



MEDFIELD ARTS CENTER

April 5, 2017

DBVW
ARCHITECTS









ADMINISTRATION A



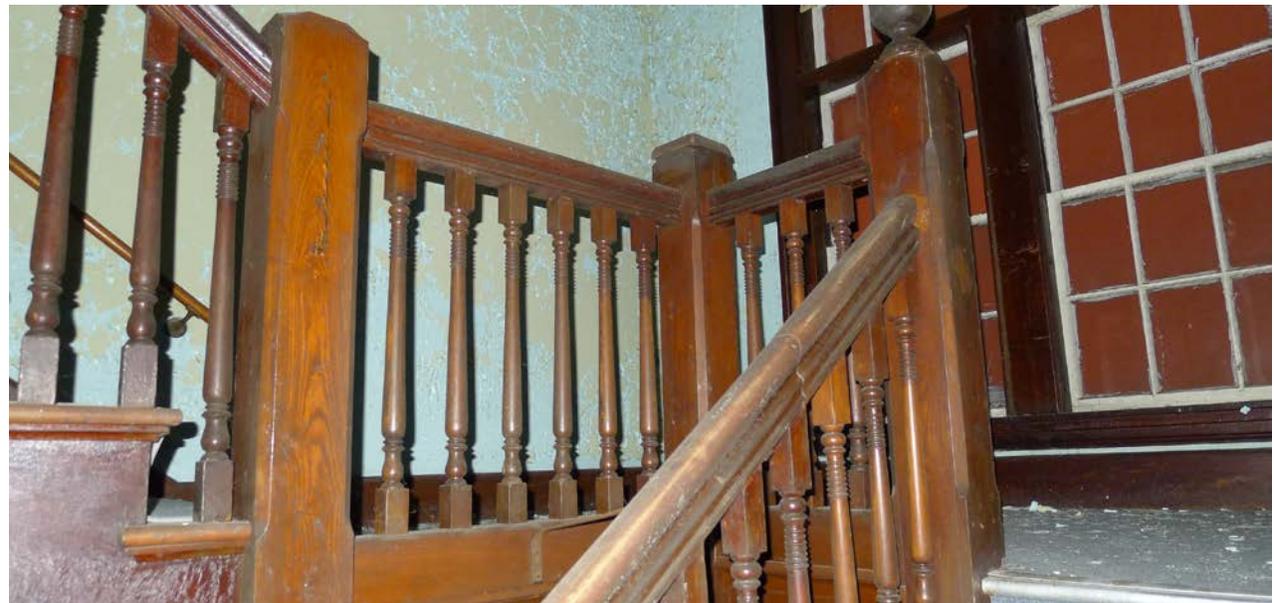
ADMINISTRATION A



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LEE CHAPEL



