



THE FOLLY 2020 CAMPAIGN



PHASE II CASE STATEMENT



PHASE II OF THE FOLLY 2020 CAMPAIGN — Overview

Phase II of the Folly 2020 Campaign is the capstone to a 5-year endeavor to dramatically enhance the patron and artist experience at the iconic Folly Theater.

Phase II will be the most consequential, impactful, and transformational revitalization project undertaken by the Folly in over 40 years.

Phase II will honor and showcase the historic aesthetics of this intimate 19th century theater while bringing the patron experience to contemporary standards of comfort, service and enjoyment.

Our goal is that, from the moment each patron walks through the theater's doors, while they progress through the lobbies and prefunction spaces, and when they sit in their seats, they are immersed in a beautiful, engaging, accessible, and comfortable experience that will enable them to enjoy extraordinary artists on our stage.

*Ultimately, we seek to create exceptionally memorable arts experiences in an ornate, intimate, and historic theater: a unique **"Folly Experience."***



***This Case Statement
describes how we plan
to achieve those objectives...***

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THE FOLLY 2020 CAMPAIGN — Background: “What is past is prologue.”

As it grew in population and national prominence, with business and industry flourishing, Kansas City experienced a pivotal year in 1900. Its civic leaders knew that if this was to be a great metropolis, Kansas City would be defined by its cultural offerings, as much as its business, social and educational amenities. The iconic venue now known as the FOLLY THEATER opened that year as the “Standard Theater,” a block north of the new Convention Center – completely rebuilt in just 90 days after a devastating fire, right in time to host the Democratic National Convention. National media first lauded the resilient “Kansas City spirit” that year.

Billed as “the largest and most comfortable” theater in the Great West when it first opened, the Standard prominently incorporated the recently commercialized electric lightbulb. An exquisite example of Neo-Renaissance design by famed architect Louis Curtiss, the front façade features the graceful symmetry of a triple-arched “Palladian” window, offset by matching oculi windows at the gallery level. The performance hall is decorated with ornate plasterwork, classical columns and cameos, and stained-glass chandeliers. Since its original opening, artists and audiences alike have

marveled at the theater’s acoustics, intimacy and ornate design.

Presenting concerts, plays, and other performances in service to the cultural needs of a city that was evolving from a “frontier cow town” into the commercial crossroads of America and the entertainment capital of the Plains, the Folly has been at the vanguard of performing arts in Kansas City for over 120 years – continuing to be a national destination for arts and culture, and holding a unique place in Kansas City’s history. Private ownership of the theater passed through several hands during its first 70 years, including Col. Edward

Butler of St. Louis, the Schubert Organization, Barney Allis, and then a group of New York investors which allowed the neglected theater to fall into a steep decline.

In the 1970s, the passionate act by civic leaders to save the City’s only remaining 19th century theater is now legendary, and underscores the meaning and importance of this

jewel-box cultural treasure. Spared by a court injunction against its planned demolition, no other theater embodies and reflects Kansas City’s rich cultural history, or provides such an elegant and intimate venue for experiencing extraordinary artistic performances.



Anointed by the National Register of Historic Places in 1974, this irreplaceable, iconic theater was painstakingly restored by artisans and craftsman over the course of seven years. Shortly after its grand re-opening in 1981, Sir James Galway aptly described the Folly as **“Kansas City’s Carnegie Hall.”**

Yet, as time passes – and as more than 3 million patrons have come through her doors in the past 40 years – the stewardship of the Theater demands rigorous and continual evaluation. Temporary “fixes” and deferred maintenance have placed the Theater in a position of “losing ground,” in terms of patron satisfaction and competitive advantage, rather than maintaining the international reputation

she has earned from artists and audiences alike as one of the nation’s finest, intimate, acoustically superior performance halls.

It was in response to these challenges that, in 2016, the Folly’s leadership launched The Folly 2020: A Campaign to Secure the Future of the Folly Theater and Expand the Performing Arts. This ambitious six-year project includes multiple phases and objectives designed to dramatically enhance the extraordinary “Folly Experience” for our patrons and the artists who perform on our stage, add to the City’s growing reputation as a cultural destination, and secure the Folly’s financial future.



Enhancing the Folly Experience – Phases I and II

Phase I: Successfully Completed in 2018

The initial focus of the **Folly 2020 Campaign** by necessity was replacement of our HVAC system on the brink of total failure, and critical first-floor improvements to the Theater's patron service areas. Phase I included:

- Replacement of a 40-year-old HVAC system with a state-of-the-art, energy efficient, zoned heating, cooling and ventilation system;
- New ADA-compliant restrooms; renovation and integration of the first floor lobbies, box office, and bar/concession area to improve traffic flow and space utilization; and modernization of the first floor patron facilities;
- Renovation of the second floor patron lounge, recently named the “Joan Kent Dillon Lounge;” and
- Installation of an elevator to the patron lounge in order to make it more accessible.

Total cost of Phase I was \$2.7 million. Major funding for this project was provided by the William T. Kemper Foundation, Commerce Bank, trustee; the Sunderland Foundation; the Hall Family Foundation; the Francis Family Foundation; the Muriel McBrien Kauffman Foundation; the R.C. Kemper Foundation; the Richard J. Stern Foundation for the Arts; the Marion and Henry Bloch Family Foundation; the Kirk Foundation; the Kansas City, Missouri, 11th Street Corridor TIF Plan Neighborhood Cooperative Improvement Fund; the Miller Nichols Charitable Foundation; the McDonnell Foundation, Inc.; the Courtney S. Turner Charitable Trust; Sally Firestone; Bill and Peggy Lyons; the G. Kenneth and Ann Baum Philanthropic Fund; and over 100 other individuals, businesses and foundations.

Phase I - Securing the Folly's Financial Future

In addition to the significant capital improvements outlined above, a separate objective of the *Folly 2020 Campaign* was to create a permanent endowment fund which would generate an ongoing stream of annual income to support the operations and bold new programmatic initiatives at the Folly. The initial goal was to raise \$1 million for the “Folly Forever” endowment fund, with a longer-range goal of increasing the endowment to \$5 million. As of April 2021, the fund balance for the “Folly Forever Endowment Fund” was \$2.47 million, with approximately \$50,000 in outstanding multi-year pledges.



Phase II – Completion of Full Theater Renovations to 21st Century Standards: 2021–2022

The patron and the artist are two critical guiding stars for Phase II of the **Folly 2020 Campaign**. Research shows it is highly likely that patrons will remember “the experience” of attending a performance at the Folly. The Theater’s 5-year strategic plan focuses deliberately on the improvement of nearly every aspect of the patron’s experience – from the moment one walks into the lobby of this historic theater, until the curtain rises on a memorable artistic or entertainment performance. Though we faithfully steward an historic structure, our goal is to provide state-of-the-art comfort and technology that enhances the beauty and intimacy of this iconic venue and the extraordinary performances which unfold on her historic stage.

The #1 patron criticism of the Folly for many years has been the condition of performance hall seating, in terms of both comfort and state of repair. Though not original to the theater, the 1,078 seats in the hall are over 80 years old. These seats are 2 to 3 inches more narrow than today’s industry-standard seat size, they lack the comfort of contemporary seat padding, and they are becoming increasingly difficult to repair when arm-rests and seat backs break or fall off. Replacement of the seating, seating standards, and aisle lighting throughout the Theater is a key goal in Phase II of the Campaign.

In order to remain viable in an increasingly competitive arts and cultural marketplace, it is critically important that the Folly consistently deliver uniquely memorable, exceptional, and rewarding arts experiences to our patrons. We must provide a positive, engaging “processional experience” from the moment each patron walks through the Folly’s doors, through the

lobbies, up the main staircase, and into their seats. Ticketing and concession services must be delivered smoothly and effectively, fixtures and amenities must be attractive and well-maintained (not broken and worn out), and there must be a warm and welcoming ambiance that creates the belief that they are in a “special place” where they are about to experience exceptional, beautiful artistry.

PHASE II – Desired Outcomes

- 1 Enhance every patron’s “Folly Experience” with wider, more comfortable seats.
- 2 Refresh and reinvigorate the “Folly Experience” by replacing worn and repair-weary carpeting, stage curtain and drapes that are beyond their useful life.
- 3 Increase the functionality and appeal of the mezzanine lobby with new restrooms, full-service bar, and updated fixtures and furnishings.
- 4 Integrate the Phase I and Phase II renovations to create a seamless, engaging experience as patrons progress from the front door to the box office and concession area, through the lobbies, and into the performance hall.
- 5 Refresh dressing rooms and backstage areas to comfortably accommodate exceptional artists as they prepare to deliver memorable artistic performances.
- 6 Highlight the iconic architecture of the exterior façade and showcase both the theater’s vital place in Kansas City’s cultural history and its continuing role as a regional arts and cultural tourism destination.

In comparison, the artist knows a great hall as a “partner” in a memorable concert or event. Multiple nationally and internationally renowned artists have praised the history, intimacy and acoustics of the Folly’s performance hall (see Tab B). However, engaging, comfortable dressing rooms enhance the experience of the artists, which leads to a better reputation for the Folly among performers. Our increasingly worn and dated dressing room areas – which have received very little attention in the past 40 years – compromise the Folly’s ability to meet exacting artistic needs, and our goal to enhance Kansas City’s reputation as a worthy destination and performance opportunity for any artist.

Through our successful completion of Phase I of the *Folly 2020 Campaign*, we have demonstrated our ability to steward the resources entrusted to us for the revitalization of the Folly’s first

floor lobbies, restrooms, box office and concession area; Patrons’ Lounge; and HVAC system. We carefully harmonized the historic integrity of this iconic, 19th century theater with engaging amenities that enhance the patron experience. We now seek to complete the task of re-invigorating the “Grand Lady of 12th Street,” and integrating these improvements with the work begun during Phase I.

PHASE II – Project Components

In 2019, the Folly began planning for Phase II of its capital improvement campaign with PGAV Architects. Pending successful fundraising for this \$4.5 million endeavor, Phase II will include the following components, prioritized based on the progression of the Patron Experience inside the performance hall; the Patron Experience getting to the performance hall; and the Artist Experience backstage:

- **Theater Seating.** Replace the theater's 1,078 seats with wider and more comfortable seats and standards, while still maintaining the theater's historic aesthetic –
 - the current “Shubert-style” seats are not original to the theater, but are believed to date to the 1920s or 1930s;
 - by installing seats that are, on average, two inches wider, the seating capacity of the theater will be reduced to 1,006 (a loss of 66 seats); and
 - by installing new, historically-appropriate standards (the end-caps of each row of seats) with enhanced, low-voltage LED lights which improve aisle lighting at lower cost;
- **Orchestra Flooring.** Repair and refinish the original hardwood floorboards on the orchestra level floor. Removing the current seats, and replacing them with wider ones, makes plugging holes and refinishing of the hardwood floor a necessity. After 40 years of wear, the floor boards need to be sanded, repaired, stained, and re-sealed to preserve them for future generations;
- **Carpeting.** Replace the 40-year old carpet in the auditorium aisles, the main staircase, and in the mezzanine lobby. The carpet is fraying and showing wear in several high-traffic areas;
- **Upgrades to main staircase, mezzanine lobby and restrooms.** These upgrades will integrate successfully the renovations from Phase I and the main floor lobbies through the mezzanine lobby and patron service areas. These improvements will also create a more functional, appealing and engaging balcony lobby and bar, which will enhance the versatility of this space for special events and receptions, as well as enhancing the experience of concert patrons;
- **Refresh four backstage dressing rooms.** These rooms are key to artistic hospitality and comfort before, during and after a performance – and their long-overdue improvement will enhance the Folly's (and Kansas City's) reputation among nationally and internationally renowned artists as a worthy performance destination;
- **Curtains.** Replace the 40-year old stage curtain, box seat drapes, and the entry curtains, all of which have become worn and some of which have sustained multiple tears and repairs (if these curtains and drapes, which are already past their useful life, were not replaced, they must all soon be removed, cleaned and treated with new fire-retardant material, which is an ill-advised investment, in light of their age and condition);
- **Install colorful, engaging reproductions of two Thomas Hart Benton murals in the main lobby** to highlight the theater's cultural connection to the City's vibrant past and to showcase Kansas City's connections to the internationally acclaimed artist at the forefront of the Regionalism movement (project nearing completion in the Spring of 2021; see Tab G for full description);
- **Fire Sprinkler System water supply line.** Replace 100-year-old underground plumbing that supplies water to the Folly's fire sprinkler system (emergency work completed in early 2019); and
- **Technology upgrades.** Various upgraded technologies for the Theater (high-resolution digital projector, lighting design software and controls, and ticket scanners) administrative office needs (new server and work stations completed in Summer 2020), and website (anticipated completion in Summer 2021).
- **Assorted.** Outdoor lighting to showcase the historic architecture of the theater, Street-level showcase repairs, digital presentation of Folly/Kansas City history timeline in lobby area, and lobby artwork installations. Among the artwork to be re-installed is an original bronze sculpture created by regionally-acclaimed artist Ed Dwight. Dwight grew up in Kansas City, Kansas; his father played for the Kansas City Monarchs; and he was selected as NASA's first African American astronaut trainee in 1962. This 6 foot by 6 foot whimsical assemblage of various musical instruments, commissioned by the Folly in 1988 (with a grant from patron Vera Patton), had been installed in the patron lounge, but had to be removed in connection with the Phase I renovations.

