

Chateau Theatre

Rochester, MN

Steering Committee Update
November 01, 2016

Design Concepts



Miller Dunwiddie

Acoustic Distinctions

AM Structural

MCE

McGough

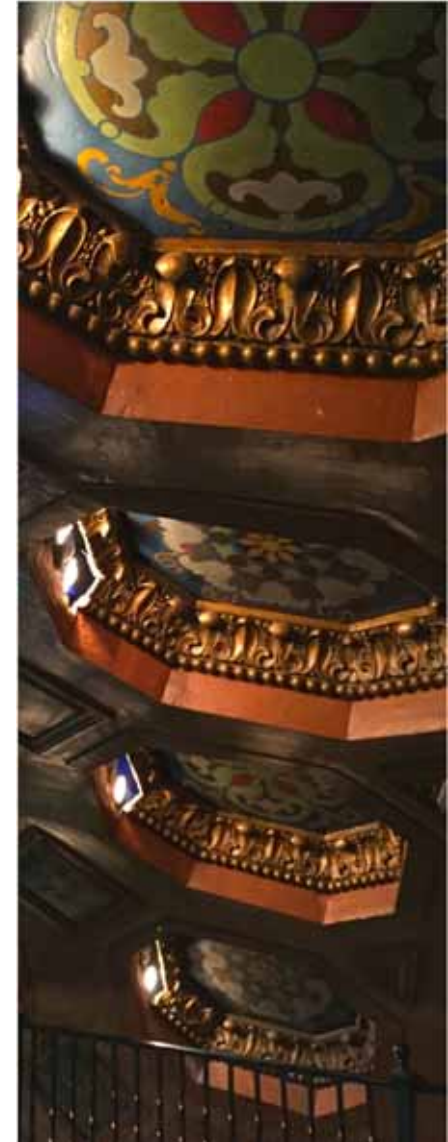
Schuler Shook



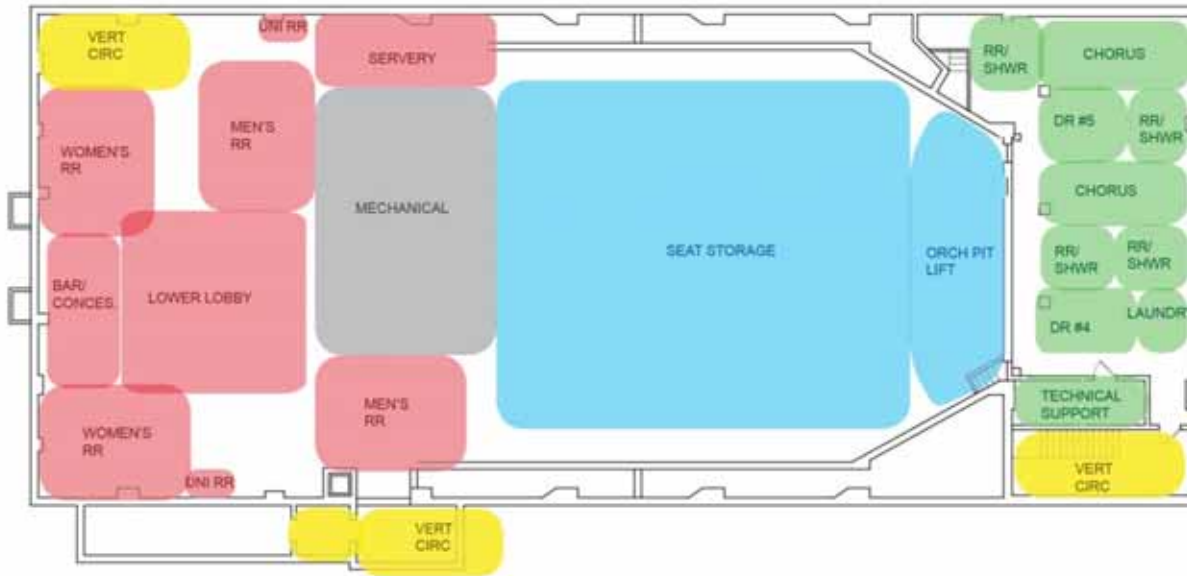
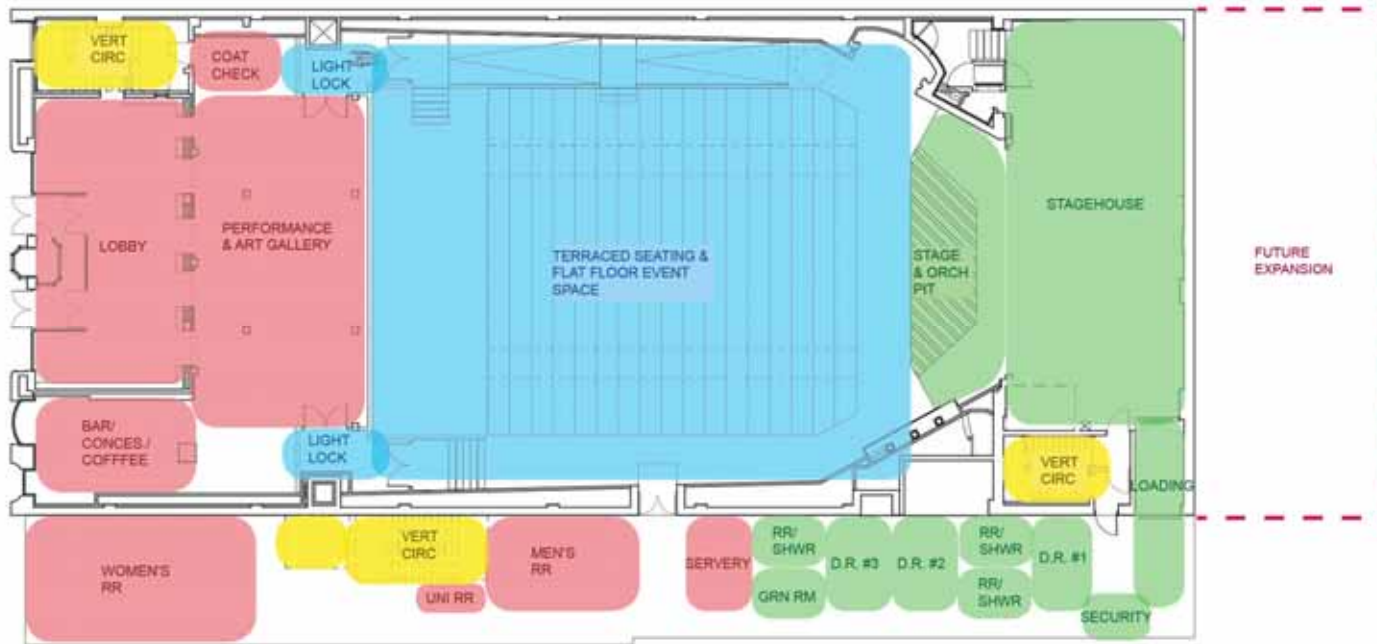
- Minimal loading or access around or into building
- Original atmospheric character – intact, requires repair and restoration
- Original stagehouse – floors and lost rigging and rigging structure
- Addition of second floor – impact of infill and additional structure
- Original roof – cannot meet energy code or long term water tight condition
- Mechanical systems – age and inappropriate design