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LEE CHAPEL - INTERIOR



INFIRMARY



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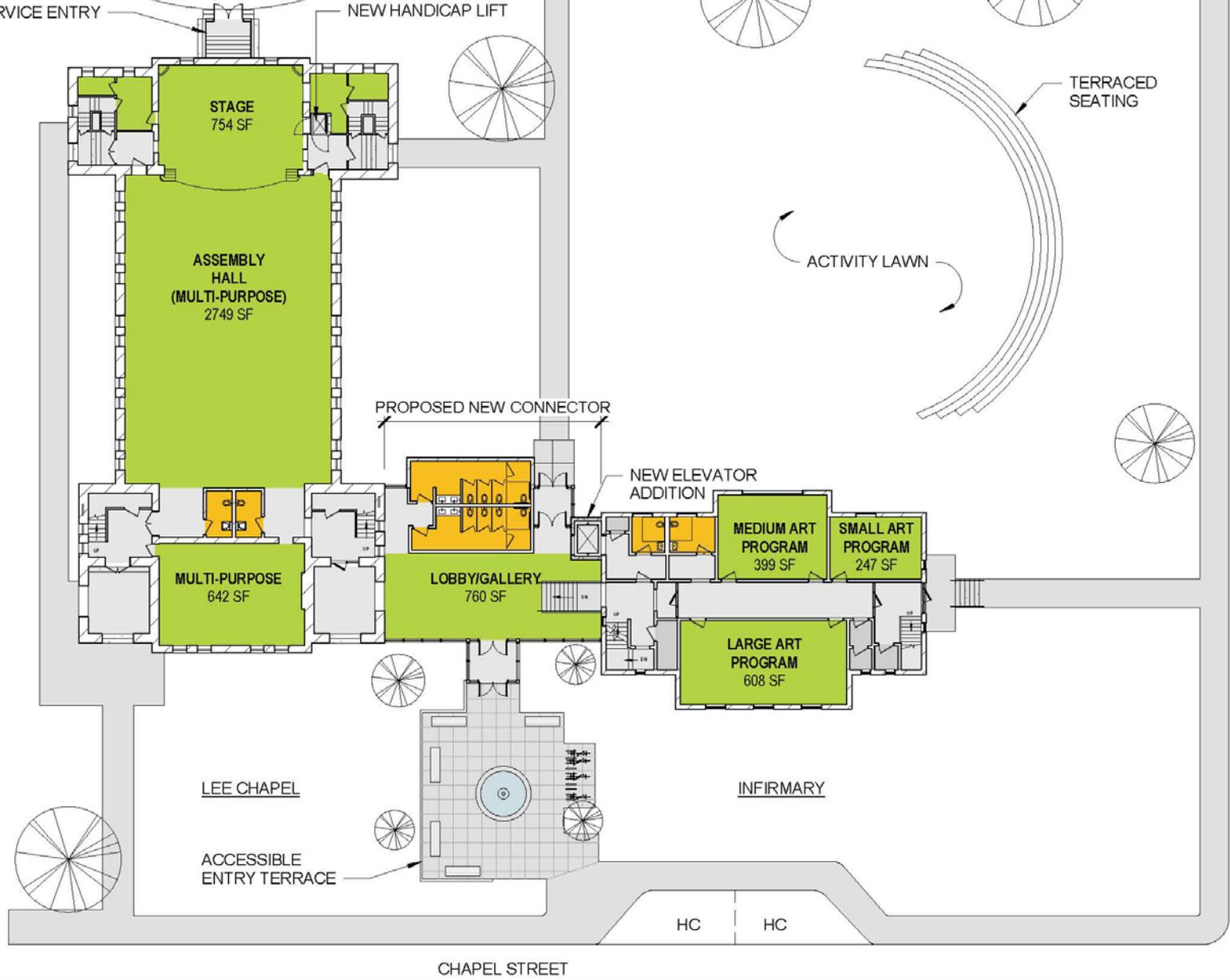
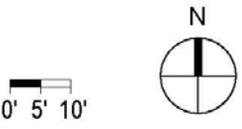


