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# STERLING OPERA HOUSE



City of  
**Derby** ★ Connecticut

Comprehensive Study

**JUNE 2026**

**steinberg  
hart**





City of  
**Derby** ★ **Connecticut**

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# TABLE OF CONTENTS

## **01**

Introduction

## **02**

History + Background

## **03**

Summary of Study Process

## **04**

Existing Building Assessment

## **05**

Market Needs Assessment

## **06**

Proposed Building Alterations

## **07**

Project Phasing + Sequencing

## **08**

Cost Estimate

## **09**

Next Steps

## **10**

Appendices







# 01

## INTRODUCTION





# ACKNOWLEDGMENTS



The undertaking of Sterling Opera House Comprehensive Study was made possible through the participation of numerous entities who are recognized as follows:

## **CITY OF DERBY**

## **STERLING OPERA HOUSE COMMISSION**

### **STEINBERG HART**

*Architect*

Evan Delli Paoli

### **WEBB MANAGEMENT**

*Arts Market Expert*

Duncan Webb

### **STAGES**

*Theatre Planning, Acoustics, Audio/Video*

Alec Stoll

Damian Doria

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### **MCLAREN ENGINEERING**

*Structural Engineers*

William B. Gorlin

### **KOHLER RONAN CONSULTING ENGINEERS**

*Mechanical, Electrical, Plumbing & Life Safety Engineering*

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Kaitlyn Nelson

Scott Fish

Jerry Manavalan

Kevin Czarnecki

### **COST+PLUS**

*Cost Estimator*

Joe Perryman

Pete Gunn

Mark Earley

Tony Cleaton

# INTRODUCTION & PURPOSE

The Sterling Opera House represents a significant cultural asset to the City of Derby, Connecticut. Originally built in 1889, it's historical status on the National Register of Historic Places makes its restoration ever more important to the community and region. Placed on the National Register in 1968 there have been prior discussions and attempts at restoring the facility throughout its history. Much of the text in the Sterling's original 1968 National Register entry describes the desire to restore the building to its former glory. While restoration was discussed and studied previously throughout the building's history, full restoration of the building has never taken place.

In late 2024 the City of Derby and its Sterling Opera House Commission engaged the team of Steinberg Hart and specialized consultants to perform a Comprehensive Study of the Sterling Opera House. The Comprehensive Study is to determine and recommend future renovations and improvements to the Sterling Opera House—assessing the current status and condition of the building, understanding the health and condition of the local and regional arts market that can sustain and support the Sterling well into the future, and needed renovations to the building that will allow it to serve a renewed purpose supported by market need.





# EXECUTIVE SUMMARY

The results of the Comprehensive Study indicate three primary outcomes and next steps:

1

## **COMMERCIAL ENTERTAINMENT USE.**

The results of the Market Needs Assessment show that the biggest gaps in the local and regional market as well as the demographic of likely audiences point towards the Sterling's renewed use being focused on commercial entertainment. This includes live music, comedy, and other similar types of events and programming. As described in the Market Needs Assessment, there is by comparison much less support in the market for Broadway, drama, dance, symphonic music, and other classical arts. It is critical that the physical restoration of the Sterling Opera House is catered to best supporting this commercial entertainment use.

2

## **CONDUCT BUSINESS PLAN AND SELECT A VENUE OPERATOR.**

As a next step, the team recommends that the City of Derby complete a business plan for the renovation that includes further exploration of operating options and their financial and regional economic implications. Coupled with this is the recommendation to seek partnership with a venue operator. An operator would be a suitable entity to help gauge with the City further determinations about how the restored venue would be run, business operations, financial viability, and honing of theatrical performance systems most catered to the use of the building. There are multiple avenues through which a venue operator can be sought. Detailed information about how to select a venue operator is contained within the Market Needs Assessment portion of this study.

3

## **PRIORITIZE EXTENT OF RENOVATION**

Only renovate those portions of the building that are most critical towards getting people and audiences back into the Sterling. A phased approach to the physical renovation of the Sterling Opera House is recommended. More detail about recommended phases of construction is contained in Chapter 8 of this study. Broadly, it is recommended that the order of priority of construction phases follows the sequence described here:

### **Phase One.**

- All critical building envelope and structural components needed to bring the overall Sterling building to a point of stabilization.
- All hazardous material abatement.
- All audience-focused front-of-house areas, including building entry, restrooms, seating areas of orchestra and balconies, and related emergency egress out of the building.
- The immediate stage area related to hosting events.
- Minimum back-of-house facilities related to supporting events on stage (i.e. below-stage performer dressing rooms).

- Restoration of interior finishes, within the Phase One area, only to a point of building stabilization.
- Reinforcement of building structure to support new loading of occupied audience and support areas.
- All ADA-required accessibility upgrades to the Phase One area of the building, including new elevator addition.
- Mechanical, Electrical, Plumbing, and Life Safety systems required to fully cover the renovation area of Phase One.
- Any Mechanical, Electrical, Plumbing, and Life Safety infrastructure (i.e. ducts, piping, conduits, etc.) that are advisable to install first to prevent disruption or redoing of newly installed construction and finishes later.
- Any exterior pad areas required for installation of initial MEP systems.
- Areas designated as 'Phase II' to be minimally renovated as a 'shell', brought to a point of stabilization, for future fit-out.

#### **Phase Two.**

- Full fit-out of below-stage, street level performer and production support areas (left as shell in Phase One).
- Restoration of interior finishes, within the Phase Two area, only to a point of building stabilization.
- Mechanical, Electrical, Plumbing, and Life Safety systems required to fully cover the renovation area of Phase Two.
- All related emergency egress out of the building for Phase II area.
- Construction of exterior loading dock area.
- Other exterior site enhancements.

#### **Future Work Beyond Phases One and Two.**

Work not described in either Phase One or Phase Two is generally not viewed as mission critical towards restoring the Sterling Opera House back to its renewed commercial entertainment use and getting audiences back in the building.

It is recommended that any work beyond Phase One and Two (which might entail further elaboration of interior finishes or further development of interior spaces) is studied and proven as beneficial return-on-investment for the venue (i.e. for the success of the venue, all future work, too, needs to be supported by the market and venue revenue generation).





# 02

## HISTORY + BACKGROUND





# HISTORY + BACKGROUND

## *CITY OF DERBY*

The City of Derby is Connecticut's smallest city, spanning 5.3 square miles with a population of 12,080. Nestled in southwest Connecticut at the confluence of the Housatonic and Naugatuck Rivers, Derby boasts a rich history dating back centuries to its original inhabitants, the Paugasset and Pootatuck tribes.

Though fur traders frequented the area earlier, the first formal trading post was established in 1642. After a period of jurisdictional disputes with nearby Milford, the settlement—formerly known as the Paugasset plantation— was first settled in 1642, admitted as the township of Derby in 1675, and incorporated in 1775. The 1800's saw increased industry and manufacturing. Businesses like the Birmingham Iron Foundry, the Kraus Corset Factory, and the Derby Silver Company thrived.

The Sterling Opera House was built in 1889 and admitted to the National Register of Historic Places in 1968 (the first building in Connecticut recognized in this fashion). The Sterling is joined on the National Register by other Derby peer structures including the Kraus Corset Factory, the Harcourt Wood Memorial Library, the Osborne Homestead, the John I. Howe House, and the Birmingham Green Historic District.

Derby's evolution from an agricultural hub to a maritime and manufacturing center was fueled by its rivers. From the first water-powered gristmill in 1681 to the completion of the Housatonic Dam in 1870, the city's development of water power attracted major industry. Today, Derby retains its peaceful suburban charm while serving as a strategic hub. Located in the center of the New Haven-Bridgeport-Waterbury triangle, it offers direct access to New York City and Boston via Route 8 and Interstates 84 and 95.



## **STERLING OPERA HOUSE**

From its roots in the 1800s through its operational life up to the 1960s, the Sterling saw varied acts across its stage as well as varied use in its facilities. The Sterling was originally designed in the Italianate style by H. Edwards Ficken, an original co-designer of Carnegie Hall in New York City. The Sterling's street level floor and basement served as the Derby City Hall and police station from when the building opened to 1965—the theatre itself located an entire full floor level above the street. Original jail cells, mayor's office, clerk's office, tax collection areas, and safe rooms are still visible in the building today. Through the Sterling's history, arrays of famous acts graced the its stage, including the likes of Amelia Earhart, Lionel Barrymore, John L. Sullivan, Harry Houdini, and John Philip Sousa.

The Sterling Opera House closed its doors for the final time in 1965 before being listed on the National Register in 1968. The building has been vacant since, though owned and maintained by the City of Derby.

### **2002.**

In 2002 a team including Alec Stoll (of Stages Consultants) and Duncan Webb (of Webb Management), both involved in this study, conducted a previous study for the Sterling Opera House. It is understandable that in the (almost) twenty-five years since the previous study, the arts market has changed significantly. See the Market Needs Assessment included herein for further description of these primary market changes and trends.

Nonetheless, the outcomes of the 2002 study focused on four (4) primary areas:

1. **Market Potential and Community Needs**
2. **Facility Usage Recommendations**
3. **Financial Projections and Budgeting**
4. **Governance and Management.**

### **Market Potential and Community Needs**

- At the time, the Naugatuck Valley presented a highly positive market for the arts, with 79% of the resident population having a higher-than-average likelihood of attending arts events.
- Local and regional organizations had expressed significant interest in utilizing the facility for dramatic productions, musical entertainment, lectures, meetings, and arts instruction.
- The restoration of the opera house was anticipated to act as a catalyst for downtown Derby's economic and community revitalization, with the potential



to eventually become a destination for the region's tourist market.

#### ***Facility and Usage Recommendations***

- The stage's size was viewed in the 2002 study as best suited for drama, musical theatre, small music ensembles, bands, solo recitals, and small dance performances.
- The performance area, which is approximately 30 by 30 feet, was viewed in the 2002 study as not large enough to accommodate ballet, opera, or large symphony orchestras.
- Preliminary usage scenarios projected that the theatre could host 153 performances annually, utilizing the space for 119 days and drawing an attendance of nearly 34,878 patrons.
- The master plan proposed preliminary schematic designs that respected the building's historic integrity while ensuring full compliance with modern life-safety and accessibility regulations.

#### ***Financial Projections and Budgeting.***

- The total cost for implementing the project was estimated in 2002 at approximately \$9.2 million.
- The total project cost broke down into roughly \$6.1 million for hard construction costs, \$1.1 million for theatrical equipment and fixtures, and \$1.9 million for soft costs such as administrative, legal, and design fees.
- A base-year operating pro-forma forecasted \$94,000 in earned revenues against \$294,000 in operating expenses, leaving an annual funding deficit of approximately \$201,000.
- The 2002 study recommended raising \$10.7 million in total, which would have covered the \$9.2 million capital project costs and established a \$1.5 million endowment to support ongoing operations.

#### ***Governance and Management.***

- The 2002 study recommended that the Town of Derby should maintain ownership of the building but contract its operations out to a newly formed, professionally managed 501(c)(3) non-profit organization.
- It was recommended that a Community Advisory Board should be created to ensure the facility meets the diverse needs of local arts groups, students, and community residents.

- The recommended staffing structure at the time included two full-time roles (an Executive Director and a Program Coordinator) supported by a part-time Technical Director, on-call stagehands, and a strong base of community volunteers

Because almost twenty-five years have lapsed since the 2002 study, these findings need to be reconfirmed.

### **2010.**

In the 2010's MOS architects developed a conceptual scheme for renovation of the Sterling—focusing on transformed audience and stage areas, and a renovated street level focused on lobby and community spaces.

### **2025.**

And now, in the mid-2020's, a team led by Steinberg Hart and its consultants has conducted this study – developing strategic outcomes: recommendations for physical building renovations supported by evidence and data from the local and regional arts market. For a secure and successful future of the Sterling Opera House, it is the strong belief of this study team that any physical capital improvements to the Sterling must be supported by likely return-on-investment and setting the building up for the best possibility of earning future income. It is the intent of this study to give the Sterling Opera House and City of Derby its best chance yet at a transformative future for the building.







# 03

## SUMMARY OF STUDY PROCESS



# SUMMARY OF STUDY PROCESS

The process for the study centered around three (3) primary tasks: conducting a market needs assessment that would indicate the best and most likely future use for the Sterling Opera House, conducting an assessment of the Sterling Opera House's existing conditions, and recommending and pricing capital improvements for the Sterling Opera House that best support the market outcomes. Each of these tasks are described further below.

## **MARKET NEEDS ASSESSMENT**

- Conduct market study updating the needs assessment and market study completed in 2002 by Webb Management.
- Update study goals, organize data collection and collect any background information needed to support the study.
- Identify forces and trends in the market that may have a bearing on the renovation of the Sterling Opera House
- Identify comparable facilities in the region, and research touring programs presenting in other facilities in the region.
- Provide conclusions on the need and opportunities for the renovated Sterling Opera House, with recommendations as to what programming, capacity, functionality, flexibility, and amenities will maximize the value to be delivered by the venue to the community.

## **EXISTING CONDITIONS ASSESSMENT**

- Review existing information and previous studies.
- Evaluate the conditions of the building including the structural, mechanical, electrical, plumbing, fire protection, and theatrical systems.
- Update existing architectural drawings based on observations.
- Identify potential improvements to the building systems and their costs.
- Evaluate the building for compliance with current accessibility standards, building codes, and historic requirements.

## **CAPITAL IMPROVEMENT RECOMMENDATIONS**

- Combine the information from the existing conditions assessment of the theater with data from the market needs assessment to identify how to improve the Sterling Opera House and have it best serve the cultural needs of Derby and its surrounding communities.
- Develop options for how to best achieve the established goals and identify anticipated general costs for the options.
- Cost information will include hard construction costs and soft project costs including equipment, contingencies, and potential professional fees.
- Anticipated escalation of costs will be identified.



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# 04

## EXISTING BUILDING ASSESSMENT



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04A

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## TAKE-OFF OF EXISTING BUILDING AREAS

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## TAKE-OFF OF EXISTING BUILDING AREAS

To best serve its renewed use and potential market, a new building space program is developed as part of this study. To understand the available space in the building and what potential the existing spaces offer for new and reconfigured spaces, the team established dimensional take-offs of existing building areas—both for the NET usable square feet of interior space as well as the GROSS overall building footprint represented by the Sterling. These existing building areas were recorded as follows.

### EXISTING BUILDING AREAS

| #                           | Room Name     | NSF          | GSF         | Notes                          |
|-----------------------------|---------------|--------------|-------------|--------------------------------|
| <b>BASEMENT LEVEL</b>       |               |              |             |                                |
| 001                         | Control Room  | 178          |             | Limited head-height (basement) |
| 002                         | SW Room       | 139          |             | Limited head-height (basement) |
| 003                         | SW Cell       | 41           |             | Limited head-height (basement) |
| 004                         | Mech          | 1,383        |             | Limited head-height (basement) |
| 005                         | SE Cell       | 56           |             | Limited head-height (basement) |
| 006                         | NW Cell       | 102          |             | Limited head-height (basement) |
| 007                         | N Room        | 325          |             | Limited head-height (basement) |
| 008                         | NW Room       | 410          |             | Limited head-height (basement) |
| 009                         | Corridor      | 88           |             | Limited head-height (basement) |
| 010                         | SW Room       | 21           |             | Limited head-height (basement) |
| <b>TOTAL - BASEMENT</b>     |               | <b>2,743</b> | <b>2.44</b> | <b>6,683</b>                   |
| <b>STREET LEVEL</b>         |               |              |             |                                |
| 101                         | Locker Room   | 191          |             |                                |
| 102                         | Office        | 84           |             |                                |
| 102A                        | Storage       | 59           |             |                                |
| 103                         | Shower        | 131          |             |                                |
| 104                         | Jail          | 353          |             |                                |
| 105                         | Room          | 166          |             |                                |
| 106                         | Chambers      | 729          |             |                                |
| 107                         | Room          | 185          |             |                                |
| 108                         | Men           | 108          |             |                                |
| 109                         | Women         | 85           |             |                                |
| 110                         | Tax Collector | 322          |             |                                |
| 111                         | Mayor         | 184          |             |                                |
| 112                         | Safe          | 27           |             |                                |
| 113                         | Safe          | 82           |             |                                |
| 114                         | Clerk Room    | 306          |             |                                |
| 115                         | Clerk Room    | 524          |             |                                |
| 116                         | Safe          | 118          |             |                                |
| 117                         | Office        | 138          |             |                                |
| 118                         | Tickets       | 48           |             |                                |
| 119                         | Corridor      |              |             | Included in Gross SF           |
| 120                         | Corridor      | 619          |             | (Previous Open-Office Area)    |
| ST-1                        | Stair         |              |             | Included in Gross SF           |
| <b>TOTAL - STREET LEVEL</b> |               | <b>4,459</b> | <b>1.45</b> | <b>6,484</b>                   |



**EXISTING BUILDING AREAS**

| #                              | Room Name                  | NSF           | GSF         | Notes                |
|--------------------------------|----------------------------|---------------|-------------|----------------------|
| <b>BELOW-STAGE LEVEL</b>       |                            |               |             |                      |
|                                | Main Area                  | 956           |             |                      |
|                                | W Room                     | 122           |             |                      |
|                                | Toilet                     | 57            |             |                      |
|                                | W Room                     | 78            |             |                      |
|                                | SW Room                    | 85            |             |                      |
|                                | SE Room                    | 193           |             |                      |
|                                | Pit                        | 118           |             |                      |
|                                | Stage Left Stair           |               |             | Included in Gross SF |
|                                | W Stair (Upstage)          |               |             | Included in Gross SF |
|                                | Upstage Trap               |               |             | Included in Gross SF |
| <b>TOTAL - BELOW-STAGE</b>     |                            | <b>1,609</b>  | <b>1.70</b> | <b>2,743</b>         |
| <b>ORCHESTRA LEVEL</b>         |                            |               |             |                      |
| 201                            | Main Lobby                 | 309           |             |                      |
| 202                            | House                      | 2,710         |             |                      |
|                                | Stage Left Platform        | 65            |             |                      |
|                                | Stage Right Platform       | 84            |             |                      |
| 210                            | Stage                      | 1,856         |             |                      |
|                                | Stair to Below-Stage       |               |             | Included in Gross SF |
|                                | Stage-Left Stair           |               |             | Included in Gross SF |
|                                | Stage-Right Stair          |               |             | Included in Gross SF |
| ST-1                           | Stair                      |               |             | Included in Gross SF |
| ST-2                           | Stair                      |               |             | Included in Gross SF |
| <b>TOTAL - ORCHESTRA LEVEL</b> |                            | <b>5,024</b>  | <b>1.25</b> | <b>6,259</b>         |
| <b>FIRST BALCONY LEVEL</b>     |                            |               |             |                      |
| 301                            | First Balcony              | 2,221         |             |                      |
| 302                            | Main Lobby                 | 338           |             |                      |
| ST-1                           | Stair                      |               |             | Included in Gross SF |
| ST-2                           | Stair                      |               |             | Included in Gross SF |
| <b>TOTAL - FIRST BALCONY</b>   |                            | <b>2,559</b>  | <b>1.22</b> | <b>3,114</b>         |
| <b>SECOND BALCONY LEVEL</b>    |                            |               |             |                      |
| 401                            | Second Balcony             | 1,336         |             |                      |
| 402                            | Main Lobby (Spot Platform) | 463           |             |                      |
| 403                            | Stage Right Gallery        | 316           |             |                      |
| 404                            | Stage Left Gallery         | 293           |             |                      |
| ST-1                           | Stair                      |               |             | Included in Gross SF |
| ST-2                           | Stair                      |               |             | Included in Gross SF |
| <b>TOTAL - SECOND BALCONY</b>  |                            | <b>2,408</b>  | <b>1.26</b> | <b>3,031</b>         |
| <b>TOTAL BUILDING</b>          |                            | <b>18,802</b> | <b>1.51</b> | <b>28,314</b>        |

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**04B**

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# **BUILDING CODE ASSESSMENT**

# BUILDING CODE ASSESSMENT

## **BUILDING CODE REQUIREMENTS**

To undertake any renovation to the Sterling Opera House applicable building codes must be understood and followed. Within the State of Connecticut and City of Derby, for an existing historic National Register-listed building like the Sterling, the following building codes would be applicable:

2022 Connecticut State Building Code, which adopts and is comprised of state amendments to:

- 2021 International Building Code
- ICC A117.1-2017
- 2021 International Existing Building Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2021 International Energy Conservation Code
- 2020 NFPA 70, National Electrical Code

The following is a summary of building code findings required for the Sterling.

## **APPLICABLE CODES**

The Sterling Opera House (and the City of Derby) fall under the purview of the 2022 Connecticut State Building Code and its amendments to the following codes.

(As listed on the website of the State of Connecticut Department of Administrative Services: [https://portal.ct.gov/das/home/office-of-state-building-inspector/connecticut-state-building-code/regulations?language=en\\_US](https://portal.ct.gov/das/home/office-of-state-building-inspector/connecticut-state-building-code/regulations?language=en_US)).

- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2020 National Electrical Code (NFPA 70)
- 2017 ICC A117.1 Accessible and Usable Buildings & Facilities

## INTERNATIONAL BUILDING CODE 2021

### SUMMARY OF FINDINGS

#### Chapter 2:

- **Stage:** A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.
- **Platform:** A raised area within a building used for worship, the presentation of music, plays or other entertainment; the head table for special guests; the raised area for lecturers and speakers, boxing and wrestling rings; theater in the round stages; and similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.  
[The performance playing area for the Sterling Opera House will be a platform of less than 1,000 SF. See further description under Chapter 4. See drawings contained within the study herein of proposed alterations to the playing area of the Sterling meeting these characteristics].

#### Chapter 3: Occupancy Classification and Use Designation

- Assembly
- Group A-1

#### Chapter 4: Special Detailed Requirements Based on Occupancy and Use

- [Platform is less than 50'-0" in height; platform is less than 1,000 SF in area—thereby platform will not be classified as a 'stage'].
- [Platform will not require emergency ventilation, roof vents, or smoke control].
- [Platform will not require separation from the seating area by a fire-resistance-rated proscenium wall].
- [The platform is not classified as a 'stage' thereby not requiring fire-resistance-rated treatment as listed in Sections 410.4, 410.4.1, 410.4.2. of appurtenant spaces].

#### Chapter 5: General Building Heights and Areas

- 504.3 Allowable Building Height  
Group A occupancy classification; fully-sprinklered building; Type IIIB construction = 75'-0".  
[Sterling Opera House reaches a height of 73'-0" above the grade plane. (Therefore, an allowable height)].
- » 504.3 Exception for Rooftop structures (Sterling Opera House tower/cupola):
  - \* Shall be unlimited height where constructed of non-combustible



materials.

- \* Shall not exceed 20'-0" in height above the allowable building height where constructed of combustible materials.

[Sterling Opera House's tower/cupola reaches a height of approximately ~95'-0" above the grade plane, 20'-0" above the allowable building height, and within allowable height for construction of combustible materials].

- o 504.4 Allowable Number of Stories Above Grade Plane.

- » For A-1 Occupancy, in a fully-sprinklered building, for Type IIIB construction, three (3) stories are allowable above the grade plane. The Grade Plane for the Sterling Opera House falls at street level of the building.

- » The Sterling Opera House complies with a limit of 3 stories above the grade plane as follows:

|                     |                                 |
|---------------------|---------------------------------|
| * Basement Level    | Below Grade Plane               |
| * Street Level      | At Grade Plane                  |
| * Below-Stage Level | First Story Above Grade Plane   |
| * Orchestra Level   | Second Story Above Grade Plane  |
| * Balcony 1         | Mezzanine Above Orchestra Level |
| * Balcony 2         | Mezzanine Above Orchestra Level |
| * Mechanical Room   | Third Story Above Grade Plane   |

- o 506.2 Allowable Area Determination

For A-1 Occupancy, in a fully-sprinklered building, for Type IIIB construction, the allowable area factor is 25,500 square feet.

- » Per 506.2.1, for Single-Occupancy buildings (Sterling Opera House is type A-1 Occupancy), the equation to determine allowable area is:

$$A_a = A_t + (NS \times I_f)$$

- » The allowable area factor for non-sprinklered buildings for type A-1 Occupancy (the 'NS') value is 8,500.

- » The area-frontage increase for Sterling Opera House, per 506.3 is:

- \* Perimeter = 327'-0"

- \* 200'-6" of the Perimeter has frontage on open space 30' or greater (61%).

- » Therefore the area-frontage increase factor ('If') is 0.75.

- » Therefore the allowable area, per story, for the Sterling Opera House is:

- \*  $A_a = 25,500 + (8,500 \times 0.75)$

- \*  $A_a = 31,875 \text{ SF.}$

- » Each Story of the Sterling Opera House has the following areas,

including the elevator addition:

|                            |                       |
|----------------------------|-----------------------|
| * Basement:                | 3,911 SF < 31,875 SF  |
| * Street Level:            | 6,184 SF < 31,875 SF  |
| * Below-Stage Level:       | 2,103 SF < 31,875 SF  |
| * Orchestra Level (Total): | 14,118 SF < 31,875 SF |
| • Main Floor:              | 6,448 SF              |
| • Balcony 1 (Mezzanine):   | 4,223 SF              |
| • Balcony 2 (Mezzanine):   | 3,447 SF              |
| • Mechanical Level:        | 1,863 SF < 31,875 SF  |

## Chapter 6: Types of Construction

- Type IIIB
  - **Primary structural frame:** **0 hours fire-resistance rating**
  - **Bearing Walls**
    - » **Exterior** **2 hours fire-resistance rating**  
[e. Not less than the fire resistance rating based on fire separation distance (see Table 705.5). Not less than the fire-resistance rating as referenced in Section 704.10. Sterling Opera House exterior load-bearing walls vary between ~18'-8" of separation distance to the neighboring building to the south; and ~12'-0" of separation distance to the neighboring building to the west. Table 705.5 requires a 1-hour fire-resistance rating for exterior bearing walls (for both separation distances  $5 \leq X < 10$  and  $10 \leq X < 30$ ), less than the 2 hours required in Chapter 6. Therefore, the exterior load bearing walls must be 2-hour fire-resistance rated].
    - » **Interior** **0 hours fire-resistance rating**
  - **Nonbearing walls and partitions**
    - » **Exterior** **See Table 705.5.**  
[The new elevator addition is envisioned to be steel-framed structure with nonbearing exterior walls. The walls of the new elevator addition are ~8'-2" of separation distance from the neighboring building to the south. Table 705.5 requires a 1-hour fire-resistance rating for exterior bearing walls for both separation distance  $5 \leq X < 10$ . Therefore, the exterior nonbearing walls of the elevator addition must be 1-hour fire-resistance rated].
    - » **Interior** **0 hours fire-resistance rating**  
Not less than the fire-resistance rating required by other sections of this code.
  - **Floor construction and associated secondary structural members** (see Section 202) **0 hours fire-resistance rating**
  - **Roof construction and associated secondary structural members** (see Section 202) **0 hours fire-resistance rating**

## Chapter 7: Fire and Smoke Protection Features

- » Section 703.2.1 Tested assemblies. For the purposes of the Sterling Opera House Comprehensive Study, where fire-resistance rated assemblies are required by this code, assemblies meeting the test procedures of UL 263 are listed. Assemblies meeting test procedures set forth in ASTM E119 are also acceptable and meet the intent of this code.
- *Section 704 Fire-Resistance Rating of Structural Members.*  
Structural members within the Sterling Opera House are not required to be fire-resistance rated as allowed by provisions set forth in Chapter 6 of this code.
  - Table 705.5 Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance.  
See requirements listed under Chapter 6.

- Table 705.8

EXISTING WALL OPENINGS:

The existing openings within the Sterling Opera House exterior walls are ~18'-8" away from the neighboring building to the south, falling within a separation distance of 15 to less than 20 feet; The openings are unprotected and the building will be fully sprinklered (UP, S) and up to 75% of the wall area is allowable to be window openings.

The existing wall openings (windows and doors) make up less than 75% of the wall area; therefore the Sterling's existing wall openings can remain unprotected.

NEW WALL OPENINGS

Any new windows considered for the elevator addition would fall within a separation distance of 5 to less than 10 feet; the openings would be unprotected and the building will be fully sprinklered (UP, S)

Therefore, up to 25% of the wall area is allowable for openings (windows and doors).

- » Section 722.4.1

[Per the requirements of Chapter 6, the Sterling Opera House's exterior load-bearing masonry walls must carry a fire-resistance rating of 2-hours. Per Table 722.4.1(1) FIRE-RESISTANCE PERIOD OF CLAY MASONRY WALLS, for walls made up of solid brick of clay or shale a minimum thickness of 3.8 inches is required to achieve a 2-hour fire-resistance rating. The Sterling's exterior load-bearing walls are a minimum of 3-wythes thick throughout (12-inches) as the general building envelope, which increases depth at load bearing



piers where connections to wood timber beams or trusses are made. Therefore, the Sterling Opera House's existing load-bearing brick mass masonry exterior walls meet the 2-hour resistance rating requirement].

## **Chapter 8: Interior Finishes**

- *Section 803 Wall and Ceiling Finishes.*
  - For Class-A flame-spread rated Materials, NFPA 286 is also an allowable testing method.
  - Per Section 803.13: The flame-spread index ratings are the following for a Group A-1 Occupancy, in a fully-sprinklered building:
    - » Interior Exit Stairways and ramps and exit passageways: Class B
    - » Corridors and enclosure for exit access stairways and ramps: Class B
    - » Rooms and enclosed spaces: Class C
  - With classes defined in Section 803.1.2 as:
    - » Class A = Flame spread index 0-25; smoke developed index 0-450.
    - » Class B = Flame spread index 26-75; smoke developed index 0-450.
    - » Class C = Flame spread index 76-200; smoke developed index 0-450.
- *Section 804 Interior Floor Finish*
  - Per Section 804.4.2, interior floor finish and floor covering materials in enclosures for stairways and ramps, exit passageways, corridors and rooms or spaces not separate from corridors by partitions extending from the floor to the underside of the ceiling – in a Group A occupancy – shall not be less than Class II. Class II is defined by ASTM E648 and NFPA 253 as 0.22 watts/cm<sup>2</sup> or greater.
  - Section 806.2 Combustible decorative materials.

In Group A occupancy the permissible amount of curtains, draperies, fabric hangings and similar combustible decorative materials suspended from walls or ceilings shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, and where the material is installed in accordance with Section 803.15 of this code.

## **Chapter 9:**

- *Section 903 Automatic Sprinkler Systems*
  - Section 903.2.1.1 Group A-1.

Because of its Group A-1 Occupancy classification, as defined by Section 903.2.1.1, the Sterling Opera House is required to have any automatic sprinkler system.
- *Section 905 Standpipe Systems*

Per height requirements listed in Section 905.3.1, Sterling Opera House will be required to have a Class III Standpipe System. See the MEP systems narrative for further description of this system.

- Section 906 Portable Fire Extinguishers
  - Portable Fire Extinguishers are required in a Group A Occupancy.
  - Fire Extinguishers shall meet requirements for fire hazard class as defined in Chapter 9 and NFPA 10.
  - Fire Extinguishers shall meet requirements for quantity, location, and travel distance to the device as defined in Chapter 9 and NFPA 10.
- Section 907 Fire Alarm and Detection Systems
  - The occupant load for all of the Sterling Opera House building is calculated to be 769 Occupants. (Less than the 1000-person threshold requiring a voice/alarm communications system (Section 907.2.1.1) but greater than the 300-person threshold requiring a manual fire alarm system, see section 907.2.1).
  - The Sterling Opera House will be required to have a manual fire alarm system per Section 907.2.1.

#### **Chapter 10: Means of Egress**

- Section 1023 Interior Exit Stairways and Ramps

New exit stairways proposed for the Sterling Opera House connect more than four (4) stories and therefore require enclosures that provide a 2-hour fire-resistance rating.

#### **Chapter 11: Accessibility**

- Sterling Opera House will need to meet accessibility requirements per the 2017 ICC A117.1.

#### **Chapter 12: Interior Environment**

- Temperature Control
  - Requirements for minimum indoor heating (68-degrees minimum at a point 3-feet above the floor on the design heating day) will be met by the new HVAC systems planned for the Sterling Opera House. See the MEP Systems narrative for additional information about planned systems.
- Lighting
  - All occupied spaces throughout the building will be provided with artificial (electric) lighting; some spaces are also supplemented with natural light via existing exterior windows to remain. See MEP Systems narrative for full description of lighting requirements.
- Sound Transmission
  - Given the use of the Sterling Opera House as a performing arts venue,

levels of Sound Transmission will meet Chapter 12 requirements and also stringent requirements made necessary by the use of the venue in this way. See Acoustics Narrative for additional acoustics and sound transmission recommendations for the Sterling Opera House.

- Interior Space Dimensions
  - Minimum room widths shall meet requirements of Section 1208.1: not less than 7 feet in any plan direction.
  - Minimum ceiling heights shall meet the requirements of Section 1208.2: not less than 7 feet 6 inches above finished floor in occupiable spaces, habitable spaces, and corridors; not less than 7 feet in bathrooms, toilet rooms, kitchens, storage rooms, and laundry rooms.
- Toilet and Bathroom Requirements
  - See Chapter 29 for required plumbing fixture quantities.
  - Finish Materials for new restrooms will meet the requirements of Chapter 12.

### **Chapter 13: Energy Efficiency**

For the purposes of the Sterling Opera House Comprehensive Study, requirements of the 2021 International Energy Conservation Code (IECC) and the 2021 International Existing Building Code shall be met.

### **Chapter 16: Structural Design**

- Section 1612 Flood Loads
  - Section 1612.2 Design and construction.  
The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24.
  - Section 1612.3 Establishment of flood hazard areas.  
[Derby, CT is located at the confluence of the Housatonic and Naugatuck Rivers. Lower-lying areas more closely adjacent to the rivers see elevations around ~101' above sea level; outside of the river-adjacent areas, the overall city has an average elevation of approximately ~259' above sea level—an average of high elevations of approximately ~456' and lower elevations of around ~174'. The Sterling Opera House is located within FEMA flood map 09009C0404J last revised as of October 16, 2013.

Map indicates the property is located within 'Zone X' moderate-to-low risk outside of the Special Flood Hazard Areas (SFHAs) of the 100-year floodplain. This said, the Sterling is several blocks away from an area to the west along the Housatonic River classified as 'Zone AE' with 'Base Flood Elevations determined' and subject to flooding by the 1% annual



chance flood.

If the FEMA FIRM Map for the Sterling Opera House area is updated since its last revision in 2013 it should be further evaluated if there is any new or changed flood risk].

## Chapter 29: Plumbing Systems

- Section 2902 Minimum Plumbing Facilities
  - For Assembly Occupancy, minimum plumbing fixtures for the Sterling Opera House are calculated on the basis that the building is classified as “Theaters and other buildings for the performing arts and motion pictures”.
  - Per Section 2902.2, for the purpose of calculating fixture per gender, the overall occupancy of the building, 769 is halved, with 385 male occupants and 385 female occupants assumed for plumbing fixture calculations.

|                                    | Water Closets      |                      | Lavatories          |                       | Drinking Fountains            | Other                   |
|------------------------------------|--------------------|----------------------|---------------------|-----------------------|-------------------------------|-------------------------|
|                                    | Male               | Female               | Male                | Female                |                               |                         |
| Fixture per Occupant:              | 1 per 125          | 1 per 65             | 1 per 200           |                       | 1 per 500                     | 1 Service Sink          |
| Quantity for Sterling Opera House: | $385/125 = 3.08$   | $385/65 = 5.92$      | $385/2000 = 1.925$  | $385/200 = 1.925$     | $769/500 = 1.54$              |                         |
|                                    | 4 Male WC Required | 6 Female WC Required | 2 Male Lav Required | 2 Female Lav Required | 2 Drinking Fountains Required | 1 Service Sink Required |

- In the Comprehensive Study, there are two (2) areas of public restrooms accommodated, one at Street Level, and the second at Balcony 2 Level. Per Section 2902.3.3, restroom facilities serving a specific area are allowed to be 1-story above or below the area served, within a 500-foot maximum travel distance.
  - » Basement Level: Served by Street Level above.
  - » Street Level: Served at same floor level.
  - » Orchestra Level: Served by Street Level below.
  - » Balcony 1 Level: Served by Balcony 2 Level above.
  - » Balcony 2 Level: Served at same floor level.
- Access to the public restroom facilities shall be separate from those in dressing rooms and back-of-house performer support areas to meet access requirements listed in Section 2902.3.1.

## Chapter 35: Referenced Standards

## INTERNATIONAL EXISTING BUILDING CODE 2021 SUMMARY OF FINDINGS

### Chapter 1: Scope and Administration

[Chapter 1 includes description for administering the requirements of the 2021 IEBC. Refer to 2021 IEBC for administration requirements].

### Chapter 2: Definitions

[Refer to Chapter 2 of 2021 IEBC for specific definitions. Those found applicable and pertinent to the Sterling Opera House study are listed in the following text].

### Chapter 3: Administration

- *Section 301.3 Alteration, addition or change of occupancy.*

The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

  - Exception: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the alteration shall comply with the International Building Code. This exception shall not apply to the following:
    - » Alterations for accessibility required by Section 306.
    - » Alterations that constitute a substantial improvement in flood hazard areas, which shall comply with Sections 503.2, 701.3 or 1301.3.3.
    - » Structural provisions of Sections 304, Chapter 5 or to the structural provisions of Sections 706, 805 and 906.
  - Section 301.3.1 Prescriptive Compliance Method.

[The Prescriptive Compliance Method and its requirements are described further in Chapter 5. Generally, the Prescriptive Method requires new construction standards for altered portions of the building, acting more conservatively, and thereby would impact a wider area of the Sterling Opera House for compliance with new construction. It is not advisable to follow the Prescriptive Compliance Method for the Sterling Opera House alterations].
  - Section 301.3.2 Work Area Compliance Method.

[The Work Area Compliance Method and its requirements are described further in Chapters 6-12. Generally, The Work Area Method is the most commonly used compliance method for existing building renovations, allowing for tailored upgrades based on the level of alteration (Level 1, 2, or 3). Because of this flexibility, it is recommended that the Work Area

Compliance Method be used for the Sterling Opera House alterations].

- Section 301.3.3 Performance Compliance Method.  
[The Performance Compliance Method and its requirements are described further in Chapter 13. It Uses a numerical scoring system to evaluate the building's overall safety. The numerical scoring for the Sterling Opera House is likely to prove too restrictive and is therefore not recommended as a Compliance Method to follow for the considered alterations].
- **Section 306 Accessibility for Existing Buildings**
  - Section 306.1 Scope.  
The provisions of Sections 306.1 through 306.7.16 apply to maintenance and repair, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.  
[The scope considered for the Sterling Opera house would be classified as an alteration (within the footprint of the existing building ) and an addition (for the new elevator addition). This work will need to comply with Section 306 accessibility requirements].
  - Section 306.2 Design  
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and the alteration and existing building provisions in ICC A117.1, as applicable. [The Sterling Opera House is an existing building and will meet the requirements of ICC A117.1 including the allowable exceptions for existing, historic buildings described in Chapter 12 of the IEBC].
  - Section 306.3 Maintenance and Repair.  
[This section requires that the Sterling Opera House continues to be maintained accessible during occupancy—following the renovation, addition, and accessible improvements to the building].
  - Section 306.4 Extent of Application.
  - Section 306.5 Change of Occupancy.
  - Section 306.6 Additions.
  - Section 306.7 Alterations
    - » Section 306.7.1 Alterations Affecting an Area Containing a Primary Function
    - » Section 306.7.2 Accessible Means of Egress.
    - » Section 306.7.5 Entrances.
    - » Section 306.7.6 Accessible Route.
    - » Section 306.7.7 Elevators.
    - » Section 306.7.8 Platform Lifts.



- » Section 306.7.11 Toilet Rooms.
- » Section 306.7.13 Additional toilet and bathing facilities.
- » Section 306.7.14 Dressing, fitting and locker rooms.
- » Section 306.7.16 Historic Structures
  - \* Section 306.7.16.1 Site arrival points
  - \* Section 306.7.16.2 Multiple-level buildings and facilities.
  - \* Section 306.7.16.3 Entrances
  - \* Section 306.7.16.4 Toilet Facilities
- *Section 307 Smoke Alarms.*
- *Section 308 Carbon Monoxide Detection.*
- *Section 309 Additions and Replacements of Exterior Wall Coverings and Exterior Wall Envelopes.*

#### **Chapter 4: Repairs**

- Section 401 General.
- Section 402 Building Elements and Materials.
- Section 403 Fire Protection.
- Section 404 Means of Egress.
- Section 405 Structural.
- Section 406 Electrical.
- Section 407 Mechanical.
- Section 408 Plumbing.

#### **Chapter 5: Prescriptive Compliance Method**

[N/A. Based on the type of work considered for the Sterling Opera House it is recommended to use the “Work Area Compliance Method” described in Chapters 6-12].

#### **Chapter 6: Classification of Work**

- *Section 601 General.*  
Criteria for the “Work Area Compliance Method” shall comply with the provisions of Chapters 6-12.
- Under this compliance method, the “Work Area” for the project is to be defined, based on definition in Chapter 2:  
That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.
  - o [Based on the type of work considered for the Sterling Opera House

renovation it is recommended to pursue the “Work Area Compliance Method” for code compliance].

- *Section 602 – Alteration-Level 1*

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.

[The scope of work for the Sterling Opera House renovation would be beyond the definition of an Alteration-Level 1 renovation. Work will make up beyond 50% of the building and therefore need to be classified as an Alteration-Level 3, which thereby must also meet the requirements of Alteration-Level 2 and Alteration-Level 1].

- *Section 603 – Alteration-Level 2*

Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area.

[The scope of work for the Sterling Opera House renovation will make up beyond 50% of the building and therefore need to be classified as an Alteration-Level 3, which thereby must also meet the requirements of Alteration-Level 2 and Alteration-Level 1].

- *Section 604 – Alteration-Level 3*

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

[The work within Sterling Opera House makes up the majority of the existing building and beyond 50% of its overall area. The renovation of the Sterling would be classified as an Alteration-Level 3 under this compliance method, thereby also needing to meet the requirements of Alteration-Level 2 and Alteration-Level 1].

- *Section 605 – Change of Occupancy*

[The type of occupancy within the renovated Sterling Opera House is not changing from its original intended use. Neither this section, nor Chapter 10, apply in this case].

- *Section 606 – Additions*

Additions are defined in Chapter 2 as: An extension or increase in floor area, number of stories, or height of a building or structure. [This classification of an addition applies to the elevator addition for the Sterling Opera House].

Additions to existing buildings shall comply with the provisions of Chapter 11.

- *Section 607 – Historic Buildings*

Historic buildings are defined in Chapter 2 as: Any building or structure that is one or more of the following:

- Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
- Designated as historic under an applicable state or local law.
- Certified as a contributing resource within a National Register, state designated or locally designated historic district.

[The Sterling Opera House is listed in the National Register of Historic Places and is therefore classified as an Historic Building by this code].

### **Chapter 7: Alterations Level 1**

- Section 701 General.  
Scope & Conformance.
- Section 702 Building Elements and Materials.
  - 702.1 Interior Finishes.
  - 702.2 Interior Floor Finish.
  - 702.3 Interior Trim.
  - 702.4 Window Opening Control Devices on Replacement Windows.
  - 702.5 Replacement Windows for Emergency Escape and Rescue Openings.
  - 702.6 Bars, Grilles, Covers or Screens.
  - 702.7 Materials and Methods.
- Section 703 Fire Protection.
  - 703.1 General.
- Section 704 Means of Egress.

### **Chapter 8: Alterations Level 2**

- *Section 801 General.*
  - Section 801.2 Alteration Level 1 compliance.  
In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.  
[The scope of work for the Sterling Opera House will be classified as a Level 3 Alteration—as such it will be required to meet both the requirements of Level 1 and Level 2 Alterations].
  - Section 801.3 System installations.  
Requirements related to work area are not applicable where the Level 2 alterations are limited solely to one or more of the following:
    - » Mechanical systems, electrical systems, fire protection and abatement of hazardous materials.



- » Windows, hardware, operating controls, electrical outlets and signs.
- » Alterations undertaken for the primary purpose of increasing the accessibility of a facility.  
[Contemplated alterations for the Sterling are more extensive than those listed above, therefore requirements related to work area apply].
- » Section 801.4 Compliance.
- *Section 802 Building Elements and Materials.*
  - Section 802.1 Scope.  
The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.
  - Section 802.2 Vertical Openings.
    - » Section 802.2.1  
Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.  
[For resistance-rating of exit stair enclosures, provisions of Section 802.2.1 are superseded by provisions of Section 1203.6 Stairway enclosure for Historic Buildings. For other vertical openings, provisions are superseded by Section 1203.7 One-hour fire-resistant assemblies for Historic Buildings].
  - Section 802.3 Smoke Compartments.  
[N/A. This section applies to group I-2 occupancies. Sterling Opera House is an Assembly Group A-1 occupancy].
  - Section 802.4 Interior Finish.  
The interior finish and trim of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the International Building Code.  
[The requirements of this section are superseded by the requirements of Section 1203.5 Interior finishes for Historic Buildings. Existing historic finishes are allowed to remain].
  - Section 802.5 Guards.
    - » Section 802.5.1 Minimum Requirement.  
Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.  
[Because the Sterling Opera House is an historic building, Section

1203.10 governs guard requirements. For guard height, Section 1203.10 dictates that guard height is to comply with Section 404. For guard openings, spacing and openings in existing ornamental elements are allowable. See additional findings notes under Section 404].

» Section 802.5.2 Design.

Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the International Building Code.

[Any new guards required within the Sterling Opera House will be designed to meet the requirements of the 2021 IBC].

◦ Section 802.6 Fire-resistance ratings.

Where approved by the code official, buildings where an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet other applicable requirements of the International Building Code.

[The Sterling Opera House will be equipped with an automatic sprinkler system throughout. See MEP Systems Narrative for further description of sprinkler system. The current building code adopted in the State of Connecticut, and locally within Derby is the 2021 International Building Code with 2022 State of Connecticut Amendments. Therefore, the Sterling Opera House will follow the 2021 International Building Code, with Connecticut amendments, and applicable provisions of the 2021 International Existing Building Code].

• *Section 803 Fire Protection.*

◦ Section 803.1 Scope

Corridor Ratings.

Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the International Building Code. In order to be considered for a corridor rating reduction, such system shall provide coverage for the stairway landings serving the floor and the intermediate landings immediate below.

[An automatic sprinkler system will be installed throughout the multiple stories of the Sterling Opera House. However, per 2021 IBC Table 1020.2, under Group A Assembly Occupancy, for corridors that exceed 30 occupants, in a building with sprinkler system, a 0-hour rating is required. Therefore, the corridors in the Sterling Opera House will not be fire-

resistance rated].

- Section 803.2 Automatic Sprinkler Systems
  - » 803.2.1 High-rise buildings.  
[N/A. Sterling Opera House is not a high-rise building].
  - » 803.2.2 Groups A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1, and S-2.  
[Per the requirements of Section 803.2.2, the Sterling Opera House will be equipped throughout with an automatic sprinkler system].
- Section 803.3 Standpipes  
[Standpipes will be provided in the Sterling Opera House as part of the new proposed fire suppression system. See MEP systems narrative for standpipe description].
- Section 803.4 Fire Alarm and detection  
[Addressable voice fire alarm system will be provided throughout the Sterling Opera House in order to meet the requirements of fire alarm and detection. See MEP systems narrative for fire alarm system description].
- *Section 804 Means of Egress.*
  - Section 804.1 Scope.  
The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.  
[The Sterling Opera House is envisioned to contain one tenant only. The altered existing building as well as the proposed elevator addition must be designed to meet all required means of egress provisions in the IEBC, IBC, and all applicable referenced standards].
  - Section 804.2 General.  
The means of egress shall comply with the requirements of this section.
    - » Exceptions:  
Where the work area and the means of egress serving it complies with NFPA 101.
    - » Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.  
[The Sterling Opera House altered existing building as well as the proposed elevator addition must be designed to meet all required means of egress provisions in the IEBC, IBC, and all applicable

referenced standards].

- Section 804.3 Group I-2  
[N/A. Sterling Opera House is a Group A-1 Assembly occupancy].
- Section 804.4 Number of Exits.  
Minimum number.  
Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the International Building Code. In addition, the exits shall comply with Sections 804.4.1.1 and 804.4.1.2.  
[Sterling Opera House is not a building with one exit. (And therefore Section 804.4.1.1 is N/A). Fire escapes will not be relied upon as a means of egress, therefore Section 804.4.1.2 is also N/A. The Sterling will comply with the minimum number of exits as required by 2021 IBC].
  - » Section 804.4.2 Mezzanines.  
Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet shall have access to not fewer than two independent means of egress.  
[The first and second balconies of the Sterling Opera House will be provided with three (3) exits: two (2) stairs, located behind stage, and the lobby stair].
  - » Section 804.4.3 Main Entrance – Group A.  
Buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of not less than one-half of the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.
    - \* Exception: Where a main exit is not well defined or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width  
[The Sterling Opera House will have two (2) main entrances: its existing street-level entrance, and a new accessible entry. Both of these locations will serve as exits from the building. There will be additional exits around the side and rear of the building – all of which will meet the minimum width required to exit all occupants from the building].
- Section 804.5 Egress Doorways.



- \* Section 804.5.1.1 Occupant Load and travel distance  
In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet shall have not fewer than two egress doorways.  
[All spaces exceeding 50 occupants or exceeding 75 feet of travel distance will be equipped with two egress doorways minimum].
- » Section 804.5.2 Door swing.  
[All egress doors serving occupant loads greater than 50 will swing in the direction of exit travel].
- » Section 804.5.3 Door closing.  
[All egress doors will be automatically-closing].
- » Section 804.5.4 Panic and fire exit hardware.  
[All latching exit doors will be equipped with approved panic or fire exit hardware in accordance with Section 1010.2.9 of the IBC].
- o Section 804.6 Openings in Corridor Walls.  
[Corridor doors shall not be constructed of hollow-core wood and will be constructed of materials approved in the 2021 IBC and IEBC].
- o Section 804.7 Dead-End Corridors.  
[No dead-end corridors will be provided exceeding 35' in length].
- o Section 804.8 Means of Egress Lighting.  
[Because of the extent of the work area within the existing building, all means of egress lighting in the Sterling Opera House will be provided in compliance with the 2021 IBC].
- o Section 804.9 Exit Signs.  
[Exit Signs will be provided throughout the Sterling Opera House following Chapter 8, 9, 12 of the 2021 IEBC and applicable provisions of the 2021 IBC].
- o Section 804.10 Handrails.  
[All applicable portions of Chapter 12 will govern existing historic handrails to remain; any handrails not falling under Chapter 12 provisions will be subject to Chapter 8 of the 2012 IEBC and the 2021 IBC].
- o Section 804.12 Guards.  
[All applicable portions of Chapter 12 will govern existing historic guards to remain; any guards not falling under Chapter 12 provisions will be subject to Chapter 8 of the 2012 IEBC and the 2021 IBC].

- *Section 805 Structural.*
  - Section 805.2 Existing structural elements carrying gravity loads.  
Any existing gravity load-carrying structural element for which an alteration causes an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the International Building Code for new structures. Any existing gravity-load carrying element whose gravity load-carrying capacity is decreased as part of the alteration shall be shown to have the capacity to resist the applicable design dead, live and snow loads, including snow drift effects, required by the International Building Code for new structures.  
[The alterations primarily impact the Sterling's dead and live loads, particularly for floor assemblies that will need to meet current (2021 IBC) requirements for dead and live loading—especially for audience areas. See the structural narrative contained within this study for additional information related to reinforcement and/or replacement of existing structure to meet current code requirements for this type of structural loading].
  - Section 805.3 Existing structural elements resisting lateral loads.  
Except as permitted by Section 805.4, where the alteration increases design lateral loads, or where the alteration results in prohibited structural irregularity as defined in ASCE 7, or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall meet the requirements of Sections 1609 and 1613 of the International Building Code. Reduced seismic forces shall be permitted.  
[Any/All impacted lateral-force-resisting elements shall either be reinforced or replaced as dictated by the IBC to meet current code requirements for this type of structural loading].
  - Section 805.4 Voluntary lateral force-resisting system alterations.  
Structural alterations that are intended exclusively to improve the lateral force-resisting system and are not required by other sections of this code shall not be required to meet the requirements of Section 1609 or Section 1613 of the International Building Code, provided that the following conditions are met:
    - » Capacity of existing structural systems to resist forces is not reduced.
    - » New structural elements are detailed and connected to existing or new structural elements as required by the International Building code for new construction.
    - » New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the International

- » Building Code for new construction.
  - » The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.
  - » [N/A. Existing lateral force-resisting systems will only be altered where existing systems are non-compliant or where existing systems must meet increased structural loading requirements made necessary by other alterations to the building].
- *Section 806 Electrical.*
  - Section 806.1 New Installations.  
Newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70 except as provided for 806.4.  
[The Sterling Opera House will see all new electrical equipment and wiring, compliant with NFPA 70. Section 806.4 does not apply as it pertains to Residential Occupancies and Sterling Opera House is Assembly Group A-1 occupancy].
  - Section 806.2  
Existing installations.  
[N/A. All electrical installations will be new].
- *Section 807 Mechanical.*
  - Section 807.1 Reconfigured or Converted Spaces.  
Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.  
[Reconfigured and converted spaces in the Sterling Opera House work area will comply with this provision and be provided with natural or mechanical ventilation. See MEP Systems Narrative for description of ventilation systems].
  - Section 807.2 Altered Existing Systems.  
[N/A. No existing Mechanical systems will remain. Systems will be all new].
  - Section 807.3 Local Exhaust  
Newly introduced devices, equipment or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic or allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.  
[Any such devices, equipment, or operations will be provided with local

exhaust under this provision. See MEP Systems Narrative for further description].

- *Section 808 Plumbing.*  
[N/A. Section 808 applies to group I-2 occupancy. Sterling Opera House is Assembly Group A-1 occupancy].
- *Section 809 Energy Conservation.*
  - Minimum Requirements.  
Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.  
[Also see requirements of Section 907. Only those areas of the Sterling Opera House that are altered and falling within the work area of the alterations fall subject to the requirements of Section 809 needing to meet the energy conservation requirements of the 2021 IECC].

### **Chapter 9: Alterations Level 3**

- *Compliance.*
  - In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Sections 802, 803, 804 and 805 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.
- *Section 902 Special Use and Occupancy.*
  - Section 902.1 High-rise buildings.  
[N/A. The Sterling Opera House is not considered a high-rise building].
  - Section 902.2 Boiler and furnace rooms.  
[N/A. This section only applies to Group I-1, I-2, I-4, R-1, R-2, and R-4 occupancies. Sterling Opera House is Group A-1 occupancy].
- *Section 903 Building Elements and Materials.*
  - Section 903.1 Existing Shafts and Vertical Openings.  
Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.  
[The requirements of this section are superseded by the requirements of Section 1203.6 Stair enclosure for Historic Buildings. No fire-resistance rating is required for the exit stair enclosures].



