

# Capital Improvement

## Building Suggestions to the Strand Theater

At this time the Strand has reached its maximum potential in a number of areas and is likely to reach its potential in other areas soon. In order for us to continue to grow the building must first change and grow. If we are not allowed to grow we will eventually fail as we outgrow our relevance in the community (both locally and state wide).

We are very close to running out of room for our staff, both in the administrative offices and in the technical office. The current offices are also very small, and in most cases not very private. Simply put there needs to be more office space.

Our community theater is also running out of room. The first and biggest problem is rehearsal space, this will be an increasing problem as we have more shows using the stage. There will come a point when there is no longer time available on the stage for rehearsals. Other locations for rehearsals will need to be found, unless we have Studios onsite that can house the rehearsals. We have already run into issues because of the lack of a scenic shop in order to build the shows, causing some shows to be built at the very last minute.

Currently we are limited to the size show we are able to handle, with the addition of two loading docks and a shop we can better handle the larger shows. The shop would allow shows to have a secondary place to store scenery during a show. Also we are currently limited to only one semi truck at our current loading dock and it must be there early and leave late, By having room for two it allows for larger touring shows, and by having them oriented for easier access it allows for much faster load-ins and load-outs this cutting down on crew budgets.

As we grow an important aspect of our growth (and a requirement of many grants) is a good education program. One of the hurdles we will face with making such a program work and grow is space. A current example is our theater camp, we had to limit it to fifty students partly because we did not have the room to handle many more. We will also run into a problem having more classes with out additional space.

The following pages are suggestions to renovations to the Strand to help us meet the needs of our future. I urge the money and the means be found in order for these ideas (or ones like them) to become a reality. In the long run any additions to the building will increase the income we can generate along with keeping us growing as a company.

## **Proposed Studio and Elevator Modifications to the Strand Theater Building**

The following pages are drafts of possible modifications to the Strand Theater. These drafts suggest ways in which we can gain almost 90% wheelchair access to the whole building and convert the apartments into more useful studios. The drafts are merely suggestions to both help in the ultimate design process and as paperwork to start getting the funds needed for the project. The majority of the project can be completed with little or no interruptions to use of the theater. Below are outlines of some of the possible benefits/outcomes of various parts of the project. I have also included a list of potential sources of income from the studios.

### **The Elevator:**

- Allow upwards of 75% wheelchair access to building Cost of installing elevator might be deferred by grants aimed at gaining more handicap access in public buildings.
- Lock out access to either the theater or the studios (i.e. someone using the studios could not gain access to the theater and its offices.)
- By using the area currently used by the apartment stairs, the only modifications visible to the general public will be a door in the lobby. There will be no visible modifications to the outside of the building.
- In order to do this, the stairwell part of the project must also be completed.

### **The Stairwell:**

- Once the elevator goes in it will use the only existing access to the third floor, so a new stairwell will need to be built.
- The new stairwell will continue up in same area that is currently just two flights of stairs and an exit to the street.
- The stairwell will become the primary access to both studios and can be locked off from the rest of the building (it already is).
- It will go up through what are currently apartments three and nine.
- This can become the primary access to the building for staff & guest