Projected Cost Estimates – Phases II Folly 2020 Campaign

(Cost Estimates based primarily on McCownGordon's estimate of probable costs, dated May 4, 2021; together with PGAV's March 12, 2020, Schematic Design Phase Cost Estimate, which was extrapolated, in part, from the pre-architectural estimates of probable costs provided by McCownGordon Construction in March 2019. Additional components, including the Benton murals, fire sprinkler system replacement, technology upgrades, and show case repairs, which are not part of McCownGordon's scope of construction work – but very much a part of the **Folly 2020 Campaign** to enhance the "patron experience" – are based on actual or budgeted costs. We anticipate that the projected construction costs will be refined when contractor bidding and pre-construction work is begun after necessary funds are secured.)

The projects are ranked as our first, second and third tier priorities, and listed in the order of relative importance.

RANK	CAPITAL IMPROVEMENT PROJECT	ESTIMATED BUDGET
1	Architectural Design and Renderings; Construction Documents and Administration: PGAV Architects engaged in October 2019 for Phase II of the capital improvement campaign. PGAV completed Architectural Design and Renderings work in March 2020. Total costs for the Design and Rendering phase was \$99,200.	\$250,000
1	Performance Hall Renovations: <ul style="list-style-type: none"> ■ Replace Theater Seats and Standards: The Theater's seats require full replacement to improve patron comfort and experience; seats at the end of useful life: replacement parts for broken arms and seat backs are scarce. The 24 box seats need to be either replaced or refurbished. ■ Low Voltage Wiring to Aisle Seats: Electrical work needed to install LED lights in new seat standards to provide aisle floor lighting. ■ Repair and Refinish Orchestra Floorboards: Replacing seats with wider seats requires drilling new holes in the orchestra floor; repairing existing holes where current seats secured to the floor. Floorboards are badly worn and need sanding, repairs and refinishing in preparation for new seats. ■ Replace Carpet in Theater: 40-year old carpet in Theater aisles will be removed to refinish floorboards. Carpet worn, frayed; needs replacement. ■ Replace Stage Curtain and Box Seat Curtains: 40-year old stage curtain badly worn, patched, and may not meet current fire standards; box seat curtains and entry curtains similarly aged and worn, in need of replacement. ■ Repair and Repaint Plaster in Box Seats: 40 years of wear in the six theater boxes, moving around the 4 armchairs in each box, has caused significant chips, scrapes, scratches and general wear to the plasterwork in each box. ■ Acoustical Panels: Replace 1970s era acoustical panels along side- walls of orchestra floor with upgraded material in complimentary palette to new seats, stage curtain, and box drapes ■ Demolition, General Conditions, Contingencies, and Contractor Fees: Cost estimates include 28% allowances for general conditions and general contractor fees, contingencies for design, construction, and cost escalation. 	\$ 1,562,820

RANK	CAPITAL IMPROVEMENT PROJECT	ESTIMATED BUDGET
1	<p>Graphics, Signage and Artwork: New Wayfinding signage; acquiring, framing and installing historic photos behind first floor bar, in the mezzanine lobby, and the backstage hallway; updated historical timeline and the photographs converted to digital media and displayed digitally to create educational gallery experience; re-install Ed Dwight sculpture in suitable location (including engineering study of structural feasibility of installing sculpture in elevated archway between original first floor lobby and the 1981 addition lobby).</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p>	\$ 194,135
1	Owner's Contingency, Miscellaneous Soft Costs (permits, equipment, other), and Cost Escalations. Includes 10% Owner's Contingency for unforeseen costs, design modifications and cost escalations, together with soft costs for permits, equipment, and storage rental.	\$ 375,000
1	Operating Costs During Renovations, Lost Revenue, and Grand Reopening Celebration: Folly's monthly operating costs and lost revenue during the anticipated 3-month renovation estimated at \$180,000 (generally lighter programming during July, August and early September; some performances normally booked during those months rescheduled. However, during this time, certain fixed costs will still be incurred: administrative salaries, benefits, utilities, property and casualty insurance, office rent, and equipment rent. A Grand Reopening Celebration, including marketing, printing, planning, catering, and rentals estimated at \$50,000.	\$ 230,000
1	Installation of Reproductions of Thomas Hart Benton Murals [NEARING COMPLETION]: Richard J. Stern Foundation for the Arts underwrote the reproduction and installation costs for two Thomas Hart Benton murals from his America Today series, together with associated costs (securing licenses from the Metropolitan Museum of Art; reproduction, framing and installation; wall preparations; descriptive plates; lighting; brochures).	\$ 15,000
1	Suite of Technology Upgrades [NEARING COMPLETION]: Outdated administrative and box office computer server, work stations and operating system replaced; Theater's insecure website rebuilt and enhanced to support audience development and fundraising; Folly acquired a high-lumen digital projector to meet artistic needs, new ticket scanners for usher usage, and new light-plotting software package for the stage. John W. and Effie E. Speas Memorial Trust, and a number of individual donors, provided grants in 2020 to support the purchase of these various technology upgrades.	\$ 48,000
1	Emergency Repairs to Fire Suppression System and Plumbing Upgrades [COMPLETED]: Waterline supplying Folly's fire suppression system corroded and failed in 2018, requiring emergency repairs to the waterline and upgraded plumbing to the theater. While occurring prior to official Phase II start, repairs were an essential part of the planned renovations to upgrade and enhance the theater operations and patron experience.	\$ 120,000

RANK	CAPITAL IMPROVEMENT PROJECT	ESTIMATED BUDGET
2	<p>Renovate Prefunction Areas – Create Mezzanine Lounge; Replace Carpet and Lights in Mezzanine Lounge and Main Stairs; Renovate Mezzanine Restrooms, and Main Staircase; Move Bronze Floor Tiles and Drinking Fountains on First Floor: Create engaging Patron Experience in the mezzanine lobby, consistent with the Joan Kent Dillon Patron Lounge and the first floor lobby. Mezzanine lobby, bar and restrooms to be renovated, including new lighting, paint, tile, fixtures, and handrails. Install full-service bar in mezzanine lobby; design consistent with the Patron Lounge. Upgraded usher closet needed for storing usher jackets and supplies, and safekeeping ushers' personal items during performances. Carpet, handrails, lighting, ceiling tiles and paint on main staircase and in Mezzanine lobby to be consistent with first floor and Patron Lounge in order to create a cohesive design and atmosphere for Patrons as they progress through the lobbies to their seats, as they relax before and after performances, and as they attend special events. Also includes new benches and other furniture for the Mezzanine Lounge; repositioning bronze plaques along the north side of the first floor lobby floor, away from the entrances to the auditorium; replace first floor chandeliers with more appropriate fixtures; relocate the first floor water fountains to the wall opposite the first floor restrooms; repair and repaint the walls from the first floor lobby up through the mezzanine lobby.</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p>	\$ 753,108
2	<p>Lobby Sound System Upgrades: Replace the 40-year old sound system and speakers in the various public prefunction spaces, dressing rooms and backstage areas, to broadcast announcements and transmit music or performances from stage.</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p>	\$ 36,174
3	<p>Renovations of Dressing Rooms, Performer Restrooms, and Back of House: Theater's 4 dressing rooms to be refreshed with new restrooms fixtures, furniture, lighting, carpet, and paint in order to provide an engaging space for internationally-renowned artists to prepare for their performances. Backstage hall from the dressing rooms to the stage requires new paint, carpet and acoustical tile.</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p>	\$ 192,369
3	<p>Exterior Improvements: Exterior lighting designed to accentuate and highlight the theater's architectural features. Includes costs of engineering design study and recommendations.</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p> <p>Necessary repairs and improvements to the showcases on the outside of the theater [Completed in April 2021 for \$2,560].</p>	\$ 159,315

RANK	CAPITAL IMPROVEMENT PROJECT	ESTIMATED BUDGET
3	<p>Redesign Sound Curtains in Joan Kent Dillon Patron Lounge: Correct installation defects in the grey sound-reducing curtains in the Joan Kent Dillon Lounge so that there is not a 2-inch gap between the curtains and the ceiling.</p> <p>Contingencies and fees: Cost estimate include 20% contingency allowances for design, construction and cost escalation. (General conditions and general contractor fees for the entire project are included in the Performance Hall renovations, and not separately included in separate segments.)</p>	\$ 24,116
TOTAL		\$ 3,960,495

Funds Secured To Date

11 th Street Corridor TIF Neighborhood Improvement District (reimbursable grant)	\$ 250,000
John W. and Effie E. Speas Memorial Trust, Bank of America, trustee (technology upgrades suite)	\$ 26,046
Group of individual donors for technology suite/digital projector	\$ 19,000
Group of over 350 individuals, small foundations and corporations contributed funds to pay for emergency repairs and upgrades to the theater's fire suppression system	\$ 120,000
Richard J. Stern Foundation for the Arts, Commerce Bank, trustee Thomas Hart Benton murals (partially funded/partially pledged)	\$ 12,000
Miller Nichols Charitable Foundation Grant	\$ 43,000
TOTAL	\$ 469,606

Timeline

- 2019** Repair and upgrade the fire suppression system for the stage
- 2020** Acquire urgently needed technology upgrades, including new server, work stations, and upgraded software for administrative office; new website, high resolution projector for theater, ticket scanners, and stage lighting software and controls
- 2020** Acquire photographic reproductions of Thomas Hart Benton murals for installation in theater lobby
- 2020** Work with PGAV Architects on scope of Phase II and development of preliminary designs
- 2021** Work with PGAV Architects and McCownGordon Construction on refining scope of work and developing cost estimates for Phase II
- 2021** April – September. **Secure funding for Phase II**
- 2022** January. Begin placing orders for carpet, new seats, construction materials and securing subcontractors
- 2022** July 1 – October 1. **Initiate and Complete Construction**

Conclusion

As a baseline for the Five Year Strategic Plan adopted in 2020, the Folly board of directors articulated the following strategic vision statement:

*The Folly Theater turns 125 in 2025. With the work and success of the **Folly 2020 Campaign**, we are laying the groundwork to raise the reputation of the Folly to that of a premier regional arts and cultural tourism destination, similar to Carnegie Hall in New York, and Ryman Auditorium in Nashville. To achieve this vision, we will focus our attention on three strategic objectives:*

- 1) enhance the uniquely intimate “Folly experience” through historically-appropriate renovations to the performance hall, main staircase, mezzanine lobby and restrooms, and dressing rooms;*
- 2) develop the financial and personnel resources necessary to enrich and expand both the diversity and number of artistic performances presented in the Theater, including both the auditorium and lounge; and*
- 3) invest more resources in effectively marketing, communicating and engaging diverse communities in the Folly’s creative programming and unique niche in Kansas City’s arts ecology.*

*Partnerships with leaders in our community, who have helped the Folly serve this city and region for 120 years, will see the Theater to these worthy ends. Each of the more than 60,000 people who come to the Folly each year will benefit for years to come from the results of these projects, together with a legion of artists – from young rising stars to celebrated international artists – who delight in experiencing extraordinary artistic moments that inspire them and capture their imaginations in Kansas City’s Folly Theater. This is the culmination of the **Folly 2020 Campaign**, creating the “Folly Experience” that serves, inspires and sustains.*



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Folly Theater — 2021 Board of Directors

TAB A

Folly Theater — 2021 Board of Directors

Steve Paddock, President

Nokia (ret.)

Sean Barnard, President-Elect

Bambou Salons & Spas

Richard Starks, Vice-President of Finance

Waddell & Reed (ret.)

Lyla Perrodin, Secretary

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Solorio & Avila Law Firm, LLC

Jasmine Thompson

PPE MFG USA

Hoang-Anh Tran

UMB Financial Corporation

Sara Welch

Stinson LLP

Folly Facts, Notable Performers

- Described by Sir James Galway as “Kansas City’s Carnegie Hall,” the Folly is owned and operated by the Performing Arts Foundation of Kansas City, a 501(c)(3) not-for-profit charitable corporation governed by a volunteer board of directors.
- Opened in 1900, shortly after electric lights were introduced in Kansas City, the Folly is Kansas City’s only remaining 19th Century theater.
- The Folly is the only turn-of-the century burlesque house in the country on the National Register of Historic Places.
- With 1,078 seats, the Folly is an intimate performance hall with superb acoustics, praised by audiences and performers alike.
- Since re-opening in 1981, the Folly has brought world-class arts experiences to over 2,500,000 patrons, including more than 400,000 children and youth.
- The Folly is the performance home of The Friends of Chamber Music, Heartland Men’s Chorus, Kansas City Friends of Alvin Ailey (Ailey II), Harriman Jewell Series, UMKC Conservatory of Music and Dance “Folly for Five” Series, and the Kansas City Burlesque Festival, among other performing arts organizations.
- Notable performers who have appeared on the Folly stage include, to name only a few:

Alvin Ailey American Dance Theater
 Humphrey Bogart
 Sally Rand
 Patti LuPone
 Arturo Sandoval
 Luciano Pavarotti
 Marcel Marceau
 Itzhak Perlman
 Gregory Hines
 Yo-Yo Ma
 Count Basie Orchestra
 Leontyne Price
 Spalding Gray
 Wynton Marsalis
 Boys Choir of Harlem
 George Stephanopoulos
 David Parsons Dance Company
 Paul Taylor Dance Company
 Stanislav Ioudenitch
 Esperanza Spalding
 Juan Diego Flórez
 David Brooks
 Cristela Alonzo

Ailey II
 The Marx Brothers
 Bobby Short
 Walter Cronkite
 Dizzy Gillespie
 Cloris Leachman
 Captain and Tenille
 Bob Newhart
 George Shearing
 Emanuel Ax
 Marilyn Horn
 Leslie Nielsen
 Vinson Cole
 Peter Schickele
 Richard Goode
 Renée Fleming
 Behzod Abduraimov
 Roseanne Cash
 Stefon Harris
 Joshua Bell
 Kelley Hunt
 James Earl Jones
 Joyce DiDonato