CONDITION/IMPACT OF MODIFICATIONS

- **Lobby**- restore original character. Transition from exterior
- **Performance & Art Gallery**- mixed-use space equipped for presentations, light, and sound
- **Bar/Coffee & Concessions**- public coffee/wine bar
- **Toilet rooms**- code compliant as required per option occupancy
- **Servery**- work space for catering and concessions
- **Vertical Circulation**- install to bring the theatre up to code
- **Balcony**- install new balcony seats 220 patrons. Curtain and screen to allow small group film viewing
- **Performance & Event Space**- keeps the historic setting. Gala system allows for reconfiguration from 351 patron seating to 272 event seated at tables
- **Seat Storage**- excavate lower level for Gala and furniture storage, includes the orchestra pit lift
- **Stage & Stagehouse**- restore and install theatrical equipment, and stage floor. Can be used for seated event at tables of 64 or lecture of 160
- **Dressing rooms**- individual or chorus dependent on available space



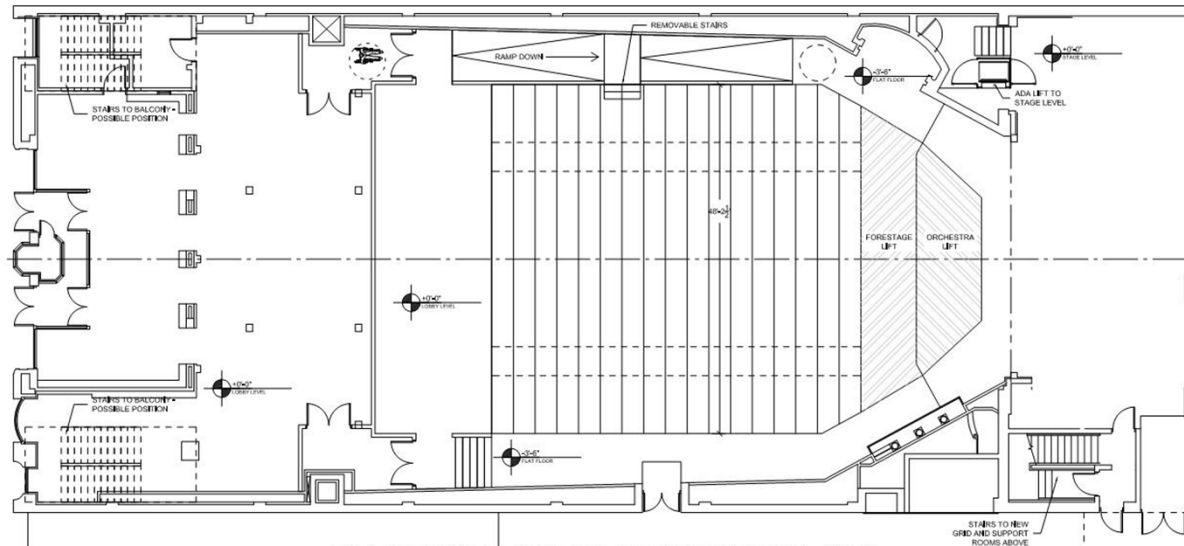
COMMON DESIGN FEATURES



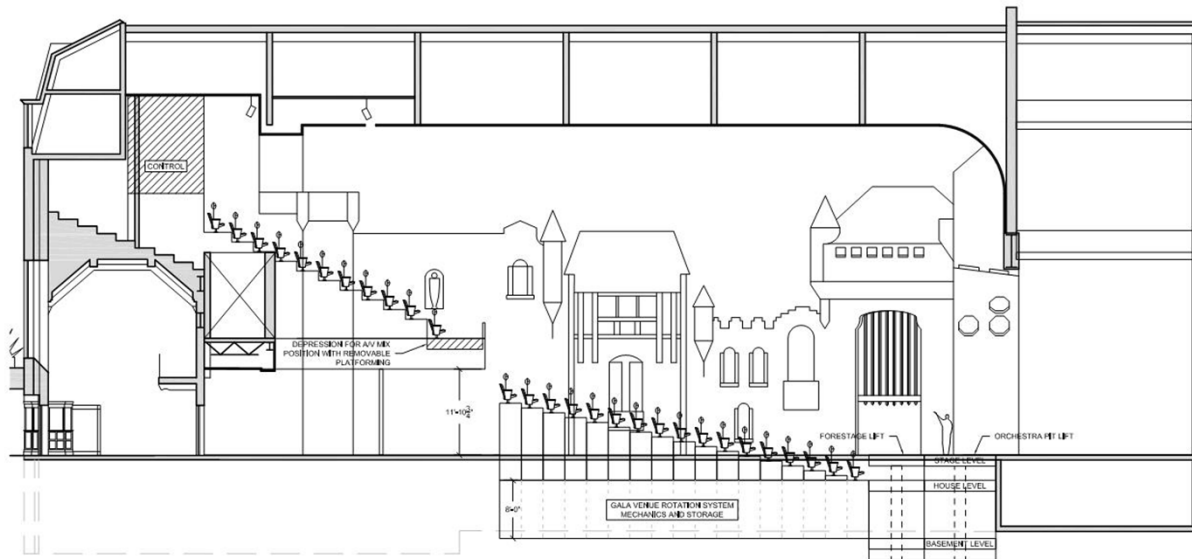
- Toilet rooms- 22 female, 15 male, and 2 unisex – provides facilities on both floors
- Individual Dressing Rooms- 5 with attached restrooms – provides for largest performance capability
- Chorus Dressing Rooms- 2 with attached restrooms

FULL SCOPE OPTION– Full Alley Addition & Full Lower Level (Option E - 28,550 sf)

\$21,300,000



GALA VERSION A - GENERAL THEATRE SEATING - PLAN
SCALE: 1/16" = 1'-0"

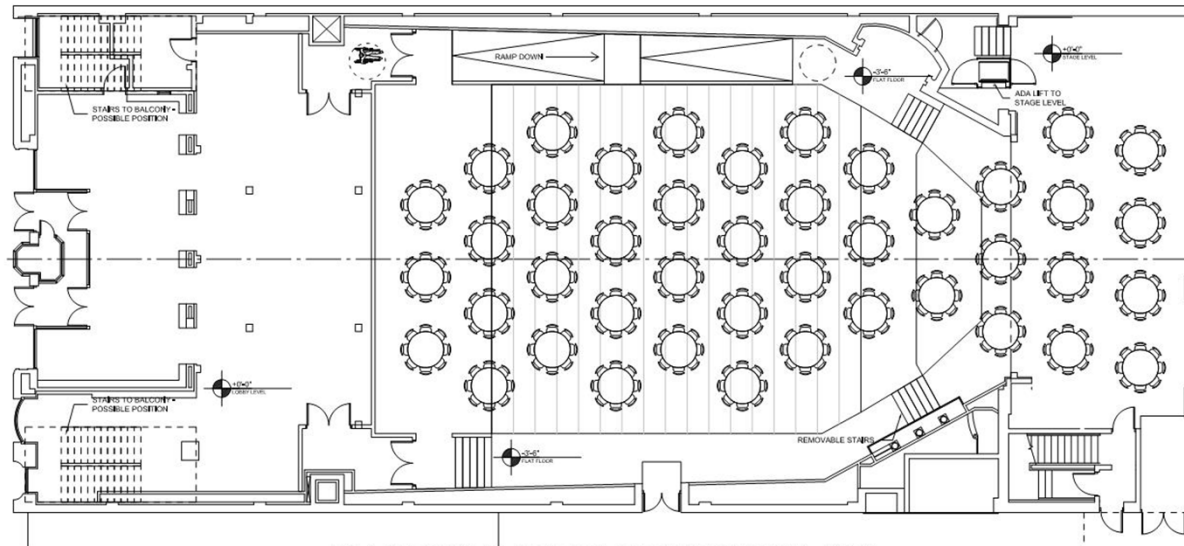


GALA VERSION A - GENERAL THEATRE SEATING - SECTION
SCALE: 1/16" = 1'-0"

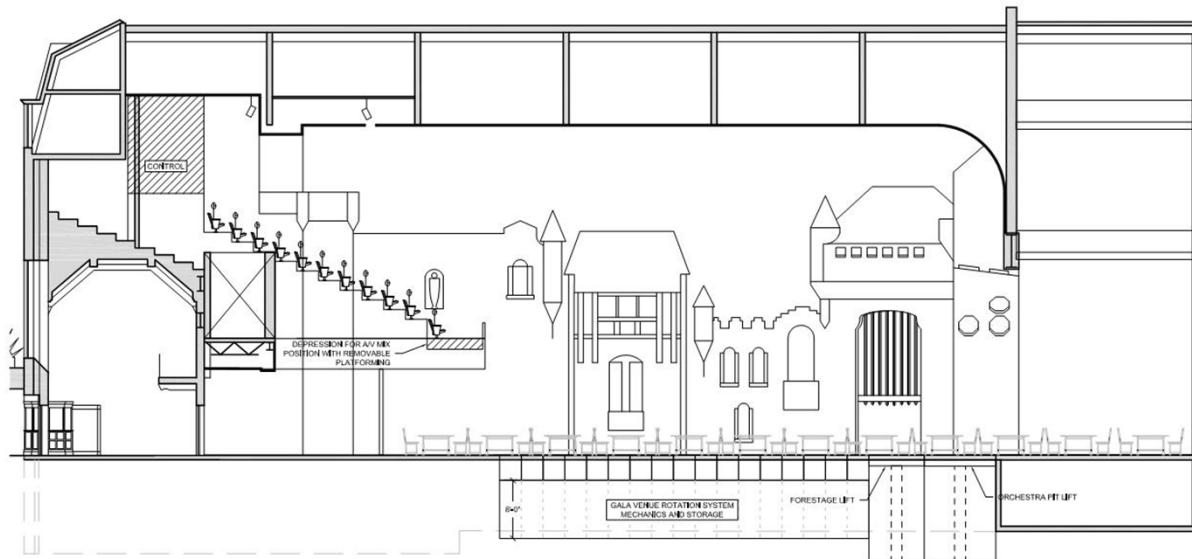
GALA SEATING SYSTEM- Seating with two lifts



