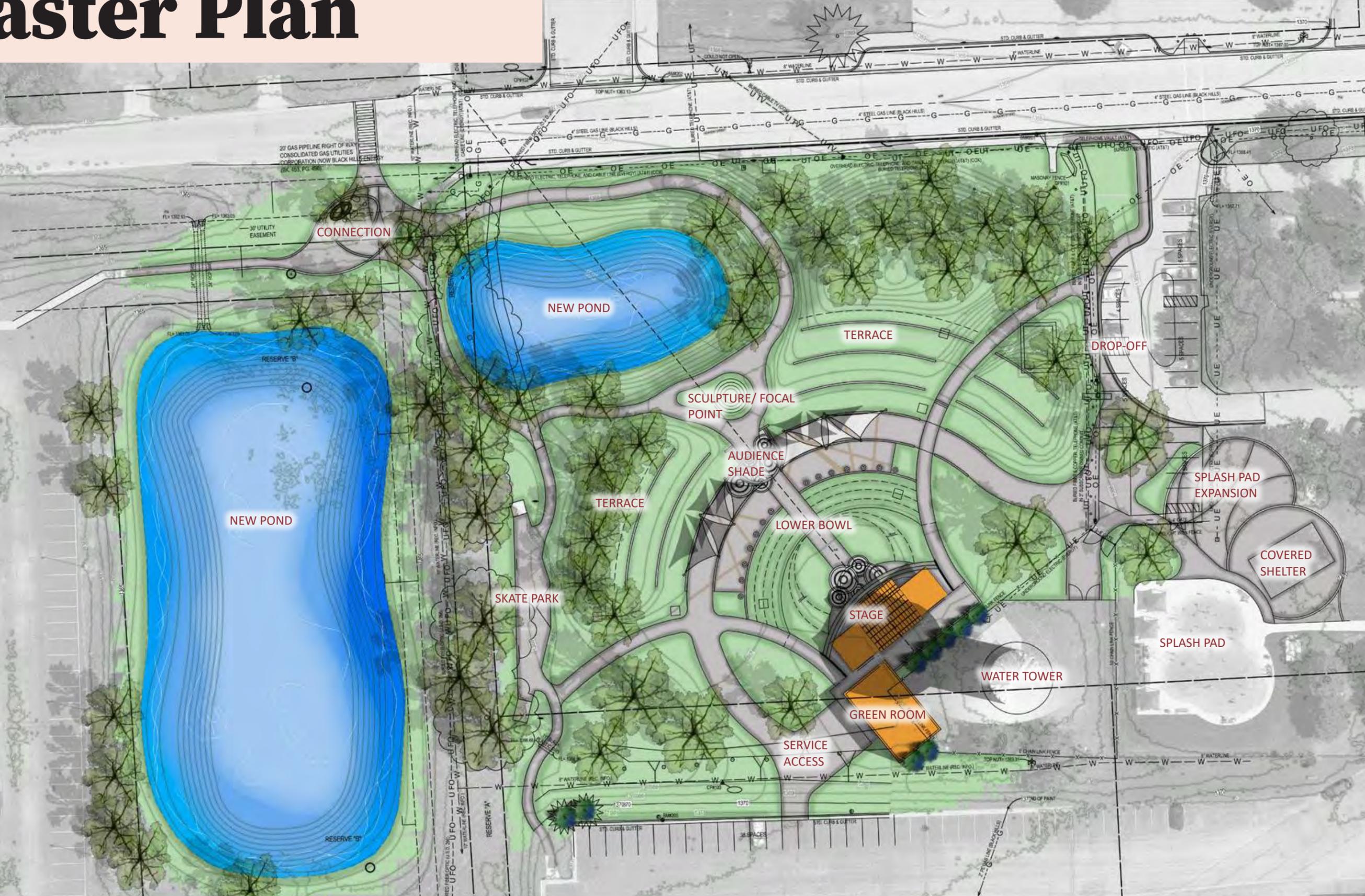




SOURCE: GOOGLE EARTH IMAGRY



Master Plan





OVERALL EXPERIENCE

The amphitheater concept creates the unique and high-quality hub in the heart of Maize. The custom design concept is based upon community feedback to ensure the design fits within the overall vision of the community. The design is distinctive and reflects the artistic and creative elements intended for the Academy Arts District. It also offers the flexibility to host a variety of events as well as function when events are not happening.



THE STAGE



MASTER PLAN

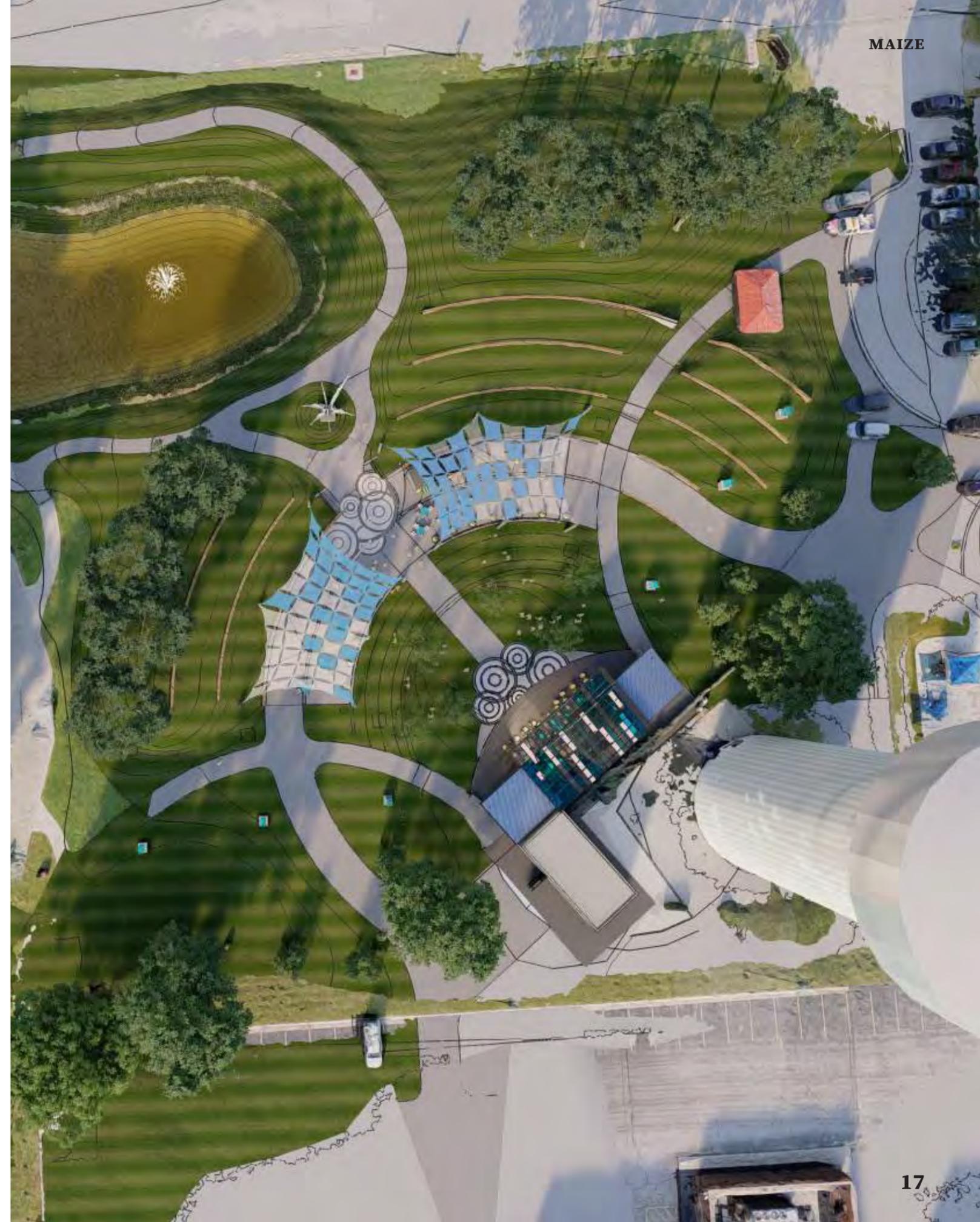
THE COVERED STAGE IS THE CENTERPIECE OF THE MASTER PLAN. THE PRIMARY FOCUS ON ITS SIZE IS TO FUNCTION FOR SCHOOL PERFORMANCES INCLUDING ORCHESTRAS AND BANDS. IT IS LARGE ENOUGH TO ACCOMMODATE SIZEABLE GROUPS BUT DOESN'T FEEL TOO BIG FOR SMALL BANDS OR PERFORMANCES. THE RAISED STAGE HAS THREE SECTIONS. THE LARGE CENTER SECTION IS THE PRIMARY AREA FOR PERFORMANCES WITH THE TWO SMALLER SIDE SECTIONS OFFERING SPACE FOR SPILL OVER FOR LARGE GROUPS, TEMPORARY STORAGE, AND STAGING ITEMS FOR PERFORMANCES.