Audra McDonald
 Gypsy Rose Lee
 Tempest Storm
 Phyllis Diller
 Rosemary Clooney
 Jerry Lee Lewis
 Cecilia Bartoli
 Dave Brubeck
 Kathleen Battle
 Sir James Galway
 Jessye Norman
 Mark Russell
 Kevin Kline
 Gregory Peck
 Lionel Hampton
 Bo Burnham
 Ben Vereen
 Barbara Cook
 Pearl Bailey
 Lily Tomlin
 Sir Andrés Schiff
 Fareed Zakaria
 Bobby Watson

What Others Say About the Folly

- “The Folly Theater is the Carnegie Hall of Kansas City.” – Sir James Galway
- “Saving the Folly Theater was a stroke of genius. There is no one building of which I can think that is so expressive of the Kansas City past, of the great days when ‘the gateway to the Southwest’ became the embodiment of the frontier spirit and the entertainment capitol of the plains.” – Walter Cronkite
- “The Folly is truly an artistic landmark of the Midwest. The amount of collaboration, hosting, and producing that occurs in the theater is remarkable.” – Missouri Arts Council Citizen Advisory Panelist
- “I can hear my voice in all the cracks and crevices of this beautiful theater ... you are fortunate to have the Folly Theater in Kansas City!” – Rosanne Cash
- “Invariably, artists say this is one of the very best halls they have ever played in.” – Cynthia Siebert, President and Founder, The Friends of Chamber Music
- “The Folly is the best room acoustically I’ve ever played in anywhere.” – Randy Newman
- “We are so lucky to have this treasure in the heart of our City. It is an asset that serves every individual in our community.” – Ellen D’Amato and Al Mauro (Celebration of the Folly’s 100th Anniversary)
- “What a fabulous venue. I’m grateful for the sound of it!” – Marilyn Maye
- “This is a fantastic example of historic preservation and foresight. ... Congratulations on the great work in an important historic Kansas City venue.” – Missouri Arts Council Citizen Advisory Panelist
- “There is no better place in Kansas City in which to experience the power and intimacy of live performance than the Folly Theater.” – Bill Shapiro
- “One of the many joys of teaching is seeing students’ faces when they experience something new for the first time. Many of my students had never been downtown before, and they were amazed by the buildings and the beauty of the Folly Theater. The play literally kept the kids on the edges of their seats. Many of the kids here come from low income families and have a very inconsistent home life. Getting to see the play has inspired my students to want to be actors and authors. Many of the students have never even been to a play before, much less one in a beautiful theater. Thank you for giving our students an opportunity and experience that they will remember for the rest of their lives.” – Nathan Stewart, Kansas City Elementary School Teacher
- “Thank you so much for bringing us to the Folly Theater. One of the reasons I like it was because it was a little cooler than the real movie. Another thing I liked about the Folly Theater is we sat pretty close to the stage and I bet it took a while to do the play without the words. But the Folly Theater is really one of the most beautiful places I’ve ever seen before. Hopefully we can come back soon.” – 3rd Grade Student, Crestview Elementary School

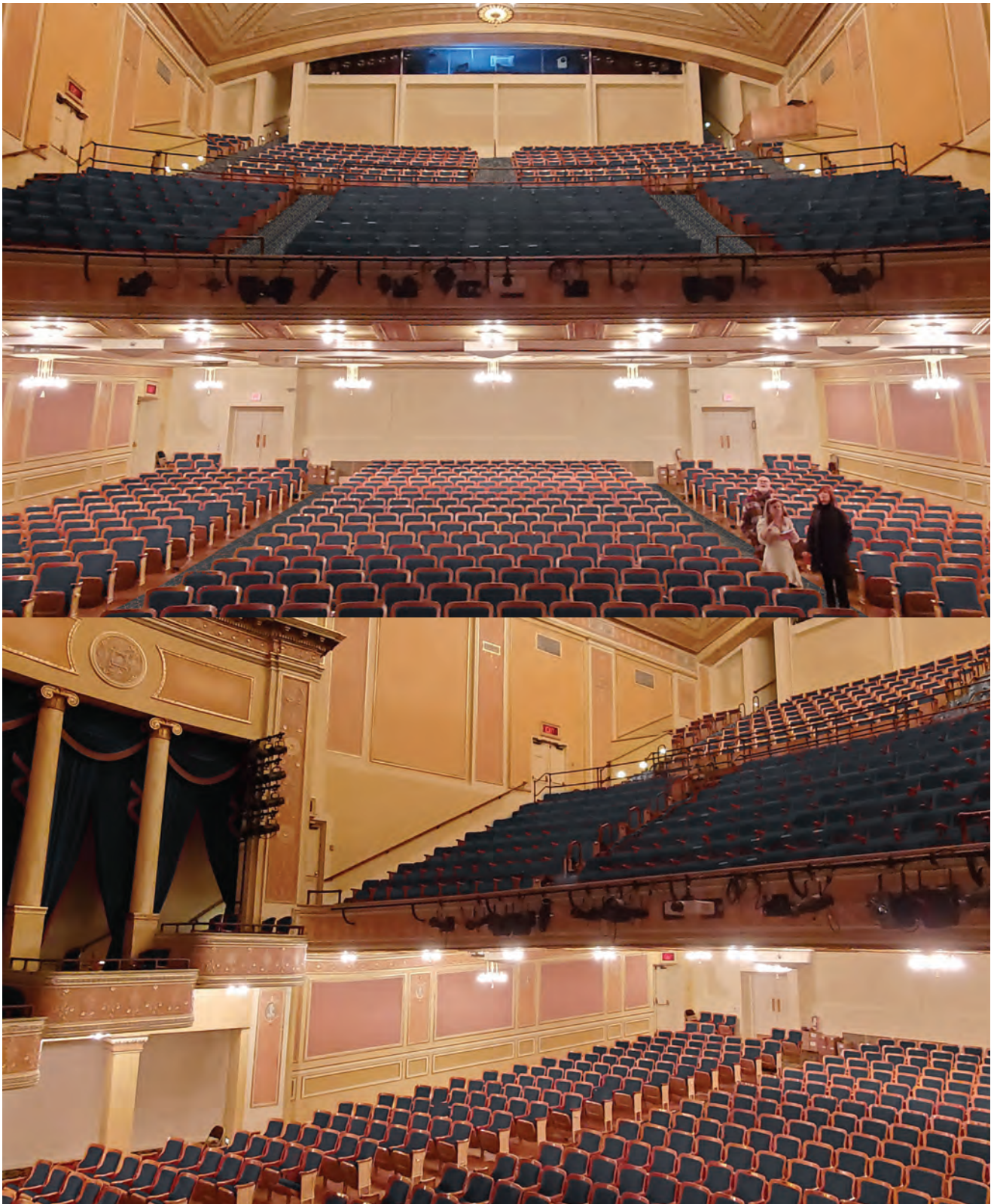
Photos of Broken Seats, Frayed Carpet, Cracked Walls	TAB C
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Broken Seats, Frayed Carpet, Cracked Walls



PGAV Designs, Renderings, Graphics	TAB D
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PGAV Designs, Renderings, Graphics



PGAV Designs, Renderings, Graphics



PGAV Designs, Renderings, Graphics



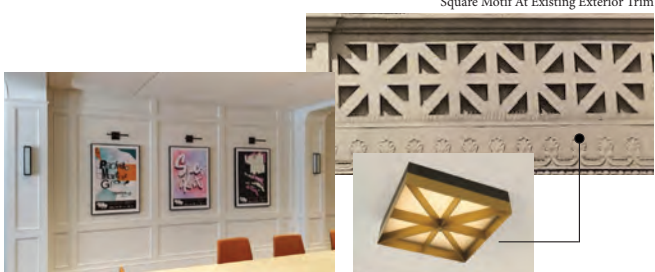
Existing Trim Inside Folly Theater



Existing Window At Folly Theater



Scalloped Motif Inside Folly Theater



Square Motif At Existing Exterior Trim

Existing Paneling In Patron's Lounge

Proposed Light Fixture

Historic Light Fixtures

PGAV 2018 Seat Study **TAB E**



Folly Theater Seating Replacement Study

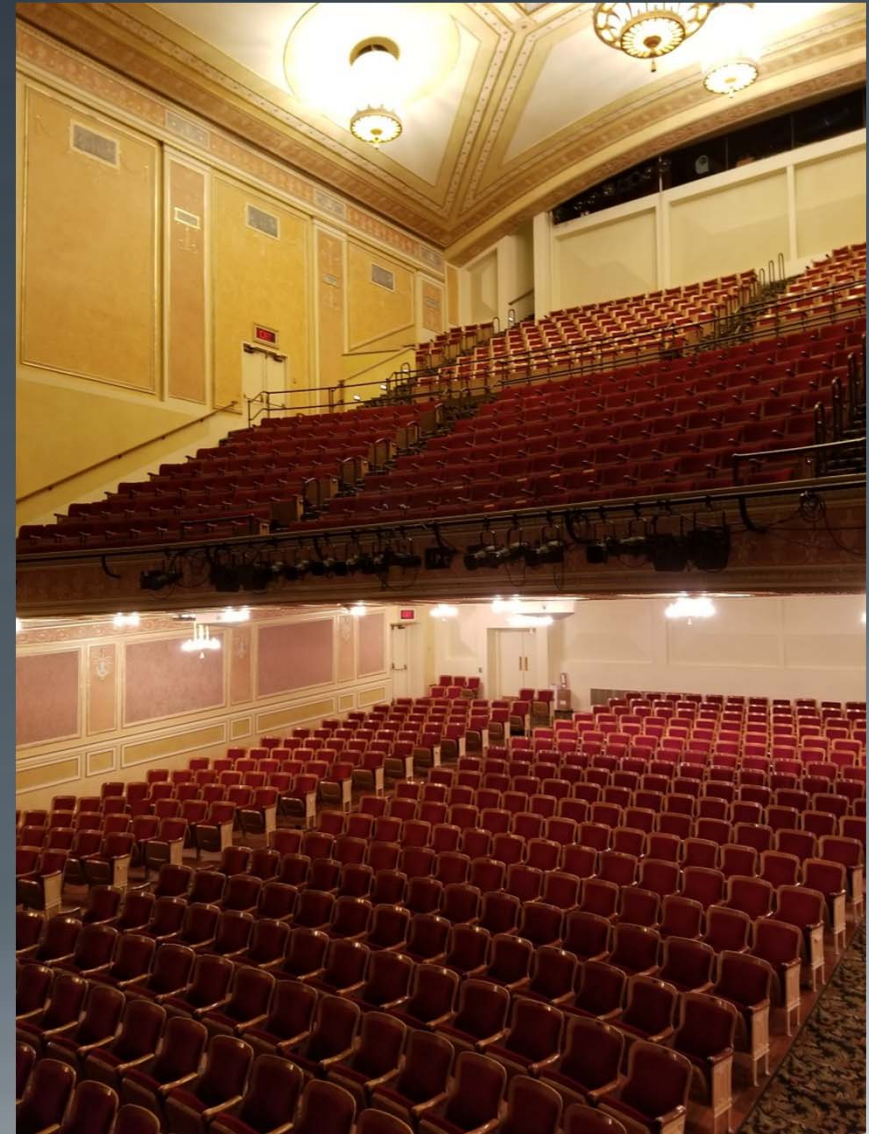


2/28/2018

PGAV Project No. 53508-00

Folly Theater Seating Replacement Study

The Folly Theater is an historic gem for Kansas City that offers a unique performing arts venue like no other. Saved from demolition, and now on The National Register of Historic Places, we understand the importance of maintaining the historic character of this theater. We also understand the desire to improve the comfort of the seating for your patrons without compromising its original design. This study looks at replacement of seats with the goal of increasing comfort while preserving the historic character of the venue.