- Section 903.3 Interior Finish.  
Interior finish in exits serving the work area shall comply with Section 802.4 between the highest floor on which there is a work area to the floor of exit discharge.  
[The requirements of this section are superseded by the requirements of Section 1203.5 Interior finishes for Historic Buildings. Existing historic finishes are allowed to remain].
- *Section 904 Fire Protection.*
  - Section 904.1 Automatic sprinkler system.  
Because of the construction type (IIIB) and occupancy group classification (Assembly Group A-1) the Sterling Opera House will be equipped throughout with an automatic sprinkler system. See MEP Systems Narrative for further description of sprinkler system.
  - Section 904.2 Fire Alarm and Detection System.  
Because of the construction type (IIIB) and occupancy group classification (Assembly Group A-1) the Sterling Opera House will be equipped throughout with a fire alarm and detection system. See MEP Systems Narrative for further description of sprinkler system.
- *Section 905 Means of Egress.*
  - Section 905.2 Means-of-egress lighting.  
Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the International Building Code.  
[Artificial lighting to be provided throughout the alteration work area of the Sterling Opera House for all exit enclosures].
  - Section 905.3 Exit Signs  
Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the International Building Code.  
[Exit signs to be provided where required throughout the alteration work area of the Sterling Opera House. Exit signs also fall under purview of Section 1203.11 for alternative allowable exit signs].
- Section 905.4 Two-Way Communications Systems.  
In buildings with elevator service, a two-way communication system shall be provided where required by Section 1009.8 of the International Building Code.  
[The Sterling Opera House will have elevator service by way of the new elevator addition. Per Section 1009.8 of the 2021 IBC, two-way

communication will be provided at the landing (vestibule) of each level above the level of exit discharge, which for the Sterling Opera House is Street Level].

- *Section 906 Structural.*
  - *Section 906.2 Existing structural elements resisting lateral loads.*

Where the work involves substantial structural alteration, the lateral load-resisting system of the altered building shall be shown to satisfy the requirements of Sections 1609 and 1613 of the International Building Code. Reduced seismic forces shall be permitted.

[The work considered for the alterations for the Sterling Opera House involves structural alteration to the performance area for installation of two (2) new stair towers, restructuring of the platform floor, instatement of a mechanical attic area, and reframing of the balcony seating tiers. The structural work involved will be designed to satisfy Section 1609 (Wind Loads) and Section 1613 (Earthquake Loads) of the International Building Code].
  - *Section 906.3 Seismic Design Category F.*

[N/A. Derby, CT falls within Seismic Design Category B].
  - *Section 906.4 Anchorage for concrete and masonry buildings.*

[N/A. Derby, CT falls within Seismic Design Category B].
  - *Section 906.5 Anchorage for unreinforced masonry walls.*

[N/A. Derby, CT falls within Seismic Design Category B].
  - *Section 906.6 Bracing for unreinforced masonry parapets.*

[N/A. Derby, CT falls within Seismic Design Category B].
  - *Section 906.7 Anchorage of unreinforced masonry partitions.*

[N/A. Derby, CT falls within Seismic Design Category B].
- *Section 907 Energy Conservation.*
  - *Minimum Requirements.*

Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.

[Also see the requirements of Section 809. Only those areas of the Sterling Opera House that are altered and falling within the work area of the alterations fall subject to the requirements of Section 907 needing to

meet the energy conservation requirements of the 2021 IECC].

## **Chapter 10: Change of Occupancy**

[N/A. The alterations proposed for the Sterling Opera House are not characterized as a change in occupancy. The Sterling will be used for its originally-intended occupancy and use].

## **Chapter 11: Additions**

- *Section 1101 General.*

- Scope.

An addition to a building or structure shall comply with the International Codes for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

[The proposed elevator addition to the Sterling would need to comply with the requirements of the International Building Code (IBC) for new construction. The existing Sterling building will need to meet the code requirements of the International Existing Building Code (IEBC), those provisions of the IBC where made required by the IEBC, and all other applicable referenced standards].

- Creation or extension of nonconformity.

An addition shall not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, fire safety, means of egress or the capacity of mechanical, plumbing or electrical systems.

[No area of the existing Sterling building or its addition will create or extend nonconformity. All areas within the existing Sterling building that are nonconformant will be made conformant except those allowed by Chapter 12 of this code. All areas of the elevator addition will be conformant].

- Other work.

Any repair or alteration work within an existing building to which an addition is being made shall comply with the applicable requirements for the work as classified in Chapter 6.

[All repair and alteration work for the Sterling Opera House will comply with applicable provisions of Chapter 6].

- *Section 1102 Heights and Areas.*

An addition shall not increase the height of an existing building beyond that

permitted under the applicable provisions of Chapter 5 of the International Building Code for new buildings. An addition shall not increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the International Building Code for new buildings unless fire separation as required by the International Building Code is provided.

[The allowable height and area calculations performed for the Sterling Opera House under Chapter 5 of the 2021 IBC include the height and additional building area of the proposed elevator addition. The elevator addition is compliant with the provisions of IBC Chapter 5 height and area limitations and do not require fire separation between the existing building and addition].

- **Section 1103 Structural**

- **Additional Gravity Loads.**

Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design, dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the International Building Code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of Section 805.2. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 1103.3.

[The Sterling Opera House's proposed elevator addition will need to be structurally independent of the existing building to prevent impact to the existing structure and increased gravity load on the existing load-bearing masonry wall and piers between the addition and existing building]

- **Lateral Force-Resisting System.**

Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the existing structure and its addition acting together as a single structure shall meet the requirements of Sections 1609 and 1613 of the International Building Code using full seismic forces.

[The Sterling Opera House's proposed elevator addition will need to be structurally independent of the existing building to prevent impact to the existing structure and increased lateral load on the existing load-bearing masonry wall and piers between the addition and existing building].

- **Flood Hazard Areas.**



[N/A. FEMA FIRM Map indicates the Sterling Opera House property is located within 'Zone X' moderate-to-low risk and outside the SFHA of the 100-year floodplain].

- *Section 1104 Energy Conservation.*  
Additions to existing buildings shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction.  
[The Sterling Opera House elevator addition will need to be designed to meet the requirements of the IECC].

## **Chapter 12: Historic Buildings**

- *Section 1201 General.*  
Per the requirements of Section 1201.2, a report will be developed in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic features. [The report required by Chapter 12 will be developed in the future as part of the construction documents of the eventual renovation project. It will be issued with the construction documents to the code official to further investigate and evaluate the Sterling Opera House].
- *Section 1202 Repairs.*  
Repairs: Repairs to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

[There will be select areas throughout the Sterling Opera House that require repairs according to the provisions of this Chapter. Repairs to be performed with like materials and methods. Also see the architectural assembly descriptions in Chapter 6 of this study for the proposed building alterations and further description of like materials].

- *Replacement:* Replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height and size shall be permitted.

[There will be select areas throughout the Sterling Opera House that require replacement according to the provisions of this Chapter. Replacements to be performed with like materials and methods. Also see

the architectural assembly descriptions in Chapter 8 of this study for the proposed building alterations and further description of like materials].

- **Section 1203 Fire Safety**

- General.

Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility. [The Sterling Opera House will be provided with an approved automatic sprinkler system. See MEP Systems Narrative for further description of sprinkler system].

- Means of Egress.

Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. Where approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

- Transoms.

[N/A. The Sterling Opera House is not a Group R-1, R-2, or R-3 occupancy].

- Interior Finishes.

The existing interior finishes shall be accepted where it is demonstrated that they are the historic finishes. [All finishes on the interior of the Sterling are original to the 1800s construction and are therefore historic and can remain in place in all locations where their current condition allows].

- Stairway Enclosure.

In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating.

- One-hour fire-resistant assemblies.

Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or

occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

- Glazing in fire-resistance-rated systems.
- Stairway railings.  
Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways shall be permitted to remain, provided they are not structurally dangerous.
- Guards.  
Height of existing guards shall comply with the requirements of Section 404.
  - » Section 404 dictates that “Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.”
  - » [Guards at the existing Sterling Opera House lobby stairs can remain at their existing height].
- Exit Signs.  
Where exit sign or egress path marking location would damage the historic character of the building, alternative exit signs are permitted with approval of the code official. Alternative signs shall identify the exits and egress path. [Alternative exit signs are recommended for the interior of the Sterling Opera House audience chamber to prevent damaging the historic character of the room. Other locations in the building, particularly the street level performer and production areas as well as the below-stage dressing rooms can utilize more standard exit signs].
- Automatic fire-extinguishing systems.  
Every historic building that cannot be made to conform to the construction requirements specified in the International Building Code for the occupancy or use and that constitutes distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system. [See comments to Section 1203. The Sterling Opera House will be provided with an approved automatic sprinkler system. See MEP Systems Narrative for further description of sprinkler system].
- *Section 1204 Change of Occupancy.*  
[N/A. The Sterling Opera House will not see a change of occupancy]
- *Section 1205 Structural.*  
Historic buildings shall comply with the applicable structural provisions for

the work as classified in Chapter 6.

Exceptions:

- The code official shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
  - Repair of substantial structural damage is not required to comply with Sections 405.2.3 and 405.2.4. Substantial structural damage shall be repaired in accordance with Section 405.2.1.
  - Dangerous Conditions.  
Conditions determined by the code official to be dangerous shall be remedied. Work shall not be required beyond what is required to remedy the dangerous condition.
- *Section 1206 Relocated Buildings.*  
[N/A. The Sterling Opera House will not be relocated].

### **Chapter 13: Performance Compliance Methods**

[N/A. It is recommended to follow the Work Area Compliance Method for the Sterling Opera House alterations].

### **Chapter 14: Relocated or Moved Buildings**

[N/A. The Sterling Opera House will not be relocated or moved].

### **Chapter 15: Construction Safeguards**

[Chapter 15 of the 2021 IEBC outlines the provisions and parameters to be followed during the construction of the alteration project. This includes provisions for protection property, fire safety, and other construction safeguards. All applicable provisions of Chapter 15 will be followed for any construction work related to the Sterling Opera House].

### **Chapter 16: Referenced Standards**

Throughout the 2021 International Existing Building Code references are made to requirements listed in other codes and standards. These standards are listed in the 2021 IEBC as follows. All work related to the Sterling Opera House will also be compliant with all applicable provisions of these standards.

- **ASCE/SEI**
  - 7-1988 Minimum Design Loads and Associated Criteria for Buildings and Other Structures
  - 7-1993 Minimum Design Loads and Associated Criteria for Buildings and Other Structures
  - 7-1995 Minimum Design Loads and Associated Criteria for Buildings and Other Structures
  - 7-1998 Minimum Design Loads and Associated Criteria for



- 7-2002 Buildings and Other Structures  
Minimum Design Loads and Associated Criteria for Buildings and Other Structures
  - 7-2005 Minimum Design Loads and Associated Criteria for Buildings and Other Structures
  - 7-2010 Minimum Design Loads for Buildings and Other Structures
  - 7-2016 Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplement 1
  - 41-2017 Seismic Evaluation and Retrofit of Existing Buildings
- **ASHRAE**
  - 62.1-2019 Ventilation for Acceptable Indoor Air Quality
- **ASME**
  - A17.1-2019 Safety Code for Elevators and Escalators
  - A17.3-2017 Safety Code for Existing Elevators and Escalators
  - A18.1-2020 Safety Standard for Platform Lifts and Stairway Chair Lifts
- **ASTM**
  - C94/C94M-17A Specification for Ready-mixed Concrete
  - E108-17 Standard Test Methods for Fire Tests of Roof Coverings
  - E136-2019 Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C
  - F2006-17 Standard
- **ICC**
  - IBC-21 International Building Code
  - ICCA117.1-17 Accessible and Usable Buildings and Facilities
  - IECC-21 International Energy Conservation Code
  - IFC-21 International Fire Code
  - IFGC-21 International Fuel Gas Code
  - IMC-21 International Mechanical Code
  - IPC-21 International Plumbing Code
- **NFPA**
  - 70-20 National Electrical Code
  - 72-19 National Fire Alarm and Signaling Code
  - 101-21 Life Safety Code
- **UL**
  - 790-04 Standard Test Methods for Fire Tests of Roof Coverings – with Revisions through October 2018 1204.5.

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04C

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SITE SURVEY

An original site survey from 1971 illustrates the Sterling Opera House (Parcel #4A) in context relative to neighboring property.





[illegible]

**04D**

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## **EXISTING BUILDING PHOTOGRAPHS**

The following pages include visual photographic survey of the exterior of the building and the various interior areas of the building, basement level through cupola.

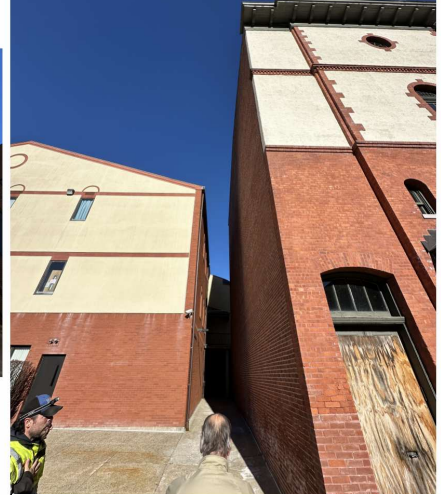
# EXISTING BUILDING - EXTERIOR



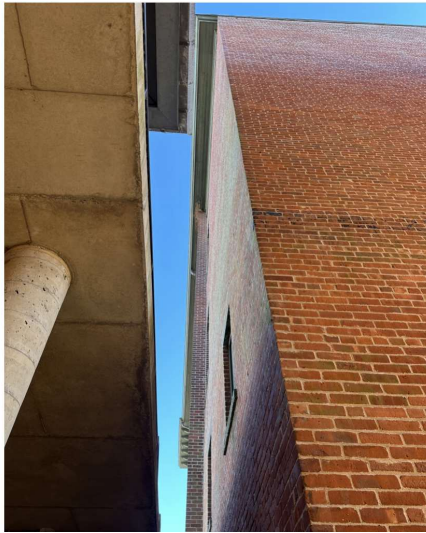
View towards south side of building.



View towards southwest corner of building.



Alley between courthouse (L) and Sterling Opera House (R).



Adjacent Courthouse (L) and Sterling Opera House (R).



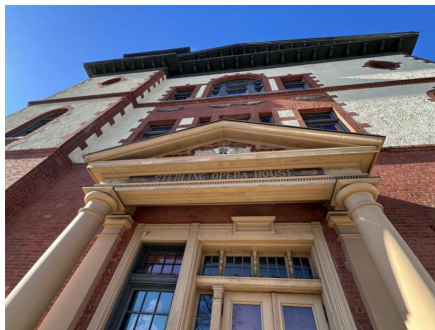
View along north side of Sterling Opera House back towards courthouse.



View towards north side of building. There are some areas of brick efflorescence that would need to be



View towards north east corner of building. There are some areas of brick efflorescence that would need to be repaired.



View towards portico and street level entry off Elizabeth Street.



View towards portico and street level entry off Elizabeth Street.





View towards portico and street level entry off Elizabeth Street.



View from Olivia Street towards adjacent courthouse and west façade of Sterling Opera House.



View looking north on Olivia Street at end of what could be loading drive towards the Sterling.



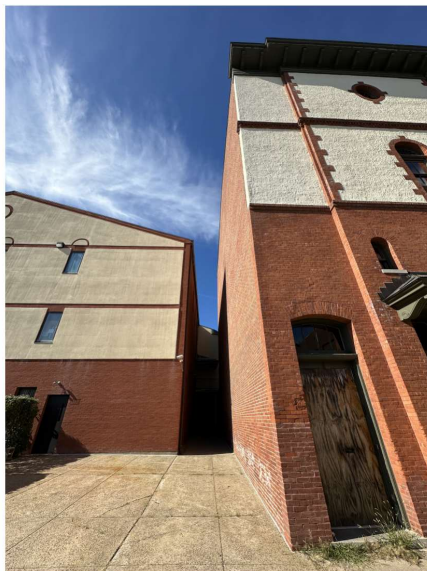
View looking north on Olivia Street at end of what could be loading drive towards the Sterling.



View from Olivia Street towards adjacent courthouse and west façade of Sterling Opera House.



View towards southwest corner of building.



Alley between courthouse (L) and Sterling Opera House (R).



View towards southwest corner of building.

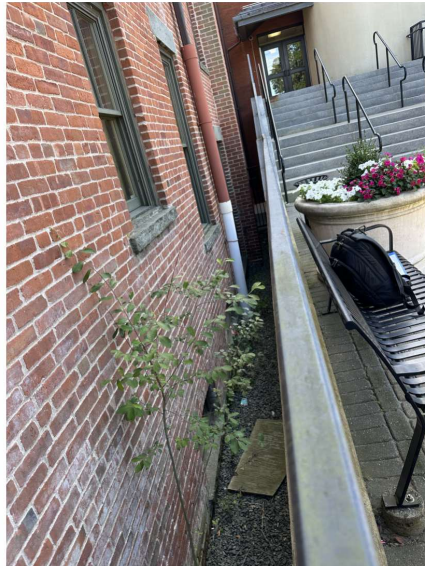


View towards south side of building.

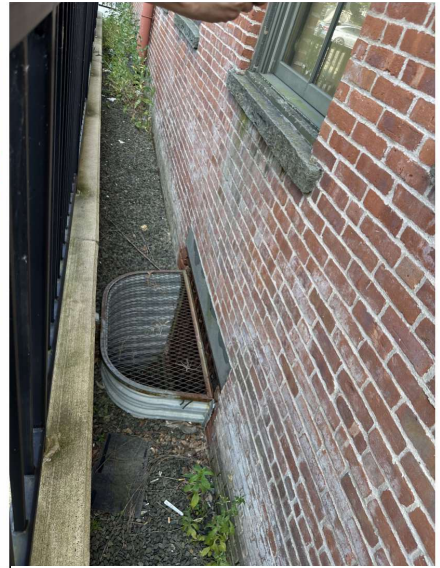




View towards south side of building.



View along north side of building within areaway. There are some areas of brick efflorescence that would need to be repaired.



View along north side of building within areaway. There are some areas of brick efflorescence that would need to be repaired.



View towards north east corner of building.



View towards north east corner of building.



View towards north east corner of building.



View towards north east corner of building.



View towards main facade (east façade) of building.



## EXISTING BUILDING - BASEMENT LEVEL



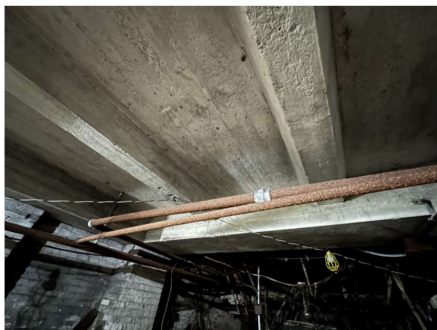
View within basement, existing brick foundation wall (beyond), wood floor joists overhead.



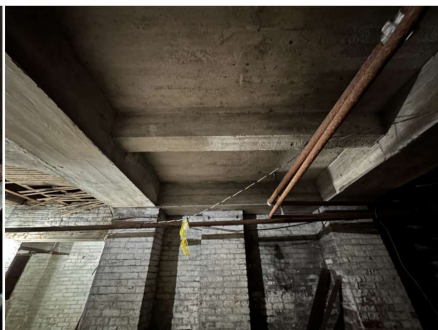
Brick foundation pier in basement.



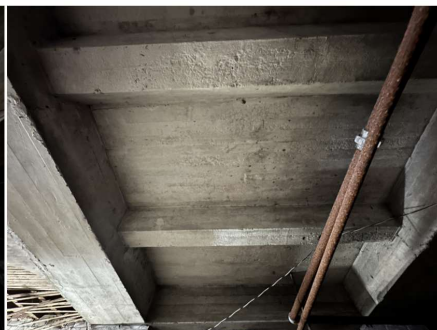
View within basement, existing brick foundation wall (beyond), wood floor joists overhead.



View within basement, reinforced concrete floor (overhead), where safe was kept on floor level above.



View within basement, reinforced concrete floor (overhead), where safe was kept on floor level above.



View within basement, reinforced concrete floor (overhead), where safe was kept on floor level above.



Brick foundation piers in basement.



Wood joist floor structure (overhead); brick foundation piers beyond.



Brick archways leading to areaway in Elizabeth Street sidewalk (overhead).





View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



Load-bearing brick walls forming perimeter enclosure of basement room.



Prior jail cell in basement level.



Existing ladder/stair to street level



Image of wood joist structure framing the street level floor (overhead).



Image of wood joist structure framing the street level floor (overhead).



Image of wood joist structure framing the street level floor (overhead).





View from basement below to wood joist floor structure (overhead). Existing sprinkler (non functioning) overhead.



Room with brick perimeter walls in basement, existing wood lath overhead.



View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



View within existing basement room. Debris to be cleared, abated, and reused for MEP/Infrastructure.



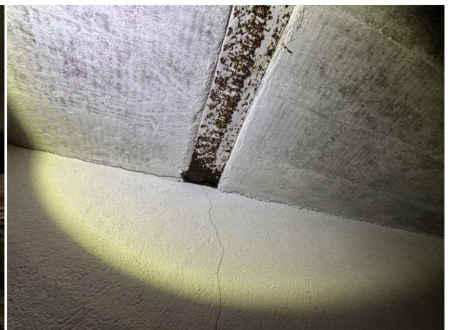
Room with brick perimeter walls in basement.



Room, at basement level, with concrete structure overhead, reinforced with steel beam.



Room, at basement level, with concrete structure overhead, reinforced with steel beam.



Room, at basement level, with concrete structure overhead, reinforced with steel beam.





View through basement, brick pier foundations at perimeter sides, wood joist structure overhead, debris to be cleared, abated, and reused for MEP/Infrastructure.



View of basement brick foundation walls, wood joist structure overhead, existing plumbing/fire protection piping (non functional) overhead.



View through basement, brick pier foundations at perimeter sides, wood joist structure overhead, debris to be cleared, abated, and reused for MEP/Infrastructure.



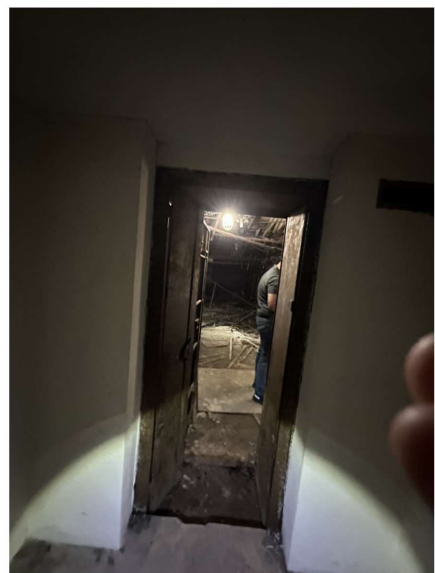
View of basement brick pier foundations.



View through basement, brick pier foundations at perimeter sides, wood joist structure overhead, debris to be cleared, abated, and reused for MEP/Infrastructure.



View through basement, brick pier foundations at perimeter sides, wood joist structure overhead, debris to be cleared, abated, and reused for MEP/Infrastructure.



View of safe room door (from interior side).



View of safe room door (from exterior side).



View within safe room.





View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).



View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).



View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).



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View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).





View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).



View within basement level areaway below Elizabeth street sidewalk (areaway lid overhead has since been closed).



View of existing basement level stair/ladder (to be removed)



View of existing basement level stair/ladder (to be removed)



Debris to be cleared, abated, and reused for MEP/Infrastructure.



View of existing basement level plumbing/fire protection piping (non functional) to be replaced.



View of existing basement level plumbing/fire protection piping (non functional) to be replaced.



View of existing electrical panel (non functional) to be replaced.



View of existing electrical panel (non functional) to be replaced.



View into below-stage crawl space.



View into below-stage crawl space.



View into below-stage crawl space.



## EXISTING BUILDING - STREET LEVEL



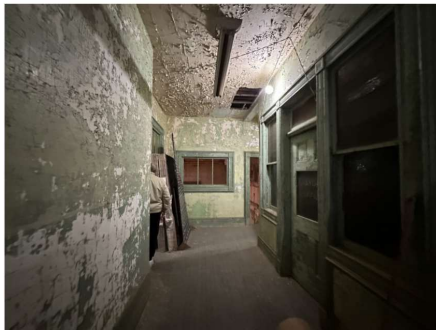
View down corridor upon entry at street level off of Elizabeth Street. Many street level partitions will be removed and reconfigured. All existing lead-based paint to be abated.



View upon entry at street level off of Elizabeth Street, back towards entry doors.



View into prior street level clerk room.



View down central street level corridor, looking towards prior mayor office.



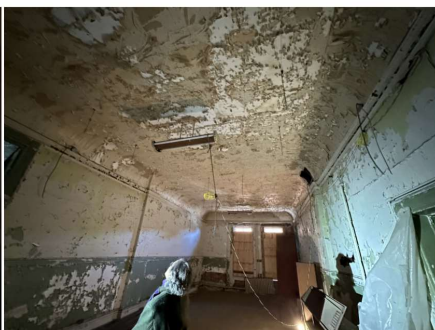
View within prior tax collector's office.



View down central street level corridor, looking towards prior mayor office.



View within prior chamber room; all existing lead-based paint to be abated.



View within prior chamber room; all existing lead-based paint to be abated.



View within prior chamber room; all existing lead-based paint to be abated.





View within prior chamber room; all existing lead-based paint to be abated.



Prior chamber room ceiling.



Prior jail cells.



Ceiling of prior jail cell room



Locker room at west side of street level.



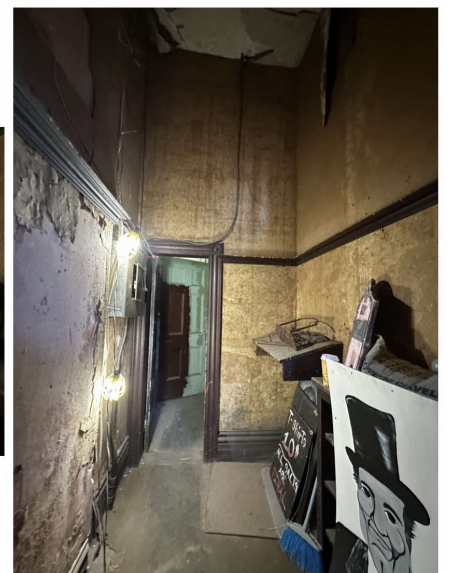
View into prior office at street level.



View down below-stage street level corridor.



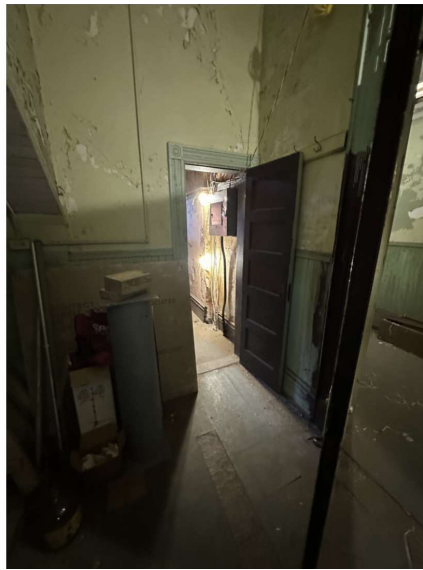
View into street level room all debris to be cleared and hazardous material abated.



View into street level room all debris to be cleared and hazardous material abated.



View of street level, below-stair room.



View of street level, below-stair room.



View through street level plaster ceiling, revealing deteriorated area of plaster and prior wood lath, showing wood joist



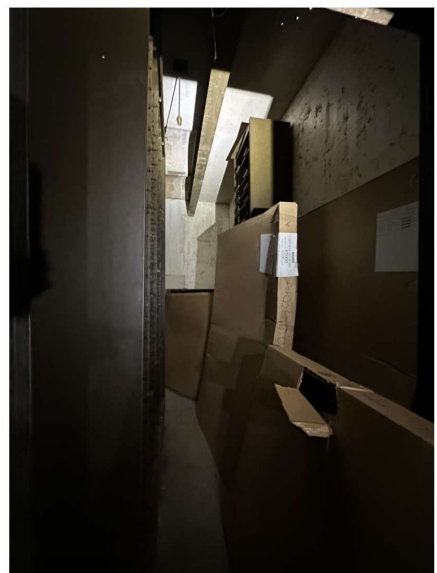
View through street level plaster ceiling, revealing deteriorated area of plaster and prior wood lath, showing wood joist structure above.



View into prior street-level safe room.



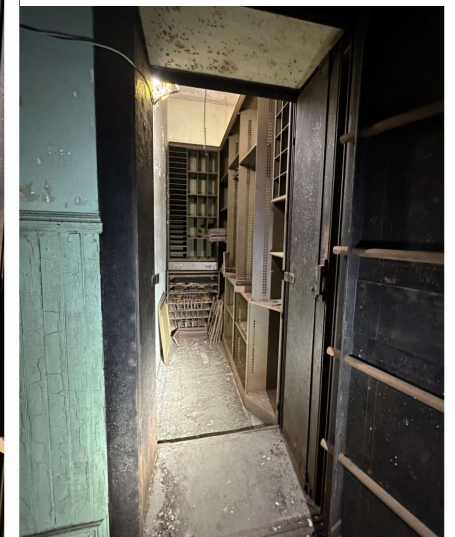
View into prior street-level safe room.



View into prior street-level safe room.



View into prior street-level safe room.

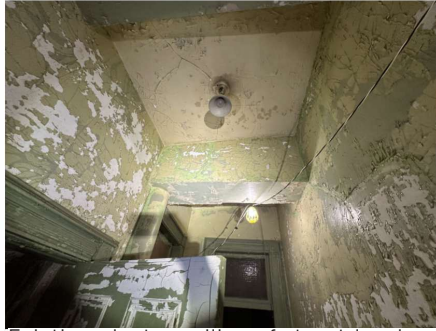


View into prior street-level safe room.

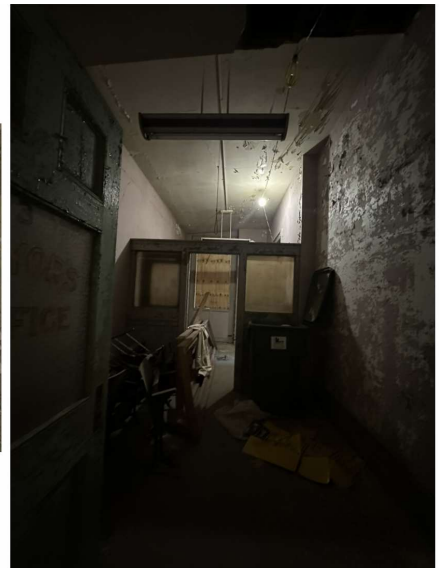




Existing plaster ceiling of street-level room.



Existing plaster ceiling of street-level room.



Interior view of prior clerk room.



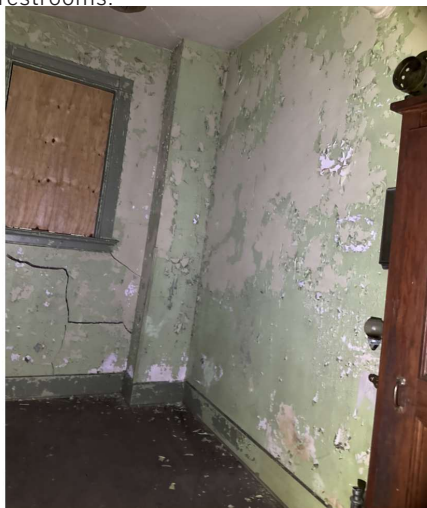
Interior view from street-level corridor towards prior men's and women's restrooms.



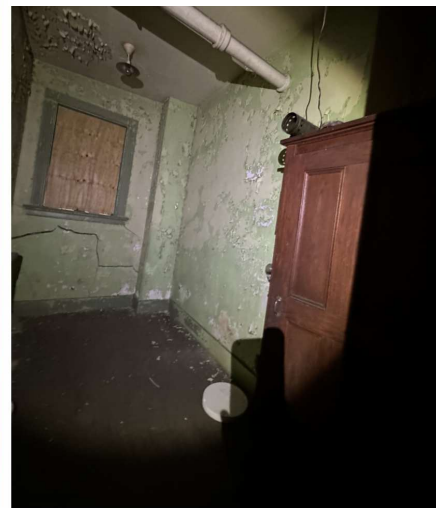
Existing street-level room.



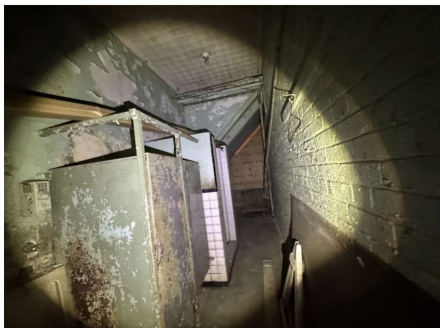
View into prior council chamber.



View into street-level room.



View into street-level room.



View into existing shower room.



View into prior locker room.



View of prior street-level office.



View of prior street-level office.



View of prior jail cells.



View of prior street-level office.



View towards existing prior half-height office partitions.



View within street level room of make-up of existing plaster partition wall.



View upward to existing trap door opening in stage floor.



## EXISTING BUILDING - BELOW-STAGE LEVEL



View out from below-stage level window towards courthouse entry.



Existing below-stage partition walls and built-ins which would be reconfigured for new uses.



Existing below-stage partition walls and built-ins which would be reconfigured for new uses.



Existing exit stair from below-stage level to street.



Existing wood floor joist structure of stage floor (overhead).



View of stage floor wood framing (overhead), stage floor planks, on wood sleepers, on wood joists.



View of stage floor wood framing (overhead), stage floor planks, on wood sleepers, on wood joists.



View of prior stage trap opening (overhead) into below-stage level.



Existing wood floor joist structure of stage floor (overhead).



Existing wood floor joist structure of stage floor (overhead).



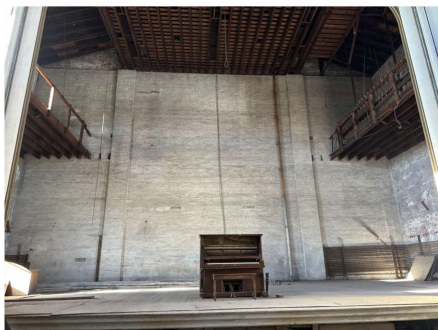
Existing wood floor joist structure of stage floor (overhead) and plaster that has fallen away (needing replacement).



Existing wood floor joist structure of stage floor (overhead) and plaster that has fallen away (needing replacement).



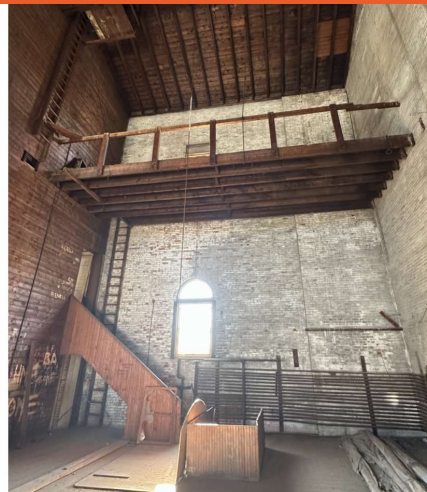
## EXISTING BUILDING - STAGE



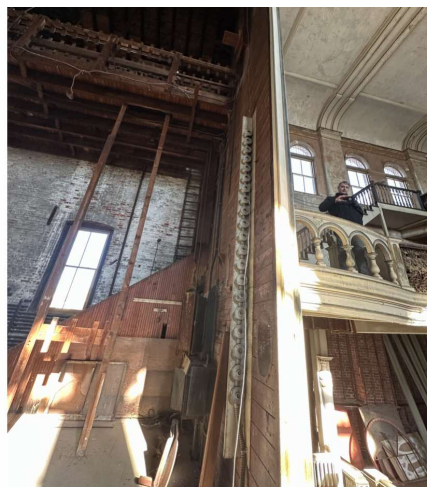
View from edge of stage towards upstage (rear) wall.



View towards stage left wood-framed fly gallery, loading gallery/grid above, and wood proscenium wall.



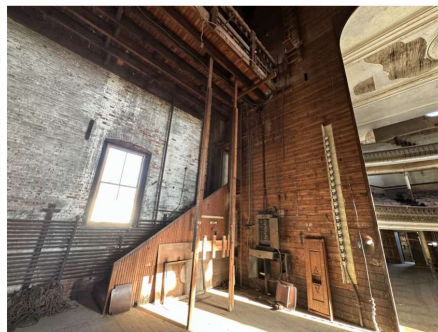
View towards stage right wood-framed fly gallery, loading gallery/grid above, and wood proscenium wall.



View towards stage left wood-framed fly gallery, loading gallery/grid above, and wood proscenium wall.



View towards stage left proscenium wall.



View towards stage left proscenium wall.

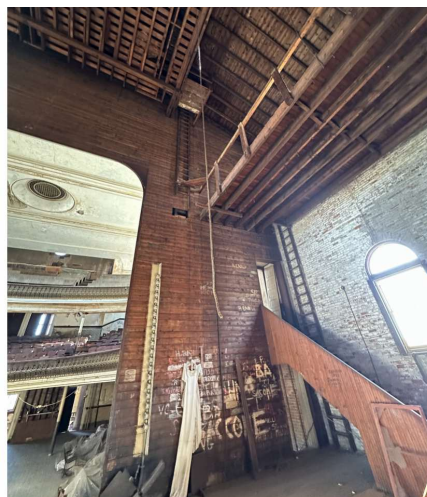
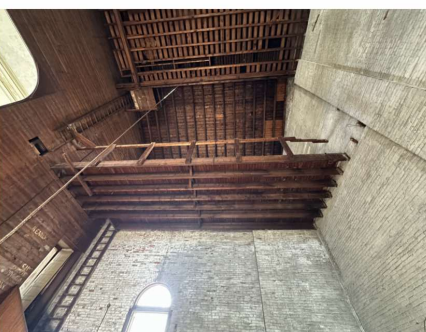


Image caption. View towards stage right

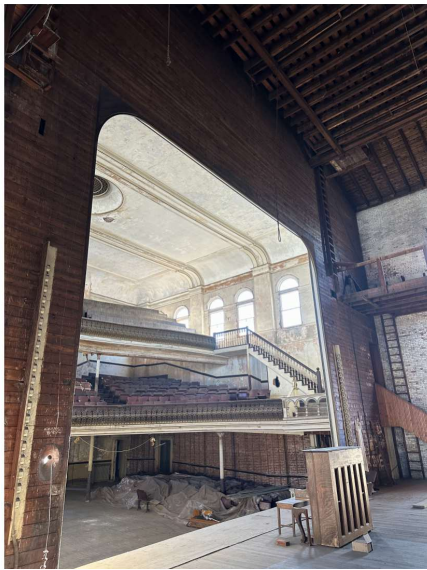


View of stage right fly gallery, loading gallery, grid above.

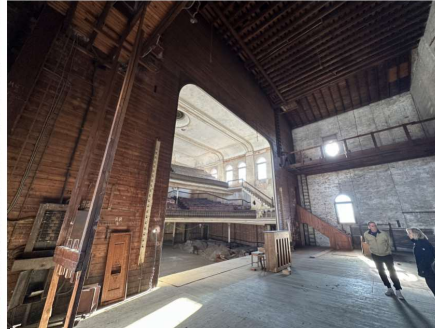


View of wood-framed grid above.





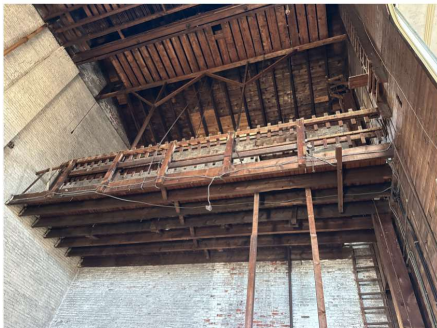
View of overall proscenium opening (stage side).



View of overall proscenium opening (stage side).



Close-up view from audience towards stage left fly gallery, pin rail, and wooden belaying pins.



View of stage left fly gallery, loading gallery, grid above.



View of wood-framed grid above.



Cutaway in stage floor.



Existing stage floor assembly, ~14" measured from b.o. joist below to t.o. sleeper/b.o. stage decking.



## EXISTING BUILDING - ORCHESTRA LEVEL



View from audience towards stage.



View from front-of-house back towards balconies.



View from front-of-house back towards balconies.



Wood framing below balcony, including wood joists on laminated wood beam structure.



Wood framing is exposed below the balcony. Existing plaster has peeled away from underside of balcony and perimeter walls exposing brick.



Wood framing is exposed below the balcony. Existing plaster has peeled away from underside of balcony and perimeter walls exposing brick.



Wood framing is exposed below the balcony. Existing plaster has peeled away from underside of balcony and perimeter walls exposing brick.



Wood framing below balcony, including wood joists on laminated wood beam structure.



Wood framing is exposed below the balcony. Existing plaster and lath have fallen away has peeled away from underside of balcony and perimeter





View of house-left wall, existing plaster and lath have fallen away.



View of house-left wall, existing plaster and lath have fallen away.



Wood framing is exposed below the balcony. Existing plaster and lath have peeled away from underside of balcony and perimeter walls exposing brick.



View of rear auditorium wall. Lath and plaster have fallen away exposing existing wood wall framing.



View towards stage from the under-balcony area.



View towards house-left from the under-balcony area.



View from front-of-house back towards balconies.



## EXISTING BUILDING - BALCONY 1 LEVEL



View from first balcony house-right towards house left.



View towards stage from first balcony, first row.



View towards stage from first balcony, fourth row.



Existing ceiling at underside of second balcony.



Existing ceiling and structure at underside of second balcony.



View from first balcony house-left towards house right.



View from house left side of first balcony back towards second balcony.



View of existing audience seating.



View from house left side of first balcony of stage (L) house (Center) and balconies (R).



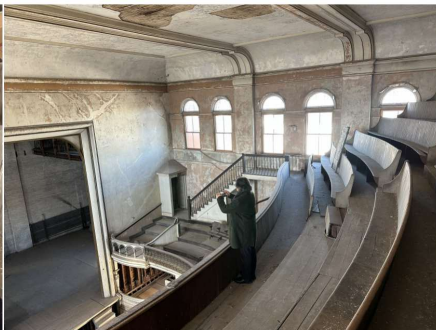
## EXISTING BUILDING - BALCONY 2 LEVEL



View from rear of second balcony towards stage.



View from house left of second balcony towards house right.



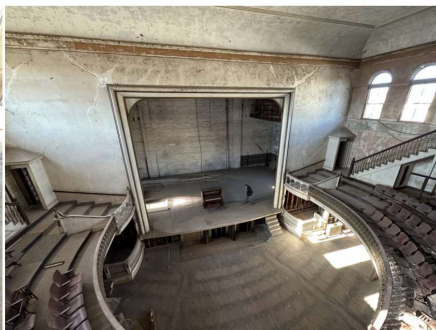
View from house left of second balcony towards house right proscenium.



Existing wood framing of second balcony tiers, to be replaced.



Existing wood framing of second balcony tiers, to be replaced.



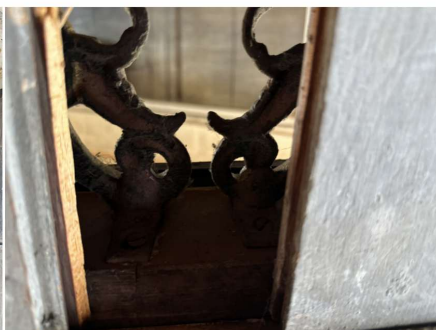
View from second balcony first row towards stage.



View from second balcony first row towards stage.



View from second balcony first row towards rear balcony.



Original cast iron railing on second balcony has been encased within wood wall construction, to be restored.



House right, rear of second balcony, looking towards balcony access stairs.



Platform, rear of second balcony.



House right, rear of second balcony, existing window to exterior.



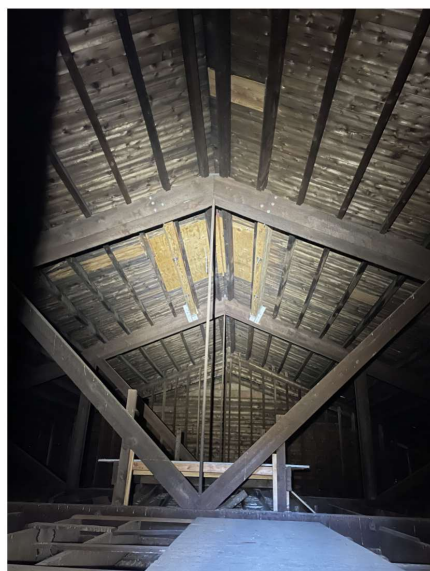
Plaster condition, rear of second balcony house right, to be restored.



Rear of second balcony, house right, towards stage.



## EXISTING BUILDING - ATTIC



Images of heavy-timber wood roof truss structure. Top and bottom chords of trusses are roughly ~16-inches square, intermediate wood web members are roughly ~12"-inches square, with iron tension rods at the center of each truss. Wood roof joists of about ~12-inches in depth span across trusses, supporting wood plank roof decking and the roofing above.

## EXISTING BUILDING - LOBBY & STAIRS



Image of upper lobby outside of second balcony.



Image of existing lobby stair.



Existing plaster wall condition at north side of lobby stair, to be repaired.



Existing plaster ceiling and exterior windows towards Elizabeth Street, lobby outside of second balcony.



## EXISTING BUILDING - DETAILS



Audience seating.



Audience seating.



Central dome feature of audience chamber ceiling.



Existing balcony railing.



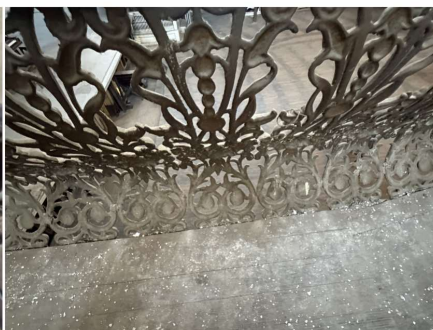
Existing balcony railing.



Existing balcony railing.



Existing balcony railing.



Existing balcony railing.



Existing balcony railing is formed out of modular cast iron sections about ~7-inches in width allowing for easy replication or replacement of individual sections.





Existing balcony railing.



Existing wood lath, exposed, within wall construction at balcony. To be replaced.



Makeup of auditorium side wall plaster wall assemblies, showing plaster on wood lath supported off of wood furring against the perimeter load-bearing brick.



Remaining plaster thickness measuring 1/2" at portion of balcony perimeter wall.



Existing plaster, to be replaced.



Thickness of plaster wall make-up.



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair tread measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair tread measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



Existing lobby stair riser measurement. Lobby stairs can remain under provisions of Chapter 12 of IEBC (International Existing Building Code).



# EXISTING BUILDING - STRUCTURE



Wood framing of existing stage grid.



Heavy timber roof trusses span over the audience chamber.



Existing wood floor joist ~11-1/2" in depth.



Existing wood floor joist ~12" in depth.



Existing wood floor joist ~3" in thickness.



Existing wood floor joist ~3" in thickness.



Existing wood floor joist spaced at ~16" on center.



Existing wood floor joist spaced at ~16" on center.



Existing wood floor structure (overhead).





Wood beam supporting wood joists overhead, spanning between brick columns in basement.



Brick column in basement, supporting beam overhead.



Brick column termination at basement floor.



Diagonal beams framing orchestra floor above are visible through street-level ceiling.



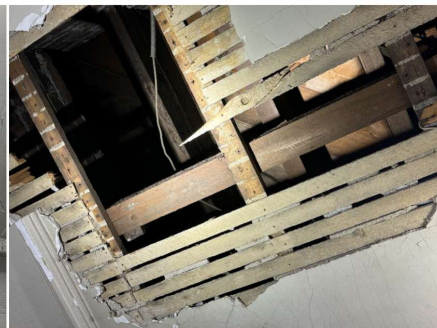
Diagonal beams framing orchestra floor above are visible through street-level ceiling.



Diagonal beams framing orchestra floor above are visible through street-level ceiling.



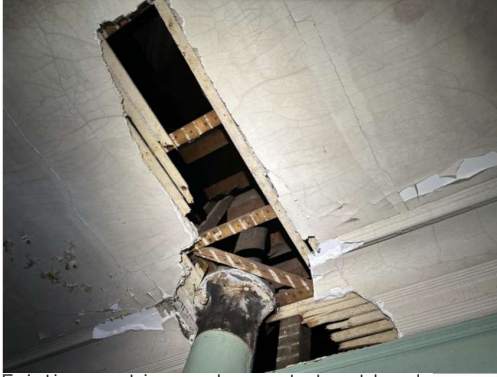
Diagonal beams framing orchestra floor above are visible through street-level ceiling.



Diagonal beams framing orchestra floor above are visible through street-level ceiling.



Diagonal beams framing orchestra floor above are visible through street-level ceiling.



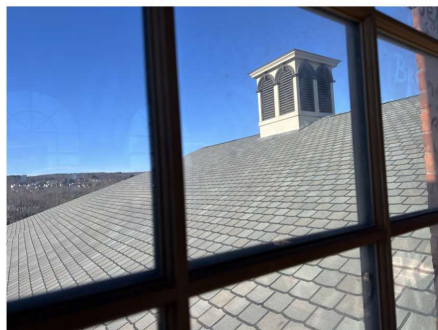
Existing cast iron column at street level continues structural load of balconies (above) down to foundations (below).



Existing cast iron column at street level continues structural load of balconies (above) down to foundations (below).



## EXISTING BUILDING - ROOF & CUPOLA



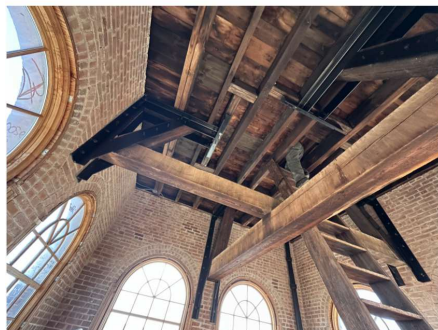
Audience chamber roof is visible through windows in cupola.



Brick perimeter walls of cupola with wood structure overhead.



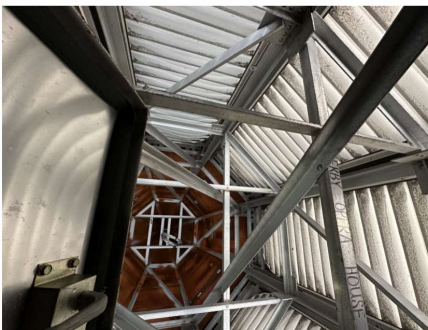
Brick perimeter walls of cupola with wood structure overhead.



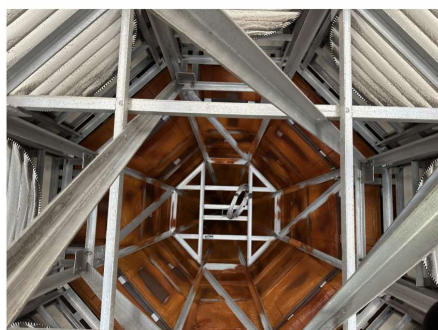
Brick perimeter walls of cupola with wood structure overhead.



Brick perimeter walls of cupola with wood structure overhead.



View upward into aluminum framing members of cupola.



View upward into aluminum framing members of cupola.



04E

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## STRUCTURAL ASSESSMENT - EXISTING BUILDING

# STRUCTURAL ASSESSMENT - EXISTING

## **STRUCTURAL: GENERAL ASSESSMENT + SCOPE**

The structural engineering scope addresses reuse of the existing structures, interior alterations, and interior and exterior structural additions. Based on information furnished by the Owner, the building envelope (roof and exterior walls) has been well maintained and has not been part of the condition assessment and is assumed to be in satisfactory condition.

The focus of the structural investigation was to determine primary framing type, location, and representative sizes for major areas, neglecting local details. Bearing walls were identified and viewed in general; these walls did not exhibit obvious deficiencies, noting that they were not thoroughly examined. Much of the wood framing in the building was exposed and was observed to be in generally good condition exhibiting very few checks, splits, twists, corrosion, etc.

Most of the wood was exposed because of prior removals of plaster and similar finished surfaces.



**04F**

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# **MEP ASSESSMENT - EXISTING BUILDING**



# MEP ASSESSMENT - EXISTING BUILDING

## **MECHANICAL**

The building was previously conditioned via steam radiators located throughout.

- The stage was served by heat pipes located at the perimeter.
- A supplemental gas unit heater was serving the police station offices.
- Heat was generated by the oil fueled (previously coal fired) boiler located in the basement.
- A prominent ventilation grille remains in the ceiling above the orchestra seating that
- Previously acted as a return for convection heating or natural ventilation.
- Various thermostats were observed throughout the building.
- No mechanical equipment was observed to be operational at this time.

## **ELECTRICAL**

The building is currently energized by a utility transformer located under the sidewalk on

- Elizabeth Street. The existing temporary electrical service is 100A 120/240 volt single phase.
- With exception to the modern temporary 100A MCB 120/240 volt single phase panelboard in the basement, the building contains obsolete original fused panelboards.
- The existing wiring is a mixture of knob and tube, romex and MC cable. Several wires are spliced outside of a junction box which is not code compliant or safe for the occupants.
- The building is equipped with temporary construction lighting fixtures to provide illumination.
- The building does not contain a fire alarm system.

## **PLUMBING**

- The building sanitary systems and fixture waste piping is antiquated and not compliant with current code in most areas.
- The existing water service piping is closed and severed at the service entrance. The existing distribution piping is damaged and abandoned.
- Interior vent piping is intact and visible at the perimeter walls.
- The existing storm system leaders are fully external on the south side and drain into a piped system in the basement on the north side.
- Existing plumbing fixtures are antique and do not comply with current EPA requirements.
- Many fixtures are damaged.
- The storm system appears to be the only maintained plumbing system in the building.

## **FIRE PROTECTION**

- The building currently does not contain any fire sprinklers or fire standpipes.

04G

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## ACOUSTIC ASSESSMENT - EXISTING BUILDING

# ACOUSTIC ASSESSMENT - EXISTING BUILDING

## ACOUSTICS

- The existing conditions of the Sterling Opera House do not reflect its acoustics at its finest moments in the past, nor do they indicate the potential for its use in the future.
- The interior wall finishes are stripped in most locations (Fig. 1) and there are no operable HVAC systems contributing to its background noise conditions. To a large extent, it is a “blank slate” acoustically.
- The basic form of the facility as an intimate proscenium theater (Fig. 2) with a relatively small stagehouse offers an excellent opportunity to develop and utilize the room as a venue hosting natural acoustic performances, amplified performances, or some combination of the two.
- Historically, the theater has a reputation for its excellent natural acoustics, which is not surprising given its intimate volume and good sightlines.

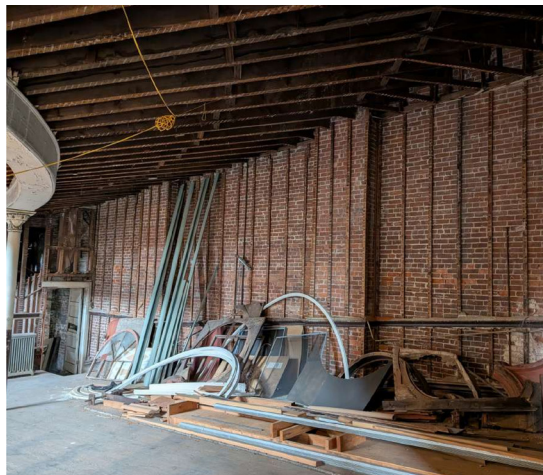


Fig. 1

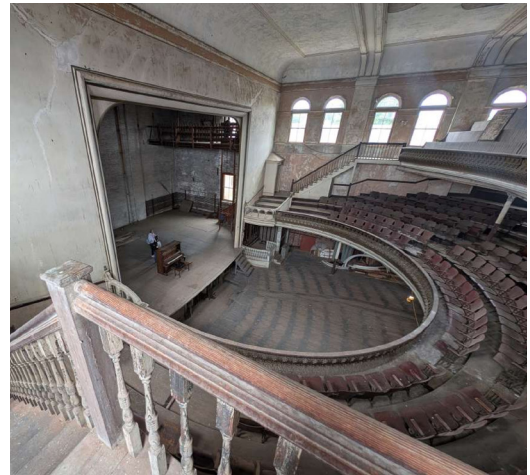


Fig. 2



04H

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## HISTORIC REQUIREMENTS & TAX CREDITS

# HISTORIC REQUIREMENTS & TAX CREDITS

## **HISTORIC REQUIREMENTS - NATIONAL REGISTER OF HISTORIC PLACES**

The Sterling Opera House is a Derby icon of historic significance. While not a landmarked structure, it was the first building in the state of Connecticut to be admitted to the National Register of Historic Places.

