

# CITY OF HOGANSVILLE

## Royal Theater Plans and Specifications

August 8, 2018

S&W

ARCHITECTURE  
ENGINEERING  
INTERIORS





100 Peachtree St. NW, Suite 2500 Atlanta,  
GA 30303  
T 404.522.8888 F 404.521.6204  
www.stevens-wilkinson.com

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Ms. Lynne S. Miller, AICP  
Planning & Development Director  
City of Hogansville  
400 East Main Street  
Hogansville, GA 30230

August 8, 2018

RE: Request for Qualifications and Proposal  
Royal Theater Plans and Specifications

Dear Ms. Miller and Members of the Selection  
Committee:

It is with great pleasure that Stevens & Wilkinson presents our team's credentials for this signature project for the City of Hogansville and Troup County. The project combines three of our passions: performing arts centers, restoration of historic cultural resources and urban renewal projects. Our team of architects, engineers and selected specialty consultants are perfectly suited to make this project a great success story!

We understand how important this project is to the City of Hogansville, key arts and culture stakeholders and the community as a whole. This exciting project provides synergies with many of the long-term goals espoused by the 2018 Hogansville Downtown Master Plan:

- Restore the historic Royal Theater to its former grandeur and with it downtown Hogansville as a tourist destination offering a unique arts and cultural experience to visitors while also serving as a catalyst for future commercial development.
- Provide a balanced architectural design solution that honor and celebrate the historic character of the existing theater while infusing 21st century infrastructure and amenities that will establish it as a sought-after performance venue.
- Incorporate downtown district planning objectives in decision-making to set the table for the Royal Theater as not only a performance venue but an arts and cultural complex with potential for expanded theater functions, educational programs & outdoor amenities that further help to enliven downtown Hogansville.

To achieve these goals while bringing the project in on budget and on schedule we have assembled a team that has the expertise and successful history working together to drive the project forward efficiently and effectively. Our team strives to solve clients' program and space needs while creating inspiring places with solutions that satisfy diverse needs in smart, efficient, effective and creative ways.

- We are flexible, nimble and responsive. Our goal is always to provide stewardship over projects with the best interests of the client, stakeholders and community in mind. To do this we have to listen to and understand our client's goals and objectives, in particular when our clients are made up of multiple stakeholders with diverse backgrounds and perspectives. Our approach is rooted in a process of collaboration to meet stakeholder expectations.
- We are committed to completing projects within budget and on time. We work as a partner to the client and with contractor to deliver the best project possible. This team has worked successfully together and will bring that experience to this project.
- We know performing arts venues - for municipalities, higher education, and professional venues. Our team has worked on wide variety of theatrical projects and will bring this unique expertise to help make this a successful project.
- Our team includes over 25 years of experience in historic restoration design and construction with several notable and award-winning projects included as Case Studies .
- Our team is adept at working on similar sites involving sensitive historic restorations, adaptive reuse and renovations. We understand the importance of providing design solutions that extend beyond the building walls to consider outdoor plazas and gathering spaces, pedestrian and vehicular access and streetscape design that supports the downtown goals and objectives.

We invite you to explore our research, experience, approach and initial thoughts for the restoration and revival of the Royal Theater as detailed in the pages that follow.

We also look forward to the prospect of meeting all of you to learn more about your vision for the project. We believe that the restoration and revival of this significant downtown landmark can renew a dynamic new program of activities where the diverse downtown Hogansville and Troup County communities can discover, explore the arts, learn, relax, create, and grow. Please do not hesitate to contact us if you have any questions or require any additional information.

We promise you our best!

Sincerely,



William H. Clark, AIA, LEED AP  
Principal  
Stevens & Wilkinson

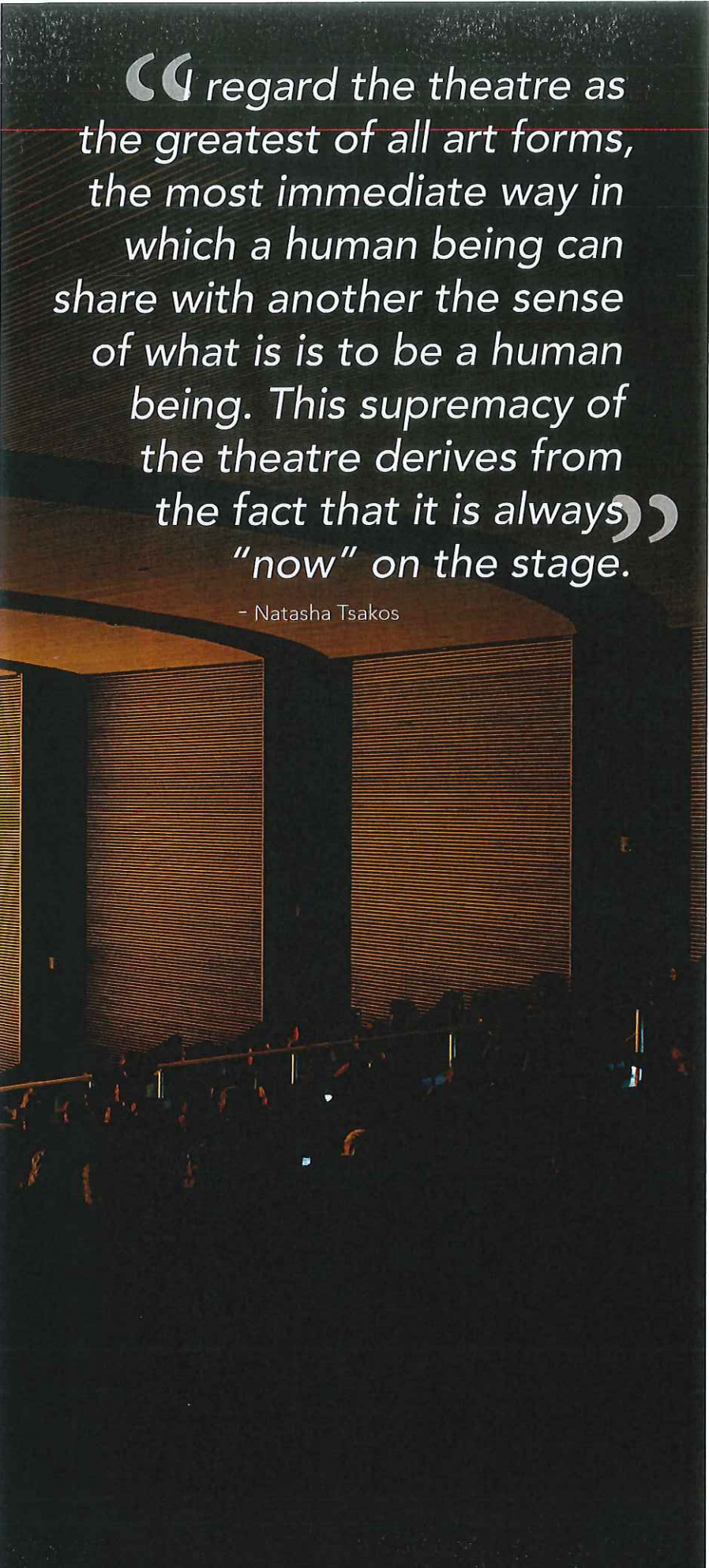






Darla Moore Auditorium,  
University of South Carolina





*“I regard the theatre as the greatest of all art forms, the most immediate way in which a human being can share with another the sense of what it is to be a human being. This supremacy of the theatre derives from the fact that it is always “now” on the stage.*

- Natasha Tsakos

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## STEVENS & WILKINSON

### *proposing firm*

Stevens & Wilkinson GA, Inc.  
100 Peachtree Street NW  
Suite 2500  
Atlanta, GA 30303  
stevens-wilkinson.com  
tel. (404) 522.8888  
fax. (404) 521.6204

### *primary contact*

Jason Smith  
Project Manager / Project  
Architect  
tel. (404) 521.6201  
fax (404) 521.6204  
jsmith@stevens-wilkinson.com

### *lead office management*

Stevens & Wilkinson GA, Inc.

### *proximity*

Our firm is located in downtown  
Atlanta, approximately 57 miles  
from the Royal Theatre.