GALA SEATING SYSTEM

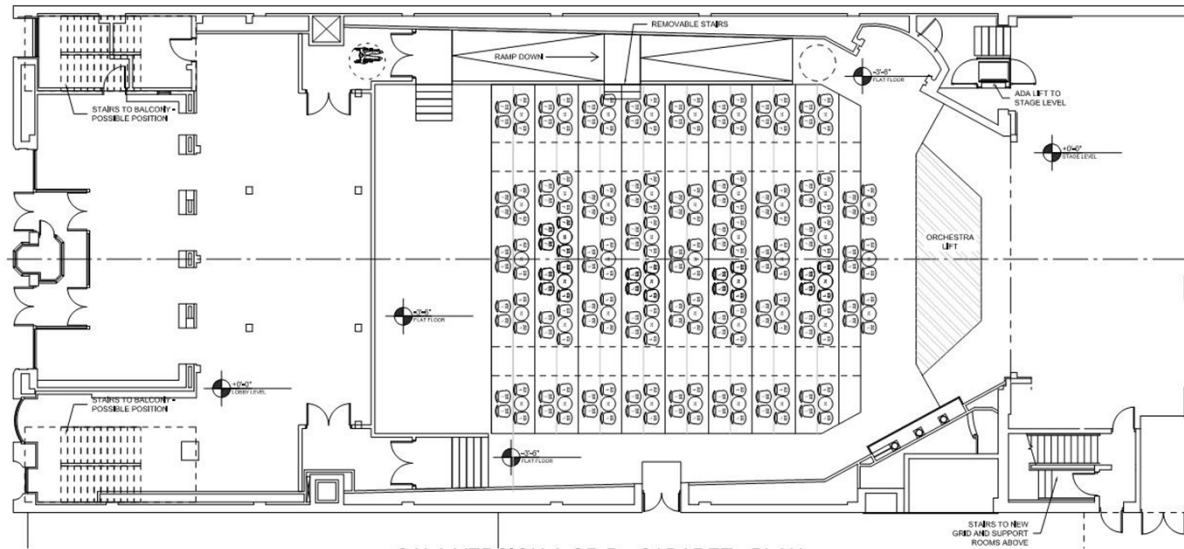


GALA VERSION A - GENERAL THEATRE SEATING - PLAN
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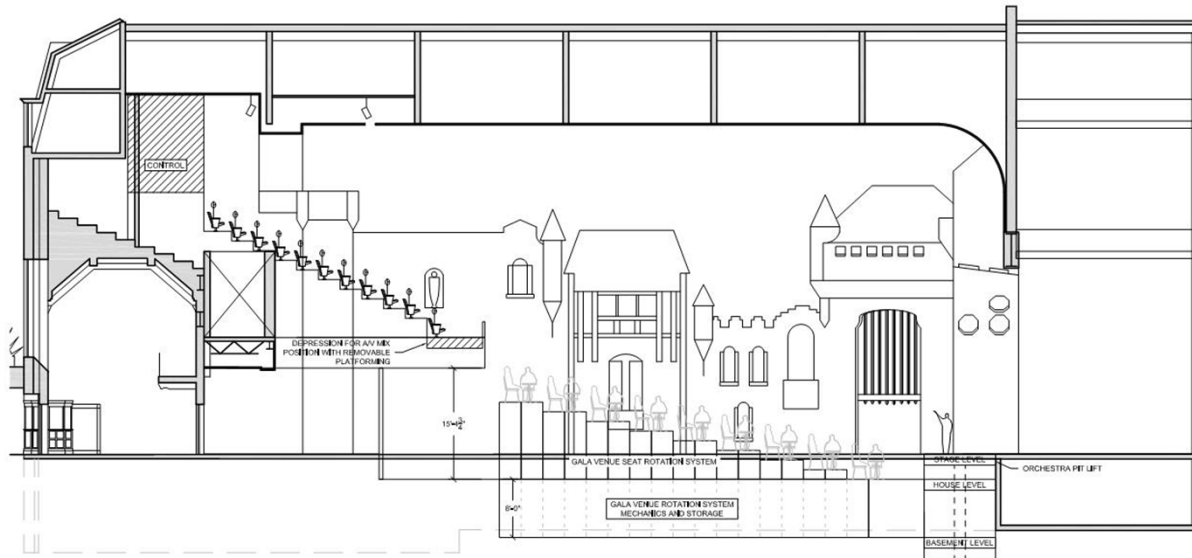