It is cherished within the local community because of its historic importance. With this designation, special care and procedures must be followed for any renovation to the building.

### **Key Principles.**

- Secretary of the Interior's Standards.
- Preservation of Character.
- Authenticity.
- Compatible Additions.

The National Register entry (Reference # 68000040) for the Sterling Opera House is included for reference in Appendix 10a of this report. Per the Sterling's 1968 National Register Inventory Nomination Form, the Sterling Opera House was originally submitted to the National Register in the "Building" category, with major significance in "Architecture" and "Culture", with "Local" and "State" level of significance.

Following the building's 1968 nomination to the National Register, legal debate followed in the 1970's arguing for the building's demolition and redevelopment of the site. The building survived this period and since.

Per the National Register entry, there was a 2006 effort to escalate the National Register level of significance to "National" significance. The entry does not provide documentation that the Sterling ever achieved "National" significance.

The 1968 Nomination Form provides description of the Sterling Opera House's "Present and Original Physical Appearance" (Item 7 in the Inventory Form) as well as a "Statement of Significance" (Item 8 in the Inventory Form). The following is a summary of the major points made in the Nomination Form:

### **ITEM 7. PHYSICAL DESCRIPTION**

PRESENT (1968) AND ORIGINAL PHYSICAL APPEARANCE:

- Condition = Fair; Integrity = Unaltered on Original Site.
- Very fine and rare type of Victorian building for Connecticut.
- Mainly a Victorian design with brick quoins and trim and concrete, stucco type walls.
- The building should be saved because of the great service it can lend the community.

- It deserves preservation for practical terms as much as for architectural terms.

#### **ITEM 8. STATEMENT OF SIGNIFICANCE:**

- Period = 19th Century.
- Areas of Significance = Music, Theater
- Constructed in 1889 and played host to the theatre's leading artists. Greats and near-greats performed on its stage.
- The Sterling drew crowds from up and down the east coast.
- Artists including the following graced its stage: John Drew, Lionel Barrymore, Grace George, Alice Fisher, Tony Pastor, Jack Teagarden, Donald O'Connor, Lotte Lehmann, Frederick Schorr, John L. Sullivan, James J. Corbett, Amelia Earhart.
- Local vaudevillians either had their start or returned here.
- The building's original acoustics were termed "perfect" and "no finer in the country".

#### **INVOLVEMENT OF FEDERAL FUNDING & TAX CREDITS**

If it is determined that federal funding will be involved in helping to pay for capital improvements to the Sterling or if historic preservation tax incentives are sought, there is a rigorous process that must be followed, involving three phases, to be submitted both to the Connecticut State Historic Preservation Office (SHPO) and the National Park Service:

- **Phase 1 (Evaluation)**  
Documentation evaluates the significance of the project and applies for permits. It explains the vision for the renovation.
- **Phase 2 (Design)**  
Provides a description of the rehabilitation and outlines the plan to restore the building.
- **Phase 3 (Certification)**  
Is the Request for Certification of Completed Work.

#### **Eligibility.**

Up to a 20% historic tax credit can be available through the National Park Service and Department of the Interior. To achieve this, specific eligibility requirements must be met, as listed through the National Park Service website (source: [https://www.nps.gov/subjects/tax\\_incentives/eligibility-requirements.htm](https://www.nps.gov/subjects/tax_incentives/eligibility-requirements.htm)). These requirements are as follows:



**1. The historic building must be listed in the National Register of Historic Places or be certified as contributing to the significance of a “registered historic district.”**

*Assessment for Sterling Opera House:*

The Sterling Opera House was listed in the National Register of Historic Places as of 1968. It's Register entry is number 68000040 A direct link to the Sterling's National Register entry is included here: <https://catalog.archives.gov/id/132355558>, also included in Appendix 10a in this study.

**2. The project must meet the “substantial rehabilitation test.”**

In brief, this means that the cost of rehabilitation must exceed the pre-rehabilitation cost of the building. Generally, this test must be met within two years or within five years for a project completed in multiple phases.

The cost of a project must exceed the greater of \$5,000 or the building's adjusted basis. The following formula will help you determine if your project will be substantial:

$$A - B - C + D = \text{adjusted basis}$$

A = purchase price of the property (building and land)

B = the cost of the land at the time of purchase

C = depreciation taken for the property (the property must be depreciable, such as in a business, commercial or other income-producing use)

D = cost of any capital improvements made since purchase

**3. The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation.**

These are ten principles that, when followed, ensure the historic character of the building has been preserved in the rehabilitation. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

- **A.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- **B.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- **C.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- **D.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **E.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved
- **F.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- **G.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Assessment for Sterling Opera House:*

It is not contemplated that the renovation of the Sterling would require chemical or physical treatments.

- **H.** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Assessment for Sterling Opera House:*

There are no known archaeological resources that would be disturbed by the renovation of the Sterling Opera House. This would need to be verified in full before any renovation work is started. If any resources are uncovered by the process of renovation and construction they must be protected and preserved appropriately.

- **I.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#### *Assessment for Sterling Opera House:*

The addition contemplated for the Sterling Opera House will contain an elevator – jointly used for audience access and stage loading – to allow the building to meet current accessibility standards. The size of the addition is appropriately massed relative to the historic context of the Sterling—set back significantly from the main historic street-facing façade; it's height set well below the eaves of the existing historic roof. Where the addition abuts the existing building, exterior materials will be preserved and maintained to run through the addition – with minimal impact to existing materials. Exterior materials used for the addition will be compatible with, but not overshadow, the existing building and allow both the historic building and addition to read for what they are—original and new.

- **J.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### *Assessment for Sterling Opera House:*

The recommended elevator addition to the Sterling Opera House will need to be constructed carefully to leave the existing exterior finishes and materials undisturbed and thereby meet the requirements for item 'J'.

- 4. After rehabilitation, the historic building must be depreciable, such as in a business, commercial or other income-producing use, for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.**

#### *Assessment for Sterling Opera House:*

It is the goal, in reopening the Sterling, for it to become an income-generating entertainment venue well beyond the minimum five years; rather, significantly into the future. The Sterling Opera House meets requirement #4 for being depreciable and clearly falls within the definition of an income-producing use.

### **ADDITIONAL REQUIREMENTS:**

- **Buildings, not structures.** Although the National Register of Historic Places lists structures, objects, and sites in addition to buildings, the 20% rehabilitation tax credit is only available for buildings.



*Assessment for Sterling Opera House:*

The Opera House easily meets this requirement as it is a full building, not a structure.

- **Physical integrity.** The 20% tax credit for historic preservation is meant to preserve historic buildings, and not to create buildings that look old, but that are in effect new buildings. Thus, the credit is not available if the building does not have sufficient historic material to preserve at the outset of the rehabilitation.

*Assessment for Sterling Opera House:*

The Sterling Opera House in its entirety is an historic building, representing significant historic material and fabric to be preserved at the outset of rehabilitation. The Sterling easily meets this requirement.

- **Non-historic surface coverings.** Some historic buildings have been covered with non-historic surface coverings that obscure the building underneath. In these cases, it will be necessary to remove the covering to make sure that there is enough historic building material remaining that the building still qualifies as historic.

*Assessment for Sterling Opera House:*

The Sterling Opera House has not been covered with non-historic surface coverings either on the exterior nor on the interior of the building. All new materials installed as part of the renovation will be compatible or like for like with the originals.

- **Multiple buildings.** Farms, mills, and other historic properties often have more than one building. For properties with multiple buildings that were functionally related historically, the rehabilitation certification decision will be based on the effect of the overall rehabilitation on the entire property, and not on each structure or individual component.

*Assessment for Sterling Opera House:*

This is not applicable to the Sterling Opera House, it is a singular building.

- **Moved buildings.** Moving a historic building can jeopardize its listing in the National Register of Historic Places, and special procedures must be followed to ensure its continued listing.

*Assessment for Sterling Opera House:*

This is not applicable to the Sterling Opera House, it will remain in its original location.

- **Demolition.** Projects that involve demolition require careful planning to ensure approval whether whole buildings will be demolished or only parts of a structure.

*Assessment for Sterling Opera House:*

Only select interior portions of the Sterling Opera House would be demolished, primarily outside of the historic audience chamber. These areas would be necessary to allow for reconfiguration of rooms within lower levels of the building and other ancillary areas that will allow for preservation of the building's original use as a performing arts venue. No part of the Sterling Opera House will be needlessly demolished or reconfigured unless explicitly required by building code, accessibility requirements, or programmatic use requirements.





# 05

## MARKET NEEDS ASSESSMENT



# MARKET NEEDS ASSESSMENT - SUMMARY

## PROCESS

The process for the Market Needs Assessment focused on four (4) primary components:

### (1) EVALUATING FORCES AND TRENDS

- Embracing a broader definition of cultural activities;
- Aspiring to become the “community living room,” a building that is always open, always active, and welcoming to all;
- Partnering with educators on programs and their delivery;
- Evolving from palaces of the arts to the creation of arts districts, which are more authentic, more inclusive, and have greater long-term impacts on the community;
- Supporting active as well as passive participation and enhancing the social experience around a performance or program;
- Maintaining low cost of access for artists and arts organizations;
- And, facing outward into the community, responding to relevant economic and community development issues.

### (2) ASSESSING THE MARKET

- While the City of Derby’s population is small, the broader driving area is large, growing in population and has high levels of income and education.
- Local and drive-time audiences do attend and participate in various programs, and they are likely more oriented towards popular entertainment.
- Two of the five Tapestry segments in the region spend more than average on entertainment.

### (3) REVIEWING THE COMPETITION

Evaluated 38 regional venues within thirty and sixty minute drive times of the Sterling Opera House, ranging from Performance Facilities, Cinemas, Meeting and Event Spaces.

- A 1,500-seat venue is a common size for presenting venues in the market area.
- The majority of presenting venues in the area are concentrated in larger cities closer to Connecticut’s coast.
- There is a gap in the facilities landscape for places to see indie and art house cinema.
- There is a gap in the market for unique and quality event spaces that can accommodate more than 300 guests.

### (4) CONSIDERING USER DEMAND

There are different types of potential uses and users for a renovated theater of the size and shape of the Sterling Opera House.

- Non-Profit Rentals
- Commercial Rentals
- Film
- Education Programs
- Community Gatherings
- **Presented Live Arts and Entertainment**

## OUTCOMES

There are three (3) primary outcomes from the Market Needs Assessment as described below:

1

### RECOMMENDED USE

Based on the Market Need findings, the first and best option is to renovate the Sterling Opera House for **commercial entertainment**, essentially **live music** and **comedy**.

After this, additional types of programs would keep the lights on more often and engage more of the community:

- **Meetings & events** paying market-rate rent.
- Occasional and **carefully curated film programming**.
- Occasional access for **community nonprofits and school-based groups**.
- Occasional **community gatherings** and **civic events**.

2

### COMPLETE BUSINESS PLAN

Complete the **business plan** for the renovation that includes further exploration of operating options and their financial and regional economic implications.

3

### FIND AN OPERATOR

Find and contract with an operating partner able to access touring product, aggressively promote those programs, and then support the four secondary programming elements.

1. **Build a list of organizations and contacts** (both commercial venue operators and regional performing arts centers) who might respond to the opportunity of operating the opera house.
2. **Develop and publish an RFP** as the basis of soliciting an operator. The Town should then respond to inquiries, offering results of this study as an information package, and arranging tours of the opera house.
3. **Evaluate respondents** and then engage in preliminary negotiations with a preferred operator to **develop an MOU**.
4. With an MOU in place, project leaders and the Town can **complete fundraising efforts** and **initiate renovation**.
5. Once the renovation is underway and components are settled, the town should re-engage with the preferred operator to **advance the MOU into a lease agreement**.

The full detailed Market Needs Assessment is included herein, beginning on the next page.





*building creativity*

# Sterling Opera House Market Study Update



Date: 7/17/2025

Webb Mgmt  
[webbmgmt.org](http://webbmgmt.org)



## Table of Contents

|                                       |    |
|---------------------------------------|----|
| 1. Introduction .....                 | 3  |
| 2. Forces & Trends .....              | 4  |
| 3. Market Analysis.....               | 6  |
| 4. Competitive Facilities .....       | 12 |
| 5. User Demand .....                  | 14 |
| 6. Conclusions & Recommendations..... | 17 |

## Appendices

- A. List of Interviews
- B. Market Map & Data
- C. Facility Inventories

## 1. Introduction

The Sterling Opera House first opened in 1889 as a venue for entertainment and civic events. The building's style is primarily Italianate Victorian, with a large auditorium with a proscenium arch framing the stage and a historical seating capacity of approximately 1,200.

Uncommon by today's standards, the Sterling Opera House's seating arrangement was influenced by German Composer Richard Wagner, whose conception of a triangular layout enabled all theatergoers to enjoy unobstructed views of the stage. When it opened, the venue's acoustics were said to rival those of New York City's Metropolitan Opera House.

From 1889 to 1945, when it ceased operating as a theater, the Sterling Opera House hosted vaudeville legends, internationally renowned figures, and stage premiers. From 1945 until it was abandoned in 1965, the building was used as a municipal center, with its lower levels serving as Derby's City Hall, police station, and local jail.

Despite being the first structure in Connecticut to be listed on the National Register of Historic Places, the Sterling Opera House has been waiting to be restored for many decades, with various groups and committees organizing to fundraise and strategize on how best to reanimate the venue. While the building's exterior has been beautifully maintained, the interior requires significant investment to be brought up to code standards and into working order.

Webb Mgmt was first hired to assess the feasibility of renovating the Sterling Opera House in 2001. At that time, our research indicated that:

- The market for new performing arts facilities was strong, with a large regional market with moderate potential.
- There was an opportunity for a renovated Sterling Opera House to serve as a regional presenter, should the venue's operator be able to effectively promote events to audiences throughout the Lower Naugatuck Valley region.
- Among potential facility users, there was a demand for versatile capacities, such as film, theatre, meeting space, and educational spaces.

That assessment resulted in recommendations for restoring the Sterling Opera House to accommodate a range of cultural and educational programs, such as plays, arts training classes, recitals, lectures, special events, public meetings, and film screenings. We proposed additional backstage support, including dressing rooms, rehearsal space, and production space, into the project plans. We also suggested the inclusion of adaptable rooms that could meet additional education and artistic programming demands.

Over two decades later, the City of Derby has hired Steinberg Hart and Webb Mgmt as a team to develop a plan to investigate the current state of the Sterling Opera House and to make recommendations for future renovations and improvements to the building's roof, auditorium, stage, production areas, public areas, and more. Webb Mgmt's role in this effort is to once again consider the market potential for Sterling Opera House as an open and fully operational facility in and for the City of Derby.



## 2. Forces & Trends

The arts and cultural sectors have experienced rapid changes since our last study in 2001, with many of those changes accelerated by the COVID-19 pandemic. Artists and arts organizations are still observing pandemic effects years later in terms of rebuilding their audiences and financial sustainability. Overall, we would highlight the following forces and trends as being relevant to the Sterling Opera House project:

- Studies show a decline in attendance for various types of live performing arts events over the last forty years. Genres like classical music, opera, plays, and dance have been hit particularly hard recently. One bright spot, however, is a significant uptick in attendance for other performing arts events, including popular music concerts, comedy, and more interactive programming.
- While attendance for several genres of more passive arts viewing events has dropped, there is a growing interest in more active arts programs. Today's consumers want to engage with the arts through learning and practice in a broad range of disciplines. As audiences seek out opportunities where they can learn, play, dance, and act in formal and informal ways, arts programmers are finding ways to incorporate participatory elements into events that were previously passive viewing experiences.
- A fundamental challenge for the arts is the lack of productivity gains over time in artistic creation. This is different than many other sectors, where productivity gains are vital to mitigate cost increases. Ultimately, what this means is that arts organizations become more reliant on fundraising each and every year to balance budgets. As for arts facilities, this trend heightens the importance of maintaining a low cost of access for producing and presenting artists and arts organizations.
- Direct government support of the arts is under pressure. In fact, direct support of the arts is often replaced by indirect support, meaning that financial support for artists and organizations now more frequently comes from budgets and departments related to economic development, education, tourism, social justice, and others. Private sector fundraising has also become more competitive with the increased funding prioritization for environmental awareness and social causes. Again, the arts sector has had to adjust by emphasizing the role and value of the arts in these other areas.
- There is now, finally, a broad understanding and acceptance of the value proposition for the arts, starting with the economic benefits of arts and culture on U.S. communities and society. The real value added by arts and culture (i.e., in inflation-adjusted dollars) has doubled over a 25-year period. In 2023, the arts added more to U.S. GDP than the sectors of agriculture, forestry, fishing, and hunting; mining; outdoor recreation; and transportation and warehousing. In Connecticut in 2023, the arts added \$13.9 billion, making up 4% of the state's economy and employing an estimated 53,421 people.

- Nonetheless, arts education in schools has been under increasing pressure, with substantial program cuts. The nonprofit arts sector has recognized this trend and expanded its offerings by delivering educational and outreach programs in nearby communities, often partnering with schools and other community-based organizations. This is an excellent way to build bridges and generate goodwill within the community. Additionally, arts education programs can activate performance facilities during the day when they are usually dark.
- New technologies allow for the automation of various building systems, from rigging and lighting to seating, to food and beverage operations, to venue security. We see these as opportunities to help venues deliver a high-quality experience for consumers and to reduce variable costs, like labor. The emergence of streaming during the pandemic could have long-term value for venues and artists as, and if, intellectual property rights issues can be resolved. Online marketing channels now proliferate, allowing venues to market programs effectively and inexpensively.
- At the same time, performing arts venues are competing with immersive programs that offer consumers rich experiences at affordable prices. Many consumers, particularly younger ones, are getting their entertainment primarily online, without leaving their homes. Generative AI is pushing big questions for artistic labor, both for copyright and job security. Looking ahead, arts venues and practitioners will have to adopt various technologies to stay competitive. Nonetheless, we believe that attending live arts is even more vital today, as a shared communal experience.

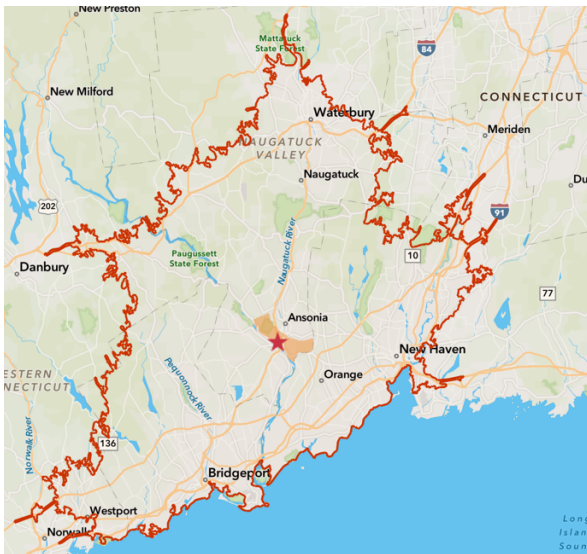
Overall, we have found that successful performing arts facilities are responding to these trends by:

- Embracing a broader definition of cultural activities;
- Aspiring to become the “community living room,” a building that is always open, always active, and welcoming to all;
- Partnering with educators on programs and their delivery;
- Evolving from palaces of the arts to the creation of arts districts, which are more authentic, more inclusive, and have greater long-term impacts on the community;
- Supporting active as well as passive participation and enhancing the social experience around a performance or program;
- Maintaining low cost of access for artists and arts organizations;
- And, facing outward into the community, responding to relevant economic and community development issues.

Before it was abandoned, the Sterling Opera House served as a place for both entertainment and civic activity. The project to renovate the venue offers the potential for the City of Derby to once again have an arts venue serve as its “community living room,” hosting a range of arts and culture activities, educational programs, and community events. Such a venue and programming approach would be responsive to the current trends and forces we are seeing in the sector.

### 3. Market Analysis

We have conducted a new market scan to determine the current state of the market for the renovated Sterling Opera House. This includes an analysis of demographic and geo-demographic data, all of which is presented in Appendix A of this report. The following are highlights from our analysis.

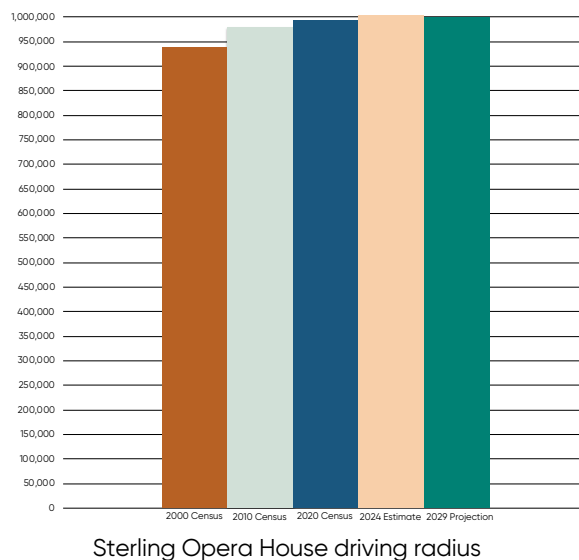
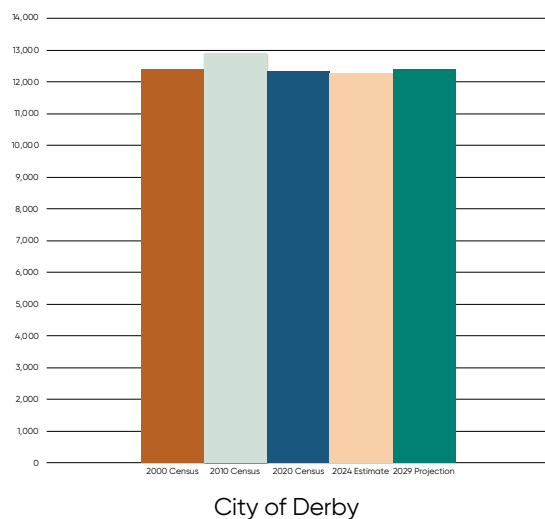


#### MARKET DEFINITION

Considering what we know about the region's audiences and factoring in commuting distance, we set two key market areas: the City of Derby and the 30-minute driving distance from the Sterling Opera House. Those market areas are shown in the map to the left, with the driving area outlined in red and the City of Derby shaded in light orange.

We used Esri to extract demographic information for Derby and the driving area. Esri is widely considered the most powerful mapping and spatial analytics tool in the US market. Its demographic data is pulled from numerous highly accredited sources, including the US Census, American Community Surveys (ACS), and consumer spending reports.

#### MARKET SIZE



The City of Derby's population peaked near 12,900 in 2010 and is now approximately 12,300, where it is expected to remain over the next five years. The population living within a thirty-

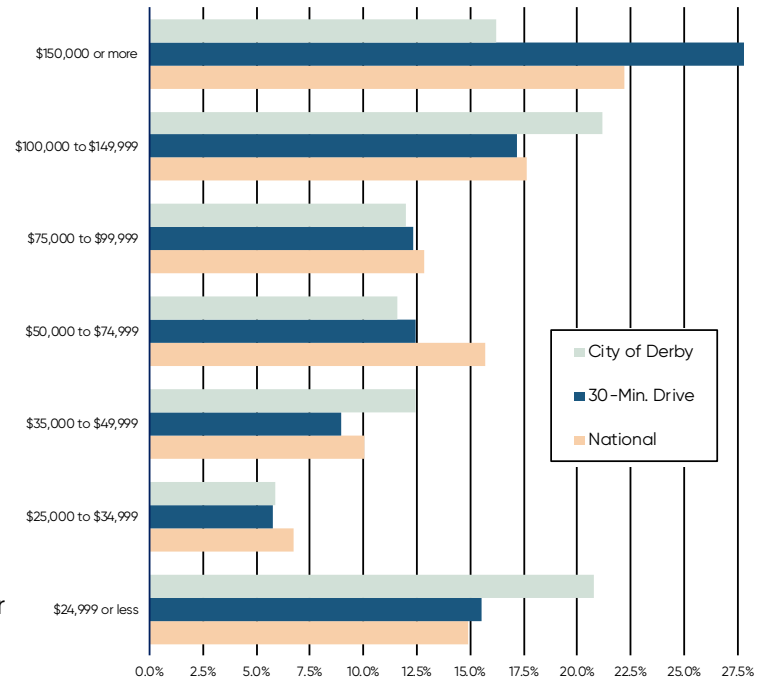


minute drive of the Sterling Opera House has grown to just over one million people and is expected to stay at the level through 2029.

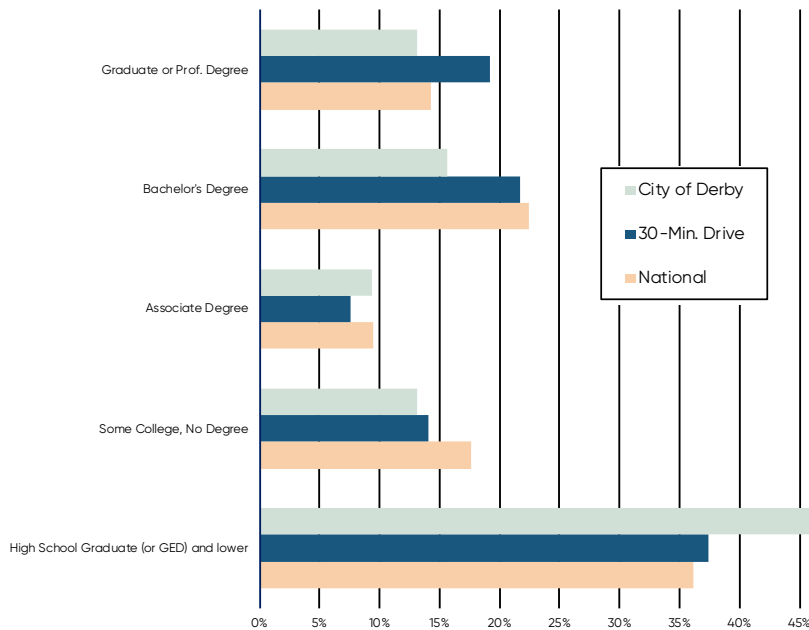
#### MARKET CHARACTERISTICS

In Derby in 2024, the two largest income segments straddle opposing ends of the spectrum. 21.2% of households earned \$100,000–\$149,999, and 20.8% of households earned under \$25,000 a year. In the wider 30-minute driving area around the opera house, 27.8% of households earned \$150,000 or more in 2024. The 2024 estimated median household income in the 30-minute driving area was \$88,137 (\$9,000 above the US median).

Educational attainment is another key indicator of potential arts engagement. Similar to what we saw in the income data, the two market areas straddle either side of the national metrics for educational attainment.



Household income distributions in 2024, data source: Esri/ArcGIS



Educational attainment distribution in 2024, data source: Esri/ArcGIS

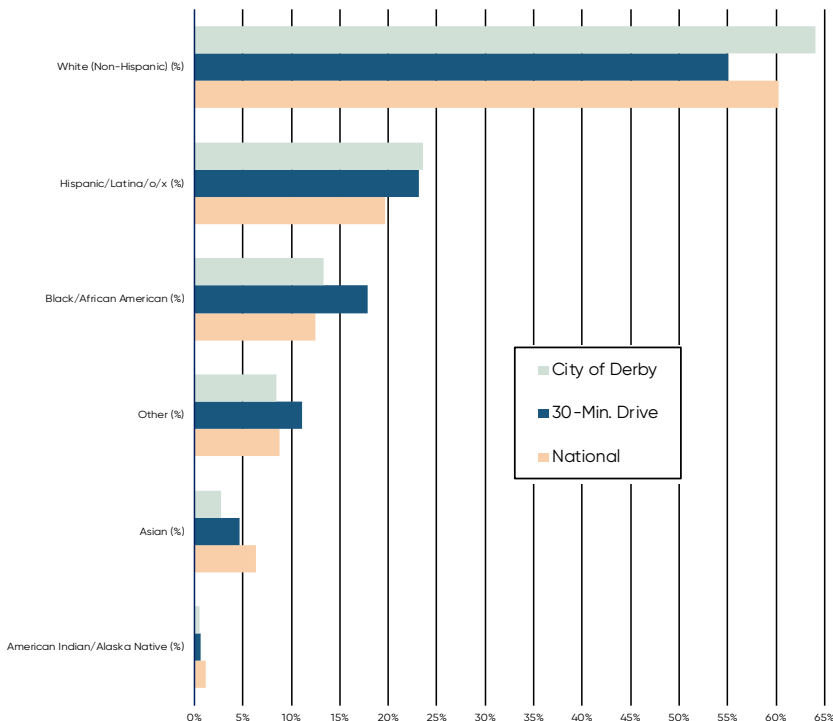
Within the City of Derby, an estimated 28.8% of residents aged 25 or older have a bachelor's degree or higher, which is 8% less than the national metric of 36.8%.

Alternatively, 40.1% of residents aged 25 years or older in the larger 30-minute driving area have a bachelor's degree or higher, which is 4.1% more than the national metric. Once again, we see the importance and potential for the Sterling Opera House renovation to attract audiences in the wider region.

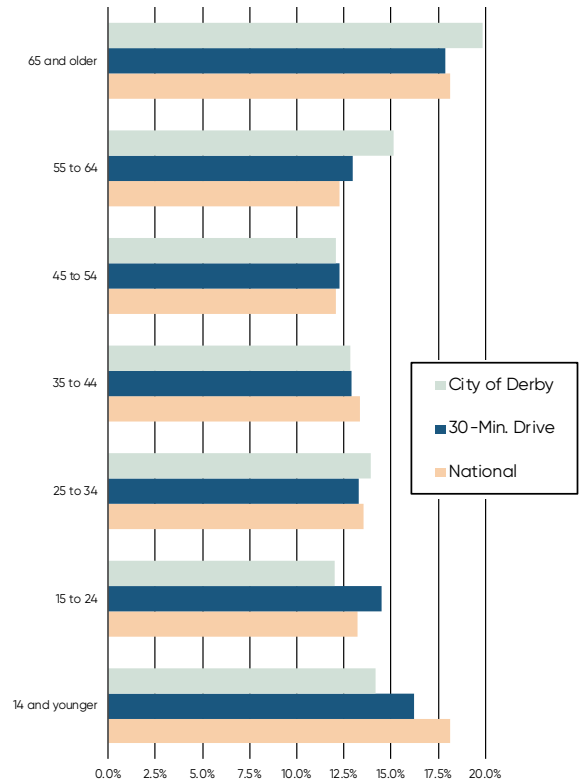
The age distribution for residents in the City of Derby skews slightly older than the US distribution, with 42.5 as the median age for a resident of Derby compared to 39 for the US overall.

This is related to the elevated percentage (19.9%) of residents age 65 or older. The age distribution for the larger 30-minute driving area is aligned with the US distribution, with the median age for driving area residents being 39.6. Given this, there is a case to be made for the renovated Sterling Opera House as a venue for arts vitality programs for seniors in the area, as well as a place for arts education programs for young people and live entertainment and programming for those in their 30s, 40s, and 50s.

The City of Derby is slightly less diverse than the overall US population, with an estimated 64% of Derby residents identifying as white in 2024. The next largest populations in Derby are Hispanic/Latina/o/x, who comprise an estimated 23.6% of the city's population, followed by Black/African American identifying residents, estimated at 13.4% of the population.



Race and ethnic distribution in 2024, data source: Esri/ArcGIS



Age distribution in 2024, data source: Esri/ArcGIS

The larger 30-minute driving area around the Sterling Opera House is slightly more diverse than the US and the City of Derby, with an estimated 55% of the area's population identifying as white, 23% identifying as Hispanic/Latina/o/x, and 17.8% identifying as Black/African American.

### MARKET POTENTIAL

Esri's Market Potential Indexes (MPI) show the propensity of residents in a given area to engage in various types of events. An index of 100 represents the national average. Using this tool, we considered the potential for various passive and active arts engagement in the market.

Residents in Derby are 9% more likely to go dancing than the average American, and they are 5% more likely to practice painting, drawing, or sculpture. Among active arts activities, residents in the 30-minute driving radius have an average level of potential for participating in arts programs like dancing, painting, or playing a musical instrument. However, they are 13% more likely than the average American to donate to an arts or cultural organization.

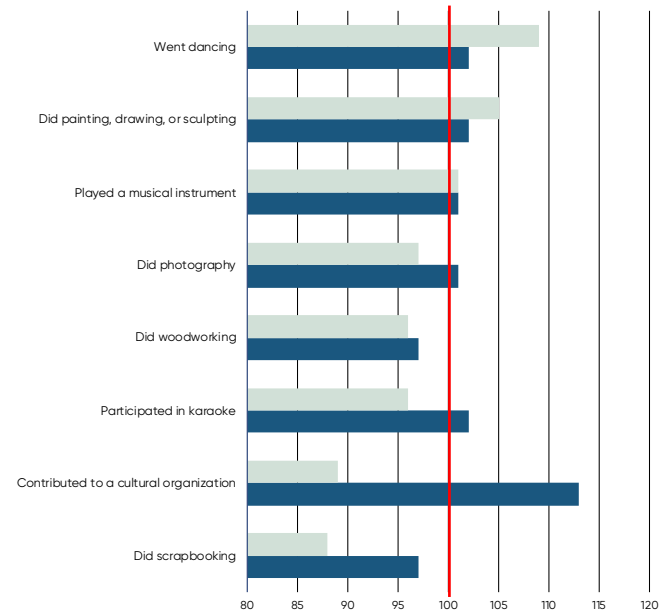
In terms of arts attendance, residents in Derby 4% more likely than the average American to attend a dance performance or visit a gallery. In the 30-minute driving area, residents are 9% more likely to attend a dance performance, 8% more likely to visit an art gallery, 5% more likely to visit a museum or attend a classical music concert, and 4% more likely to attend live theater.

### TAPESTRY SEGMENTATION

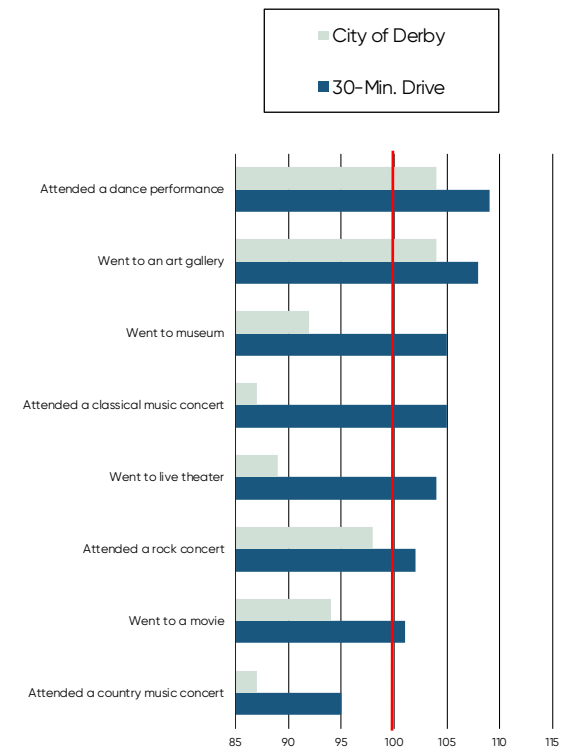
Esri's Tapestry Segmentation provides a detailed description of America's neighborhoods. Residential areas are divided into segments based on their socioeconomic and demographic composition. Neighborhoods with the most similar characteristics are grouped, and neighborhoods showing divergent characteristics are separated.

Tapestry Segments reflect demographic shifts over the last decade to established consumer markets, as well as the emergence of new markets due to population growth, demographic and socioeconomic change, and transforming consumer behavior. Reflecting the diversity among American neighborhoods, Tapestry includes 67 distinct market segments.

The Tapestry Segments also include indexes for how residents compare to the average American.



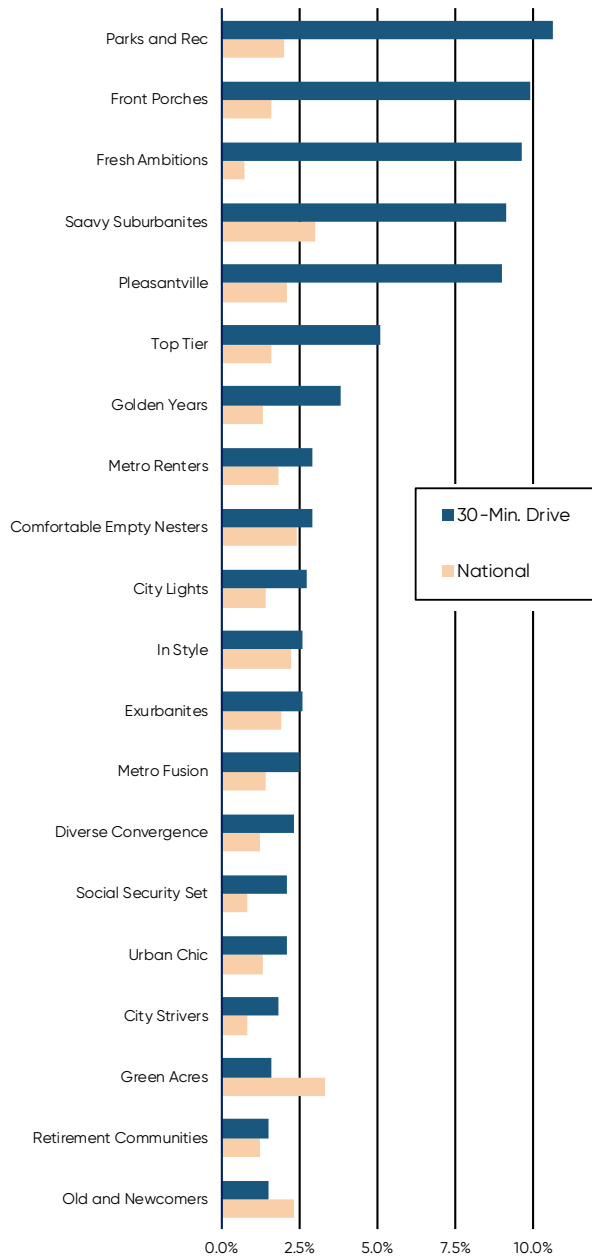
Market potential indexes for active arts in 2024, data source: Esri/ArcGIS



Market potential indexes for arts attendance in 2024, data source: Esri/ArcGIS



An index score of 100 indicates the average American level for an activity or a budget. A score of 150 indicates that a group is scores 50% above the average American. The below chart illustrates the largest segments in 30-minute driving area around the Sterling Opera House; the top five of which comprise 48% of the total market. Here are descriptions of those five segments:



1. **Parks and Rec** residents are suburbanites who have achieved the dream of home-ownership, with more than half of the population being college-educated. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon. They are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples. Their Entertainment & Recreation Budget Index is 91, meaning that they spend 91% of the national average on entertainment and recreation.

2. **Front Porches** is a blend of household types, with more young families with children and more single households than average. More than half of householders are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle, but it is used only when needed. Their Entertainment & Recreation Budget Index is 69.

3. **Fresh Ambitions** residents include young families, many of whom are recent immigrants, who focus their lives and work around their children. Fresh Ambitions residents have overcome the language barrier and earned a high school diploma. They work overtime in service, in skilled and unskilled occupations, and spend what they have on their children. Multigenerational families support many families living together; income is often supplemented with public assistance and Social Security. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives. Their Entertainment & Recreation Budget Index is a low 46.

4. **Savvy Suburbanites** residents are well educated, well read, and well capitalized. Families include empty-nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening, plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events. Their Entertainment & Recreation Budget Index is 163.

5. Prosperous domesticity best describes the settled denizens of the **Pleasantville** segment. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the internet largely for financial purposes. Their Entertainment & Recreation Budget Index is 132.

#### CONCLUSIONS

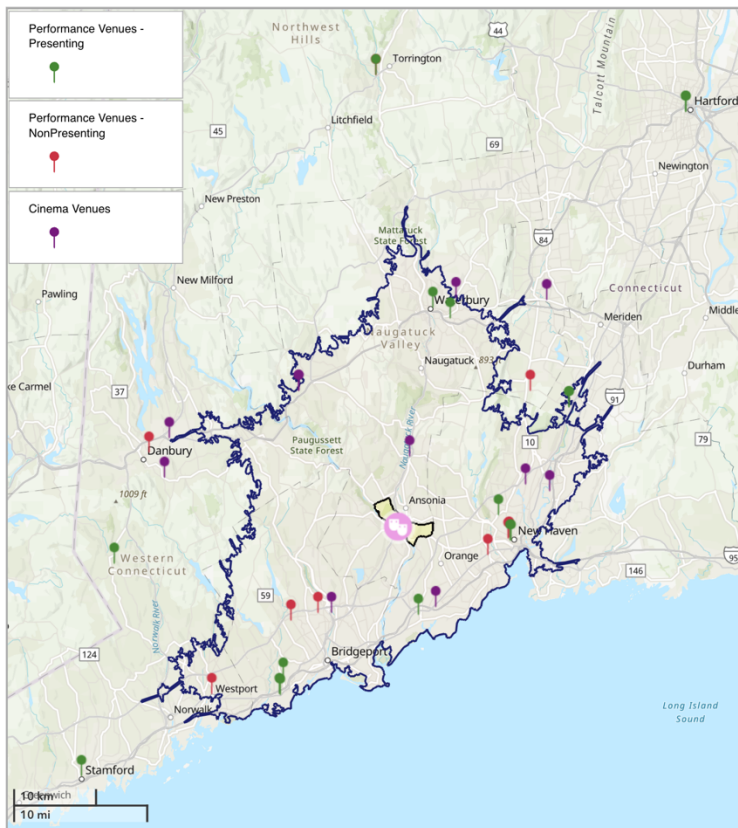
The market analysis suggests that:

- While the City of Derby's population is small, the broader driving area is large, growing in population, and has high levels of income and education.
- Local and drive-time audiences do attend and participate in various programs, and they are likely more oriented towards popular entertainment.
- Two of the five Tapestry segments in the region spend more than average on entertainment.

## 4. Competitive Facilities

To assess the competitive situation for the Sterling Opera House, we have updated our inventories of existing facilities in the market, looking at the following types of spaces within a 30-minute driving distance of the venue.

1. Performance Facilities – *indoor, with seating capacities of 300 or more*
2. Cinemas
3. Meeting and event spaces – *indoor, with banquet capacities of 300 or more*



Given the most likely potential programming areas for a renovated Sterling Opera House, we also included a few larger or more established venues located within a sixty-minute driving area of the opera house, including a few of the more active outdoor arenas frequented by touring acts. These updated facility inventories are included in Appendix B of this report. Key findings from this inventory research are included below.

### UPDATED FINDINGS

The map to the left shows the competitive indoor venues for live performance and film programming. The 30-minute driving area around the Sterling Opera House is outlined with a dark blue line, and the City of Derby is shaded in light yellow with a black outline.

Each venue on the inventory is represented with a pin marker. Presenting performance venues

are shown with **green markers**, performance venues that do not curate outside presentations are shown with **red markers**, and cinemas are shown with **dark purple markers**.

Our updates to the facility inventories found the following:

**Performance Facilities:** Within the 30-minute driving area, we identified 17 indoor venues, eleven of which were presenters. The local indoor venues we identified have seating capacities ranging from 299 (our cutoff) to 4,800. The median seating capacity for the eleven indoor presenting venues is 1,500, suggesting that the Sterling Opera House's historical seating



capacity is still in line with the local market. However, the majority of these performance venues are located closer to the coast than the City of Derby, suggesting that the Sterling Opera House might benefit from offering programming that caters to more year-round, inland residents.

Of the indoor presenting venues in the 30-minute driving area, the Shubert Theatre in New Haven is one of the higher-quality venues in the local market and has a seating capacity of 1,600. A fully renovated and operational Sterling Opera House would ideally offer a distinct presenting program to the acts available at the Shubert Theatre. The opera house's distinctive seating layout and sound quality would likely help to distinguish the venue among audiences, especially if the opera house can offer quality amenities such as smooth food and beverage operations and easy parking.

Within the larger sixty-minute driving area, we identified five additional indoor performance venues. Of those, the Palace Theatre Stamford and the Warner Theatre in Torrington are the most relevant competitive facilities with 1,642 and 1,772 seats respectively. The Warner Theatre in Torrington will represent a potential competitor when attracting more inland, Western Connecticut residents for presentations.

**Cinemas:** We identified ten indoor film venues and one drive-in movie theatre within and immediately beyond the thirty-minute driving radius of the Sterling Opera House. Of those venues, only one is a nonprofit that offers more curated screenings. Best Video Film & Cultural Center in Hamden primarily operates as an archive for physical copies of films and video, with occasional screenings and community programs. Their screening space is quite small and unlikely to be a source of competition. If given the opportunity, Best Video has more potential as a prospective partner for the curation of screenings at the Sterling Opera House.

**Meeting and Event Spaces:** We identified six meeting and event venues in the thirty-minute driving area with capacities over 300 for banquet-style events. Our research found numerous unique and high-quality venues for events with smaller capacities (200 or fewer), but the options for high-quality larger events in the thirty-minute driving radius of the opera house are quite limited. This suggests that there is space in the market for a larger meeting and event venue, especially one that offer a unique and interesting setting with quality amenities.

Overall, we found that:

- A 1,500-seat venue is a common size for presenting venues in the market area.
- The majority of presenting venues in the area are concentrated in larger cities closer to Connecticut's coast.
- There is a gap in the facilities landscape for places to see indie and art house cinema.
- There is a gap in the market for unique and quality event spaces that can accommodate more than 300 guests.

## 5. User Demand

There are different types of potential uses and users for a renovated theater of the size and shape of the Sterling Opera House.

### NONPROFIT RENTALS

Often, historic theaters are renovated to become a home for a set of local and regional nonprofits – theatre, dance, and music organizations looking for a permanent residence. In our 2001 study, we identified a dozen groups interested in using the renovated Sterling Opera House. Now, in 2025, there is only one group, the Center Stage Theatre.

Center Stage Theatre is a community theatre organization in Shelton, CT. The company is currently based in a former elementary school with a 180-seat performance hall. The situation there is somewhat tenuous as the Town of Shelton, the building's owner, has been reluctant to enter into a formal lease for the space with Center Stage. Despite that, it is unlikely that the group would entertain a move to the Sterling Opera House, as it does not have the smaller seating capacities and affordable support spaces more appropriate for their performances. They might rent the opera house on an occasional basis, perhaps for one production a year.

### COMMERCIAL RENTALS

There are no specific commercial groups that have come forward as potential renters, but it is certainly possible that they might emerge as and when the building is renovated. There could be event promoters wanting to rent the venue to put on their shows or meeting and event planners seeking a venue for either a corporate or private event. These commercial rentals are very important to improve the financial viability of an historic venue.

### FILM

The Sterling Opera House has been used as a film venue over the years, beginning a century ago in the early years of the medium and then later as film became more economically viable than live events. Though the Sterling Opera House was not designed for film, contemporary projection technologies would certainly make film possible. The problem today is that the film exhibition sector is continuing to struggle to recover from the pandemic, and there are many in the industry who believe that live attendance at cinemas will continue to decline. Furthermore, the Sterling Opera House does not have multiple spaces for exhibition, another increasingly rare and problematic situation. Despite all of that, there are many examples of historic theaters that curate film programs as a component of their overall programming strategy, focusing on the types of films that play best in a large hall to audiences more nostalgic for the live experience with popcorn. Therefore, it is certainly possible that film could be a secondary element of a programming strategy for the opera house.

### EDUCATION PROGRAMS

Many historic theaters support a range of educational programs. For some theaters this means hosting annual recitals for local children practicing dance, music, or theater. For other venues, it can mean the presentation of touring educational programs and events targeted to children in partnership with local schools. If the Sterling Opera House is renovated as a high-quality venue, it could certainly be an aspirational venue – a place where local children might aspire to perform.

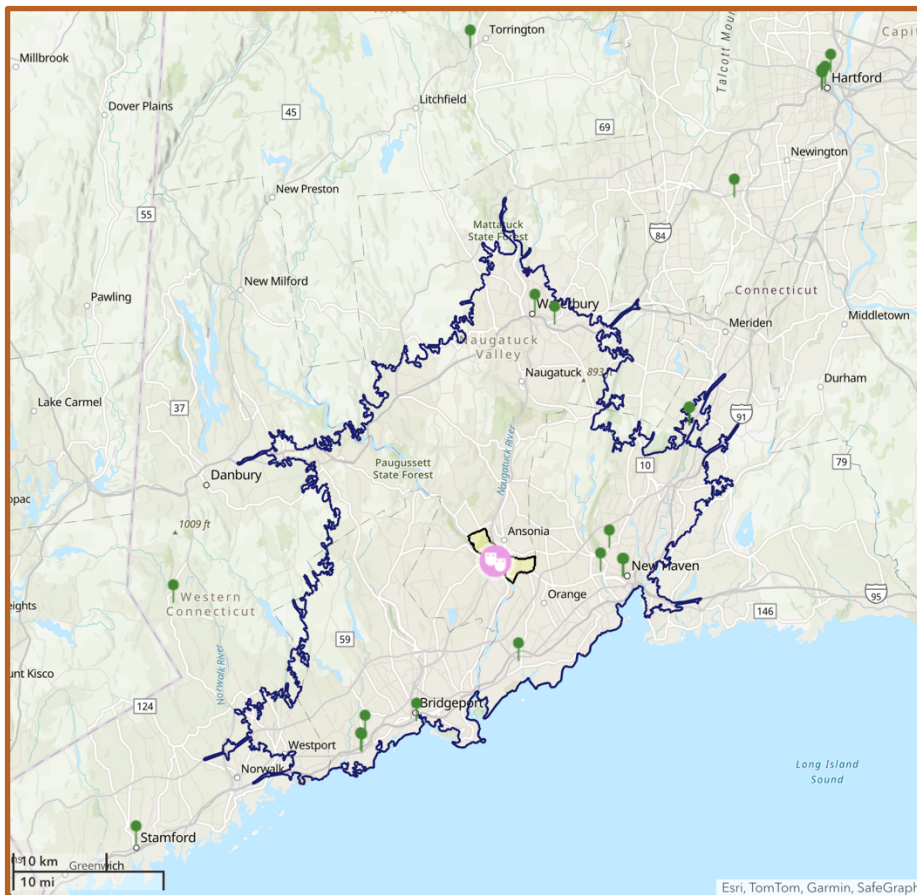
### COMMUNITY GATHERINGS

The renovated Sterling Opera House would be a wonderful location for community gatherings and celebrations, from political debates to commemorations. These kinds of events are unlikely to contribute significant revenues to sustain the venue, but might still be considered a secondary element in the programming strategy and an avenue to keeping the immediate community engaged with the facility.

### PRESENTED LIVE ARTS AND ENTERTAINMENT

The last and best chance to re-animate the Sterling Opera House would be as a venue for touring live arts and entertainment, mostly music, comedy, and speaker series. Let us now review that programming opportunity by looking at regional competition and gaps.

**Audiences for Touring Programs:** In chapter three, we confirmed that the market is large and likely to participate in a range of live arts and entertainment programming. There is some affluence in the larger market area but also a large group of regional residents who are price-sensitive. In addition, there is significant diversity in the market area in terms of both age and racial and ethnic identity. Thus, we would say that the market could respond well to a segmented programming and marketing strategy, meaning that a programmer could offer a wide range of presented events, from indie rock and comedians to classic and popular music all promoted by a sophisticated marketing effort that is designed to reach and recruit very specific market segments on a show by show basis.



### Competitive Venues:

The map on the left shows each of the presenting venues that seat 300 or more audience members within the one hour driving area around the opera house, including several larger outdoor arenas.

Even with taking the larger outdoor arenas into account, we see that the majority of the competitive presenters are located in cities closer to Connecticut's coast, with the exception of several in Hartford further north.

The key venues to consider for presenting competition are the



Shubert Theatre and Westville Music Bowl in New Haven, the Toyota Oakdale Theatre in Wallingford, and the Palace Theatre in Waterbury.

Of those venues, the Westville Music Bowl is both the most distinct, being a true arena with seating for 10,000. Its calendar of well-known contemporary musicians (HAIM and the Flaming Lips) and established comedians (John Mulaney) provides the nonprofit-operated venue a consistent source of ticket sale revenue.

The Toyota Oakdale Theatre in Wallingford is another presenting venue in the area that focuses on big-name musical touring acts. As a Live Nation venue, the Oakdale Theatre has access to many existing contracts with well-known and vetted touring acts in order to keep the 4,800-seat theater regularly filled.

The Shubert Theatre and the Palace Theatre in Waterbury are both nonprofits, with smaller seating capacities closer to 1,600. As smaller nonprofit venues, their presentations tend towards touring Broadway musicals (*Six* and *Les Mis*) and dance (Alvin Ailey), as well as musical and comedic acts that play better to more intimate audience sizes.

**The Importance of an Operating Partner:** The key to pursuing this strategy of becoming a venue largely focused on touring live arts and entertainment is to have an operating partner with the skills and resources to access appropriate talent and market those programs effectively. Such a partner must be well capitalized and be in a position to take the risks necessary to build and maintain an audience base.

We would not recommend renovating the building in the hope that commercial promoters might emerge to rent the Sterling Opera House for specific events. While such a model might minimize the operating cost and risk to the building owners, the building would likely sit empty for too many days and nights each year, not having the benefit of steady activity that would animate downtown Derby and provide a positive return on the Town's investment in the renovation.

## 6. Conclusions & Recommendations

### CONCLUSIONS

This updated assessment affirms that there is a case to renovate the Sterling Opera House as a venue for live arts and entertainment, as follows:

- There are one million people living within 30 minutes of the Opera House, many of whom have the characteristics and resources to be ticket buyers and event attendees.
- The Sterling Opera House is unique within the market area in terms of its character and seating format.
- While there is very little demand to use the opera house on the part of local or regional arts groups, we do see an opportunity to reanimate the venue principally for touring commercial entertainment, mostly likely music and comedy.
- The renovated opera house could have significant positive impacts on the City of Derby, driving the revitalization of the community's downtown, spurring new commercial development, enhancing residents' quality of life, and helping to promote Derby as a great place to live, work, and play.

### RECOMMENDATIONS

The first and best option is to renovate the Sterling Opera House for commercial entertainment, essentially live music and comedy. Then, we see the opportunity for four additional types of programs whose presence would keep the lights on more often and engage more of the community. They are:

1. Meetings and events for private and commercial clients able to pay market-rate rent.
2. Occasional and carefully curated film programming.
3. Occasional access for community nonprofits and school-based groups.
4. Occasional community gatherings and civic events.

The key to this approach is to find and contract with an operating partner able to access touring product, aggressively promote those programs, and then support the four secondary programming elements while taking the operating risk away from the City of Derby. Except for commercial meeting and event rentals, those other programs would make the building more expensive to sustain, an important issue to address with any prospective operator.

We would also suggest that the City of Derby begin the process of finding an operating partner before starting the renovation.

### PHYSICAL PLANNING

We would offer the following observations and insights to guide physical planning:

- We would stress the importance of pursuing a renovation that is minimally invasive and as cost-effective as possible. Such an approach is possible given the orientation to commercial programming, which does not require the complete renovation of the building or its re-decoration as a historic venue. Comparable venues are often partial renovations with a focus on strong functionality that preserves the character of the space.

- For commercial operators and programmers, the most important issue is how many seats are available to sell. That should be the first priority.
- If seating in the upper balcony is difficult and/or expensive to restore, the option of premium seat club-style seating with VIP services could be attractive to a venue operator.
- The second most important issue for commercial operators is the capacity to sell food and alcohol as a part of the concert experience. Multiple concession stands with room for extensive staffing and supplies will be critically important.
- The fly tower over the Opera House stage need not be restored at this time, given the programming focus of our recommendations. However, the structure must be strong enough for large high-production-value concert rigging to be erected.
- Efficient load-in and load-out are required to allow shows to move in and out of the building on the day of events.
- The opera house will need proper backstage accommodations for visiting artists and entertainers at a level that builds the venue's reputation as a great place to perform.
- We do not see the renovation of other areas of the building (the lower and upper levels) as being necessary to support our recommendations at this stage. However, there could be compatible uses such as a restaurant, cabaret space, and/or studio and meeting spaces that support overall operations.

