

PAC NEEDS FOR AN ALTERNATIVE VENUE

LOCATION

- Players has priority use. Other PAC members have secondary use.
- Ease of Access for performers technicians and patrons
- Parking Lot rather than off street parking
- ADA accessibility with reserved at least 10 handicapped spots
- Outdoor Signage reflecting presence of SunCity Players
- Appropriate SQFT House ~ 3000 SQ FT; Backstage ~400 SQ FT (includes costume and prop storage for.)

STAGE AREA

- Raised stage (estimated at 24-30") to allow for good sight lines for audience
 - Strength of stage to accommodate set, props and up to 20 performers moving around
- Height above stage area (estimated 20')
- Depth of stage (at least 25')
- Width of stage (at least 30')
- Access to a blinded backstage from stage area

HOUSE

- Dimensions ~ 50'X60'
- # of Chairs (estimated at 250)
- Handicapped seating ~ 10-12
- Room for box office
- Floor surface that is safe and clean
- Flat or inclined floor (inclined preferred)
- Concession/Refreshment area
- Drinking fountain
- Access to at least 6 women's toilets and 4 men's toilets and 2 urinals

ANCILLARY SPACE

1. 2 Dressing Rooms (with room for at least 4 performers in each)
2. Restrooms (at least 2 or 2 rooms with 2 stalls)
3. Scene building area (if needed) ~2500 SQ FT SET and Prop storage ~1200SQ FT, with locked storage
4. Costume Storage with locked storage
5. Lighting and Sound booth or area ~150 SQ FT
6. Administrative space for Club management ~ 120 SQ FT

GENERAL PROPERTIES

- Adequate HVAC with controls available to Players
- Sound

- Acoustics
 - A PA system
- Lighting
 - House
 - Stage lighting
 - Dimmer on House lights
- Electrical capacity
- Electrical access to stage area
- Rest Rooms
 - # of toilets/urinals
 - Location
- Utility Costs (electricity, water, HVAC, gas, pest control, external grounds)
- Ceiling height
- Security system

A FINAL NOTE

For new portable light system, for a portable or movable stage, for renovations to the space to allow for entrances, bathroom, electrical issues, potential bathroom issues, and so on, will mean substantial upfront costs of approximately **\$15,000-\$30,000**.

REV 7/23

A sample of an adequate space for players

LEASING

Attached are two images which when combined, show a site that Players members walked through a couple weeks ago. With some work, this would be an adequate space for our use (see the criteria for a theater in the documents provided).

It would have to be renovated, which would include moving the ceiling up in one section which would seem to be dead space. This would accommodate the height needed for the stage. It's inadequate regarding bathrooms, so that would need to be changed. There's adequate space to expand the bathrooms.

Of course all the lighting and sound would have to be added which would be true of any possible location.

There are extra rooms and a huge kitchen, which are really not needed. But one room is big enough to be a rehearsal area. This could also be used for other groups that would want a large open space. But it is carpeted, so that would have to be changed to accommodate any kind of dancing.

But we found it remarkable, and so did the realtor, that there is actually a space that could accommodate us within Sun City limits. It is very hard to imagine any other space working for us or for RCSC. This is largely because these would likely be retail or grocery type areas, with lots of supporting polls to work around and with enormous lease costs.

The lease for this property is, from what we can understand, below average for the market. It would be \$10,000 per month, and would require at least a three year commitment. The lessee has not agreed to these terms, but the realtor seem to think they might be open to the short of a lease.

Because of the timelines involved, we're not seriously considering this property. But we offer it to you as a sample of the kind of location and work that would go into finding us an alternative place to perform if your plan leaves us without a space.

FAIRWAY MUSIC ROOM

We've also access this space. There are substantial problems with it, but we feel it might be able to accommodate us. The biggest issue is, that this would have to be in essence a dedicated space. Conceivably other groups could use approximately half of

the area when we are not there, which is a lot of the time. But we could not share the space. With all the moving pieces that would go into a theater there, it's just not practical to use this as a simple multipurpose room.

A much greater detailed report on this area is available.

SUMMARY

The reason we are presenting to the SAC Committee is to bring this to the foreground as you consider your options. We feel this part of the plan has somewhat gone by the wayside in your deliberations over the last month or two.