### *form of ownership*

Georgia Corporation

### *years in business*

99 years

## FIRM HISTORY

Founded in Atlanta, GA in 1919 by Preston Stevens, Sr. and Flippen Borge, Stevens & Wilkinson has been providing professional design services for nearly a century. The primary factors contributing to the success of our firm have been the long-term relationships we have developed with our clients and our quality reputation within the profession.

We provide a full range of design services including architecture, planning, engineering (structural, mechanical, electrical, plumbing and fire protection) and interior design, all in-house. We also offer integrated and well-coordinated design services, that incorporate smart design solutions with technical precision and timely delivery. Our diverse portfolio of work has resulted in the formation of in-house specialty teams with applied experience in each market sector served.

Our combined client base includes major colleges and universities, large public school systems, major Fortune 500 companies, retail corporations, major air transportation facilities, key federal, state and local government agencies, major developers, and a variety of private sector and institutional clients.

## FIRM GROWTH

The firm has had a number of mergers in our history including Abreu & Robeson in the 1980s, Stang & Newdow in 2003 and Richard Wittschiebe Hand in 2014.

## FIRM OWNERSHIP

Stevens & Wilkinson GA, Inc., along with Stevens & Wilkinson SC, Inc., are wholly-owned subsidiaries of Stevens & Wilkinson, Inc., and are engaged in the practice of architecture, engineering and interior design. *idea|span* is the interior design "sister company" of the S&W companies. Over the course of the firm's 98 year history, it has always been owned entirely by full-time employees.

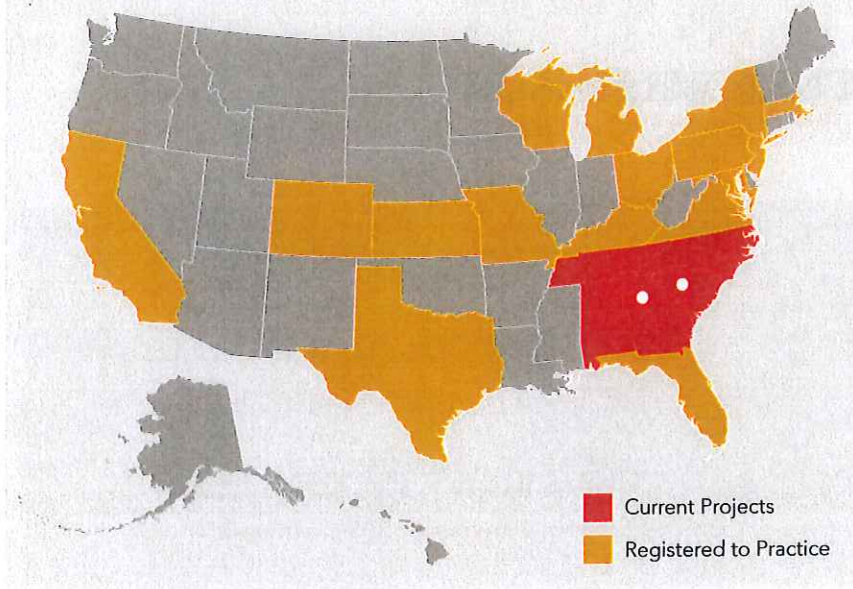
The following principals represent current ownership in the company.

- John S. Abbott
- Robert C. Aull
- Brian K. Branham
- Jae H. Chong
- William H. Clark
- Kenneth G. Daenecke
- T. Ashby Gressette
- Kirk J. Marchisen
- William L. Polk
- Ronald V. Stang, Jr.
- Janice N. Wittschiebe



SECTION 1 - FIRM'S HISTORY AND RESOURCES

STEVENS & WILKINSON'S PROJECTS AND REGISTRATIONS



LICENSING

architecture registrations:

AL, CA, CO, DE, FL, GA, IN, KS, KY, MA, MI, MO, NJ, NY, NC, OH, PA, SC, TN, TX, VA, WI

engineering registrations:

AL, AZ, AR, CA, CO, CT, DE, FL, GA, HI, ID, IL, IN, IA, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, MT, NE, NV, NH, NJ, NM, NY, NC, ND, OH, OK, OR, PA, RI, SC, TN, TX, UT, VT, VA, VI, WA, WV, WI, WY

affiliations

- (AIA) American Institute of Architects
- (CEFPI) Council of Educational Facility Planners International
- COAA) Construction Owners Association of America
- (GSPE) Georgia Society of Professional Engineers
- (GRPA) Georgia Recreation and Parks Association
- (IIDA) International Interior Design Association
- (NCIDQ) National Council for Interior Design Qualification
- (USGBC) United States Green Building Council

FIRM RESOURCES

As a combined firm of over 100 professionals, with offices in Atlanta, Georgia and in Columbia, South Carolina, we offer a full range of integrated and well-coordinated design services, including imaginative design, technical precision and timely delivery.

PERSONNEL & STAFFING			
	S&W Atlanta	S&W Columbia	idea span
Architects	30	12	2
Structural Engineers	5	2	-
Civil Engineers	-	2	-
MEP Engineers	14	9	-
Interior Designers	2	2	19
Administrative	5	4	1
<b>TOTAL</b>	<b>56</b>	<b>32</b>	<b>22</b>





**STEVENS & WILKINSON**  
ARCHITECTURE ENGINEERING INTERIORS

**ARCHITECTURE**

BILL CLARK, AIA, LEED AP  
Principal-In-Charge

JOHN ABBOTT, AIA, LEED AP  
Design Principal

JASON SMITH, ASSOC. AIA, LEED AP  
Project Manager / Project Architect

**ENGINEERING**

KEN DAENECKE, PE, RCDD, LEED AP  
Principal-In-Charge, Electrical Engineer

CHRIS KLOES, PE, CEM, LEED AP  
Mechanical Engineer

KEVIN STOCKDALE  
Plumbing / Fire Protection

ROB LEITCH, EIT  
Structural Engineer

**CONSULTANTS**

ROBERT LONG, ASTC  
JASON PRICHARD  
Theatre Consultant  
Theatre Consultants Collaborative

BARBARA BLACK  
Historic Preservation Consultant  
Barbara Kovacs Black Architect

JOE SEVERIN, PE, LEED AP  
Civil Engineering Consultant  
Long Engineering

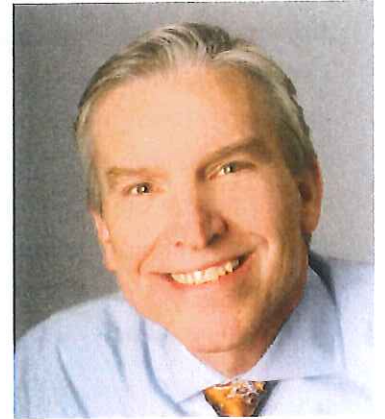
CHARLES E. GARBUTT  
Costing & Constructability Consultant  
Garbutt Construction

DUNCAN WEBB\*  
Theatre Operations Consultant  
WEBB Management Services  
\*Strategic Planning contributor, Full services upon request



## WILLIAM H. CLARK, AIA, LEED AP, S&W PRINCIPAL + PRINCIPAL-IN-CHARGE

Bill oversees project teams and guides the project process and provides advice on formative decisions, while maintaining a high-level of communication with client decision-makers. Bill is committed to achieving client and project goals, offering support to project managers, and ensures that staff and resources are provided for a successful project outcome. Bill is active with various professional and community organizations including the America Institute of Architects, GASFA, State Construction Manual Working Committee, The Paideia School and Atlanta Rotary and he serves on multiple boards.