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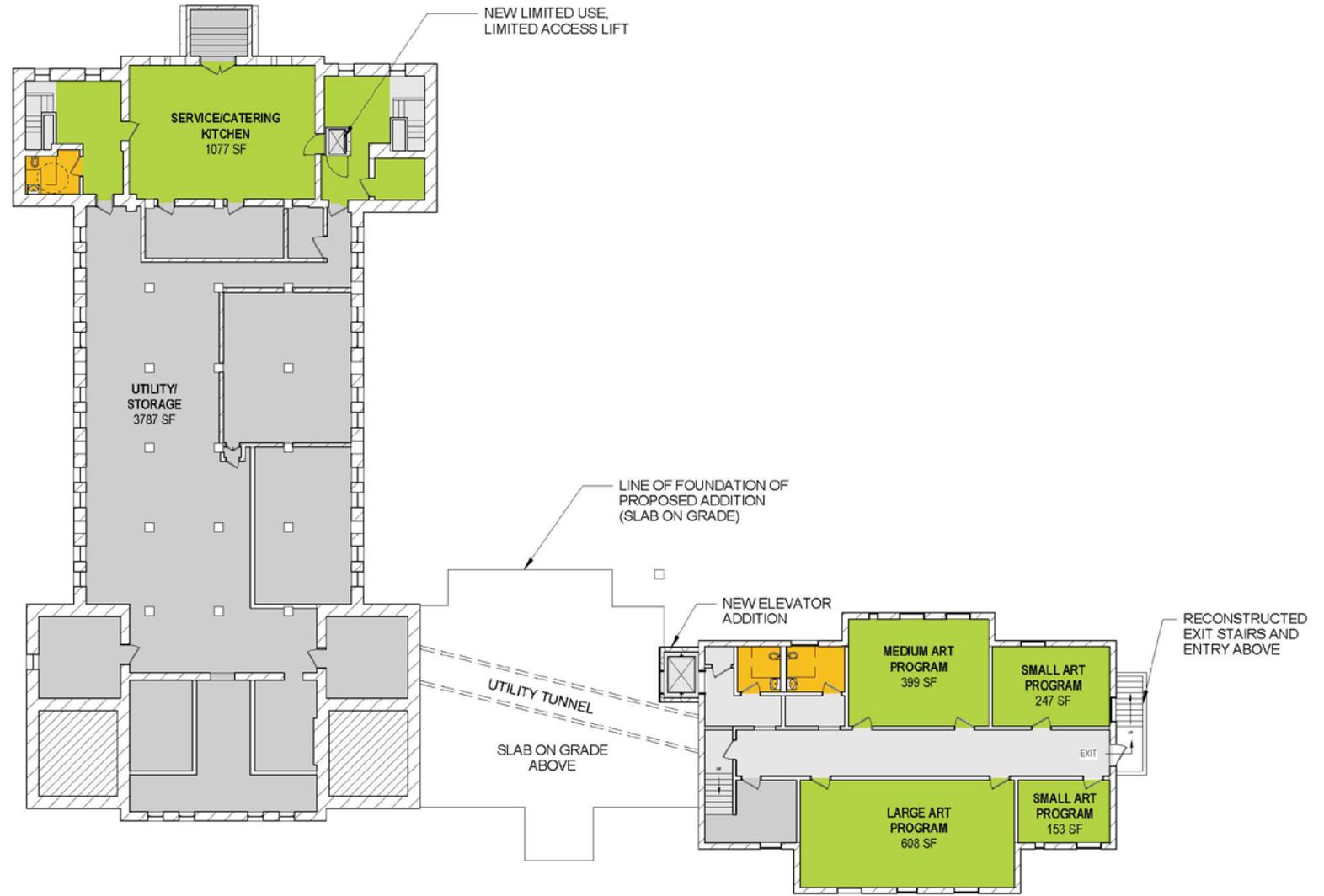
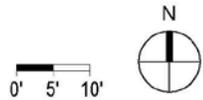