### **The Studios:**

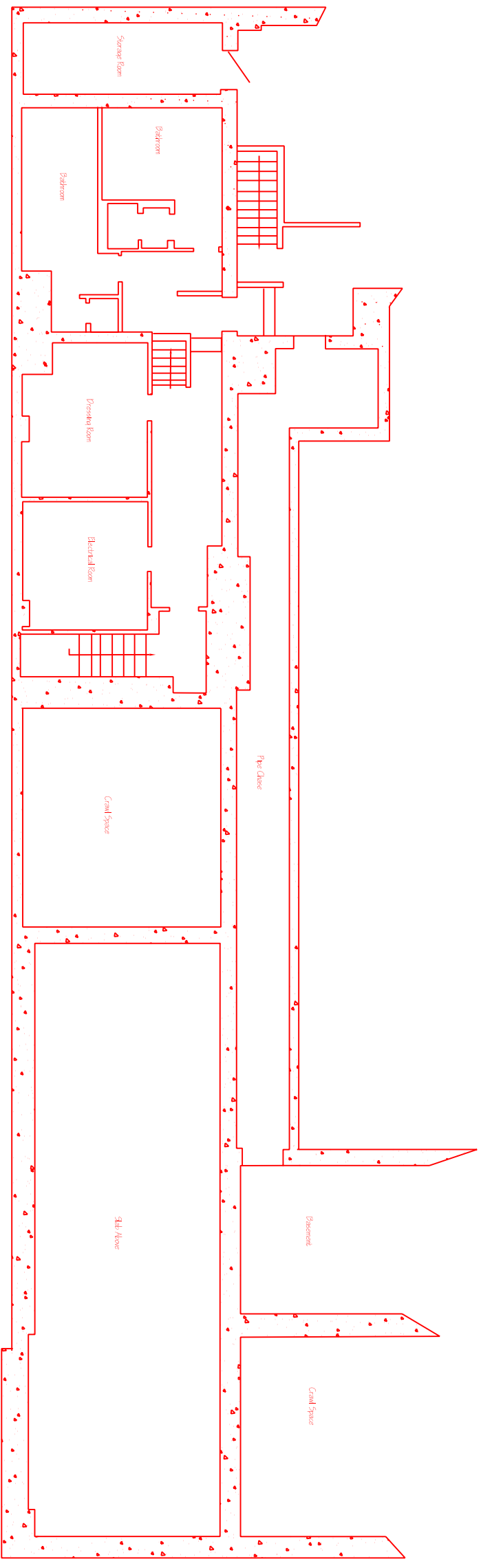
- Two studio each measuring 18' wide by 56' long with about 10' ceilings
- With an installation of a sprung floor and dance flooring, one or both of the studios could be rented out to a dance studio or company.
- Are large enough for rehearsal space for our productions
- Studios would have a set of bathrooms and locker rooms on the, so there is no need for people using the studios to need access to the rest of the building.

### **Offices:**

- Two of the existing second-floor offices would stay. The third office and outer office area would become a small (private) reception area, and wheelchair access to the balcony.
- A new larger set of offices would be built on the third floor to accommodate more staff and/or for offices for groups (in residence) using the studios or theater.

### **Potential Income from Studios:**

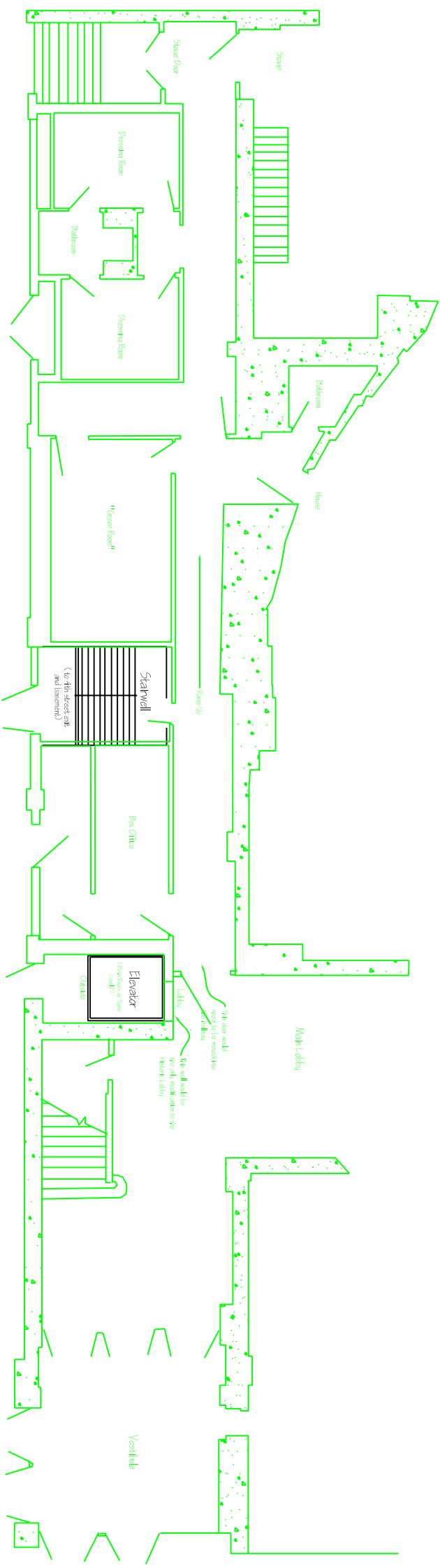
- Companies in Residence
  - o They pay rent for use of the studios and then get a special reduced price when they use the theater.
  - o They would get first choice scheduling.
  - o Some of the potential companies might be:
    - Orchestras (Garden State Philharmonic?)
    - Ballet Company (Company of Dance Arts?)
    - Theater Company (Strand Theater Projects?)
- Some other possible uses might be:
  - Dance, theater and art classes
  - After-school activities
  - Meetings, receptions, parties
- Income from the studios has the potential to be more then the current income from the apartments. (Example: 2 studios \* \$200 a night \* 15 days use in a month = \$6,000.00)
- Income from grants for community outreach programs.