**1** **Aurora Theatre, City of Lawrenceville | Lawrenceville, Georgia**  
The City of Lawrenceville, in partnership with the Aurora Theatre and Georgia Gwinnett College, is expanding the existing Aurora operations to include a new 500-seat Grand Theater and 125-seat cabaret theater supported by rehearsal, classroom and theater technical spaces. The 52,000 sf facility expansion includes an outdoor performance courtyard and art alley to engender public engagement with the arts. **ROLE:** Principal-In-Charge

**2** **Howard Middle School, Atlanta Public Schools | Atlanta, Georgia**  
Originally opened in 1924 and added onto several times after that, the facility has accommodated various student populations, and was last used as a school in 1976. The current project includes a complete historic restoration of the existing facility, with multiple additions including a new administrative wing designed to reflect an originally-designed element that was never built, a 4-level classroom addition, media center, auditorium, kitchen/cafeteria, and music wing. **ROLE:** Design Principal

### YEARS OF EXPERIENCE

40 years

### EDUCATION

Master of Architecture  
Georgia Institute of  
Technology

Bachelor of Architecture  
Georgia Institute of  
Technology

### LICENSES & CERTIFICATION

Registered Architect: GA

LEED AP

(AIA) American Institute of  
Architects

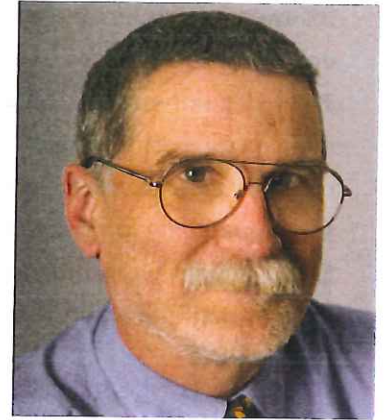
The Rotary Club of Atlanta



## JOHN ABBOTT, AIA, LEED AP

S&W PRINCIPAL + DESIGN PRINCIPAL

John has been the Principal for a broad range of building types for K-12, higher educational and cultural projects. John puts a strong emphasis on practical design solutions which speak to the unique context of each campus or community. For the Royal Theatre project, John will direct the overall design effort to meet functional, aesthetic and budgetary goals. John has a keen understanding of the interface between the architectural envelope, technical systems and interior finishes to achieve a world class performance space.



### YEARS OF EXPERIENCE

40 years

### EDUCATION

Bachelor of Architecture  
Georgia Institute of  
Technology

### LICENSES & CERTIFICATION

Registered Architect: GA  
LEED AP

### 1 Aurora Theatre, City of Lawrenceville | Lawrenceville, Georgia

The City of Lawrenceville, in partnership with the Aurora Theatre and Georgia Gwinnett College, is expanding the existing Aurora operations to include a new 500-seat Grand Theater and 125-seat cabaret theater supported by rehearsal, classroom and theater technical spaces. The 52,000 sf facility expansion includes an outdoor performance courtyard and art alley to engender public engagement with the arts. **ROLE:** Design Principal

### 2 Howard Middle School, Atlanta Public Schools | Atlanta, Georgia

Originally opened in 1924 and added onto several times after that, the facility has accommodated various student populations, and was last used as a school in 1976. The current project includes a complete historic restoration of the existing facility, with multiple additions including a new administrative wing designed to reflect an originally-designed element that was never built, a 4-level classroom addition, media center, auditorium, kitchen/cafeteria, and music wing. **ROLE:** Design Principal



## JASON SMITH, LEED AP

S&W PROJECT MANAGER + PROJECT ARCHITECT

Jason brings over 20 years of experience with a diversity of roles supporting an Architectural portfolio including Higher Education, Civic, Arts & Culture and Sports facilities to the design practice at Stevens & Wilkinson. Notable recent projects include the Sandy Springs Performing Arts Center Byers Theatre, Eastern Kentucky University Recreation & Wellness Center & the Georgia International Convention Center Gateway Center arena. Jason's passion for design practice extends to community activism and outreach via partnership on projects with organizations including Camp Twin Lakes and Noah's Ark as well as volunteer participation with Habitat for Humanity, Hands-on Atlanta, Trees Atlanta, the ACE Mentorship Program and over 20 years as an adult leader with the Boy Scouts of America.



- 1** **Aurora Theatre, City of Lawrenceville | Lawrenceville, Georgia**  
The City of Lawrenceville, in partnership with the Aurora Theatre and Georgia Gwinnett College, is expanding the existing Aurora operations to include a new 500-seat Grand Theater and 125-seat cabaret theater supported by rehearsal, classroom and theater technical spaces. The 52,000 sf facility expansion includes an outdoor performance courtyard and art alley to engender public engagement with the arts. **ROLE:** Project Manager

- 2** **Historic GEM Theater | Calhoun, Georgia \***  
The project comprised generation of a preliminary preservation plan and fundraising documents that ultimately funded the restoration the 1920's era historic theater providing a 461-seat venue for diverse events including drama, dance, cinema & lectures. **ROLE:** Project Manager

\*deotes project performed while at a different design firm

### YEARS OF EXPERIENCE

24 years

### EDUCATION

Bachelor of Architecture  
Louisiana State University

Tennessee Tech University  
Engineering Studies

### LICENSES & CERTIFICATION

LEED AP



## KEN DAENECKE, PE, RCDD, LEED AP

PRINCIPAL-IN-CHARGE + ELECTRICAL ENGINEER

Ken brings over 30 years of electrical engineering experience to each project. He serves as the project leader offering his design expertise from project inception through completion. Ken provides electrical engineering design services in the design of telecommunications systems, security systems including CCTV and access control, as well as fire alarm, power, grounding, lighting and lightning protection. In addition, Ken's unique registration as a RCDD qualifies him to provide engineering design for voice/data cabling. Ken also holds LEED AP credentials qualifying him to provide energy conscientious design.



### 1 Aurora Theatre, City of Lawrenceville | Lawrenceville, Georgia

The City of Lawrenceville, in partnership with the Aurora Theatre and Georgia Gwinnett College, is expanding the existing Aurora operations to include a new 500-seat Grand Theater and 125-seat cabaret theater supported by rehearsal, classroom and theater technical spaces. The 52,000 sf facility expansion includes an outdoor performance courtyard and art alley to engender public engagement with the arts. **ROLE:** Lead Engineer

### 2 Howard Middle School, Atlanta Public Schools | Atlanta, Georgia

Originally opened in 1924 and added onto several times after that, the facility has accommodated various student populations, and was last used as a school in 1976. The current project includes a complete historic restoration of the existing facility, with multiple additions including a new administrative wing designed to reflect an originally-designed element that was never built, a 4-level classroom addition, media center, auditorium, kitchen/cafeteria, and music wing. **ROLE:** Lead Engineer

#### YEARS OF EXPERIENCE

30+ years

#### EDUCATION

Texas A&M University  
B.S., Electrical Engineering  
College Station, TX - 1984

#### LICENSES & CERTIFICATION

Registered Engineer: AL, AZ,  
CA, CO, FL, GA, ID, KS, MI,  
MS, MO, NC, OH, PA, SC, TN,  
TX, UT, VA

Registered Communications  
Distribution Designer -  
International (RCDD)



## JOE SEVERIN, PE, LEED AP

CIVIL ENGINEER

Mr. Severin has 15 years of experience in site development projects that include hydrology studies, water quality facility design, construction documents, erosion control implementation and permitting assistance throughout the metro Atlanta area. He has been involved in master planning, infrastructure analysis and design for public and higher education facilities. He has also worked on high-profile community use projects such as the Center for Civil and Human Rights, Mercedes-Benz Stadium, Georgia Tech Alexander Memorial Coliseum, as well as concept design for Georgia Tech Ferst Center for the Arts. In addition, he is a LEED Accredited Professional.



- 1 Savannah Cultural Arts Center | Savannah, Georgia**  
Project Manager for the site design related to the \$30M cultural arts center that includes a 500-seat performance hall, 125-seat studio theater, gallery space, and art studios. Site improvements include a park to accommodate outdoor performances, adding a lane and median to Montgomery Street, streetscape improvements to Oglethorpe Avenue and Martin Luther King Jr. Boulevard, and an expansion to Elbert Square.
- 2 National Center for Civil and Human Rights | Atlanta, Georgia**  
Project Manager responsible for the civil engineering services for this 42,000 s.f. facility housing the Morehouse College Martin Luther King Jr. Collection, a Civil Rights Gallery, and a Human Rights Gallery. Services provided included sustainable site design with a cistern to capture stormwater runoff and reuse it to irrigate the building's green roof and underground detention facility. The site construction documents were permitted through the City of Atlanta.

