

### a. Theatrical Lighting

The theatre will require a theatrical dimming and control system with lighting circuits located above the stage, and in the auditorium, at side wall box booms, and at the balcony rail. The specifics and sophistication of the system will depend on the vision for the theatre. The architectural lighting control system will provide user-friendly access to commonly used presets for rehearsals and performances. Architectural lighting control panels will be located adjacent to selected auditorium and stage entry doors to facilitate ease of operation for all faculty and staff.

Lighting control data, on a dedicated Ethernet network, will be provided at specific locations on stage, catwalks, box booms, balcony rail and at primary console locations to allow the connection of in-house equipment as well as rented consoles, dimmers, automated fixtures, and lighting effects equipment. The theatrical and architectural lighting controls will be designed to provide one cohesive system.

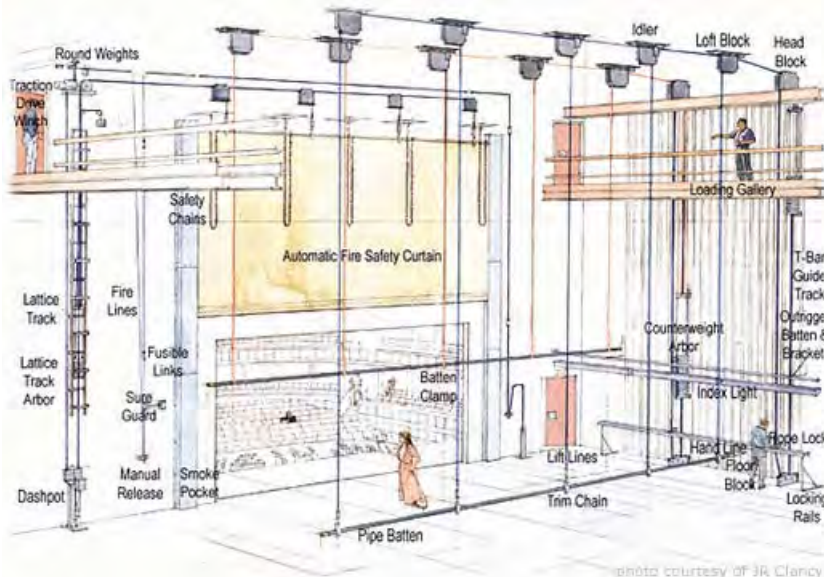
New theatrical lighting fixtures will be provided to light the stage and offer flexibility. Fixtures will include ellipsoidals, pars, Fresnels, cyclorama lights, and follow spots. LED fixtures may be considered as the budget permits. Extension cables and other common accessories including template holders and barn doors will be provided for use with the lighting fixtures.

Auxiliary power will be provided on stage for rental equipment including automated lighting fixtures and special event needs.

## theatre restoration and upgrading

### b. Theatre Rigging

A new rigging system will allow curtains, lighting, acoustic shell ceiling panels, and scenery elements to be raised and lowered above the stage. Again,



the sophistication of the system as well as the rework of the existing structure will need to be evaluated based on future programming. Motorized winches to simplify operation and installation may provide the best solution.

We recommend a full set of black masking curtains, as well as a proscenium traveler curtain and white backdrop be included for theatre and event use.

A fire curtain will not be required. Smoke hatches, fire sprinklers and standpipes are required on stage and will be coordinated in the renovation.

### c. Orchestra Pit

The orchestra pit will allow musicians to be located in the traditional location below the stage apron for musical theatre productions. The advantage



of an orchestra pit is that it will allow musicians to support musical theatre while helping to control their volume, allowing a better balance between the orchestra and singers on stage.

A manual platform system will allow the orchestra pit opening to be covered when not in use. The top finish of the platforms will be designed to match the stage floor finish discussed later in this report.

The platform system allows performers to use the full depth of the stage apron when the orchestra pit is covered.