Note:  
Both the elevator and stairwell are  
in the same location on all floors.

- Elevator Stops:
- BF) Basement
  - 1B) Entry Door
  - 1F) Lobby
  - 2F) Studio 2
  - 2B) Balcony
  - 3F) Studio 3
  - 3B) Offices

<h1>Strand Theater</h1> <p>Suggested Studio and Elevator Modifications</p> <p><b>Basement (No Modifications)</b></p> <p>Drafted By Christopher 'Crick' Stokan</p> <p>Scale: Not to a Scale     Date: January 6, 2001</p>
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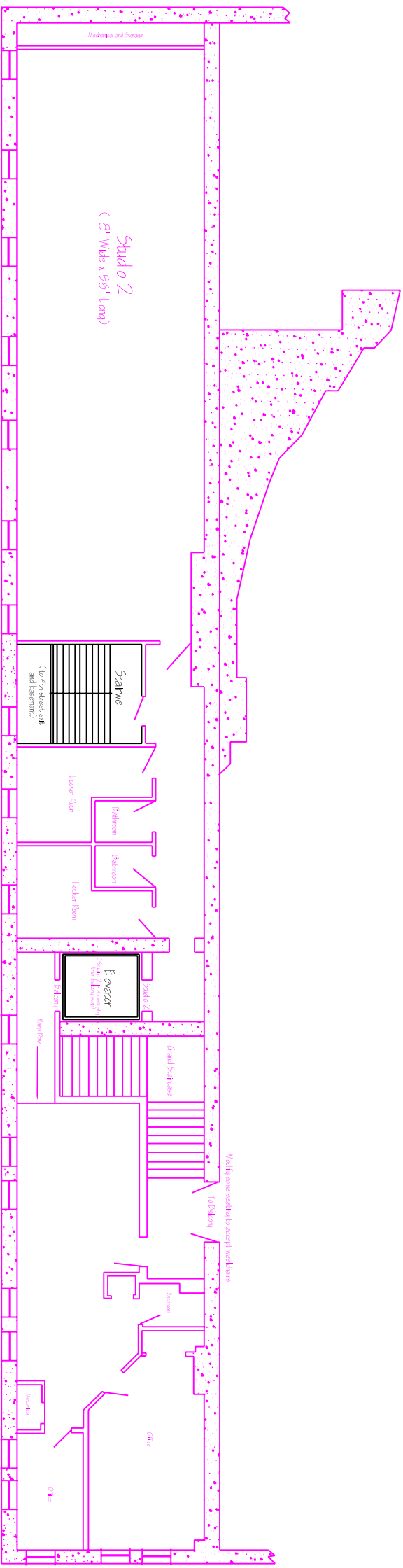
**Note:**

Both the elevator and stairwell are in the same location on all floors. The only changes to this floor are a opening for the elevator and changes to the stairwell

**Elevator Stops:**

- BF) Basement
- 1B) Entry Door
- 1F) Lobby
- 2F) Studio 2
- 2B) Balcony
- 3F) Studio 3
- 3B) Offices