### YEARS OF EXPERIENCE

15 years

### EDUCATION

Bachelor of Science  
Civil Engineering  
Rutgers University, 2002

### LICENSES & CERTIFICATION

LEED Accredited Professional

Georgia Department of  
Transportation Office of  
Construction – Worksite  
Erosion Control Supervisor

Georgia Soil and Water  
Conservation Commission  
Level II Certified Design  
Professional

**LONG**  
ENGINEERING, INC.



## ROBERT LONG

THEATRE CONSULTANT - PROGRAM VALIDATION + CONCEPTUAL PLANNING

In over 35 years of practice as a theatre consultant, Robert Long has been involved in the programming, planning and design of virtually every type of building for the performing arts. His extensive experience encompasses performance spaces for drama, music and dance, ranging from initial planning studies to the completion of major performing arts centers, and includes professional as well as educational facilities. Robert began his theatre consulting career in the office of George C. Izenour. He subsequently spent two years as a theatre planner with Artec Consultants, specializing in stage lighting and rigging system design. For three seasons, he was a member of the stage production department of The Juilliard School at Lincoln Center. Prior to co-founding TCC in October 2003, Robert was a principal consultant with Theatre Projects Consultants - the first American employed by the firm - where he played a key role in the development of many of TPC's projects during his 21 year association.

- Alberta School for the Performing Arts, Tuscaloosa, AL
- All Saints' Episcopal School: Fine Arts Center, Fort Worth, TX
- American Theatre Expansion, Hampton, VA
- Anne Springs Close Greenway Amphitheatre, Fort Mill, SC
- Apex High School Auditorium, Apex, NC
- Appalachian State University: Schaefer Center for the Performing Arts, Boone, NC
- Aronoff Center for the Arts, Cincinnati, OH
- Arts of the Albemarle Center, Elizabeth City, NC
- Austin City Limits Live at the Moody Theatre, Austin, TX
- Barton College: Lauren Kennedy & Alan Campbell Theatre, Wilson, NC
- Belmont University: McAfee Concert Hall, Nashville, TN
- Biery-Witt Center, Mt. Crested Butte, CO
- Bullis School: Discovery Center, Potomac, MD
- Cape Fear Community College: Allan & Laura Wilson Fine Arts Center, Wilmington, NC
- Cape Fear Community College: Union Station Project, Wilmington, NC
- Carnegie Mellon University: Student Center Addition, Pittsburgh, PA
- Carolina Friends School: Performing Arts Auditorium, Duham, NC
- Cary Arts Center, Cary, NC
- Cary Downtown Theatre, Cary, NC
- Casper College: New Music Building, Casper, WY
- Central Piedmont Community College: Overcash Performing Arts Center, Charlotte, NC
- Chapman Cultural Center, Spartanburg, SC
- Charlotte Christian School Auditorium, Charlotte, NC
- Christ Church Episcopal School: Performing Arts Center, Greenville, SC



### YEARS OF EXPERIENCE

35 years

### EDUCATION

UNC Chapel Hill  
B.F.A., Technical Production  
Chapel Hill, NC 1973

Yale University  
M.F.A., Theatre Building  
Design, 1976

### LICENSES & CERTIFICATION

American Society of Theatre  
Consultants (1988 – present)

Society for College and  
University Planning

United States Institute for  
Theatre Technology





## JASON PRICHARD

THEATRE CONSULTANT - PERFORMANCE SYSTEMS DESIGN

Jason Prichard has worked on over 100 projects in the US and Canada during his consulting career, which began with Robert Long & Associates in 2001, and continued with Theatre Consultants Collaborative at its inception in 2003. With experience in performance machinery, audio system, and lighting system design, Jason has a thorough understanding and unique ability to coordinate multiple disciplines of theatre technology. Prior to his work at TCC, Jason served as Production Manager for PlayMakers Repertory Company, a professional Equity theatre and a member of the League of Resident Theatres (LORT), housed at the University of North Carolina at Chapel Hill. Here, he managed a professional and student staff for the production of approximately 60 professionally and student produced performances in three venues per year. Concurrently, he served as Adjunct Assistant Professor for the department's Graduate Program in Technical Production, where he taught courses focusing on performance rigging, lighting, and motion control systems.



- Aga Khan Museum: Multi-purpose Recital Hall, Toronto, ON
- American Theatre Expansion, Hampton, VA
- Appalachian State University: Schaefer Center for the Performing Arts, Boone, NC
- Appalachian Theatre Restoration, Boone, NC
- Arts of the Albemarle Center, Elizabeth City, NC
- Barton College: Lauren Kennedy & Alan Campbell Theatre, Wilson, NC
- Bullis School: Discovery Center Presentation Hall, Potomac, MD
- Caesars Windsor Entertainment Centre, Windsor, ON
- Cape Fear Community College: Allan & Laura Wilson Fine Arts Center, Wilmington, NC
- Carnegie Mellon University: Cohon University Center Addition, Pittsburgh, PA
- Carolina Friends School: Performing Arts Auditorium, Durham, NC
- Carrboro High School No. 3: Arts Wing Addition, Carrboro, NC
- Cary Arts Center, Cary, NC
- Cary Downtown Theatre, Cary, NC
- Carver Theatre Renovation, New Orleans, LA
- Casper College: New Music Building, Casper, WY
- Central State University: New Student Center Studio Theatre, Wilberforce, OH
- Charlottesville High School: Studio Theatre, Charlottesville, VA
- Chatham County Schools: Jordan Matthews High School / Chatham Central High School (Performance Equipment Upgrades), Siler City, NC
- Christopher Newport University: Freeman Center Expansion, Newport News, VA
- City of Raleigh: Conditions Analysis for Progress Energy Center and Raleigh Convention Center, Raleigh, NC

### YEARS OF EXPERIENCE

15+ years

### EDUCATION

University of Evansville  
B.S., Theatre Design & Tech  
Evansville, IN 1995

UNC Chapel Hill  
M.F.A., Technical Production  
Chapel Hill, NC 2002

### MEMBERSHIPS & AFFILIATIONS

United States Institute for  
Theatre Technology (USITT)  
Entertainment Services and  
Technology Association (ESTA)





## BARBARA BLACK

HISTORIC PRESERVATION CONSULTANT

Barbara Black's 30 year career has focused on the design and execution of a collection of award-winning historic preservation, renovation, and adaptive reuse projects. Barbara is a respected architect with an established track record for leading reuse projects that embody the client's vision and enhance the communities where they reside. Her projects are cited for their intelligent use of space, embracing stakeholder's priorities, and respectful treatment of historic fabric. Ms. Black's broad project experience spans the range from large scale planning of building complexes to the artful crafting of intricate building elements. She has provided planning, programming, reuse, stabilization and studies for universities, historic structures, church and municipal complexes. Through her experience she has developed a flexible and adaptable mindset which is able to address a multitude of complex and co-existing project challenges.



**1** \*Seney Stovall Chapel, Carl Vincent Institute of Government  
Athens, Georgia

Project Architect/Project Manager for the restoration of the 1882 Chapel for use for plays, concerts and special events. Employed investigative techniques and historic photos to recreate the historic interiors as well as the crowning cupola. Provided a discreet elevator addition for HC access to multiple floors and backstage areas.

**2** Sisters Chapel, Spelman College | Atlanta, Georgia

Project Manager for the \$5M historic rehabilitation of the 1920's Neil Reid Spelman campus jewel as a multi-function space for religious services, convocations, and performances.

**3** Study for the Carnegie Library | Dublin, Georgia

Study for the reuse of the 1920's historic Dublin, Georgia Carnegie Library for reuse as a visitor's center and conference space for the City of Dublin and the Dublin Historical Society. Phase I interior finishes was completed to accommodate the State Art Exhibit in the Summer of 2014.

**YEARS OF EXPERIENCE**

30 years

**EDUCATION**

Master of Architecture  
Georgia Institute of  
Technology

Bachelor of Architecture  
Georgia Institute of  
Technology

**LICENSES & CERTIFICATION**

Licensed Architect: GA

Member American Institute of  
Architects

Member Georgia Trust for  
Historic Preservation

Board Member The Wren's  
Nest

Board Member Jerusalem  
House 2006-2009







## OUR TEAM

As previously noted we felt that we have put together the best team possible for this very important commission. Stevens & Wilkinson has successfully worked with this group of talented and like-minded professionals. Each brings a strength and expertise that together will help ensure a highly successful project for the City of Hogansville. Each of these consulting firms will dedicate their principal designer, who is typically also the firm's founder, providing the project stakeholders with a personal level of service that we have found to be invaluable to achieving high quality, performance oriented, on budget projects.