### **d. Stage Floor**

A new stage floor will be resilient to support all performance types, particularly dance. The resilient subfloor assembly typically includes neoprene pads below wood sleepers. Additional blocking is provided to prevent the pads from being over-compressed under large loads.

### **e. Production Control Areas**

Dedicated, accessible lighting and audio control locations will be developed to provide both equipment security and appropriate operation. Elevated follow spot locations will be provided at the balcony. Empty conduits will be provided between the control areas, stage and dimmer room to facilitate future technologies.

### **f. Audio / Video / Acoustics**

Audio and video system designs and acoustic recommendations will be provided by other specialty consultants. Schuler Shook will coordinate our work with those consultants to meet the programmatic requirements. A portable orchestra shell may be required if orchestra, choir, or band use is envisioned.

### **g. Theatre Seating**

Attached as Appendix 3 are various layout schemes for different seating configurations and capacities. The budget document illustrates the seats, tables, and risers for the different options. All schemes contemplate the balcony as utilizing fixed theatre style seats; however, there are variations to re-use the entire balcony area as meeting rooms, a lounge, or a VIP area.



# project team

## Client/Owner

### Township of Haddon

135 Haddon Avenue  
Haddon Township, NJ 08108

Randall W. Teague - Mayor  
Dawn Pennock - Township Clerk

## Architects/Historic Preservationists

### DF Gibson Architects, P.C.

36 West 37th Street  
New York, NY 10018

David Gibson, AIA - Principal-in-Charge  
Peter Pivko, AIA - Project Director  
Shubhra Singhal - Project Team Member  
Michael McCann - Project Team Member

## Theatre Planning Consultants

### Schuler-Shook, Inc.

123 Third Street North, Suite 210  
Minneapolis, MN 55401

Michael DiBlasi - Theatre Planner/Consultant

## Engineers (Structural/Mechanical/Electrical/Plumbing)

### Birdsall Services Group

2100 Highway 35  
Sea Girt, New Jersey 08750

John C. Morris III , PE - Mechanical/Electrical Engineer  
Paul Panzarino, PE - Structural Engineer

## reference list

1. Sousa, James and Panzarino, Paul (2/10/2012) Structural Condition Survey Westmont Theater Birdsall Services Group Report submitted
2. LaRosa, Anthony and Linn, Robert with Slostad, Dennis (2009) System Evaluation of the Westmont Theater Schoor- DePalma Inc.
3. Tu, Alan (2010) Steven Spielberg's childhood movie house could receive historic preservation *Why It's Our City*
4. Colimore, Edward (5/18/2006) Westmont Theater must be fixed, business group tells local officials [www.Philly.com](http://www.Philly.com)
5. Cinema Treasures.org (8/22/2007) Westmont Theater [CinemaTreasures.org](http://CinemaTreasures.org)
6. Ainsworth, Brett (11/23/2007) Westmont Theater Developer Put on Notice *Retrospect*
7. Ainsworth, Brett (4/16/2010) Twp. Wins Again in Westmont Theater Case *Retrospect*
8. Riordan, Kevin (5/5/2011) Kevin Riordan: Haddon Twp. Landmark gets a start rebuilding [www.Philly.com](http://www.Philly.com)
9. Ainsworth, Brett (6/27/2007) Three Distinct Versions Presented for Westmont Theater *Retrospect*
10. JDCA (2010) Grant Award NJ Historic Trust
11. Friends of the Westmont Theater (2012) [www.westmonttheatre.wordpress.com](http://www.westmonttheatre.wordpress.com)
12. Ainsworth, Brett (11/12/2009) Theatre Proponents Present Draft Plan to Township Mayor *Retrospect*
13. Friends of the Westmont Theater (2011) Photo Gallery & Theater History [www.westmonttheatre.wordpress.com](http://www.westmonttheatre.wordpress.com)
14. Teacher, Math (7/5/2011) The Westmont Theatre (1928-2008) Photos Then and Now [www.Waymarking.com](http://www.Waymarking.com)
15. History of the Ritz Theatre (2012) [www.ritztheatreco.org](http://www.ritztheatreco.org)

## appendix 1 | cost estimate

The costs estimates have been grouped under each discipline. As there are no final plans, the assumption of these costs is very general. The items listed are the general large cost items. Smaller upgrade costs have been incorporated but not listed individually. Contractor fees and mark-ups are excluded together with design fees. Also refer to the individual sections for more details on costs.

