



**CITY OF MARTINEZ
PARK, RECREATION, MARINA & CULTURAL COMMISSION AGENDA
December 18, 2012**

TO: Chairperson and Commissioners
FROM: Tim Tucker, City Engineer
SUBJECT: Amphitheater Improvements

RECOMMENDATION:

Accept report.

DISCUSSION:

Attached is a **DRAFT** John Muir Amphitheater Development Plan. The draft appears to have been developed by the Willows Theatre Company (now defunct). Staff had prepared comments to the draft that were not incorporated into the Plan. Costs associated with the draft Plan have not been confirmed by staff. Some work was assumed to be installed by volunteers or City crews. The cost for the City labor was not included in the draft. If requested by the Commission staff will continue to research a more updated version of the Plan.

DRAFT



John Muir Amphitheatre Development Plan

Version 1.0
September 27, 2007

Presented by:
Richard Elliott, Joann Tool, Dave Scola

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Amphitheatre Development Plan

Plan Overview

The purpose of this document is to:

- ↓ **Identify the components of the John Muir Amphitheatre design by EDAW dated July 15, 2004 which have not yet been completed**
- ↓ **Prioritize their importance**
- ↓ **Budget their costs**
- ↓ **Propose funding for their expenses**
- ↓ **Project a timeline for completion.**

Objective

The City of Martinez and the Willows Theatre Company desire to plan and execute jointly the development of the John Muir Amphitheatre and assist one another with its operations

Process

Identification of components to be completed at the Amphitheatre.

Representatives from the Willows Theatre Company and the City of Martinez met and identified the following components needed to be addressed in order to complete the construction and operate a fully functioning 900+ seat Amphitheatre at the Martinez Waterfront.

Highest Priority – Rated in terms of importance

1. **Sewage holding tank for waste from Park restrooms and Kenney/Conco Production facility. Cost: \$7000**

- ✦ It was noted that the cost of establishing a City sewer line to the Amphitheatre grounds was too costly to consider in the near future but the installation of a holding tank would suffice and could be directed into a main sewer system should one be installed in the future
- 2. **Perimeter Fence to provide security surrounding the entire amphitheater grounds. Cost: \$23,000**
 - ✦ Perimeter fence to include access gates at Main Entrance, Backstage, VIP Entrance and at driveway to Kenney/Conco Production Facility
- 3. **Kenney/Conco Production Facility completion. The Kenney/Conco production facility will provide rehearsal and classroom spaces, a production office, scene construction and paint areas, properties construction, tool and storage areas and serve an interim dressing room, restroom and green room space for performances occupying the John Muir Amphitheatre. To make the production facility operational the following specific components are still needed: Cost: \$75,000**
 - a. Permanent power from PG & E to the building
 - b. HVAC installation
 - i. The HVAC will be installed only in the rehearsal spaces, production office, breakroom, and bathrooms.
 - c. Interior Electric work including wiring, fixtures and installation
 - i. The installation of the electrical conduit has already been laid throughout the concrete slab when the building was initially erected. Additional conduit will be needed for connections above grade.
 - d. Interior plumbing and fixtures
 - i. The installation of the supply and waste lines have already been laid throughout the concrete slab when the building was initially erected. Additional plumbing is limited to connection of fixtures and venting.
 - ii. This installation assumes 3 toilets with handsinks, one workshop two basin freestanding sink, a break room sink, and one hot water heater.
 - e. Interior finishes
 - i. The sheetrock, lumber, and tile for the interior finishes have already been donated and the rough framing and window installation are completed.
 - ii. Additional finishes include flooring, doors, paint and trim.
 - f. Parking lot and Driveway

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- i. Construction of parking lot and driveway accessed at foot of Tarentino drive to accommodate production staff and classroom/rehearsal participants.