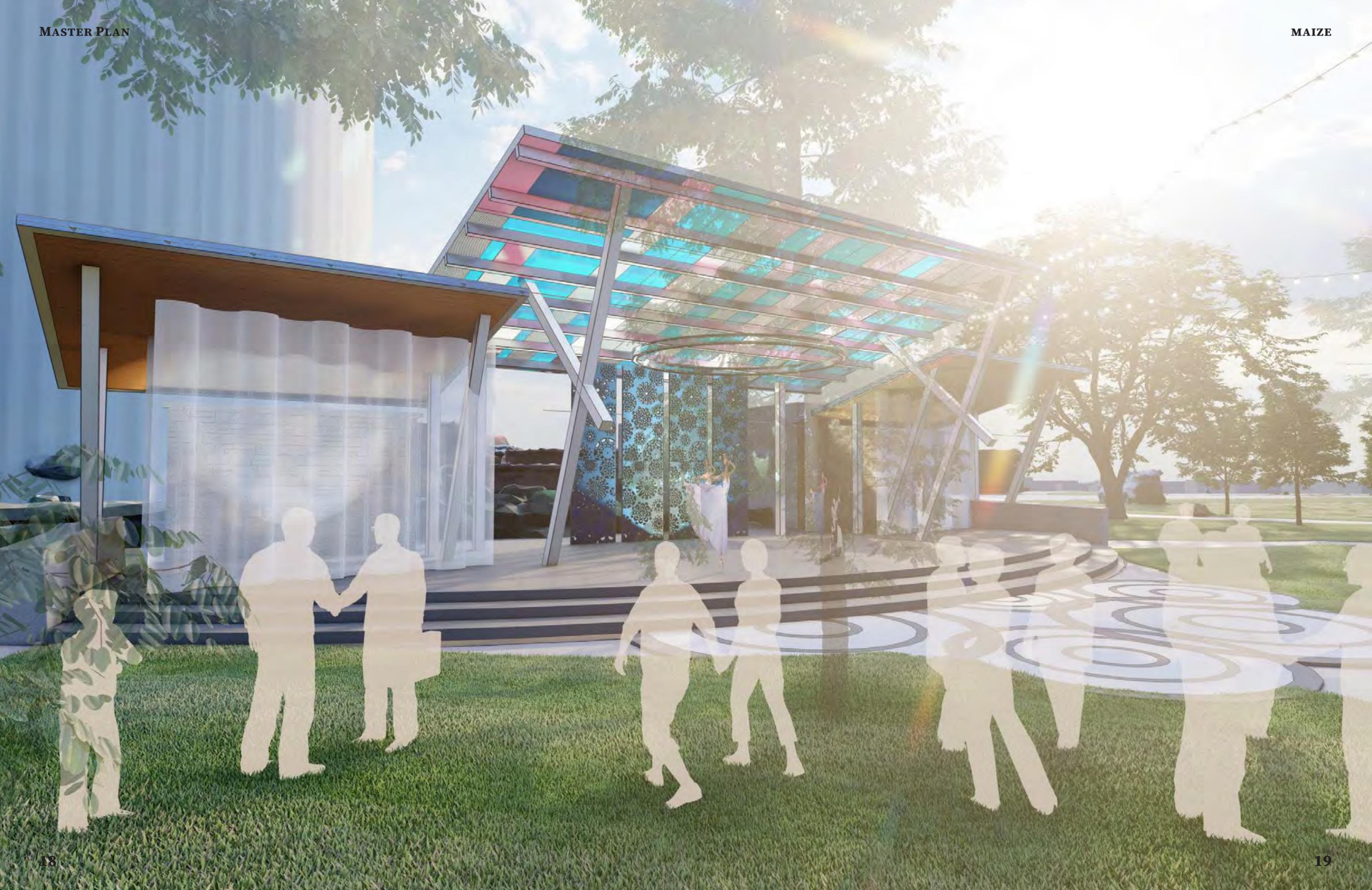
THE COVER OF THE CENTER SECTION FEATURES SOME SOLID PANELS AND SOME SEMI-TRANSPARENT PANELS TO LET LIGHT IN WHILE OFFERING WEATHER PROTECTION. THE COVERS FOR THE

SIDE SECTIONS ARE SOLID AND INCLUDE TONGUE AND GROOVE WOOD DECKING UNDERNEATH TO INCORPORATE NATURAL MATERIALS TO ENHANCE THE DESIGN. A LARGE LIGHT FIXTURE DESCENDS FROM THE CENTER SECTION AND CREATES A WARM AMBIANCE ON THE STAGE AND BEAMS LIGHT THROUGH THE ROOF ONTO THE ADJACENT WATER TOWER. PERFORATED METAL PANELS BEHIND THE STAGE ADD TO THE ARTISTIC FEEL AND COULD INCORPORATE ELEMENTS FOR MEMORIALIZING MAYOR DONNELLY. THE REAR WALLS DEFINE THE STAGE SPACE AND ENHANCE THE ACOUSTICS WHILE STILL ALLOWING AIR FLOW FOR PERFORMER COMFORT.



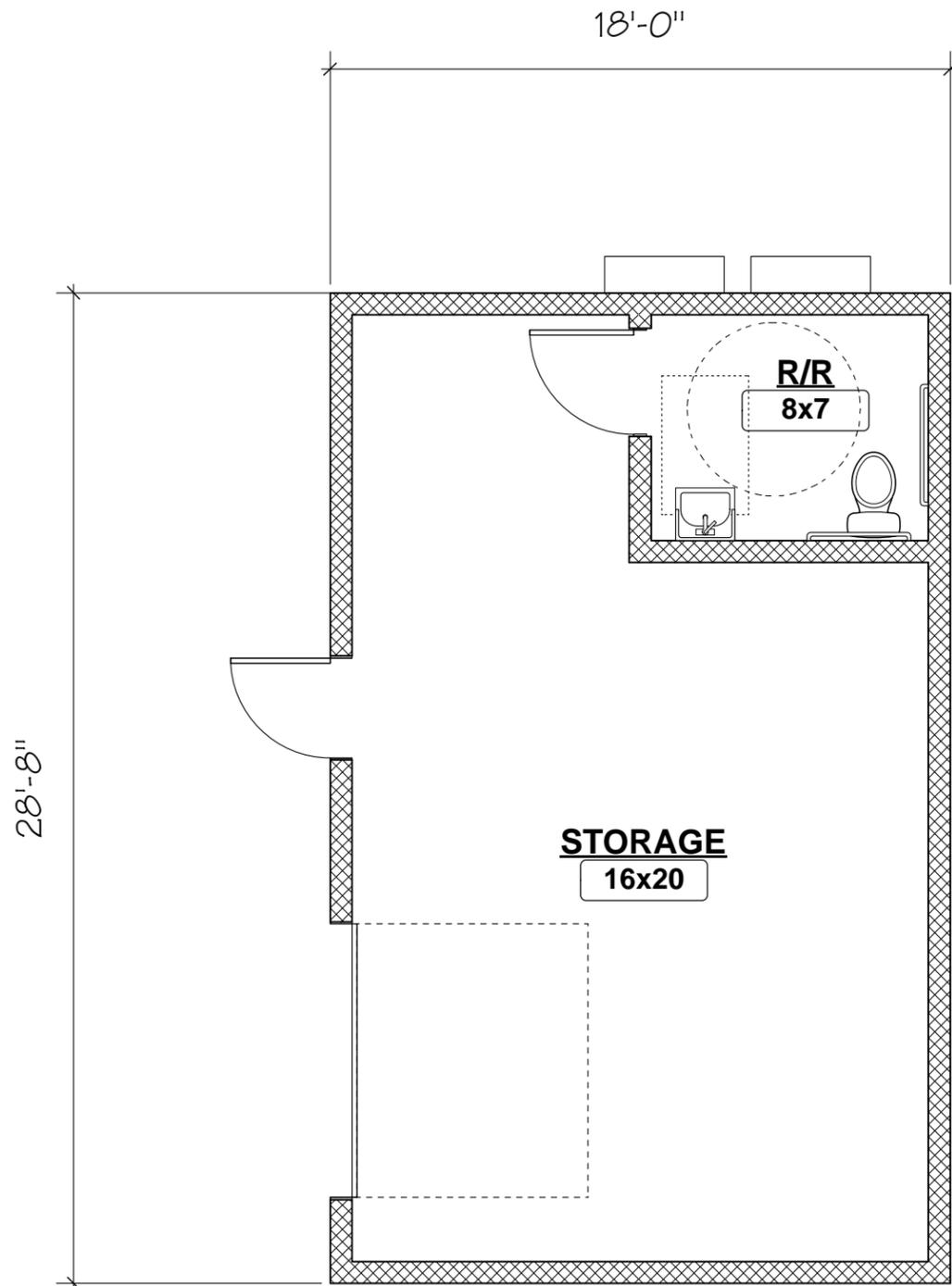
PANORAMIC 360 VR VIEW
FROM THE STAGE





GREEN ROOM

The building as proposed is 28 feet 8 inches by 18 feet for a total of 516 square feet. We discussed offering a budget opinion based on a low budget vs higher level of design and durability.