### Architectural

- Selective demolition;
- Repair exterior doors;
- Rebuild emergency exits;
- General clean-up;
- Construct four (4) accessible washrooms;
- Replace all windows;
- Remove the existing sign;
- Replace elevator;
- Repair stairs;
- Egress modifications;
- Paint/Decorative paint-plaster;
- Concessions;
- Offices;
- Railings;
- New ceilings in lobby;
- New Theatre ceiling.

**Estimated cost: \$350,000**

### Structural

- Repair cracks in exterior brick walls;
- Clean water damaged bricks;
- Re-point bricks;
- Clean and paint steel stair;
- Replace steel stair on east side;
- Repair roof steel trusses by strengthening;
- Repair wood rafters and attic joists by sistering;
- Rigging needs;
- Stabilize north wall due to bowing.

**Estimated cost: \$250,000**

### MEP

- Sprinkler system;
- New HVAC system with a min. of 28T of cooling plus 8T for

- the lobby areas;
- Emergency lighting;
- New electrical service and distribution;
- New transformer;
- Exit signage;
- new plumbing and bathrooms;
- correct moisture and water penetration in the basement;
- new light fixtures;
- new fire alarm system;
- security system;
- telecom/IT systems;
- Stage power  
(1) 600 A; (1) 100 A; (1) 400 A; (1) 200 A; (30) 120/208 V;
- new water heater.

**Estimated cost: \$1,175,000**

### Asbestos

- Based on the prior survey prepared by Craig Environmental Services, friable asbestos was found in the pipe insulation; textured ceiling; plaster; insulation and other locations.

**Estimated cost: \$50,000**

### Theatre Equipment and Seating

- Stage lighting;
- Distribution;
- Stage light fixtures and accessories;
- Stage rigging;
- Curtains;
- Orchestra pit;
- Auditorium decorative lighting.

**Estimated cost: \$724,000**

### Future User requirements

- Acoustical treatment;
- Audience Seating;
- Facility and catwalk;
- Audio equipment;
- Video equipment.

**Estimated cost: \$590,600**

**TOTAL Projected costs: \$3,139,600**

## cost estimate - theatre

### WESTMONT THEATRE - PRELIMINARY PROJECT BUDGET ESTIMATES

22 March 2012

#### EQUIPMENT SPECIFIED BY SCHULER SHOOK

DESCRIPTION	ESTIMATED COST		
	EQUIPMENT	INSTALLATION	TOTAL
<b>STAGE LIGHTING</b>			
Stage and house lighting control systems (168) 2.4kw stage lighting dimmers and (24) 2.4kw house light dimmers and work light relays with preset house light and lecture control (1) Emergency lighting transfer switch	\$128,000.00	\$77,000.00	\$205,000.00
<b>DISTRIBUTION</b>			
Wiring devices and multi-cable (1) 400A Auxiliary power disconnect (1) 200A Isolated audio disconnect - confirm w/ Audio	\$52,000.00	included above	\$52,000.00
<b>STAGE LIGHTING FIXTURES &amp; ACCESSORIES</b>			
(120) Ellipsoidals (0) Zoom ellipsoidals (36) Pars (12) Fresnels (10) Cyclorama or strip lights (8) Flood Lights (1) Lot lighting cable, accessories	\$81,000.00	\$2,500.00	\$83,500.00
(4) Automated fixtures	\$31,000.00	\$1,000.00	\$32,000.00
(2) Follow spots	\$12,000.00	\$500.00	\$12,500.00
<b>STAGE RIGGING</b>			
(14) Dead hung battens for lighting, scenery, (0) Counterweight linesets for lighting, scenery, and stage curtains (10) Motorized linesets (1) Motorized rigging - FOH (1) Lot rigging accessories	\$226,000.00	*	\$226,000.00
<b>CURTAINS</b>			
(3) Sets of leg curtains (4) Border curtains (3) Traveler curtains (1) Sharktooth scrim (1) Back drop	\$48,000.00	*	\$48,000.00
Stage: Decorative front curtain and valence	\$20,000.00	*	\$20,000.00
<b>ORCHESTRA PIT</b>			
Portable orchestra pit filler platform system	\$25,000.00	*	\$25,000.00
<b>AUDITORIUM DECORATIVE LIGHTING</b>			
	\$20,000.00	\$0.00	\$20,000.00
<b>TOTAL</b>			<b>\$724,000.00</b>

