

M E M O R A N D U M

To: Tom Harmer, Town Manager
From: Isaac Brownman, Public Works Director
Report date: June 25, 2021
Meeting date: July 2, 2021
Subject: Town Center Outdoor Venue Stage Update

Recommended Action

Provide direction to Manager.

Background

The Town Commission held a Special Budget Workshop Meeting on June 21, 2021. At this meeting, the Town Commission discussed a brief history of the Town Center Outdoor Venue site, upcoming Phase 2 improvements, and a potential future performance stage on the green based on a concept plan developed by Hoyt Architects.

The Phase 2 improvements that are part of the current year budget are based on the approved overall Concept Plan for the site. The Plan includes a designated location for a stage as part of the outdoor venue. The Town Commission had already established a budget for the Phase 2 site infrastructure improvements in the current fiscal year, utilizing available funds at the time. Based on the previously approved budget, Phase 2 is under design and includes stabilizing the stage area to accommodate a temporary stage setup until a permanent stage could be designed, funded, and constructed.

To advance the idea of a more permanent stage, the Town further engaged Hoyt Architects to develop a concept plan for a stage that would complement the overall approved concept and current design for the site. The requested stage concept was based on accommodating a mix of uses and performance types consistent with the multipurpose use of the overall Town Center property.

The initial stage concept was reviewed at the June 21, 2021 Special Budget Workshop and the Commission indicated that they supported advancing the proposed design. At the time of the Special Budget Workshop Meeting, Hoyt was still finalizing input on the stage from various stakeholders. Hoyt indicated that they do not anticipate changing the aesthetics of the design, but may adjust the size to make sure it can accommodate a broad range of potential users.

As of the June 21, 2021 Special Budget Workshop, Hoyt Architects provided a preliminary construction estimate of the stage to be between \$500,000 - \$600,000. Hoyt architects notes that this is a preliminary number, and can change as the project design development and bidding takes place.

In addition to the construction costs, there would also be costs associated with completing the design to construction level documents and there would be any additional costs associated with outfitting the stage for particular events with specific Audio/Video and lighting equipment. It is not unusual for actual event organizers to provide their own sound and lighting equipment for specific performances, depending on the type of presentation or event.

At the June 21, 2021 Special Budget Workshop Meeting, the Town Commission directed the Town Manager to gather the estimated design costs and related timeline to finalize the design in order to hold a follow-up discussion regarding the performance stage during the July 2, 2021 Regular Meeting. Hoyt Architects provided estimated design cost and timeline information as follows:

- Estimated Design Cost, including structural, mechanical, electrical, plumbing (as needed): \$70,000 - \$80,000
- Estimated Acoustical Engineer cost: \$5,000 - \$10,000
- Timeline to complete design: 3 – 4 months, including Town input / feedback.

Total design cost can range from \$75,000 - \$90,000. This does not include audio/video and rigging design at this time.

The Commission discussed the desire to see the stage constructed as soon as possible and was interested in seeing a community fundraising effort start as quickly as possible. The Longboat Key Foundation was discussed as a logical group to advance fundraising for the stage. There was a request that the Foundation provide some feedback at their July 2nd Meeting regarding their interest and ability to take on the task.

Based on the Commission's desire to seek private funding for the construction of stage improvements, the Commission will need to provide direction on how the final design of the stage should be funded. We have listed several options below. Regardless, the stage concept renderings should be able to support a private fundraising effort.

Option 1

During private fundraising for the construction costs, the Town would self-fund the design through construction level documents so it will be ready to be constructed as soon as private funding is available to install the improvements. This option would allow for the design to be completed while fundraising is underway.

Option 2

Town fund the design through construction level documents, but include the design costs in the overall project amount for fundraising purposes. Under this scenario the Town could seek reimbursement for the design costs while still advancing the project to minimize a delay in construction once the funds are available.

Option 3

Hold off on advancing the design until project funds are privately raised. This option would delay completing the design until after adequate funds are raised.

Town staff will be prepared to discuss the next steps with the stage and look forward to Commission direction on funding the design and construction of the improvements.

Staff Recommendation

Provide direction to Manager.

Attachments

Stage Concept Drawings (Available from Town Clerk's Office)

End of Agenda Item