The **low budget** version is based on following assumptions:

1. 2x4 wood frame exterior walls
2. Wood trusses and asphalt shingle roofing
3. Unfinished concrete floor
4. Fiber cement siding and trim
5. Hollow metal doors and frame
6. Steel overhead door
7. Gypboard interior wall finish with paint
8. Standard plumbing with drain-downs
9. Conditioned space will be provided
10. Sufficient lighting

The Planning level estimate for the low budget green room is \$80,000 to \$100,000.

Higher level of design is based on following assumptions

1. Concrete block exterior walls. Burnished block with color scheme to match amphitheater
2. Wood stud interior walls
3. Wood trusses and metal roof
4. Unfinished concrete floor
5. Hollow metal doors and frame
6. Steel overhead door
7. Gypboard interior wall finish with paint
8. Painted block on interior surface
9. Standard plumbing with drain-downs
10. Conditioned space will be provided
11. Sufficient lighting

The planning level estimate for the high level design green room is \$145,000 to \$170,000

ARCHITECT:

GRAVITY::WORKS
ARCHITECTURE



POWER AND LIGHTING



THE STAGE FEATURES LIGHTING TO ILLUMINATE EVENING AND NIGHT PERFORMANCES AND CREATE A SOOTHING AMBIANCE. THE STAGE CAN BE ILLUMINATED WHEN IT IS NOT BEING USED FOR A PERFORMANCE. THE STAGE COVER BECOMES AN ILLUMINATED BEACON AND THE CENTERPIECE FOR THE PARK.

THE REST OF THE PARK INCLUDES LIGHTING FEATURES TO CREATE A SAFE AND COMFORTABLE SPACE. TOWER LIGHTING ILLUMINATES THE LAWNS. ARTISTICALLY DESIGNED, COLOR CHANGING ACCENT LIGHTS ARE INCORPORATED WITH INTERNALLY ILLUMINATED COLUMNS OF GLASS PIECES IN GABION MESH. GLASS

IS A MEDIUM FOR ART AND ENHANCES THE FEELING OF THE ACADEMY ARTS DISTRICT THEME. RECESSED LIGHTING IS EMBEDDED IN CONCRETE TO ILLUMINATE PATHS AND ACCENT PLANTERS AND SCULPTURES. FLOOD LIGHTS GENERATE UP LIGHTING OF TREES AND OTHER FEATURES. FESTOON LIGHTS ARE STRUNG FROM THE CONCRETE PLAZA COVERING TO THE STAGE.

ELECTRIC POWER PLUGS WILL BE AVAILABLE AT THE STAGE AS WELL AS THROUGHOUT THE SITE. THE CONCRETE PLAZA HAS POWER TO ALLOW FOOD TRUCK TO PLUG IN. THIS IS KEY TO MINIMIZING SOUND AS THEY WILL NOT BE REQUIRED TO USE GENERATORS.

The **OVERALL MASTER PLAN** proposes the following lighting and power system:

Site lighting

- (2) 30' poles with (6) fixtures. Three to be directed towards stage. Three to be aimed at lawned areas.
- (2) 30' poles with (4) fixtures. Aim at lawned areas.
- (14) 4" round recessed in concrete low lumen output to accent planters
- (7) 4 linear RGBA fixtures inside glass accent columns for color changing effects.
- (8) 2 per side - 4" round recessed in concrete up lights for illumination of sculpture
- (20) 6" round in grade or landscape floods for tree up lighting illumination.
- Projector for imagery on water tower synchronized to music.
- (24) 2 per pole, pole mounted fixtures at shade structures. (Lumiere)

Stage Lighting

Side structures

- (4) linear fixtures each. One to wash back panel. One to indirect the canopy.

Center structure

- (4) up lights, (1) each for four back panels RGBW

Linear tracery on roof structure

Round pendant feature

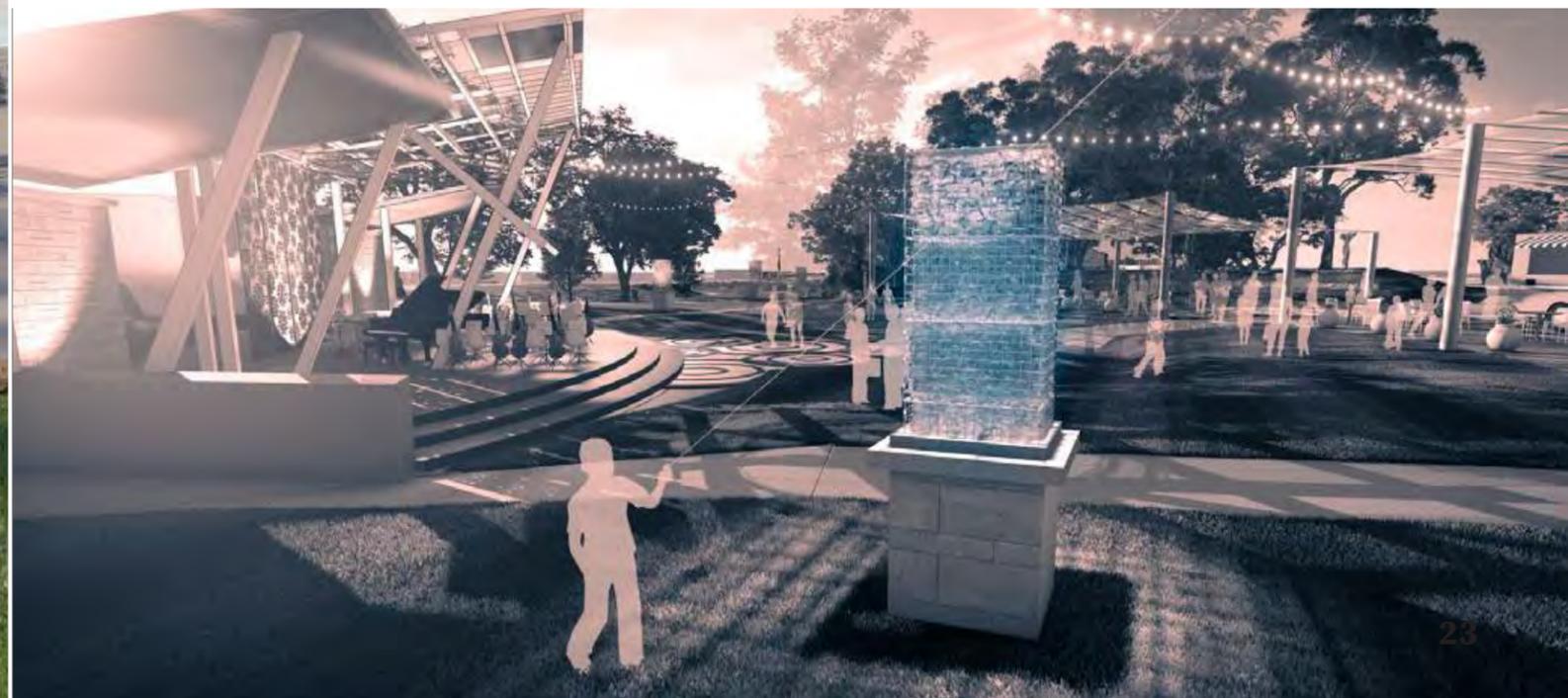
Site Power

Service entrance consisting of 800 amps at 120/208V, 3-phase, 4-wire fed from Evergy pad mounted transformer.