### THEATRE CONSULTANTS COLLABORATIVE, INC.

Theatre Consultants Collaborative (TCC) is a team of industry veterans and creative thinkers who joined forces in 2003 to assist clients through the complex process of theatre programming, planning and design, as well as the design and integration of specialized performance systems.

Their goal as is to connect with users, architects and engineers to craft exciting and unique venues where performance comes to life. Through the firm's work, TCC helps translate the exacting design criteria of a performance space into a physical form that enhances that fundamental relationship between performer and patron.

The TCC team has helped shape performance and rehearsal spaces for drama, music and dance throughout the United States and Canada, and contributed to the design of over 400 facilities ranging from major performing arts centres to modest studio theatres.

TCC is well versed in bringing historic structures up to contemporary performance standards. In many cases, the firm's work entails balancing the preservation of period architectural details with the subtle and seamless addition of new performance technologies. Their portfolio of historic renovation and restoration projects includes:

- Academy of Music Building Restoration, Lynchburg, VA
- American Theatre Expansion, Hampton, VA
- Arts of the Albemarle Center, Elizabeth City, NC
- Belcourt Theatre: Renovation Study, Nashville, TN
- Booker T Theatre, Rocky Mount, NC
- Carver Theatre: Study and Renovation, New Orleans, LA
- Colonial Theatre Renovation, South Hill, VA
- Dock Street Theatre Renovation, Charleston, SC
- Florida State University: Ruby Diamond Concert Hall, Tallahassee, FL
- Louisiana State University: Music and Dramatic Arts Building, Baton Rouge, LA
- Masonic Theatre Renovation, Clifton Forge, VA
- Ringling Museum of Art: Asolo Theatre Renovation, Sarasota, FL
- State Theatre Restoration and Additions, Culpeper, VA
- Thalian Hall Center for the Performing Arts Restoration and Addition, Wilmington, NC
- Township Auditorium Renovation, Columbia, SC
- University of North Carolina: Aycock Auditorium Renovation, Greensboro, NC
- University of North Carolina: Memorial Hall Renovation, Chapel Hill, NC
- Virginia State University: Virginia Hall Renovation, Petersburg, VA
- Western Kentucky University: Van Meter Hall Renovation, Bowling Green, KY
- Proctors Theatre Renovation and Expansion, Schenectady, NY
- Ringling Museum of Art: Asolo Theatre Renovation, Sarasota, FL
- State Theatre Restoration and Additions, Culpeper, VA
- Thalian Hall Center for the Performing Arts Restoration and Addition, Wilmington, NC
- Township Auditorium Renovation, Columbia, SC
- University of North Carolina: Aycock Auditorium Renovation, Greensboro, NC





**CIVIL ENGINEER / OE SEVERIN, PE, LEED AP**

Stevens & Wilkinson has a long standing working relationship with Long Engineering, Inc. and have brought them to the team for civil & traffic engineering. Long Engineering was founded in 1997 with a vision to build an exceptional civil engineering and surveying firm, dedicated to providing quality, value based services throughout the Southeast. This focus has enabled Long Engineering, Inc. to be recognized as a premiere civil engineering firm offering knowledge and expertise in the areas of Land Development, Water and Sewer Systems, Stormwater Management, NPDES Compliance, Land Surveying, Traffic and Transportation, Bridge Design, Subsurface Utility Engineering (SUE) and Construction Engineering & Inspection (CEI) services. *They are also certified as a WBE with the Womens Business Enterprise National Council (WBENC), an FBE and SBE with the City of Atlanta, an FBE with Fulton County, as well as a DBE with the Georgia Department of Transportation.*



**COSTING + CONSTRUCTABILITY / CHARLES GARBUTT**

Garbutt Construction's business success originates over 41 years ago. With the successful completion of over \$150 million in construction projects throughout the state of Georgia in the last decade alone, you can expect the very best in technical quality from Garbutt Construction. In addition, you can also expect a smooth delivery of your project by experienced and highly capable individuals. Our team of construction professionals works closely with the most dependable and competent subcontractors to insure your project's success.



**\*STRATEGIC PLANNING CONTRIBUTOR, FULL SERVICES UPON REQUEST / DUNCAN WEBB**

Webb Management Services is a leading provider of arts and cultural project planning services, having completed more than 400 assignments. Our mission is to support preservation, development, and delivery within the arts and cultural sector with sound planning and services that lead to cultural and community development. We believe arts and culture play a vital role in shaping our world. Through consulting, training, and research, our firm works to strengthen the management and planning skills of the decision-makers who create and sustain diverse arts entities and cultural communities. Webb Management Services offers this proposal for a two-phase study: the first phase to establish the need and opportunity for a renovated theater in Hogansville and the second phase a preliminary business plan that suggests how the renovated facility might be programmed, operated and financially sustained as a cultural and community asset.

**HISTORIC PRESERVATION / BARBARA KIVACS BLACK ARCHITECT, LLC**

As Owner of Barbara Kovacs Black Architect, a small woman-owned business, Barbara applies her expertise with historic structures, both on independent work and in collaboration with other architects, engineers and planners. She has completed the renovation for the Admissions Offices in the historic Druid Hills structure at The Paideia School. She has provided HP consulting for the Health Sciences Phase III and IV renovations at UGA, for the Newnan Hospital renovation for the City of Newnan and the University of West GA and renovations the 1880's Central Presbyterian Church, an Atlanta historic Landmark. She has completed a study for the renovations to the Carnegie Library in Dublin, Georgia and provided Phase I design services for the Downtown Development Authority. She provided a study for the renovation to the historic Water Works structures as part of the Johnson-Dean Park Master Plan for the City of Norcross and construction was completed in 2015 for the GA Department of Natural Resources for the Renovations to the 1935 CCC Fire Tower at Fort Mountain State Park.





CLIENT REFERENCE:

AURORA THEATRE  
ANTHONY RODRIGUEZ  
ARTISTIC DIRECTOR  
770.963.2414 / 078.226.6222  
ANTHONY@AURORATHEATRE.COM

CONSULTANT TEAM:

LONG ENGINEERING



The Aurora Theatre has been a landmark of Lawrenceville as well as the performing arts community of Atlanta. The City of Lawrenceville, in partnership with the Aurora Theatre and Georgia Gwinnett College, is expanding the existing Aurora operations to include a new 500-seat Grand Theater and 125-seat cabaret theater supported by rehearsal, classroom and theater technical spaces. The 52,000 sf facility expansion includes an outdoor performance courtyard and art alley to engender public engagement with the arts.

Mayor Judy Jordan Johnson said "Lawrenceville is the heart of Gwinnett and maintains a central area rich with activity for all generations. This facility will bring the Arts community together with educational opportunities and all the other amenities that our vibrant community has to offer to create a dynamic core for Gwinnett County."



## Theatre Consultants Collaborative



### Miller Theatre Study / Restoration Augusta, Georgia

TCC initially participated in a study to determine the physical and financial viability of adapting this former movie theatre and vaudeville house (circa 1940) into a performing arts hall for the community and a new home for Symphony Orchestra Augusta. The

renovation resulted in a 1,300-seat theatre that plays well for non-amplified symphonic music, and that is inherently flexible for other uses including theatrical performances, amplified music, opera and dance.

#### SERVICES

Feasibility study: evaluation of existing spaces, programming, design concepts for reconfiguration and/or expansion opportunities, and recommendations for theatrical systems upgrades.

Renovation: theatre planning, auditorium design, and theatre equipment design and specification, i.e. performance lighting, rigging, stage machinery, orchestra shell, performance and acoustic drapery, and seating systems

#### PROJECT DETAILS

##### COMPLETION

Study 2009  
Renovation 2018

##### BUDGET

\$12.5 million

##### REFERENCE

Mr. Levi Hill, IV  
President / Board of Directors  
Miller Theatre, LLC  
(706) 339-4512  
lhill@rsci.com



theatrecc.com  
info@theatrecc.com

## Theatre Consultants Collaborative



### Thalian Hall Center Wilmington, North Carolina

Thalian Hall has been in almost continuous use since it opened in 1858. TCC initially assisted with a master plan which made recommendations for the preservation and enhancement of the historic elements of the 680-seat auditorium, for improvements to the stage and performance equipment, and for the addition of a studio theatre. During the subsequent renovation, floors were re-raked

and new seats installed in the main auditorium and first balcony to provide better sight lines and more leg room. The orchestra pit was fitted with a hydraulic lift, and new sound and lighting systems installed. The renovation also restored the intricate and ornate stenciling that appears on the balconies, opera boxes and proscenium arch.