#### GOVERNANCE

We have not yet been retained to develop a business plan for the renovated opera house, but we would offer several thoughts on how and by whom the venue could be operated. Essentially, we see three governance options:

##### **Option #1: Create or co-opt a nonprofit to become the operator**

This tends to be the most popular option when communities are considering a major renovation and activation effort. A nonprofit is formed to do the early studies, raise the renovation budget, manage the actual renovation, and then take on the operation of the venue. As project leads and operators, these nonprofits can be very effective in representing the interests of the community and mobilizing the financial support necessary to renovate and then operate the venue. The downside is that the operating risk lies with the nonprofit and the need for ongoing fundraising is ongoing. Communities need a deep bench of local leaders willing and able to lead these organizations. Professional staff is hired, but the local board of directors is the key to making it all work.

Here are several examples of nonprofits that have done just that:





### **Tarrytown Music Hall, Tarrytown, NY**

Owner: The Friends of the Mozartina Musical Arts Conservatory, Inc  
 Operator: The Friends of the Mozartina Musical Arts Conservatory, Inc  
 Programming types: Popular music and comedy series  
 Operating budget: \$3,931,986 in 2023 990  
 Contributed revenue: \$496,222 in 2023 990

The Tarrytown Music Hall is a historic 843-seat theater in a suburban community outside of New York City. The renowned and beloved venue hosts popular music in all its forms. 69% of their total income is earned, with programming revenue making up a large portion. There were 16,000 ticket buyers last year, with 3,000 coming to multiple events. Their internally managed food and beverage operations are another major contributor of income and an important audience amenity.

The Music Hall has 850 members across seven membership tiers, generating 6% of the organization's total income. Memberships offer different benefits at different levels. Lower levels are more transactional. Higher levels are more focused on giving and concierge services. The organization's principal marketing channel is email, followed by other digital forms. There is no print advertising, and only some radio when the program fits the station format.



### **Mahaiwe Performing Arts Center, Great Barrington, MA**

Owner: Mahaiwe Performing Arts Center  
 Operator: Mahaiwe Performing Arts Center  
 Programming types:  
 Operating budget: \$2,789,559 in 2023  
 Contributed revenue: \$1,672,388 in 2023

This historic theater was renovated in 2003 and is nonprofit owned and operated. The 680-seating capacity venue is an active presenter of music, dance, theatre, opera, talks, and movie classics. Additionally, they have made a conscious decision not to book tribute bands, focusing instead on building brand identity around quality programming. Their winter programming tends to be film-heavy given weather risks. In 2019, their operating budget was \$2.6 million, with 47% of that covered by earned income. Payroll expenses in 2019 were \$1 million, representing 39% of total expenses.

The Great Barrington market serves growing full-time and seasonal populations. As such, the Mahaiwe PAC employs segmented programming and marketing strategies to reach full-time residents, seasonal residents, and tourists.



### Portsmouth Music Hall, Portsmouth, NH

Owner: Friends of the Music Hall  
 Operator: Friends of the Music Hall  
 Programming types: Music, comedy, interactive games, films, exhibitions, and arts education programs  
 Operating budget: \$9,493,038 in 2023 990  
 Contributed revenue: \$4,385,029 in 2023 990

The original Music Hall opened in 1878 with a seating capacity of 900. After being threatened by demolition in the 1980s, the community helped save the historic theater in 1987. Since then, the nonprofit Friends of the Music Hall has owned and operated the theater. In 2006, the facility was renovated and saw the addition of a black box space.

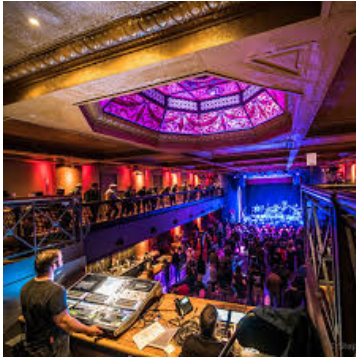
The Music Hall estimates a total of 100,000 visitors annually, of which 20,000 are school children. Program services covered 70% of their operating expenses in their 2023 990. According to the theater, the venue and its operations have an estimated economic impact on the regional economy of \$5.6 million annually. Apart from the theater's main stage performance series, the Music Hall offers regular matinee performances aimed at school children, and it has strong partnerships with a large set of local and regional organizations, festivals, museums, and others.

We would suggest that this is the least attractive of the three operating options because of the burden and risk associated with having a local nonprofit as operator. The other challenge is that the nonprofit likely has to contract with outside promoters to secure touring programs, competing with the casinos and other commercial entities with deeper pockets.

### Option #2: Contract with a commercial venue management and/or programming entity

The second option would be to contract with a commercial entity to program and manage the facility on behalf of the City of Derby. A nonprofit would still be required to manage the capital fundraising and the renovation, but a commercial operator could be recruited to take on operating risk. There tend to be two types of arrangements – one where a company is retained to book and manage the facility on a fee basis, with operating risk staying with the building owner. The other option is more of a lease arrangement, with the operating entity paying rent (often a nominal amount) in return for the effort of bringing the building to life and taking all associated risks.

Here are several examples of commercially managed venues:



### White Eagle Hall, Jersey City, NJ

Owner: Private  
 Operator: Harris Blitzler Sports & Entertainment  
 Programming types: Mostly music  
 Operating Agreement Terms: 5-year renewable lease

This former parish hall and social club in Jersey City was acquired and renovated by a local developer, who reopened the hall in 2017. After several years of successful operation, the developer sought to find a third-party operator and issued an RFP for that purpose.

Proposals were received from several commercial venue operators. The owner selected Harris Blitzler Sports & Entertainment (HBS&E) to become the venue operator. After pandemic-related delays, the new operator took over in 2021. They have a five-year lease with an option to extend another five years. There is a base rent plus a share of gross revenues (rent, ticket sales, food and beverage operations) beyond a base amount and up to a limit.

The developer has also carved out 25 nights a year of access for a Jersey City nonprofit theatre producing company.



### Lena Horne Theatre, New York, NY

Owner: The Nederlander Organization and partners  
 Operator: The Nederlander Organization  
 Operating Agreement Terms: Ongoing

First opened in 1926, the historic Lena Horne Theatre seats 1,069 across two levels. Originally developed by a different commercial entity, the Lena Horne Theatre was acquired by the Nederlander Organization, first partially and then fully in the 1970s.

As an operator for numerous Broadway-league theaters, the Nederlander Organization responded to community demand for better representation in theater names, and

in 2022 selected the now Lena Horne Theatre to change its name from the Brooks Atkinson Theatre.

The Nederlander Organization is an owner and operator of dozens of theaters and concert halls throughout the US, including partnering as an operator with civic venues, nonprofit owners, and other commercial entities with operator agreements typically ranging from five to ten years at a time.



There are several potential candidates in the region that might be recruited to operate the Sterling Opera House. For example, the Oak View Group is currently active in Bridgeport operating venues, often in partnership with Live Nation.

### **Option #3: Contract with a regional performing arts center seeking a satellite location**

A third option would be to contract with a regional performing arts center to run the Sterling Opera House as a satellite venue. This does not happen often, but we have seen this occur in several markets. It represents a growth strategy for a performing arts center, allowing them to program multiple venues of different shapes and sizes and then deploy marketing, fundraising, and production skills across multiple venues in the same regional market. And it represents a proactive way to protect their market position in that region.

Here are a couple of examples of this operating approach:



#### **Universal Preservation Hall, Saratoga Springs, NY**

Owner: Nonprofit

Operator: Proctors Collaborative

Programming types: Music, comedy, performing arts, meetings

Operating Agreement Terms: Long-term partnership agreement

This former church has been converted into a 700-seat live arts and entertainment venue in downtown Saratoga Springs, New York.

The venue is operated by Proctors Collaborative, the nonprofit that runs Proctors Theater and a set of other venues in and around Schenectady, New York.

In fact, Proctors was instrumental in getting the UPH project up and running. They commissioned the original studies investigating the project (including a market study by Webb Mgmt). They led the capital campaign (working closely with local partners) to raise the \$14 million needed for the renovation. They supervised the actual renovation. They then placed staff in the building (production, house, and local ambassadors) and added capacity to their Schenectady operations in the areas of marketing, programming, and development.

After a slow start coming out of the pandemic, the venue is now hosting up to 190 events a year, a combination of local residencies, education programs, and touring entertainment. The total operating budget is \$2 million, with all but \$300 covered by earned income.

The UPH project has been viewed as a great success in and for Saratoga Springs. The venue is supporting the further growth of cultural tourism, enhancing residents' quality of life, and encouraging commercial development.



### The Parker, Fort Lauderdale, FL

Owner: Broward County  
 Operator: Performing Arts Center Authority (PACA) and the Broward Center  
 Programming types: Music (across genres), comedy, speaker series, book releases, live broadcast recording  
 Operating Agreement Terms: Long-term partnership agreement

This 1,147-seat theater, formerly known as the Playhouse, first opened in 1967 and was commercially operated for nearly forty years offering a mix of popular plays, Broadway-style acts, and live music.

However, when the former owner relinquished the venue, and the facility was in broad need of investment, Broward County's Performing Arts Center Authority took over the venue, allowing the county's multi-venue operator, the Broward Center for the Performing Arts, to start managing and programming the Parker in 2006.

With the support of the various public and private fundraising connections available to the Broward Center, \$30 million was raised to renovate the theater in 2021, providing the venue with an expanded lobby, improved bathrooms, and equipment upgrades that allow the venue to offer customers and performers better amenities.

Today, the now fully equipped theater plays an important role in the county and Fort Lauderdale by fueling economic development while also bringing audiences together with performances, civic activities, and educational programming.

Again, we see several regional partners for such an option, including the Bushnell in Hartford and the Shubert in New Haven. In fact, the Shubert is now operated by CAPA, a Columbus, Ohio-based facility management company that runs a set of venues, mostly in Ohio.

### MOVING FORWARD

We would recommend the following steps at the completion of this study:

1. Complete the business plan for the renovation that includes further exploration of operating options and their financial and regional economic implications.
2. Build a list of organizations and contacts (both commercial venue operators and regional performing arts centers) who might respond to the opportunity of operating the opera house.
3. Develop and publish an RFP as the basis of soliciting an operator. The Town should then respond to enquiries, offering results of this study as an information package, and arranging tours of the opera house.



4. Evaluate respondents and then engage in preliminary negotiations with a preferred operator to develop an MOU.
5. With an MOU in place, project leaders and the Town can complete fundraising efforts and initiate renovation.
6. Once the renovation is underway and components are settled, the town should re-engage with the preferred operator to advance the MOU into a lease agreement.

## Appendix A

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### List of Informants



## List of Informants

Geno Digiovanni, Sterling Opera House Commission  
Dana Jean Florenza, Sterling Opera House Commission  
Brian Coppolo, Sterling Opera House Commission  
Matt Welander, Sterling Opera House Commission  
David Condon, Sterling Opera House Commission  
Carla Sullivan, Center Stage Theatre  
Philip Morris, Proctors Collaborative  
Lynn Singleton, Professional Facilities Management

## Appendix B

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### ESRI Market Data

## Esri Data

|                       | City of Derby | 30-Min. Drive | National    |
|-----------------------|---------------|---------------|-------------|
| <b>POPULATION</b>     |               |               |             |
| 2000 Total Population | 12,391        | 937,875       | 281,421,906 |
| 2010 Total Population | 12,902        | 979,334       | 308,745,538 |
| 2020 Total Population | 12,325        | 994,325       | 331,449,281 |
| 2024 Total Population | 12,271        | 1,004,768     | 338,440,954 |
| 2029 Total Population | 12,393        | 1,000,670     | 344,873,411 |

|                                                | City of Derby | 30-Min. Drive | National    |
|------------------------------------------------|---------------|---------------|-------------|
| <b>INCOME</b>                                  |               |               |             |
| 2024 Household Income less than \$15,000 (%)   | 12.61%        | 9.67%         | 8.6%        |
| 2024 Household Income \$15,000-\$24,999 (%)    | 8.14%         | 5.83%         | 6.3%        |
| 2024 Household Income \$25,000-\$34,999 (%)    | 5.90%         | 5.79%         | 6.7%        |
| 2024 Household Income \$35,000-\$49,999 (%)    | 12.43%        | 8.96%         | 10.1%       |
| 2024 Household Income \$50,000-\$74,999 (%)    | 11.57%        | 12.47%        | 15.7%       |
| 2024 Household Income \$75,000-\$99,999 (%)    | 11.96%        | 12.32%        | 12.8%       |
| 2024 Household Income \$100,000-\$149,999 (%)  | 21.19%        | 17.18%        | 17.6%       |
| 2024 Household Income \$150,000-\$199,999 (%)  | 8.46%         | 10.75%        | 9.5%        |
| 2024 Household Income \$200,000 or greater (%) | 7.73%         | 17.02%        | 12.6%       |
| 2024 Median Household Income                   | \$73,112      | \$88,137      | \$79,068.00 |
| 2029 Median Household Income                   | \$84,041      | \$101,080     | \$91,442.00 |

|                                                           | City of Derby | 30-Min. Drive | National |
|-----------------------------------------------------------|---------------|---------------|----------|
| <b>EDUCATIONAL ATTAINMENT (25+ YRS)</b>                   |               |               |          |
| 2024 Population Age 25+: Less than 9th Grade (%)          | 2.33%         | 4.34%         | 4.1%     |
| 2024 Population Age 25+: 9-12th Grade/No Diploma (%)      | 6.27%         | 4.70%         | 5.3%     |
| 2024 Population Age 25+: High School Diploma (%)          | 35.49%        | 24.48%        | 22.7%    |
| 2024 Population Age 25+: GED/Alternative Credential (%)   | 4.67%         | 3.92%         | 4.1%     |
| 2024 Population Age 25+: Some College/No Degree (%)       | 13.17%        | 14.10%        | 17.6%    |
| 2024 Population Age 25+: Associate's Degree (%)           | 9.33%         | 7.59%         | 9.5%     |
| 2024 Population Age 25+: Bachelor's Degree (%)            | 15.63%        | 21.72%        | 22.5%    |
| 2024 Population Age 25+: Graduate/Professional Degree (%) | 13.12%        | 19.15%        | 14.30%   |

|                                     | City of Derby | 30-Min. Drive | National |
|-------------------------------------|---------------|---------------|----------|
| <b>2024 AGE</b>                     |               |               |          |
| 2024 Total Population Age 0-4 (%)   | 4.97%         | 5.06%         | 5.49%    |
| 2024 Total Population Age 5-9 (%)   | 4.82%         | 5.43%         | 5.85%    |
| 2024 Total Population Age 10-14 (%) | 4.38%         | 5.73%         | 6.03%    |
| 2024 Total Population Age 15-19 (%) | 5.79%         | 7.13%         | 6.43%    |
| 2024 Total Population Age 20-24 (%) | 6.21%         | 7.38%         | 6.81%    |
| 2024 Total Population Age 25-29 (%) | 6.55%         | 6.47%         | 6.53%    |
| 2024 Total Population Age 30-34 (%) | 7.39%         | 6.79%         | 7.03%    |
| 2024 Total Population Age 35-39 (%) | 6.82%         | 6.52%         | 6.71%    |
| 2024 Total Population Age 40-44 (%) | 6.02%         | 6.41%         | 6.61%    |
| 2024 Total Population Age 45-49 (%) | 5.49%         | 5.91%         | 5.93%    |
| 2024 Total Population Age 50-54 (%) | 6.56%         | 6.34%         | 6.16%    |
| 2024 Total Population Age 55-59 (%) | 7.24%         | 6.42%         | 5.99%    |
| 2024 Total Population Age 60-64 (%) | 7.91%         | 6.55%         | 6.29%    |
| 2024 Total Population Age 65-69 (%) | 6.65%         | 5.62%         | 5.73%    |
| 2024 Total Population Age 70-74 (%) | 5.12%         | 4.38%         | 4.68%    |
| 2024 Total Population Age 75-79 (%) | 3.76%         | 3.38%         | 3.56%    |
| 2024 Total Population Age 80-84 (%) | 2.24%         | 2.13%         | 2.15%    |
| 2024 Total Population Age 85+ (%)   | 2.07%         | 2.36%         | 2.02%    |
| 2024 Median Age                     | 42.5          | 39.6          | 39.00    |

| <b>2010 Race &amp; Ethnicity</b>                  | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|---------------------------------------------------|----------------------|----------------------|-----------------|
| 2010 White Population (%)                         | 82.79%               | 70.41%               | 72.4%           |
| 2010 Black/African American Population (%)        | 7.60%                | 15.80%               | 12.6%           |
| 2010 American Indian/Alaska Native Population (%) | 0.17%                | 0.29%                | 0.9%            |
| 2010 Asian Population (%)                         | 2.57%                | 3.64%                | 4.8%            |
| 2010 Pacific Islander Population (%)              | 0.01%                | 0.05%                | 0.2%            |
| 2010 Other Race Population (%)                    | 4.25%                | 7.01%                | 6.2%            |
| 2010 Hispanic Population (%)                      | 14.18%               | 17.01%               | 16.3%           |

| <b>2020 RACE &amp; ETHNICITY</b>                         | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|----------------------------------------------------------|----------------------|----------------------|-----------------|
| 2020 Population of 1 Race: White (%)                     | 67.49%               | 57.59%               | 61.63%          |
| 2020 Population of 1 Race: Black/African American (%)    | 12.15%               | 16.99%               | 12.40%          |
| 2020 Population of 1 Race: Amer Indian/Alaska Native (%) | 0.41%                | 0.49%                | 1.12%           |
| 2020 Population of 1 Race: Asian (%)                     | 2.76%                | 4.42%                | 6.00%           |
| 2020 Population of 1 Race: Pacific Islander (%)          | 0.09%                | 0.06%                | 0.21%           |
| 2020 Population of 1 Race: Other Race (%)                | 7.41%                | 10.43%               | 8.43%           |
| 2020 Hispanic Population (%)                             | 20.64%               | 21.46%               | 18.73%          |

| <b>2024 RACE &amp; ETHNICITY</b>                  | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|---------------------------------------------------|----------------------|----------------------|-----------------|
| 2024 White Population (%)                         | 64.11%               | 55.12%               | 60.3%           |
| 2024 Black/African American Population (%)        | 13.36%               | 17.84%               | 12.5%           |
| 2024 American Indian/Alaska Native Population (%) | 0.56%                | 0.61%                | 1.2%            |
| 2024 Asian Population (%)                         | 2.75%                | 4.66%                | 6.4%            |
| 2024 Pacific Islander Population (%)              | 0.11%                | 0.06%                | 0.2%            |
| 2024 Other Race Population (%)                    | 8.43%                | 11.06%               | 8.8%            |
| 2024 Hispanic Population (%)                      | 23.60%               | 23.18%               | 19.6%           |

| <b>MARKET POTENTIAL INDEX (Active)</b>                 | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|--------------------------------------------------------|----------------------|----------------------|-----------------|
| 2024 Contributed to Arts or Cultural Org/12 Mo (Index) | 89                   | 113                  | 100             |
| 2024 Danced or Went Dancing/12 Mo (Index)              | 109                  | 102                  | 100             |
| 2024 Did Painting/Drawing/Sculpting/12 Mo (Index)      | 105                  | 102                  | 100             |
| 2024 Did Photo Album or Scrapbooking/12 Mo (Index)     | 88                   | 97                   | 100             |
| 2024 Did Photography/12 Mo (Index)                     | 97                   | 101                  | 100             |
| 2024 Did Woodworking/12 Mo (Index)                     | 96                   | 97                   | 100             |
| 2024 Played Musical Instrument/12 Mo (Index)           | 101                  | 101                  | 100             |
| 2024 Participated in Karaoke/12 Mo                     | 96                   | 102                  | 100             |

| <b>MARKET POTENTIAL INDEX (Attendance)</b>                    | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|---------------------------------------------------------------|----------------------|----------------------|-----------------|
| 2024 Attended Classical Music/Opera Performance/12 Mo (Index) | 87                   | 105                  | 100             |
| 2024 Attended Country Music Performance/12 Mo (Index)         | 87                   | 95                   | 100             |
| 2024 Attended Dance Performance/12 Mo (Index)                 | 104                  | 109                  | 100             |
| 2024 Attended Movie/6 Mo (Index)                              | 94                   | 101                  | 100             |
| 2024 Attended Rock Music Performance/12 Mo (Index)            | 98                   | 102                  | 100             |
| 2024 Went to Art Gallery/12 Mo                                | 104                  | 108                  | 100             |
| 2024 Went to Live Theater/12 Mo (Index)                       | 89                   | 104                  | 100             |
| 2024 Went to Museum/12 Mo (Index)                             | 92                   | 105                  | 100             |

| <b>2024 SPENDING INDEX POTENTIAL</b>            | <b>City of Derby</b> | <b>30-Min. Drive</b> | <b>National</b> |
|-------------------------------------------------|----------------------|----------------------|-----------------|
| 2024 Entertainment/Rec Fees/Admissions (Index)  | 82                   | 116                  | 100             |
| 2024 Tickets to Movies (Index)                  | 87                   | 117                  | 100             |
| 2024 Tickets to Parks or Museums (Index)        | 83                   | 113                  | 100             |
| 2024 Tickets to Theatre/Operas/Concerts (Index) | 85                   | 118                  | 100             |

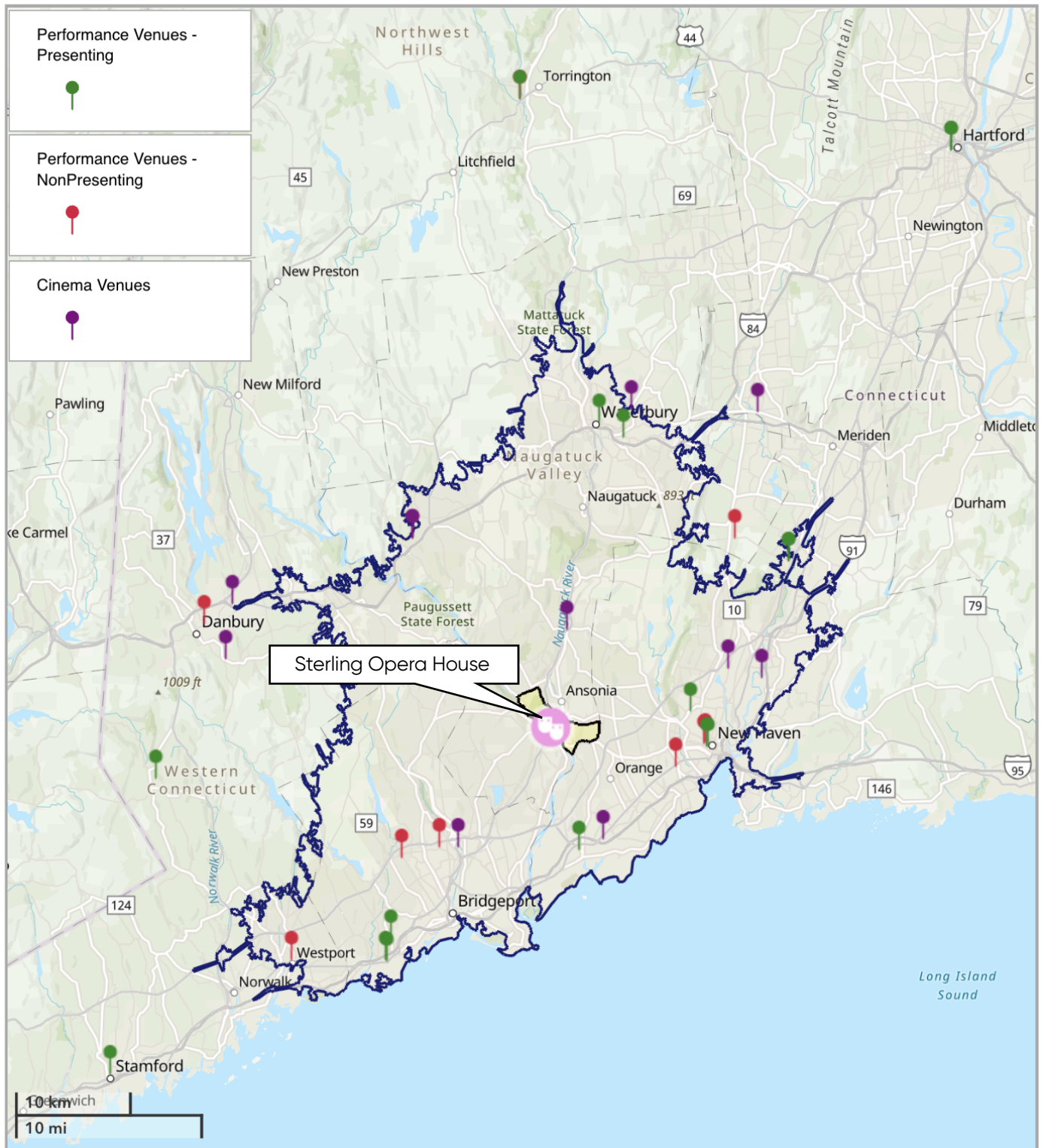


## Appendix C

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# Facility Inventories

## Map of Competitive Program Facilities



Performance Venues

Market area performance venues with 300+ seated capacity

| Building                                                   | Max Seated Capacity | Presenter | Facility Rating | Discipline Supported |       |         |                           |                         |                   |                |                       |             |                     | Other | Operator Type | Amenities                                               |                   |          |                  |                                |                 |                            |                  |                |                    | Street                 | City        | State | Zip   |
|------------------------------------------------------------|---------------------|-----------|-----------------|----------------------|-------|---------|---------------------------|-------------------------|-------------------|----------------|-----------------------|-------------|---------------------|-------|---------------|---------------------------------------------------------|-------------------|----------|------------------|--------------------------------|-----------------|----------------------------|------------------|----------------|--------------------|------------------------|-------------|-------|-------|
|                                                            |                     |           |                 | Film                 | Dance | Theatre | Classical/Amplified Music | Popular/Amplified Music | Speakers & Comedy | Arts Education | Disciplines Supported | Performance | School & University |       |               | Church                                                  | Bar & Restaurant  | Outdoors | Flexible Seating | Commercial or Catering Kitchen | Rehearsed Space | Sound & Lighting Equipment | Stage Wing Space | Alcohol Permit | Cafe & Concessions |                        |             |       |       |
| Regional Center for the Arts                               | 299                 | No        | 3.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Cooperative Educational Services                        | School/University |          |                  |                                |                 |                            |                  |                |                    | 23 Oakview Drive       | Tunbull     | CT    | 06701 |
|                                                            | 299                 | Yes       | 2.3             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Seven Angels Theatre                                    | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 1 Plank Road           | Waterbury   | CT    | 06703 |
|                                                            | 315                 | No        | 2.2             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | University of New Haven                                 | School/University |          |                  |                                |                 |                            |                  |                |                    | 300 Boston Post Road   | West Haven  | CT    | 06516 |
|                                                            | 450                 | Yes       | 2.7             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Sacred Heart University                                 | School/University |          |                  |                                |                 |                            |                  |                |                    | 1620 Post Road         | Fairfield   | CT    | 06824 |
|                                                            | 479                 | No        | 2.7             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Yale University                                         | School/University |          |                  |                                |                 |                            |                  |                |                    | 155 Chapel Street      | New Haven   | CT    | 06510 |
|                                                            | 578                 | No        | 3.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Westport Country Playhouse                              | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 25 Powers Court        | Westport    | CT    | 06880 |
|                                                            | 636                 | No        | 3.1             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Yale University                                         | School/University |          |                  |                                |                 |                            |                  |                |                    | 222 York Street        | New Haven   | CT    | 06510 |
|                                                            | 640                 | Yes       | 2.4             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Fairfield Theatre Company                               | Not for Profit    |          |                  |                                |                 |                            |                  |                |                    | 70 Sanford St          | Fairfield   | CT    | 06824 |
|                                                            | 740                 | Yes       | 3.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Fairfield University                                    | School/University |          |                  |                                |                 |                            |                  |                |                    | 1073 North Benson Road | Fairfield   | CT    | 06824 |
|                                                            | 776                 | No        | 2.9             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Sacred Heart University                                 | School/University |          |                  |                                |                 |                            |                  |                |                    | 5151 Park Avenue       | Fairfield   | CT    | 06825 |
| Milford Performance Center - Veteran's Memorial Auditorium | 1500                | Yes       | 2.3             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Charitable Hands Foundation, LTD                        | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 53 West Main Street    | Milford     | CT    | 06460 |
|                                                            | 1500                | Yes       | 2.8             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Southern Connecticut State University                   | School/University |          |                  |                                |                 |                            |                  |                |                    | 501 Crescent Street    | New Haven   | CT    | 06515 |
|                                                            | 1600                | Yes       | 3.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Columbus Association for the Performing Arts            | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 247 College Street     | New Haven   | CT    | 06510 |
|                                                            | 1649                | Yes       | 2.3             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Live Nation                                             | Commercial        |          |                  |                                |                 |                            |                  |                |                    | 95 S Turnpike Road     | Wallingford | CT    | 06492 |
|                                                            | 2000                | Yes       | 2.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | New Haven Center for the Performing Arts                | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 238 College Street     | New Haven   | CT    | 06510 |
|                                                            | 2170                | Yes       | 3.4             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Palace Theater Waterbury                                | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 100 East Main Street   | Waterbury   | CT    | 06702 |
|                                                            | 4800                | Yes       | 2.3             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | Live Nation                                             | Commercial        |          |                  |                                |                 |                            |                  |                |                    | 95 S Turnpike Road     | Wallingford | CT    | 06492 |
|                                                            | 5788                | Yes       | 3.0             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | City of Bridgeport and Hartford Healthcare Amphitheater | Public-Private    |          |                  |                                |                 |                            |                  |                |                    | 500 Broad St           | Bridgeport  | CT    | 06604 |
|                                                            | 10,000              | Yes       | 2.1             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | New Haven Center for the Performing Arts                | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 45 Yale Ave            | New Haven   | CT    | 06515 |
|                                                            | 10,000              | Yes       | 2.1             |                      |       |         |                           |                         |                   |                |                       |             |                     |       |               | New Haven Center for the Performing Arts                | Not For Profit    |          |                  |                                |                 |                            |                  |                |                    | 45 Yale Ave            | New Haven   | CT    | 06515 |

|                                                                |        |     |    |  |  |  |  |  |  |   |  |  |  |  |  |                                                |                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                    |             |    |       |
|----------------------------------------------------------------|--------|-----|----|--|--|--|--|--|--|---|--|--|--|--|--|------------------------------------------------|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------|-------------|----|-------|
| Warner Theatre - Nancy Marine Studio Theatre                   | 300    | No  | 28 |  |  |  |  |  |  | 3 |  |  |  |  |  | Northwest Connecticut Association for the Arts | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 68 Main Street     | Torrington  | CT | 06790 |
| Elm Park Senior Living Community - Nelson Hall Performing Arts | 315    | No  | 21 |  |  |  |  |  |  | 3 |  |  |  |  |  | Elm Park Senior Living Community               | Commercial        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 150 Cook Hill Road | Cheshire    | CT | 06410 |
| Ridgefield Playhouse                                           | 500    | Yes | 31 |  |  |  |  |  |  | 3 |  |  |  |  |  | Ridgefield Playhouse                           | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 80 East Ridge      | Ridgefield  | CT | 06877 |
| Western Connecticut State University - Vets Concert Hall       | 780    | No  | 31 |  |  |  |  |  |  | 6 |  |  |  |  |  | Western Connecticut State University           | School/University |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 81 White Street    | Canbury     | CT | 06880 |
| The Bushnell - Belding Theater                                 | 908    | Yes | 33 |  |  |  |  |  |  | 3 |  |  |  |  |  | The Bushnell                                   | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 166 Capital Avenue | Hartford    | CT | 06106 |
| Palace Theatre Stamford                                        | 1642   | Yes | 32 |  |  |  |  |  |  | 6 |  |  |  |  |  | Stamford Center for the Arts                   | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 61 Atlantic St     | Stamford    | CT | 06901 |
| Warner Theatre - Oneglia Auditorium Main Stage                 | 1772   | Yes | 34 |  |  |  |  |  |  | 7 |  |  |  |  |  | Northwest Connecticut Association for the Arts | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 68 Main Street     | Torrington  | CT | 06790 |
| Walnut Hill Park - Darius Miller Band Shell                    | 2500   | Yes | 16 |  |  |  |  |  |  | 3 |  |  |  |  |  | City of New Britain                            | Government        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Walnut Hill Park   | New Britain | CT | 06052 |
| The Bushnell - Mortensen Hall                                  | 2799   | Yes | 34 |  |  |  |  |  |  | 5 |  |  |  |  |  | The Bushnell                                   | Not For Profit    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 166 Capital Avenue | Hartford    | CT | 06106 |
| Bushnell Park - Performance Pavilion                           | 3000   | Yes | 18 |  |  |  |  |  |  | 3 |  |  |  |  |  | City of Hartford                               | Public-Private    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Bushnell Park      | Hartford    | CT | 06103 |
| PeoplesBank Arena                                              | 8,294  | Yes | 25 |  |  |  |  |  |  | 2 |  |  |  |  |  | City of Hartford                               | Public-Private    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Civic Center Plaza | Hartford    | CT | 06103 |
| Xfinity Theatre                                                | 30,000 | Yes | 24 |  |  |  |  |  |  | 2 |  |  |  |  |  | Live Nation                                    | Commercial        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 51 Savitt Way      | Hartford    | CT | 06120 |

Notes:

- Long Wharf Theatre gave up their venue in 2022
- Peter College closed, no update on Mertens Theatre
- The Hippodrome Theatre closed
- The Twisted Vine very close by in Derby only has a capacity of 150
- Park City Music Hall in Bridgeport only has a capacity of 250
- Downtown Cabaret in Bridgeport has a max capacity of 290

|                |
|----------------|
| Outdoors       |
| Non-Presenting |

## Cinemas

Market area cinemas

| Building                          | Max Seating Capacity |          | Number of Screening Rooms |                | Operator Type | Features         |                  |                      |                     |                                 |                            | Amenities      |                    |              |               | Rentals        |        |      |                                | Location    |       |       |
|-----------------------------------|----------------------|----------|---------------------------|----------------|---------------|------------------|------------------|----------------------|---------------------|---------------------------------|----------------------------|----------------|--------------------|--------------|---------------|----------------|--------|------|--------------------------------|-------------|-------|-------|
|                                   |                      |          |                           |                |               | Reserved Seating | Seat-side Dining | Main stream releases | International films | Vintage / historical screenings | Indie / novelty screenings | Alcohol Permit | Café & Concessions | Easy Parking | Not Available | Low/Restricted | Medium | High | Street                         | City        | State | Zip   |
| AMC Danbury 16                    |                      | 310      | 16                        | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 61 Eagle Rd                    | Danbury     | CT    | 06810 |
| AMC Marquis 16                    |                      | 186      | 16                        | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 100 Quarry Rd                  | Trumbull    | CT    | 06611 |
| Apple Cinemas Waterbury           |                      | 744      | 10                        | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 920 Wolcott Street             | Waterbury   | CT    | 06705 |
| Best Video Film & Cultural Center |                      | ~40      | 1                         | Not for Profit |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 1842 Whitney Ave               | Hamden      | CT    | 06517 |
| Cinemark Connecticut Post 14      |                      | 363      | 14                        | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 1201 Boston Post Rd            | Milford     | CT    | 06460 |
| Cinemark North Haven and XD       |                      | 197      | 14                        | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 550 Universal Dr               | North Haven | CT    | 06473 |
| Greenwood Features                |                      | 176      | 4                         | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 269 Greenwood Ave              | Bethel      | CT    | 06801 |
| Riverview Cinemas 8               |                      | 661      | 8                         | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 690 Main Street South          | Southbury   | CT    | 06488 |
| Southington Drive In              |                      | 430 Cars | 1                         | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 995 Meriden Waterbury Turnpike | Southington | CT    | 06489 |
| Strand Theatre                    |                      | 299      | 1                         | Commercial     |               |                  |                  |                      |                     |                                 |                            |                |                    |              |               |                |        |      | 165 Main Street                | Seymour     | CT    | 06483 |



## Meeting and Event Spaces

Market area facilities with 300+ seated banquet capacities

| Market area facilities with 300+ seated banquet capacities |  | Campus | Banquet Seating Capacity | Facility Features/Amenities |          |                            |                |                          |                    |                  |               | Facility Features |                   |                        | Availability             |               |                  | Operator Type | Location          |           |        |       |
|------------------------------------------------------------|--|--------|--------------------------|-----------------------------|----------|----------------------------|----------------|--------------------------|--------------------|------------------|---------------|-------------------|-------------------|------------------------|--------------------------|---------------|------------------|---------------|-------------------|-----------|--------|-------|
|                                                            |  |        |                          | Unique Design               | Historic | Sound / Lighting Equipment | Alcohol Permit | Outside Catering Allowed | Commercial Kitchen | Catering Kitchen | Valet Parking | Hotel             | School/University | Other Commercial Venue | Community / Public Venue | Not Available | Low/Restrictions |               | Medium            | High      | Street | City  |
|                                                            |  |        | 600                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 45 Main Street    | Newtown   | CT     | 06470 |
|                                                            |  |        | 500                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 45 Main Street    | Newtown   | CT     | 06470 |
|                                                            |  |        | 650                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 215 Roosevelt Dr  | Monroe    | CT     | 06468 |
|                                                            |  |        | 350                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 77 Sodom Ln       | Derby     | CT     | 06418 |
|                                                            |  |        | 300                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 62 Cove St        | New Haven | CT     | 06512 |
|                                                            |  |        | 550                      |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  | Commercial    | 450 Lighthouse Rd | New Haven | CT     | 06512 |
|                                                            |  |        |                          |                             |          |                            |                |                          |                    |                  |               |                   |                   |                        |                          |               |                  |               |                   |           |        |       |

### Note:

The following venues were identified but did not reach 300 banquet seating capacity.

Birchwoods Banquet Facility  
West River Hall  
The Waterview  
The Dwight Hall  
The Reign  
The Estate, New Haven







# 06

## PROPOSED BUILDING ALTERATIONS





View of the existing audience chamber of the Sterling Opera House.





Diagrammatic rendering illustrating the concept of the revitalized Sterling.



View of the existing audience chamber, from the first balcony, within the Sterling Opera House.





Diagrammatic rendering illustrating the concept of the revitalized Sterling.

Within the confines of the existing building space (summarized in Chapter 4 in this study) reconfigured spaces of different sizes and functions as well as new spaces (within an elevator addition) have been studied for what will best support the theater's future function for commercial entertainment. This study puts forth its best assumption for what array of spaces would be required within the building for this function. The exact configuration of spaces and building program will need to be reconfirmed in the future once the City has engaged a venue Operator.

## 6.6 Steinberg Hart



| # | Room Name | NSF | GSF |
|---|-----------|-----|-----|
|---|-----------|-----|-----|

| <b>FIRST BALCONY LEVEL</b>   |           |            |             |            |  |
|------------------------------|-----------|------------|-------------|------------|--|
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
| 406                          | FOH ENTRY | 97         |             |            |  |
| 407                          | BOH ENTRY | 85         |             |            |  |
| --                           | ELEVATOR  | (IN GROSS) |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
|                              |           |            |             |            |  |
| <b>TOTAL - FIRST BALCONY</b> |           | <b>182</b> | <b>2.07</b> | <b>376</b> |  |

[illegible]

| ATTIC LEVEL        |  |   |  |  |
|--------------------|--|---|--|--|
|                    |  |   |  |  |
|                    |  |   |  |  |
|                    |  |   |  |  |
| TOTAL - GRID/ATTIC |  | 0 |  |  |

|  |     |      |       |
|--|-----|------|-------|
|  | 634 | 2.43 | 1,538 |
|--|-----|------|-------|

| # | Room Name | NSF | Net/Gross Ratio | GSF |
|---|-----------|-----|-----------------|-----|
|---|-----------|-----|-----------------|-----|

| FIRST BALCONY LEVEL          |                        |              |                   |
|------------------------------|------------------------|--------------|-------------------|
| 401                          | BALCONY 1 LOBBY        | 339          |                   |
| 402                          | SLL ENTRY VESTIBULE    | 203          |                   |
| 403                          | BALCONY 1 SEATING      | 1,509        |                   |
| 403A                         | HL CONCESSIONS         | 81           |                   |
| 403B                         | HR CONCESSIONS         | 82           |                   |
| 404                          | FOH MEN'S RR           | 155          |                   |
| 405                          | FOH WOMEN'S RR         | 163          |                   |
|                              |                        |              |                   |
|                              |                        |              |                   |
| 408                          | SL - SIDE ACCESS CORR. | 106          |                   |
| 409                          | SR - SIDE ACCESS CORR. | 101          |                   |
| 410                          | PRODUCTION STOR.       | 173          |                   |
|                              |                        |              |                   |
| 4S1                          | STAIR 1                | (IN GROSS)   |                   |
| 4S2                          | STAIR 2                | (IN GROSS)   |                   |
| 4S3                          | STAIR 3                | (IN GROSS)   |                   |
| 4S4                          | STAIR 4                | (IN GROSS)   |                   |
|                              |                        |              |                   |
| <b>TOTAL - FIRST BALCONY</b> |                        | <b>2,912</b> | <b>1.07 3,114</b> |

| SECOND BALCONY LEVEL          |                           |              |                   |
|-------------------------------|---------------------------|--------------|-------------------|
| 501                           | BALCONY 2 SEATING         | 1,373        |                   |
| 501A                          | HL CONCESSIONS            | 78           |                   |
| 501B                          | HR CONCESSIONS            | 71           |                   |
| 502                           | FOLLOWSPOT BOOTH          | 161          |                   |
| 503                           | PERFORMANCE LIGHTING RACK | 54           |                   |
| 504                           | AUDIO RACK                | 54           |                   |
|                               |                           |              |                   |
|                               |                           |              |                   |
| 507                           | SL - SIDE ACCESS CORRIDOR | 106          |                   |
| 508                           | SR - SIDE ACCESS CORRIDOR | 101          |                   |
| 508                           | PRODUCTION STORAGE        | 169          |                   |
|                               |                           |              |                   |
| 5S1                           | STAIR 1                   | (IN GROSS)   |                   |
| 5S2                           | STAIR 2                   | (IN GROSS)   |                   |
| 5S3                           | STAIR 3                   | (IN GROSS)   |                   |
| 5S4                           | STAIR 4                   | (IN GROSS)   |                   |
|                               |                           |              |                   |
| <b>TOTAL - SECOND BALCONY</b> |                           | <b>2,167</b> | <b>1.40 3,031</b> |

| ATTIC LEVEL        |                 |            |            |
|--------------------|-----------------|------------|------------|
| 601                | MECHANICAL ROOM | 1.464      |            |
| 6S3                | STAIR 3         | (IN GROSS) |            |
| 6S4                | STAIR 4         | (IN GROSS) |            |
| TOTAL - GRID ATTIC |                 | 1.464      | 1.50 2.199 |

|  |        |      |        |
|--|--------|------|--------|
|  | 19,314 | 1.58 | 30,513 |
|--|--------|------|--------|

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[illegible]

|                    |
|--------------------|
| AUDIENCE CHAMBER   |
| AUDIENCE CHAMBER   |
| AUDIENCE CHAMBER   |
| PRODUCTION SUPPORT |
| PRODUCTION SUPPORT |
| PRODUCTION SUPPORT |
| PUBLIC SPACE       |
| PRODUCTION SUPPORT |
|                    |
| PRODUCTION SUPPORT |
| PRODUCTION SUPPORT |
| PRODUCTION SUPPORT |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |

|                            |
|----------------------------|
|                            |
| BUILDING UTILITY & SUPPORT |
|                            |
|                            |
|                            |
|                            |

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06C

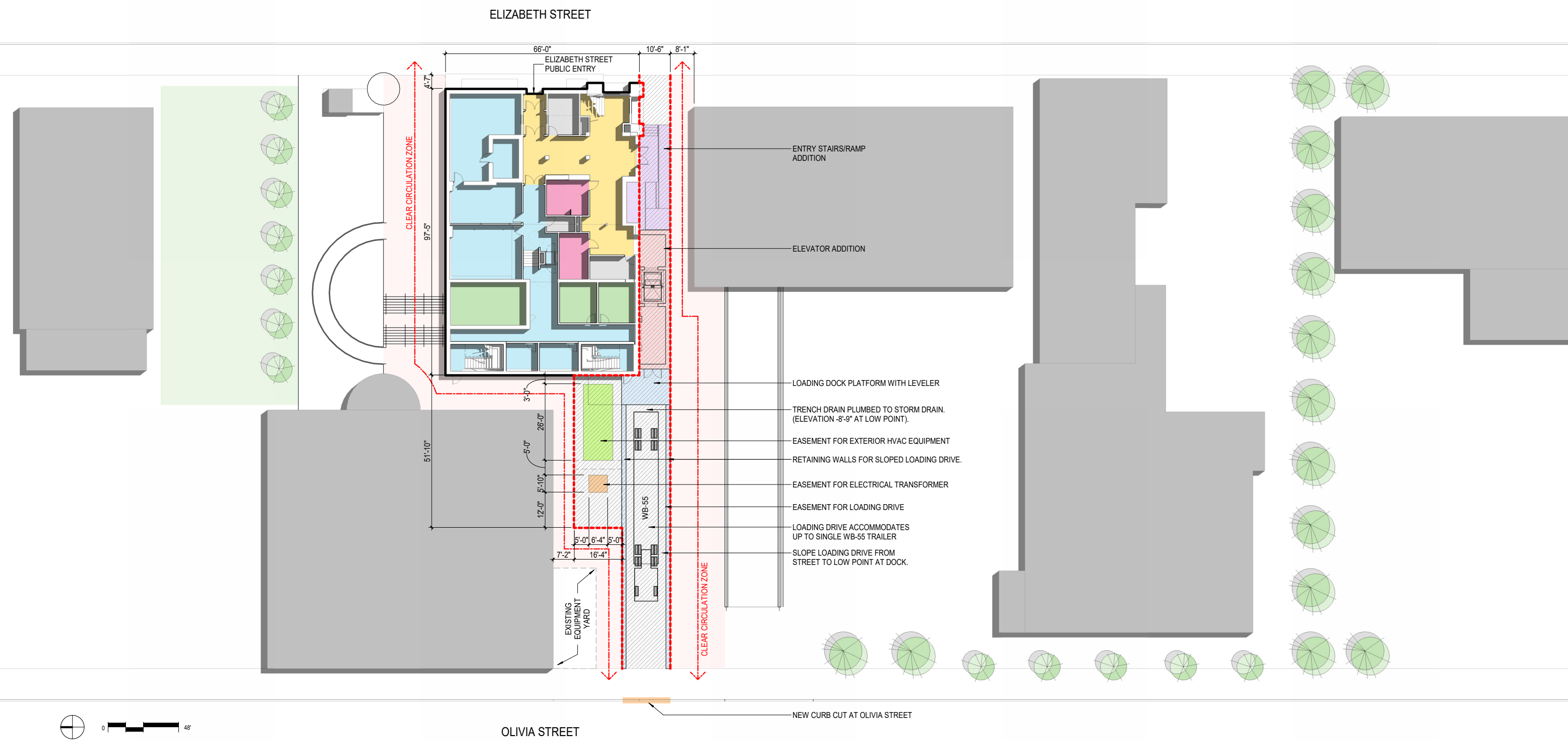
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## SITE PLAN



SITE

As shown in the 1970's-era and current site surveys, the Sterling Opera House has a zero lot line site meaning its property lines are tight to the exterior of the building. Any exterior improvements to the Sterling—for access, circulation, and loading—will require easement(s) to allow additional space adjacent to the building for these functions. The site plan below illustrates, within the diagonally hatched zone, the extent of easement to allow for a new accessible entry at street level, an elevator addition to the building for ADA access and loading, a loading dock to the west side of the building off Olivia Street, and an external equipment pad zone for outdoor mechanical and electrical equipment.