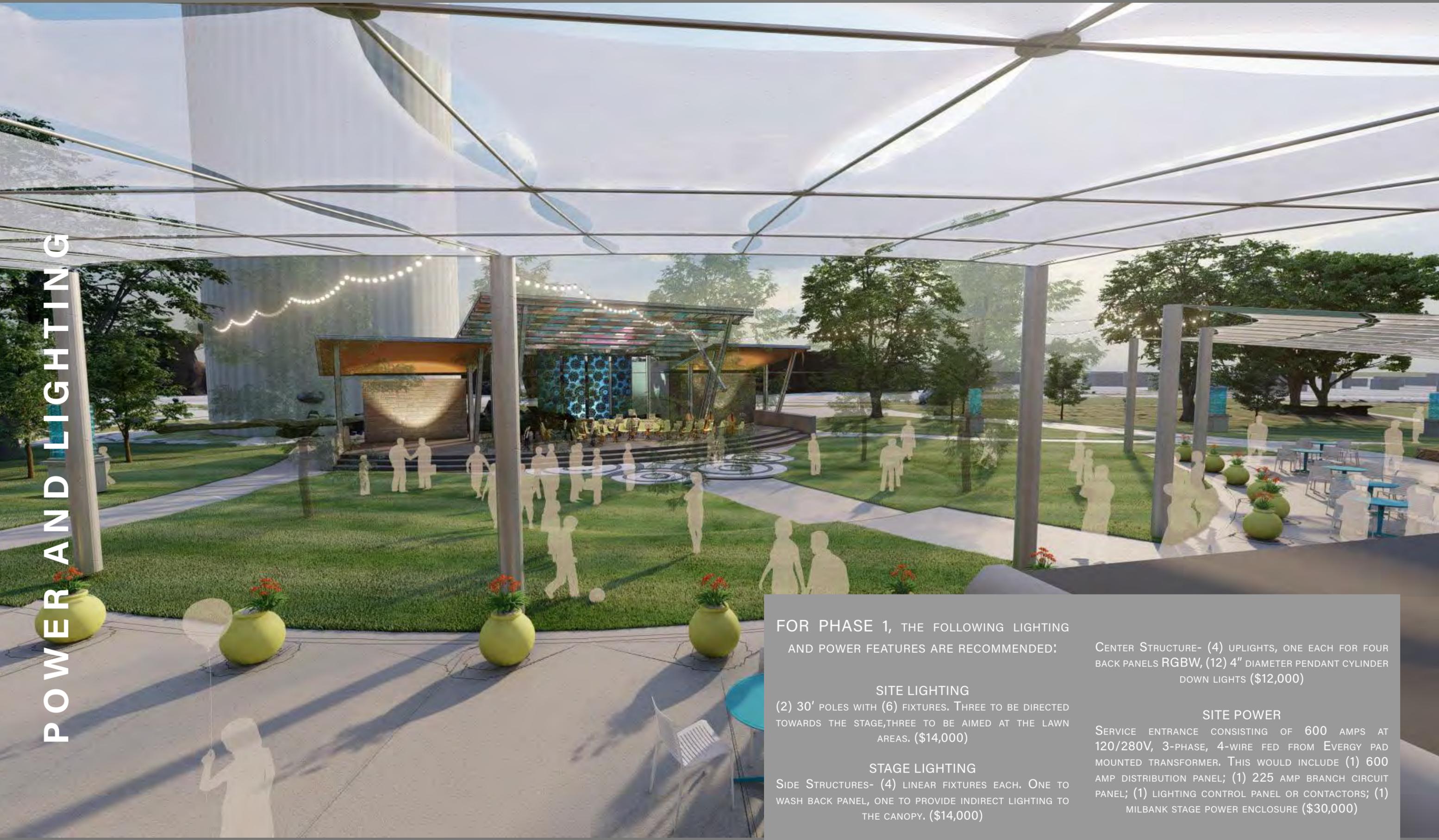
- (1) 600 amp distribution panel
- (1) 225 amp branch circuit panel
- (1) Lighting control panel
- (1) Milbank stage power enclosure
- (4) food truck power pedestals to feed up to 12 trucks

Lighting Controls

DMX for RGB control



POWER AND LIGHTING



FOR PHASE 1, THE FOLLOWING LIGHTING AND POWER FEATURES ARE RECOMMENDED:

SITE LIGHTING

(2) 30' POLES WITH (6) FIXTURES. THREE TO BE DIRECTED TOWARDS THE STAGE, THREE TO BE AIMED AT THE LAWN AREAS. (\$14,000)

STAGE LIGHTING

SIDE STRUCTURES- (4) LINEAR FIXTURES EACH. ONE TO WASH BACK PANEL, ONE TO PROVIDE INDIRECT LIGHTING TO THE CANOPY. (\$14,000)

CENTER STRUCTURE- (4) UPLIGHTS, ONE EACH FOR FOUR BACK PANELS RGBW, (12) 4" DIAMETER PENDANT CYLINDER DOWN LIGHTS (\$12,000)

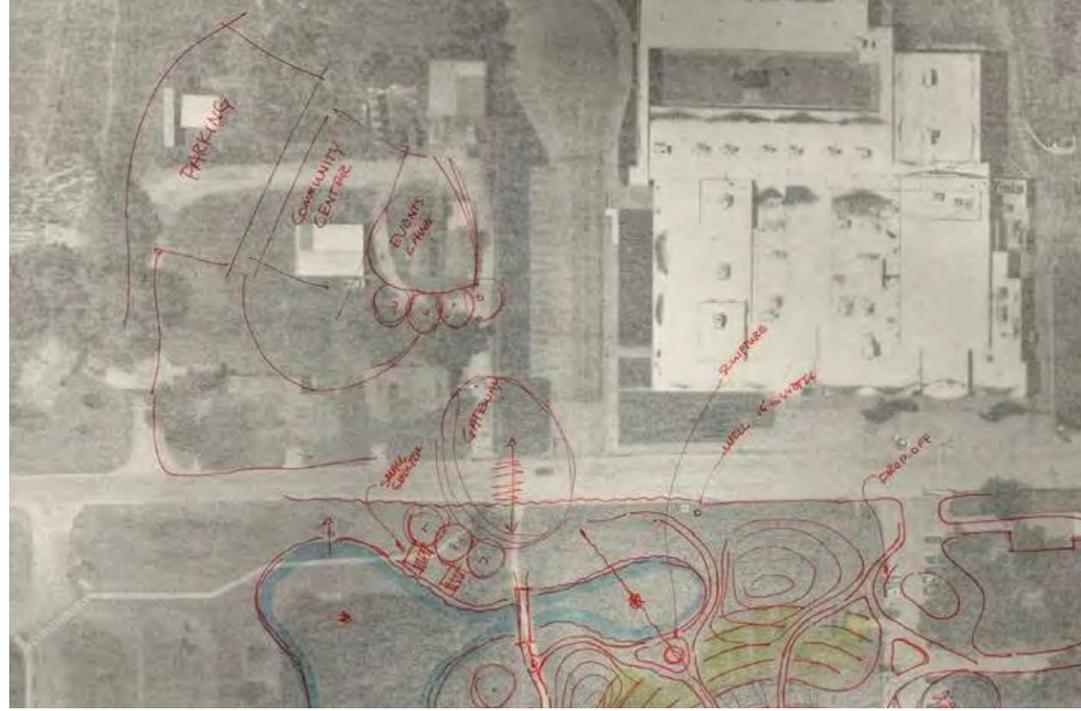
SITE POWER

SERVICE ENTRANCE CONSISTING OF 600 AMPS AT 120/280V, 3-PHASE, 4-WIRE FED FROM EVERGY PAD MOUNTED TRANSFORMER. THIS WOULD INCLUDE (1) 600 AMP DISTRIBUTION PANEL; (1) 225 AMP BRANCH CIRCUIT PANEL; (1) LIGHTING CONTROL PANEL OR CONTACTORS; (1) MILBANK STAGE POWER ENCLOSURE (\$30,000)

Sound System

The sound reinforcement system for main stage to include (2) compact loudspeakers and (1) subwoofer. A subwoofer is recommended to provide full range sound and should be mounted high, to structure above the stage. Two 24" tall pedestals on either side of the center stage which will include one 20 amp duplex outlet, and one audio input plate (XLR & Stereo RCA Auxiliary). Audio rack to include 8-12 input mic/line rack mount mixer and amplifiers. Audio levels will be controlled at the rack. Equipment rack location to be determined. Indoor equipment rack is recommended due to heat. The estimate included with the overall cost estimate includes a NEMA 12 or NEMA 4 outdoor wall rack.

The sound system for this venue will be designed to be as flexible as possible.