\* - Installation included

Taxes and General Contractor mark-up are not included

Estimates are for the year 2012

All costs shown in US Dollars

# cost estimate - theatre

## WESTMONT THEATRE - PRELIMINARY PROJECT BUDGET ESTIMATES

22 March 2012

### EQUIPMENT SPECIFIED BY OTHERS

DESCRIPTION	ESTIMATED COST		
	EQUIPMENT	INSTALLATION	TOTAL
<b>ORCHESTRA SHELL</b>			
(0) Ceiling panels with integral lighting, floor towers	\$0.00	*	\$0.00
<b>ACOUSTICAL TREATMENTS</b>			
	\$30,000.00	*	\$30,000.00
<b>AUDIENCE SEATING</b>			
Option B - Proscenium Theatre			
(550) Audience seats w/ integral aisle lighting	\$152,000.00	*	\$152,000.00
Option B - Black Box Theatre			
(300) Audience seats and Seating Risers	\$120,000.00	*	
Option D - Flexible Tiers			
(550) Audience seats	\$110,000.00	*	
(100) Cabaret Tables	\$13,500.00	*	
(45) 6' Round Banquet Table	\$13,500.00	*	
Option B & D Balcony - Fixed Seating			
(350) Audience seats w/ integral aisle lighting	\$97,000.00	*	\$97,000.00
<b>FACILITY ITEMS</b>			
Front of house catwalk, light cove	\$0.00	*	\$0.00
Front of house rigging locations	\$20,000.00	*	\$20,000.00
Box boom and balcony rail lighting positions	\$10,000.00	*	\$10,000.00
Loading gallery, fly galleries	\$0.00	*	\$0.00
Portable "Marley" dance floor	\$9,000.00	by staff	\$9,000.00
(20) Orchestra chairs	\$3,000.00	by staff	\$3,000.00
(16) Music stands w/ lights	\$1,600.00	by staff	\$1,600.00
Conductor riser, chair and music stand	\$4,000.00	by staff	\$4,000.00
Projection Screen	\$6,000.00	\$500.00	\$6,500.00
Podium	\$2,500.00	by staff	\$2,500.00
<b>BACKSTAGE EQUIPMENT</b>			
Allowance - personnel lift, ladders, accessories	\$25,000.00	by staff	\$25,000.00
<b>AUDIO EQUIPMENT</b>			
Allowance - confirm with Audio Consultant	\$125,000.00	\$45,000.00	\$170,000.00
<b>VIDEO EQUIPMENT</b>			
Allowance - confirm with Video Consultant	\$50,000.00	\$10,000.00	\$60,000.00
<b>TOTAL</b>			<b>\$590,600.00**</b>