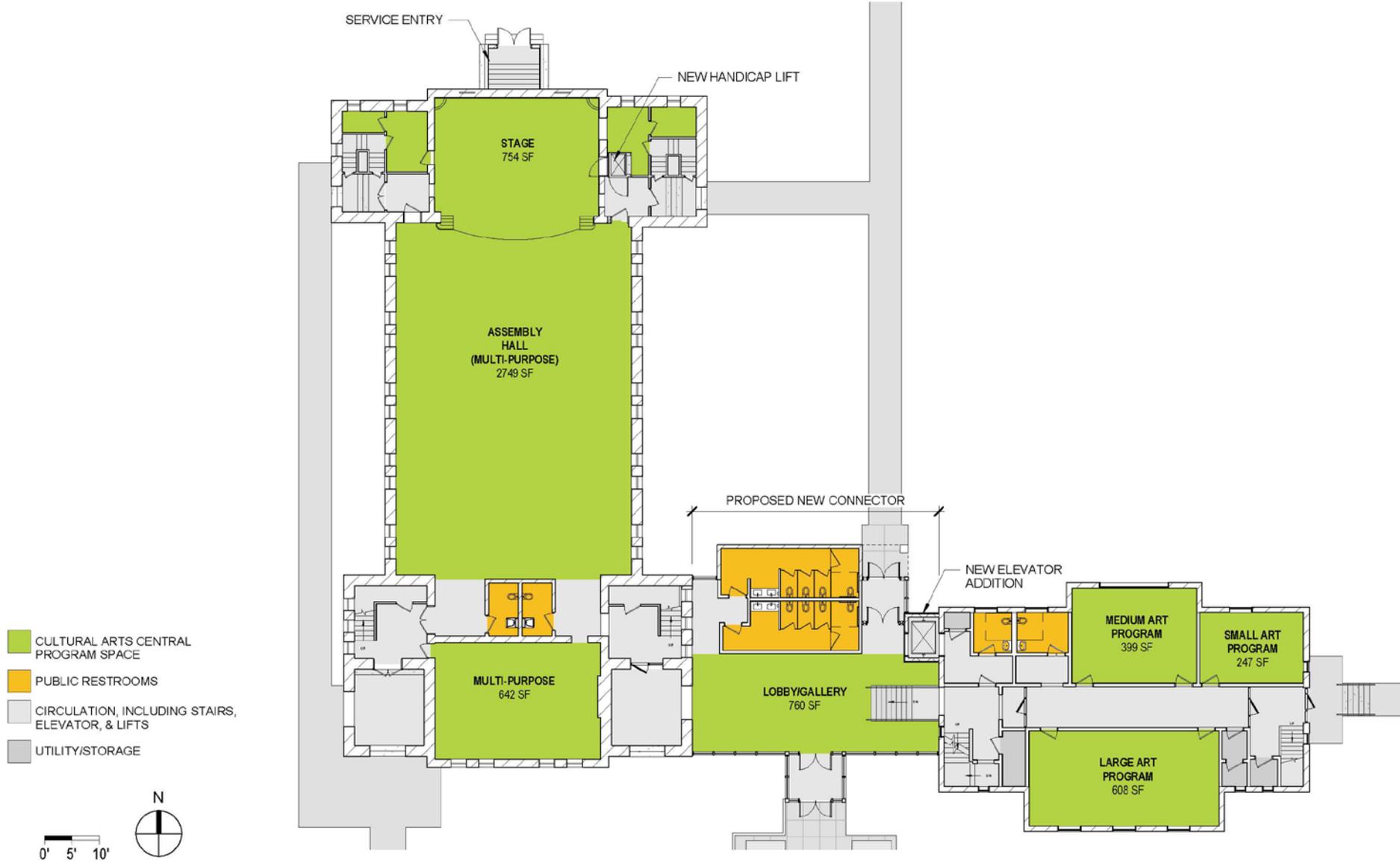
INFIRMARY - INTERIOR

- CULTURAL ARTS CENTRAL PROGRAM SPACE
- PUBLIC RESTROOMS
- CIRCULATION, INCLUDING STAIRS, ELEVATOR, & LIFTS
- UTILITY/STORAGE