GALA VERSION A - GENERAL THEATRE SEATING - SECTION
SCALE: 1/16" = 1'-0"

GALA SEATING SYSTEM- Table seating including stage

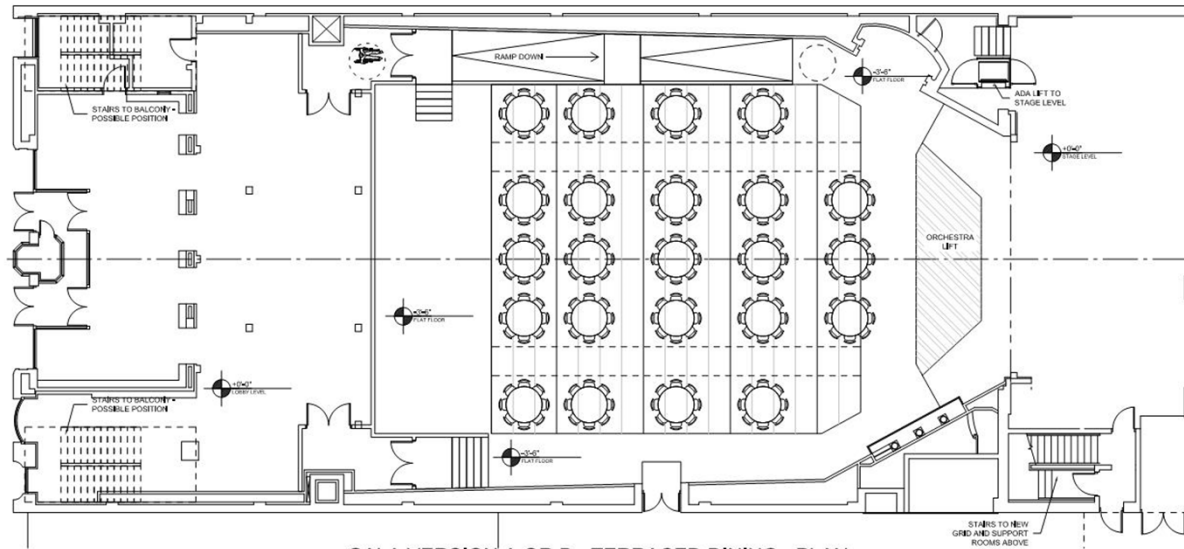


GALA VERSION A OR B - CABARET - PLAN
SCALE: 1/16" = 1'-0"

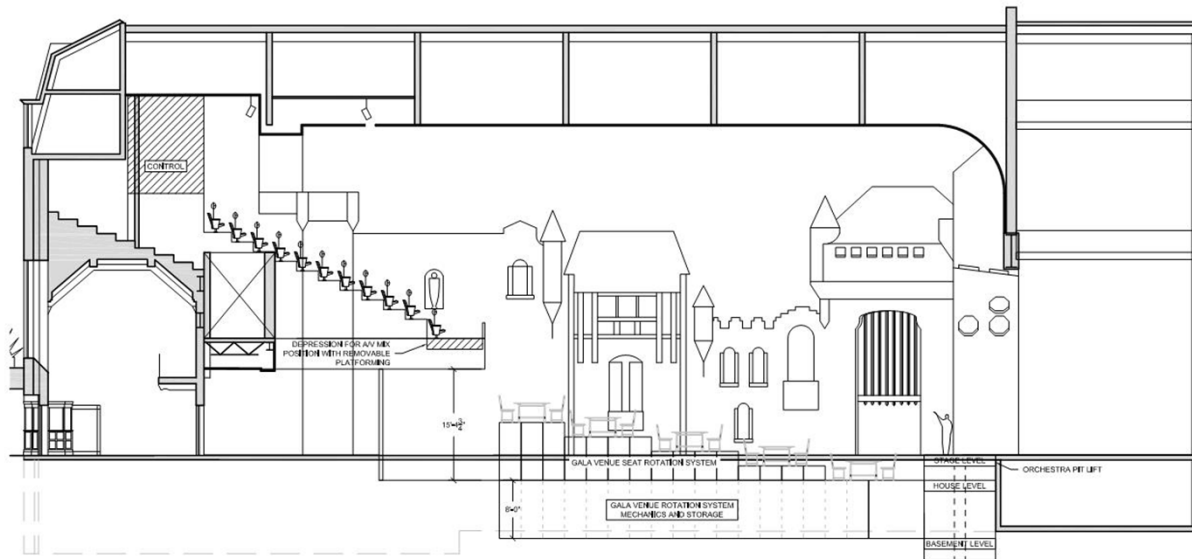


GALA VERSION A OR B - CABARET - SECTION
SCALE: 1/16" = 1'-0"