Overall Views



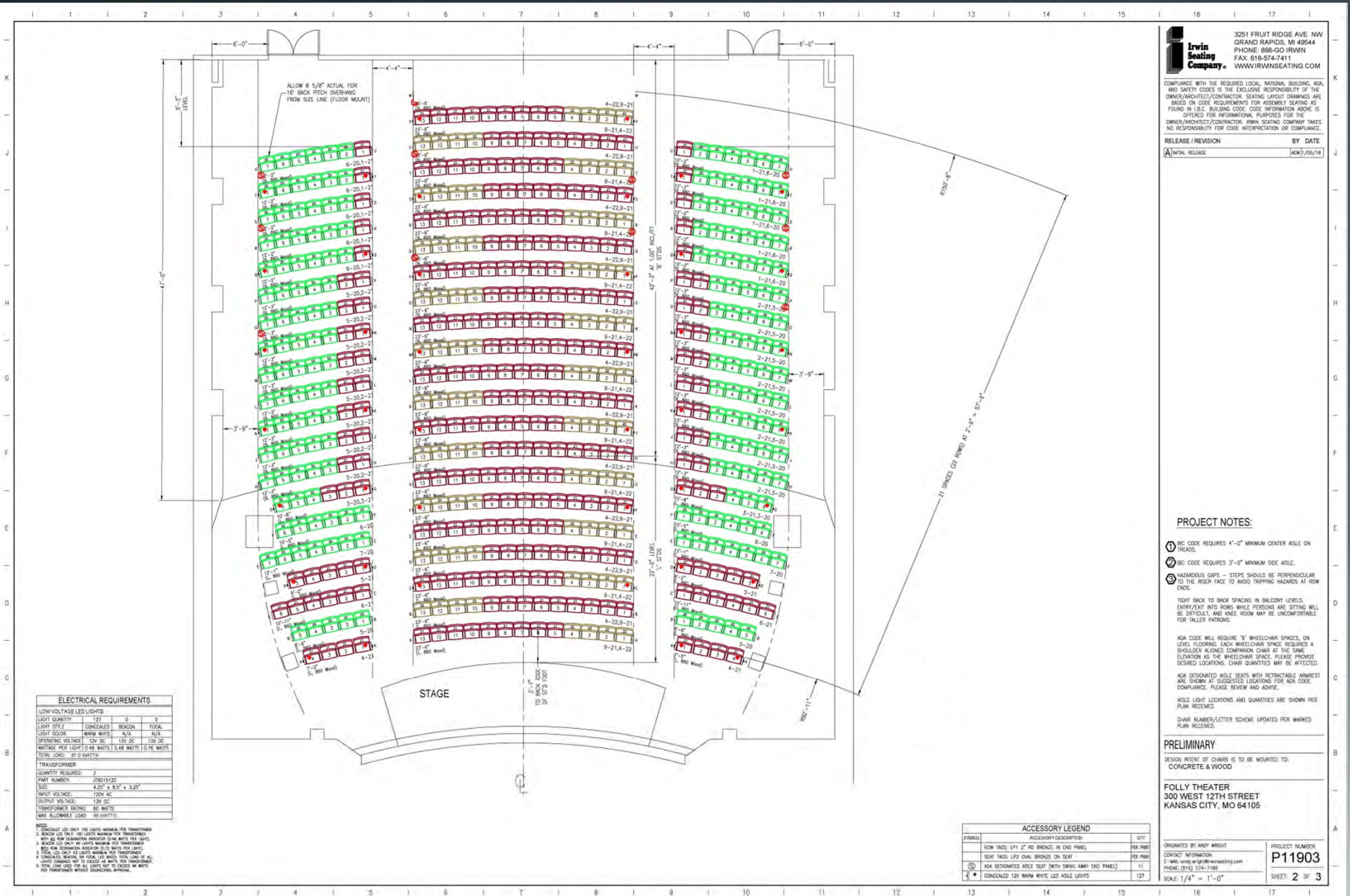
Overall Views



Overall Views



Orchestra New Plan



Irwin Seating Company

COMPLIANCE WITH THE REQUIRED LOCAL, NATIONAL BUILDING, ADA AND SAFETY CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE OWNER/ARCHITECT/CONTRACTOR. SEATING LAYOUT ISSUANCES ARE BASED ON CODE REQUIREMENTS FOR ASSEMBLY SEATING AS FOUND IN I.B.C. BUILDING CODE. CODE INFORMATION ADOPTED IS OFFERED FOR INFORMATIONAL PURPOSES FOR THE OWNER/ARCHITECT/CONTRACTOR. IRWIN SEATING COMPANY TAKES NO RESPONSIBILITY FOR CODE INTERPRETATION OR COMPLIANCE.

RELEASE / REVISION BY DATE
A INITIAL RELEASE ADW/JDS/18

PROJECT NOTES:

- ① BC CODE REQUIRES 4'-0" MINIMUM CENTER AISLE ON TRAILS.
- ② BC CODE REQUIRES 3'-0" MINIMUM SIDE AISLE.
- ③ HAZARDOUS GAPS - STEPS SHOULD BE PERPENDICULAR TO THE RISER FACE TO AVOID TRIPPING HAZARDS AT ROW ENDS.

TIGHT BACK TO BACK SPACING IN BALCONY LEVELS.
ENTRY/EXIT INTO ROWS WHILE PERSONS ARE SITTING WILL BE DIFFICULT, AND KNEE ROOM MAY BE UNCOMFORTABLE FOR TALLER PATRONS.

ADA CODE WILL REQUIRE "Y" WHEELCHAIR SPACES, ON LEVEL FLOORING, EACH WHEELCHAIR SPACE REQUIRES A SHOULDER ALIGNED COMPANION CHAIR AT THE SAME ELEVATION AS THE WHEELCHAIR SPACE. PLEASE PROVIDE DESIRED LOCATIONS. CHAIR QUANTITIES MAY BE ADJUSTED.

ADA DESIGNATED AISLE SEATS WITH RETRACTABLE ARMREST ARE SHOWN AT SUGGESTED LOCATIONS FOR ADA CODE COMPLIANCE. PLEASE REVIEW AND ADVISE.

AISLE LIGHT LOCATIONS AND QUANTITIES ARE SHOWN PER PLAN RECEIVED.

CHAIR NUMBER/LETTER SCHEME UPDATED PER MARKED PLAN RECEIVED.

PRELIMINARY

DESIGN INTENT OF CHAIRS IS TO BE MOUNTED TO CONCRETE & WOOD

FOLLY THEATER
300 WEST 12TH STREET
KANSAS CITY, MO 64105

ORGANIZED BY: ANDY WRIGHT

CONTACT INFORMATION:
E-MAIL: andy.wright@irwinseating.com
PHONE: (816) 534-7388

SCALE: 1/4" = 1'-0"

PROJECT NUMBER

P11903

SHEET: 3 OF 3

ELECTRICAL REQUIREMENTS				
LOW VOLTAGE LED LIGHTS				
LIGHT QUANTITY	127	0	0	
LIGHT TYPE	CONCEALED	BENDON	FOCAL	
LIGHT COLOR	WARM WHITE	N/A	N/A	
OPERATING VOLTAGE	12V DC	12V AC	12V DC	
WATTAGE PER LIGHT (4.8 WATTS)	0.45 WATTS	0.78 WATTS		
TOTAL LOAD	61.0 WATTS			
TRANSFORMER				
QUANTITY REQUIRED	2			
PART NUMBER	JRS013120			
SIZE	4.25" x 8.5" x 3.25"			
INPUT VOLTAGE	120V AC			
OUTPUT VOLTAGE	12V DC			
TRANSFORMER RATING	60 WATTS			
MAX ALLOWABLE LOAD	48 WATTS			

1. CONCEALED LED ONLY, 100 LIGHTS MAXIMUM PER TRANSFORMER.
2. BENDON LED ONLY, 100 LIGHTS MAXIMUM PER TRANSFORMER.
3. FOCAL LED ONLY, 100 LIGHTS MAXIMUM PER TRANSFORMER.
4. CONCEALED LED ONLY, 100 LIGHTS MAXIMUM PER TRANSFORMER.
5. TOTAL LOAD MUST NOT EXCEED 48 WATTS PER TRANSFORMER.
6. TOTAL LOAD MUST NOT EXCEED 48 WATTS PER TRANSFORMER WITHOUT ELECTRICAL APPROVAL.

ACCESSORY LEGEND		
SYMBOL	ACCESSORY DESCRIPTION	QTY
ROW TAGS: LP1 2" RD BRONZE IN END PANEL		YES PRG
SEAT TAGS: LP2 DUAL BRONZE ON SEAT		YES PRG
ADA DESIGNATED AISLE SEAT (WITH SWING AWAY END PANEL)		11
CONCEALED 12V WARM WHITE LED AISLE LIGHTS		127

ACCESSORY LEGEND		
SYMBOL	ACCESSORY DESCRIPTION	
	ROW TAGS: LP1 2" RD BRONZE IN END PANEL	PER
	SEAT TAGS: LP2 OVAL BRONZE ON SEAT	PER
	ADA DESIGNATED ASLE SEAT (WITH SWING ARMY END PANEL)	
	CONCEALED 12V WARM WHITE LED ASLE LIGHTS	

ADA Requirements

ADA Wheelchair Seats Required			# spaces for first 500	1 for each addit. 150	Total
Orchestra	Right	130			
Orchestra	Center	273			
Orchestra	Left	130			
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71			
Balcony	Lower Center	112			
Balcony	Lower Left	71			
Balcony	Upper Right	122			
Balcony	Upper Left	119			
		1,052	6	4	10

ADA Designated Aisle Seats Required (with swing away end panel)

		Aisle Seats	5%	# Req'd.
Orchestra	Right	40		
Orchestra	Center	42		
Orchestra	Left	40		
Balcony	Lower Right	16		
Balcony	Lower Center	16		
Balcony	Lower Left	16		
Balcony	Upper Right	21		
Balcony	Upper Left	19		
		210	5%	11

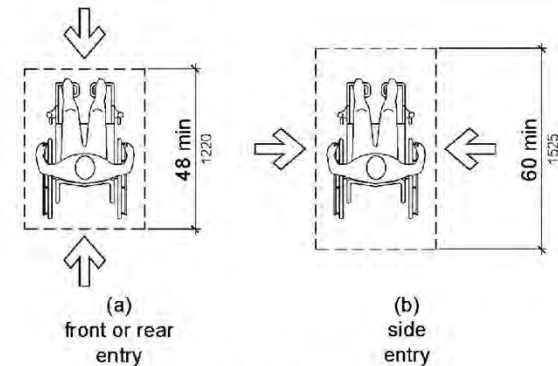


Figure 802.1.3
Depth of Wheelchair Spaces

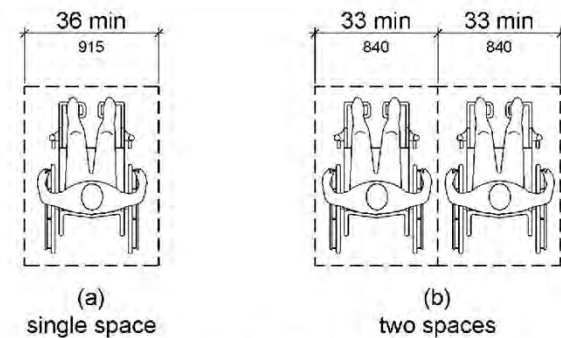
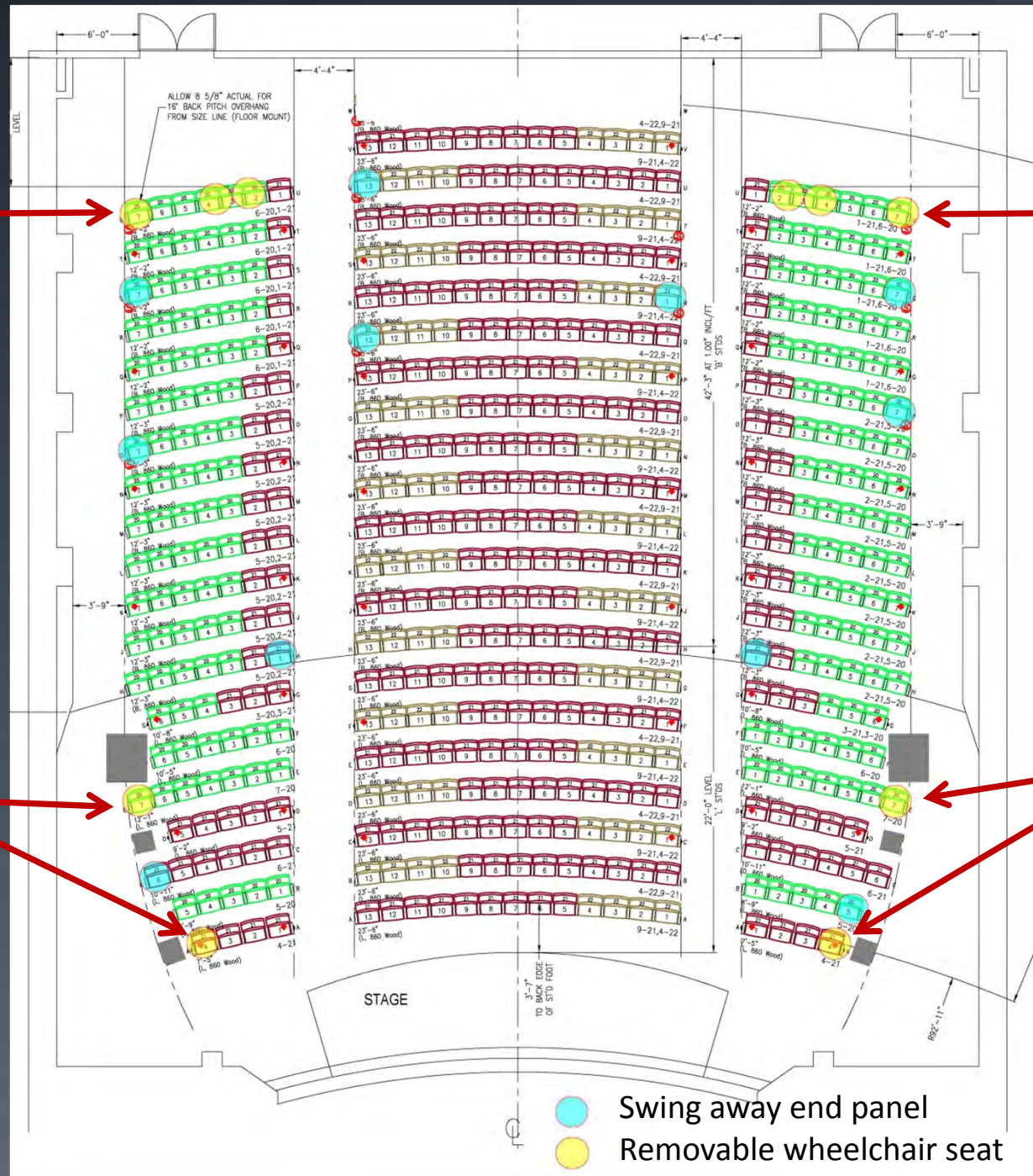
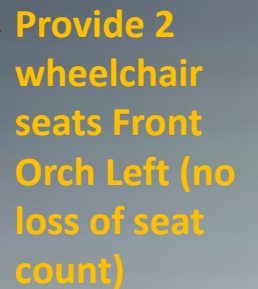
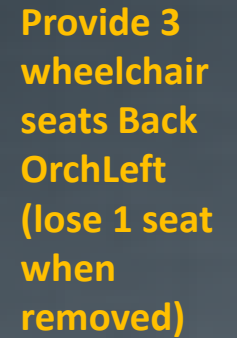
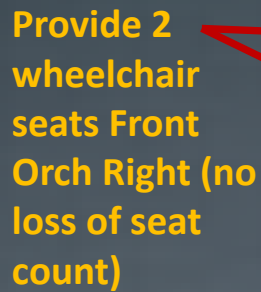
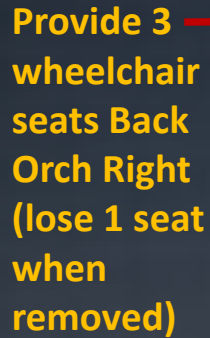
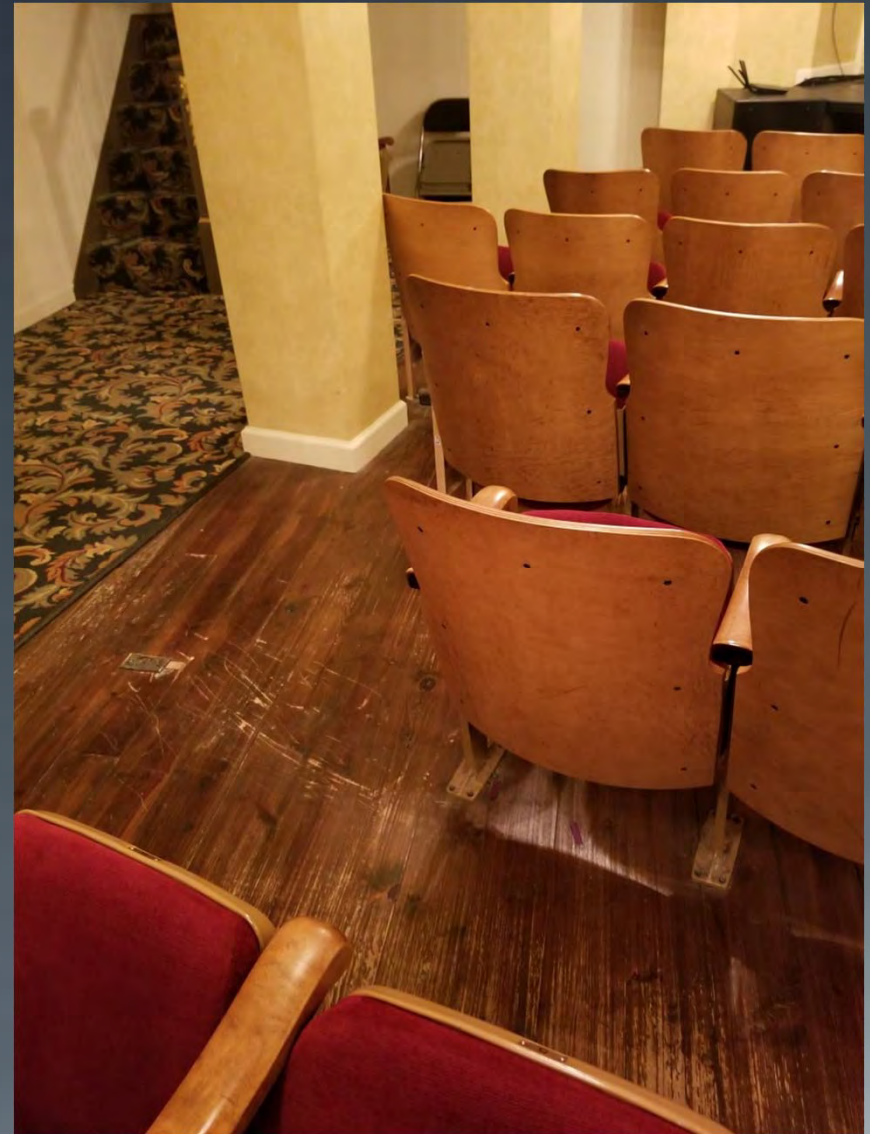