NOTE

Labor for the production facility with the exception of the electrical, mechanical and plumbing is all volunteer or Willows Theatre Company technical staff

4. **Upgrade Seat Tiering** - Find alternate and permanent solution to tiers from existing seating including possible concrete or other hardscape and permanent exterior seats. Cost \$360,000 (concrete) plus \$135,000 for seats = \$495,000
5. **Pavement from Parking Area to Main Entrance** – Provide access by means of approx 8' x 50' asphalt pathway from south end of main parking area to connect with Tarentino Drive at Main Entrance. COST \$2,500
6. **Staircase from mid picnic area to top of Amphitheater.** Cost \$0
 - a. Goods and Service donated for this component
7. **Stage House** – Construction of permanent structure behind stage approximately 20' x 40' which includes: Cost \$50,000 - \$150,000
 - a. Façade for rear of stage (permanent backdrop with access from rear)
 - b. Dressing Rooms
 - c. Staff Restrooms
 - a. Sewage for this building to be ejector pumped into City Sewer system adjacent to this location.
 - d. Green Room (waiting room for on-call performers, musicians, etc)
 - e. Current production scenery and prop storage and lockup
 - f. Off-season storage of lighting , reusable scenery and permanent equipment
8. **Directional Signage** – Permanent signage on North Court Street as well as around parking areas and Amphitheater grounds Cost \$8,000

Comment [AFH1]: This seems low to me – more like \$250K-\$300K

Medium Priority – The next most important projects but deemed slated for future planning, funding, and implementation. Listed in no order of importance

- **Production Equipment** – Additional stage lighting fixtures, dimmers, follow spots, sound board, amplifiers, microphones and speakers, power lift to access lighting and sound positions

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- **2nd Restroom Facility** – Additional restroom facilities for use by general public to be located near north entrance.

- Recommended that new restroom facility be constructed at site of current restroom trailer which would be designed with same architectural style as other buildings within the grounds and the trailer be moved to the 2nd location in order to allow for no additional plumbing or sewage system to be added to north end of grounds.

- **VIP Box Office** – Second Box Office at North End of grounds to accommodate special Event and other non general public entrants.

Lowest Priority – The least important projects but deemed slated for future planning, funding, and implementation. Listed in no order of importance

- **Welcome Stage** – Permanent approx 12 x 12' platform deck at intersection of the main entrance to the south asphalt path across from the concessions building.
- **Interpretive Demonstration Area** – A clearing in a wooded area on the East side of the grounds for portable demonstrations and interpretive displays.
- **Muir Grove** – Traditional "campfire" setting on East side of grounds with rustic benches facing a firepit for a gathering of approximately 50 for storytelling, gatherings, youth programs.
- **Secondary Concessions Building** – to be located adjacent to 2nd Restroom facility
- **VIP/Donor Pavilion** – Picnic pavilion approximately 50' x 75' at NE corner of grounds with a flagstone fireplace and banquet prep room/table and chair storage behind at south end. This could be utilized for VIP/Donor events, wedding receptions, family reunion, etc
- **Stables and Corral** – For animals used in productions and possible youth programs
 - Recommended contacting Martinez Horsemen's Association as partner

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Potential Revenue Sources

It was recommended that revenue sources be identified in which future funds could be placed in a restricted City account for future development. These have been ranked in priority

1. **Parking Fees**- Assess a fee to be determined for each vehicle.
2. **Per Ticket Facility Fee** - To be assessed for ticketed events.
3. **Donor Naming Opportunities**- "Buy a Seat" and other naming opportunities for the component projects by individuals and corporate donors.
4. **Cultural Facilities Fee**- Already a policy of the City, direct future revenues from this developer fee to Amphitheater components.

Budget Plan

Component	Estimated Quantity	Estimated Cost per Unit	Estimated Subtotal	Notes
Highest Priority				
Sewage Holding Tank	1	\$7000	\$7000	
Perimeter Fence	1	\$23,000	\$23,000	
Kenney/Conco Production Facility	1	\$75,000	\$75,000	
Tier Upgrade	1	\$350,000	\$350,000	
Seating Upgrade	900	\$150.00	\$135,000	
Pavement	1	\$2500.00	\$2500	
Staircase	1	\$0	\$0	
Stage House	1	50,000 – 150,000	Avg \$100,000	
Directional Signage	8	\$1000	\$8000	
Total			\$700,500	

Summary and Expectations

With the City and Willows Theatre Company's partnership in completing the components of the Amphitheatre, the City agrees to utilize funds from fiscal 2007-2008 to complete the first three of the highest priority.

The Willows Theatre Company agrees to use its best efforts to secure funding and spearhead capital campaign efforts to raise the funds necessary to see the completion of the projects. Additionally, the Willows Theatre Company and its development staff will continue to research corporate and foundation funds in support of the completion of the amphitheatre components.

The City and the Willows Theatre Company agree that the Kenney/Conco Production facility may be used by other approved organizations while they are presenting at the Amphitheatre.

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