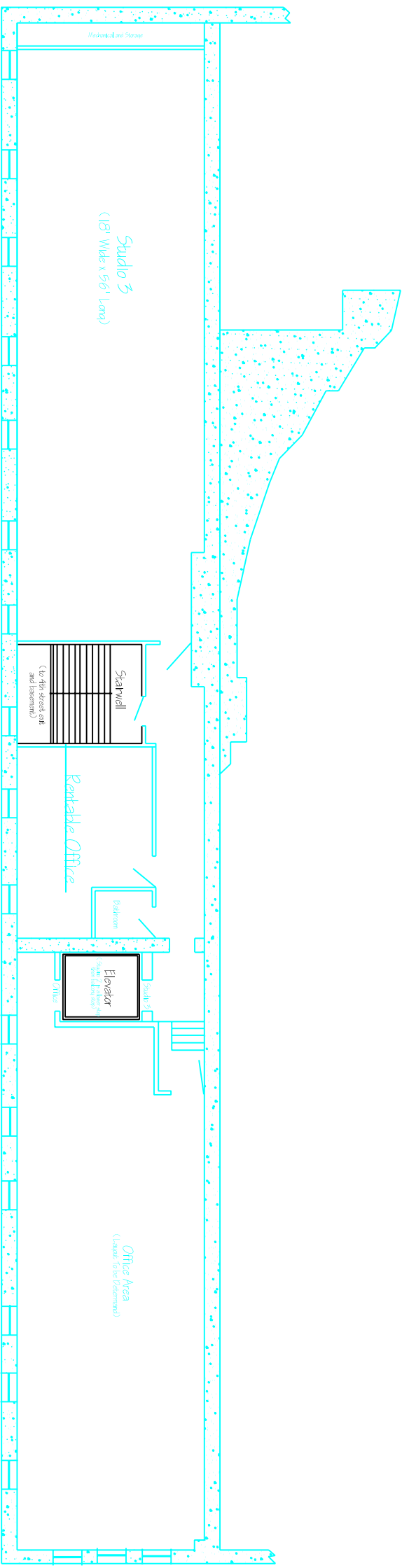
<h1>Strand Theater</h1> <p>Suggested Studio and Elevator Modifications</p> <p><b>First Floor (Lobby)</b></p> <p>Drafted By Christopher 'Crick' Stokan</p> <p>Scale: Not to a Scale      Date: January 6, 2001</p>
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in the same location on all floors.

- Elevator Stops:
- BF) Basement
  - 1B) Entry Door
  - 1F) Lobby
  - 2F) Studio 2
  - 2B) Balcony
  - 3F) Studio 3
  - 3B) Offices

<h1>Strand Theater</h1> <p>Suggested Studio and Elevator Modifications</p> <h2>Second Floor</h2>
<p>Drafted By Christopher 'Crisk' Stokun</p>
<p>Scale: Not to a Scale      Date: January 6, 2001</p>



**Note:**

Both the elevator and stairwell are in the same location on all floors.  
*Office Layout to be determined.*

**Elevator Stops:**

- BF) Basement
- 1B) Entry Door
- 1F) Lobby
- 2F) Studio 2
- 2B) Balcony
- 3F) Studio 3
- 3B) Offices

<h1>Strand Theater</h1> <p>Suggested Studio and Elevator Modifications</p> <h2>Third Floor</h2> <p>Drafted By Christopher 'Crisk' Stakon</p> <p>Scale: Not to a Scale     Date: January 6, 2001</p>
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## **Proposed Shop addition to the Strand Theater Building**

The following pages are drafts of possible modifications to the Strand Theater. These drafts suggest ways in which the current area that is occupied by PB Graphics can be converted into more uses full shop and loading dock space. The drafts are merely suggestions to both help in the ultimate design process and as paperwork to start getting the funds needed for the project. The majority of the project can be completed with little or no interruptions to use of the theater. Below are outlines of some of the possible benefits/outcomes of various parts of the project. I have also included a list of potential sources of income.

### **The Shop:**

- Would allow us to be able to build much more elaborate shows.
- Would allow shows to be built while other shows are in progress.
- Would act as a storage area for shows with too much scenery to fit on stage all at once
- Can act as additional dressing rooms for dance recitals or shows with large casts.

### **The Loading Dock:**

- Would allow for as many as 2 semi trucks to simultaneously be pulled up to the loading dock along with a box truck.
- Ramp to allow unloading from street level (cars, etc.)
- Ramp would serve as wheelchair entrance to stage & shop
- Would have electrical tie ins for tour buses.