\* - Installation included

\*\* - Includes Option B main level and balcony seating allowance

Taxes and General Contractor mark-up are not included

Estimates are for the year 2012

All costs shown in US Dollars

#### Additional Expenses:

Demolition and Asbestos Abatement

Structural Accommodations for Rigging

Catwalks, Fly and Loading Galleries

Balcony Rail and Box Boom Lighting Positions

Control Room and Follow Spot Locations

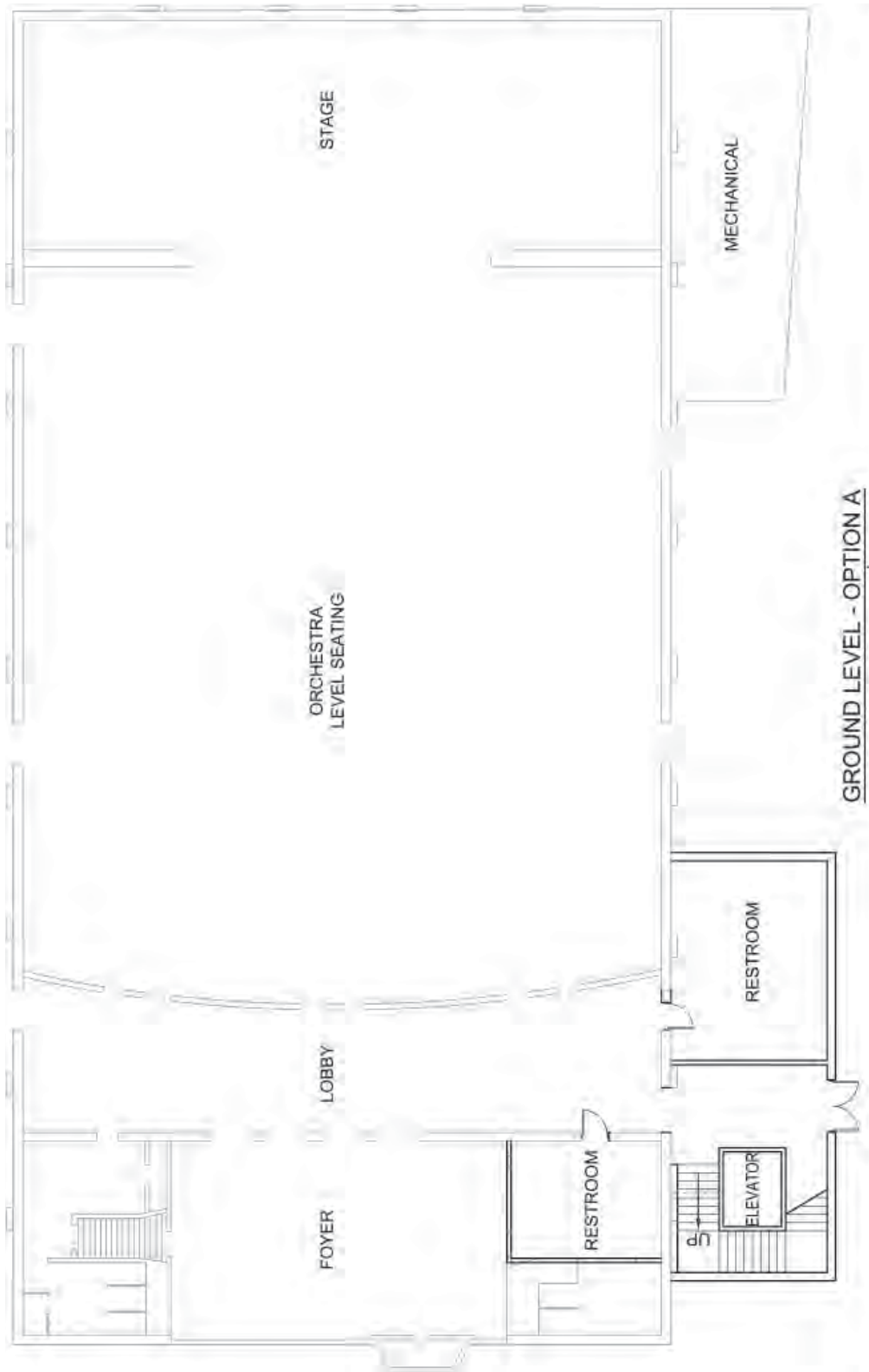
Resilient Stage Floor

Orchestra Shell Towers and Ceiling Panels

Dressing Room or Green Room Furnishings

Scene Shop or Wardrobe Equipment

appendix 2 | layout options - option a  
 “VANILLA BOX”