GALA SEATING SYSTEM- Cabaret layout

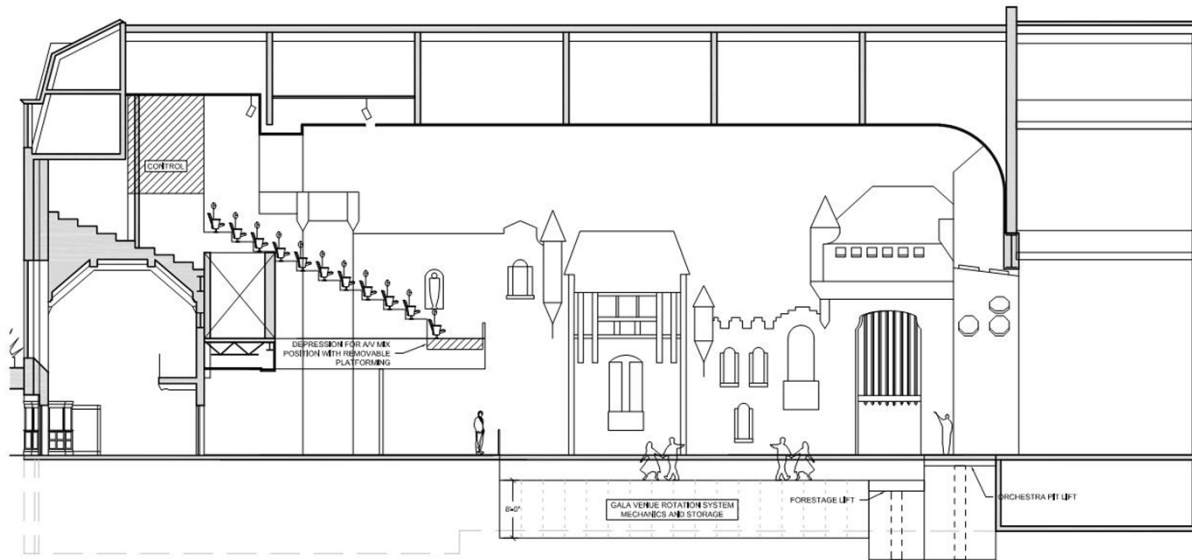


GALA VERSION A OR B - TERRACED DINING - PLAN
SCALE: 1/16" = 1'-0"



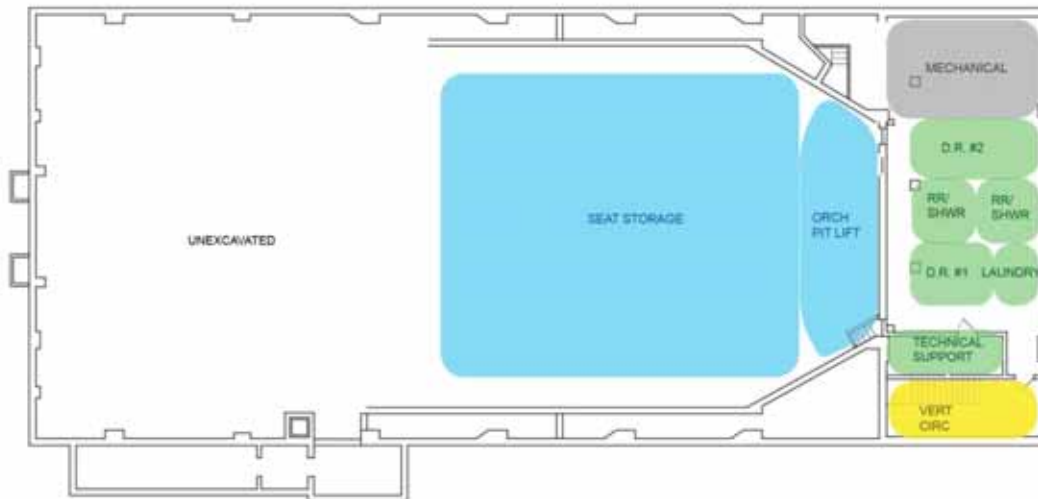
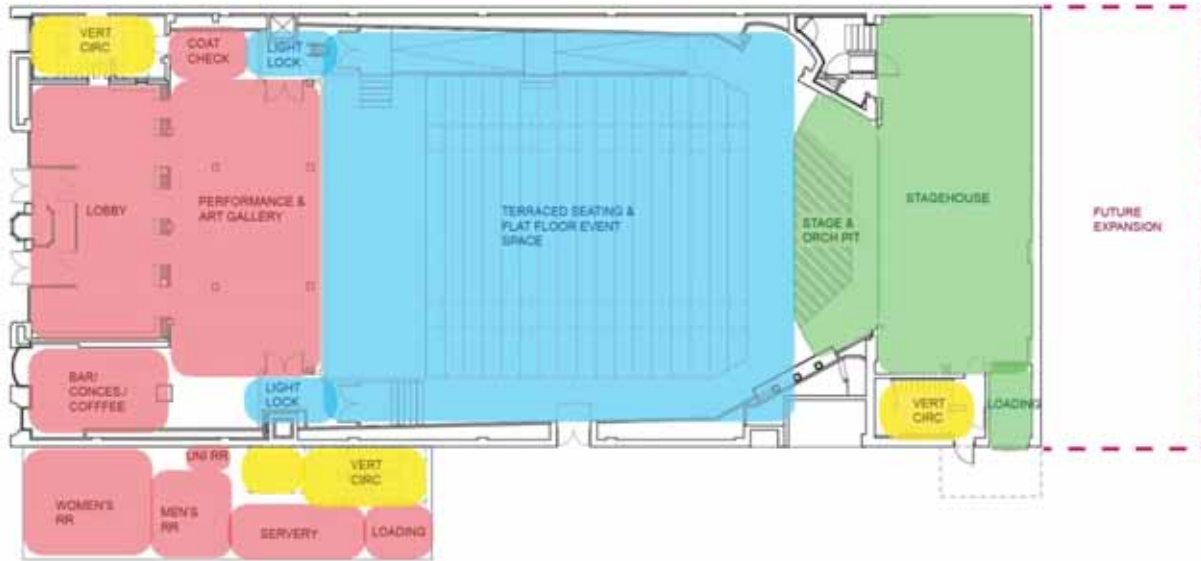
GALA VERSION A OR B - TERRACED DINING - SECTION
SCALE: 1/16" = 1'-0"