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06D

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## FLOOR PLANS

1 2

3

4 5

6 7

8

9

10 11

A  
B

C

D

E

F

CL  
G

H

J

K

L

M  
N

# BASEMENT LEVEL PLAN

PUBLIC / AUDIENCE

PUBLIC / LOBBY

PERFORMER SUPPORT

PRODUCTION SUPPORT

BOH, UTILITY, SUPPORT



0 16'





1 2 3 4 5 6 7 8 9 10 11

A  
B  
  
C  
D  
E  
F  
  
CL  
G  
  
H  
J  
  
K  
L  
  
M  
N



STREET LEVEL PLAN

- PUBLIC / AUDIENCE
- PUBLIC / LOBBY
- PERFORMER SUPPORT
- PRODUCTION SUPPORT
- BOH, UTILITY, SUPPORT



1 2

3

4 5

6 7

8

9

10 11

A  
B

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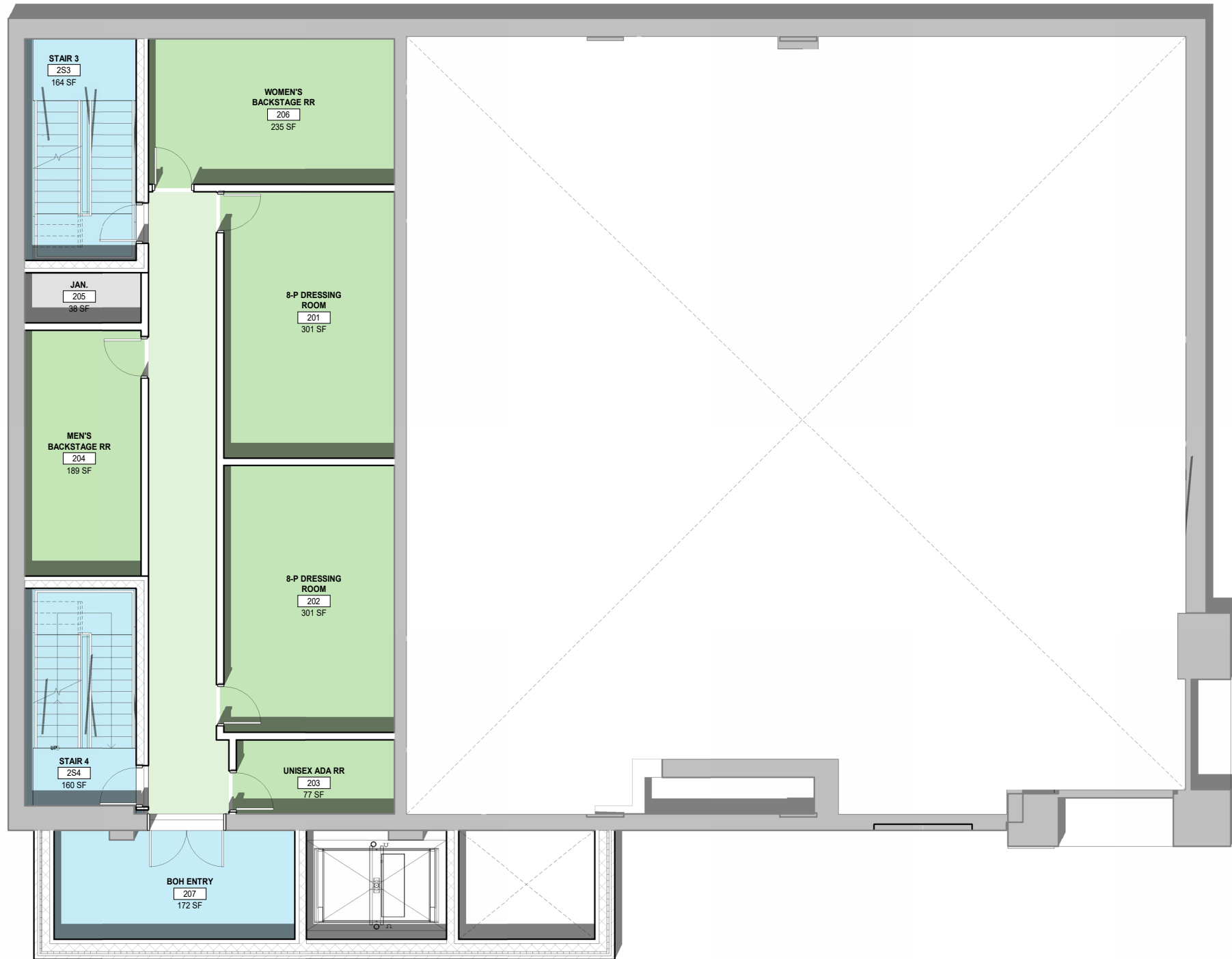
CL  
G

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J

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N



# BELOW-STAGE PLAN

PUBLIC / AUDIENCE

PUBLIC / LOBBY

PERFORMER SUPPORT

PRODUCTION SUPPORT

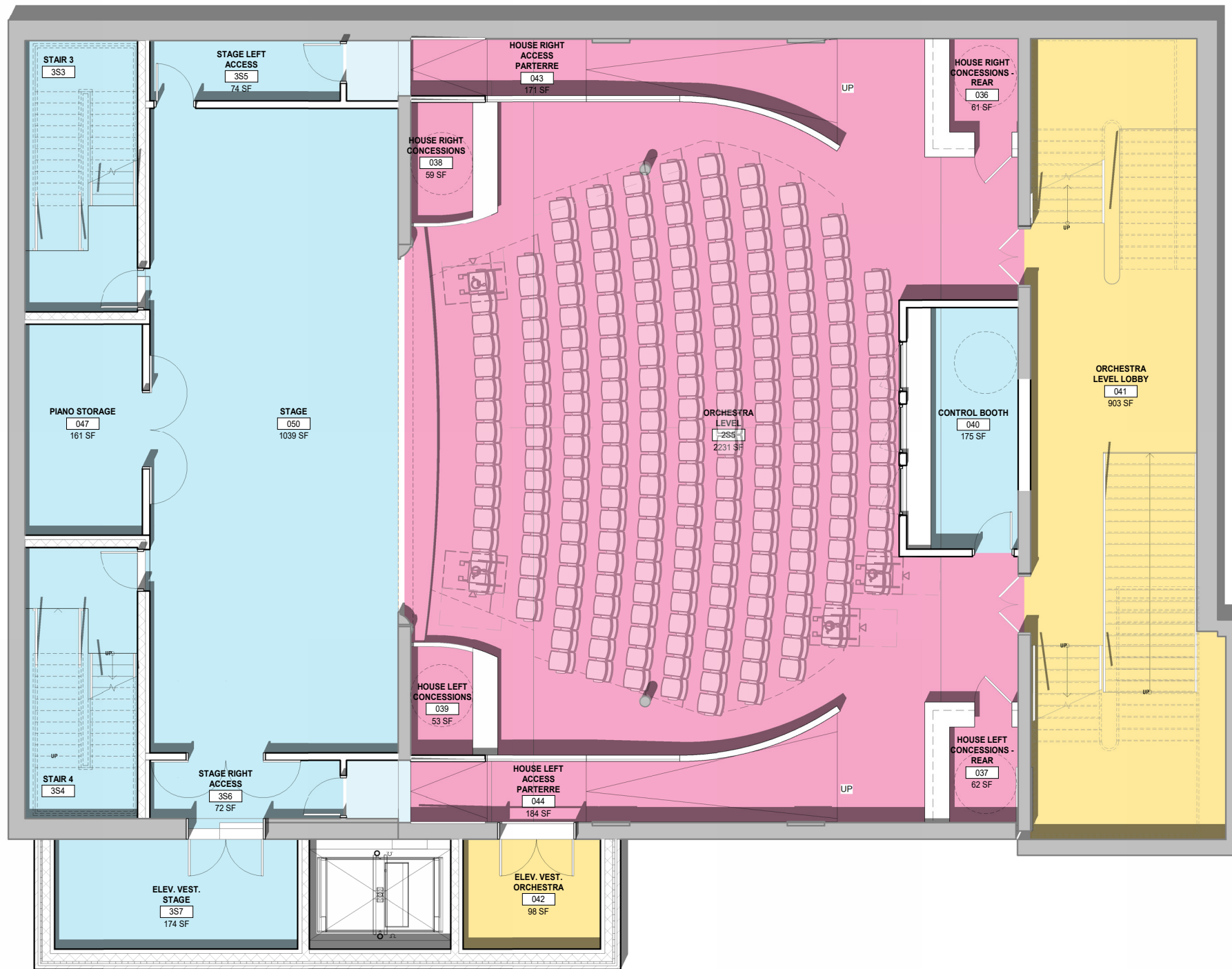
BOH, UTILITY, SUPPORT



0 16'

1 2 3 4 5 6 7 8 9 10 11

A  
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CL  
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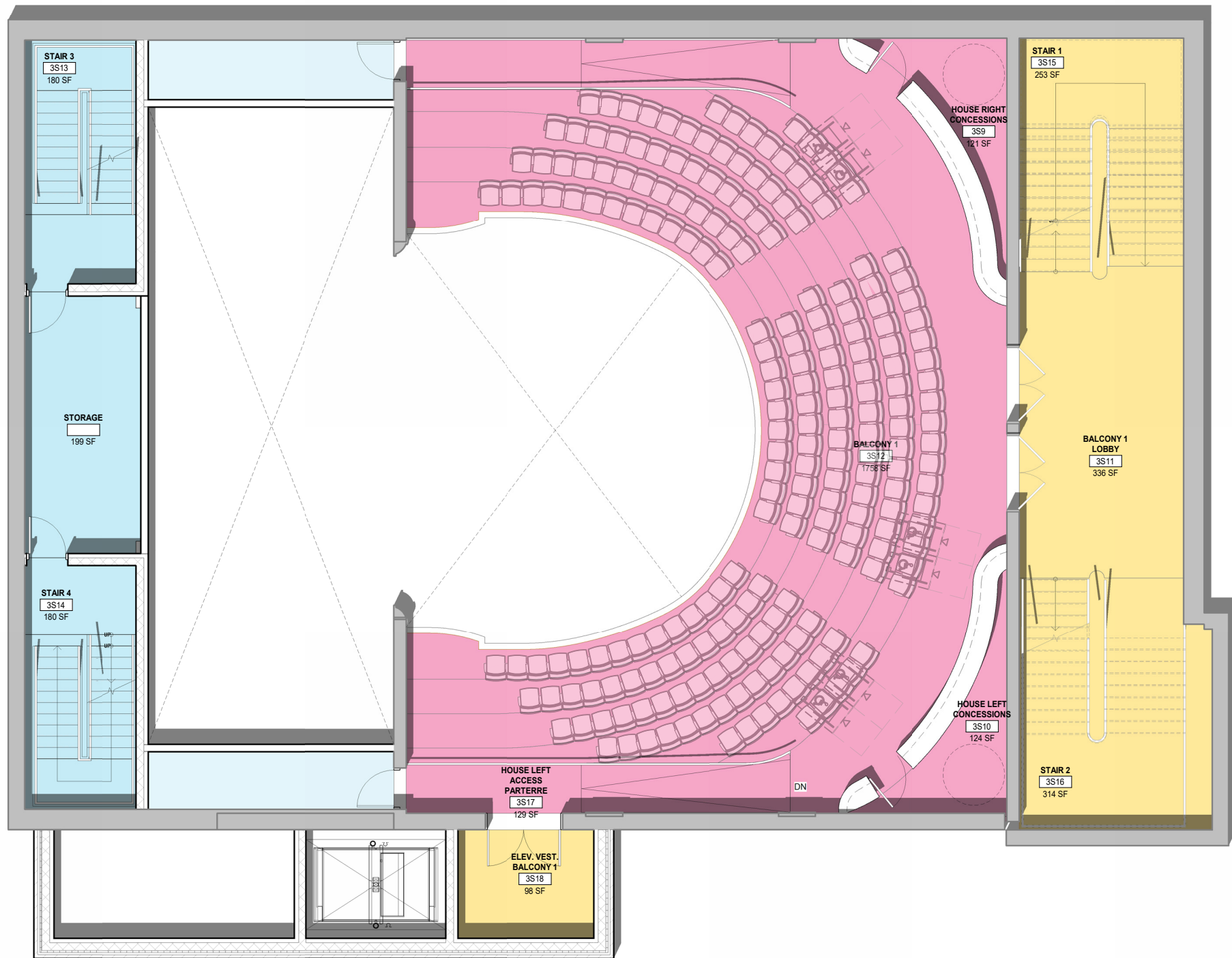
## ORCHESTRA LEVEL PLAN

- PUBLIC / AUDIENCE
- PUBLIC / LOBBY
- PERFORMER SUPPORT
- PRODUCTION SUPPORT
- BOH, UTILITY, SUPPORT



1 2 3 4 5 6 7 8 9 10 11

A B C D E F CL G H J K L M N



BALCONY 1 PLAN

- PUBLIC / AUDIENCE
- PUBLIC / LOBBY
- PERFORMER SUPPORT
- PRODUCTION SUPPORT
- BOH, UTILITY, SUPPORT





1 2

3

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6 7

8

9

10 11

A  
B

C

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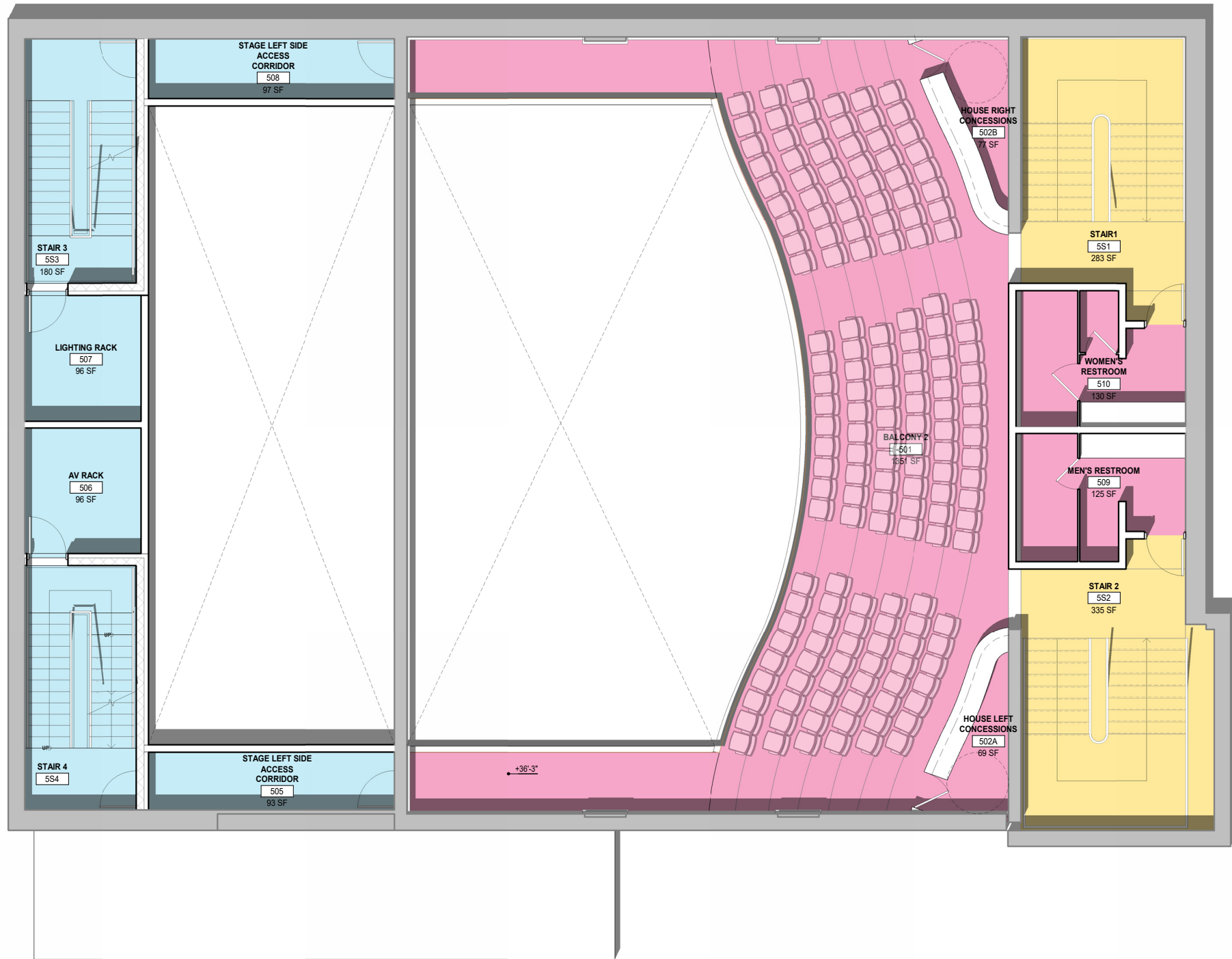
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## BALCONY 2 PLAN

PUBLIC / AUDIENCE

PUBLIC / LOBBY

PERFORMER SUPPORT

PRODUCTION SUPPORT

BOH, UTILITY, SUPPORT



0 16'



ATTIC PLAN

- PUBLIC / AUDIENCE
- PUBLIC / LOBBY
- PERFORMER SUPPORT
- PRODUCTION SUPPORT
- BOH, UTILITY, SUPPORT





## BUILDING SECTION

- PUBLIC / AUDIENCE
- PUBLIC / LOBBY
- PERFORMER SUPPORT
- PRODUCTION SUPPORT
- BOH, UTILITY, SUPPORT

0 16'

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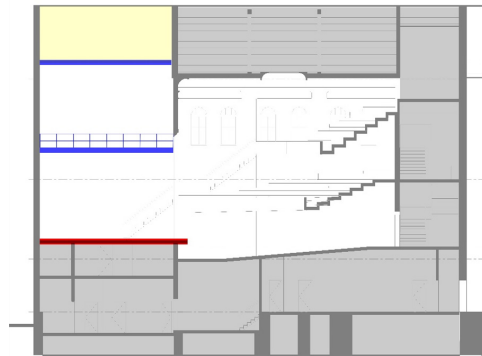
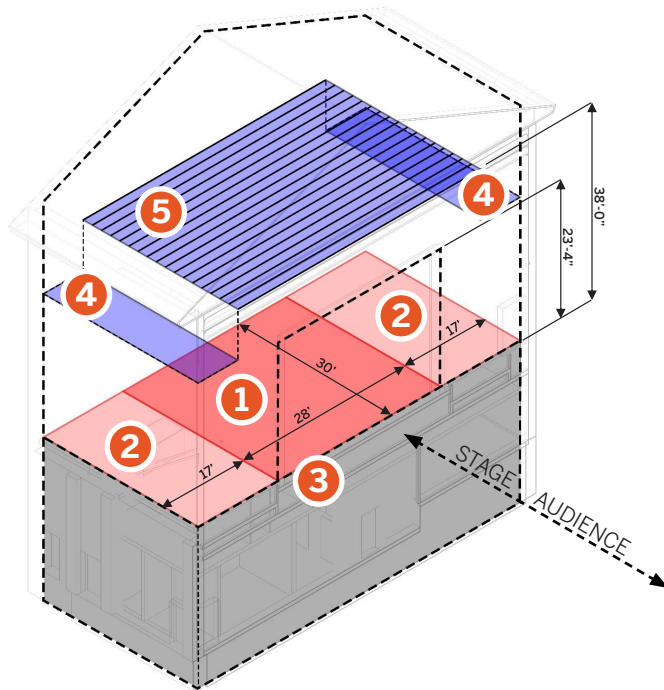
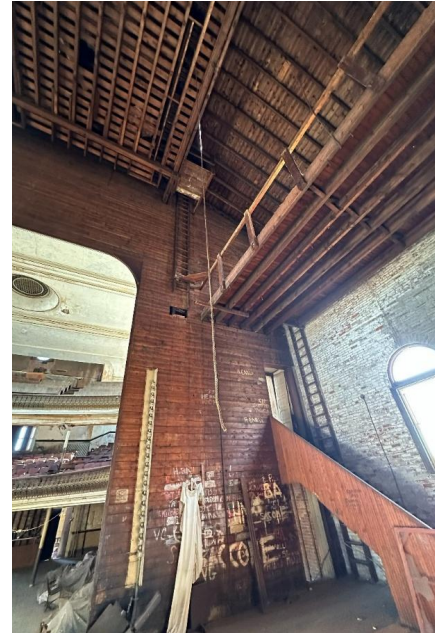
06E

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## STAGE ASSESSMENT

# STAGE ASSESSMENT

The existing stage was reviewed and evaluated for its current condition as well as possibilities for its future use. The existing stage, its floor, the grid above, and proscenium wall are all wood-framed. The existing wood framing, perimeter load-bearing masonry walls, and other existing conditions have been considered when making recommendations for the stage's future use. The option for a new fully-counterweighted, rigged flytower has been studied, with new steel structure within the stage and new steel framing at roof, gridiron, and gallery levels. The complexity of a rigging system of this type would require substantial interruption to the existing building, existing wood framing, and would require new steel column structure to extend through the building to new foundations below. These upgrades would trigger fire and life safety requirements for the stage including smoke ventilation, fire curtain separation from the audience, and upgraded fire-resistance-rated wall construction. While physically possible, it is not the recommendation of this study that the facility requires a rigging system of this extent.

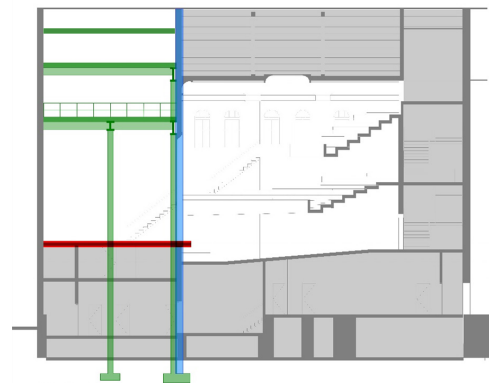
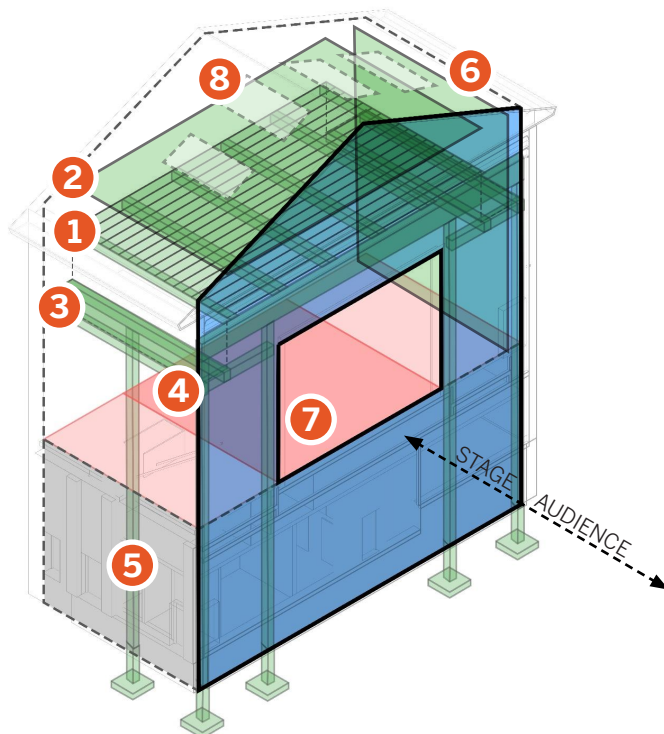


The above diagrams illustrate the general makeup of the existing stage components:

- (1) a 30' deep by 28' wide playing area
- (2) wings of 17' wide by 30' deep
- (3) a proscenium opening 28' wide by 23'-4" tall
- (4) wood fly galleries
- (5) upper wood grid at 38' feet from the stage deck

## FULL GRIDIRON

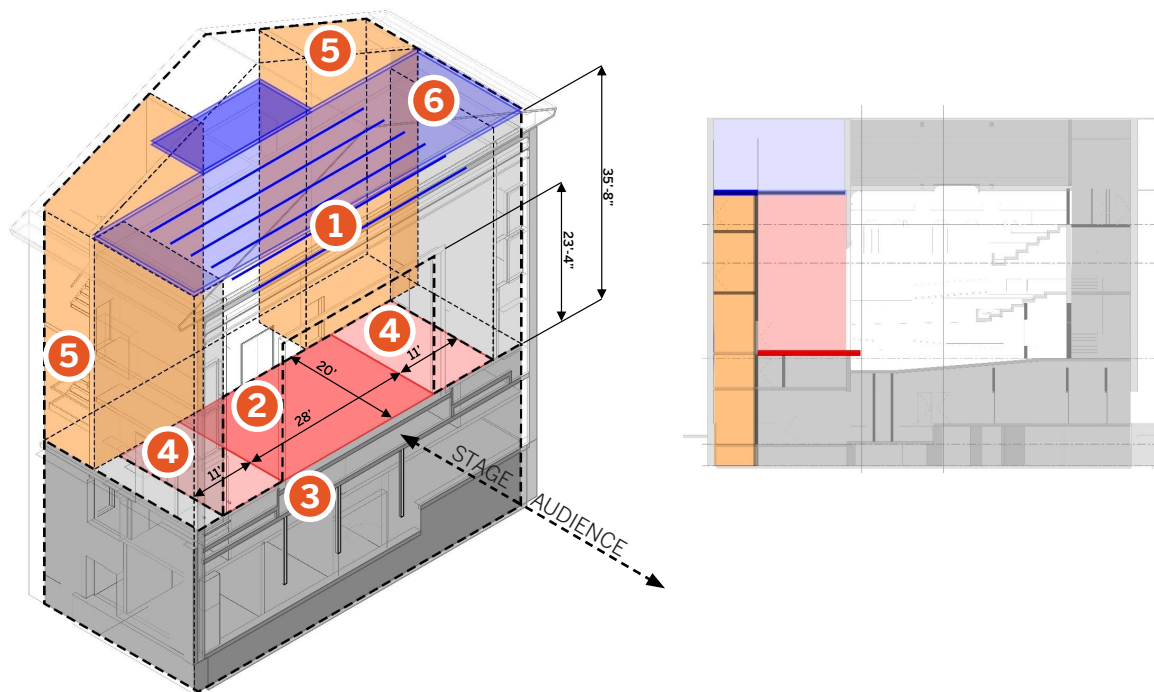
- (1) Full steel gridiron and loading gallery structure.
- (2) New steel loft block and head block beams overhead.
- (3) New fly gallery.
- (4) New steel beams throughout.
- (5) New steel columns from grid level down to new foundations.
- (6) New rigging wall with support structure, lock rail, guides, arbors, counterweights.
- (7) New fire-curtain separating stage from audience.
- (8) Stage smoke evacuation.



## PIPE GRID

(Recommended stage rigging approach).

- **(1)** New pipe grid.
  - New chain motors and light-duty trusses (carried within performance equipment budget, see appendix 10e).
  - Ability to mount and hang lighting and other equipment to support performance needs
- **(2)** a 20' deep by 28' wide playing area.
- **(3)** a proscenium opening 28' wide by 23'-4" tall (unchanged from existing)
- **(4)** wings of 11' wide by 20' deep.
- **(5)** new exit stairs upstage connecting front-of-house and back-of-house zones.
- **(6)** mechanical equipment platform at top of stagehouse for new HVAC equipment.



While not as extensive as a full fly system with gridiron and counterweighted rigging, a pipe grid approach to the playing area best supports the outcome of the market assessment (see Chapter 5) for live popular music, comedy, and other forms of commercial entertainment. The pipe grid still allows for the hanging and flying of modest scenic elements to allow for occasional theatric uses.



# LIFE SAFETY PLANS

Building sizes, heights, and areas have been studied to determine, for the basis of this study, the quantity of overall occupants that would inhabit the revitalized Sterling Opera House, and to devise a method for safely exiting this quantity of people from the building. This type of assessment also has bearing on what construction assemblies (floors, walls, ceilings) would need to be fire-resistance-rated to meet associated building code requirements. The following life safety plans illustrated the extents of fire-resistance rated construction, means of egress, direction of path of travel, and quantity of occupants in each space, each floor level, and overall building. Under these assumptions, a total quantity of 769 occupants is estimated for the overall building.





**BASEMENT LEVEL**  
**TOTAL OCCUPANTS:**  
**15**

**STREET LEVEL**  
**TOTAL OCCUPANTS:**  
**35**

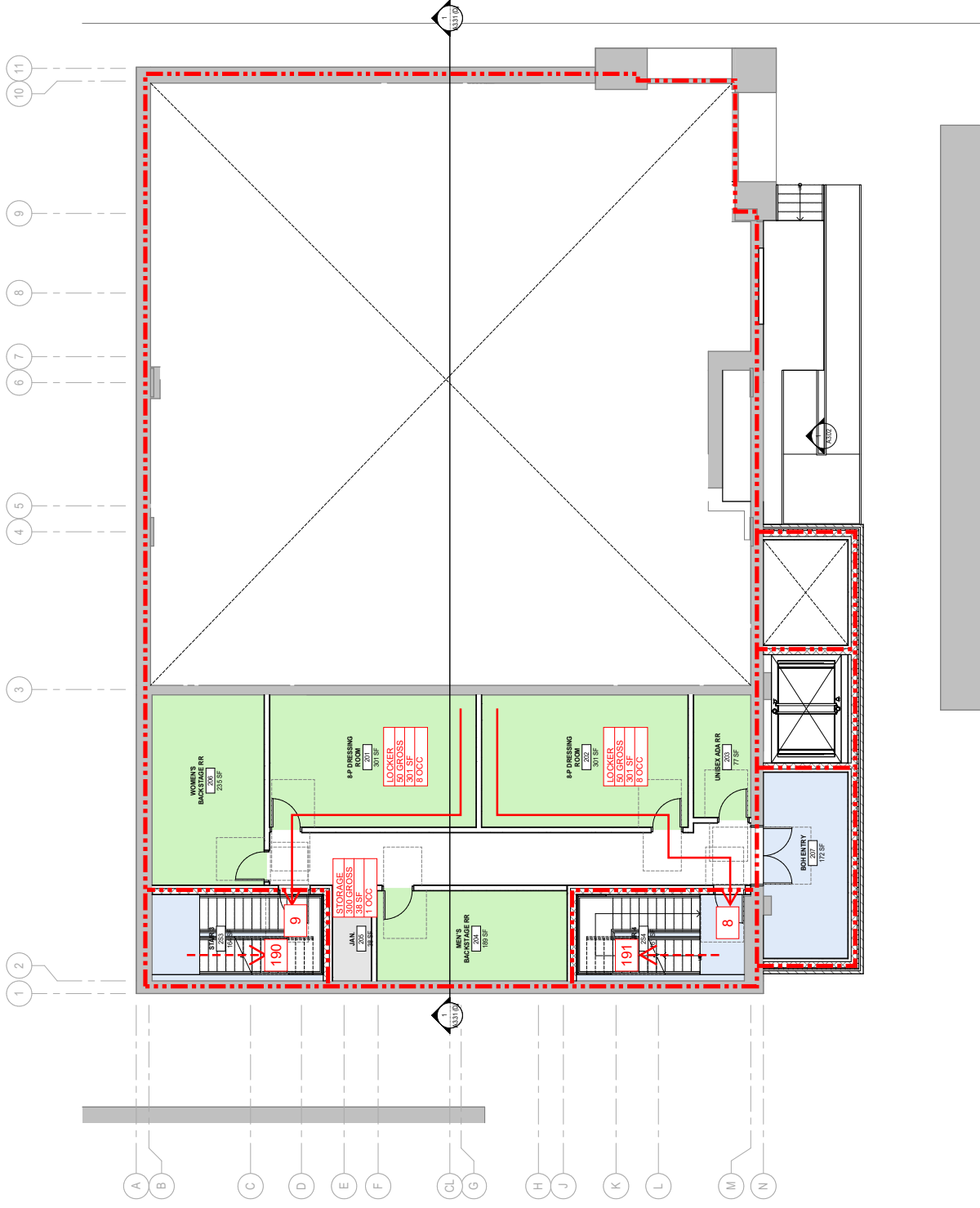
**BELOW-STAGE LEVEL**  
**TOTAL OCCUPANTS:**  
**17**

**ORCHESTRA LEVEL:**  
**TOTAL OCCUPANTS:**  
**309**

**BALCONY 1 LEVEL**  
**TOTAL OCCUPANTS:**  
**221**

**BALCONY 2 LEVEL**  
**TOTAL OCCUPANTS:**  
**172**

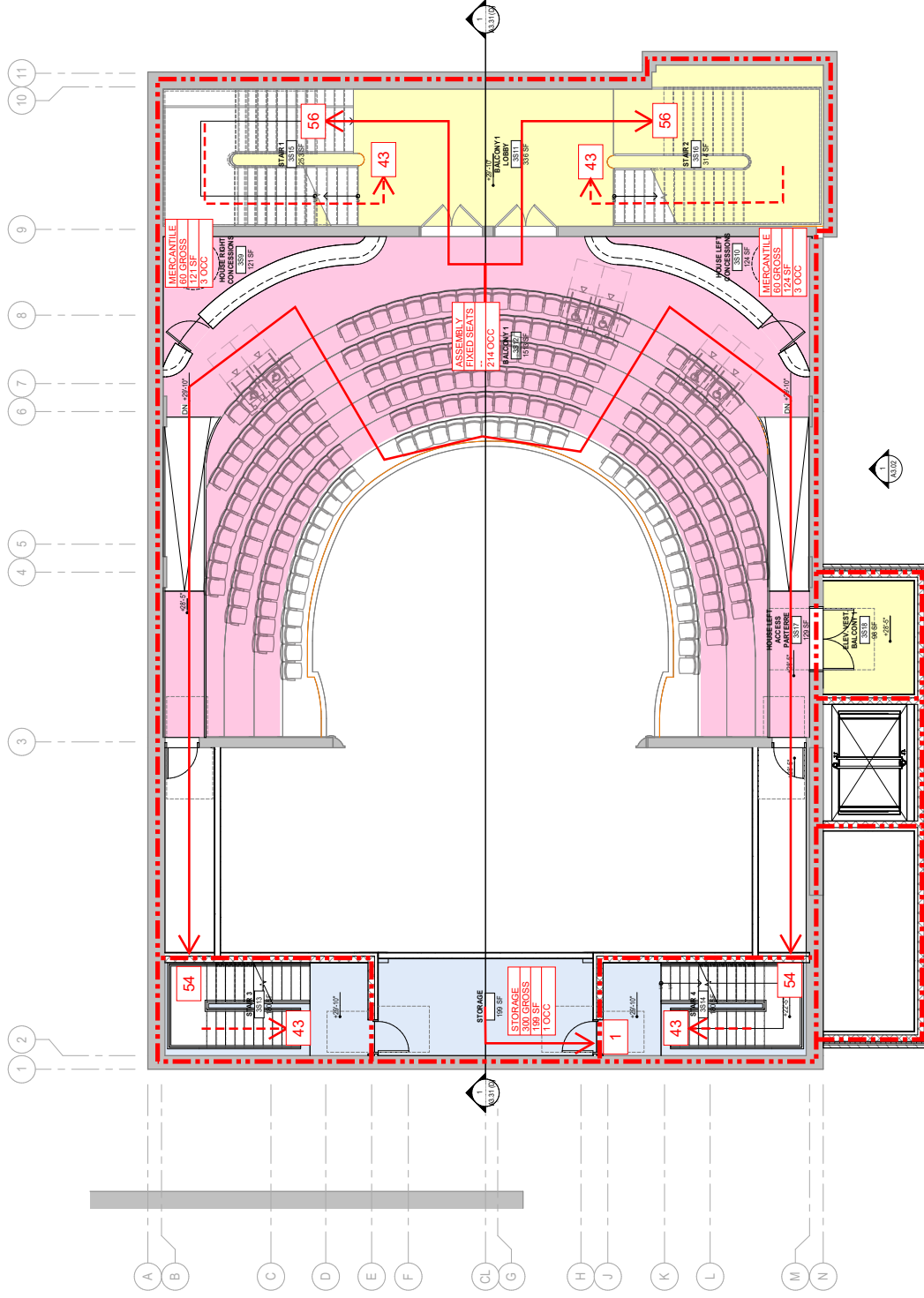
**BUILDING TOTAL:**  
**769 OCCUPANTS**



|                                 |
|---------------------------------|
| <b><u>BASEMENT LEVEL</u></b>    |
| <b>TOTAL OCCUPANTS:</b>         |
| 15                              |
| <b><u>STREET LEVEL</u></b>      |
| <b>TOTAL OCCUPANTS:</b>         |
| 35                              |
| <b><u>BELOW-STAGE LEVEL</u></b> |
| <b>TOTAL OCCUPANTS:</b>         |
| 17                              |
| <b>ORCHESTRA LEVEL</b>          |
| <b>TOTAL OCCUPANTS:</b>         |
| 309                             |
| <b>BALCONY 1 LEVEL</b>          |
| <b>TOTAL OCCUPANTS:</b>         |
| 221                             |
| <b>BALCONY 2 LEVEL</b>          |
| <b>TOTAL OCCUPANTS:</b>         |
| 172                             |
| <b><u>BUILDING TOTAL:</u></b>   |
| <b>769 OCCUPANTS</b>            |







|                          |
|--------------------------|
| <b>BASEMENT LEVEL</b>    |
| <b>TOTAL OCCUPANTS:</b>  |
| 15                       |
| <b>STREET LEVEL</b>      |
| <b>TOTAL OCCUPANTS:</b>  |
| 35                       |
| <b>BELOW-STAGE LEVEL</b> |
| <b>TOTAL OCCUPANTS:</b>  |
| 17                       |
| <b>ORCHESTRA LEVEL</b>   |
| <b>TOTAL OCCUPANTS:</b>  |
| 309                      |
| <b>BALCONY 1 LEVEL</b>   |
| <b>TOTAL OCCUPANTS:</b>  |
| 221                      |
| <b>BALCONY 2 LEVEL</b>   |
| <b>TOTAL OCCUPANTS:</b>  |
| 172                      |
| <b>BUILDING TOTAL:</b>   |
| <b>769 OCCUPANTS</b>     |



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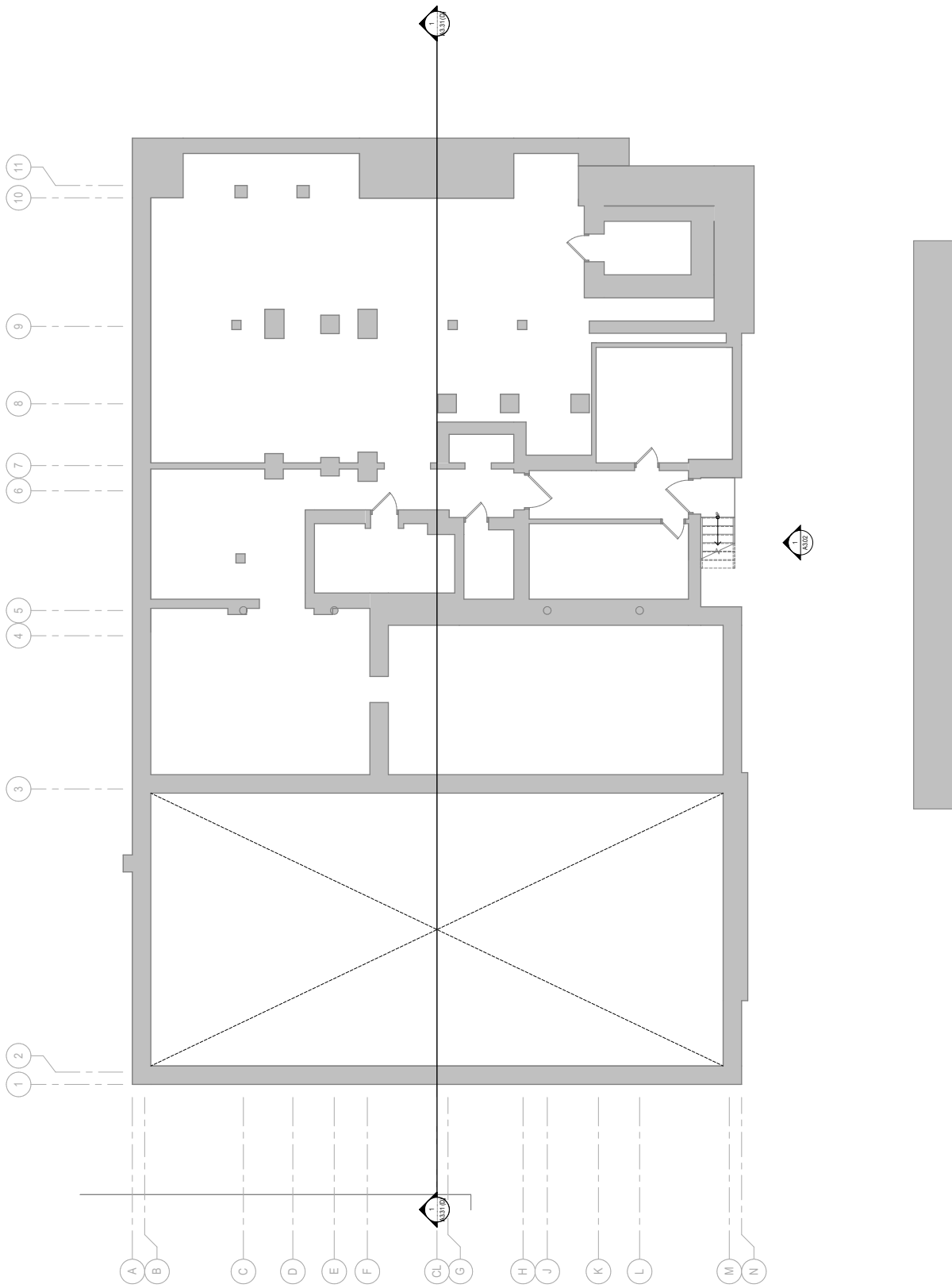


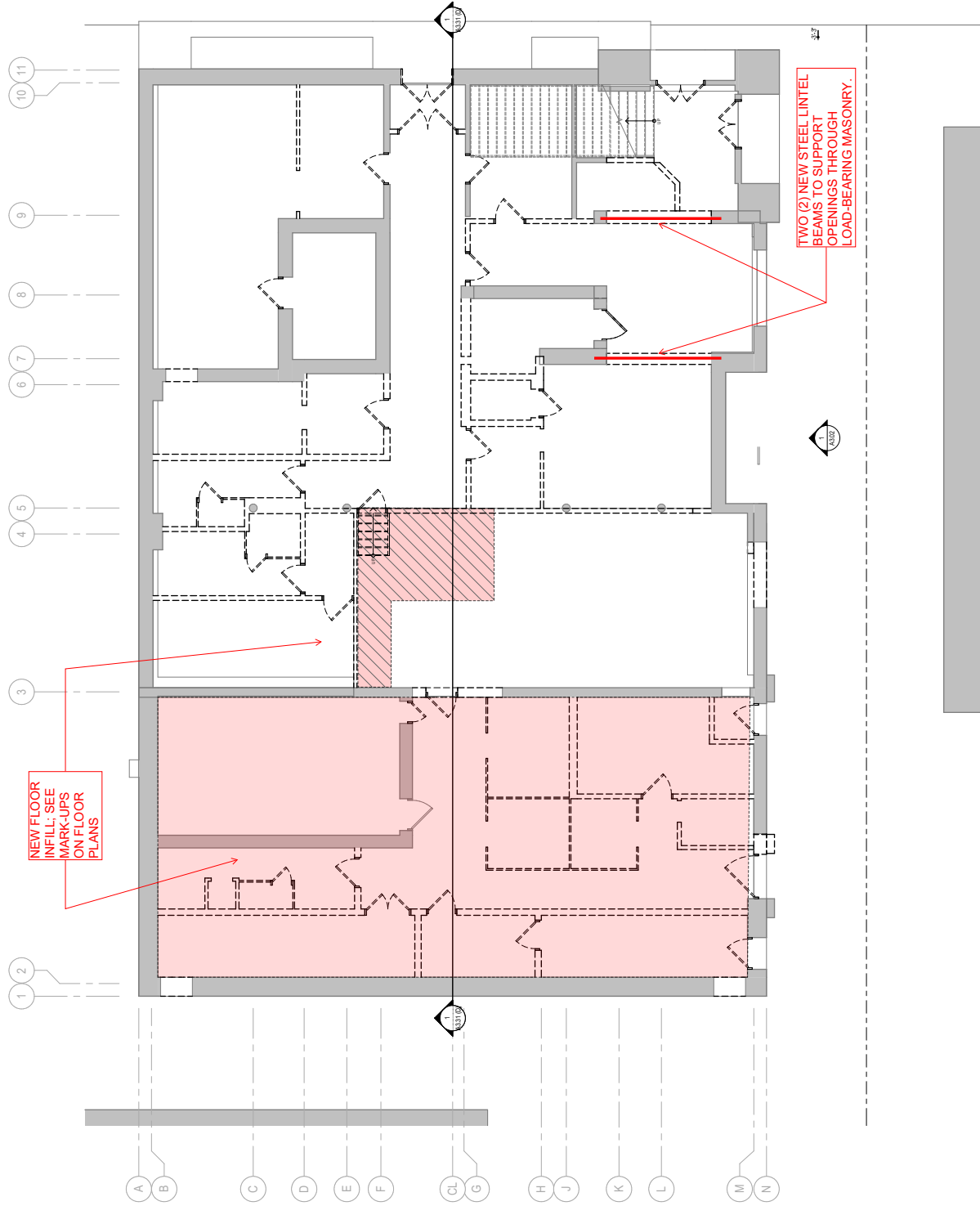
**06G**

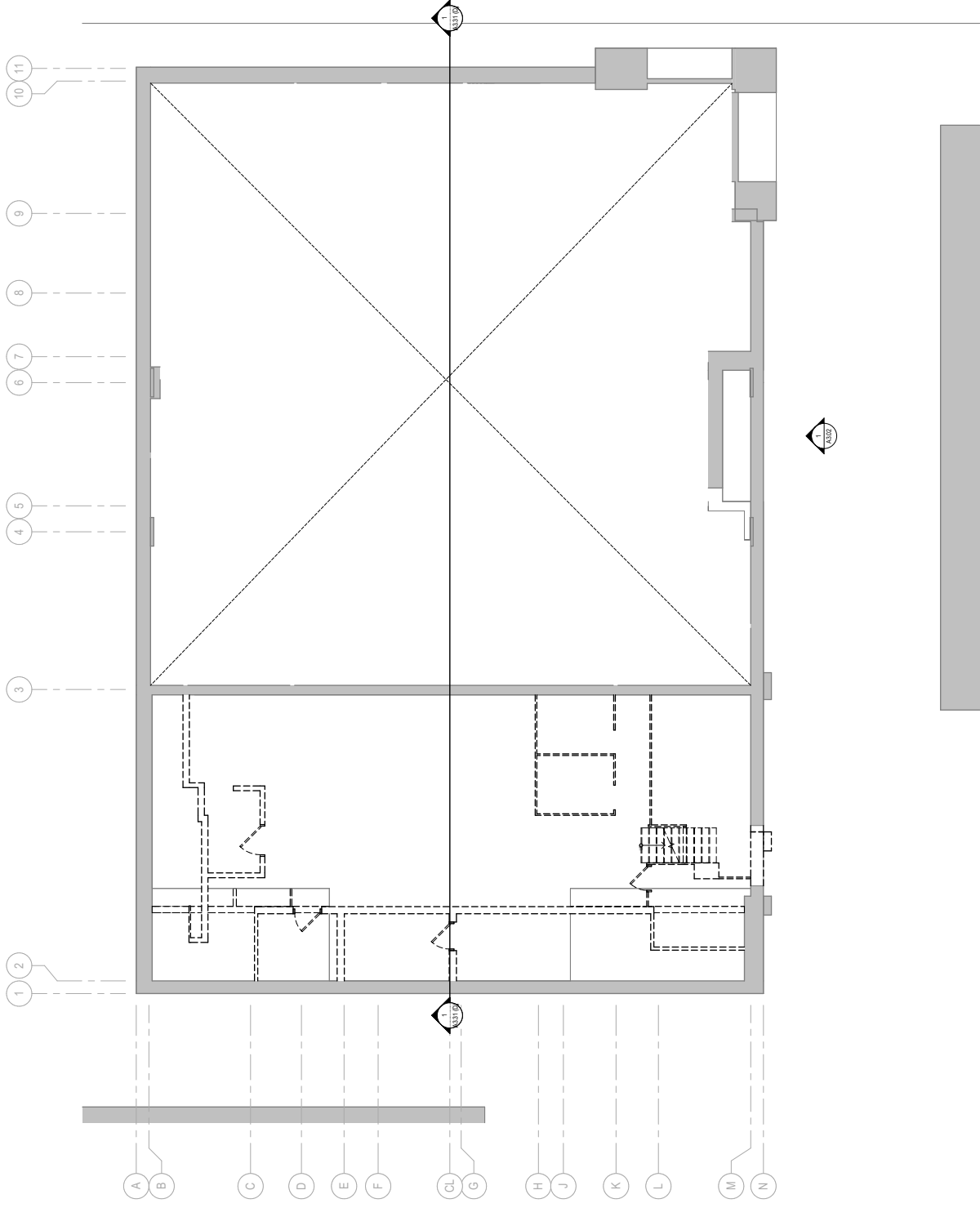
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## **DEMOLITION PLANS**

The following floor plan diagrams illustrate the extents of the existing building that would need to be altered or removed to allow for the configuration seen in the preceding pages.

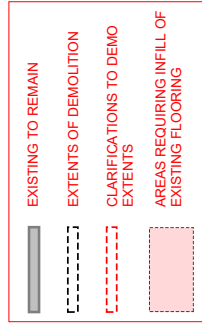
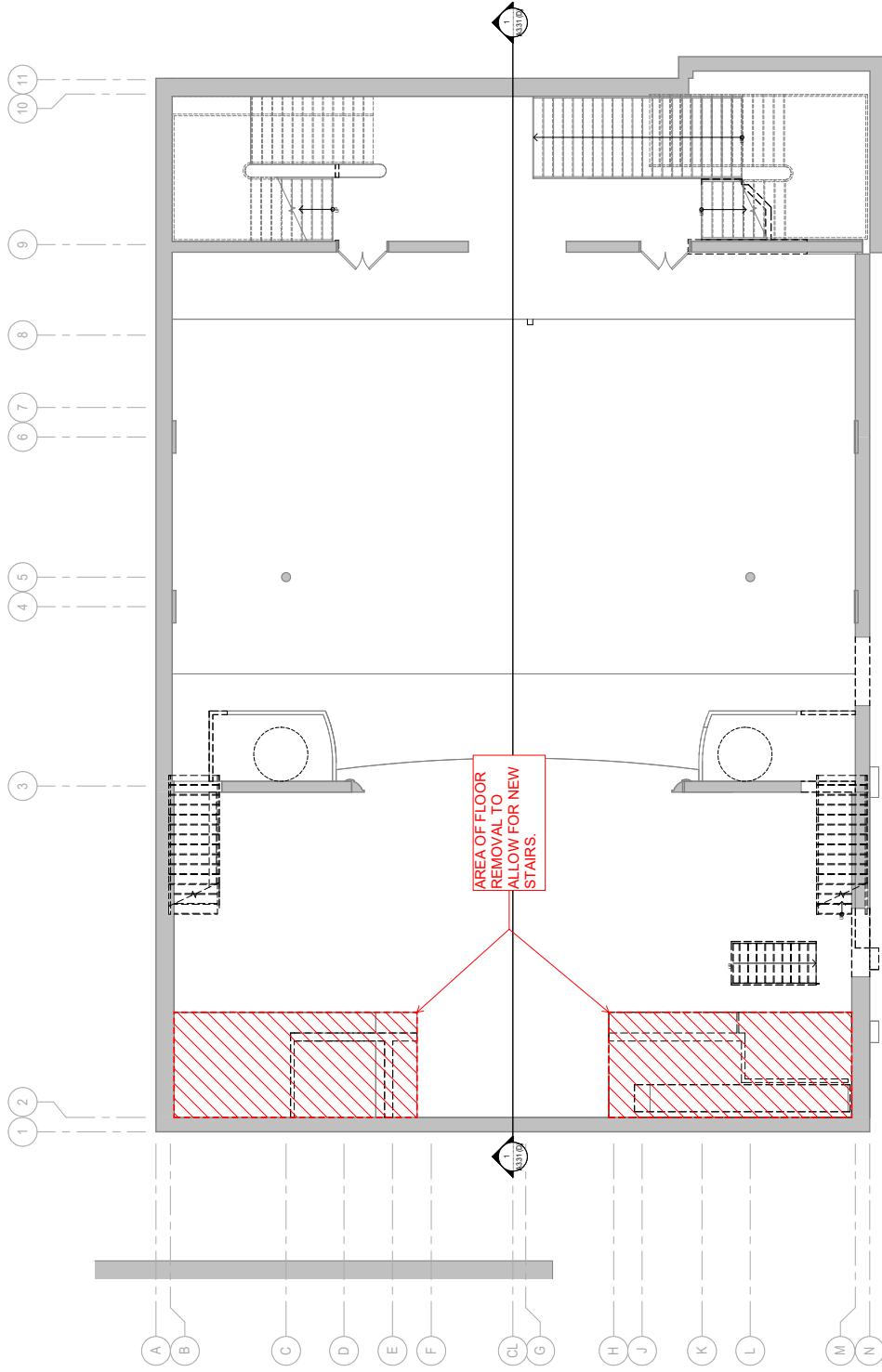


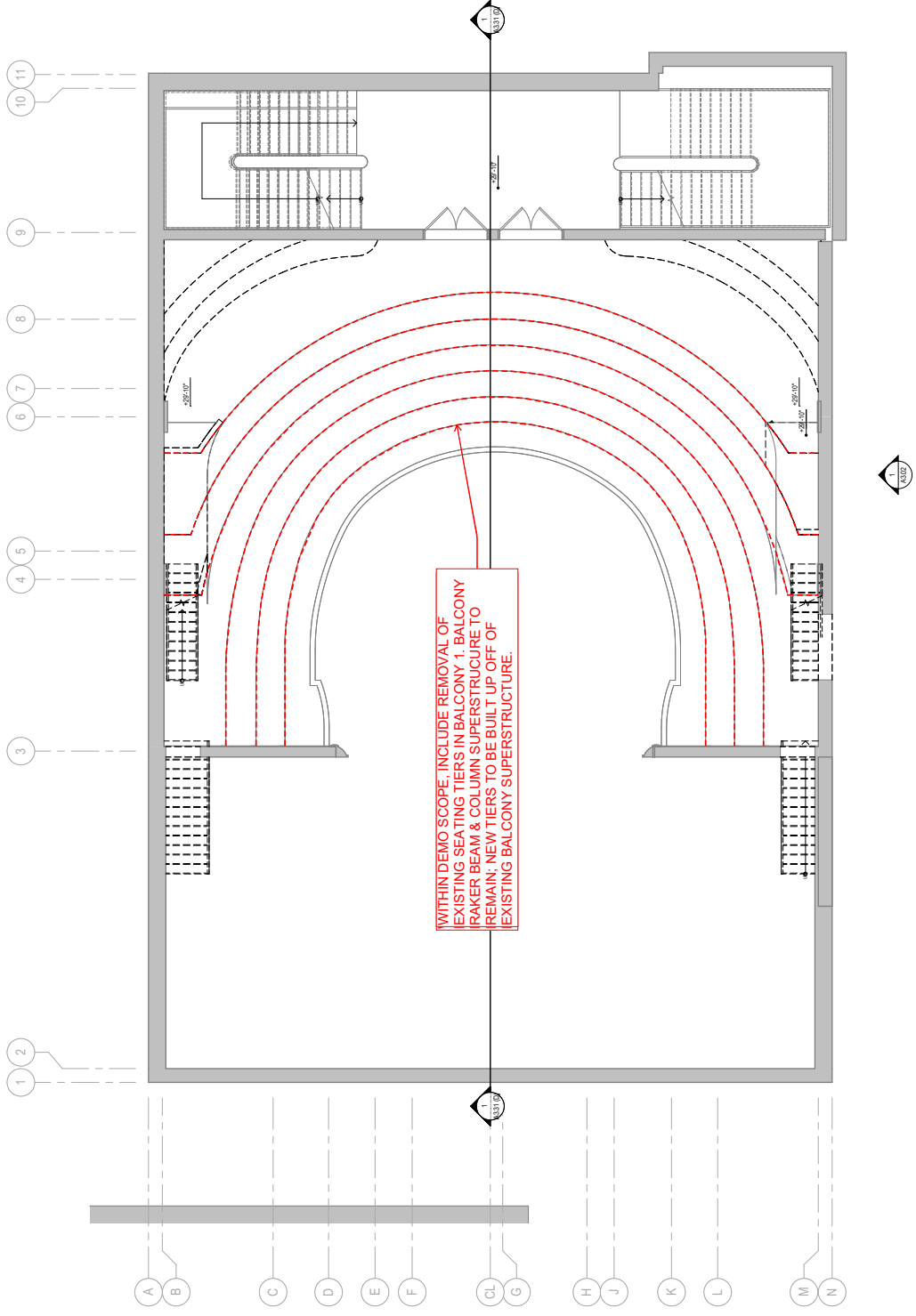




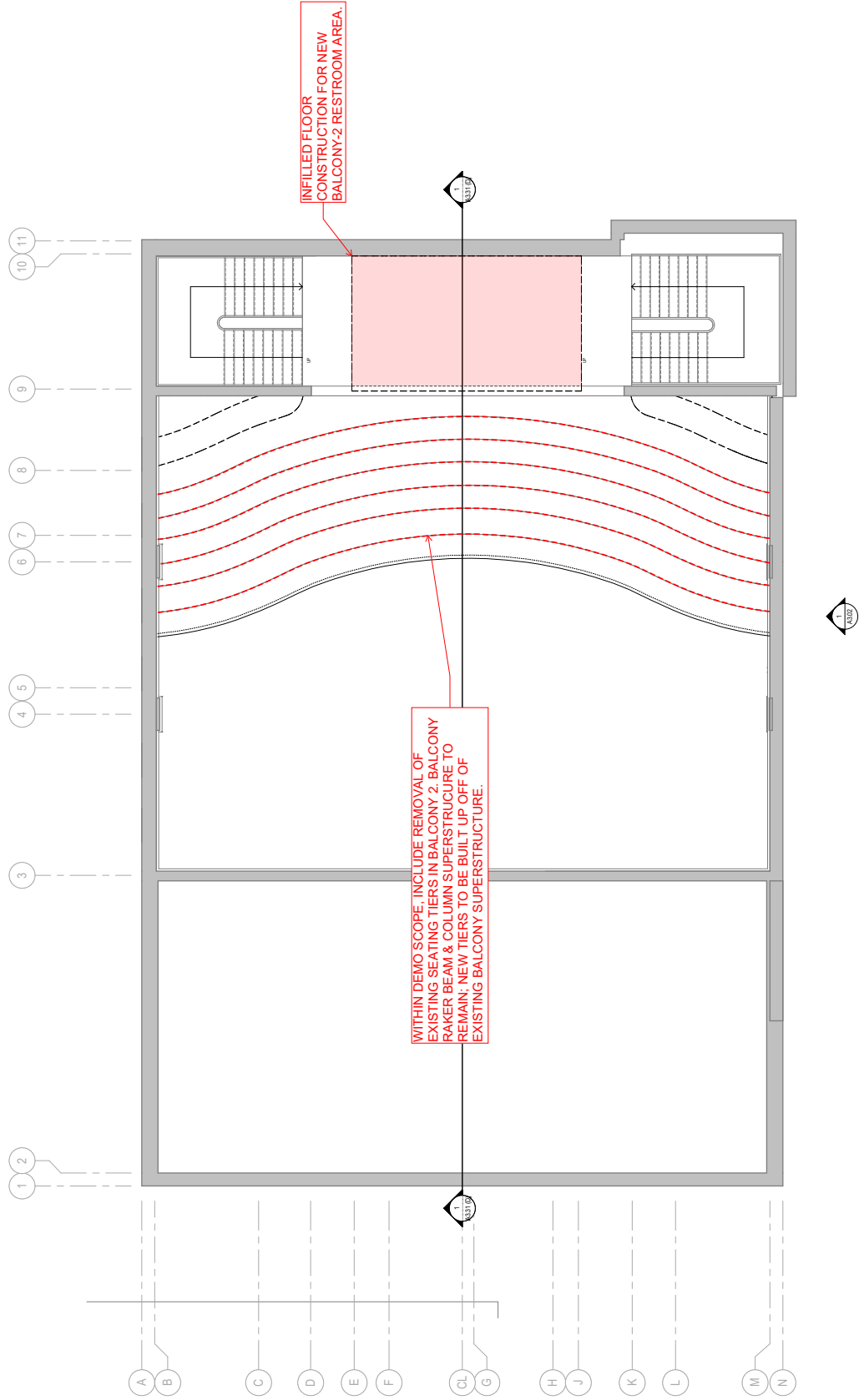
|  |                                             |
|--|---------------------------------------------|
|  | EXISTING TO REMAIN                          |
|  | EXTENTS OF DEMOLITION                       |
|  | CLARIFICATIONS TO DEMO EXTENTS              |
|  | AREAS REQUIRING INFILL OF EXISTING FLOORING |







|  |                                             |
|--|---------------------------------------------|
|  | EXISTING TO REMAIN                          |
|  | EXTENTS OF DEMOLITION                       |
|  | CLARIFICATIONS TO DEMO EXTENTS              |
|  | AREAS REQUIRING INFILL OF EXISTING FLOORING |



|  |                                             |
|--|---------------------------------------------|
|  | EXISTING TO REMAIN                          |
|  | EXTENTS OF DEMOLITION                       |
|  | CLARIFICATIONS TO DEMO EXTENTS              |
|  | AREAS REQUIRING INFILL OF EXISTING FLOORING |