Figure 802.1.2
Width of Wheelchair Spaces

ADA Plan Layout



Existing Front Orchestra



Existing Front Orchestra



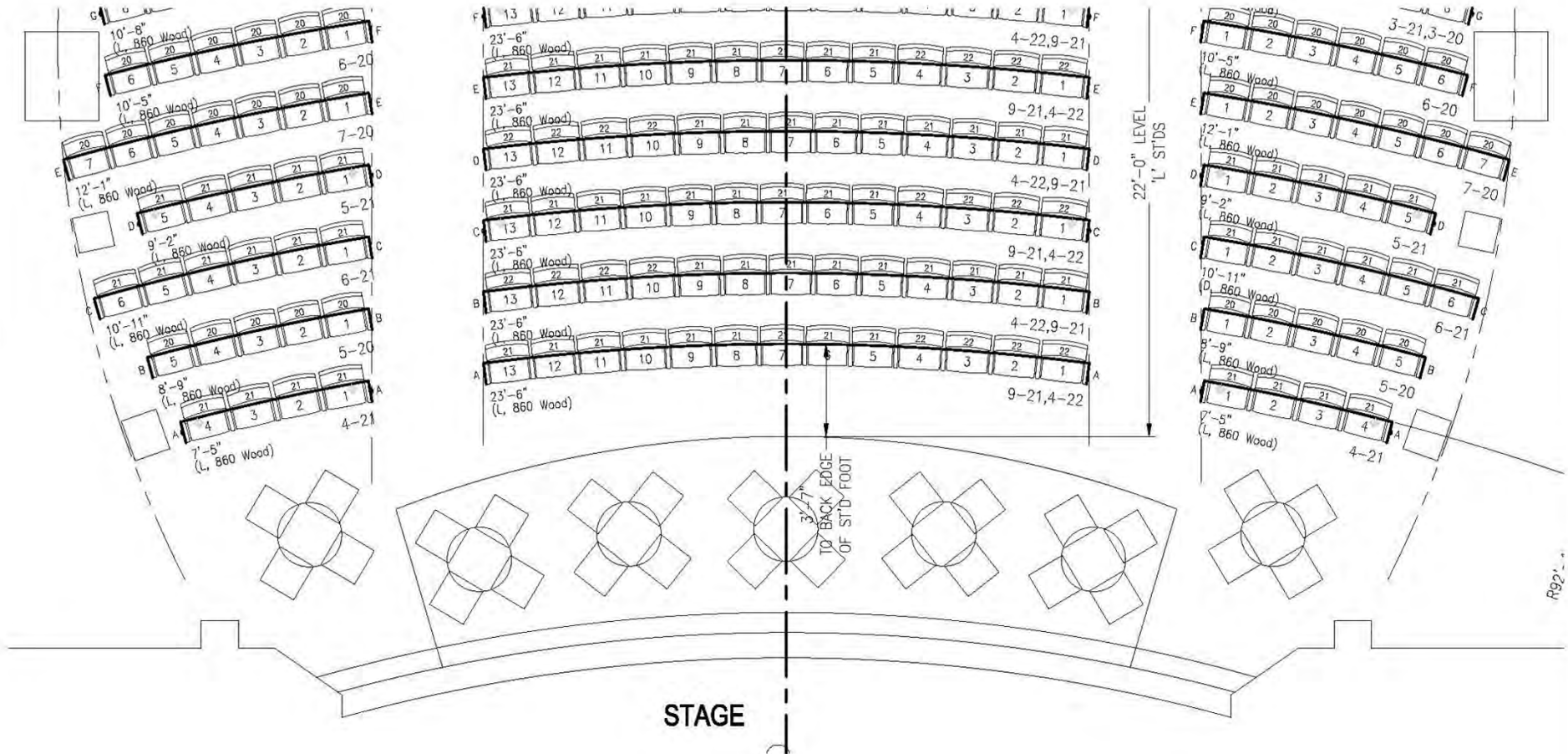
Existing Back Orchestra



Existing Boxes – Loose Chairs



Cabaret Table Layout



Replacement Options

Option 1: Replace All Seats

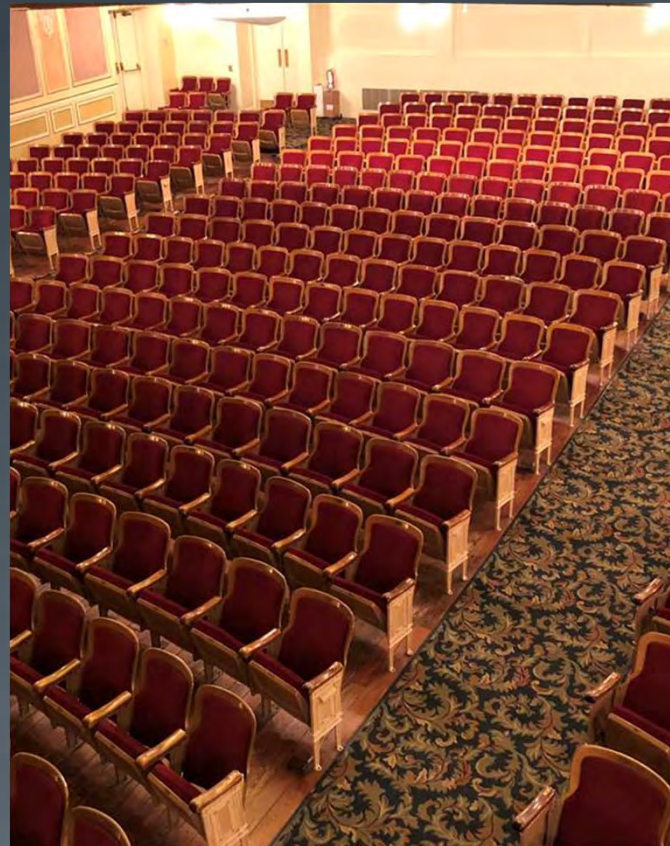
	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12	12		
Boxes	Left	12	12		
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	1006	67	1,006

Option 2: Replace Only Orchestra Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71			
Balcony	Lower Center	112			
Balcony	Lower Left	71			
Balcony	Upper Right	122			
Balcony	Upper Left	119			
		1073	533	21	1,052

Option 3: Replace Only Balcony Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130			
Orchestra	Center	294			
Orchestra	Left	130			
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	449	46	1,027



Seat Option 1 – New Amsterdam

Option 1: Replace All Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12	12		
Boxes	Left	12	12		
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	1006	67	1,006

Option 2: Replace Only Orchestra Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71			
Balcony	Lower Center	112			
Balcony	Lower Left	71			
Balcony	Upper Right	122			
Balcony	Upper Left	119			
		1073	533	21	1,052

Option 3: Replace Only Balcony Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130			
Orchestra	Center	294			
Orchestra	Left	130			
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	449	46	1,027



\$395,746.00

982 qty @ \$403 each

*does not include loose box seats



\$218,530.00

533 qty @ \$410 each



\$186,335.00

449 qty @ \$415 each

Removal and disposal of existing chairs, addit. \$12,500

Seat Option 2 – Forest

Option 1: Replace All Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12	12		
Boxes	Left	12	12		
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	1006	67	1,006

Option 2: Replace Only Orchestra Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130	130		
Orchestra	Center	294	273	21	
Orchestra	Left	130	130		
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71			
Balcony	Lower Center	112			
Balcony	Lower Left	71			
Balcony	Upper Right	122			
Balcony	Upper Left	119			
		1073	533	21	1,052

Option 3: Replace Only Balcony Seats

	# of Seats	Existing	Replaced	Seat Loss	Total
Orchestra	Right	130			
Orchestra	Center	294			
Orchestra	Left	130			
Boxes	Right	12			
Boxes	Left	12			
Balcony	Lower Right	71	66	5	
Balcony	Lower Center	112	104	8	
Balcony	Lower Left	71	66	5	
Balcony	Upper Right	122	108	14	
Balcony	Upper Left	119	105	14	
		1073	449	46	1,027



\$505,730.00

982 qty @ \$515 each

*does not include loose box seats



\$279,825.00

533 qty @ \$525 each



\$237,970.00

449 qty @ \$530 each

Removal and disposal of existing chairs, addit. \$12,500

Sample 1 – New Amsterdam



Sample 2 – Forest



McCownGordon Cost Estimate (May 2021) **TAB F**

ESTIMATE OF PROBABLE COST

FOLLY THEATER | PHASE II RENOVATIONS | KANSAS CITY, MO
CONCEPTUAL ESTIMATE | 05/04/2021

EXECUTIVE SUMMARY

This conceptual estimate is for the renovation of multiple areas of the Folly Theater, see breakouts and descriptions/scopes below. The breakouts have costs allocated for several different components of the project, including: Cost Escalation, Design & Construction Contingency, General Conditions & Requirements, Pre-Construction Services, Permitting and Insurances. General conditions and requirements will be modified depending on the final scope selection. Schedule to be determined based on final scope selection.