GALA SEATING SYSTEM- Terraced dining



GALA VERSION A - FLAT FLOOR MUSIC EVENT - SECTION
SCALE: 1/16" = 1'-0"

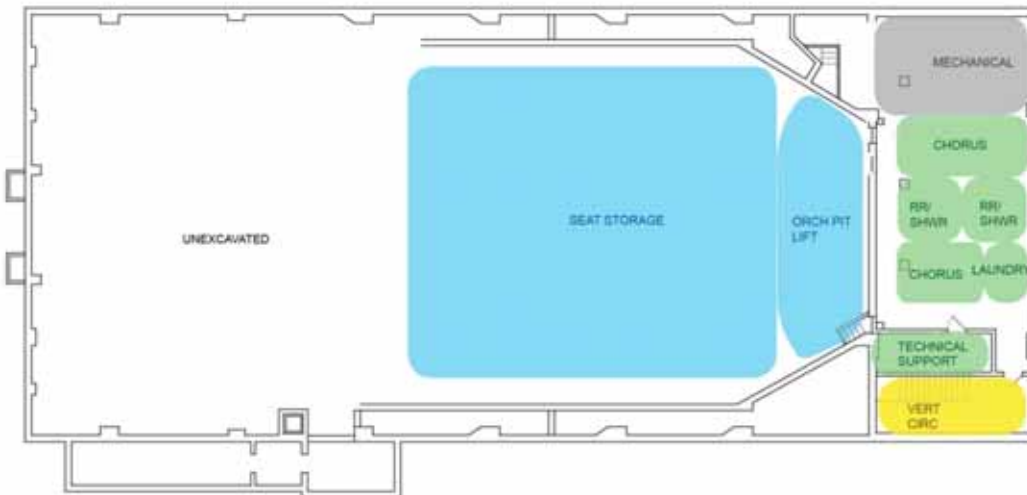
GALA SEATING SYSTEM- Flat floor music event



- Toilet rooms- 5 female, 4 male, and 1 unisex
- Individual dressing rooms- 2 with attached restrooms

OPTION A- Partial Alley Addition (17,850 sf)

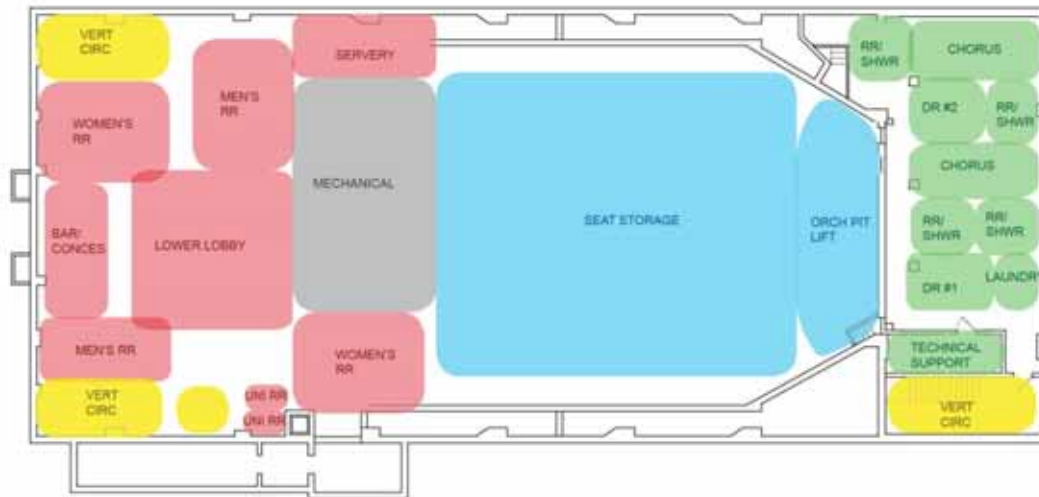
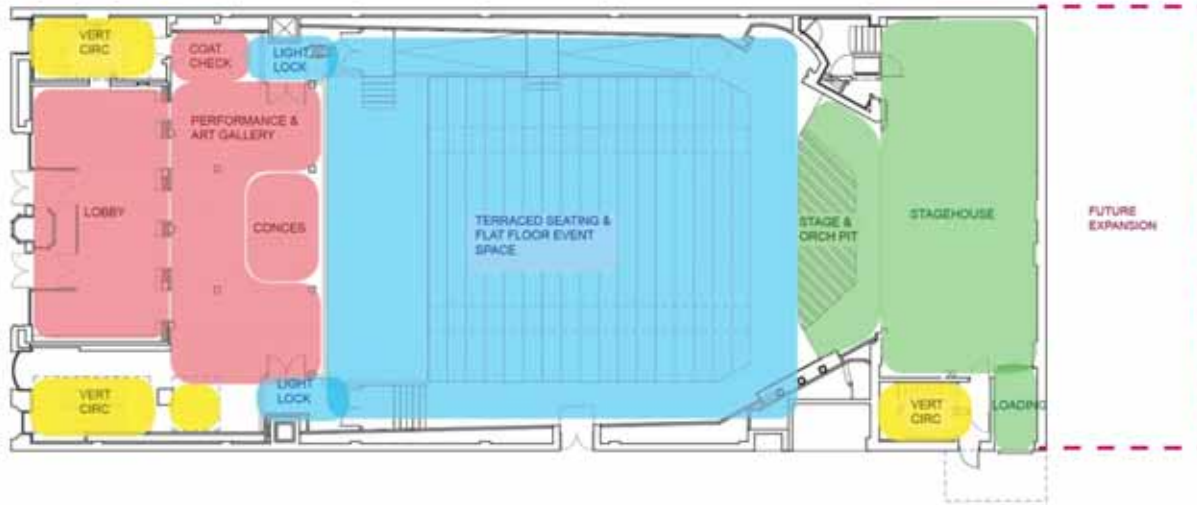
\$19,450,000