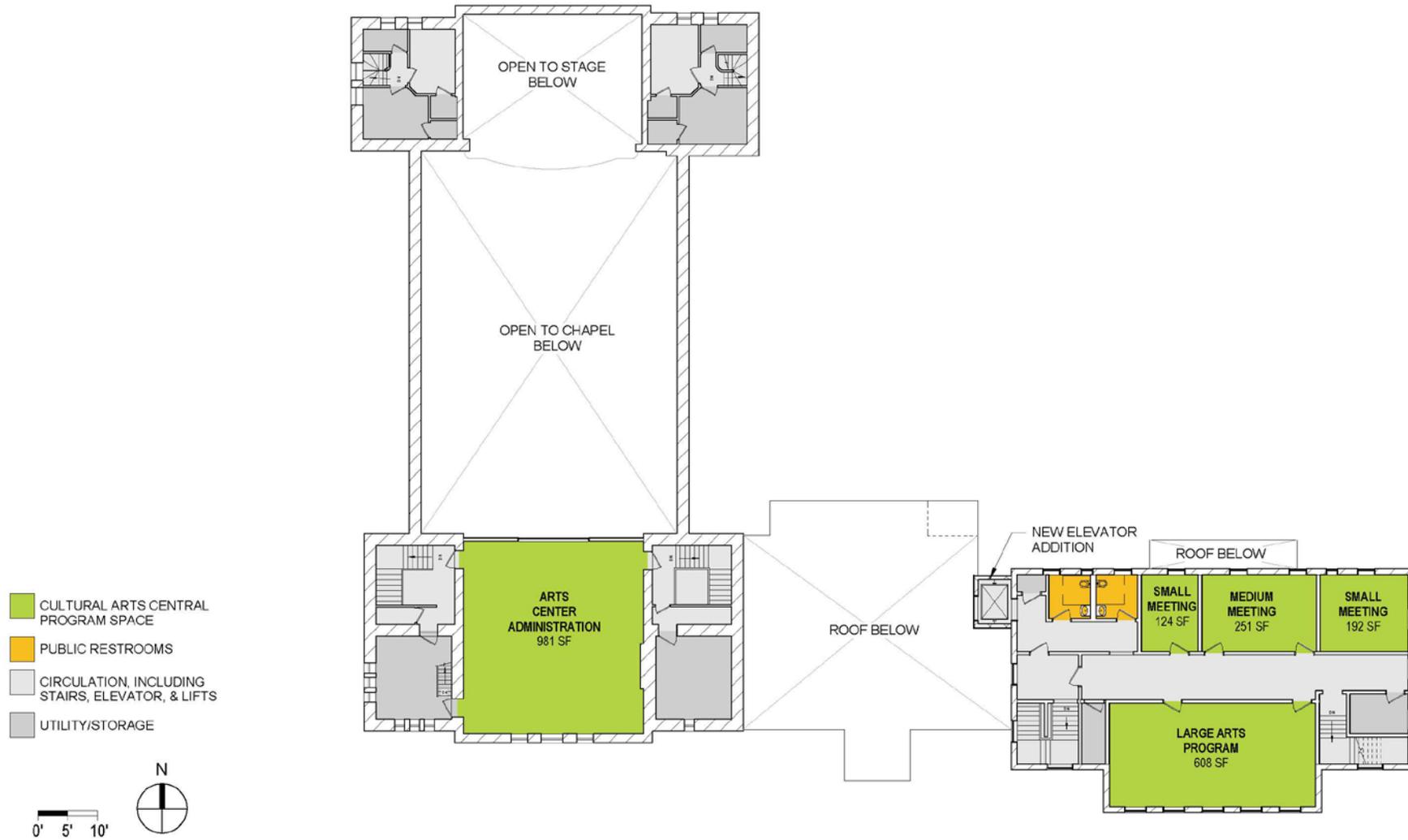


- CULTURAL ARTS CENTRAL PROGRAM SPACE
- PUBLIC RESTROOMS
- CIRCULATION, INCLUDING STAIRS, ELEVATOR, & LIFTS
- UTILITY/STORAGE
- INACCESSIBLE





FIRST FLOOR PLAN



SECOND FLOOR PLAN







MEDFIELD ARTS CENTER



CHAPEL				
CHAPEL - INTERIOR RENOVATIONS			\$65.49	\$815,486
CHAPEL - EXTERIOR RESTORATIONS			\$85.66	\$1,066,600
CHAPEL - SPECIAL CONDITIONS			\$24.38	\$303,632
CHAPEL - SUBTOTAL	12,452	SF	\$175.53	\$2,185,718
INFIRMARY				
INFIRMARY - INTERIOR RENO			\$70.74	\$526,320
INFIRMARY - EXT. RESTORATIONS			\$81.81	\$608,633
INFIRMARY - SPECIAL CONDITIONS			\$16.00	\$119,040
INFIRMARY - SUBTOTAL	7,440	SF	\$168.55	\$1,253,993
CONNECTOR - ADDITION				
CONNECTOR - INT. CONSTRUCTION			\$90.42	\$156,880
CONNECTOR - STRUCTURE			\$230.63	\$400,140
CONNECTOR - SPECIAL CONDITIONS			\$159.09	\$276,025
CONNECTOR - SUBTOTAL	1,735	SF	\$480.14	\$833,045
BUILDINGS - SUBTOTAL	21,627	SF	\$197.57	\$4,272,756
SITE DEVELOPMENT	21,627	SF	\$18.58	\$401,800
BUILDING and SITE DEVELOPMENT				
- SUBTOTAL	21,627	SF	\$216.14	\$4,674,556
GC, GR and FEES - SUBTOTAL	21,627	SF	\$40.88	\$884,075
PROJECT - TOTAL CHAPEL, INFIRMARY,				
CONNECTOR AND SITE DEVELOPMENT	21,627	SF	\$257.02	\$5,558,632

Use Profile Pro Forma Includes These Elements

Arts Center Facilities

Facility	Number
Theatre with Stage, Converts to Flat Floor for Events	1
Special events spaces (Founders Room, Atrium/Lobby)	2
Catering Kitchen. Possibly space for limited culinary arts program/classes	1
Box Office. May also serve as MSH Information Desk	1
Visual arts studios (painting, clay, metal/wood, photography)	4
Dance/theater studios	2
Makers Space studios: media, technology	2
Music instruction and rehearsal studio	2
Outdoor wedding tent/plaza	1
Outdoor art/crafts/farmer's market fair space	1
Amphitheater/performance space	1

An incredible asset to Medfield and surrounding communities. Asset to school district, residents of all ages. Community events, meetings, celebrations, the arts, education, outdoor spaces, STEAM learning, summer programs, after school, adult learning, senior programs.