All pricing is based upon the following Drawings, Narratives and Notes:

DESCRIPTION	DESIGNER	DATED
The Folly Theatre	PBNA (BNIM)	06/23/1980
Folly Theater – Mezzanine Floor Plan	PGAV	01/21/2020
Folly Theater – Orchestra & Mezz. Level Renov.	PGAV	02/17/2020
Folly Theater Vision Board	PGAV	02/19/2020
Schematic Design Phase Cost Estimate	PGAV	03/15/2020

COST BREAKDOWN BY AREA

1. AUDITORIUM **\$1,562,820**

a.	Acoustical Panels	\$20,378
b.	Box	\$61,837
c.	Carpet	\$80,364
d.	Stage Curtain	\$113,860
e.	Stage Floor	\$25,316
f.	Theater Seating	\$768,409
g.	Wood Floor	\$61,180
h.	General Conditions	\$144,153
i.	Design Contingency (10%)	\$118,116
j.	Construction Contingency (5%)	\$66,831
k.	Escalation Contingency (5%)	\$77,560
l.	Building Permit	\$24,816

2. PREFUNCTION AREA **\$566,351**

a.	Bar	\$100,453
b.	Ceiling	\$9,025
c.	Curtains	\$26,187
d.	Flooring	\$52,908
e.	Handrails	\$120,883
f.	Lighting	\$38,676
g.	Lobby	\$19,229
h.	Mezzanine	\$83,274
i.	Paint	\$13,916
j.	Usher Closets	\$5,135
k.	Design Continency (10%)	\$43,495

ESTIMATE OF PROBABLE COST

PHASE II RENOVATIONS | 05/04/2021

l. Construction Contingency (5%)	\$24,610
m. Escalation Contingency (5%)	\$28,560
3. MEZZANINE RESTROOMS	\$126,467
4. DRESSING ROOMS	\$87,952
5. BACK OF HOUSE	\$18,843
6. PERFORMER RESTROOMS	\$85,574
7. GRAPHICS	\$163,990
a. Bar Photo Wall	\$52,000
b. Donor Wall	\$52,000
c. Past Performers Wall	\$21,000
d. Wayfinding Signage	\$11,000
e. Design Contingency (10%)	\$12,594
f. Construction Contingency (5%)	\$7,126
g. Escalation Contingency (5%)	\$8,270
8. SCULPTURE DISPLAY	\$30,145
9. WATER FOUNTAIN	\$12,058
10. EXTERIOR LIGHTING	\$156,755
11. 2nd LEVEL CURTAIN	\$24,116
12. FURNITURE	\$48,232
13. SPEAKERS	\$36,174
TARGET ESTIMATE TOTAL	\$2,919,476
RECOMMENDED HIGH RANGE TOTAL (10%)	\$3,211,424
RECOMMENDED LOW RANGE TOTAL (5%)	\$3,065,450

CLARIFICATIONS & QUALIFICATIONS

Please note, due to recent natural disasters and pending tariffs, certain uncontrollable and currently unknown cost impacts and/or schedule delays relating to material procurement may be incurred that could impact the proposed estimates. While we will work diligently to mitigate potential impacts (which we are currently working to understand), these potential impacts may be unavoidable and as such we reserve our right to make claim for potential cost and/or schedule impacts relating to this issue.

1. AUDITORIUM

1. Acoustical Panels includes:
 - a. New 1" thick acoustical panels to be installed in existing recessed plaster framed openings. Basis of pricing is Fabritrak. Final fabric pattern selection may change pricing.
2. Box includes:
 - a. Plaster patching at box seats as an allowance of \$10,000.
 - b. New blue fire-resistant curtains at box seat entryways reusing existing curtain tracks.

ESTIMATE OF PROBABLE COST

PHASE II RENOVATIONS | 05/04/2021

3. Carpet includes:
 - a. Removal of existing carpet.
 - b. New carpet throughout theater.
4. Stage Curtain includes:
 - a. New blue fire-resistant stage curtains.
 - b. It is assumed the existing track/supports are in good condition and can be reused.
5. Stage Floor includes:
 - a. Refinishing of existing wood stage flooring.
6. Theater Seating includes:
 - a. Existing seating removal with salvaging 50% of seats in the best condition.
 - b. Storage of salvaged seating is included.
 - c. Seats bolted to concrete balcony floors will be sawcut and grinded flush.
 - d. New theater seating is included as New Amsterdam #83, #17 Steel Platform, #17 upholstered seating, #141 Ziegfield cast aluminum decorative ends, and LED aisle lighting.
 - e. Aisle lighting to be run on existing 120V power wiring, no additional power is included.
7. Wood Floor includes:
 - a. Patching and refinishing of wood theater flooring.
8. General Conditions are included with Auditorium cost as this will be Supervision cost for McCownGordon for the critical path of the schedule which is Auditorium renovation. It is assumed that at minimum work will be performed for the auditorium. Any additional work on site per the current scope will be covered by this cost.

2. PREFUNCTION AREA

1. Bar includes:
 - a. Demolition of existing bar.
 - b. A new bar area with p-lam millwork, quartz countertops, mosaic tiling, gold framed mirror with quartz surround and a drink shelf.
 - c. An allowance of \$40,000 for unspecified under bar equipment.
 - d. An allowance of \$3,000 for misc. plumbing modifications as needed for new bar equipment/fixtures.
 - e. An allowance of \$6,000 for misc. power modifications as needed for new bar equipment/fixtures.
2. Ceiling includes:
 - a. Demolition of existing ACT ceilings at mezzanine.
 - b. New ACT ceiling systems at same mezzanine locations as existing.
3. Curtains includes:
 - a. New blue fire-resistant lobby and balcony entry curtains. It is assumed the existing track will be reused.
4. Flooring includes:
 - a. Demolition of existing carpet at mezzanine and stairs.
 - b. New custom paisley and scalloped Broadloom carpet.
5. Handrails includes:
 - a. Demolition of existing handrails.
 - b. New ornamental handrails with metal screens along mezzanine balcony and stairway.
6. Lighting includes:
 - a. Demolition of existing light fixtures throughout mezzanine and lobby.
 - b. New light fixtures throughout.
 - c. It is assumed all existing power wiring is in good shape and can be reused. No new circuitry/conductors are included.
7. Lobby includes:

ESTIMATE OF PROBABLE COST

PHASE II RENOVATIONS | 05/04/2021

- a. An allowance of \$8,000 for the relocation of existing floor donor tiles at the theater lobby entrance. There is currently not enough space to shift all tiles over from the entrance pathway. At least one row of tiles will need to be relocated to another area entirely.
 - b. An allowance of \$10,000 for repairs to drywall cracking at mezzanine stairs.
 - c. Demolition of (2) water fountains including patching.
8. Mezzanine includes:
 - a. Custom tufted booths with upholstered seating per renderings provided by PGAV.
 - b. (2) new monitors are included with cutting of drywall, adding of blocking, mounting, and patching.
 - c. Demolition of (1) water fountain including patching.
9. Painting includes:
 - a. Painting of interior walls, ceilings, trim and wood wall base.
10. Usher Closets includes:
 - a. Demolition of existing carpet flooring and electrical fixtures.
 - b. New carpet flooring.
 - c. New wall mounted closet rod and shelf.
 - d. New metal shelving.

3. MEZZANINE RESTROOMS

1. Demolition of existing countertops, drywall partitions, tile flooring, wall tile, toilet partitions, specialties, toilet, and urinal fixtures, sink fixtures, and light fixtures is included.
2. Quartz countertops similar to existing bathrooms from the 2018 renovation are included.
3. Ceramic wall and floor tile is included.
4. An allowance of \$5,000 is included for rework at the angled header in the men's bathroom. More investigation is needed to identify if there are any structural or mechanical structures integral to this header. Cost may increase based on findings.
5. Painting of interior ceilings and toilet partitions is included.
6. New toilet partitions, urinal screens and specialties are included.
7. New sink, toilet and urinal fixtures are included. It is assumed these will be installed at the same locations as existing fixtures and will require no plumbing modifications.
11. (7) new light fixtures are included. It is assumed all existing power wiring is in good shape and can be reused. No new circuitry/conductors are included.

4. BACK OF HOUSE

1. Demolition of existing carpet flooring, acoustical ceiling, and electrical fixtures is included.
2. New carpet flooring with resilient base throughout hallway.
3. New acoustical ceiling tile and grid.
4. New light fixtures throughout.

5. DRESSING ROOMS

1. Demolition of existing flooring, countertops, ceilings, mirrors and light fixtures is included.
2. New p-lam countertops with 4" backsplash are included.
3. Mirrors with surrounding lights are included.
4. Think brick veneer above new mirrors is included.
5. New ACT ceiling grid and tile systems are included.
6. New LVT flooring with resilient base and minor skim coat floor prep is included.
7. Painting of interior CMU walls, drywall partitions and existing cabinets is included.
8. (8) new ceiling mounted light fixtures are included. It is assumed all existing power wiring is in good shape and can be reused. No new circuitry/conductors are included.

6. PERFORMER RESTROOMS

ESTIMATE OF PROBABLE COST

PHASE II RENOVATIONS | 05/04/2021

1. Demolition of existing VCT flooring, mirrors, toilet fixtures, sink fixtures, showers and light fixtures is included.
2. (4) new shower pans with glass doors and ceramic wall tile are included. It is assumed the existing shower head fixtures and floor drains will be reused.
3. Painting of interior CMU walls and existing toilet partitions is included.
4. (2) new grab bars and (8) mirrors are included.
5. New sink and toilet fixtures are included. It is assumed these will be installed at the same locations as existing fixtures and will require no plumbing modifications.
6. (10) new light fixtures are included. It is assumed all existing power wiring is in good shape and can be reused. No new circuitry/conductors are included.

7. GRAPHICS

1. The following allowances for miscellaneous graphics are included:
 - a. \$11,000 allowance for wayfinding signage.
 - b. \$52,000 allowance for a new donor wall.
 - c. \$52,000 allowance for a historic photo wall behind the new bar.
 - d. \$21,000 allowance for a photo wall of past performers in the dressing room hallway.

8. SCULPTURE DISPLAY

1. An allowance of \$25,000 is included for structural modifications to the existing glass arched window in the lobby for the mounting of the winged cello sculpture. More investigation into the feasibility of this item is required.

9. WATER FOUNTAIN

1. An allowance of \$10,000 is included for the addition of a new water fountain across from Phase I bathrooms.

10. EXTERIOR LIGHTING

1. An allowance of \$130,000 is included for the addition of exterior theater lighting.

11. SECOND LEVEL CURTAIN

1. An allowance of \$20,000 is included for modifications to the 2nd level lobby curtains.

12. FURNITURE

1. An allowance of \$40,000 is included for the furnishing of remodeled areas.

13. SPEAKERS

1. An allowance of \$30,000 is included for the modifications to existing speaker/intercom system.

GENERAL ITEMS

1. Inclusions
 - a. City of Kansas City, MO Building Permit and Plan Review Fees.
 - b. Builder's Risk, General Liability and Subcontractor Default insurances.
 - c. 10% Design Contingency totaling \$222,304 included in Area Breakdown totals.
 - d. 5% Construction Contingency totaling \$125,782 included in Area Breakdown totals.
 - e. 5% Cost Escalation totaling \$145,974 included in Area Breakdown totals.
 - f. 5% Contractor Fee/Profit totaling \$132,071.
 - g. 9.6% Taxes totaling \$29,774. Since Folly Theater organization is non-profit, tax-exempt, this estimated material tax amount will be excluded at bid time.
2. Exclusions

ESTIMATE OF PROBABLE COST

PHASE II RENOVATIONS | 05/04/2021

- a. Payment and performance bonds.
- b. *Special Inspection Fees.*
- c. Utility company fees, system development fees.
- d. Construction testing and special inspection expenses.
- e. FF&E (Furniture, Fixtures & Equipment), unless noted above.
- f. Unforeseen subsurface conditions.
- g. Hazardous materials abatement or removal.
- h. Any work not specifically noted above.
- i. Cleaning of existing ductwork/equipment.
- j. Warranty of existing equipment to remain.
- k. Premium Time / Over Time.
- l. Major floor prep and floor leveling.
- m. Fire Suppression.
- n. Low Voltage or Audio/Video.
- o. Any work not specifically noted above.