### **Tech Office:**

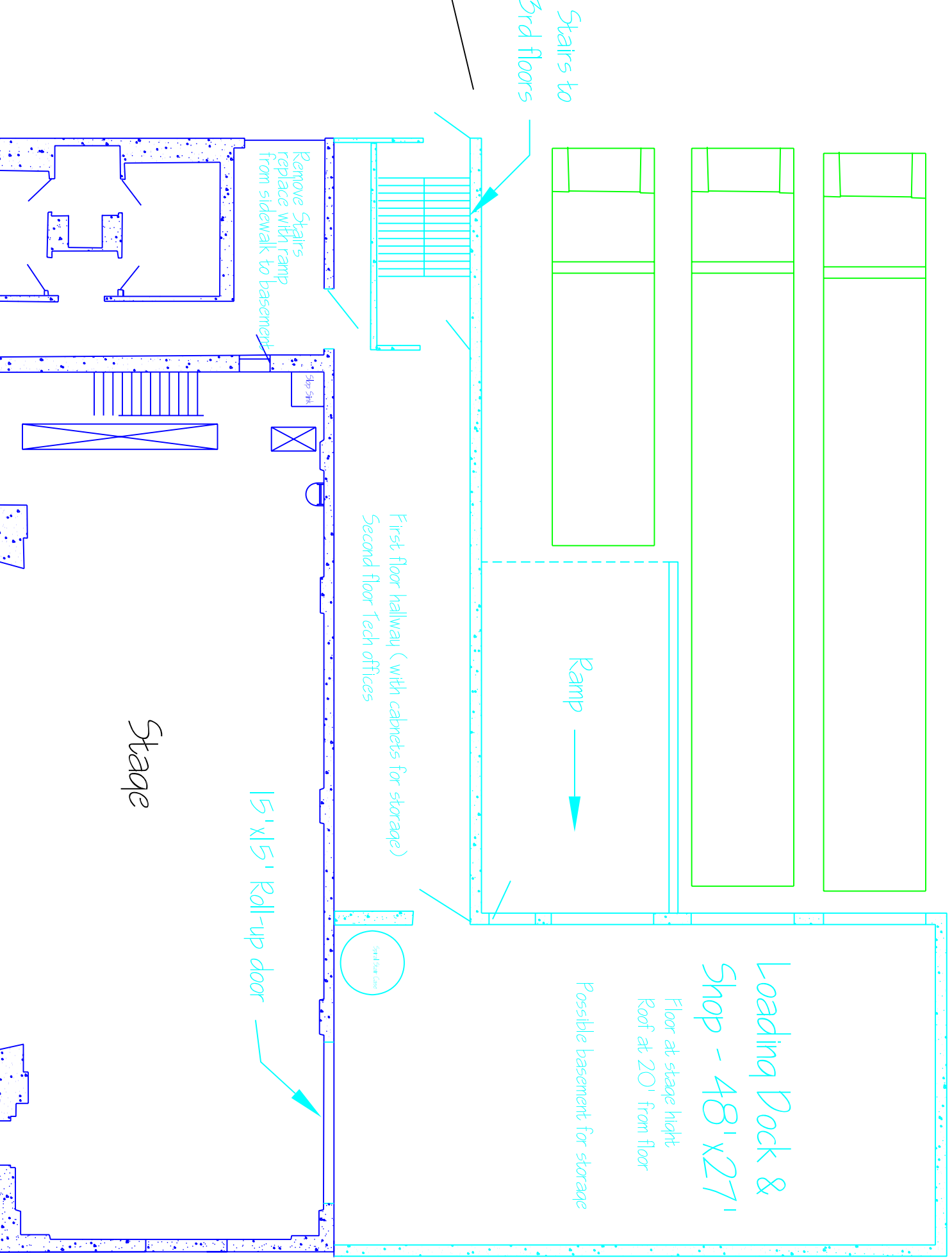
- Would allow relocation of technical office above ground.
- Would empty out current technical office so it could be used as costume shop.
- New office would be larger to house additional technical staff.

### **Hallway, Stairwell & Ramp:**

- Stairwell would be second exit (emergency) for studios.
- Would allow for stage level cross over behind stage.
- Would allow for ramp to be built to basement in existing stage entrance stairwell.