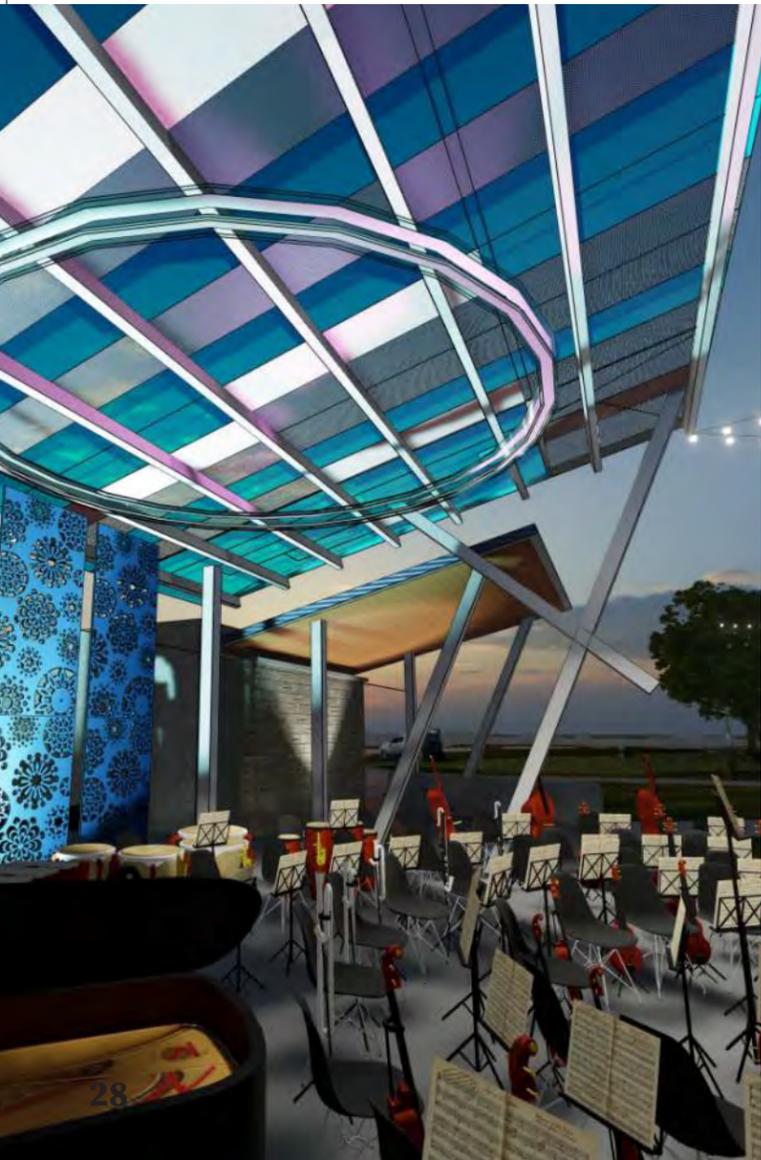


ACOUSTICS



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AVANT ACOUSTICS
 MAIZE AMPHITHEATER
 MAINZE, KS
 ROOF UNDERSIDE ACOUSTICAL
 RECOMMENDATION SKETCH



The amphitheater is designed to function well without artificial amplification. When considering acoustics, it is important not only that the audience hear the performance, but that each performer can hear the other performers. The cover of the center section of the stage should include a custom-designed and suspended convex acoustically diffusing element to reflect a wide range of audio frequencies to the audience and to the performers.

The rear walls behind the stage extend at least eight feet from the stage floor and are constructed of a solid surface to reflect sound. The side walls should also be designed to reflect sound. They can be convex in shape to provide diffuse sound reflections. Another option is to have portable acoustical panels to place for individual events. Since the optimal placement of the panels depends upon the size of the ensemble, portable panels is likely the best option.

Roof Structure

1. We recommend suspending convex acoustically diffusing shapes from the underside of the roof structure. These reflectors would need to be constructed of something with sufficient mass and size to be reflective at a wide range of frequencies. We could investigate the possibility of these being constructed of clear materials to preserve the natural lighting that is planned through the transparent roof material. These convex shapes will help to provide diffuse sound reflections between the musicians on the stage as well as to help project sound out from underneath the roof.
2. See the sketch AR-01 for a sketch of a possible configuration. Some lines indicating acoustical reflections have been added to conceptually indicate how sound will be reflected around, beneath, and out from under the roof.

Rear Wall

1. We recommend that most of the rear wall be solid and made of a sufficiently massive construction, like CMU, to help reinforce sound reflections out of the amphitheater enclosure. We understand that there is a desire to leave part of the rear wall open for ventilation purposes. One option would be to have a solid wall extending from the stage floor to a height of about eight or nine feet and then leave the remaining space between the rear wall and the overhang open or partially open with screening similar to what is shown currently in the model.

Side Walls

1. We recommend that the sidewalls be incorporated into the design. The location of these sidewalls may want to vary depending on the size of the ensemble performing (e.g. walls more closely spaced for small ensembles and more widely spaced for large ensembles). One option might be to create permanent walls at a spacing wide enough to accommodate the largest anticipated ensemble and then provide a portable acoustical shell for performances that are much smaller.
2. We recommend that the side walls include convex or some other surface shaping that will provide diffuse sound reflections. This shaping should be located, at a minimum, at ear height (3 to 7 feet AFF). This shaping will help provide acoustical reflections across the stage that will help performers to blend together and play more cohesively as an ensemble.

AMENITIES

Lower Bowl

The site has a gentle incline moving away from the stage. The lower bowl gradually slopes from the front of the stage up to the plaza. The entire audience will fit within this area for the vast majority of events at the amphitheater. Of primary concern during the design of the amphitheater is audience comfort. Shade is cast on the lower bowl with trees, or potentially cloth rectangles, which are clipped to a grid of cables. Strings of festoon lights gently illuminate this comfortable and cozy lower bowl.

Covered Plaza

The versatile plaza is designed for flexibility. It offers a place to set up a chair and watch a show with shade protection as the cloth and cable shade is extended over this area, continuing the pattern from the lower bowl. This wide paved plaza creates a driving surface and parking for food trucks and vendors. It has electric power plug ins for art exhibitions, farmers markets, BBQs, and other events. Elegant planters frame the plaza and add softness and flora to the hard surface.

Upper Bowl

The upper bowl continues to rise as you move away from the stage, creating spectacular views of the stage and adding drama to the site. The upper bowl is bisected by a pathway that creates a direct view of the amphitheater from Academy Avenue. Tree groves hug the rear of the upper bowl to create a solace retreat and offer shade during the warm months.

Circulation

The design concept illustrates the multitude of walking trails and routes around and through the site. They enhance access to key areas of the park and establish routes for visitors walking their dogs or just taking a stroll. The trails wrap around the pond, meander through the site, and converge at the central focal point for the Clair Donnelly memorial art piece.

The modified parking lot reduces visitor interactions with vehicles to increase safety. The extra space allows more room for amenities including a new covered shelter and expansion of the splash pad. The new parking lot has a drop off and still has a route for maintenance vehicles to access the water tower. It also has a route for food truck and other vehicles to access the covered plaza space. On the south side, there is a vehicular service access from the existing school parking lot to the green room and stage. This is a crucial design feature for performers to drop off equipment.

The Academy Arts District is envisioned as a walkable area where people easily meander along to window shop, grab a refreshment, and relax in the park. The adjacent school parking lots along with street parking offer abundant vehicular parking spaces within a short walk of City Park.



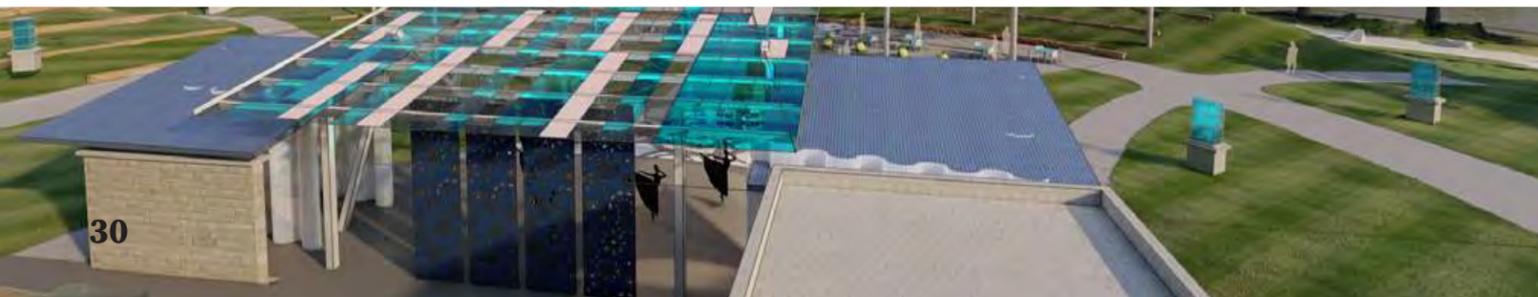
Ponds

Water is a common design theme for the park with the existing splash pad and school pond to the west. The design enhances the water by creating two impressive ponds. The new pond on the north portion of the site includes a fountain and is along the primary view line from the amphitheater to Academy Avenue. The existing low detention area on school property west of the park will be dug out to create a pond. The soil from the two ponds will be used to create the change in terrain for the amphitheater.