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
2nd Lvl						
Curtain						
	2nd Lvl					
		01D ALLOW	1.D - Allowances			
			Allowance; 2nd level curtain rework	1 ls	20,000.00 /ls	20,000
			01D ALLOW 1.D - Allowances			20,000
			2nd Lvl			20,000
			2nd Lvl Curtain			20,000
Auditorium						
	Acoustic al Panels					
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Acoustic Wall Panels 1"	270 sf	75.48 /sf	20,378
			09D GWB 9.D - Drywall & Acoustical Ceilings			20,378
			Acoustical Panels			20,378
	Box					
		01D ALLOW	1.D - Allowances			
			Allowance; misc. plaster patching in box seats	1 ls	10,000.00 /ls	10,000
			01D ALLOW 1.D - Allowances			10,000
		10A SPCTL	10.A - Specialties			
			Box seat curtains	483 sf	107.32 /sf	51,837
			10A SPCTL 10.A - Specialties			51,837
			Box			61,837
	Carpet					
		02A DEMO	2.A - Demolition			
			Selective demo, carpet	4,365 sf	1.45 /sf	6,316
			02A DEMO 2.A - Demolition			6,316
		09H CPT RES	9.H - Carpet & Resilient			
			New carpet	485 sy	152.68 /sy	74,048
			09H CPT RES 9.H - Carpet & Resilient			74,048
			Carpet			80,364
	GCs					
		01A GEN CDTS	1.A - General Conditions			
			General Conditions	1 ls	144,153.00 /ls	144,153
			01A GEN CDTS 1.A - General Conditions			144,153
			GCs			144,153
	Stage Curtain					

ESTIMATE DETAIL

Folly Theater Phase II - Conceptual Budget | Kansas City, MO

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
		11A	11.A - Equipment			
		EQUIP				
			Stage Curtain	986 sf	115.48 /sf	113,860
			11A EQUIP 11.A - Equipment			113,860
			Stage Curtain			113,860
	Stage					
	Flooring					
		09H CPT	9.H - Carpet & Resilient			
		RES				
			Wood flooring, refurbish stage flooring	1,089 sf	23.25 /sf	25,316
			09H CPT RES 9.H - Carpet & Resilient			25,316
			Stage Flooring			25,316
	Theater					
	Seating					
		02A	2.A - Demolition			
		DEMO				
			Selective demo, remove theater seating	2,500 ea	11.87 /ea	29,670
			02A DEMO 2.A - Demolition			29,670
		12A FURN	12.A - Furnishings			
			Theater Seating	1,006 ea	652.10 /ea	656,016
			12A FURN 12.A - Furnishings			656,016
		16A ELECT	16.A - Electrical			
			Elect, low voltage wayfinding lighting	1 ls	82,722.79 /ls	82,723
			16A ELECT 16.A - Electrical			82,723
			Theater Seating			768,409
	Wood					
	Flooring					
		09H CPT	9.H - Carpet & Resilient			
		RES				
			Wood flooring, refurbish & patch	4,000 sf	15.29 /sf	61,180
			09H CPT RES 9.H - Carpet & Resilient			61,180
			Wood Flooring			61,180
			Auditorium			1,275,496
AV						
	AV					
		01D	1.D - Allowances			
		ALLOW				
			Allowance; Speaker modifications	1 ls	30,000.00 /ls	30,000
			01D ALLOW 1.D - Allowances			30,000
			AV			30,000
			AV			30,000

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
Back of House						
	BOH					
		02A DEMO	2.A - Demolition			
			Selective demo, acoustical ceilings	500 sf	1.65 /sf	824
			Selective demo, carpeting,	500 sf	0.66 /sf	332
			Selective demo, electrical fixtures	6 ea	48.63 /ea	292
			02A DEMO 2.A - Demolition			1,448
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Actl clgs, grid support system only, 2x2 application, avg room sizes	500 sf	3.63 /sf	1,814
			Actl clgs, add for tile, 2x2, plain	500 sf	3.42 /sf	1,710
			09D GWB 9.D - Drywall & Acoustical Ceilings			3,524
		09H CPT RES	9.H - Carpet & Resilient			
			New carpet	56 sy	111.40 /sy	6,238
			09H CPT RES 9.H - Carpet & Resilient			6,238
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint interior walls, 3 coats	1,750 sfca	2.06 /sfca	3,609
			09P PAINT 9.P - Painting & Wallcoverings			3,609
		16A ELECT	16.A - Electrical			
			Elect, lighting,	6 ea	134.33 /ea	806
			16A ELECT 16.A - Electrical			806
			BOH			15,627
			Back of House			15,627

Dressing Rooms

Dressing Room

		02A DEMO	2.A - Demolition			
			Selective demo, flooring & base	730 sf	3.44 /sf	2,510
			Selective demo, countertops	82 lf	17.12 /lf	1,404
			Selective demo, acoustical ceilings	650 sf	1.65 /sf	1,071
			Selective demo, mirrors & mirror lights	136 sf	27.43 /sf	3,730
			Selective demo, electrical fixtures, average	8 ea	48.62 /ea	389
			02A DEMO 2.A - Demolition			9,104
		04A MSNRY	4.A - Masonry			
			Thin brick veneer	150 sf	20.81 /sf	3,121
			04A MSNRY 4.A - Masonry			3,121
		06C FIN CARP	6.C - Finish Carpentry & Millwork			
			Counter top, plastic laminate	165 sf	76.80 /sf	12,672

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
		06C FIN CARP	6.C - Finish Carpentry & Millwork			
			Add to above for 4" high backsplash or apron	82 lf	17.49 /lf	1,434
			06C FIN CARP 6.C - Finish Carpentry & Millwork			14,106
		08C GLASS	8.C - Glass & Windows			
			Mirrors	136 sf	67.93 /sf	9,238
			08C GLASS 8.C - Glass & Windows			9,238
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Actl clgs, grid support system only, 2x2 applications	650 sf	3.63 /sf	2,359
			Actl clgs, add for tile, 2x2, plain	650 sf	3.42 /sf	2,223
			09D GWB 9.D - Drywall & Acoustical Ceilings			4,582
		09H CPT RES	9.H - Carpet & Resilient			
			LVT flooring & base	730 sf	13.29 /sf	9,703
			09H CPT RES 9.H - Carpet & Resilient			9,703
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint interior walls,	2,000 sfca	2.06 /sfca	4,125
			Paint upper cabinets	82 lf	48.13 /lf	3,946
			09P PAINT 9.P - Painting & Wallcoverings			8,071
		16A ELECT	16.A - Electrical			
			Elect, new ceiling mounted light fixtures	10 ea	134.33 /ea	1,343
			Elect, mirror trim lighting	39 ea	350.53 /ea	13,670
			16A ELECT 16.A - Electrical			15,014
			Dressing Room			72,940
			Dressing Rooms			72,940

Ext. Lighting

Ext.

Lighting

01D ALLOW	1.D - Allowances			
	Allowance; exterior lighting	1 ls	130,000.00 /ls	130,000
	01D ALLOW 1.D - Allowances			130,000
	Ext. Lighting			130,000
	Ext. Lighting			130,000

Fountain

Fountain

01D ALLOW	1.D - Allowances			
	Allowance; new water fountain	1 ls	10,000.00 /ls	10,000
	01D ALLOW 1.D - Allowances			10,000
	Fountain			10,000

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
			Fountain			10,000
			Furniture			
		Furniture				
		01D ALLOW	1.D - Allowances			
			Allowance; furniture	1 ls	40,000.00 /ls	40,000
			01D ALLOW 1.D - Allowances			40,000
			Furniture			40,000
			Furniture			40,000
			Graphics			
		Bar Photo Wall				
		01D ALLOW	1.D - Allowances			
			Historic Photo Wall behind Bar	1 ls	52,000.00 /ls	52,000
			01D ALLOW 1.D - Allowances			52,000
			Bar Photo Wall			52,000
		Donor				
		01D ALLOW	1.D - Allowances			
			Donor wall	1 ls	52,000.00 /ls	52,000
			01D ALLOW 1.D - Allowances			52,000
			Donor			52,000
		Performer Wall				
		01D ALLOW	1.D - Allowances			
			Photo Wall of Past Performers	1 ls	21,000.00 /ls	21,000
			01D ALLOW 1.D - Allowances			21,000
			Performer Wall			21,000
		Wayfinding				
		01D ALLOW	1.D - Allowances			
			Wayfinding signage	1 ls	11,000.00 /ls	11,000
			01D ALLOW 1.D - Allowances			11,000
			Wayfinding			11,000
			Graphics			136,000

Mezz

Restrooms

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
	Mezz					
	RRs					
		01D	1.D - Allowances			
		ALLOW				
			Allowance; rework at angled header	1 ls	5,000.00 /ls	5,000
			01D ALLOW 1.D - Allowances			5,000
		02A	2.A - Demolition			
		DEMO				
			Selective demo, countertops	25 lf	17.17 /lf	429
			Selective demo, drywall partition	160 cf	3.62 /cf	579
			Selective demo, tile flooring	400 sf	3.42 /sf	1,366
			Selective demo, wall tile	1,400 sf	3.42 /sf	4,782
			Selective demo, salvage toilet compartments	9 ea	125.15 /ea	1,126
			Selective demo, salvage specialties	26 ea	8.23 /ea	214
			Selective demo, toilets and urinal fixtures	11 ea	86.14 /ea	948
			Selective demo, sinks	6 ea	86.14 /ea	517
			Selective demo, electrical, linear light fixtures	6 ea	34.73 /ea	208
			Selective demo, electrical, mirror light fixtures	30 ea	38.89 /ea	1,167
			02A DEMO 2.A - Demolition			11,336
		06A RGH	6.A - Rough Carpentry			
		CARP				
			Blocking	1 ls	2,246.41 /ls	2,246
			06A RGH CARP 6.A - Rough Carpentry			2,246
		06C FIN	6.C - Finish Carpentry & Millwork			
		CARP				
			Solid Surface, Cultured or Granite Countertops	25 lf	419.06 /lf	10,477
			06C FIN CARP 6.C - Finish Carpentry & Millwork			10,477
		09F TILE	9.F - Tile			
			Ceramic tile , floors, avg matl, thin set, no patterning	400 sf	17.56 /sf	7,023
			Ceramic tile , walls, avg matl, thin set, no patterning	1,400 sf	28.09 /sf	39,326
			09F TILE 9.F - Tile			46,349
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint toilet partitions	700 sfca	5.50 /sfca	3,850
			Paint interior ceilings, 3 coats	450 sfca	2.13 /sfca	959
			09P PAINT 9.P - Painting & Wallcoverings			4,809
		10A SPCTL	10.A - Specialties			
			Grab bars	9 ea	114.69 /ea	1,032
			10A SPCTL 10.A - Specialties			1,032
		15B	15.B - Plumbing			
		PLMBG				
			Sinks	6 ea	775.73 /ea	4,654
			Toilet	9 ea	1,329.82 /ea	11,968
			Urinal Wall Mount	4 ea	886.54 /ea	3,546
			15B PLMBG 15.B - Plumbing			20,169
		16A ELECT	16.A - Electrical			
			Elect, lighting	7 ea	494.94 /ea	3,465

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
Performer RRs	Perform er RRs	16A ELECT 16.A - Electrical				3,465
		Mezz RRs				104,882
		Mezz Restrooms				104,882
		02A	2.A - Demolition			
		DEMO				
			Selective demo, VCT flooring	320 sf	11.69 /sf	3,741
			Selective demo, mirrors	8 ea	20.57 /ea	165
			Selective demo, toilet fixtures	9 ea	86.14 /ea	775
			Selective demo, sinks	8 ea	86.14 /ea	689
			Selective demo, showers	4 ea	1,607.97 /ea	6,432
			Selective demo, light fixtures	11 ea	41.67 /ea	458
			02A DEMO 2.A - Demolition			12,260
		09F TILE	9.F - Tile			
			Ceramic tile , floors, avg matl, thin set, no patterning	320 sf	17.56 /sf	5,618
			Ceramic tile , shower walls	245 sf	21.07 /sf	5,162
			09F TILE 9.F - Tile			10,780
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint interior CMU walls, 3 coats	1,100 sfca	2.58 /sfca	2,836
			Paint toilet partitions	583 sfca	2.75 /sfca	1,603
			09P PAINT 9.P - Painting & Wallcoverings			4,439
		10A SPCTL	10.A - Specialties			
			Tlt accs, grab bars	2 ea	349.89 /ea	700
			Tlt accs, mirror, framed, avg size	8 ea	216.54 /ea	1,732
			10A SPCTL 10.A - Specialties			2,432
		15B	15.B - Plumbing			
PLMBG						
	Sinks	8 ea	775.73 /ea	6,206		
	Toilets	9 ea	1,329.82 /ea	11,968		
	Shower pan & glass door	4 ea	4,483.22 /ea	17,933		
	15B PLMBG 15.B - Plumbing			36,107		
16A ELECT	16.A - Electrical					
	Elect, new light fixtures	10 ea	494.95 /ea	4,950		
	16A ELECT 16.A - Electrical			4,950		
	Performer RRs			70,968		
	Performer RRs			70,968		

Prefunction

Bar

01D	1.D - Allowances			
ALLOW				
	Allowance; under bar equipment	1 ls	40,000.00 /ls	40,000
01D ALLOW 1.D - Allowances				40,000

ESTIMATE DETAIL

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
		02A	2.A - Demolition			
		DEMO				
			Selective demo, bar millwork	20 lf	17.12 /lf	342
			Selective demo, bar sink	1 ea	689.17 /ea	689
			02A DEMO 2.A - Demolition			1,032
		06C FIN	6.C - Finish Carpentry & Millwork			
		CARP				
			Bar footrail or trim, stain grade	20 lf	280.46 /lf	5,609
			Quartz bar mirror surround	20 sf	209.53 /sf	4,191
			Quartz bar millwork	75 lf	419.06 /lf	31,430
			06C FIN CARP 6.C - Finish Carpentry & Millwork			41,230
		08C	8.C - Glass & Windows			
		GLASS				
			Bar mirror w/gold surround	60 sf	67.93 /sf	4,076
			08C GLASS 8.C - Glass & Windows			4,076
		09F TILE	9.F - Tile			
			Ceramic tile , bar faces	63 sf	49.16 /sf	3,097
			09F TILE 9.F - Tile			3,097
		12A FURN	12.A - Furnishings			
			Bar brink shelving	1 ls	2,019.56 /ls	2,020
			12A FURN 12.A - Furnishings			2,020
		15B	15.B - Plumbing			
		PLMBG				
			Allowance; plumbing rework for bar	1 ls	3,000.00 /ls	3,000
			15B PLMBG 15.B - Plumbing			3,000
		16A ELECT	16.A - Electrical			
			Allowance; electrical rework for power	1 ls	6,000.00 /ls	6,000
			16A ELECT 16.A - Electrical			6,000
			Bar			100,453
	Ceiling					
		02A	2.A - Demolition			
		DEMO				
			Selective demo, acoustical ceilings	1,300 sf	1.21 /sf	1,575
			02A DEMO 2.A - Demolition			1,575
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Actl clgs, new acoustical tile	1,300 sf	5.73 /sf	7,450
			09D GWB 9.D - Drywall & Acoustical Ceilings			7,450
			Ceiling			9,025
	Curtains					
		10A SPCTL	10.A - Specialties			
			Lobby entry curtains	91 sf	107.32 /sf	9,766
			Balcony entry curtains	153 sf	107.32 /sf	16,421

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
			10A SPCTL 10.A - Specialties			26,187
			Curtains			26,187
	Flooring					
		02A DEMO	2.A - Demolition			
			Selective demo, carpeting, glue down type, average	2,700 sf	0.66 /sf	1,795
			02A DEMO 2.A - Demolition			1,795
		09H CPT RES	9.H - Carpet & Resilient			
			New carpet - paisley	175 sy	168.50 /sy	29,488
			New carpet - scalloped	125 sy	173.00 /sy	21,625
			09H CPT RES 9.H - Carpet & Resilient			51,113
			Flooring			52,908
	Handrails					
		02A DEMO	2.A - Demolition			
			Selective demo, remove existing handrails	200 lf	34.41 /lf	6,883
			02A DEMO 2.A - Demolition			6,883
		05A STEEL	5.A - Steel			
			Railings, handrail, average, ornamental	140 lf	541.30 /lf	75,782
			Railings, metal screens	60 lf	357.59 /lf	21,456
			05A STEEL 5.A - Steel			97,238
		06C FIN CARP	6.C - Finish Carpentry & Millwork			
			Quartz drink rail	40 lf	419.06 /lf	16,763
			06C FIN CARP 6.C - Finish Carpentry & Millwork			16,763
			Handrails			120,883
	Lighting					
		02A DEMO	2.A - Demolition			
			Selective demo, electrical fixtures, average	32 ea	48.62 /ea	1,556
			02A DEMO 2.A - Demolition			1,556
		16A ELECT	16.A - Electrical			
			Elect; donor wall track lighting	100 lf	28.28 /lf	2,828
			Elect, lighting, bar pendants	5 ea	707.05 /ea	3,535
			Elect, lighting, patrona chandeliers	3 ea	3,535.21 /ea	10,606
			Elect, lighting, Chandelier glowstick pendants	26 ea	353.53 /ea	9,192
			Elect, lighting, Wall mounted fixtures	6 ea	494.94 /ea	2,970
			Elect, lighting, ceiling mounted fixtures	8 ea	494.93 /ea	3,959
			Elect, lighting, understair fixtures	30 ea	134.34 /ea	4,030
			16A ELECT 16.A - Electrical			37,120
			Lighting			38,676
	Lobby					

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Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
		01D	1.D - Allowances			
		ALLOW				
			Allowance; relocate donor tiles	1 ls	8,000.00 /ls	8,000
			Allowance; drywall repair/patching at stairs	1 ls	10,000.00 /ls	10,000
			01D ALLOW 1.D - Allowances			18,000
		02A	2.A - Demolition			
		DEMO				
			Selective demo, water fountains	2 ea	482.40 /ea	965
			02A DEMO 2.A - Demolition			965
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Patching at water fountains	18 sf	14.68 /sf	264
			09D GWB 9.D - Drywall & Acoustical Ceilings			264
			Lobby			19,229
	Mezzanine					
		02A	2.A - Demolition			
		DEMO				
			Selective demo, cut drywall for monitor blocking	30 sf	6.15 /sf	185
			Selective demo, water fountains	2 ea	482.40 /ea	965
			02A DEMO 2.A - Demolition			1,149
		06A RGH	6.A - Rough Carpentry			
		CARP				
			Blocking for tv monitors	1 ls	2,072.97 /ls	2,073
			06A RGH CARP 6.A - Rough Carpentry			2,073
		06C FIN	6.C - Finish Carpentry & Millwork			
		CARP				
			Tufted booths (2'-10"H)	26 lf	1,071.24 /lf	27,852
			Tufted booths (4'-9"H)	25 lf	1,713.99 /lf	42,850
			06C FIN CARP 6.C - Finish Carpentry & Millwork			70,702
		09D GWB	9.D - Drywall & Acoustical Ceilings			
			Patching at TV blocking	30 sf	14.69 /sf	441
			Patching at water fountains	18 sf	14.69 /sf	264
			09D GWB 9.D - Drywall & Acoustical Ceilings			705
		11A	11.A - Equipment			
		EQUIP				
			TV Monitors	2 ea	4,322.10 /ea	8,644
			11A EQUIP 11.A - Equipment			8,644
			Mezzanine			83,274
	Paint					
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint trim	570 lf	4.80 /lf	2,735
			Paint wood wall base	200 lf	5.81 /lf	1,162
			Paint interior walls, 3 coats	6,000 sfca	1.25 /sfca	7,508
			Paint interior ceilings, 3 coats	1,800 sfca	1.40 /sfca	2,511

ESTIMATE DETAIL

Folly Theater Phase II - Conceptual Budget | Kansas City, MO

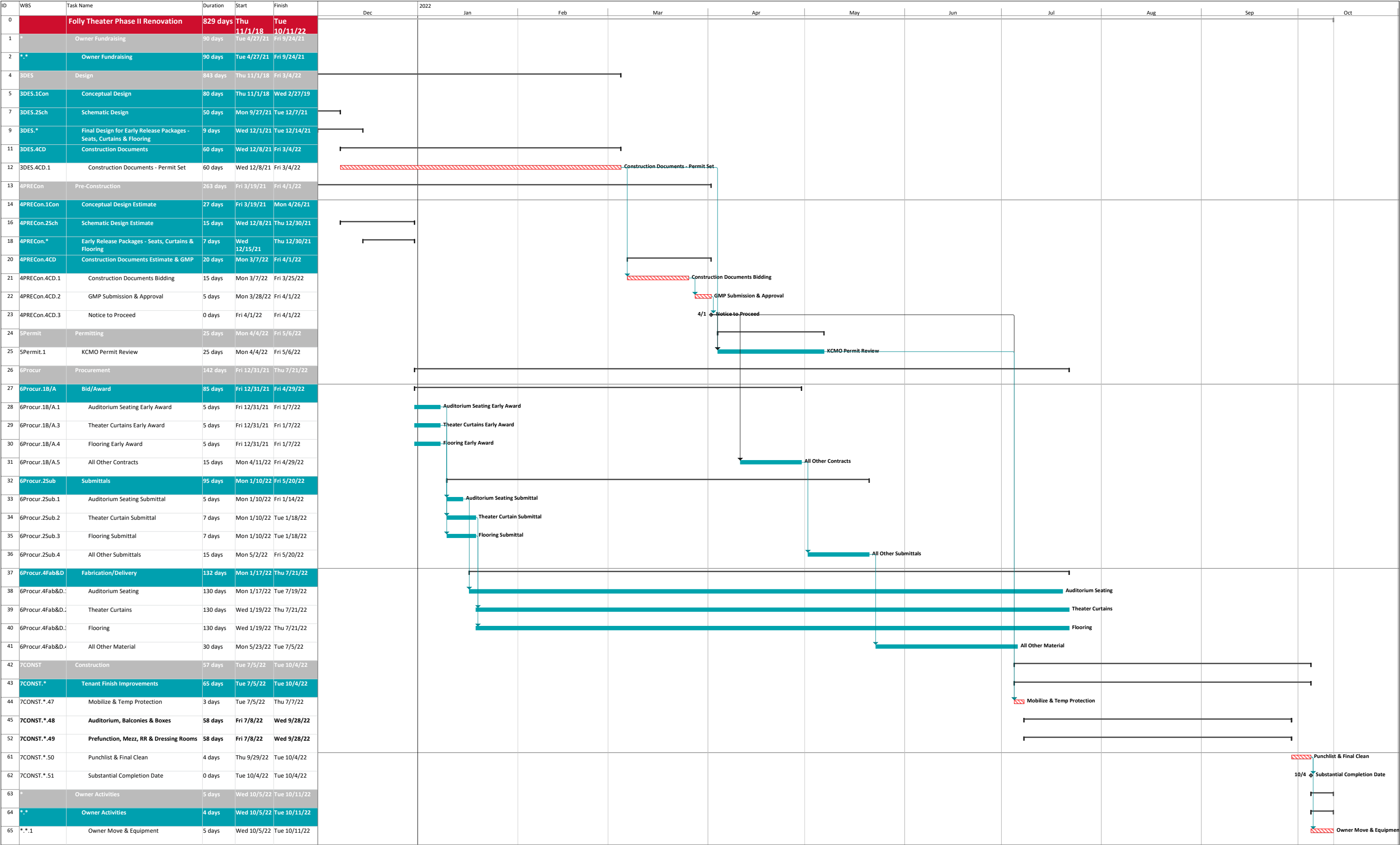
5/4/2021

Ba/Alt/Opt	Area/Zone	Bid Item	Description	Takeoff Quantity	Total Unit Price	Total Amount
			09P PAINT 9.P - Painting & Wallcoverings			13,916
			Paint			13,916
			Usher Closets			
		02A DEMO	2.A - Demolition			
			Selective demo, carpeting	115 sf	0.67 /sf	76
			Selective demo, electrical fixtures, average	2 ea	48.62 /ea	97
			02A DEMO 2.A - Demolition			174
		09H CPT RES	9.H - Carpet & Resilient			
			New carpet	13 sy	170.37 /sy	2,215
			09H CPT RES 9.H - Carpet & Resilient			2,215
		09P PAINT	9.P - Painting & Wallcoverings			
			Paint interior walls	370 sfca	1.25 /sfca	462
			09P PAINT 9.P - Painting & Wallcoverings			462
		10A SPCTL	10.A - Specialties			
			Metal Shelving 18" D.x 85" H.	3 lf	203.79 /lf	611
			Closet hanger rod	1 ls	682.77 /ls	683
			10A SPCTL 10.A - Specialties			1,294
		16A ELECT	16.A - Electrical			
			Elect, lighting, ceiling mounted fixtures	2 ea	494.94 /ea	990
			16A ELECT 16.A - Electrical			990
			Usher Closets			5,135
			Prefunction			469,686
			Sculpture			
		01D ALLOW	1.D - Allowances			
			Allowance; sculpture display	1 ls	25,000.00 /ls	25,000
			01D ALLOW 1.D - Allowances			25,000
			Sculpture			25,000
			Sculpture			25,000

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit	Percent of Total
Bldg Permit--% total	24,816		0.850 %		0.85%
Design Contingency	222,304		10.000 %		7.61%
Construction Contingency	125,782		5.000 %		4.31%
Escalation Contingency	145,974		5.000 %		5.00%
Total		2,919,476			





Benton Mural Descriptions	TAB G
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Thomas Hart Benton Murals Installed in The Folly Lobby

The Richard J. Stern Foundation for the Arts, Commerce Bank, trustee, donated reproductions of two vibrant Thomas Hart Benton murals which were installed in the Folly lobby in the Summer of 2020. The originals of these paintings, *City Activities with Subway* and *City Activities with Dance Hall*, were part of a 10-panel mural cycle called *America Today* which the New School for Social Research commissioned Benton to paint for its boardroom in 1930. The entire *America Today* mural cycle was acquired by AXA Equitable Life Insurance Company in 1984. In December 2012, AXA Equitable donated all 10 mural panels to The Metropolitan Museum of Art. In 2019, The Met granted the Folly permission to acquire and display reproductions of these two murals.

City Activities with Subway, is teeming with action-filled vignettes of colorful, bawdy, and raucous entertainments and diversions of the 1920s. The mural also reflects the strains of the era's growing anxiety over moral and financial crises. Inspiration for the standing subway rider was drawn from burlesque star, Peggy Reynolds. Slapstick comedian, Shorty McAllister, often shared the same burlesque stage with Peggy Reynolds, as he is portrayed in the wings of a striptease act at the far left. As depicted in the upper right corner, boxing was a popular form of entertainment during the Jazz Age, owing largely to the popularity of the Jack Dempsey – Gene Tunney matches of the 1920s. Dempsey boxed on the Folly stage in the mid-1920s.

City Activities with Dance Hall, resonates with the colorful heyday of vaudeville at the Folly (then known as the Shubert's Missouri). The mural personifies the evolving social norms and entertainment options of life in America during

the 1920s, including the emergence of women's suffrage, the pulse of the Jazz Age and Prohibition, the growing popularity of moving pictures, and the social strain of industrialization. Benton included a self-portrait in the lower right corner, raising a glass to toast the completion of the mural. To the left of the self-portrait, Benton tenderly portrays his wife, Rita, and their son, in a pose echoing images of the Madonna and Child in Christian art.

Benton was one of the foremost American Regionalist artists. *America Today* was Benton's first significant institutional commission, and elevated his national stature as a leader of the Regionalism movement. In December 1934, he became the first artist ever featured on the cover of *Time* magazine.

Thomas Hart Benton was born in 1889 in Neosho, Missouri, into an influential family of Missouri political leaders. After studying in Chicago and Paris, Benton settled in New York City, where he lived and worked from 1912 to 1935. Benton moved to Kansas City in 1935. He taught at the Kansas City Art Institute from 1935 to 1941. Benton also maintained a studio in his home at 3616 Bellevue until his death in 1975. His home and studio are now managed by the Missouri Department of Natural Resources as a state historical site.

America Today: City Activities with Subway, 1930-31

America Today: City Activities with Dance Hall, 1930-31

Reproductions of the original egg tempura and oil paintings at The Metropolitan Museum of Art

The Metropolitan Museum of Art, Gift of AXA Equitable, 2012 (2012.478a-j)

© The Metropolitan Museum of Art