#### SERVICES

Programming, theatre planning, auditorium design, and theatre equipment design and specification, i.e. performance lighting, rigging, performance and acoustic drapery, sound/video/communications, and seating systems

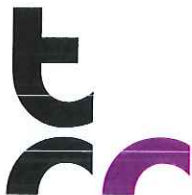
#### PROJECT DETAILS

**COMPLETION**  
2010

**BUDGET**  
\$4.5 million

#### REFERENCE

Tony Rivenbark  
Executive Director  
Thalian Hall Center  
(910) 343-3660  
trivenbark@thalianhall.com





## Theatre Consultants Collaborative



### Historic Masonic Theatre Renovation Clifton Forge, Virginia

The 1905 Beaux Arts style theatre was rehabilitated for use as a community arts center with a diverse program mix of theatre, music, dance and film. The renovation restored the century-old ornamental plaster, revealing the craft and workmanship of

existing details that have been obscured over time. The completed project offers new audience seating and performance systems, along with the integration of an adjacent building to serve as offices, lobby, box office, and additional support spaces.

#### SERVICES

Program verification, theatre planning, auditorium design, and theatre equipment design and specification, i.e. performance lighting, rigging, performance and acoustic drapery, sound/video/communications, and seating systems

#### PROJECT DETAILS

##### COMPLETION

2016

##### BUDGET

\$6.3 million

##### REFERENCE

Mr. Jeffrey Stern  
Executive Director  
Historic Masonic Theatre  
(571) 289-3445  
jeff.stern@historicmasonictheatre.com











Owner Reference:

Pete Hovanec  
Communications and  
Tourism Officer  
City of Monroe  
(704) 282-4542  
phovanec@monroenc.org

Brian J. Borne  
Assistant City Manager  
Director of Downtown  
704.292.1705 X6040  
bborne@monroenc.org

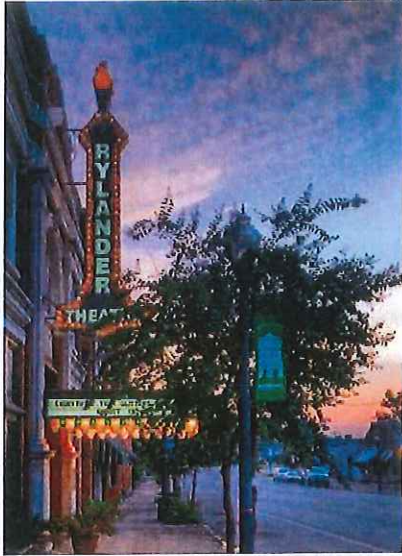


FEASIBILITY STUDY + BUSINESS PLANNING FOR THE CENTER THEATRE | MONROE, NC

Since 2013, the City of Monroe had been working in collaboration with the Center Theatre Development Group to reanimate the community's historic Center Theatre. The facility had opened as a movie theater in 1940, but closed in 1991 due to declining attendance. With multiple community and City-driven efforts to revitalize Monroe's downtown underway, the City hired **Webb Management Services** to assess the feasibility of rehabilitating the former theater. Our two-phase study paid particular attention to growth projections for the City of Charlotte and used ticket buyer data from local arts groups to determine a potential market area for the renovated Center Theatre. We inventoried local and regional performance, film, and meeting and event facilities and their programming in order to determine where there might be gaps for the renovated theater. This research, combined with an assessment of potential user demand, allowed us to conclude that there was a case to redevelop the Center Theatre. We then developed a business plan for the building. This work recommended the roles and responsibilities of the project partners as well as newly identified partners in the redevelopment and ongoing operation of the theater. It included a detailed financial model for the theater's first five years of operations.



*Rylander Theatre*  
Americus, Georgia



**Project Highlights**

Historic Structure | Performance Space | Downtown Location  
Interior Renovations | MEP Upgrades | Structural Stabilization | Interior Finishes

*1999 First Place AGC Build Georgia Award*  
*1999 Excellence in Rehabilitation Award from The Georgia Trust*

Renovation of the Rylander Theatre in Americus, GA for the City of Americus was a complete restoration of an approximately 10,000 square foot split-level 1920 performing arts theatre to its original glory that included 21st century electrical, mechanical and life safety systems with extensive structural and finish repair.

As general contractor for the project, Garbutt Construction provided all construction management services and restored this charming theatre to its period of historical significance in the 1920s.

City of Americus  
Rehabilitation

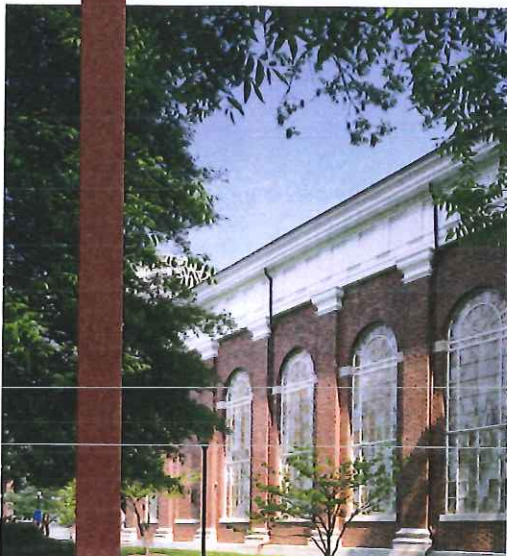
- Design-Bid-Build
- \$2,600,000
- 10,000 sf
- Completion: April 1999

Client Reference  
Rylander Theatre  
Heather Stanley  
Managing Director  
229-931-0001 (ext. 11)  
director@rylander.org





Academic: Sisters Chapel at Spelman College



During Construction

*Academic:*

## Sisters Chapel

Spelman College  
Atlanta, Georgia

Rehabilitation of Neel Reid's Sisters Chapel, the beloved focal point of the Spelman College campus, used for religious services, lectures, campus-wide convocation, concerts and performances.

- Restored and revitalized the interior historic finishes and the classic Greek Revival building envelope.
- Cleverly accomplished the discreet insertion of new systems, lighting, and technology, including the broadcast infrastructure for the annual Spelman Morehouse Christmas Concert.
- Removed the 1950's applied acoustical ceiling material and reconstructed the grandeur of the original elliptical vaulted ceiling and created a volume that is now renowned for the quality of the acoustics.
- Seamlessly integrated the expansion of the original balcony for added seating capacity, improved sight lines, and a control booth.

The project achievements revitalized Sisters Chapel into an award-winning asset that will live on to inspire the women of Spelman College for generations to come.

Awards: Atlanta Urban Design Commission Award of Excellence; Georgia Trust for Historic Preservation Award

Client: Spelman College

Program Manager: Clement and Wynn Program Managers

General Contractor: Manhattan Construction Co. - The Flagler Division

Barbara Kovacs Black, AIA  
bkovacsblack@gmail.com  
678.772.2058





Academic: Seney Stovall Chapel

*Academic:*

## Seney Stovall Chapel

Seney Stovall Chapel  
Carl Vinson Institute of Government  
Athens, Georgia

The 1882 Seney Stovall Chapel declined into disrepair after WWII and was considered for demolition. The preservation community and the Carl Vinson Institute of Government of UGA envisioned a restoration to bring life and usefulness back to the Victorian chapel.

- Employed investigative techniques and examined historic photographs to recreate the Victorian interior.
- Reconstructed the lost cupola that tops the Chapel and makes it distinctly visible in the Athens community
- Provided an elevator addition to the polygonal structure that accomplished the complex connection of existing levels and half levels.

The restoration of the Seney Stovall Chapel illuminated the "crown jewel" of the Carl Vinson Institute and today is a treasured venue for plays, concerts, and special events.