 THEATRE PLANNERS LIGHTING DESIGNERS <b>Schuler Shook</b> <small>612 338 5965</small>	WESTMONT THEATRE HADDON TOWNSHIP, NJ	DATE: 03-22-12 REV:	TX-A101
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layout options - option a

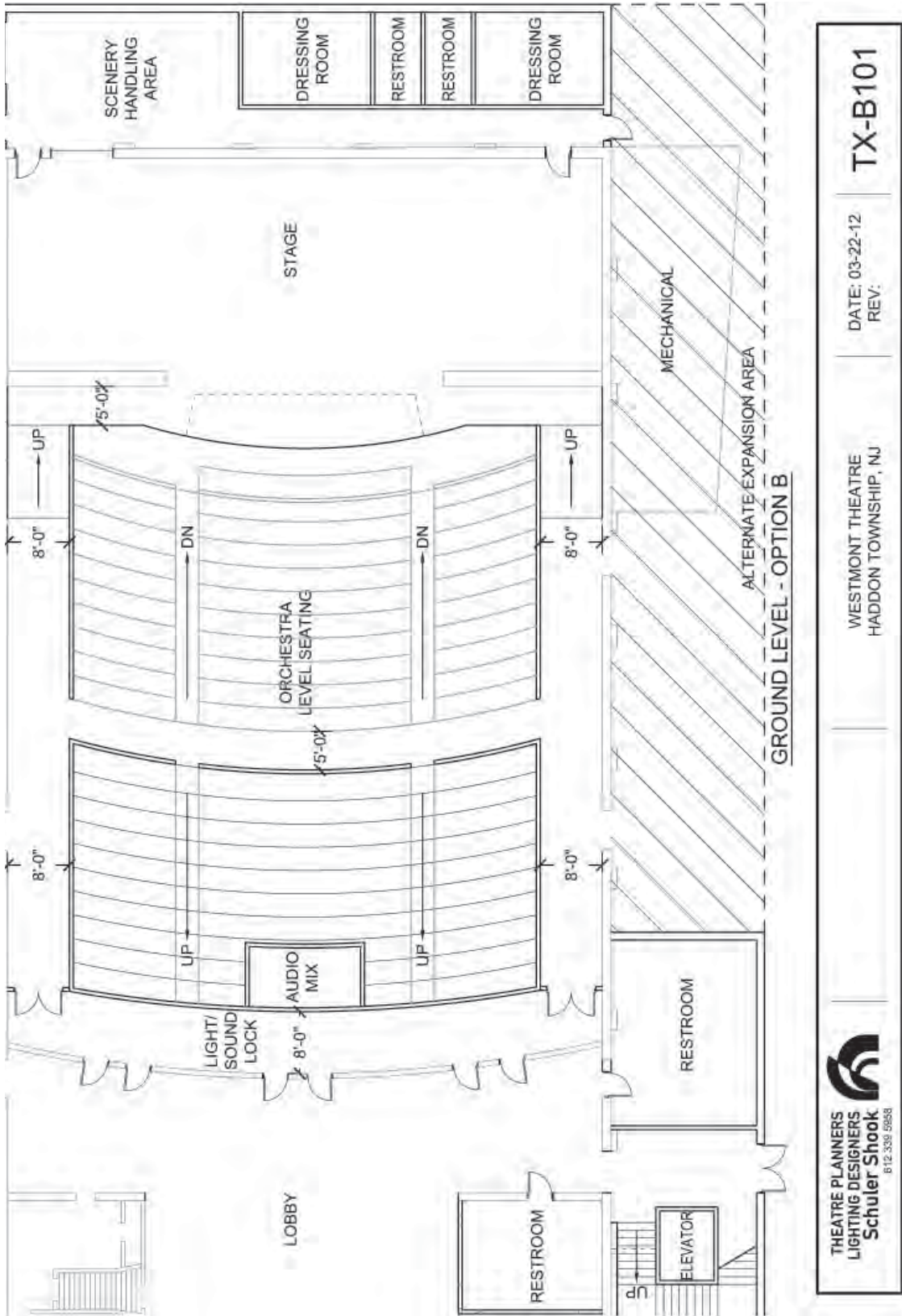
“VANILLA BOX”