NORTH EXPANSION

The City recently purchased land to the north of Academy Avenue and west of Maize Central Elementary. At this time, the intent for this land is to provide more recreation space. Whether that is a new sports park, recreation center, or leisure grounds, a clear link is needed between the amphitheater and the land to the north.

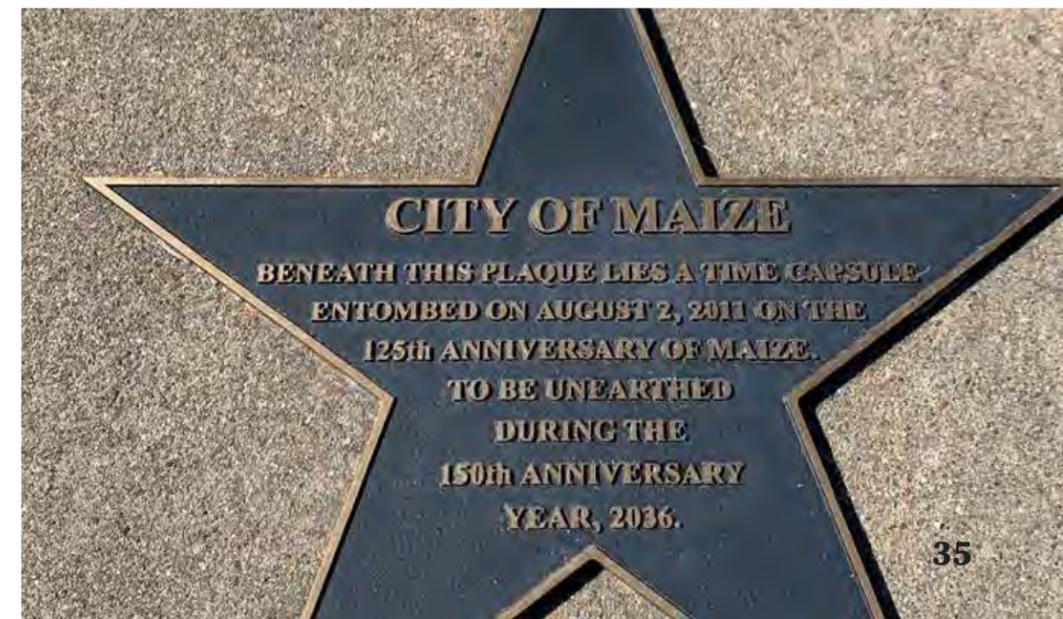
An enhanced pedestrian crossing will slow traffic and make it safe for pedestrians to move between the park spaces. The crossing is envisioned to be the gateway to the park. A large gateway feature will welcome visitors to the park.







WE WILL WORK TO INCORPORATE VARIOUS EXISTING ELEMENTS INTO THE DESIGN AS WELL, SUCH AS THE DONOR BRICKS AND TIME CAPSULE. WE MAY LOOK AT RELOCATING THE TIME CAPSULE NEXT TO THE MAIZE FAMILY TREE. THERE WILL BE FURTHER DISCUSSION ON THIS TOPIC IN THE INTEGRATION OF ART/ MEMORIAL SECTION. THE DESIGN OF THE SPACE ALSO INCORPORATES SAFE DESIGN ASPECTS SUCH AS CREATING A SENSE OF SPACE THROUGH THE USE OF LANDFORMS, BUT ALLOWING VIEWS INTO AND OUT OF THE PARK.





Audience Experience



PANORAMIC 360 VR VIEW
AUDIENCE VIEW



GA LAWN
SEATING FOR +-390

GA LAWN
SEATING FOR +-250

100 LEVEL
SEATING FOR +-260

SIDES
SEATING FOR +-100

LOWER BOWL
SEATING FOR +-130

GA LAWN
SEATING FOR +-350

100 LEVEL
SEATING FOR +-260

SIDES
SEATING FOR +-100

AUDIENCE EXPERIENCE

Imagine, you arrive in the lively Academy Arts District to see a local performer at the amphitheater. After stopping at a coffee shop for a refreshment, you stroll down to the park. The space is attractive and welcoming. The performers are warming up and the fans are settling into their lawn chairs. Kids are running around enjoying the splash pad and eating an ice cream from the food truck. You easily find a spot with a great view, which just happens to be next to the friendly neighbor down the street. What a wonderful evening.

Every aspect of the design is tailored to enhance the visitor experience. The spaces are flexible for all sorts of events. From concerts and ballets to yoga classes and BBQ competitions, the amphitheater concept has something for everyone. The overall site as well as each individual space is carefully designed to create opportunities for interaction, to facilitate the emotion of social connection. Each visitor will create memories, connecting with a cast of neighbors and taking the star role in the Maize story.

The distinctive design portrays the finest quality, representative of the exceptional residents of the Maize community. The amphitheater will be the central feature in the Academy Arts District. The highly visible nature of its location requires a design with prudent attention to detail. The design and materials were selected to showcase our high-quality community and further instill civic pride. The park investment will create and enhance opportunities for neighbors to socialize and create additional social capital. The amphitheater will truly embody the value of Maize.

When taking in a performance, the audience can sprawl out on the sweeping lawn or pack in tightly to get the closest view. There is not a bad seat in the house with the addition of the softly sloping terrain. The shaded plaza space allows a cool retreat from a warm summer sun and a place to grab a refreshment. The large shade trees bordering the site also offer relief from a sunny afternoon without hindering views of the stage.



Art/ Memorial Integration

Mayor Clair Donnelly was a fixture in the Maize community for a half a century. He served as Mayor for 14 years and held various other leadership roles in the community including City Council and Planning Commission. He also worked on committees for the Centennial and Fall Festival. Mayor Donnelly was integral to many quality-of-life enhancements in Maize including the Recreation Commission, Splash Park, Skate Park, and other improvements to City Park.

Clair Donnelly was like a second father to many in the community. He built, owned, and operated a local gas station. Bringing in kids from the community, he not only employed them, but also mentored and shaped them as part of his own family. He would open his home to those in need and even take them with on vacation to give them an extraordinary experience. He lived a selfless life to make other people happy.

Clair was the visionary behind the creation of the amphitheater. He wanted a place where families could gather together and make memories. His passion was always his family and making sure they have everything they needed. He treated his community as family. He lived to make sure his family and the Maize community was the best that it could be.



The design concept memorializes Clair Donnelly by integrating his personality into the site. The primary element is the **Maize Family Tree** art piece. As a father figure to the community, his foundation was built in Maize and the community is honored to memorialize him with the Maize family tree. The sculpture piece stands along the primary site line of the park. Visitors can interact with the memorial art piece, snap a selfie, take a family photo, create a memory, or just sit and reflect.



The concept also includes words that describe Clair and encapsulate his being. These words are etched into the concrete pathway extending from the art piece to the stage. They could also be integrated into the metal mesh behind the stage. Clair Donnelly was a humble man and many of the memorial design features are subtle to reflect Clair's character. Words describing Clair include faith, family, community, integrity, empathy, selfless, conscientious, diligent, helpful, humble, thankful, serve, and caring.





Space



Creating a Flexible

City Park is the only developed public park in Maize. With the limited park space, the amphitheater concept was designed to meet very diverse needs. We envision locals taking a stroll around the park and ponds, family and friends enjoying the beautiful setting as they sip coffee, visitors taking selfies at some of the unique elements of the park, and the entire community supporting the school band. From performances and art classes to festivals and BBQs, the amphitheater concept is designed to compliment the vision for the Academy Arts District with opportunities to play, learn, perform, create, and interact. The recreation commission along with other entities have almost unlimited opportunities for programming the space.

The amphitheater and stage are primarily designed for performances. However, it is flexible for a variety of sizes of ensembles. It can comfortably fit an orchestra of 60 but not feel too expansive for a band of three. The two smaller side sections offer opportunities for spill over for large groups or staging for smaller outfits. It will be a great place for presentations or the starting place for races, charity events, art programs and yoga classes. Movable tables and chairs can be available, creating a covered pavilion when the stage is not otherwise being utilized.

The audience area is also extremely adaptable. The paved plaza space between the lower and upper bowl is integrated as an audience seating area but also serves as a space for food trucks, art exhibitors, farmers markets, and a host of other activities. The lower bowl lawn is the primary seating for events. The shade element makes it a comfortable place to take in a show or to just throw down a blanket down and have a picnic. The large open lawn in the upper bowl is an expansive, accommodating space for large audiences, festival activities, throwing a frisbee, having a catch with your daughter, or playing bean bags with friends.