- Toilet rooms- 12 female, 7 male, and 1 unisex
- Individual Dressing Rooms- 3 with attached restrooms
- Chorus Dressing Rooms- 2 with attached restrooms

OPTION B- Full Alley Addition (19,500 sf)

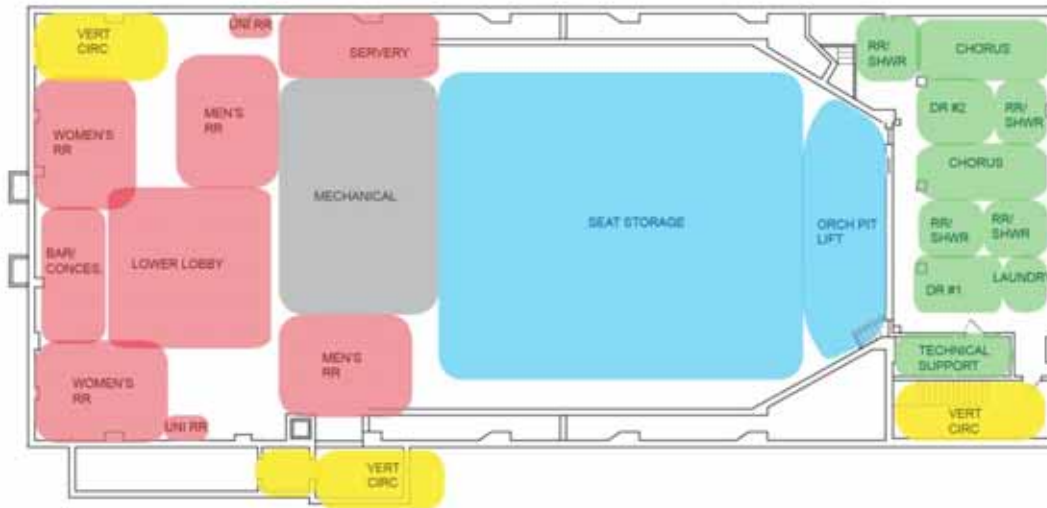
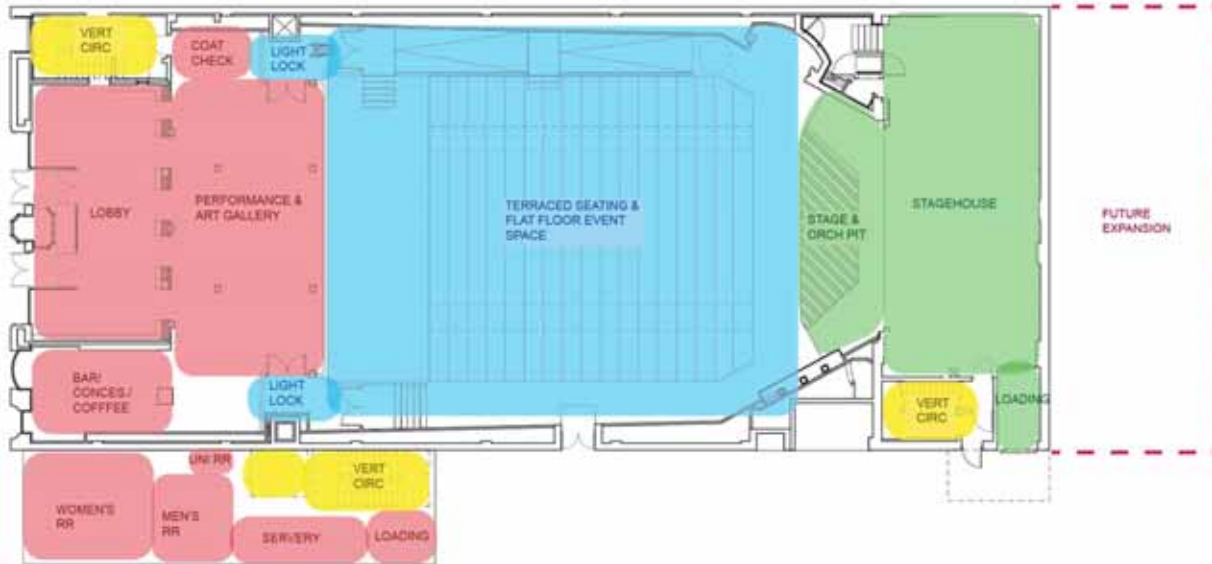
\$20,300,000



- Toilet rooms- 12 female, 7 male, and 2 unisex
- Individual Dressing Rooms- 2 with attached restrooms
- Chorus Dressing Rooms- 2 with attached restrooms

OPTION C - Full Lower Level Excavation (25,500 sf)

\$19,970,000



- Toilet rooms- 22 female, 15 male, and 2 unisex – provides facilities on both floors
- Individual Dressing Rooms- 2 with attached restrooms
- Chorus Dressing Rooms- 2 with attached restrooms

OPTION D – Partial Alley Addition & Full Lower Level Excavation (28,300 sf)

\$20,600,000