 THEATRE PLANNERS LIGHTING DESIGNERS Schuler Shook 612.339.5646	WESTMONT THEATRE HADDON TOWNSHIP, NJ	DATE: 03-22-12 REV:	TX-A102
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# layout options - option b (with seating)

## THEATRE



 <p>THEATRE PLANNERS LIGHTING DESIGNERS Schuler Shook 612.339.9988</p>	WESTMONT THEATRE HADDON TOWNSHIP, NJ	DATE: 03-22-12 REV:	TX-B101
	GROUND LEVEL - OPTION B		

layout options - option b

THEATRE



BALCONY LEVEL - OPTION B

 THEATRE PLANNERS LIGHTING DESIGNERS Schuler Shook 612.339.5968	WESTMONT THEATRE HADDON TOWNSHIP, NJ	DATE: 03-22-12 REV:	TX-B102
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# layout options - option c

## THEATRE ARTS CENTER



GROUND LEVEL - OPTION B ALTERNATE



THEATRE PLANNERS  
LIGHTING DESIGNERS  
**Schuler Shook**  
612.338.5965

WESTMONT THEATRE  
HADDON TOWNSHIP, NJ

DATE: 03-22-12  
REV:

TX-B201

# layout options - option c

## THEATRE ARTS CENTER



GROUND LEVEL - OPTION C



THEATRE PLANNERS  
LIGHTING DESIGNERS  
**Schuler Shook**  
512.339.8568

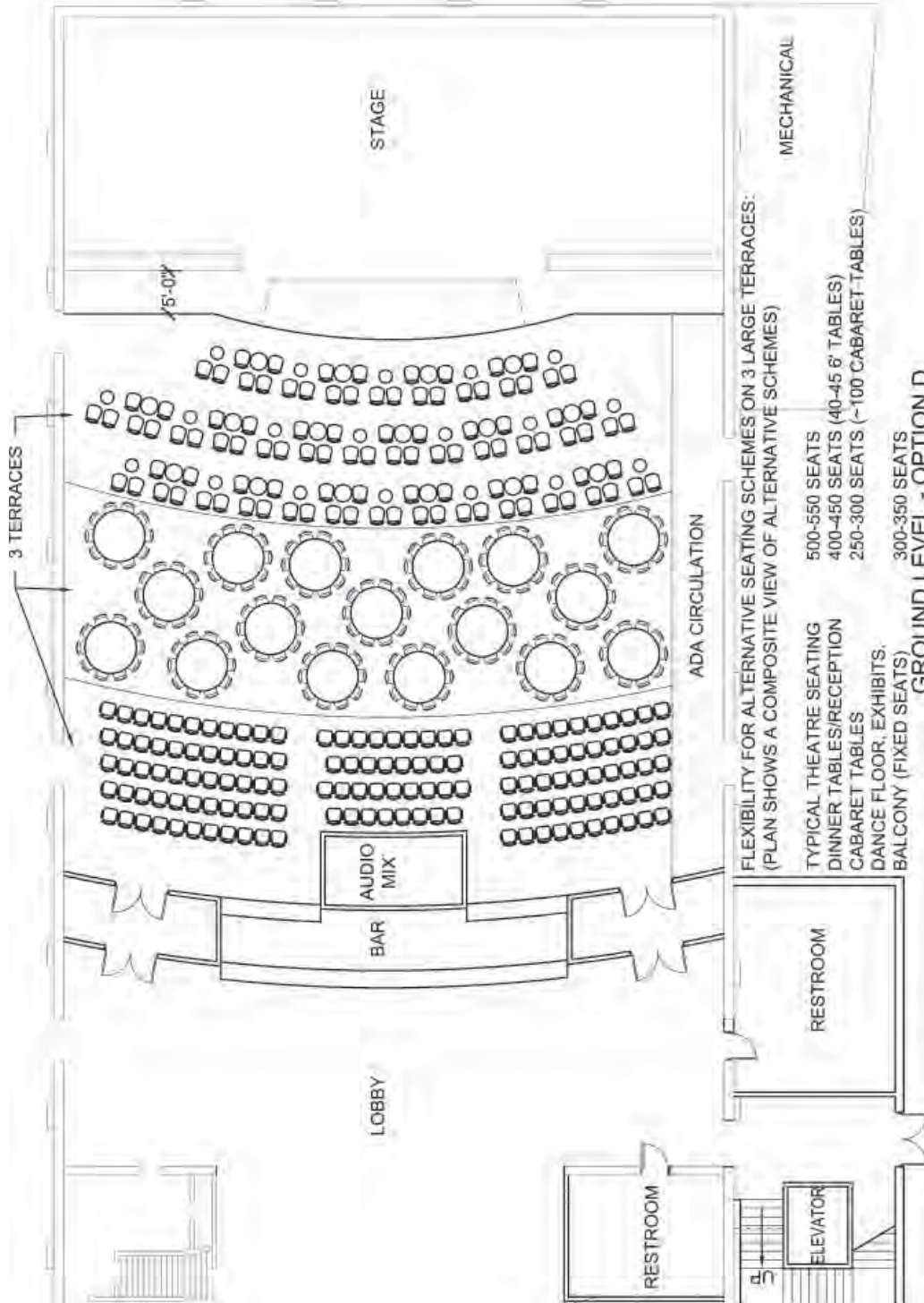
WESTMONT THEATRE  
HADDON TOWNSHIP, NJ

DATE: 03-22-12  
REV:

TX-C101

# layout options - option d (with seating)

## EVENTS CENTER



THEATRE PLANNERS  
LIGHTING DESIGNERS  
**Schuler Shook**  
612.339.9566

WESTMONT THEATRE  
HADDON TOWNSHIP, NJ

DATE: 03-22-12  
REV:

TX-D101

layout options - option d

EVENTS CENTER



BALCONY LEVEL - OPTION D

