

# PHASE I IMPROVEMENTS

*"Make no little plans; they have no magic to stir individuals' blood and probably will themselves not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die."*  
ARCHITECT DANIEL H. BURNHAM

Adding heating and air conditioning for street-level space is necessary to provide modern, up-to-date office/commercial space to attract tenants to the building.

New windows, doors on north and south side of building will greatly improve the building appearance and provide better fire safety.

Installation of new electrical service for building is needed in order to allow expansion of the street- and upper-level space in the future.

Repair of the foundation and basement moisture problems will assure the 110-year-old building will be on solid footing for the next 100 years of community events, exhibits and entertainment.

A restored Opera House will improve the city's main commercial corridor, help attract new businesses and services to the community and generate additional tax revenue for the city from visitors to building events and businesses.

Completing the street-level storefront space will help attract new businesses, with rents available to help fund future maintenance and improvements to the building.

New landscaping and sidewalks will eliminate storm water runoff problems, make the building more attractive for visitors and tenants, and improve accessibility for visitors with disabilities.

## ESTIMATED COST

- ❖ Install dehumidification equipment, drain tile, and sump pump/pit, and treat existing floor joists and support beams to prevent future deterioration: \$40,000
- ❖ Fill opening at north basement wall and waterproof, add gravel fill at original stair opening to prevent water from damaging wood timber fillers: \$20,000
- ❖ Reframe floor opening at the northwest corner of the building and construct staircase for safe access to and from the basement and west elevation sidewalk: \$20,000
- ❖ Repair deteriorated beam on north wall and remove and replace floor in west section of building: \$25,000
- ❖ Install and insulate walls in center building section: \$10,000
- ❖ Complete build-out and add insulation for area south of existing kitchen: \$20,000
- ❖ Add exit door at north end of west wall where lift access door once existed, and patch north wall where spalling has occurred: \$10,000
- ❖ Install heating/air conditioning equipment to serve street-level spaces: \$35,000
- ❖ Install new storefronts, windows and doors on street-level: \$70,000
- ❖ Rough-in restrooms and provide an allowance for tenant improvements for first floor space: \$50,000
- ❖ Install new electrical service for building: \$40,000
- ❖ Replace sidewalks on west and south side of building and add landscaping along Main Street: \$80,000
- ❖ New second and third floor windows with associated brick/sill replacement: \$50,000
- ❖ Engineering/architectural fees and contingency: \$90,000

**Total estimated Phase I project: \$560,000**