Through the design process, we have discussed the opportunity for many activities. Below is a brief list of some of the ideas that the amphitheater concept was designed to accommodate:

- Maize Fall Festival
- National Night Out
- Ballet in the Park
- Ted Fitzmier Memorial BBQ
- Orchestra and band performances
- Movies in the park
- Food trucks rallies
- Farmers markets
- Picnics
- Walks in the park
- Art exhibitions and displays
- Community and family gathering place
- Beginning and end of race events
- Art classes
- Cookouts
- Recreation classes such as yoga and exercise
- Waterfowl viewing
- Environmental education
- And many, many more.....

20" GAS PIPELINE RIGHT OF WAY
CONSOLIDATED GAS UTILITIES
CORPORATION (NOW BLACK HILLS ENERGY
(BK. 453, PG. 496)

Phasing Plan

BASED ON PROJECTED COSTS, WE ANTICIPATE THE FIRST PHASE WILL INCLUDE THE FOLLOWING:

- AMPHITHEATER STRUCTURE
- AMPHITHEATER STAGE
- MASS GRADING FOR ENTIRE SITE
- GREEN ROOM DESIGN
- CREATION OF BOTH PONDS
- WALKING TRAIL AROUND SMALL POND
- MULTI-USE PAVEMENT AREA- FOOD TRUCK/ FARMERS MARKET
- PAVEMENT CONNECTION TO PARKING LOTS ON EAST AND SOUTH SIDE
- BURRY OVERHEAD POWER RUNNING NORTH/ SOUTH ALONG EAST SIDE OF PROJECT SITE.
- LIGHTING PACKAGE AS OUTLINED IN THE LIGHTING SECTION
- AUDIO PACKAGE AS OUTLINED IN THE AUDIO SECTION
- FOUNTAIN IN EACH POND



HOW MUCH DOES IT COST?

Dealing with the cost is not always the most fun part of designing, but it's a reality. We have taken a comprehensive look at what the cost is in 2020 dollars. Below are two different breakdowns- the one below is the total estimate for full build out of the entire master plan. The estimate on the right is for the First Phase only. The next couple pages after this present a breakdown of these, so you can see what all we have included in the estimates.

PEC

Opinion of Construction Costs- Master Planning Total Cost

10/2/2020

Description		
Project Breakdown		
	Master Plan	1,938,839.50
Construction Subtotal		1,938,839.50
General Requirements Subgroup		
	Supervision - 12 months	90,000.00
	Overhead & Proffit - 4%	77,553.58
	Construction Mobilization/ Staging	20,000.00
	GC Bonds - 2%	38,776.79
	10% Design and Pricing Contingency	193,883.95
Construction Subtotal		420,214.32
Total Cost		2,359,053.82

PEC

Opinion of Construction Costs- Phase 1 Total Cost

10/2/2020

Description		
Project Breakdown		
	Phase 1	750,513.50
Construction Subtotal		750,513.50
General Requirements Subgroup		
	Supervision - 6 months	45,000.00
	Overhead & Proffit - 4%	30,020.54
	Construction Mobilization/ Staging	20,000.00
	GC Bonds - 2%	15,010.27
	10% Design and Pricing Contingency	75,051.35
Construction Subtotal		185,082.16
Total Cost		935,595.66

HOW MUCH DOES IT COST?

PEC							
Master Planning Estimate- Master Planning Breakdown							
10/2/2020							
Description	Quantity	Unit	Unit Cost	Subtotal	Labor	Total Cost	Alternate Options
01- General Requirements							
erosion control		allowance		\$5,000.00	\$0.00	\$5,000.00	
Temporary Barriers and Parking		allowance		\$5,000.00	\$0.00	\$5,000.00	
02- Existing Conditions							
General Site Clearing	1.00	ls	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	
Demo Asphalt/ Concrete	8,136.00	sf	\$1.00	\$8,136.00	\$0.00	\$8,136.00	
03- Concrete							
04- Masonry							
stone walls-freestanding 6' tall at back of stage	50.00	lf	\$250.00	\$12,500.00	\$0.00	\$12,500.00	
05- Metals							
handrails	60.00	lf	\$60.00	\$3,600.00	\$0.00	\$3,600.00	
06- Wood, Plastics & Composites							
07- Thermal & Moisture Protection							
08- Openings							
09- Finishes							
10- Specialities							
Art/ Hidden Surprises		allowance		\$25,000.00	\$0.00	\$25,000.00	
Amphitheater prefabricated shade structure	1.00	ea	\$130,000.00	\$130,000.00	\$0.00	\$130,000.00	
Prefabricated Cloth Shade Shelter- over audience	1.00	ea	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	
Green Room Construction		allowance		\$150,000.00	\$0.00	\$150,000.00	
Stage- Concrete - integral color level B	1,896.00	sf	8.00	\$15,168.00	\$0.00	\$15,168.00	
Stage- steps	260.00	lf nose	41.00	\$10,660.00	\$0.00	\$10,660.00	
fabric hanging to stage shelter		allowance		\$15,000.00	\$0.00	\$15,000.00	
light column- slag glass blue	6.00	ea	16,000.00	\$96,000.00	\$0.00	\$96,000.00	
Prefabricated Cloth Shade Shelter- over lower bowl	1.00	ea	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	
11- Equipment							
12- Furnishings							
site benches	0.00	ea	\$1,200.00	\$0.00	\$600.00	\$600.00	
Table and 4 Chairs	20.00	ea	\$3,500.00	\$70,000.00	\$0.00	\$70,000.00	
13- Special Construction							
north junction plaza	1.00	ls	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	
crosswalk striping	1.00	ls	\$500.00	\$500.00	\$0.00	\$500.00	
pond fountain/ aerator	3.00	ea	\$30,000.00	\$90,000.00	\$0.00	\$90,000.00	
Acoustical design elements		allowance		\$10,000.00	\$0.00	\$10,000.00	
22- Plumbing							
22 47 Drinking Fountain	1.00	ea	\$2,200.00	\$2,200.00	\$0.00	\$2,200.00	
23- HVAC							
Green Room- HVAC		allowance		\$20,000.00	\$0.00	\$20,000.00	
26- Electrical							
Site Lighting		allowance		\$115,200.00	\$0.00	\$115,200.00	
Stage Lighting				\$72,500.00	\$0.00	\$72,500.00	
Site Power				\$43,000.00	\$0.00	\$43,000.00	
Lighting Controls				\$9,300.00	\$0.00	\$9,300.00	
27- Communications							
A/V		allowance		\$24,731.00	\$0.00	\$24,731.00	
28- Electronic Safety & Security							
Video Surveillance		allowance		\$5,000.00	\$0.00	\$5,000.00	
31- Earthwork							
scarify 6" - stock pile onsite	7,700.00	cy	\$1.00	\$7,700.00	\$0.00	\$7,700.00	
earthwork- cut	12,064.00	cy	\$3.00	\$36,192.00	\$0.00	\$36,192.00	
earthwork- fill	15,000.00	cy	\$2.00	\$30,000.00	\$0.00	\$30,000.00	
earthwork- moving on site	0.00	cy	\$2.00	\$0.00	\$0.00	\$0.00	
Earth - stockpile extra on-site	0.00	cy	\$1.00	\$0.00	\$0.00	\$0.00	
Earth Import from off site	0.00	cy	\$9.00	\$0.00	\$0.00	\$0.00	
32- Exterior Improvements							
32 06 10 concrete - sidewalk- 4" thick	31,723.00	sf	\$4.50	\$142,753.50	\$0.00	\$142,753.50	
concrete- 6" thick	12,642.00	sf	\$6.00	\$75,852.00	\$0.00	\$75,852.00	
concrete - curb ramps	2.00	ea	\$500.00	\$1,000.00	\$0.00	\$1,000.00	
concrete - curb and gutter	482.00	lf	\$9.00	\$4,338.00	\$0.00	\$4,338.00	
etched/ sandblast concrete		allowance		\$5,000.00	\$0.00	\$5,000.00	
decorative concrete at base of stage	1.00	ls	\$4,640.00	\$4,640.00	\$0.00	\$4,640.00	
Parking Lot- mill and overlay pavement	850.00	sy	\$12.00	\$10,200.00	\$0.00	\$10,200.00	
Pavement Markings	500.00	lf	\$0.60	\$300.00	\$0.00	\$300.00	
misc. site retaining walls		allowance		\$20,000.00	\$0.00	\$20,000.00	
Parking Lot Drive Approach- major	1.00	ea	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	
concrete steps	4.00	ea	\$2,500.00	\$10,000.00	\$0.00	\$10,000.00	
concrete wall- 3' tall max	78.00	lf	\$120.00	\$9,360.00	\$0.00	\$9,360.00	
Limestone seating walls	281.00	ton	\$48.00	\$13,488.00	\$0.00	\$13,488.00	
planter pots	14.00	ea	1,200.00	\$16,800.00	\$0.00	\$16,800.00	
trees/ shrubs		allowance		\$50,000.00	\$0.00	\$50,000.00	
Bermuda Sod	662.00	sy	6.00	\$3,972.00	\$0.00	\$3,972.00	
Bermuda Sprigging	5,500.00	sy	\$3.50	\$19,250.00	\$0.00	\$19,250.00	
Bermuda Sprigging- around pond to west	2,114.00	sy	\$3.50	\$7,399.00	\$0.00	\$7,399.00	
prairie grass seeding	20,000.00	sf	\$0.35	\$7,000.00	\$0.00	\$7,000.00	
Irrigation	6,000.00	sf	\$0.75	\$4,500.00	\$0.00	\$4,500.00	
Irrigation- well refresh	1.00	ls	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	
33- Utilities							
water service		allowance		\$5,000.00	\$0.00	\$5,000.00	
sanitary sewer service		allowance		\$4,000.00	\$0.00	\$4,000.00	
electric service- (included in elec allowance)		allowance		\$0.00	\$0.00	\$0.00	
communications service		allowance		\$4,000.00	\$0.00	\$4,000.00	
storm sewer		allowance		\$15,000.00	\$0.00	\$15,000.00	
electric- bury service		allowance		\$5,000.00	\$0.00	\$5,000.00	
34- Transportation							
Construction Subtotal						\$750,513.50	
Total Cost						\$1,938,839.50	