Awards: Georgia Trust for Historic Preservation

Client: Carl Vinson Institute of Government

Barbara Kovacs Black, AIA  
bkovacsblack@gmail.com  
678.772.2058



Stevens & Wilkinson (S&W) is excited about the opportunity to partner with Barbara K Black Architect (BKB) to collaborate with the City of Hogansville and key stakeholders on the restoration of the Royal Theater as a key component of the downtown renewal envisioned in the 2018 Master Plan. Having been engaged with the City of Lawrenceville over the better part of a year in a similar effort to expand the Aurora Theatre into what will become the centerpiece of its downtown cultural arts district, S&W brings valuable lessons learned and experience to the table that will benefit the Royal Theater. It is by leveraging years of lessons learned and experience that S&W and BKB have developed a network of collaborators with special expertise critical to support the unique challenges and goals of each project. Fundamentally, S&W will focus on its role as “master collaborator” in teaming with BKB to define its approach to the restoration of the Royal Theater as summarized below.

Theaters and historic buildings present unique design challenges in and of themselves so combining aspects of both into a historic theater restoration require a design approach that must accommodate input from many diverse stakeholders and contributors. Therefore, S&W and BKB combine their individual respective expertise in theater and historic preservation design to assemble a diverse team of experts to interface with stakeholders (and “speak their language” if you will) in steering the design direction for the project, including:

- Arts & Cultural Facilities Architect / Engineer – Stevens & Wilkinson
- Historic Preservation Architect – Barbara K Black Architect
- Theater Consultant – Theatre Consultants Collaborative
- Theater Market Analyst / Operations Consultant – Webb Management Services, Inc.
- Acoustical Consultant – Arpeggio, LLC
- Cost / Constructability Consultant – Garbutt Construction Co.

- Building Envelope / Waterproofing Consultant – Wiss, Janney, Elstner Associates, Inc.

The body of work provided in this proposal for the various specialists listed will illustrate that the proposed team has vast experience in planning, design, construction and equipping historical theaters and in collaborating with municipal government partners stewarding these projects. (See Team Bios for more information)

Historic theaters require an experienced team that is prepared to work with stakeholders to understand project goals and aspirations and translate them into priorities that will ultimately inform design solutions that are well balanced to address both the historic requirements of the project as well as 21st century requirements of a performing arts venue. S&W and BKB propose to facilitate a design process guided by the “steering” feedback from stakeholders via a project implementation plan comprised of:

### PRE-DESIGN – VISIONING / STRATEGIC PLANNING:

The initial phase of the project is a discovery process focused on listening and learning about the project as understood by stakeholders and charting the course for the project based on this input. S&W and BKB propose a project kick-off meeting including all stakeholders and contributors to facilitate this process whereby each specialist has the opportunity tour the building, provide preliminary findings and respond to stakeholders with their specific expertise and contribute options to consider for the direction of the project. In our experience with projects of this type, it is critical that the project team provide the stakeholders as much flexibility as possible in selecting options “a la carte” to customize the design direction to address project priorities, including but not limited to:

- Historic preservation guidelines & norms informing treatment of historic features / finishes
- Theatrical requirements supporting proposed performance profiles (i.e., music, cinema, theater)

- Revenue projections based on proposed uses / users and the local market
- Aspirations for the facility outlined in the 2018 Downtown Master Plan

Identifying distinct incremental components of the project scope aligned with stakeholder priorities will facilitate flexibility in defining project phasing that allocates best use of available funding on the path to complete project implementation.

#### PRE-DESIGN - VERIFICATION OF EXISTING CONDITIONS:

Pre-design will also include preparation of drawings to guide selective demolition as well as measured as-built drawings to accurately document the existing building conditions and set the table for the design phase. Historic buildings of the age of the Royal Theater typically exhibit multiple layers of alterations in the original building components over time and require rigorous investigation and research to uncover its original character. Additionally, field reports summarizing visual inspection of the building / site of each of the discipline specialists will contribute to the overall understanding of the existing conditions in informing the appropriate design direction.

It should be noted that the schedule for the relocation of the City Hall offices out of the existing theater will impact the efficiency and effectiveness of the Pre-design phase as it is preferable to base design drawings on accurate measured as-built drawings rather than the original drawings for the theater and these can only be completed following move-out and completion of interior demolition. Note that field-measured as-built drawings are not included in the proposed Basic Services but rather as Additional Services for a fee of \$7,500.

#### PRE-DESIGN – COST BENCHMARKING ANALYSIS:

In concluding the Pre-Design phase S&W and BKB propose to work with the Cost / Constructability Consultant to compile a list of theater Case Studies for comparative cost analysis vs. the program and attributes proposed for the theater restoration to

vet preliminary project scope with current market conditions and construction costs. This analysis will provide historical cost data on comparable historic theaters indexed to current construction cost escalation in understanding ballpark budget numbers to inform decision-making as the project moves into the design phase. This analysis will prove to be critical in steering design decisions early on rather than reacting to cost estimates once further down a path into design.

Pre-Design is estimated to require 6 weeks from project kick-off to finalizing all investigation and analysis required to inform design, assuming the City Hall relocation occurs prior to Pre-Design to allow demolition and measured drawings to be completed prior to continuing with design. If these activities cannot occur due to delays in move-out, Pre-Design could be compressed to 4 weeks.

#### DESIGN / DOCUMENTATION:

The design phases of the project are intended to respond to the information-gathering and steering decisions resulting from the Pre-Design phase, including:

- Schematic Design (~4 weeks + 1 week SD Estimate & Client Review)
- Design Development (~5 weeks + 2 weeks DD Estimate & Client Review)
- Construction Documents (~6 weeks + 3 weeks GMP Estimate & Client Review)

Incremental cost control and transparency between design progress and stakeholder expectations is facilitated by 1-3 week periods between each phase allocating time for cost analysis and client reviews to be conducted, information critical to guide the design to completion. Start of each subsequent phase is triggered by Owner sign-off and Notice-to-Proceed to the next phase. For additional cost control, S&W and BKB recommend a project delivery approach that provides for a Construction Manager (CM) to provide preconstruction cost and constructability input to the design team as early in the design phase as possible (no later than the completion of Schematic Design). S&W and BKB would caution against Design-Bid-Build project



delivery for this kind of project and stipulate that the collaborative incremental approach proposed herein is not suited for that method of project delivery.

**CONSTRUCTION ADMINISTRATION:**

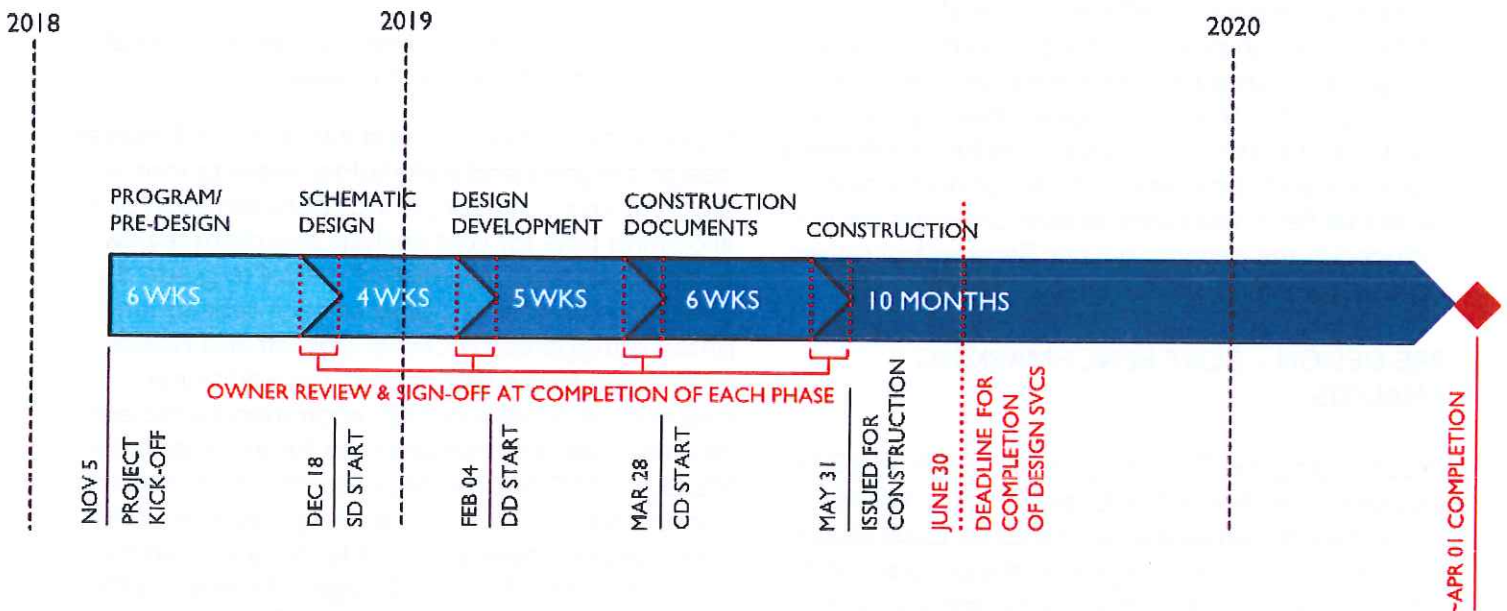
S&W and BKB are prepared to provide Construction Administration services for the project as an Additional Service negotiated once the project scope and schedule are finalized during the Pre-Design phase. For budgetary purposes, estimate a lump sum of \$33,000 to accommodate review of submittals / shop drawings as well as 2 site visits per month for the duration of construction activities.