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06H

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## ARCHITECTURAL ASSEMBLIES

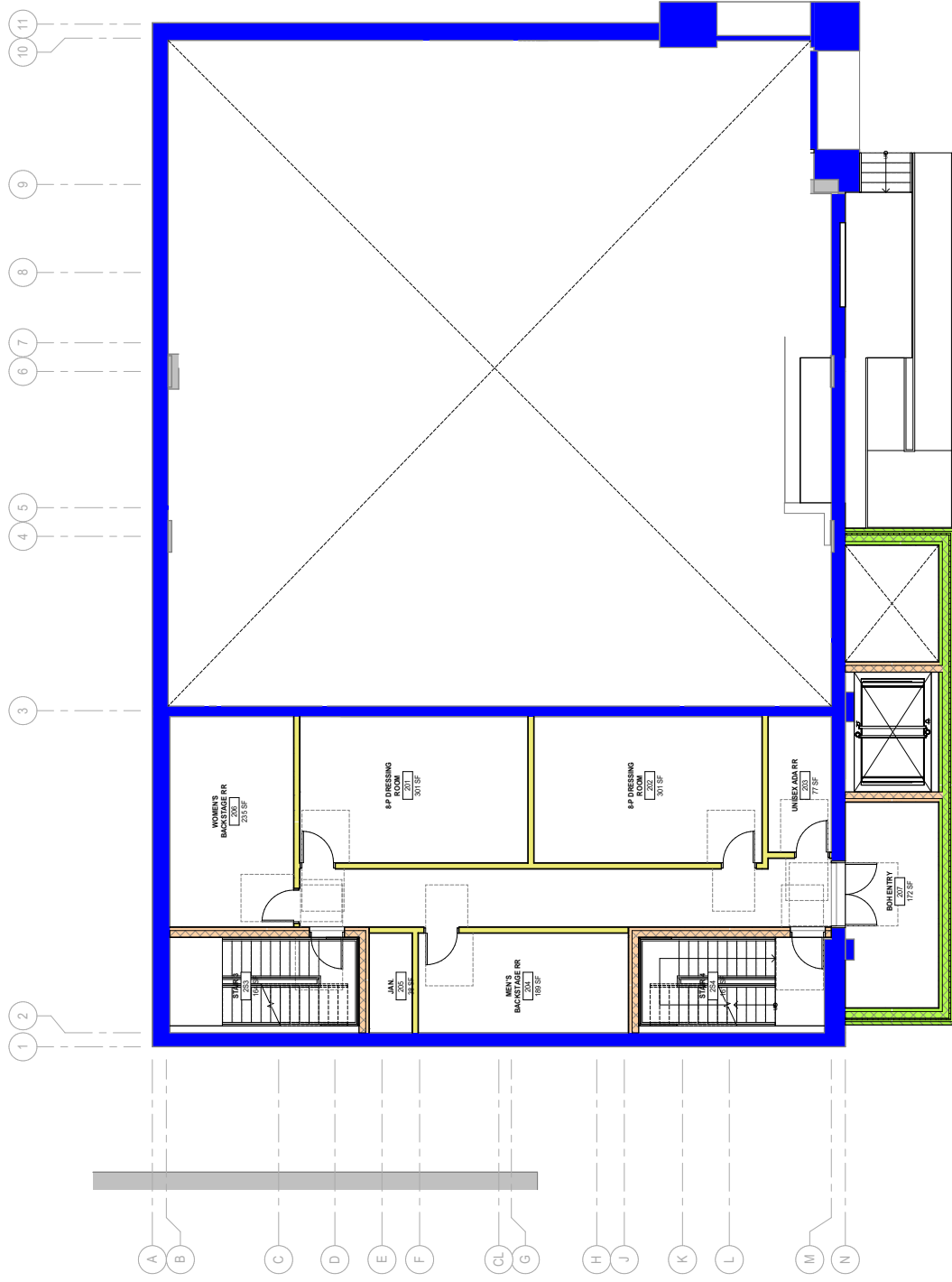
Assessment has been made both of existing architectural assemblies (floors, walls, ceilings) as well as assumptions for what new architectural assemblies would be required for the renovation. Both existing (to remain) and new assemblies are summarized in the following diagrams



|                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    | (E) LOAD BEARING EXTERIOR MASONRY WALL                                                |
|    | (E) NON-LOAD BEARING EXTERIOR WALL                                                    |
|    | (E) NON-LOAD BEARING WOOD-FRAMED PLASTER AND LATH WALL                                |
|    | (E) LOAD BEARING INTERIOR MASONRY WALL                                                |
|    | 2-HOUR FIRE-RESISTANCE RATED CMU BLOCK WALL, GWB ON ONE SIDE.                         |
|    | METAL STUD FRAMED WALL WITH PLASTER ON METAL LATH                                     |
|    | REFRAMED WOOD BALCONY TIERS ON EXISTING WOOD STRUCTURE                                |
|    | 1-HOUR FIRE-RESISTANCE RATED MASONRY WALL WITH CMU BLOCK BACK-UP, GWB INTERIOR FINISH |
|    | WOOD TIMBER FRAMED FLOOR STRUCTURE.                                                   |
|    | (E) PLASTER ON WOOD LATH CEILING ASSEMBLIES, PATCH AND REPAIR WITH LIKE MATERIALS.    |
|    | PLASTER ON METAL LATH CEILING ASSEMBLY                                                |
|    | INFILL EXISTING EXTERIOR MASONRY WALL WITH LIKE MATERIALS.                            |
|    | INFILL EXISTING INTERIOR MASONRY WALL WITH LIKE MATERIALS.                            |
|  | INFILL EXISTING PLASTER WALL WITH LIKE MATERIALS.                                     |



WALL AND CEILING ASSEMBLIES  
STERLING OPERA HOUSE  
STREET LEVEL

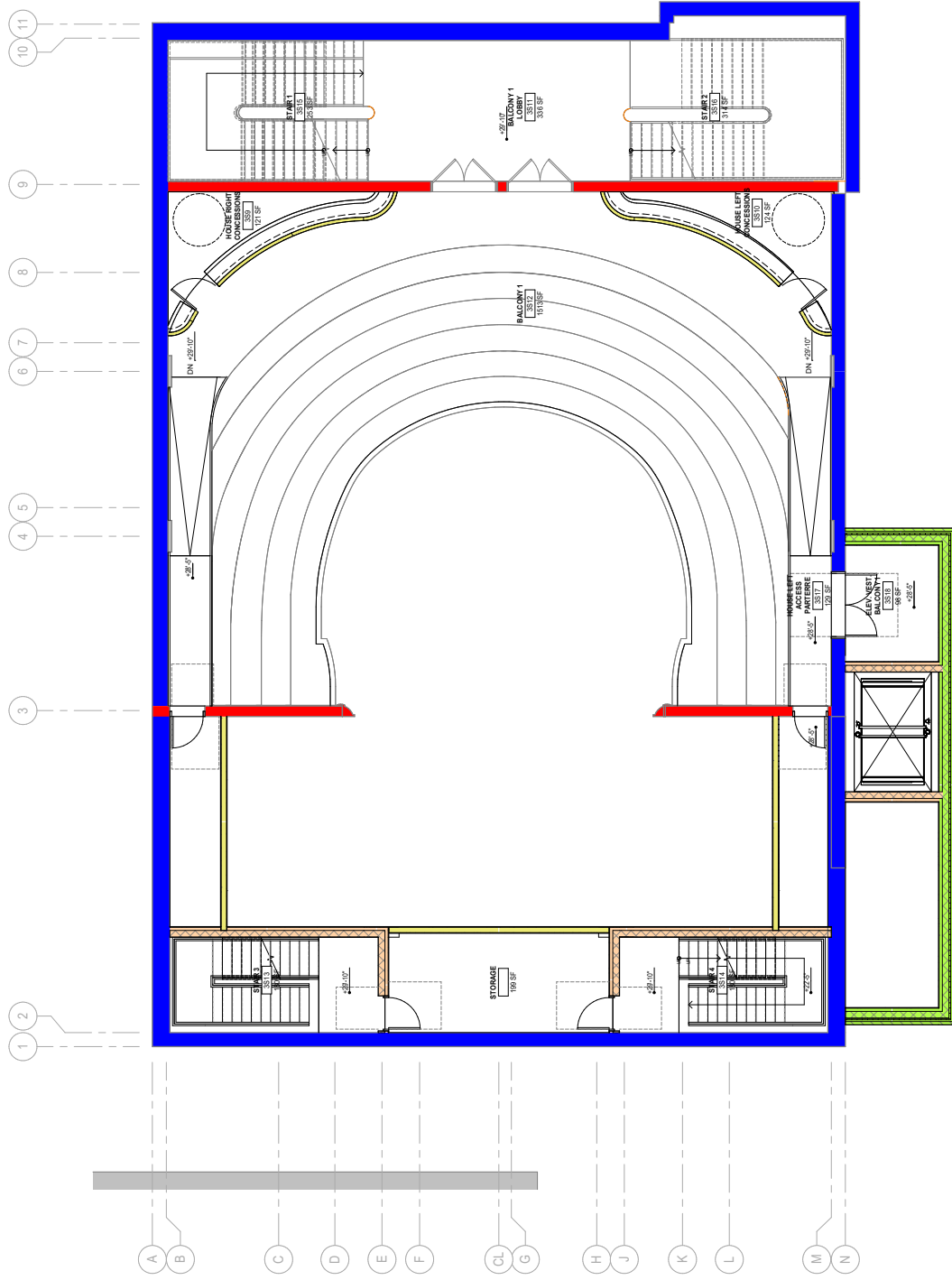


- |                                        |                                    |                                                        |                                        |                                                               |                                                   |                                                        |                                                                                              |                                     |                                                                                    |                                        |                                                            |                                                            |                                                   |
|----------------------------------------|------------------------------------|--------------------------------------------------------|----------------------------------------|---------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------|
| (E) LOAD BEARING EXTERIOR MASONRY WALL | (E) NON-LOAD BEARING EXTERIOR WALL | (E) NON-LOAD BEARING WOOD-FRAMED PLASTER AND LATH WALL | (E) LOAD BEARING INTERIOR MASONRY WALL | 2-HOUR FIRE-RESISTANCE RATED CMU BLOCK WALL, GWB ON ONE SIDE. | METAL STUD FRAMED WALL WITH PLASTER ON METAL LATH | REFRAMED WOOD BALCONY TIERS ON EXISTING WOOD STRUCTURE | 1-HOUR FIRE-RESISTANCE RATED MASONRY CAVITY WALL WITH CMU BLOCK BACK-UP, GWB INTERIOR FINISH | WOOD TIMBER FRAMED FLOOR STRUCTURE. | (E) PLASTER ON WOOD LATH CEILING ASSEMBLIES, PATCH AND REPAIR WITH LIKE MATERIALS. | PLASTER ON METAL LATH CEILING ASSEMBLY | INFILL EXISTING EXTERIOR MASONRY WALL WITH LIKE MATERIALS. | INFILL EXISTING INTERIOR MASONRY WALL WITH LIKE MATERIALS. | INFILL EXISTING PLASTER WALL WITH LIKE MATERIALS. |
|----------------------------------------|------------------------------------|--------------------------------------------------------|----------------------------------------|---------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------|

WALL AND CEILING ASSEMBLIES  
STERLING OPERA HOUSE  
BELOW-STAGE LEVEL

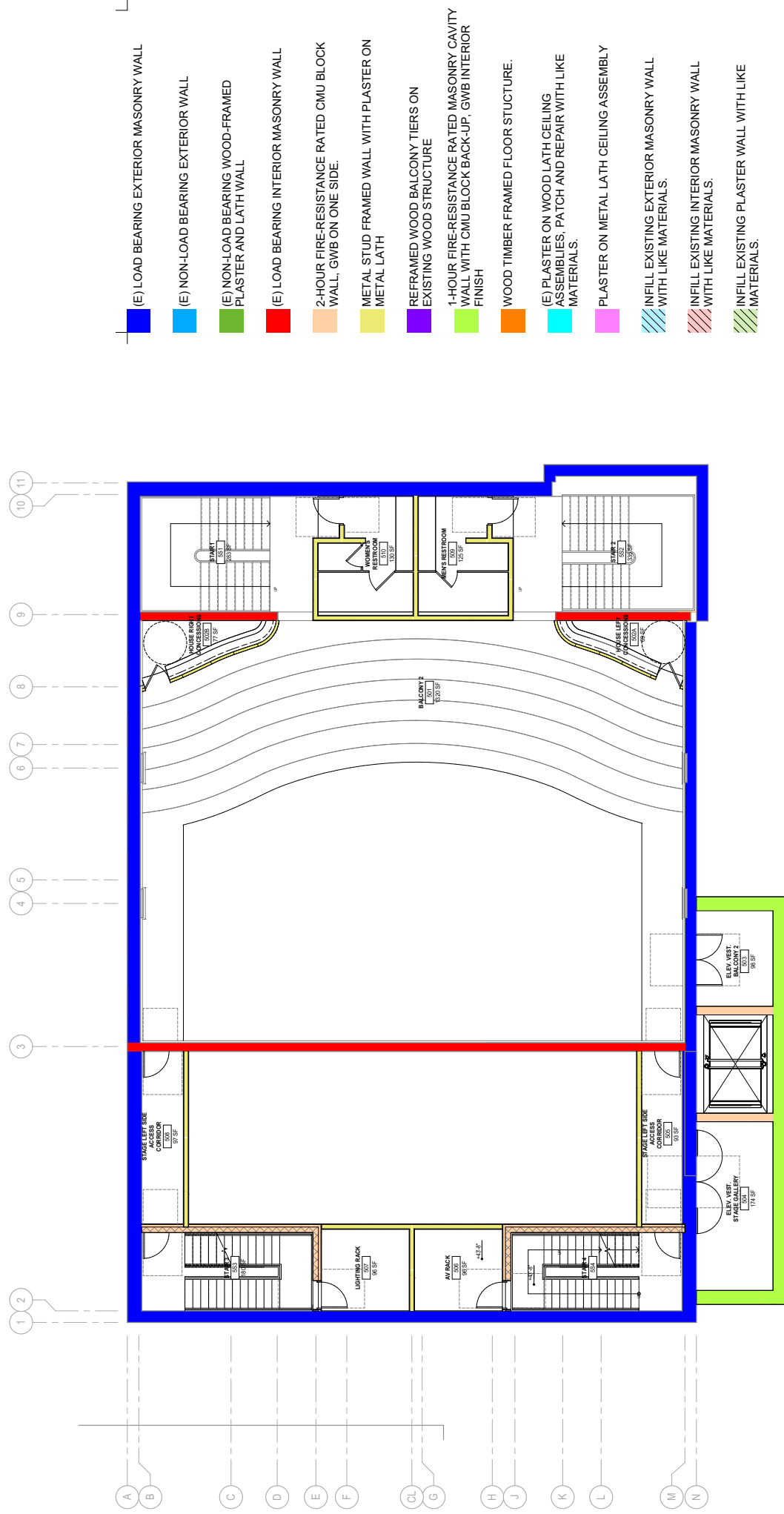




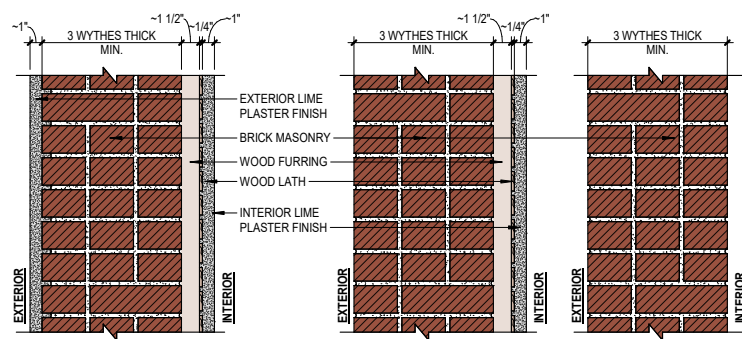


- |                                                                                     |                                                                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|    | (E) LOAD BEARING EXTERIOR MASONRY WALL                                                       |
|    | (E) NON-LOAD BEARING EXTERIOR WALL                                                           |
|    | (E) NON-LOAD BEARING WOOD-FRAMED PLASTER AND LATH WALL                                       |
|    | (E) LOAD BEARING INTERIOR MASONRY WALL                                                       |
|    | 2-HOUR FIRE-RESISTANCE RATED CMU BLOCK WALL, GWB ON ONE SIDE.                                |
|    | METAL STUD FRAMED WALL WITH PLASTER ON METAL LATH                                            |
|    | REFRAMED WOOD BALCONY TIERS ON EXISTING WOOD STRUCTURE                                       |
|    | 1-HOUR FIRE-RESISTANCE RATED MASONRY CAVITY WALL WITH CMU BLOCK BACK-UP, GWB INTERIOR FINISH |
|    | WOOD TIMBER FRAMED FLOOR STRUCTURE.                                                          |
|    | (E) PLASTER ON WOOD LATH CEILING ASSEMBLIES, PATCH AND REPAIR WITH LIKE MATERIALS.           |
|  | PLASTER ON METAL LATH CEILING ASSEMBLY                                                       |
|  | INFILL EXISTING EXTERIOR MASONRY WALL WITH LIKE MATERIALS.                                   |
|  | INFILL EXISTING INTERIOR MASONRY WALL WITH LIKE MATERIALS.                                   |
|  | INFILL EXISTING PLASTER WALL WITH LIKE MATERIALS.                                            |

WALL AND CEILING ASSEMBLIES  
STERLING OPERA HOUSE  
BALCONY 1 LEVEL

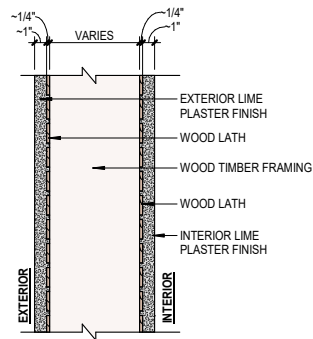


WALL AND CEILING ASSEMBLIES  
STERLING OPERA HOUSE  
BALCONY 2 LEVEL

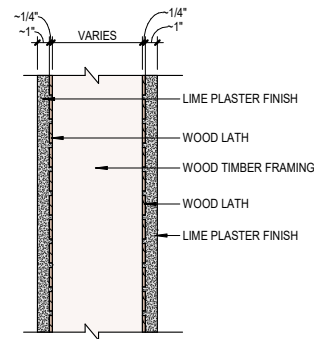


**(E) EXTERIOR LOAD-BEARING MASONRY WALL.**

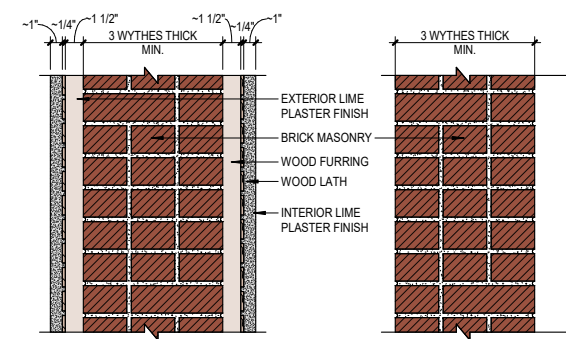
(LOCATIONS OF PLASTER EXTERIOR AND INTERIOR FINISH LAYERS VARY THROUGHOUT BUILDING)



**(E) EXTERIOR NONBEARING WALL.**

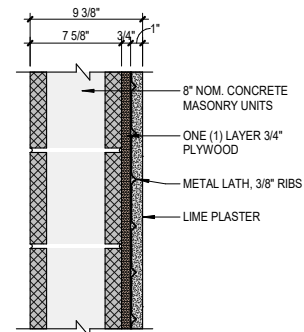


**(E) INTERIOR NONBEARING WALL.**



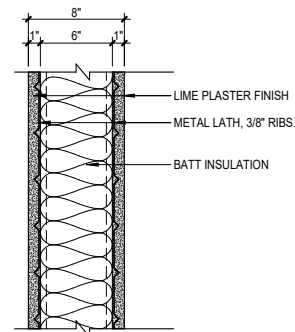
**(E) INTERIOR LOAD-BEARING MASONRY WALL.**

(LOCATIONS OF PLASTER EXTERIOR AND INTERIOR FINISH LAYERS VARY THROUGHOUT BUILDING)

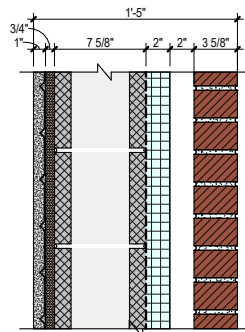


**2-HOUR FIRE-RESISTANCE CMU WALL**

UL DESIGN NO. U905

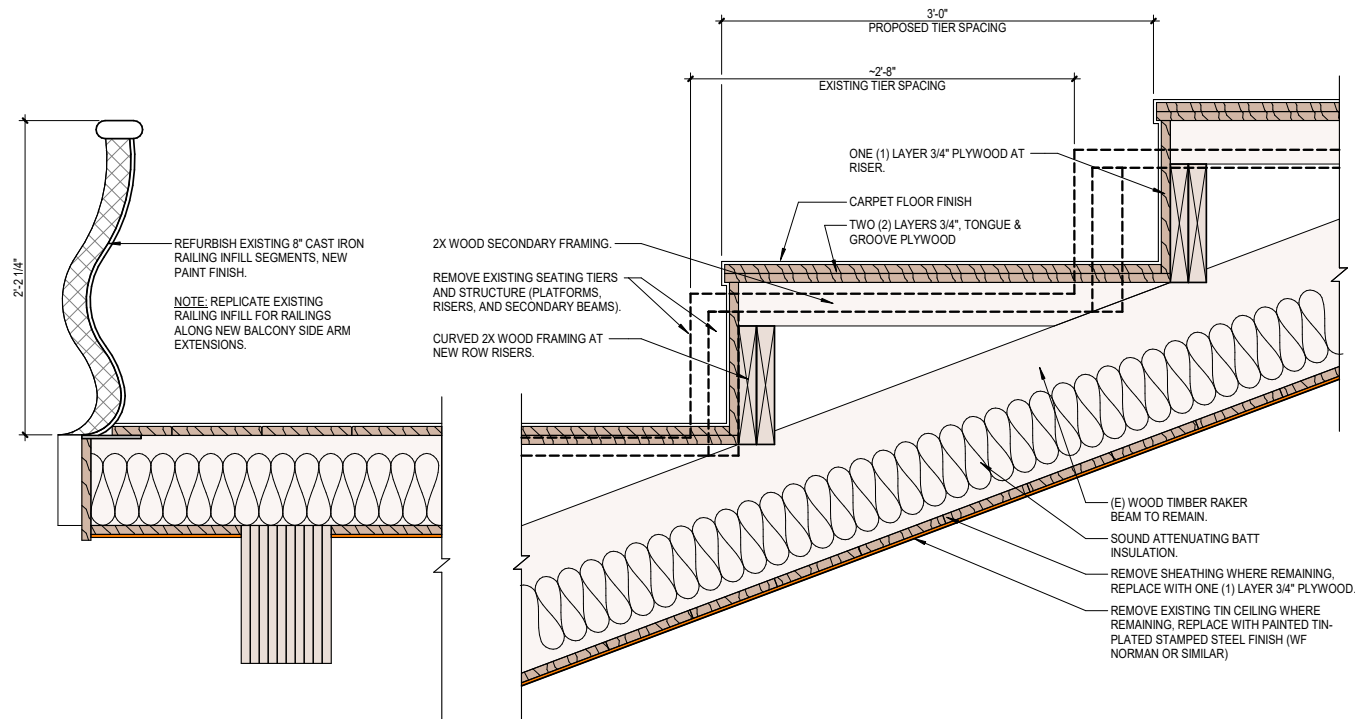


**INTERIOR NONBEARING WALL.**

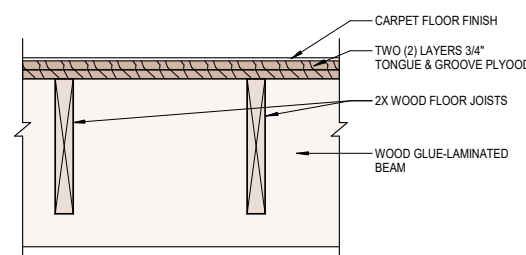


**1-HOUR FIRE-RESISTANCE MASONRY CAVITY WALL**

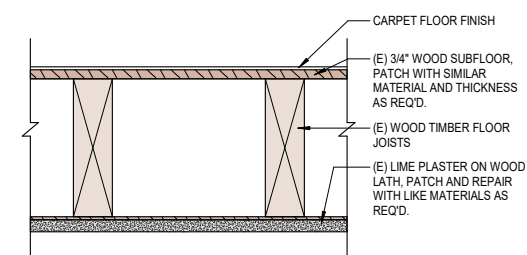
UL DESIGN NO. U905



**REFRAMED WOOD BALCONY TIERS ON EXISTING WOOD STRUCTURE**

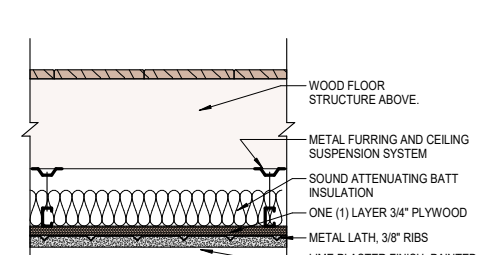


**WOOD TIMBER FRAMED FLOOR STRUCTURE**



**(E) PLASTER ON WOOD LATH CEILING**

PATCH AND REPAIR WITH LIKE MATERIALS



**PLASTER ON METAL LATH CEILING**



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06J

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## AUDIENCE SEATING

# AUDIENCE SEATING

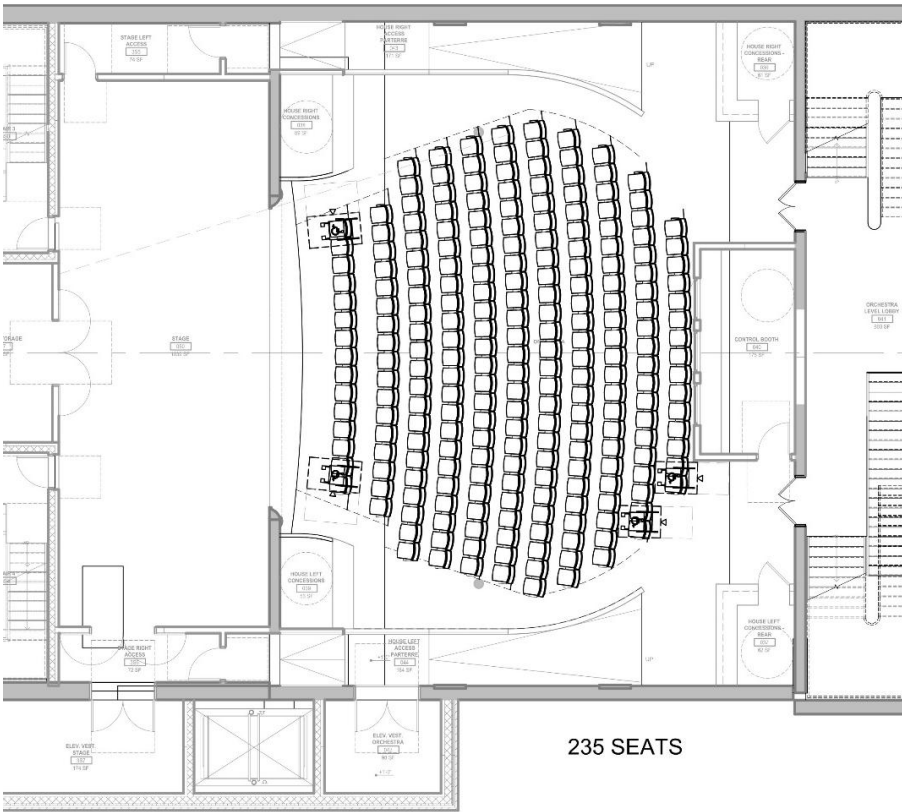
## AUDIENCE SEATING: OPTIONS FOR RE-SEATING THE CHAMBER

Providing a new seating layout within the existing audience chamber of the Sterling Opera House involves a careful balance between maximizing seat count, optimizing sightlines to stage, and different possibilities for audience comfort. The Sterling was originally built at a time when audience seat sizes were generally smaller--outside of today's norm for audience comfort. To meet today's audience's expectations for seating comfort inherently means larger seat widths and deeper row-to-row spacing (which has the opposite effect of reducing seat count). The study does not provide a singular prescribed direction for seating, rather three different options that can be pursued--each varying in audience seat count and level of roominess and comfort in the seats.

### SEATING LAYOUT OPTION 1: 613 SEATS

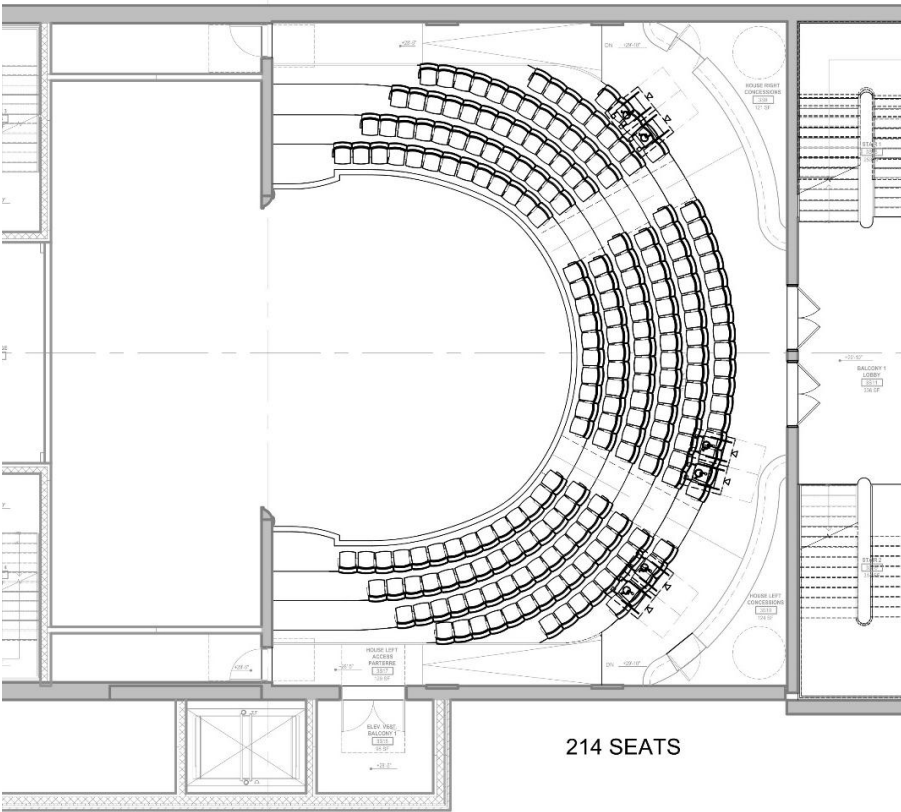
- Reseats the orchestra in 'continental' seating style to maximize seat count (results in longer rows).
- Re-seats balconies on new tiers, preserving existing row-to-row depth, to maximize seat count.

#### ORCHESTRA LEVEL



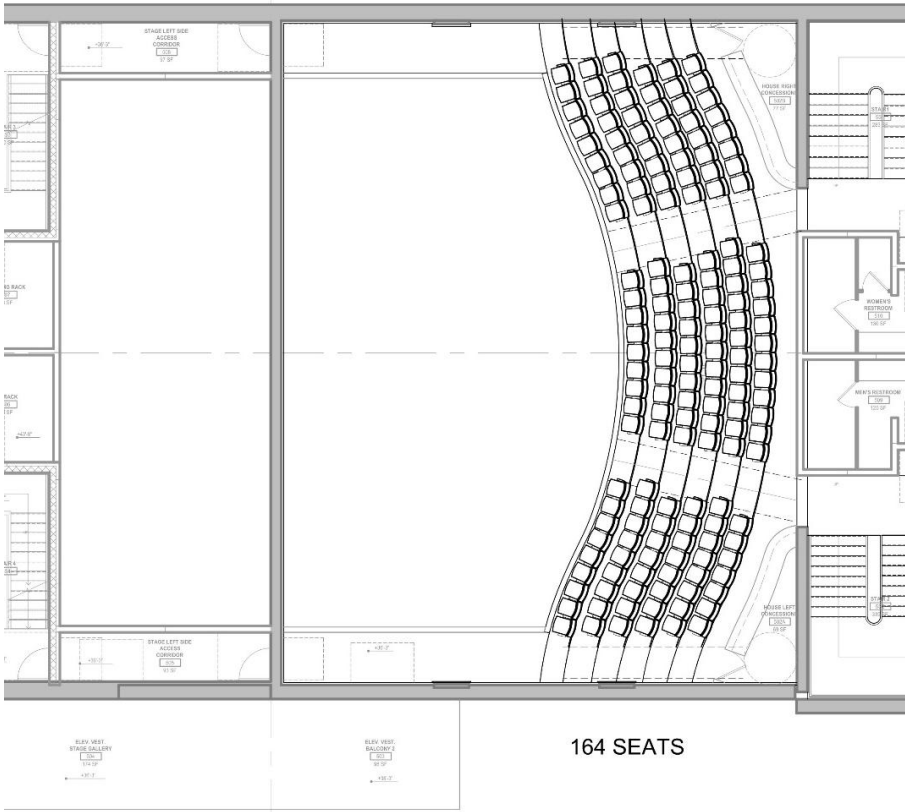
ORCHESTRA LEVEL TOTAL SEATS 613

#### BALCONY 1 LEVEL



BALCONY 1 LEVEL TOTAL SEATS 613

#### BALCONY 2 LEVEL

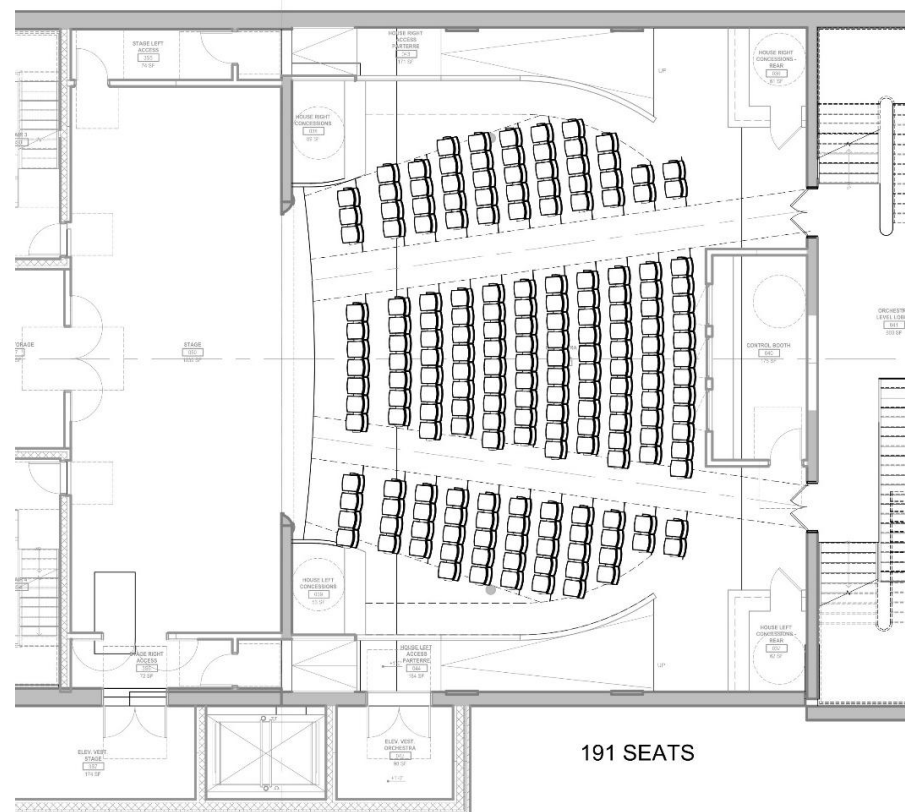


BALCONY 2 LEVEL TOTAL SEATS 613

### SEATING LAYOUT OPTION 2: 569 SEATS

- Re-seats the orchestra with two (2) intermediate aisles to reduce row-length distance to seats.
- Re-seats balconies on new tiers, preserving existing row-to-row depth, to maximize seat count.

## ORCHESTRA LEVEL

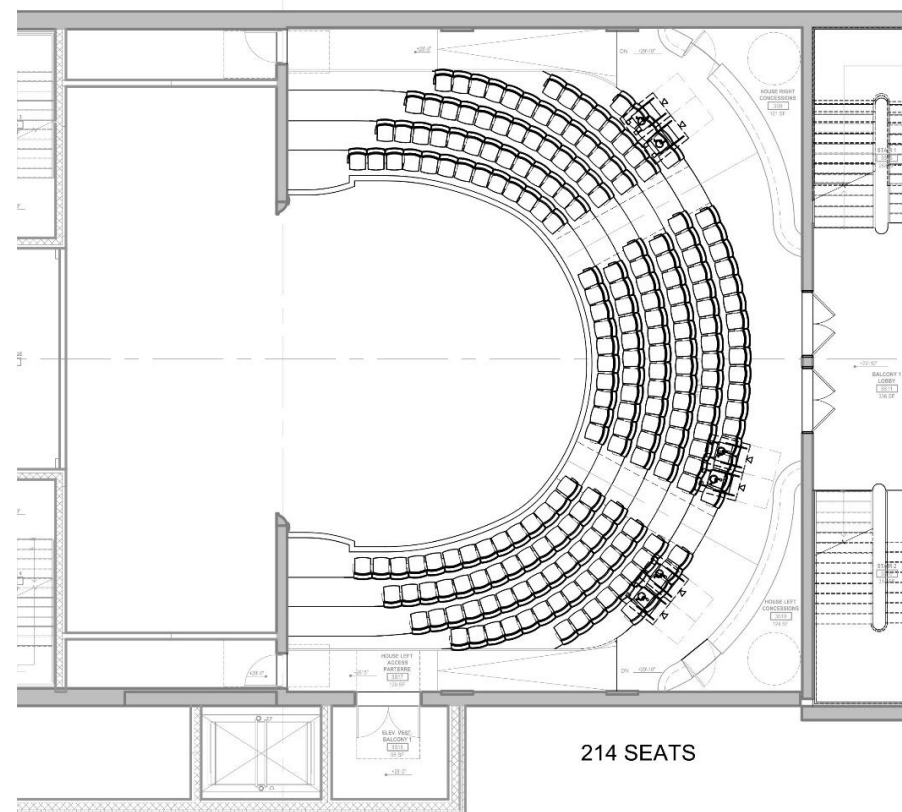


191 SEATS

EL

TOTAL SEATS 569

### BALCONY 1 LEVEL

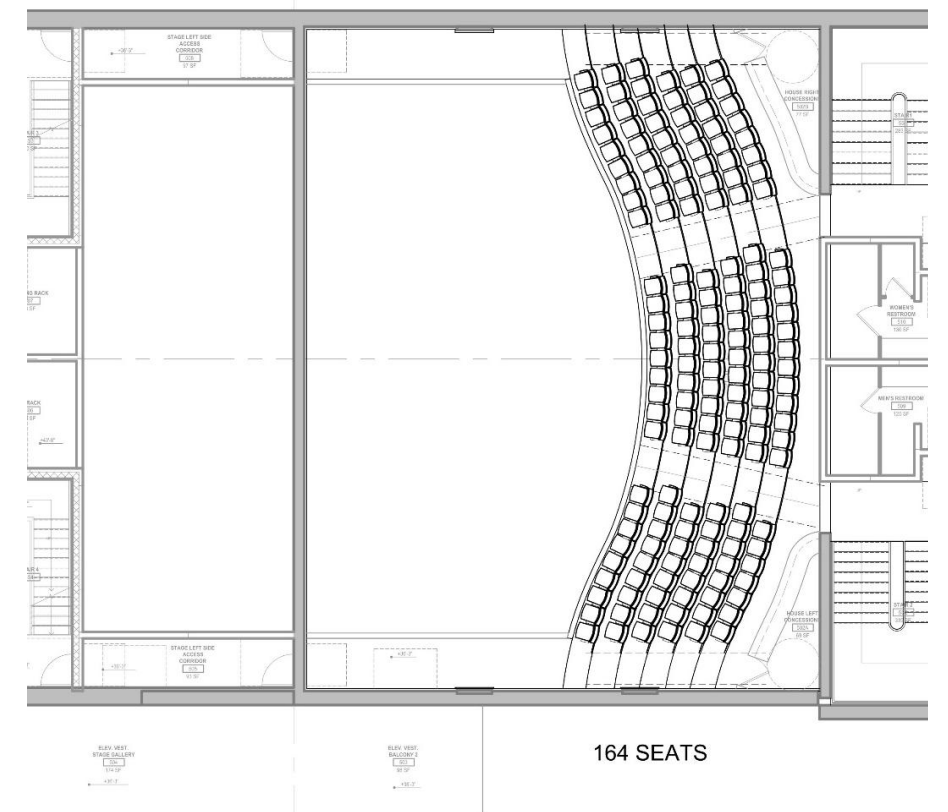


214 SEATS

•

TOTAL SEATS 569

### BALCONY 2 LEVEL



164 SEATS

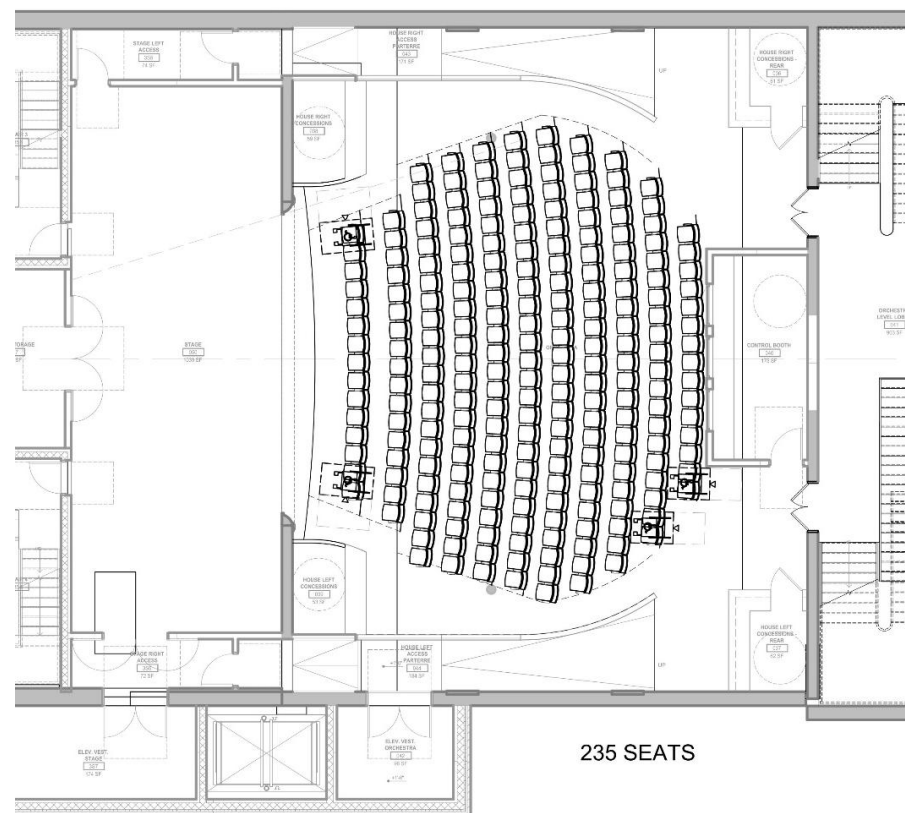
TOTAL SEATS 569



### SEATING LAYOUT OPTION 3: 550 SEATS

- Re-seats the orchestra in 'continental' seating style to maximize seat count (results in longer rows).
- Re-seats balconies on new tiers, with deepened row-to-row depths, to improve audience comfort.

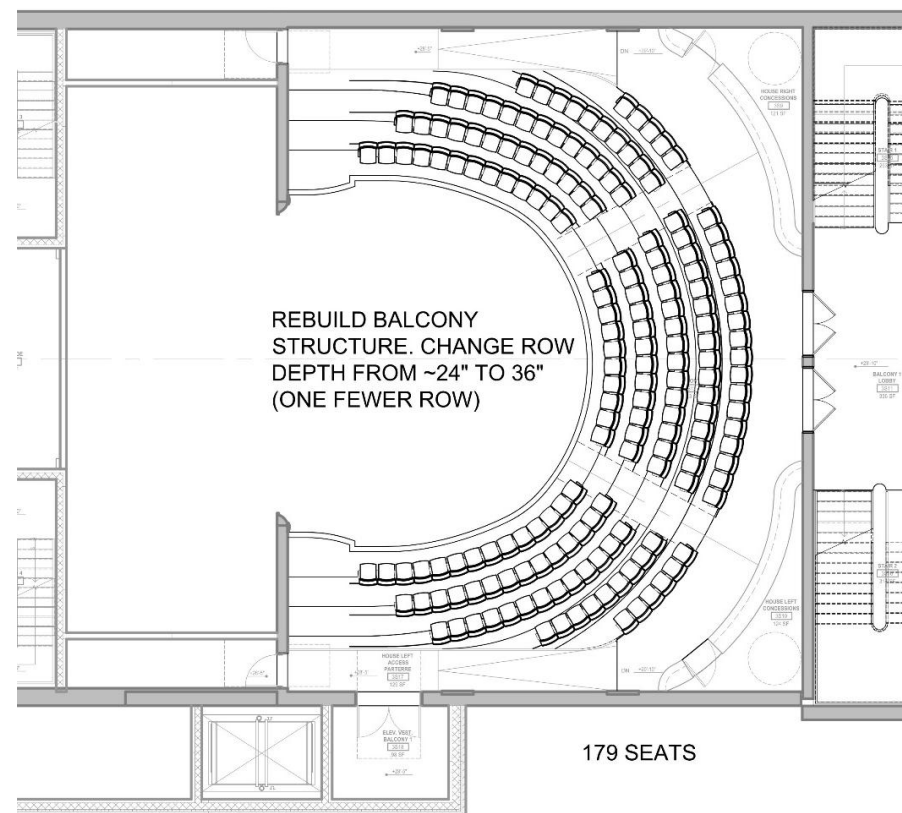
## ORCHESTRA LEVEL



EL

TOTAL SEATS 550  
(REBUILD BALCONY)

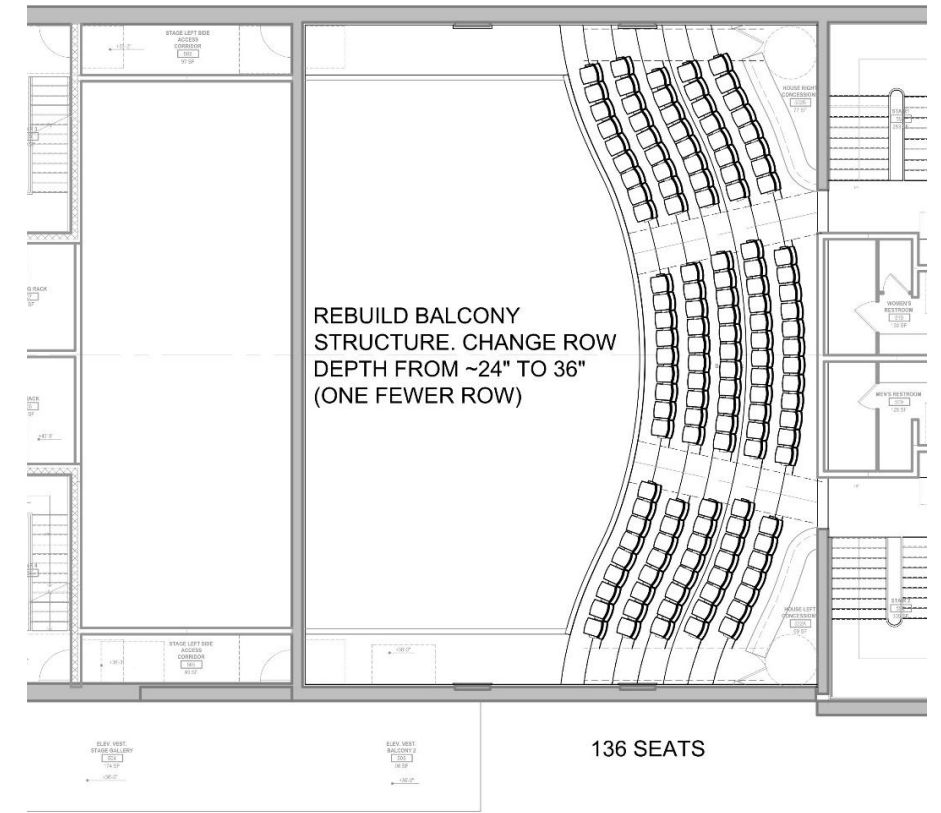
### BALCONY 1 LEVEL



•

TOTAL SEATS 550  
(REBUILD BALCONY)

### BALCONY 2 LEVEL



TOTAL SEATS 550  
(REBUILD BALCONY)

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06K

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# **FINDINGS & RECOMMENDATIONS: ACOUSTICS**

# RECOMMENDATIONS - ACOUSTICS

Major room acoustic goals, will depend on programming and the input from an Operator over the exact types of use for the venue. However, there are a general set of acoustic parameters that should be planned for as a baseline to start with.

## **SOUND ISOLATION AND BACKGROUND NOISE**

There are a number of sound isolation and background noise parameters that will apply to restoration of the theater.

### **ISOLATION OF SOUND COMING TO THE INTERIOR**

From the standpoint of sound isolation, the existing theater structure appears to have at least one solid layer of masonry/stucco between the interior and exterior (Fig. 3). This provides a good foundation for sound isolation from exterior noise, given the relatively low levels of traffic noise outside the theater. Even with the extensive quantity of glazed surfaces open to the auditorium (Fig. 4), relatively little traffic was noticeable during our visit, with the exception of a couple louder motorcycles.

### **ISOLATION OF VENUE SOUND TO THE EXTERIOR**

We do, however, have concerns that any highly amplified events would be clearly audible outside the building and potentially disturbing to neighbors unless there are significant enhancements made to the windows and possibly the attic/roof assembly. Double or triple-glazed windows (if acceptable from a historic preservation viewpoint) would help contain most intelligible sound from amplified performances, though a series of acoustic shutters may be required within the auditorium to more fully contain bass frequencies. The attic zone would need to be sealed (or baffled if used as a plenum) to sufficiently isolate amplified performance sound levels.



Fig. 3



Fig. 4



## HVAC NOISE

The building does not appear to have any forced air ventilation. We assume that the heating was provided by steam or hot water, based on the presence of radiators within occupied areas (Fig. 5). Natural ventilation through windows and the attic void (Fig. 6) appears to be the traditional approach for cooling, and was likely satisfactory to audiences of the past century and neighbors who were not subjected to highly amplified performances. Modern comfort standards and the higher sound levels of today's amplified events will most likely lead the team to recommend some form of forced air cooling system with ducted fresh air intake and exhaust. Locating the equipment for these systems - most likely two or more air handlers plus chillers, pumps, and cooling towers - is an acoustical challenge. To the extent possible, these systems are best located in the basement or at grade and mounted on spring and neoprene vibration isolators.

## STAGEHOUSE MECHANICAL ATTIC

It is clear that some large fan equipment and potentially a chiller will be located above the stagehouse in a new mechanical area. It will be essential that this new equipment space is constructed with a concrete slab and equipment located there is mounted on vibration isolation. Equipment mounted to upper floors of the building will prove more difficult to isolate and may transmit noise and vibration over a broad area of spaces. Therefore, we also recommend selection of quieter models for equipment – well-balanced air handlers with thickly insulated casing and chillers with mag-lev bearing or substantial external isolation like 3-inch static deflection spring and neoprene mounts. Mechanical areas, particularly those above the stagehouse, will also benefit from approximately 50% coverage of their ceiling with a 2-inch thick mineral wool plenum board. This added sound absorption will help prevent airborne noise generated by equipment from propagating to occupied spaces that are nearby.



Fig. 5

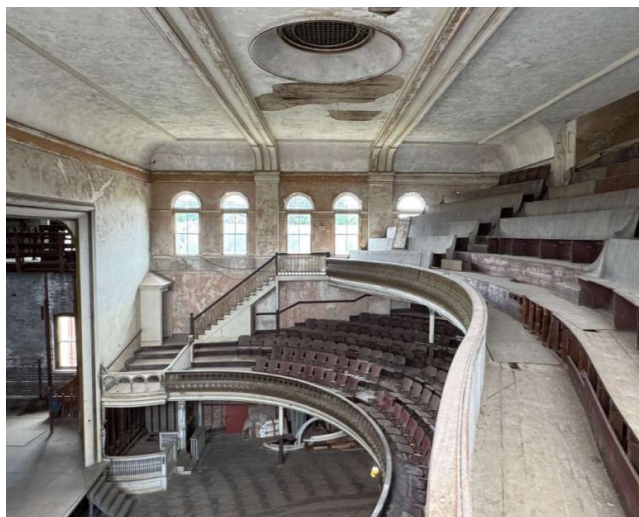


Fig. 6

## **ROOM ACOUSTICS: NATURAL & AMPLIFIED SOUND**

As mentioned above, room acoustic approaches may vary with the desired program of activities for the facility. However, we expect that the two most practical approaches will be either a fixed acoustic condition that works best for natural acoustics and lightly reinforced sound, or an amplified acoustic condition that works for a range of events utilizing amplification to provide clarity and loudness to audience members.

### **FIXED ROOM ACOUSTICS – OVERALL APPROACH**

A fixed acoustic condition would offer comfortable conditions for a range of performances, but would not accommodate highly amplified rock music and similar events well. The latter would handle more intense activities like rock concerts, but would require some degree of amplification for spoken word and small musical groups. While a variable acoustic approach can offer the best of both ends of the acoustic spectrum, it also requires investment in draperies or acoustic panels that can be deployed depending on specific activities on a given day. These systems would only be adjusted by technical staff or other theater personnel, meaning ongoing operational costs as well.

### **FIXED ROOM ACOUSTICS – NATURAL ACOUSTICS & LIGHT SOUND REINFORCEMENT**

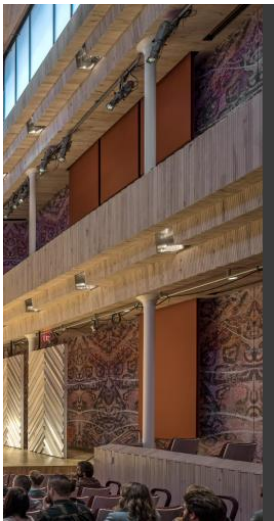
The fixed acoustic condition for natural acoustics and lightly sound-reinforced activity would be mostly plaster, gypsum board, or acoustical plaster with a small amount of fixed fabric, drapes, or other acoustically “soft” surfaces. Upholstered seats are expected, but the extent of the chair fabric and the thickness of the padding will be balanced with other acoustically absorptive materials in the auditorium. Carpet may be used in the aisles, but it should be low pile and not extend under seating surfaces. Within the stagehouse, fixed stage draperies would be minimal, and comprised of lighter weight materials to prevent too much sound from being absorbed within the stage.

### **FIXED ROOM ACOUSTICS – FOR AMPLIFIED SOUND EVENTS**

For a fixed acoustic condition for overtly amplified acoustic events, gypsum board and plaster could still be used as substrate for interior walls, but more fabric wrapped acoustic panels or draperies would be included in the interior design. Seating surfaces may be more fully upholstered, and seat padding could be thicker for added comfort without adversely impacting the room acoustics. In this option, carpeting the auditorium is recommended and the carpet may extend beneath the seating areas, if desired. Within the stagehouse, heavier velour draperies would help control sound from on-stage monitors, instrument amplifiers, and louder instruments like drums.

## VARIABLE ROOM ACOUSTICS

In a variable acoustic approach, room finishes would be provided similar to those for optimal natural acoustics. Then, most wall surfaces within the room and stagehouse would be equipped with heavyweight draperies (horizontally deployed) or banners (vertically deployed) to cover reflective surfaces when louder amplification is in use. There are challenges to incorporating either banners or curtains within the audience areas, since the room does not have clear locations to “pocket” curtains when not used, and the attic void appears to be too shallow to store banners. While these are solvable problems, there are costs of implementation and ongoing maintenance of variable acoustic systems to consider and weigh against the possibility of expanding program. Figures 7 and 8 illustrate vertically deploying variable acoustic banners in different room settings.



**Fig. 7**



**Fig. 8**

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# **FINDINGS & RECOMMENDATIONS: STRUCTURE**

# RECOMMENDATIONS - STRUCTURAL

## STAGEHOUSE

The proposed alterations include the addition of a 10' deep new interior structure along the entire upstage wall containing two stair towers and various backstage rooms from the cellar to approximately the current grid level. The downstage wall will be a bearing wall on new spread footings.

The stage floor framing consists of 2½" x 13½" wood joists @ 16" on center spanning 30' up/downstage (US/DS) from the rear wall to the proscenium wall. This framing is currently undersized for the required live load. The joists will be shortened to ~20' spans and supported by the new bearing wall, which will allow the joist to support the required live load for a performance platform.