PEC							
Master Planning Estimate- Phase 1 Breakdown							
10/2/2020							
Description	Quantity	Unit	Unit Cost	Subtotal	Labor	Total Cost	Alternate Options
01- General Requirements							
erosion control		allowance		\$5,000.00	\$0.00	\$5,000.00	
Temporary Barriers and Parking		allowance		\$5,000.00	\$0.00	\$5,000.00	
02- Existing Conditions							
General Site Clearing	1.00	ls	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	
Demo Asphalt/ Concrete	0.00	sf	\$1.00	\$0.00	\$0.00	\$0.00	
03- Concrete							
04- Masonry							
stone walls-freestanding 6' tall at back of stage	50.00	lf	\$250.00	\$12,500.00	\$0.00	\$12,500.00	
05- Metals							
handrails	60.00	lf	\$60.00	\$3,600.00	\$0.00	\$3,600.00	
06- Wood, Plastics & Composites							
07- Thermal & Moisture Protection							
08- Openings							
09- Finishes							
10- Specialities							
Art/ Hidden Surprises		allowance		\$0.00	\$0.00	\$0.00	
Amphitheater prefabricated shade structure	1.00	ea	\$130,000.00	\$130,000.00	\$0.00	\$130,000.00	
Prefabricated Cloth Shade Shelter- over audience	0.00	ea	\$200,000.00	\$0.00	\$0.00	\$0.00	
Green Room Construction		allowance		\$0.00	\$0.00	\$150,000.00	
Stage- Concrete - integral color level B	1,896.00	sf	8.00	\$15,168.00	\$0.00	\$15,168.00	
Stage- steps	260.00	lf nose	41.00	\$10,660.00	\$0.00	\$10,660.00	
fabric hanging to stage shelter		allowance		\$15,000.00	\$0.00	\$0.00	
light column- slag glass blue	0.00	ea	16,000.00	\$0.00	\$0.00	\$0.00	
Prefabricated Cloth Shade Shelter- over lower bowl	0.00	ea	\$250,000.00	\$0.00	\$0.00	\$0.00	
11- Equipment							
12- Furnishings							
site benches	0.00	ea	\$1,200.00	\$0.00	\$0.00	\$0.00	
Table and 4 Chairs	0.00	ea	\$3,500.00	\$0.00	\$0.00	\$0.00	
13- Special Construction							
north junction plaza	0.00	ls	\$25,000.00	\$0.00	\$0.00	\$0.00	
crosswalk striping	0.00	ls	\$500.00	\$0.00	\$0.00	\$0.00	
Acoustical design elements		allowance		\$10,000.00	\$0.00	\$10,000.00	
22- Plumbing							
22 47 Drinking Fountain	0.00	ea	\$2,200.00	\$0.00	\$0.00	\$0.00	
23- HVAC							
Green Room- HVAC		Allowance		\$20,000.00	\$0.00	\$20,000.00	
26- Electrical							
Site Lighting		allowance		\$14,000.00	\$0.00	\$14,000.00	
Stage Lighting				\$26,000.00	\$0.00	\$26,000.00	
Site Power				\$30,000.00	\$0.00	\$30,000.00	
Food truck power pedestals (4)	4.00	ea	\$1,200.00	\$4,800.00	\$0.00	\$4,800.00	
27- Communications							
A/V		allowance		\$24,731.00	\$0.00	\$24,731.00	
28- Electronic Safety & Security							
Video Surveillance		allowance		\$0.00	\$0.00	\$0.00	
31- Earthwork							
scarify 6" - stock pile onsite	7,700.00	cy	\$1.00	\$7,700.00	\$0.00	\$7,700.00	
earthwork- cut	12,064.00	cy	\$3.00	\$36,192.00	\$0.00	\$36,192.00	
earthwork- fill	15,000.00	cy	\$2.00	\$30,000.00	\$0.00	\$30,000.00	
Earth - stockpile extra on-site	0.00	cy	\$1.00	\$0.00	\$0.00	\$0.00	
Earth Import from off site	0.00	cy	\$9.00	\$0.00	\$0.00	\$0.00	
32- Exterior Improvements							
32 06 10 concrete - sidewalk- 4" thick	4,851.00	sf	\$4.50	\$21,829.50	\$0.00	\$21,829.50	
concrete- 6" thick	12,642.00	sf	\$6.00	\$75,852.00	\$0.00	\$75,852.00	
concrete - curb ramps	0.00	ea	\$500.00	\$0.00	\$0.00	\$0.00	
concrete - curb and gutter	0.00	lf	\$9.00	\$0.00	\$0.00	\$0.00	
etched/ sandblast concrete		allowance		\$5,000.00	\$0.00	\$5,000.00	
decorative concrete at base of stage	1.00	ls	\$0.00	\$0.00	\$0.00	\$0.00	
Parking Lot- mill and overlay pavement	0.00	sy	\$12.00	\$0.00	\$0.00	\$0.00	
Pavement Markings	0.00	lf	\$0.60	\$0.00	\$0.00	\$0.00	
misc. site retaining walls		allowance		\$0.00	\$0.00	\$0.00	
Parking Lot Drive Approach- major	0.00	ea	\$6,000.00	\$0.00	\$0.00	\$0.00	
concrete steps	4.00	ea	\$2,500.00	\$10,000.00	\$0.00	\$10,000.00	
concrete wall- 3' tall max- behind stage	78.00	lf	\$120.00	\$9,360.00	\$0.00	\$9,360.00	
Limestone seating walls	0.00	ton	\$48.00	\$0.00	\$0.00	\$0.00	
planter pots	0.00	ea	1,200.00	\$0.00	\$0.00	\$0.00	
trees/ shrubs		allowance		\$20,000.00	\$0.00	\$20,000.00	
Bermuda Sod	662.00	sy	6.00	\$3,972.00	\$0.00	\$3,972.00	
Bermuda Sprigging	5,500.00	sy	\$3.50	\$19,250.00	\$0.00	\$19,250.00	
Bermuda Sprigging- around pond to west	2,114.00	sy	\$3.50	\$7,399.00	\$0.00	\$7,399.00	
prairie grass seeding	20,000.00	sf	\$0.35	\$7,000.00	\$0.00	\$7,000.00	
Irrigation	6,000.00	sf	\$0.75	\$4,500.00	\$0.00	\$4,500.00	
Irrigation- well refresh	1.00	ls	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	
33- Utilities							
water service		allowance		\$5,000.00	\$0.00	\$5,000.00	
sanitary sewer service		allowance		\$0.00	\$0.00	\$0.00	
electric service- (included in elec allowance)		allowance		\$0.00	\$0.00	\$0.00	
communications service		allowance		\$0.00	\$0.00	\$0.00	
storm sewer		allowance		\$15,000.00	\$0.00	\$15,000.00	
electric- bury service		allowance		\$5,000.00	\$0.00	\$5,000.00	
34- Transportation							
Construction Subtotal						\$750,513.50	
Total Cost						\$750,513.50	



PREPARED BY:

