

THELMA BOLTIN POSSIBLE USES

New Construction (Option A): **\$5,569,171 (\$455/SF)**

- Space Usage
 - **Large Auditorium**
 - Small to Large dance groups
 - Large meetings (like expos, town halls)
 - Large workshops
 - Large rentals (banquets, receptions, etc.)
 - Large Classes (Dance, zumba, yoga, etc.)
 - **Enhanced Stage (with lighting and sound)**
 - Theatrical performances: High/Low technical
 - Concerts
 - Awards Events
 - **2 Multipurpose rooms**
 - Small dance groups
 - Dance classes
 - Chorale groups (with risers)
 - Meetings & workshops
 - Small rentals (meetings, social events, receptions)
 - Small black box theatrical performances
 - Small Health classes (yoga, nia, martial arts, etc.)
 - **Lobby**
 - Small rentals (meetings, social events, receptions)
 - Small art displays (gallery walls?)
 - **Concessions area**
 - Additional rental income for use of concession space for event support
 - **Green Room/ Dressing Room**
 - Additional rental income for use of these spaces with use of Stage
- Staffing Estimates (for 7 day a week day/night operations):
 - 1 FTE technical support (sound systems, lights, etc.)
 - 4 FTE building attendants
 - 1 FTE rental coordinator

Partial Restoration/Addition (Option B): **\$5,573,584 (\$472/SF)**

- Space Usage
 - **Large Auditorium**
 - Small to Large dance groups
 - Large meetings (like expos, town halls)
 - Large workshops
 - Large rentals (banquets, receptions, etc.)
 - Large Classes (Dance, zumba, yoga, etc.)
 - **Stage**
 - **With enhanced lighting and sound**
 - Theatrical performances: Medium/Low Technical (due to size and lack of back of house options)
 - Concerts

- Awards Events
 - **Without enhanced lighting and sound**
 - Theatrical performances: Low Technical only
 - Awards Events
- **2 Multipurpose rooms**
 - Small dance groups
 - Dance classes
 - Chorale groups (with risers)
 - Meetings & workshops
 - Small rentals (meetings, social events, receptions)
 - Small black box theatrical performances
 - Small Health classes (yoga, nia, martial arts, etc.)
- **Lobby ?**
 - Small rentals (meetings, social events, receptions)
 - Small art displays (gallery walls?)
- **Concessions area ?**
 - Additional rental income for use of concession space for event support
- ~~**Green Room/ Dressing Room (OPTIONAL)**~~
 - ~~Additional rental income for use of these spaces with use of Stage~~
- Staffing Estimates (for 7 day a week day/night operations)
 - 1 FTE technical support (sound systems, lights, etc.)
 - 4 FTE building attendants
 - 1 FTE rental coordinator

Restoration (Option C): \$5,416,506 (\$514/SF)

- Space Usage:
 - **Large Auditorium**
 - Small to Large dance groups
 - Large meetings (like expos, town halls)
 - Large workshops
 - Large rentals (banquets, receptions, etc.)
 - Large Classes (Dance, zumba, yoga, etc.)
 - Small classes (when available due to size need)
 - **Stage**
 - **With enhanced lighting and sound**
 - Theatrical performances: Medium/Low Technical (due to size and lack of back of house options)
 - Concerts
 - Awards Events
 - **Without enhanced lighting and sound**
 - Theatrical performances: Low Technical only
 - Awards Events
 - **1 Open Space (old Lobby) with obstructed columns (cannot be closed off)**
 - Meetings & workshops
 - Small rentals (meetings, social events, receptions)
 - Small Health classes (yoga, nia, martial arts, etc.)
 - ~~**2 Multipurpose rooms**~~

- ~~Small dance groups~~
- ~~Dance classes~~
- ~~Chorale groups (with risers)~~
- ~~Meetings & workshops~~
- ~~Small rentals (meetings, social events, receptions)~~
- ~~Small black box theatrical performances~~
- ~~Small Health classes (yoga, nia, martial arts, etc.)~~
- ~~Lobby~~
 - ~~Small rentals (meetings, social events, receptions)~~
 - ~~Small art displays (gallery walls?)~~
- ~~Concessions area~~
 - ~~Additional rental income for use of concession space for event support~~
- ~~Green Room/ Dressing Room~~
 - ~~Additional rental income for use of these spaces with use of Stage~~
- Staffing Estimates (for 7 day a week day/night operations)
 - .5 FTE technical support (sound systems, lights, etc.)
 - 4 FTE building attendants
 - .5 FTE rental assistant

Repair Roof & Reopen Facility (Option D): \$452,754
--

- Space Usage:
 - **Large Auditorium**
 - Small to Large dance groups
 - Large meetings (like expos, town halls)
 - Large workshops
 - Large rentals (banquets, receptions, etc.)
 - Large Classes (Dance, zumba, yoga, etc.)
 - Small classes (when available due to size need)
 - **Stage**
 - ~~With enhanced lighting and sound~~
 - ~~Theatrical performances: High/Low Technical~~
 - ~~Concerts~~
 - ~~Awards Events~~
 - **Without enhanced lighting and sound**
 - Theatrical performances: Low Technical only
 - Awards Events
 - **2 Multipurpose rooms**
 - ~~Small dance groups~~
 - ~~Dance classes~~
 - ~~Chorale groups (with risers)~~
 - ~~Meetings & workshops~~
 - ~~Small rentals (meetings, social events, receptions)~~
 - ~~Small black box theatrical performances~~
 - ~~Small Health classes (yoga, nia, martial arts, etc.)~~
 - **Lobby**
 - ~~Small rentals (meetings, social events, receptions)~~

- ~~Small art displays (gallery walls?)~~
 - ⊖—~~**Concessions area**~~
 - ~~Additional rental income for use of concession space for event support~~
 - ⊖—~~**Green Room/ Dressing Room**~~
 - ~~Additional rental income for use of these spaces with use of Stage~~
- Staffing Estimates (for 7 day a week day/night operations)
 - 4 FTE building attendants