Summer ART Camp

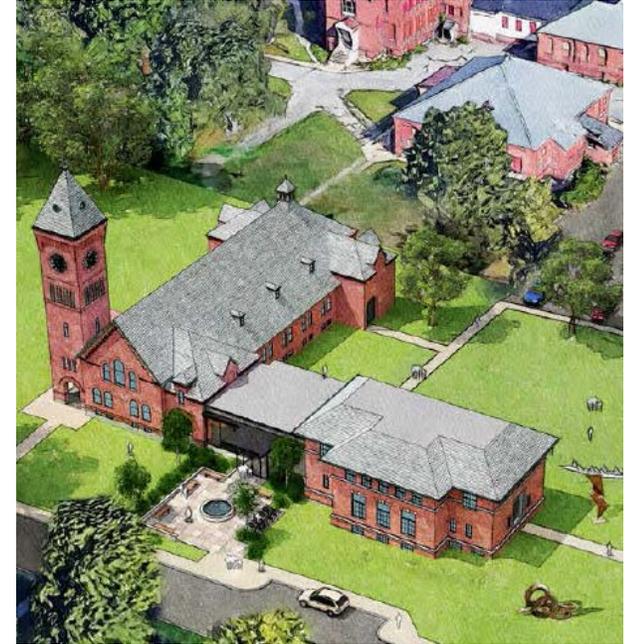


ArtsMarket

Pro Forma Operations: Comfortable Break Even with Modest Local Support.
Nonprofit Operator.

Overview Revenue All Sources Pro Forma

Total Operating Expense	\$541,000
Total Earned Income	\$499,820
Net Required Contributed Income	\$ 41,180
Sources for Contributed Funds Model	
State Grants, MCC and Local Cultural Council	\$ 3,000
New England Foundation	\$ 10,000
MetroWest grants from foundations and corporations	\$ 10,000
Utilities and Grounds, In-Kind Town or developer	\$ 8,000
Fundraising and local contributions/cost offset	\$ 11,000
TOTAL Revenue	\$ 542,000



Assumption is 236 Use/Rental Days Per year; Chapel, Infirmary, Outdoors.

Performing arts, and entertainment film, art shows, youth and adult classes, summer camps. All requested by survey respondents from Medfield. Event space, weddings, meetings.



Capital Development Pro Forma Based on \$ 7 Million Cost

Total Capital Cost	\$7,000,000
Federal Tax Credits @ 20%	\$1,400,000
State Tax Credits @ 10%	\$ 700,000
Developer Contribution for Anchor Venue, 10 year pledges	\$1,000,000
TIF or DIF Applied to Amenity, 20-year allocation, portion of overall TIF/DIF	\$1,000,000
Massachusetts Cultural Facilities Grant(s)	\$ 500,000
Lead Naming Gifts: 1) Chapel Building, 2) Chapel Auditorium, 3) Infirmary Building, and 4) Outdoor Plaza/Amphitheater	\$1,500,000
Second Tier Naming Gifts: 1) Chapter Room; 2) Lobby/Social Space; 3) Classrooms/Studios.	\$ 500,000
Public Campaign	\$ 400,000

Use of Tax Credits makes project viable, even if State Tax Credits are less than this.

TIF or DIF is a viable applied to an anchor facility.

It is not unusual for projects like this to receive more than one MA Cultural Facilities Grant – i.e. major start up as well as secondary for soft costs – i.e. theatre equipment.

This assumes approximately 10 significant naming gifts. of modest size - \$800,000 down to \$50,000.

Public campaigns: Buy a brick, name a seat, contribute a kiln, etc.