**PROJECT IMPLEMENTATION - SCHEDULE:**

S&W and BKB propose to complete basic design services within 28-30 weeks of the Project Kick-off planned for November 5, 2018 (depending upon the extent of Pre-Design as impacted by the City Hall relocation) with an estimated completion date of May 31, 2019 (see Project Schedule). S&W estimates construction to require 10 months with construction completed potentially as early as April 01, 2020 depending again upon the date demolition can commence following City Hall relocation.

S&W and BKB are prepared to work with the City of Hogansville and key stakeholders to customize a project schedule and implementation plan that best suit its needs and that of the Royal Theater as defined through stakeholder input. This could include compressing the schedule to customize to a narrower scope of work or expand the time scale to a more incremental phased approach to accommodate grant funding cycles, etc.

With the exception of Construction Administration services and any Additional Services that extend beyond Basic Services, professional services described in this proposal expire on May 31, 2020 or 4 weeks after a Certificate of Occupancy is issued for the project.



## PROJECT IMPLEMENTATION – FEES FOR PROFESSIONAL SERVICES:

The design team's approach to defining the scope professional services for the project rests on an incremental a la carte approach by supplementing Basic Services (with a focus on core building preservation / stabilization and necessary upgrades for occupancy) with Additional Services addressing specific project needs including:

- Intensive Interior Finish & Features Research / Analysis / Integration
- Theatrical Design / Theatrical Equipment Integration
- Theatrical Seating & Sightlines Integration
- Complete Acoustical Analysis / Design Integration
- Theater Market Analysis & Business Plan
- Downtown Cultural Arts District Plan
- Significant Structural Intervention due to Unforeseen Conditions
- Significant Exterior Envelope Intervention due to Unforeseen Conditions
- Comprehensive Cost Evaluation Services

Note that our proposed fee for Basic Services includes costs to cover participation of all special consultants at the Project Kick-off Meeting and reports summarizing their preliminary findings to contribute to defining design direction. Stakeholders are encouraged to utilize this interaction to reconsider alternative pathways to meeting initial project priorities that might result in reallocation of Basic Services and Add Services scope from that defined above.

S&W and BKB acknowledge the professional fees included in the Master Plan informing the theater restoration option are estimated to be 6% of an estimated conceptual construction cost with contingency of ~\$1.7 Million, or ~\$102,500. This

suggests a construction cost of ~\$180/SF. While this certainly could account for a portion of the overall effort to complete the restoration of the Royal Theater as a viable performance venue in an incremental phased approach, S&W and BKB suggest that this amount is not sufficient to meet all stated goals. S&W and BKB would characterize this level of funding as the minimum required to preserve the building from any further deterioration with the minimum building and systems upgrades required to occupy the building, with 80% of professional services devoted to Architecture / Restoration and Building Systems upgrades and only 20% left for theatrical design and other specialty consulting required to provide a fully operational theater venue.

S&W in consensus with expert team members estimate that probable construction costs for a historic theater restoration such as this could range from \$275/SF and higher (not including FF&E) based on recent similar projects and it is not uncommon for fees for professional services to exceed 10% due to the compounding effort of historic preservation with theatrical performance requirements and integration into an existing building (and the numerous specialty consultants required to contribute to the design). The City of Hogansville should be prepared to budget ~\$275,000 for comprehensive design fees for a comprehensive and complete theater restoration.

Therefore, the City of Hogansville could expect ~\$2,750,000 to represent the higher end of construction costs (excluding FF&E) ranging down to ~\$1,800,000 at the low end (excluding FF&E) to "bracket" probable costs for the theater restoration noting that the lower range cost implies additional future phases of work to complete a fully functioning theater venue.

S&W and BKB is prepared to work with the City to define a scope of services that accommodates a project cost somewhere in the middle of this range that seeks a balance of restoration and theater performance components to provide an operating theater in Phase I with defined future phases to



be implemented as part of supplemental funding cycles. S&W and BKB would characterize a middle-of-the-road project scope to be a 6% Limited Basic Services fee calculated off of the adjusted probable construction cost of \$2,750,000, or \$165,000 total fee for Limited Basic Services with the stipulation that at least an additional 4% (or \$110,000) in design services would be required in future phases to complete the restoration / outfit the theater fully.

Refer to the Professional Fees exhibit for a more detailed break-down of proposed Basic Services & Additional Services, noting again that approaches to prioritizing fee expenditures can be customized around stakeholder preferences upon commencement of the project.

<b>Proposed Fee for Design Services - Options:</b>			
	<b>Comprehensive Restoration</b>	<b>Partial Restoration</b>	<b>Minimum Preservation &amp; Upgrades</b>
<i>Budget for Probable Construction Cost</i>	\$2,750,000	\$2,750,000	\$1,708,431
<i>Gross Fee</i>	\$275,000	\$165,000	\$102,506
			<i>Per Master Plan</i>
<b>Discipline</b>	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>
Architecture / Historic Restoration	\$156,750	\$92,400	\$51,253
Project Management	\$8,250	\$4,950	\$4,100
Mechanical/Plumbing	\$19,250	\$13,200	\$12,301
Electrical	\$19,250	\$13,200	\$12,301
Structural	\$8,250	\$4,950	\$2,050
<b>Total Basic Services Fee</b>	<b>\$211,750</b>	<b>\$128,700</b>	<b>\$82,005</b>
Civil	\$11,000	\$3,300	\$1,025
Landscape/Hardscape	\$2,750	\$0	\$0
Cost / Constructability Consulting	\$8,250	\$4,950	\$1,025
Acoustic Consulting	\$8,250	\$4,950	\$1,025
Theater Consulting	\$8,250	\$4,950	\$2,050
Graphics/Signage	\$0	\$0	\$0
Reimbursable Expenses	\$4,125	\$3,300	\$2,050
Exterior Envelope / Waterproofing Specifications	\$8,250	\$4,950	\$4,100
	\$9,625	\$7,425	\$7,175
Theater Market Analysis	\$2,750	\$2,475	\$2,050
<b>Total Specialty Basic Services Fee</b>	<b>63,250</b>	<b>36,300</b>	<b>20,501</b>
<b>Total Gross Fee</b>	<b>275,000</b>	<b>165,000</b>	<b>102,506</b>
<i>Add Services:</i>			
<i>Measured Drawings - Existing Conditions</i>	<i>\$7,500</i>	<i>\$7,500</i>	<i>\$7,500</i>
<i>Construction Administration</i>	<i>\$55,000</i>	<i>\$33,000</i>	<i>\$20,501</i>
<b>Proposed Total Not-to-Exceed Fee</b>	<b>\$337,500</b>	<b>\$205,500</b>	<b>\$130,507</b>
<i>Balance to Complete Basic Design Services</i>	<i>\$0</i>	<i>\$110,000</i>	<i>\$172,494</i>

- Limited Basic Services / All Else Add Service
- Basic Services Limited to Project Kick-off Meeting
- Not Included (Add Service upon Request)