 THEATRE PLANNERS LIGHTING DESIGNERS Schuler Shook 612.339.5968	WESTMONT THEATRE HADDON TOWNSHIP, NJ	DATE: 03-22-12 REV:	TX-D102
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	<b>Est. Cost</b>
Repair cracks in the exterior brick bearing walls	\$ 25,000
Clean water damaged bricks	\$ 5,000
Re-point bricks with missing mortar	\$ 5,000
Clean and repaint exterior steel egress stair system on west side	\$ 10,000
Replace exterior steel egress stair system on east side	\$ 25,000
Rehabilitate marquee awning	\$ 50,000
Repair steel roof framing trusses by strengthening	\$ 5,000
Repair wood roof rafters and attic joists by sistering	\$ 25,000
For rigging needs	\$ 50,000
* Stabilize north back wall because of bowing (Note - Stabilization could be steel bracing or support by a new mezzanine, etc.)	\$ 50,000
<b>TOTAL STRUCTURAL REHABILITATION COST</b>	<b>\$ 250,000</b>

As reported in Section 11.b, any potential re-use of the Westmont Theatre will require a complete demolition of the original mechanical and electrical systems and replacement with new systems and components.

The ultimate recommended use of the building has not been established, including a recommendation for the establishment of a second floor within the existing shell, depending on the proposed usage. We are presenting this estimate of probable costs as follows:

Heating Ventilation and Air Conditioning	\$	550,000
Electrical, Power, Lighting and IT/Communications	\$	425,000
Plumbing	\$	100,000
Fire Protection	\$	100,000
<b>TOTAL ESTIMATED COSTS</b>	<b>\$</b>	<b>1,175,000</b>