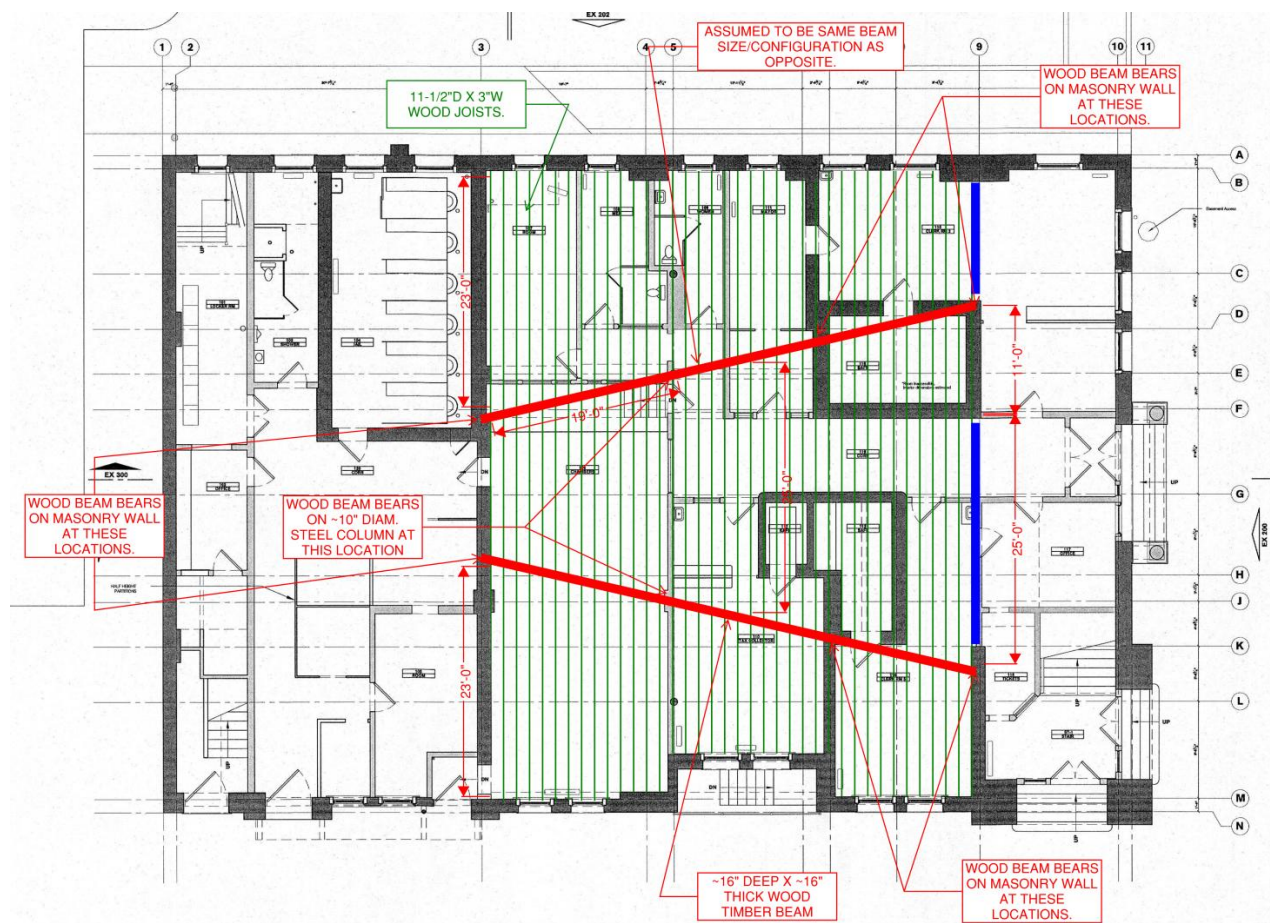
The side galleries and hung grid will be removed. There will be new side galleries providing access to the two balcony levels, presumably steel framed.

A new mechanical floor will be constructed at the current grid level, presumably supported by the existing perimeter bearing walls and the new bearing wall. Support of this floor at the proscenium wall may either be by the existing proscenium structure or by new structure spanning stage/left/right (SL/SR). The underside of the mechanical floor above the stage will have supports for lighting and modest theatrical rigging battens.

## BELOW-STAGE

The area below the stage will be similar to the stage, with the 10' deep new interior structure upstage and shortened floor joists spanning from the new bearing wall to the proscenium wall.





## HOUSE

The house floor framing consists of  $2\frac{3}{4}$ " x  $11\frac{5}{8}$ " wood joists @ 16" on center spanning SL/SR from exterior bearing walls to two interior 16" x 16" wood girders. These girders are skewed in plan, spaced closer at the proscenium wall and skewing away from one another downstage; as a result, the floor joist spans vary. The girders are supported at the proscenium wall and on columns and masonry bearing walls, resulting in three girder spans under the auditorium.

KCI evaluated the existing joists for dead loads plus two possible live loads: (a) fixed seating with chairs and (b) public assembly without seats.

Joists exceeding 19' span are overloaded with public assembly, whereas joist exceeding 21'-6" span are overloaded with fixed seats. This overload pertains to high stresses and excessive deflections. The overloaded joists could be supported by local bearing walls or transfer beams, or they could be reinforced. Reinforcing could consist of side steel flitch plates or LVL wood side plates and through bolts installed along 60% to 70% of the length of each overloaded joist.

The wood girders are notably overloaded under public assembly load, whereas one of the three spans of each girder is overloaded with fixed seats. Like the joists, the girders can be reinforced with steel or LVL side plates along most of the length of the girder.

### **BELOW-HOUSE**

The ground level floor framing below the house consists of 2¾" x 11-5/8" wood joists @ 16" on center spanning US/DS across a series of bearing walls and one interior girder line. The maximum span is under 19', so the joists are suitable for the proposed uses. The bearing walls and girders are presumably sufficient but will need further investigation to confirm.

### **FRONT-OF-HOUSE**

The floor framing at the stair landings contains 3-3/8" x 10" wood joists spaced at 16" on center spanning US/DS, which are suitable for the intended load. Other framing including stair stringers has not been investigated, and while it is anticipated this framing is structurally sufficient, it will need further investigation and analysis to confirm. The areas planned to support restrooms may require stiffening to support tile or similar finishes that are vulnerable to cracking from deflections.

### **BALCONIES**

The balcony levels are framed with 2¾" x 11-5/8" wood joists arranged in a radial pattern to create the curves facing the stage, sloping down from the rear seating towards the stage. The joists are very close together along the curve and fan out to a maximum spacing of 20" at the side masonry walls and downstage wood bearing wall. The downstage bearing wall separates the house from the lobby and front-of-house stairwells. Both balconies have built-up framing that creates the seating risers and aisles.

The balconies are supported by wood girders that span from the proscenium wall to two cast iron columns in the house. The upper balcony girders are straight and are encased in cladding. The lower balcony girders are curved and made from many 15/16" x 11½" deep plies of wood presumably spiked together. While it is anticipated these girders are structurally sufficient, they will need further investigation and analysis to confirm.

### **ELEVATOR ADDITION**

The proposed design includes a new structural addition at the stage right side of the building to accommodate an elevator and associated vestibules.

This new structure will presumably be constructed with bearing walls on new spread footings and with floor levels that are supported by the existing building wall.



06M

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# **FINDINGS & RECOMMENDATIONS: MECHANICAL, ELECTRICAL, & PLUMBING**

## RECOMMENDATIONS - MECHANICAL

- All existing mechanical equipment, piping, and controls to be removed.
- The heating and cooling plant shall consist of air-cooled heat pumps mounted at grade.
- Total tonnage to be approximately 100 tons.
- The Street Level and Below Stage level shall be served via local variable refrigerant frequency (VRF) units. Ventilation air shall be provided via a dedicated outside air unit located in the basement mechanical room.
- The Stage and Theatre shall be served via remote direct expansion (DX) air handling units located in mechanical space above the stage. Duct distribution shall be routed through the attic and down to the space below.
- Vestibules, Mechanical Rooms, Storage Rooms, and Stairwells shall be heated via electric unit heaters and cabinet unit heaters.
- All toilet exhaust and janitor's room exhaust shall be ducted to the outdoors via an inline ceiling mounted fan to a roof vent or wall mounted louver to the exterior.
- IDF/MDF spaces will be air conditioned via split wall mounted ac units. Condensing units will be located at grade.



## RECOMMENDATIONS - ELECTRICAL

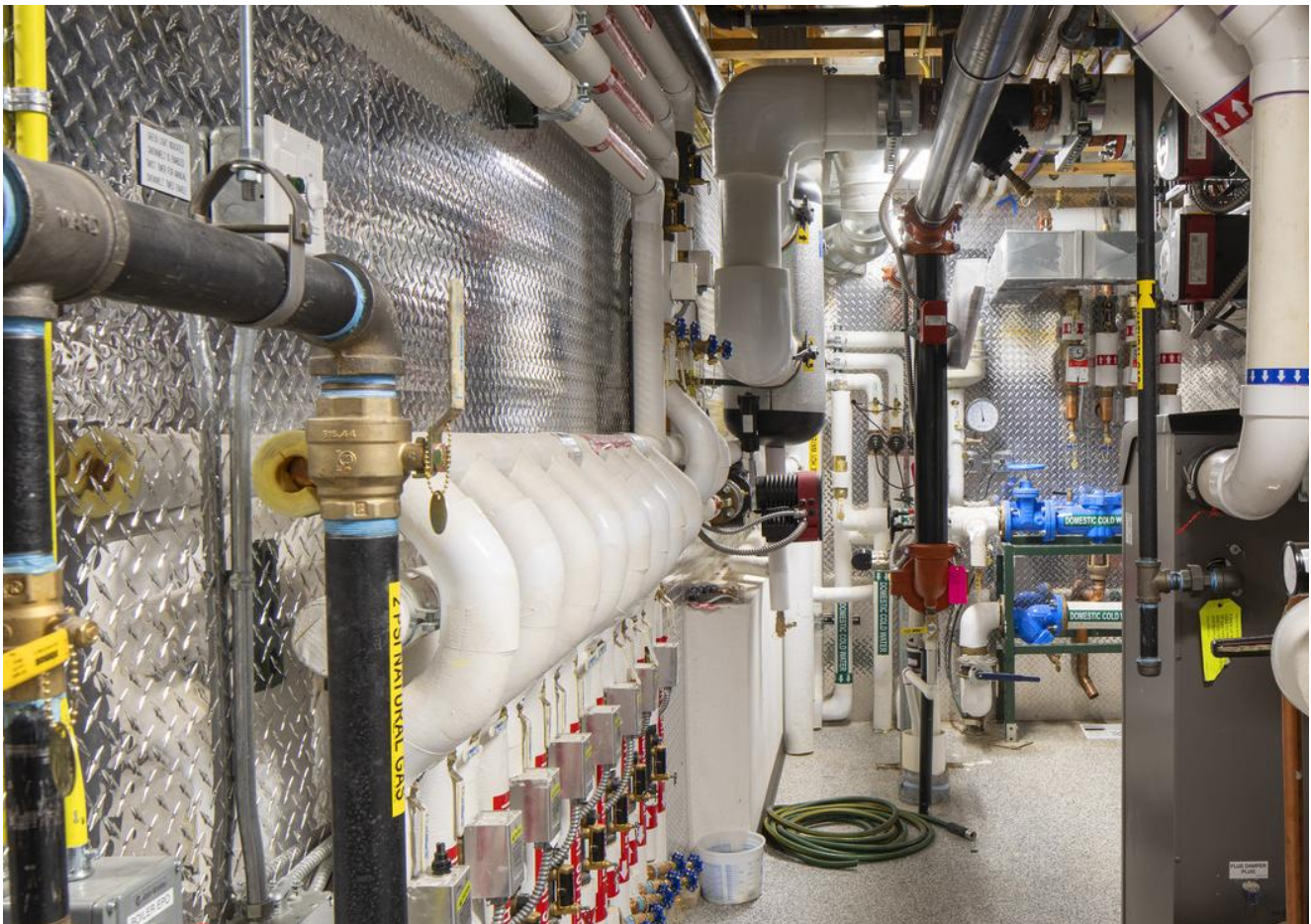
- Provide a new 120/208 volt three phase electrical service with pad mounted utility transformer.
- Provide one service switchboard, one receptacle panelboard per floor, one lighting panelboard per floor and mechanical panelboard near mechanical equipment. Provide owner's meter on all panelboards and switchboard.
- Provide a new addressable voice fire alarm system consisting of pull stations, heat detectors, smoke detectors, tamper switches, flow switches, etc. as required to protect the building.
- Install emergency lighting inverters to provide 90-minute power for all emergency lighting fixtures.
- Provide a low voltage networked lighting control system, consisting of vacancy sensors, time clock, occupancy sensors and daylight sensors, to control new LED lighting fixtures in spaces outside the theater.
- Provide theatrical dimming relay panelboards and devices to support theater spaces.
- Provide isolated ground system to support AV, IT, and Theatrical equipment.
- Provide receptacles to match architectural programming of the spaces.





## RECOMMENDATIONS - PLUMBING

- All existing sanitary system piping shall be removed and new piping installed as required by the new program. The existing connection at the Elizabeth Street sewer line should be scoped to verify conditions and replaced with new as required.
- The existing water service entrance appears to be galvanized steel piping. The existing service entrance and valves likely contain materials with unacceptable lead content and shall be replaced. Service piping should be replaced with new from the existing service main in Elizabeth Street.
- The existing exposed storm piping should be scoped and inspected to confirm conditions and replaced as required. Existing south side storm system will be rerouted as required with the new addition installation.
- All existing plumbing fixtures shall be removed and new fixtures installed as required by the new program.
- Interior vent piping should be scoped and inspected to confirm conditions and replaced as required. Existing vent piping through roof to be reused.
- Domestic hot water will be generated through electric water heaters with circulation to remote plumbing fixtures. Below stage fixtures will be supplied from dedicated electric tank located in the janitor's closet. The street level restrooms, upper-level concessions and Balcony restrooms hot water will be supplied from an electric tank located in the street level janitor's closet. Alternately, remote area concessions and Balcony two restrooms will be provided tankless electric units as required by the program.





## RECOMMENDATIONS - FIRE PROTECTION

- Install fire sprinklers throughout the entire building, including combustible concealed spaces.
- Install fire standpipes within required stairs (2 ½" fire department valves) on each floor level.
- Install class III fire standpipes on either side of the stage (2 ½" & 1 ½" fire department valves).
- Provide dry fire sprinklers throughout any/all unheated spaces including attics, etc.









# 07

## PROJECT PHASING + SEQUENCING



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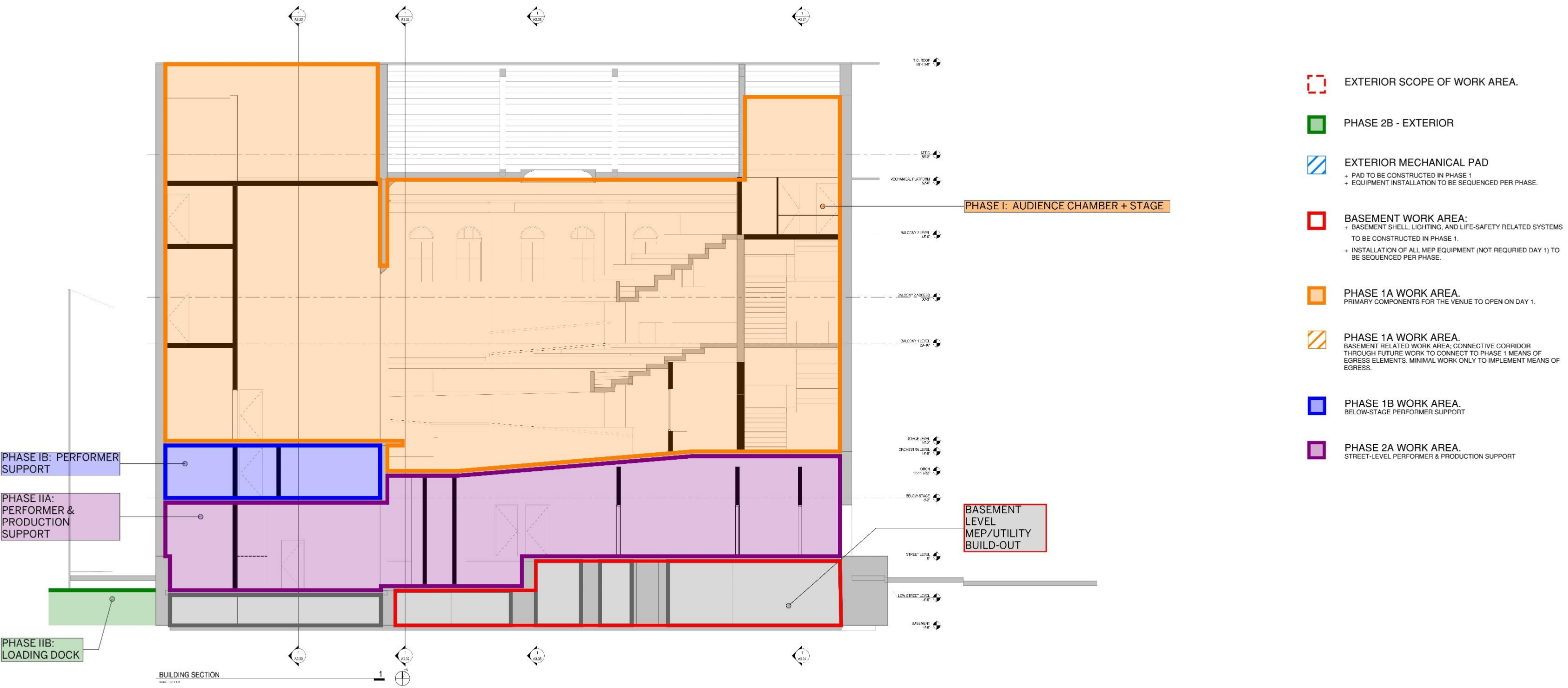
# PHASING

As noted in the Chapter 1 introduction, the strategy for phasing of the renovation has prioritized those spaces in the building that would be most critical for day-one operations and getting audiences back in the door of the Sterling. Following day-one, portions of the renovation have been broken down to help identify individual costs that would be associated with various parts of the building. In total, the study defines four (4) phases: Phase 1A is related to the day-one construction; Phase 1B is related to below-stage performer support and dressing rooms; Phase 2A is related to alterations to the Street Level of the building for performer and production support areas; Phase 2B is related to exterior work for the loading dock, loading drive, equipment pad(s) and other exterior improvements. Work within the basement zone of the building would occur as each phase dictates; the equipment installation for mechanical, electrical, plumbing, fire protection, fire alarm would be sequenced to occur as each phase requires.

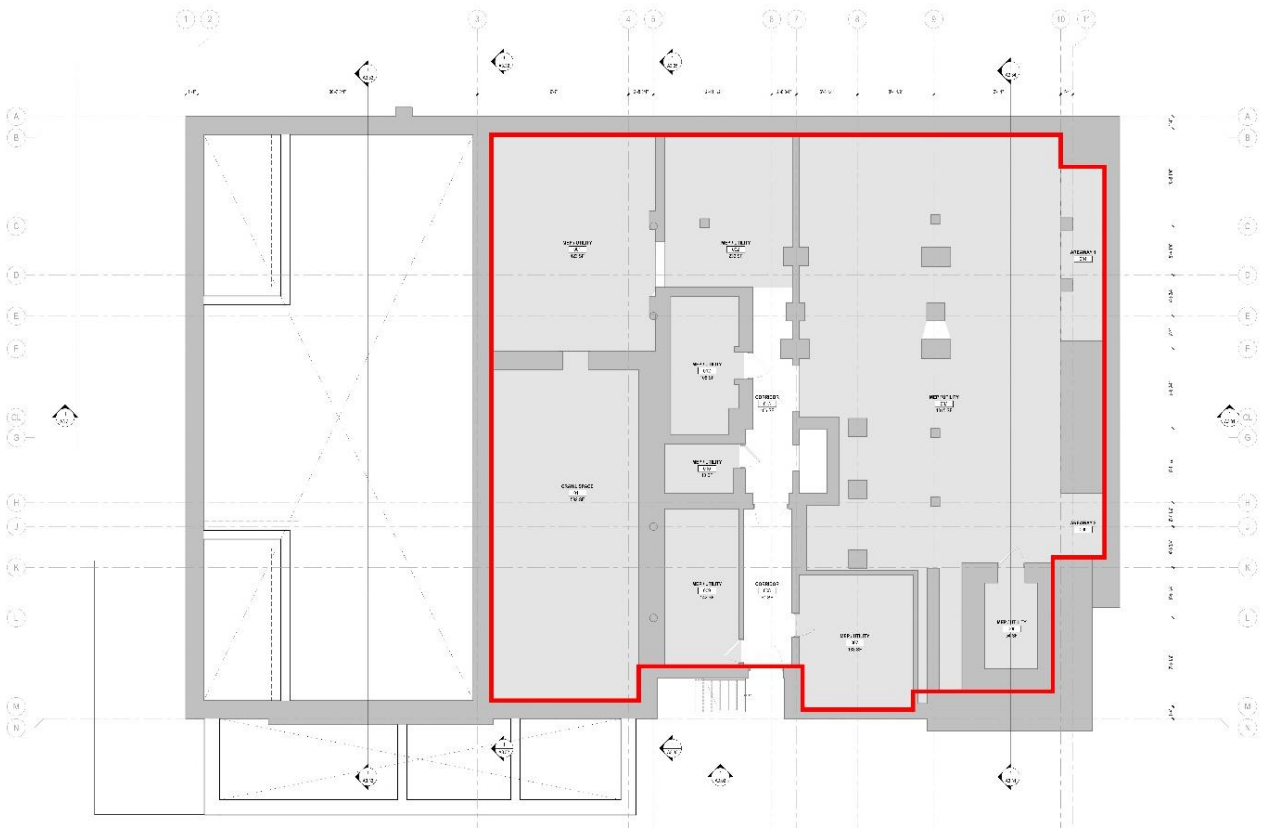
Because much is involved in upgrading the building to make it suitable for reoccupation by audiences, the first Phase 1A is the largest and most involved. The subsequent phases, 1B through 2B, are by comparison more modest and could be elected to be done combined or together with Phase 1A.



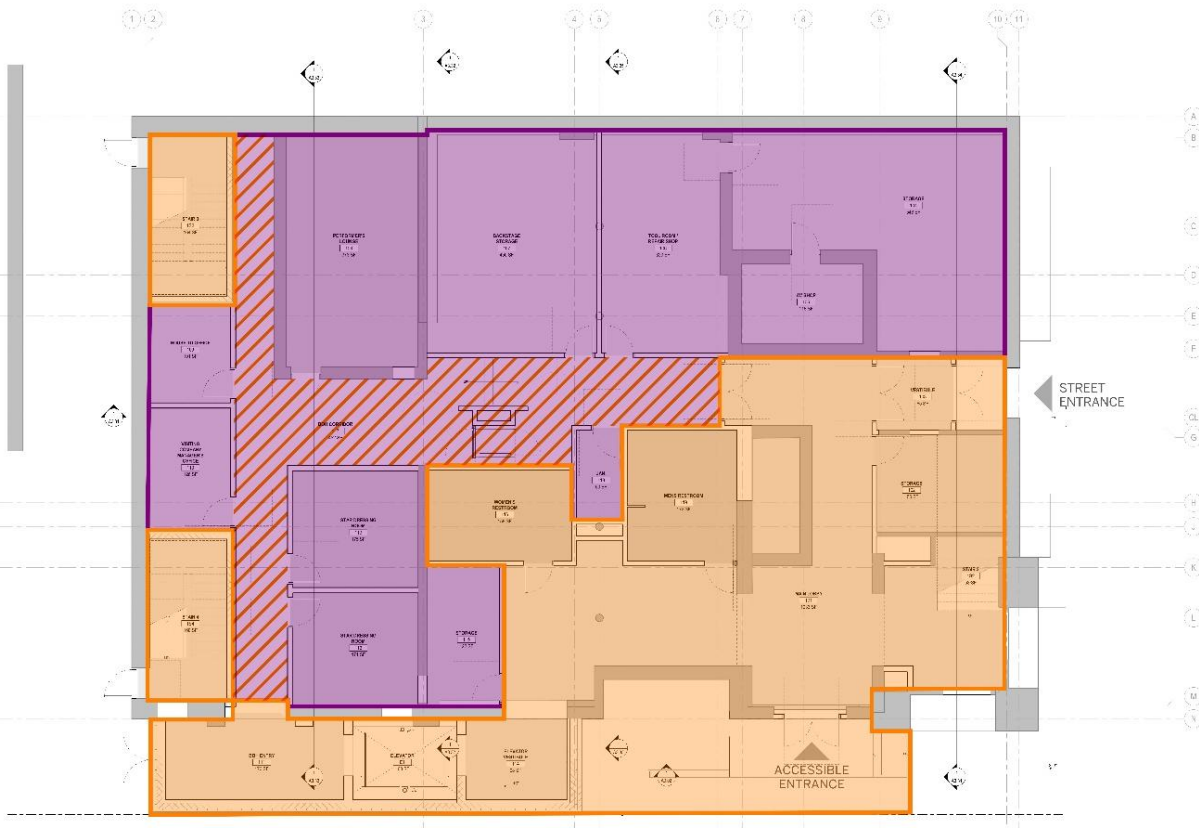
PHASING SECTION



PHASING PLANS



BASEMENT LEVEL

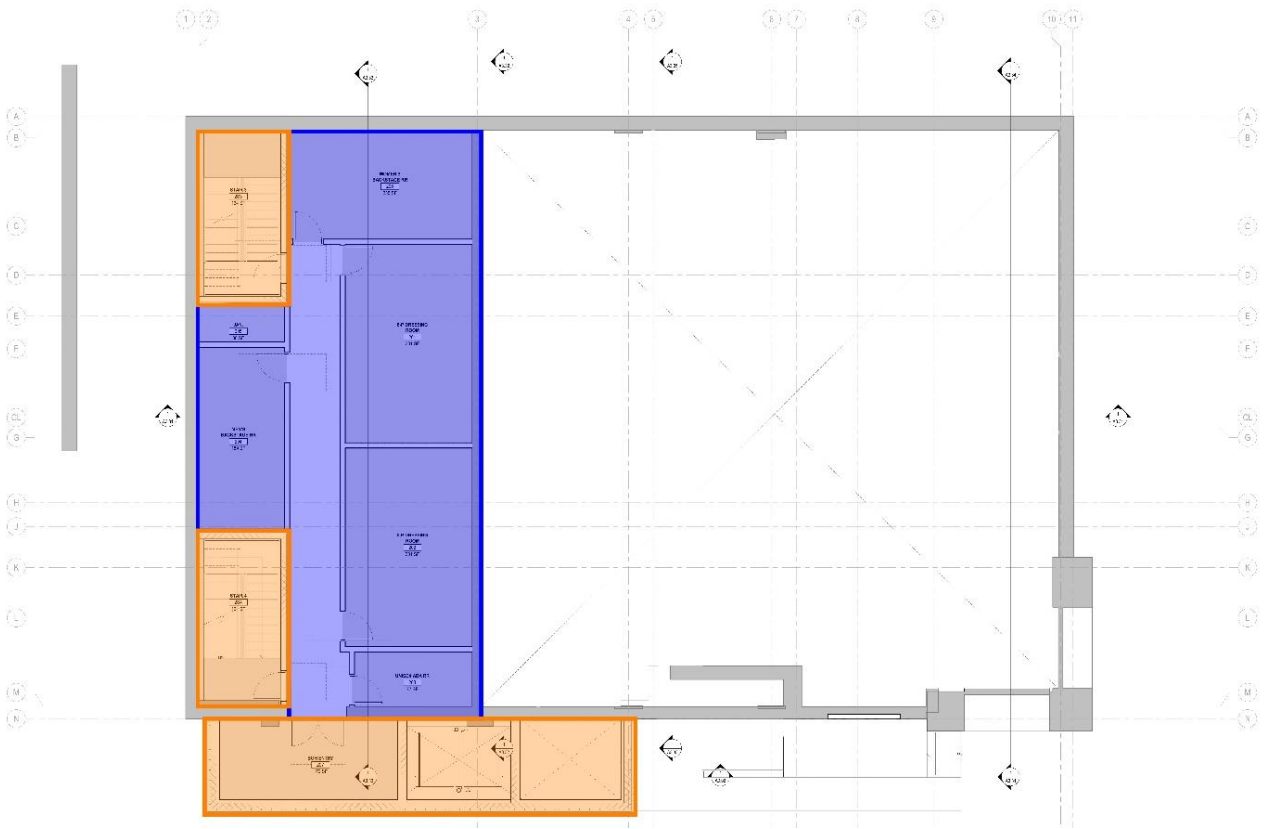


STREET LEVEL

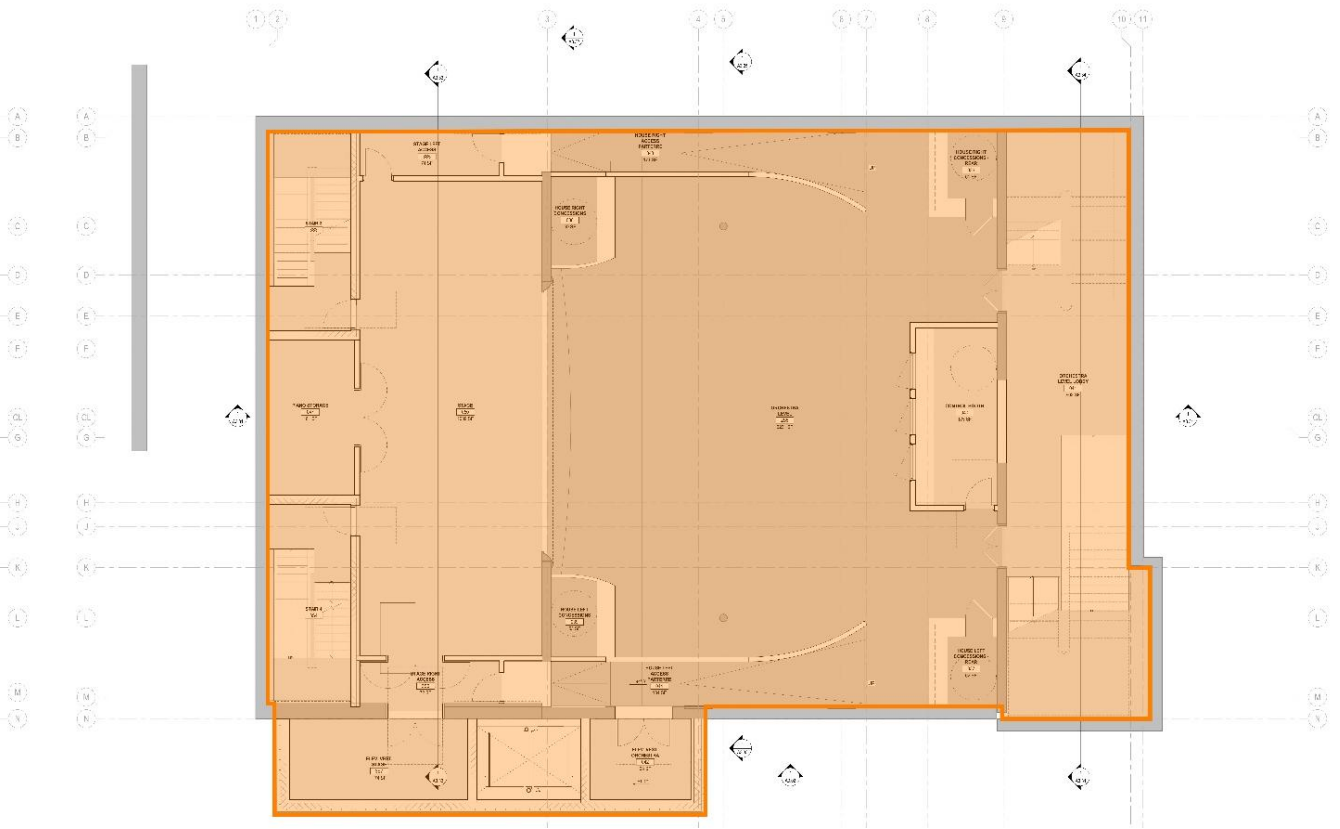
- EXTERIOR SCOPE OF WORK AREA.
- PHASE 2B - EXTERIOR
- EXTERIOR MECHANICAL PAD
  - + PAD TO BE CONSTRUCTED IN PHASE 1
  - + EQUIPMENT INSTALLATION TO BE SEQUENCED PER PHASE.
- BASEMENT WORK AREA:
  - + BASEMENT SHELL, LIGHTING, AND LIFE-SAFETY RELATED SYSTEMS TO BE CONSTRUCTED IN PHASE 1.
  - + INSTALLATION OF ALL MEP EQUIPMENT (NOT REQUIRED DAY 1) TO BE SEQUENCED PER PHASE.
- PHASE 1A WORK AREA.
  - PRIMARY COMPONENTS FOR THE VENUE TO OPEN ON DAY 1.
- PHASE 1A WORK AREA.
  - BASEMENT RELATED WORK AREA; CONNECTIVE CORRIDOR THROUGH FUTURE WORK TO CONNECT TO PHASE 1 MEANS OF EGRESS ELEMENTS. MINIMAL WORK ONLY TO IMPLEMENT MEANS OF EGRESS.
- PHASE 1B WORK AREA.
  - BELOW-STAGE PERFORMER SUPPORT
- PHASE 2A WORK AREA.
  - STREET-LEVEL PERFORMER & PRODUCTION SUPPORT



PHASING PLANS



BELOW-STAGE LEVEL

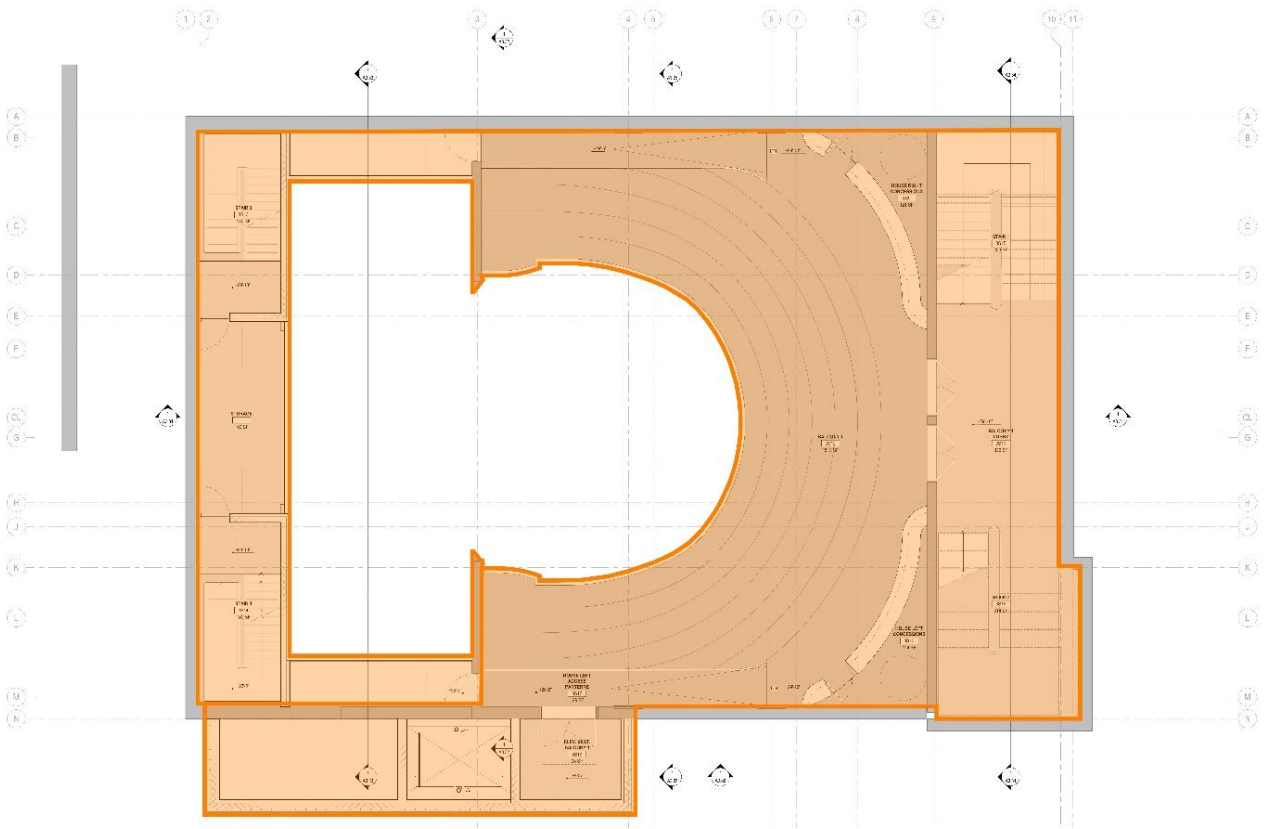


ORCHESTRA LEVEL

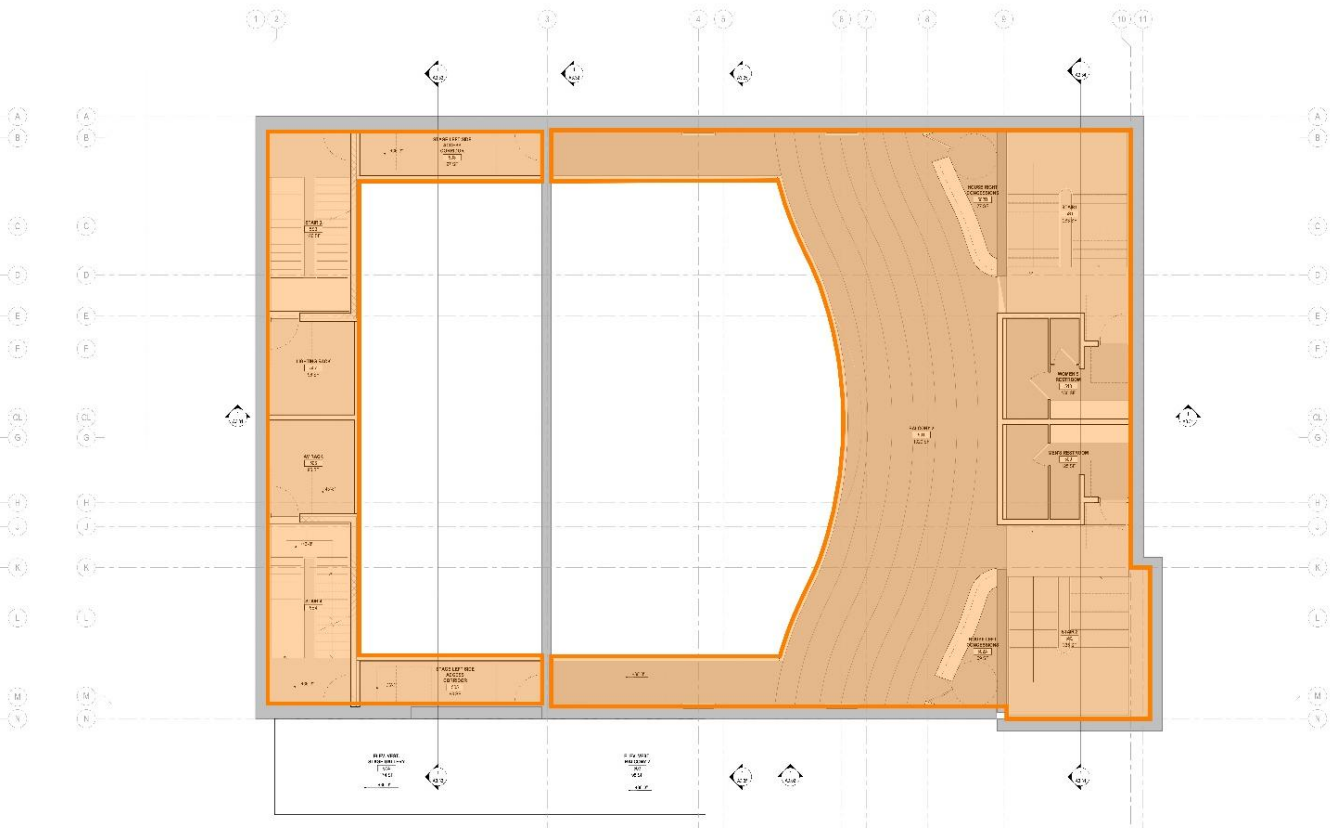
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PHASING PLANS



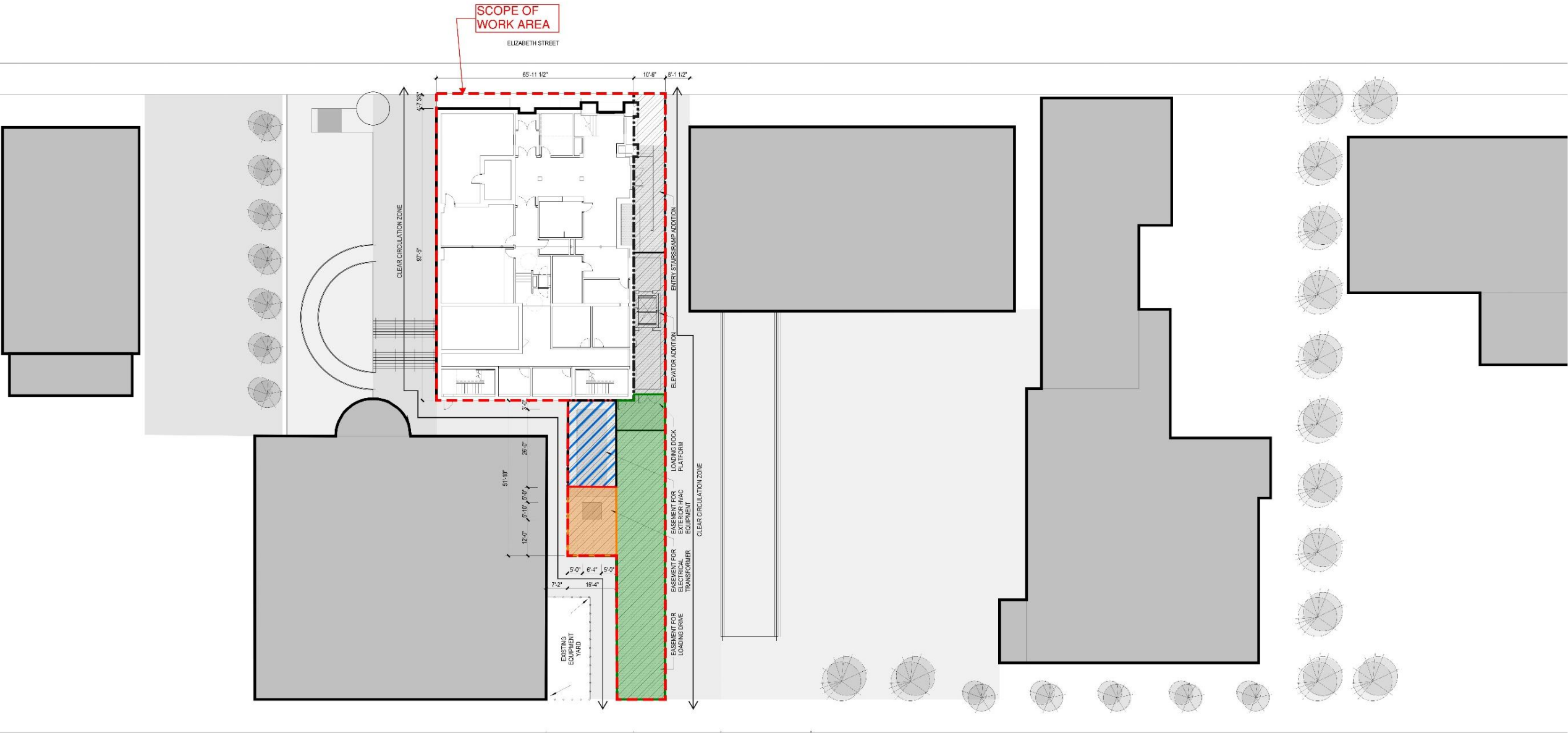
BALCONY 1 LEVEL



BALCONY 2 LEVEL

-  EXTERIOR SCOPE OF WORK AREA.
-  PHASE 2B - EXTERIOR
-  EXTERIOR MECHANICAL PAD  
+ PAD TO BE CONSTRUCTED IN PHASE 1  
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-  PHASE 1B WORK AREA.  
BELOW-STAGE PERFORMER SUPPORT
-  PHASE 2A WORK AREA.  
STREET-LEVEL PERFORMER & PRODUCTION SUPPORT

PHASING SITE PLAN



- EXTERIOR SCOPE OF WORK AREA.
- PHASE 2B - EXTERIOR
- EXTERIOR MECHANICAL PAD
  - + PAD TO BE CONSTRUCTED IN PHASE 1
  - + EQUIPMENT INSTALLATION TO BE SEQUENCED PER PHASE.
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- PHASE 2A WORK AREA.
  - STREET-LEVEL PERFORMER & PRODUCTION SUPPORT







# 08

## COST ESTIMATE





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# COST ESTIMATE

The cost estimated prepared by this study encapsulates all costs associated for the total project. This equates to costs carried for each phase of work, as well as all costs associated for each phase, hard and soft. Hard costs are all of those associated with the construction of the physical building. These also include contractor mark-ups, escalation, and contingencies. Soft costs are all additional costs and fees associated with actually completing the work and getting the building opened. Soft costs include provisions for loose furnishings; professional fees for architects, engineers, and consultants; costs for loose performance equipment for lighting, AV, rigging; and miscellaneous costs for hazardous material abatement, historic tax credit fees, and allowances for legal fees.

The study escalates all of these total costs beyond today's dollars, to the first quarter of 2028, to provide a more accurate reflection of the numbers that may be involved at a likely time the project would be bid.

Within the Building Direct Trade Cost, additional breakdowns are provided within the pie charts following for the interior phases of work. This reflects that the largest costs (between 50% to 70%) are associated with infrastructural equipment (for mechanical, electrical, and plumbing) and by comparison more modest costs are associated with demolition, structure, and interior fit out.

Chapter 8 of this study provides an overview summary of total costs. The full construction cost report, prepared by Cost+Plus, is included within the Appendices.



TOTAL PROJECT COST

|                    | PHASE 1A<br>(DAY 1 VENUE) | PHASE 1B<br>(BELOW-STAGE SUPPORT) | PHASE 2A<br>(STREET LEVEL) | PHASE 2B<br>(SITE WORK & DOCK) | TOTAL   |
|--------------------|---------------------------|-----------------------------------|----------------------------|--------------------------------|---------|
| HARD COSTS         | \$23.5M                   | \$1.4M                            | \$2.3M                     | \$850K                         | \$28.1M |
| SOFT COSTS         | \$6.6M                    | \$618K                            | \$1.3M                     | \$317K                         | \$8.8M  |
| TOTAL PROJECT COST | \$30.1M                   | \$2.0M                            | \$3.6M                     | \$1.2M                         | \$36.9M |

TOTAL PROJECT COST

|                                                          |  | PHASE 1A<br>(DAY 1 VENUE)<br>23,470 | PHASE 1B<br>(BELOW-STAGE SUPPORT)<br>1,560 | PHASE 2A<br>(STREET LEVEL)<br>3,655 | PHASE 2B<br>(SITE WORK & DOCK) | TOTAL<br>28,865 SF |
|----------------------------------------------------------|--|-------------------------------------|--------------------------------------------|-------------------------------------|--------------------------------|--------------------|
| Areas of Renovation                                      |  |                                     |                                            |                                     |                                |                    |
| HARD COSTS                                               |  |                                     |                                            |                                     |                                |                    |
| Allowance for General Requirements                       |  | \$575,000                           | \$35,000                                   | \$55,000                            | \$20,000                       | \$685,000          |
| Building Direct Trade Cost                               |  | \$12,945,000                        | \$825,000                                  | \$1,370,000                         |                                | \$15,140,000       |
| Specialist Equipment Allowances                          |  |                                     |                                            |                                     |                                |                    |
| Performance Space (500 Seats)                            |  | \$995,000                           |                                            |                                     |                                | \$525,000          |
| Sour Performance Lighting Systems                        |  | \$425,000                           | \$50,000                                   | \$50,000                            |                                | \$520,000          |
| Site Development & Utilities                             |  |                                     |                                            |                                     | \$520,000                      | \$520,000          |
| TOTAL DIRECT COST (1ST QUARTER 2026)                     |  | \$14,940,000                        | \$910,000                                  | \$1,475,000                         | \$540,000                      | \$16,870,000       |
| Design Phase Contingency                                 |  | 17.5% \$2,615,000                   | \$160,000                                  | \$260,000                           | \$95,000                       | \$3,130,000        |
| CM General Conditions, Insurances, Bonds, Fee & Permits: |  |                                     |                                            |                                     |                                |                    |
| CM General Conditions                                    |  | \$1,405,000                         | \$85,000                                   | \$140,000                           | \$50,000                       | \$1,680,000        |
| Subcontractor Default Insurance                          |  | \$290,000                           | \$20,000                                   | \$30,000                            | \$10,000                       | \$350,000          |
| General Liability Insurance                              |  | \$325,000                           | \$20,000                                   | \$30,000                            | \$10,000                       | \$385,000          |
| Builder's Risk Insurance                                 |  | \$45,000                            | \$5,000                                    | \$5,000                             | \$5,000                        | \$60,000           |
| Fee                                                      |  | \$735,000                           | \$45,000                                   | \$75,000                            | \$25,000                       | \$880,000          |
| Permit                                                   |  | \$265,000                           | \$15,000                                   | \$25,000                            | \$10,000                       | \$315,000          |
| TOTAL BID COST (1ST QUARTER 2026)                        |  | \$20,620,000                        | \$1,260,000                                | \$2,040,000                         | \$745,000                      | \$24,665,000       |
| Escalation Contingency                                   |  | 8.5% \$1,755,000                    | \$105,000                                  | \$175,000                           | \$65,000                       | \$2,100,000        |
| Construction Phase GMP Change Order Contingency          |  | 5.0% \$1,120,000                    | \$70,000                                   | \$110,000                           | \$40,000                       | \$1,340,000        |
| TOTAL HARD COSTS                                         |  |                                     |                                            |                                     |                                |                    |
| ESCALATED BID COST (1ST QUARTER 2028)                    |  | \$23,495,000                        | \$1,435,000                                | \$2,325,000                         | \$850,000                      | \$28,105,000       |
| SOFT COSTS                                               |  |                                     |                                            |                                     |                                |                    |
| Furniture, Fixtues, & Equipment                          |  |                                     |                                            |                                     |                                |                    |
| FF&E Contingency & Escalation                            |  | 7.0% \$350,000                      | \$150,000                                  | \$550,000                           | \$50,000                       | \$1,100,000        |
| Performance Equipment (Lighting, AV, Rigging)            |  | \$25,000                            | \$11,000                                   | \$39,000                            | \$4,000                        | \$79,000           |
| Loose Performance Lighting Fixtures                      |  | \$245,000                           |                                            |                                     |                                | \$245,000          |
| Demountable Orchestra Filler Platforms                   |  | \$32,000                            |                                            |                                     |                                | \$32,000           |
| Loose Microphones & Cables                               |  | \$75,000                            | \$7,000                                    | \$10,000                            |                                | \$92,000           |
| Contingency & Escalation                                 |  | 10.0% \$36,000                      | \$1,000                                    | \$1,000                             |                                | \$38,000           |
| Professional Fees                                        |  |                                     |                                            |                                     |                                |                    |
| AE Prime Consulting Fees                                 |  | \$2,350,000                         | \$215,000                                  | \$279,000                           | \$94,000                       | \$2,938,000        |
| Specialty Consultant Fees (Theatre, Acoustics, AV)       |  | \$705,000                           | \$72,000                                   | \$93,000                            |                                | \$870,000          |
| Specialty Consultant Fee (Landscape)                     |  |                                     |                                            |                                     | \$77,000                       | \$77,000           |
| Project Contingency                                      |  | \$1,880,000                         | \$100,000                                  | \$174,000                           | \$68,000                       | \$2,248,400        |
| Project Management Fees & Expenses                       |  | \$470,000                           | \$29,000                                   | \$47,000                            | \$17,000                       | \$562,100          |
| Abatement Allowance                                      |  |                                     |                                            |                                     |                                |                    |
| Abatement Contingency                                    |  | 10.0% \$305,000                     | \$20,000                                   | \$48,000                            |                                | \$373,000          |
| Miscellaneous Costs                                      |  |                                     |                                            |                                     |                                |                    |
| Historic Tax Credit Applications (NPS Fee Schedule)      |  | \$7,000                             | \$4,000                                    | \$6,000                             | \$3,000                        | \$20,000           |
| Legal Fees                                               |  | 0.5% \$118,000                      | \$7,000                                    | \$12,000                            | \$4,000                        | \$141,000          |
| TOTAL SOFT COSTS                                         |  | \$6,629,000                         | \$618,000                                  | \$1,264,000                         | \$317,000                      | \$8,853,500        |
| TOTAL PROJECT COST                                       |  | \$30,124,000                        | \$2,053,000                                | \$3,589,000                         | \$1,167,000                    | \$36,933,000       |



HARD COSTS

Areas of Renovation

| HARD COSTS                                               |  |
|----------------------------------------------------------|--|
| Allowance for General Requirements                       |  |
| Building Direct Trade Cost                               |  |
| Specialist Equipment Allowances                          |  |
| Performance Space (500 Seats)                            |  |
| Sour Performance Lighting Systems                        |  |
| Site Development & Utilities                             |  |
| TOTAL DIRECT COST (1ST QUARTER 2026)                     |  |
| Design Phase Contingency                                 |  |
| CM General Conditions, Insurances, Bonds, Fee & Permits: |  |
| CM General Conditions                                    |  |
| Subcontractor Default Insurance                          |  |
| General Liability Insurance                              |  |
| Builder's Risk Insurance                                 |  |
| Fee                                                      |  |
| Permit                                                   |  |
| TOTAL BID COST (1ST QUARTER 2026)                        |  |
| Escalation Contingency                                   |  |
| Construction Phase GMP Change Order Contingency          |  |
| TOTAL HARD COSTS                                         |  |
| ESCALATED BID COST (1ST QUARTER 2028)                    |  |