### **Potential Income from Shop:**

- Companies in Residence paying rent for use of the shop.
- Building of scenery & other stuff for companies/groups outside of the Strand.



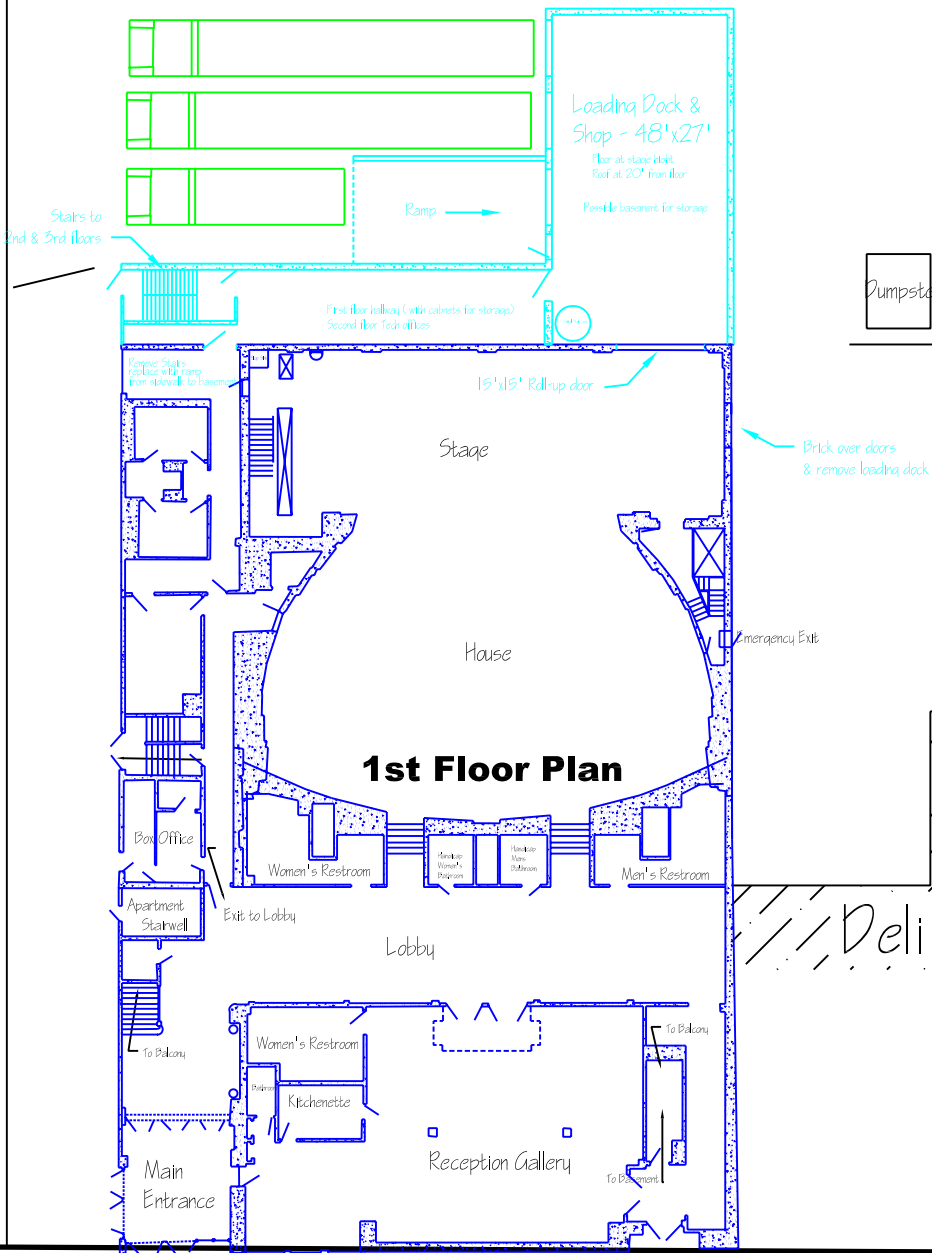
Dumpster

Brick over doors & remove loading dock



4th Street

Vince's Auto Repair



Deli

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