17.5%

8.5%

5.0%

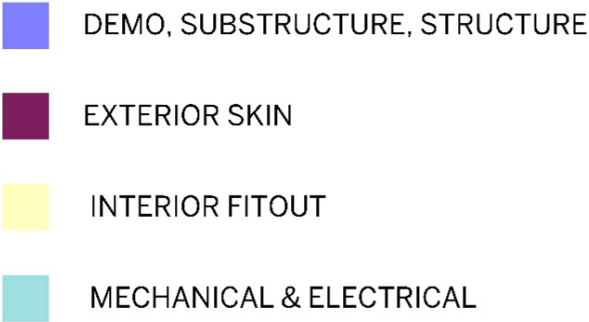
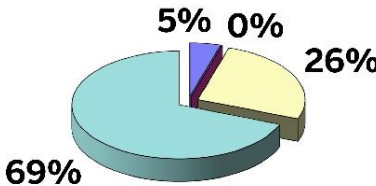
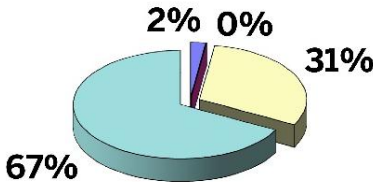
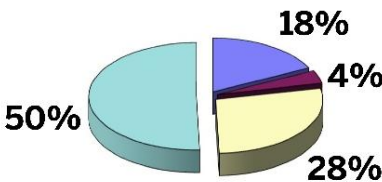
| PHASE 1A      |              |
|---------------|--------------|
| (DAY 1 VENUE) |              |
| 23,470        |              |
|               |              |
|               | \$575,000    |
|               | \$12,945,000 |
|               |              |
|               | \$995,000    |
|               | \$425,000    |
|               |              |
|               | \$14,940,000 |
|               |              |
|               | \$2,615,000  |
|               | \$1,405,000  |
|               | \$290,000    |
|               | \$325,000    |
|               | \$45,000     |
|               | \$735,000    |
|               | \$265,000    |
|               | \$20,620,000 |
|               |              |
|               | \$1,755,000  |
|               | \$1,120,000  |
|               |              |
|               | \$23,495,000 |

| PHASE 1B              |             |
|-----------------------|-------------|
| (BELOW-STAGE SUPPORT) |             |
| 1,560                 |             |
|                       |             |
|                       | \$35,000    |
|                       | \$825,000   |
|                       |             |
|                       |             |
|                       | \$50,000    |
|                       |             |
|                       | \$910,000   |
|                       |             |
|                       | \$160,000   |
|                       | \$85,000    |
|                       | \$20,000    |
|                       | \$20,000    |
|                       | \$5,000     |
|                       | \$45,000    |
|                       | \$15,000    |
|                       | \$1,260,000 |
|                       |             |
|                       | \$105,000   |
|                       | \$70,000    |
|                       |             |
|                       | \$1,435,000 |

| PHASE 2A       |             |
|----------------|-------------|
| (STREET LEVEL) |             |
| 3,655          |             |
|                |             |
|                | \$55,000    |
|                | \$1,370,000 |
|                |             |
|                |             |
|                | \$50,000    |
|                |             |
|                | \$1,475,000 |
|                |             |
|                | \$260,000   |
|                | \$140,000   |
|                | \$30,000    |
|                | \$30,000    |
|                | \$5,000     |
|                | \$75,000    |
|                | \$25,000    |
|                | \$2,040,000 |
|                |             |
|                | \$175,000   |
|                | \$110,000   |
|                |             |
|                | \$2,325,000 |

| PHASE 2B           |           |
|--------------------|-----------|
| (SITE WORK & DOCK) |           |
|                    |           |
|                    |           |
|                    | \$20,000  |
|                    |           |
|                    |           |
|                    | \$520,000 |
|                    | \$540,000 |
|                    |           |
|                    | \$95,000  |
|                    | \$50,000  |
|                    | \$10,000  |
|                    | \$10,000  |
|                    | \$5,000   |
|                    | \$25,000  |
|                    | \$10,000  |
|                    | \$745,000 |
|                    |           |
|                    | \$65,000  |
|                    | \$40,000  |
|                    |           |
|                    | \$850,000 |

| TOTAL     |              |
|-----------|--------------|
| 28,865 SF |              |
|           |              |
|           | \$685,000    |
|           | \$15,140,000 |
|           |              |
|           | \$525,000    |
|           | \$520,000    |
|           | \$16,870,000 |
|           |              |
|           | \$3,130,000  |
|           | \$1,680,000  |
|           | \$350,000    |
|           | \$385,000    |
|           | \$60,000     |
|           | \$880,000    |
|           | \$315,000    |
|           | \$24,665,000 |
|           |              |
|           | \$2,100,000  |
|           | \$1,340,000  |
|           |              |
|           | \$28,105,000 |



PERFORMANCE EQUIPMENT

HARD COSTS: FIXED, BUILT-IN INFRASTRUCTURE

|                                                                         |                    |
|-------------------------------------------------------------------------|--------------------|
| <b>PERFORMANCE LIGHTING SYSTEMS</b>                                     | <b>\$300,000</b>   |
| Performance power system and circuit distribution (80 circuits)         |                    |
| House, work, and run lighting controls (16 circuits)                    |                    |
| Control network and equipment                                           |                    |
| Control console and accessories                                         |                    |
| Emergency lighting transfer switch                                      |                    |
| Performance lighting company switches                                   |                    |
| Feeders, panelboards, disconnects (not included)                        |                    |
| Installation (not included)                                             |                    |
| <b>STAGE RIGGING</b>                                                    | <b>\$338,000</b>   |
| Chain motors (16), light duty truss (200'), rigging accessories         |                    |
| House curtain, black masking, cyclorama, scrims, storage bags & hampers |                    |
| Installation allowance                                                  |                    |
| <b>SEATING</b>                                                          | <b>\$358,000</b>   |
| Fixed Seats (550 Seats)                                                 |                    |
| Loose seats (not required)                                              |                    |
| <b>SOUND, VIDEO, AND COMMUNICATION SYSTEMS</b>                          | <b>\$425,000</b>   |
| Loudspeaker system, including main array(s), subs, and front fills      |                    |
| Digital mixing console                                                  |                    |
| Assisted listening system                                               |                    |
| Back-of-house paging and intercom system                                |                    |
| Motorized projection screen, projector                                  |                    |
| Installation                                                            |                    |
| <b>TOTAL</b>                                                            | <b>\$1,421,000</b> |

SOFT COSTS: LOOSE, PLUG-IN EQUIPMENT

|                                                                         |                  |
|-------------------------------------------------------------------------|------------------|
| <b>PERFORMANCE LIGHTING FIXTURES</b>                                    | <b>\$245,000</b> |
| LED Spot Lighting Fixture (Basis of Design: ColorSource V Spot) – 65    |                  |
| LED Wash Lighting Fixture (Basis of Design: ColorSource V Fresnel) – 20 |                  |
| LED Cyc Lighting Fixture (Basis of Design: Color Fource III 72”) – 10   |                  |
| Followspots – 2                                                         |                  |
| Cable Assemblies                                                        |                  |
| Installation (By Owner)                                                 |                  |
| <b>DEMOUNTABLE PLATFORMS</b>                                            | <b>\$32,000</b>  |
| Orchestra filler platforms (8 units)                                    |                  |
| <b>SOUND, VIDEO, AND COMMUNICATION SYSTEMS</b>                          | <b>\$75,000</b>  |
| Loose microphones, cables, etc                                          |                  |
| <b>TOTAL</b>                                                            | <b>\$352,000</b> |

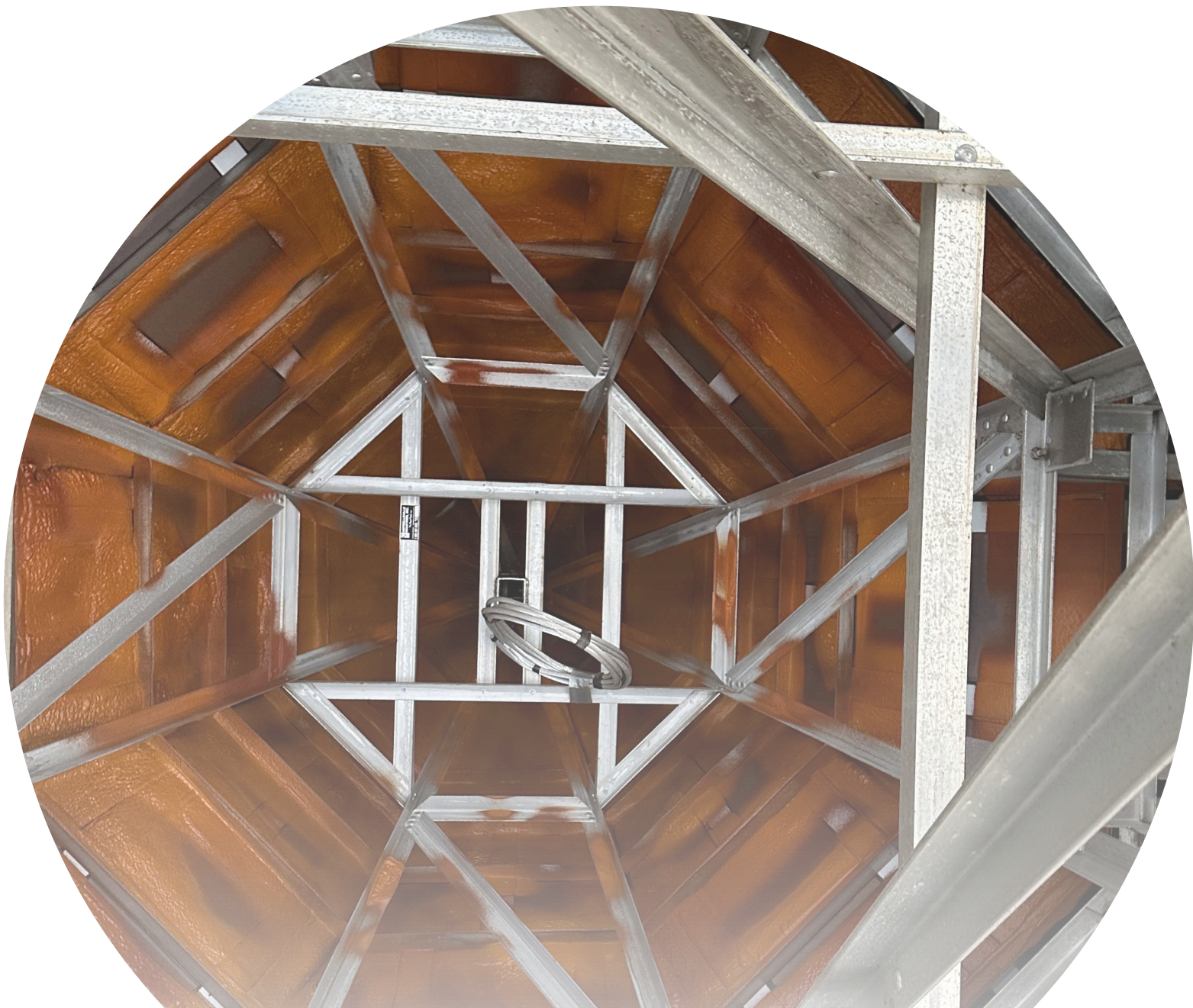






# 09

## NEXT STEPS





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## NEXT STEPS

To allow for planning of next steps beyond the conclusion of this study the following schedule is provided for reference purposes. The schedule identifies sequences (only) and not exact dates. It outlines likely durations for design and documentation, as well as provisions for the bidding, permitting, and construction periods that would need to be confirmed through the eventual full building project. The schedule also identifies (where shown in blue) the critical milestones that would be required for submission and approval of historic tax credit application, if this is pursued as an avenue for project funding. This involves three steps (1) Evaluation of Significance; (2) Description of Rehabilitation; (3) Request for Certification of Completed Work. Exact schedule, durations, and sequences are subject to change from the data below once confirmed under the eventual full building project.



PRE-DESIGN

- Refine outcomes from comprehensive study
  - Existing Conditions Documentation
  - Detailed photographing, mapping (laser scanning if needed/possible) to identify character-defining features.
- Initial CT State Historic Preservation Office Consultation (SHPO): Meet with SHPO staff to review preliminary concepts to ensure they align with the 10 Standards for Rehabilitation.
- Tax Credit Part 1 Application (Evaluation of Significance) Prepare and submit documentation (history, photos, drawings) to prove the building is a "certified historic structure". (1) First submitted to CT SHPO. (2) CT SHPO submits to National Park Service (NPS).

SCHEMATIC DESIGN

- Initial Development of design drawings.
- Define all project scope, building and site layout.
- Define parameters for building systems.
- Submit Schematic Design package to Owner.

DESIGN DEVELOPMENT

- Further development of project rehabilitation drawings and specifications.
- Tax Credit Part 2 Application (Description of Rehabilitation) Detailed submission of architectural drawings, specifications, and photos showing "before" and "after" conditions.
- NPS Review Period: Allow for the 30-60 day review period for Part 2 approval.
- Iterative Design: Revise plans based on SHPO/NPS feedback to avoid rejection.
- Iterative Design: Revise plans based on SHPO/NPS
- Submit Design Development Package to Owner.

CONSTRUCTION DOCUMENTS

- Detailed Documentation: Finalize construction documents (CDs) that specify treatment of historic materials (e.g., masonry repointing, window repair specifications).
- Amendments: Submit amendments for any design changes made after the initial Part 2 submission to ensure continued compliance.

BID/PERMITTING PERIOD - PER PHASE

- Issue Construction Documents for Bidding
- Issue Construction Documents for plan review and approval by local Authority-Having-Jurisdiction (AHJ).
- Pre-Bid Conference
- Bidding Period
- Bids due; bid opening
- Negotiations & Award

CONSTRUCTION PERIOD - PER PHASE

- Pre-Construction Conference
- Construction Period
- Iterative pre-installation meetings.
- Iterative Owner-Architect-Contractor meetings (OAC)
- Building Commissioning & Test & Balance HVAC
- Specialty System Acceptance Testing
- Substantial Completion
- Punchlist
- Final Completion

CERTIFICATION OF COMPLETED WORK

- Tax Credit Part 3 Application (Request for Certification of Completed Work)
- Final Certification

2 Months  
Pre-Design  
Mo. 1 Mo. 2

3 Months  
Schematic Design  
Mo. 3 Mo. 4 Mo. 5

DESIGN & DOCUMENTATION: 16 MONTHS (FULL PROJECT, ALL PHASES)

5 Months  
Design Development  
Mo. 6 Mo. 7 Mo. 8 Mo. 9 Mo. 10 Mo. 11 Mo. 12

6 Months  
Construction Documents  
Mo. 13 Mo. 14 Mo. 15 Mo. 16

BID/PERMITTING PERIOD, PER PHASE  
3 Months  
Bidding, Permitting, Approvals

CONSTRUCTION  
(Exact Duration TBD; ~18-24+ Months)

CERTIFICATION OF COMPLETED WORK  
(Through CT SHPO and NPS)

THIS SEQUENCE TO OCCUR ONCE FOR FULL PROJECT

THIS SEQUENCE TO OCCUR FOR EACH PHASE

9.4 Steinberg Hart

Sterling Opera House Comprehensive Study 9.5







# 10

## APPENDICES



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# APPENDICES

## **10A**

Sterling Opera House  
National Register Entry

## **10D**

Structural Engineering  
Narrative

## **10B**

Venue Programming  
Recommendations

## **10E**

Performance Equipment  
Budget

## **10C**

Mechanical, Electrical,  
Plumbing Narrative

## **10F**

Construction Cost Report

10A

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## NATIONAL REGISTER ENTRY



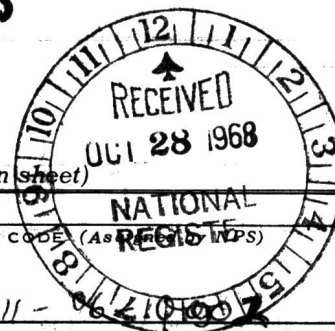
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**DRAFT**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections - use continuation sheet)



|                          |                 |                                |
|--------------------------|-----------------|--------------------------------|
| 1. NAME                  |                 |                                |
| COMMON                   | AND/OR HISTORIC | NUMERIC CODE (As shown on map) |
| The Sterling Opera House |                 | 68-11-06-101002                |

|                                                 |           |       |
|-------------------------------------------------|-----------|-------|
| 2. LOCATION                                     |           |       |
| STATE                                           | COUNTY    | TOWN  |
| Connecticut                                     | New Haven | Derby |
| STREET AND NUMBER (or District-Site boundaries) |           |       |

Northwest corner of Fourth and Elizabeth Streets

|                                                                             |
|-----------------------------------------------------------------------------|
| 3. PRESENT STATUS                                                           |
| OWNER'S NAME AND ADDRESS (Street, number, town, state)                      |
| Town of Derby Redevelopment Agency, 59 Elizabeth Street, Derby, Connecticut |
| USE (Specify)                                                               |

Unused

|                      |                                                                     |          |
|----------------------|---------------------------------------------------------------------|----------|
| ACCESSIBLE TO PUBLIC | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | REMARKS: |
|----------------------|---------------------------------------------------------------------|----------|

|                                                                                                |                          |
|------------------------------------------------------------------------------------------------|--------------------------|
| 4. LEGAL RECORD                                                                                |                          |
| LOCATION OF CURRENT PROPERTY TITLE(S) - NAME AND ADDRESS (Courthouse, Registry of Deeds, Etc.) | APPROX. ACREAGE          |
| Town Hall, Fifth Street, Derby, Connecticut                                                    | $\frac{1}{4}$ city block |

|                                                                     |                                                                                      |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 5. REPRESENTATION IN EXISTING SURVEYS                               |                                                                                      |
| NAME AND DATE OF SURVEY<br>(Federal, State, Local, Etc.)            | NAME AND ADDRESS OF ORGANIZATION<br>RETAINING SURVEY RECORDS                         |
| A. Connecticut Historical Commission<br>Inventory - August 16, 1966 | A. Connecticut Historical Commission<br>75 Elm Street<br>Hartford, Connecticut 06115 |
| B.                                                                  | B.                                                                                   |
| C.                                                                  | C.                                                                                   |

|                                              |                                                  |                                           |
|----------------------------------------------|--------------------------------------------------|-------------------------------------------|
| 6. CLASSIFICATION                            |                                                  |                                           |
| CATEGORY                                     | MAJOR SIGNIFICANCE IN                            | LEVEL OF SIGNIFICANCE                     |
| DISTRICT <input type="checkbox"/>            | HISTORY <input type="checkbox"/>                 | NATIONAL <input type="checkbox"/>         |
| SITE <input type="checkbox"/>                | ARCHITECTURE <input checked="" type="checkbox"/> | STATE <input checked="" type="checkbox"/> |
| BUILDING <input checked="" type="checkbox"/> | ARCHEOLOGY <input type="checkbox"/>              | LOCAL <input checked="" type="checkbox"/> |
| STRUCTURE <input type="checkbox"/>           | CULTURE <input checked="" type="checkbox"/>      |                                           |
| OBJECT <input type="checkbox"/>              | (Other) <input type="checkbox"/>                 |                                           |

## 7. PHYSICAL DESCRIPTION

DESCRIBE THE ORIGINAL (If known) AND PRESENT CONDITION

This is a very fine and rare type of Victorian building for Connecticut. It is mainly a Victorian Palladian design with brick quoins and trim and concrete, stucco type walls. There are also Renaissance details in the windows and there are groupings with many Palladian windows. The cornice has brackets. The theater seats 1250 and the acoustics are remarkably good.

This building should be saved because of the great service it can lend the community.

Present condition structurally sound.

Endangered.

## 8. STATEMENT OF SIGNIFICANCE

INCLUDE HISTORY, PERSONAGES, EVENTS, MAJOR SOURCES OF INFORMATION, ETC.

This is a bold and dramatic building in an eclectic manner that comes through strongest as an Italianate Renaissance style. Its scale and mass make it a dominant feature of the square and it should remain as a focal center for subsequent town planning; it can serve in any number of adaptive uses and deserves preservation for purely practical terms equally as much as for architectural terms. Cleaning of the exterior would enhance the skillful use of contrasting masonry.

## 9. CERTIFICATION

FORM PREPARED BY: (Name, organization)

William J. Morris, Special Assistant to the  
Chairman, 75 Elm Street, Connecticut  
Historical Commission, Hartford, Connecticut

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE  
NATIONAL REGISTER.

Ernest Allen Connally  
Chief, Office of Archeology and Historic  
Preservation

(Keeper of the National Register)

DATE

November 8, 1968

## STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National  
Historic Preservation Act of 1966 (Public Law 89-665), I  
hereby nominate this property for inclusion in the National  
Register and certify that it has been evaluated according  
to the criteria and procedures set forth by the National  
Park Service

NAME

Eric Hatch

TITLE: State Liaison Officer



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

|                              |                |
|------------------------------|----------------|
| STATE:<br><b>Connecticut</b> |                |
| COUNTY:<br><b>New Haven</b>  |                |
| FOR NPS USE ONLY             |                |
| ENTRY NUMBER                 | DATE           |
| <b>68-11-06-0002</b>         | <b>11/8/68</b> |

|                                                                                                                                                                                  |                                              |                                            |                                           |                                                           |                                         |                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------|-------------------------------------------|-----------------------------------------------------------|-----------------------------------------|-----------------------------|--|
| <b>1. NAME</b>                                                                                                                                                                   |                                              |                                            |                                           |                                                           |                                         |                             |  |
| COMMON:<br><b>The Sterling Opera House</b>                                                                                                                                       |                                              |                                            |                                           |                                                           |                                         |                             |  |
| AND/OR HISTORIC:                                                                                                                                                                 |                                              |                                            |                                           |                                                           |                                         |                             |  |
| <b>2. LOCATION</b>                                                                                                                                                               |                                              |                                            |                                           |                                                           |                                         |                             |  |
| STREET AND NUMBER:<br><b>Northwest corner of Fourth and Elizabeth Streets</b>                                                                                                    |                                              |                                            |                                           |                                                           |                                         |                             |  |
| CITY OR TOWN:<br><b>Derby</b>                                                                                                                                                    |                                              |                                            |                                           |                                                           |                                         |                             |  |
| STATE<br><b>Connecticut</b>                                                                                                                                                      |                                              | CODE<br><b>06</b>                          |                                           | COUNTY:<br><b>New Haven</b>                               |                                         | CODE<br><b>009</b>          |  |
| <b>3. CLASSIFICATION</b>                                                                                                                                                         |                                              |                                            |                                           |                                                           |                                         |                             |  |
| CATEGORY<br>(Check One)                                                                                                                                                          |                                              | OWNERSHIP                                  |                                           | STATUS                                                    |                                         | ACCESSIBLE<br>TO THE PUBLIC |  |
| District <input type="checkbox"/>                                                                                                                                                | Building <input checked="" type="checkbox"/> | Public <input checked="" type="checkbox"/> | Public Acquisition:                       | Occupied <input type="checkbox"/>                         | Yes:                                    |                             |  |
| Site <input type="checkbox"/>                                                                                                                                                    | Structure <input type="checkbox"/>           | Private <input type="checkbox"/>           | In Process <input type="checkbox"/>       | Unoccupied <input checked="" type="checkbox"/>            | Restricted <input type="checkbox"/>     |                             |  |
| Object <input type="checkbox"/>                                                                                                                                                  |                                              | Both <input type="checkbox"/>              | Being Considered <input type="checkbox"/> | Preservation work<br>in progress <input type="checkbox"/> | Unrestricted <input type="checkbox"/>   |                             |  |
|                                                                                                                                                                                  |                                              |                                            |                                           |                                                           | No: <input checked="" type="checkbox"/> |                             |  |
| PRESENT USE (Check One or More as Appropriate)                                                                                                                                   |                                              |                                            |                                           |                                                           |                                         |                             |  |
| Agricultural <input type="checkbox"/>                                                                                                                                            | Government <input type="checkbox"/>          | Park <input type="checkbox"/>              | Transportation <input type="checkbox"/>   | Comments <input type="checkbox"/>                         |                                         |                             |  |
| Commercial <input type="checkbox"/>                                                                                                                                              | Industrial <input type="checkbox"/>          | Private Residence <input type="checkbox"/> | Other (Specify) <input type="checkbox"/>  |                                                           |                                         |                             |  |
| Educational <input type="checkbox"/>                                                                                                                                             | Military <input type="checkbox"/>            | Religious <input type="checkbox"/>         | <b>Unused</b>                             |                                                           |                                         |                             |  |
| Entertainment <input type="checkbox"/>                                                                                                                                           | Museum <input type="checkbox"/>              | Scientific <input type="checkbox"/>        |                                           |                                                           |                                         |                             |  |
| <b>4. OWNER OF PROPERTY</b>                                                                                                                                                      |                                              |                                            |                                           |                                                           |                                         |                             |  |
| OWNERS NAME:<br><b>Town of Derby Redevelopment Agency</b>                                                                                                                        |                                              |                                            |                                           |                                                           |                                         |                             |  |
| STREET AND NUMBER:<br><b>59 Elizabeth Street</b>                                                                                                                                 |                                              |                                            |                                           |                                                           |                                         |                             |  |
| CITY OR TOWN:<br><b>Derby</b>                                                                                                                                                    |                                              | STATE:<br><b>Connecticut</b>               |                                           | CODE<br><b>0200</b>                                       |                                         |                             |  |
| <b>5. LOCATION OF LEGAL DESCRIPTION</b>                                                                                                                                          |                                              |                                            |                                           |                                                           |                                         |                             |  |
| COURTHOUSE, REGISTRY OF DEEDS, ETC.:<br><b>Town Hall</b>                                                                                                                         |                                              |                                            |                                           |                                                           |                                         |                             |  |
| STREET AND NUMBER:<br><b>Fifth Street</b>                                                                                                                                        |                                              |                                            |                                           |                                                           |                                         |                             |  |
| CITY OR TOWN:<br><b>Derby</b>                                                                                                                                                    |                                              | STATE:<br><b>Connecticut</b>               |                                           | CODE<br><b>0200</b>                                       |                                         |                             |  |
| APPROXIMATE ACREAGE OF NOMINATED PROPERTY: <b>1/4 city block</b>                                                                                                                 |                                              |                                            |                                           |                                                           |                                         |                             |  |
| <b>6. REPRESENTATION IN EXISTING SURVEYS</b>                                                                                                                                     |                                              |                                            |                                           |                                                           |                                         |                             |  |
| TITLE OF SURVEY:<br><b>Connecticut Historic Structures and Landmarks Survey</b>                                                                                                  |                                              |                                            |                                           |                                                           |                                         |                             |  |
| DATE OF SURVEY: <b>August 16, 1966</b> Federal <input type="checkbox"/> State <input checked="" type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/> |                                              |                                            |                                           |                                                           |                                         |                             |  |
| DEPOSITORY FOR SURVEY RECORDS:<br><b>Connecticut Historical Commission</b>                                                                                                       |                                              |                                            |                                           |                                                           |                                         |                             |  |
| STREET AND NUMBER:<br><b>75 Elm Street</b>                                                                                                                                       |                                              |                                            |                                           |                                                           |                                         |                             |  |
| CITY OR TOWN:<br><b>Hartford</b>                                                                                                                                                 |                                              | STATE:<br><b>Connecticut</b>               |                                           | CODE<br><b>0280</b>                                       |                                         |                             |  |

SEE INSTRUCTIONS

STATE:  
**Conn.**COUNTY:  
**Hartford**ENTRY NUMBER  
**68-11-06-0002**  
DATE  
**11/8/68**

FOR NPS USE ONLY

## 7. DESCRIPTION

|           |                                    |                               |                                          |                                                   |                                |                                    |
|-----------|------------------------------------|-------------------------------|------------------------------------------|---------------------------------------------------|--------------------------------|------------------------------------|
| CONDITION | (Check One)                        |                               |                                          |                                                   |                                |                                    |
|           | Excellent <input type="checkbox"/> | Good <input type="checkbox"/> | Fair <input checked="" type="checkbox"/> | Deteriorated <input type="checkbox"/>             | Ruins <input type="checkbox"/> | Unexposed <input type="checkbox"/> |
| INTEGRITY | (Check One)                        |                               |                                          | (Check One)                                       |                                |                                    |
|           | Altered <input type="checkbox"/>   |                               |                                          | Unaltered <input checked="" type="checkbox"/>     |                                |                                    |
|           |                                    |                               |                                          | Moved <input type="checkbox"/>                    |                                |                                    |
|           |                                    |                               |                                          | Original Site <input checked="" type="checkbox"/> |                                |                                    |

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This is a very fine and rare type of Victorian building for Connecticut. It is mainly a Victorian Palladian design with brick quoins and trim and concrete, stucco type walls. There are also Renaissance details in the windows and there are groupings with many Palladian windows. The cornice has brackets. The theatre seats 1250 and the acoustics are remarkably good. This building should be saved because of the great service it can lend the community. Present condition structurally sound. Endangered.

A bold and dramatic building in an eclectic manner that comes through strongest as an Italianate Renaissance style. Its scale and mass make it a dominant feature of the square and it should remain as a focal center for subsequent town planning; it can serve in any number of adaptive uses and deserves preservation for purely practical terms equally as much as for architectural terms. Cleaning of the exterior would enhance the skillful use of contrasting masonry.

SEE INSTRUCTIONS



## 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian ☐16th Century ☐18th Century ☐20th Century ☐15th Century ☐17th Century ☐19th Century ☒

SPECIFIC DATE(S) (If Applicable and Known)

Built 1889

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

Education ☐Political ☐Urban Planning ☐Prehistoric ☐Engineering ☐

Religion/Phi-

Other (Specify) ☐Historic ☐Industry ☐losophy ☐Agriculture ☐Invention ☐Science ☐Art ☐Landscape ☐Sculpture ☐Commerce ☐Architecture ☐

Social/Human-

Communications ☐Literature ☐itarian ☐Conservation ☐Military ☐Theater ☒Music ☒Transportation ☐

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

(Suburban News - Shelton, Conn. 3/9/67): Constructed in 1889, the Opera House played host to the theatre's leading artists. The greats and near-greats performed on its huge stage when Derby was a cultural center and the Sterling Theatre drew crowds from up and down the east coast. John Drew, Lionel Barrymore, Grace George, Alice Fisher, Tony Pastor, Jack teagarden, Donald O'Connor, Lotte Lehmann and Frederick Schorr were some of the personalities who appeared there. John L. Sullivan, world heavyweight boxing champion and James J. Corbett who defeated him for the title made their appearances as did Amelia Earhart. Local vaudevillians either had their start or returned here having made their "name." The acoustics have been termed "perfect," "no finer in the country" and it is one of the few remaining auditoriums in which it is possible to speak from the stage and be heard anywhere in the house, without a microphone. It ranks with the old Metropolitan of New York City.

SEE INSTRUCTIONS

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bridgeport Sunday Post (Conn.), 6/19/66

Souvenir History of Derby and Shelton (Conn.)

## 10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES<br>DEFINING A RECTANGLE LOCATING THE PROPERTY |                         |                         | O<br>R | LATITUDE AND LONGITUDE COORDINATES<br>DEFINING THE CENTER POINT OF A PROPERTY<br>OF LESS THAN ONE ACRE |                         |  |
|----------------------------------------------------------------------------------|-------------------------|-------------------------|--------|--------------------------------------------------------------------------------------------------------|-------------------------|--|
| CORNER                                                                           | LATITUDE                | LONGITUDE               |        | LATITUDE                                                                                               | LONGITUDE               |  |
|                                                                                  | Degrees Minutes Seconds | Degrees Minutes Seconds |        | Degrees Minutes Seconds                                                                                | Degrees Minutes Seconds |  |
| NW                                                                               | ° ' "                   | ° ' "                   |        | 41° 19' 18"                                                                                            | 73° 5' 24"              |  |
| NE                                                                               | ° ' "                   | ° ' "                   |        |                                                                                                        |                         |  |
| SE                                                                               | ° ' "                   | ° ' "                   |        |                                                                                                        |                         |  |
| SW                                                                               | ° ' "                   | ° ' "                   |        |                                                                                                        |                         |  |

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY  | CODE |
|--------|------|---------|------|
|        |      |         |      |
| STATE: | CODE | COUNTY: | CODE |
|        |      |         |      |
| STATE: | CODE | COUNTY: | CODE |
|        |      |         |      |
| STATE: | CODE | COUNTY: | CODE |
|        |      |         |      |

## 11. FORM PREPARED BY

|                                   |  |                   |              |                     |      |
|-----------------------------------|--|-------------------|--------------|---------------------|------|
| NAME AND TITLE:                   |  | Herbert C. Darbee |              | Executive Secretary |      |
| ORGANIZATION                      |  |                   | DATE         |                     |      |
| Connecticut Historical Commission |  |                   | 26 May, 1969 |                     |      |
| STREET AND NUMBER:                |  |                   |              |                     |      |
| 75 Elm Street                     |  |                   |              |                     |      |
| CITY OR TOWN:                     |  |                   | STATE        |                     | CODE |
| Hartford                          |  |                   | Connecticut  |                     | 0280 |

## 12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

Eric Hatch

Title State Liaison OfficerDate 28 May, 1969

## NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest Allen Connolly  
Chief, Office of Archeology and Historic Preservation

Date NOV 8 1968

ATTEST:

William J. Mustang  
Keeper of The National Register

Date NOV 8 1968

SEE INSTRUCTIONS





STERLING OPERA HOUSE  
View from south looking north along  
Elizabeth Street





STERLING OPERA HOUSE

Detail of the facade.





STERLING OPERA HOUSE

Portico; former entrance to city hall



STERLING OPERA HOUSE

Entrance to Opera House



STERLING OPERA HOUSE

Etched glass in entrance door





STERLING OPERA HOUSE

Leaded-glass panels above entrance





STERLING OPERA HOUSE

Stairway to first-floor lobby of opera  
house



STERLING OPERA HOUSE

Stairway to second-floor lobby.



STERLING OPERA HOUSE

View of the two

horseshoe-shaped balconies.

Note ornate cast-iron balustrades.





STERLING OPERA HOUSE

Detail of balustrade: first balco





STERLING OPERA HOUSE

Detail of iron work: first balcony



STERLING OPERA HOUSE

Detail of engaged column with swags



STERLING OPERA HOUSE

Interior





STERLING OPERA HOUSE  
Sixty-foot stage showing  
hand-painted backdrop





STERLING OPERA HOUSE  
Victorian residences along Elizabeth  
Street, north of opera house.



STERLING OPERA HOUSE

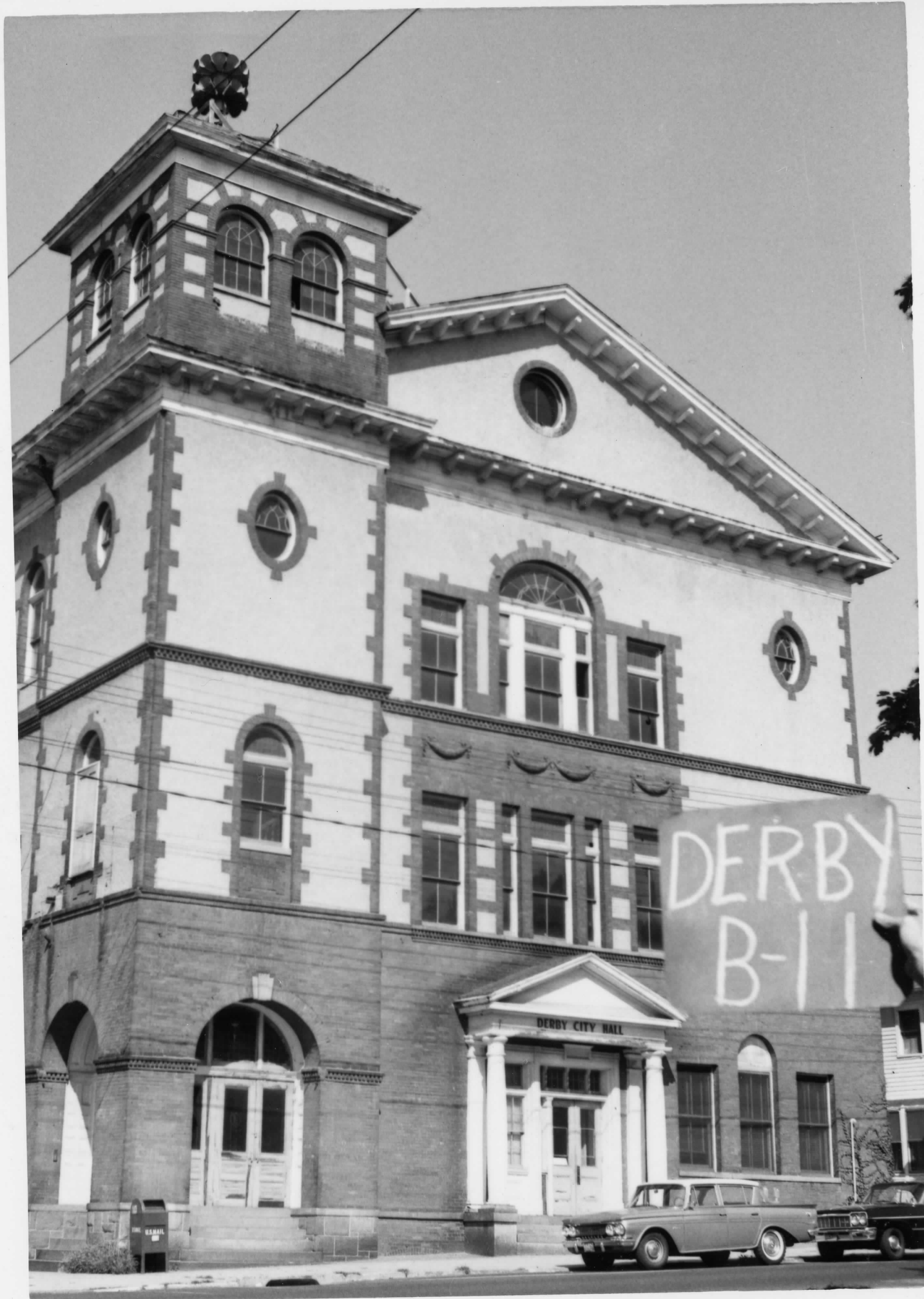
East side of town green: Episcopal Church (1853) and Victorian residences.

NEW HAVEN, CONN





STERLING OPERA HOUSE  
Victorian mansion and carriage house  
(left) on Elizabeth Street.  
*Walt Allen, owner*





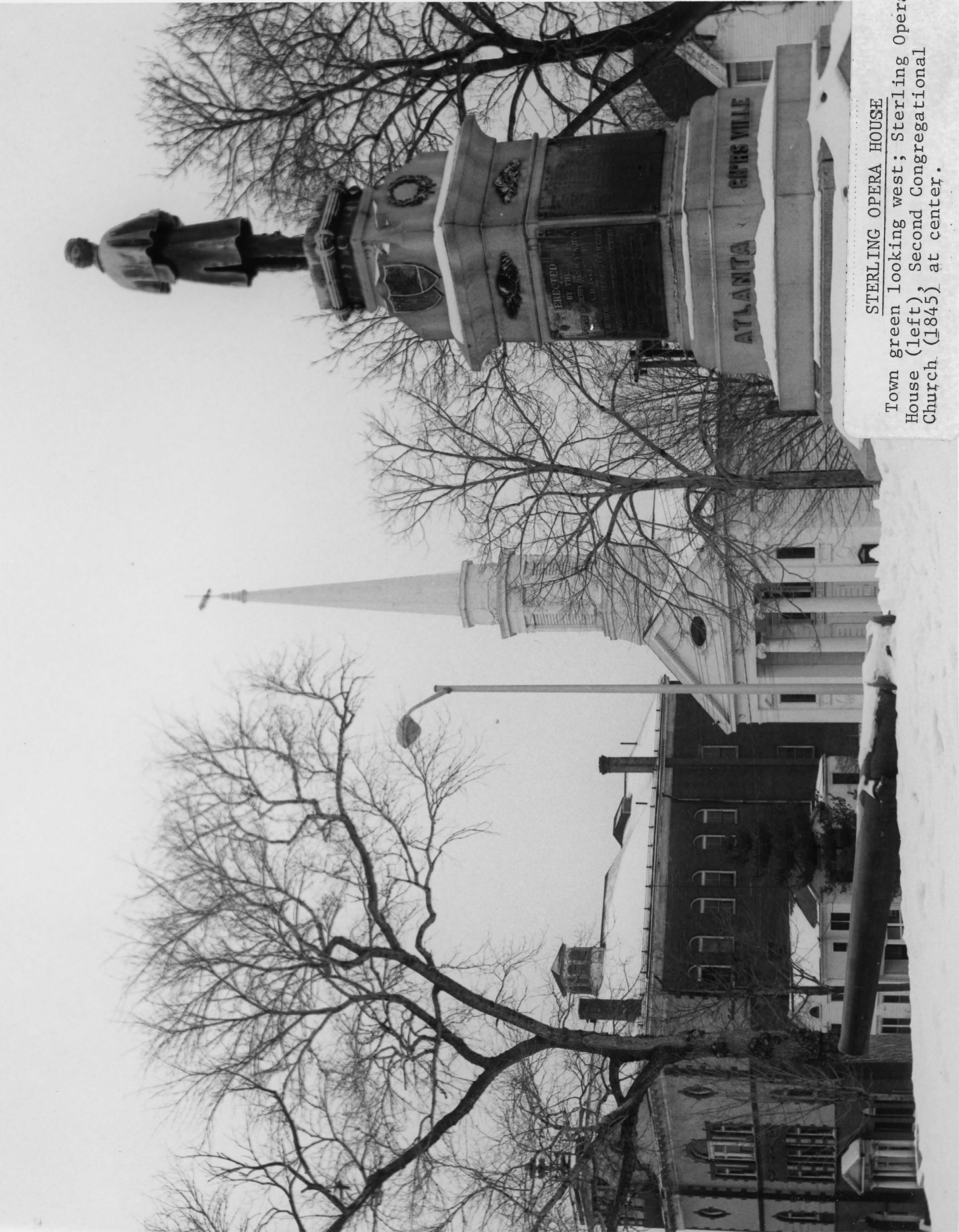


STERLING OPERA HOUSE

Town green looking north: Romanesque-  
style Methodist Church (1894) at left.

New Haven, Conn

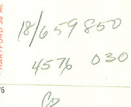




STERLING OPERA HOUSE

Town green looking west; Sterling Opera House (left); Second Congregational Church (1845) at center.





Heavy-duty  
Medium-duty  
Intensive



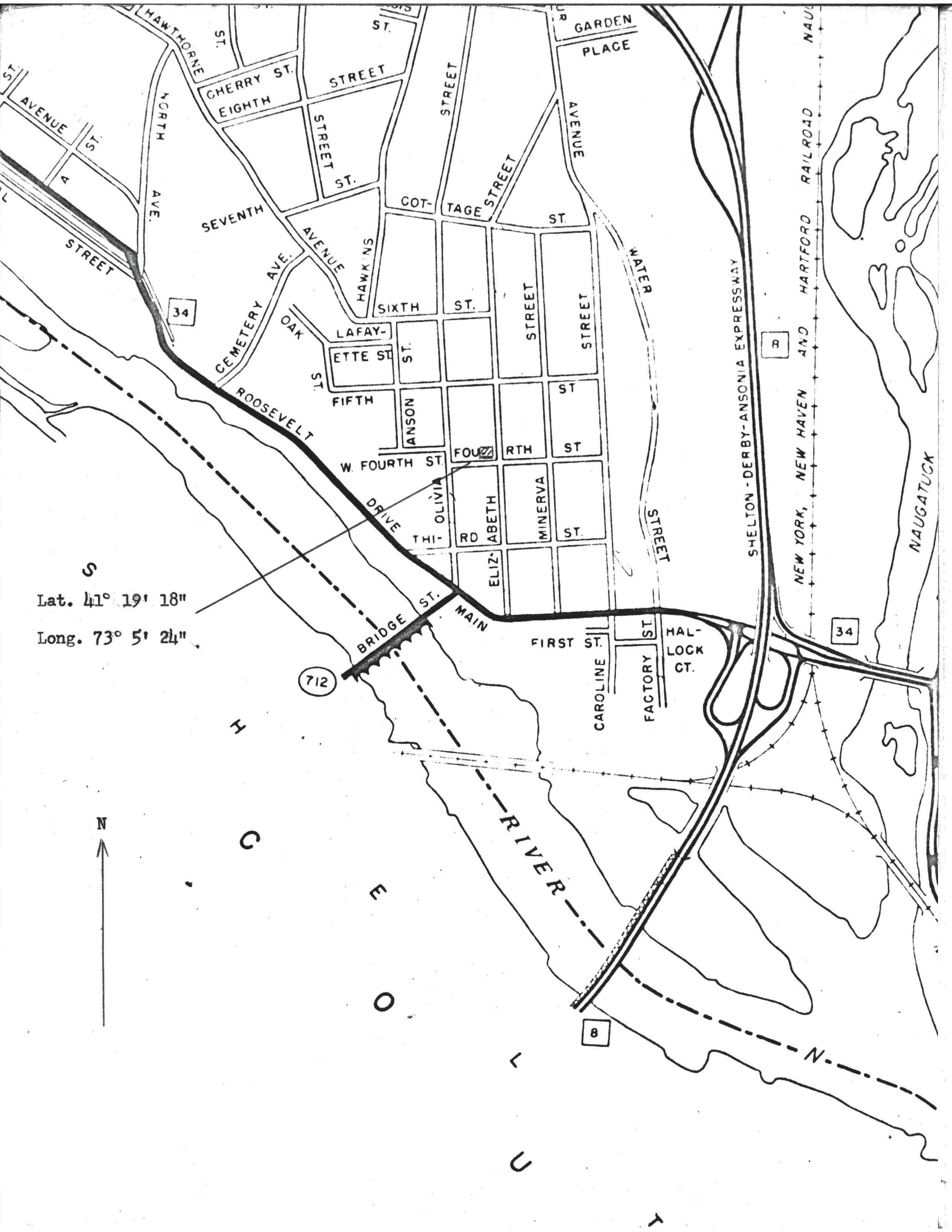
CONNECTICUT

QUADRANGLE LOCATION

Revisions shown in purple compiled in cooperation with Connecticut Highway Department from aerial photographs taken 1972. This information not field checked.

ANSONIA, CONN.  
N4115—W7300/7.5  
1964  
PHOTOREVISED 1972







# New Haven Journal-Courier

Page 12

Thursday, February 16, 1967

Established 1755

## Saving Derby's 'Old Sterling'

The movement is growing toward preservation of the old-time Sterling Theater in the lower Naugatuck Valley against the steady march of wreck-er's ball and bulldozer which already have leveled too many of Connecticut's time-honored relics of years long departed.

Derby's ancient "opera house" of the vintage that once added grace and charm to many communities of the state, lies within the Valley City's proposed urban renewal district. It survived the passing of the traveling road companies that once trod its ornate stage, the vaudeville shows that entertained the audiences of the early 1900's, and flourished again in the hey-day of the movies, but has remained closed, neglected and deteri-

orating, since post-World War II days.

Pointing to the success of the statewide campaign, which saved the Goodspeed Opera House on the Connecticut River at East Haddam from destruction, a great many are today hoping fondly that the "Old Sterling" may yet be restored and preserved.

Anthony S. Keller, executive director of the Connecticut Commission of the Arts, who, with others the past week, toured the ancient playhouse, is the latest to agree, with the Old Sterling Restoration Committee, that would be "a great waste if the Sterling Theater is torn down, a building which 'beside being of great historic value . . . is endowed with some of the most enviable virtues of good theater design.'"

## State Arts Unit Officials Say Sterling Should Stand

Anthony S. Keller, executive director of the Connecticut Commission on the Arts, and his assistant, Miss Catherine Metcalfe, agree with the Sterling Opera Restoration Committee that it would be a great waste if the theater were to be torn down.

The theater is housed in the old City Hall.

Keller and Miss Metcalfe toured the theater and city hall building recently. They were accompanied by Dr. and Mrs. Samuel B. Rentsch, John E. Heavens, Mrs. Clarence Knapp, Col. John Bakeless, Stephen

Shymansky and Dr. Jeanette Brewster LaMacchia, members of the Restoration Committee, and Romolo Tedeschi, executive director of the Lower Naugatuck Valley Chamber of Commerce.

In a letter to Dr. Rentsch, Keller wrote that he and Miss Metcalfe "were delighted with the opera house. Beside being of great historical value it is endowed with some of the most enviable virtues of good theater design. We both wholeheartedly agree with you that it would be a great waste if it were to be torn down."

*Cecilia 10/10*

H30-HR

October 11, 1968

Mr. William Morris  
Connecticut Historical Commission  
78 Elm Street  
Hartford, Connecticut 06115

Dear Mr. Morris:

This will acknowledge the receipt of documents relative to two historic properties in Connecticut to which the Connecticut Historical Commission wishes to give first consideration in making their initial consensus nominations to the National Register. These two properties are (1) the Amos Bull House in Hartford and (2) the Sterling Theater in Derby.

We are enclosing draft copies of the National Register Inventory-Nomination forms and would request your completing these forms and returning them to us prior to our officially considering them as consensus nominations. We will enter it in the Register as a consensus nomination, with the understanding that your office will fill out the proper final forms when they become available and that all procedures required to demonstrate consensus when the procedures manual is published can be complied with.

Thank you for the list of the members of the commission. We would be interested in knowing the professional background or major field of interest of the commission members particularly those representing the fields of history, archeology, and architecture.

We have been informed that Miss Vivian Kellems has scheduled an appointment with the Secretary of the Interior to discuss the Sterling Opera House.

Sincerely yours,

*Russell V. Keune (10/11)*

Russell V. Keune  
Assistant Keeper of the  
National Register

Enclosures

cc:  
Regional Director, Northeast Region

RVKeune:jah 10/11

HR

Miss Vivien Kellems

Newberry Road, East Haddam, Conn. 06423

Oct. 17, 1968

Mr. Robert M. Utley  
Chief Historian  
Archeology and Historic Preservation  
Washington, D C

Dear Mr. Utley

Something you said disturbed me. It was my understanding from Bill Morris that the Sterling Opera House had been placed on the National Register but you said it depended upon whether or not the contract had been signed. If it isn't on I could be in a pickle as well as the rest of the Foundation. As a matter of fact, I don't think the contract has been signed and now there has been so much publicity about it, the Urban Renewal people will go very slowly, also the bank.

So nice to meet you and I'm still disgusted with the fog over Philadelphia - I had thought it was always concentrated in Washington. Perhaps I can come again and have an opportunity to talk with both you and Mr. Jensen.

Sincerely

*Vivien Kellems*



Keune 10/25/68  
Uley 10/25

10/25/68

H30-HR

Miss Vivien Kellems  
Newberry Road  
East Haddam, Connecticut 06432

Dear Miss Kellems:

Your letter of October 17 addressed to Mr. Robert M. Uley has been referred to our office for a reply.

As of this date the status of the Sterling Opera House in relation to the National Register is as follows:

1. In August of this year the Governor appointed State Liaison Officer for Connecticut for the National Historic Preservation Act announced his intention to our office of nominating the Sterling Opera House for the National Register.
2. In September we supplied his office with the necessary forms which are required to place any property in nomination.
3. We understand that these forms are presently nearing completion in the Connecticut Historical Commission's offices and that we can expect them to be forwarded to our office in the next few days.
4. This office can take no direct action one way or another in placing anything officially in the National Register until we are in receipt of the nomination forms.

We have reviewed materials which have been supplied to this office and have indicated to the State Liaison Officer that the Opera House would meet the criteria for inclusion in the National Register when it is officially nominated. We are enclosing additional information with respect to the National Register which may help clarify the nominating procedures for this program.

Sincerely yours,

Russell V. Keune (Sgd.)  
Russell V. Keune  
Assistant Keeper of the  
National Register

BASIC FILE RETAINED IN HR

Enclosures

RVKeune:jah 10/24/68  
cc: Mr. William Morris, Connecticut Historical Commission  
Regional Director, Northeast

H30-HR

October 29, 1968

Mr. William J. Morris  
Special Assistant to the Chairman  
State of Connecticut  
75 Elm Street  
Hartford, Connecticut 06115

Dear Mr. Morris:

This will acknowledge your letter of transmittal of October 24 by which you forwarded the necessary data, photographs, and maps to nominate the Amos Bull House in Hartford and the Sterling Opera House in Derby for inclusion in the National Register. This material is presently being reviewed by the appropriate divisions with this office and recommendations will be made to Dr. Connally for his action upon his return from Nepal at the beginning of next week. You may expect to hear from this office at that time.

Sincerely yours,

Russell V. Keune (Sgd.)  
Russell V. Keune  
Assistant Keeper of the  
National Register

cc:  
Regional Director, Northeast Region

HR

RVKeune:jah

BASIC FILE RETAINED IN HR

H30-HR

November 12, 1968

Mr. Eric Hatch  
Chairman, Connecticut Historical  
Commission  
78 Elm Street  
Hartford, Connecticut 06115

Dear Mr. Hatch:

We wish to inform you that the Sterling Opera House, in Derby, Connecticut, and the Amos Bull House, in Hartford, were entered in the National Register in accordance with your nomination on November 8, 1968.

The continuance of these properties in the National Register requires that you fill out the official inventory-nomination forms after they have become available and that you comply with all applicable provisions in the manual Grants For Historic Preservation: Guide To State Participation.

Sincerely yours,

William J. Murtagh (SGD)  
William J. Murtagh  
Keeper of the National  
Register

Enclosure

cc:  
Regional Director, Northeast Region

HR

JLRogers:jah 11-12



# CITY OF DERBY

DERBY, CONNECTICUT

OFFICE OF THE CITY CLERK

35 FIFTH STREET  
DERBY, CONNECTICUT 06418  
TELEPHONE: (203) 734-9201

16 April 1969

Dr. William J. Murtagh  
Keeper of the National Register  
Washington, D. C. 20006

Dear Sir:

The City of Derby owns the now vacant premises at the corner of Elizabeth and Fourth Streets, Derby, known as the Sterling Opera House.

This building is in the redevelopment area; the City wishes to sell it or dispose of it in some other way, rather than pay the taxes on the premises.

The Secretary of the Interior notified someone that the building was placed on the National Register for historic preservation; the City of Derby was never notified officially of this fact, if this was done.

Can we put this building up for sale? Thanks in advance for whatever information you may be able to send me.

Sincerely,

Harry F. Colwell  
City Clerk

H30-HR

April 24, 1969

*New Haven Co.,*

Mr. Harry F. Colwell  
Office of the City Clerk  
35 Fifth Street  
Derby, Connecticut 06418

Dear Mr. Colwell:

In reply to your letter of April 16, the Sterling Opera House was entered in the National Register on November 8, 1968. Preservation of the property was the object of great concern on the part of many persons, and the efforts to save it were widely publicized. Official entry into the National Register was determined by the intrinsic architectural value of the building and approval of the nomination made by the State Liaison Officer for Connecticut, Mr. Eric Hatch, Chairman, Connecticut Historical Commission.

The National Register places no impediment upon the city's property rights. However, if there is any Federal involvement in the transaction the responsible Federal agency must comply with the terms of Section 106 of Public Law 89-663, the National Historic Preservation Act of 1966. Please find enclosed a copy of this Act as well as a copy of the Federal Register which outlines, on page 2582, the protection of properties listed in the National Register.

Sincerely yours,

Jerry L. Rogers

Jerry L. Rogers  
Assistant Keeper of the  
National Register

Enclosure

cc:  
Mr. Eric Hatch, Chairman, Connecticut Historical Commission,  
75 Elm Street, Hartford, Connecticut 06115 w/c inc.  
Regional Director, Northeast w/c inc.  
T, w/c inc.  
HR  
BHochstetler:jah

BASIC FILE RETAINED IN HR

New Hatch  
CN

H30-HR

JUN 4 1969

Mr. Eric Hatch  
Chairman  
Connecticut Historical Commission  
75 Elm Street  
Hartford, Connecticut 06115

Dear Mr. Hatch:

While organizing our files we have taken note that the Mos Bull House and the Sterling Opera House, nominated by you and signed onto the National Register, have not yet been submitted to us on the approved Inventory Nomination Forms. In accordance with our agreement these properties were included on the Register on the condition that the approved forms would be completed when available. Further, we need Property Map and Property Photograph forms for the maps and photographs which were submitted with the original nominations.

It will facilitate protective qualities of the National Register if you would supply us with the items requested above as soon as it is convenient. Thank you for your cooperation.

Sincerely yours,

William J. Murtagh

William J. Murtagh  
Keeper of the National  
Register

cc:  
Regional Director, Northeast Region  
T, Butterfield  
HR

JEwards:je

BASIC FILE RETAINED IN HR



H30-HR

JUN 12 1969

Mr. Eric Hatch  
Chairman  
Connecticut Historical Commission  
75 Elm Street  
Hartford, Connecticut 06115

Dear Mr. Hatch:

We wish to inform you that we have received the new nomination forms for the Amos Bull House and the Sterling Opera House. Thank you for your promptness in resubmitting these forms. Enclosed please find Xerox copies of these forms and the forms for the Hoyt-Barnum House (Stanford Historical Society, Inc.) as notice that these properties are certified entries on the National Register of Historic Places.

Sincerely yours,

William J. Murtagh

William J. Murtagh  
Keeper of the National  
Register

Enclosures

cc:  
Regional Director, Northeast Region-w/c encl.  
T, Butterfield-w/c encl.

HR

JEdwards:je

COHEN, FINN AND SYLVESTER  
ATTORNEYS AT LAW

TELEPHONES: 735-1127  
735-3364

DAVID B. COHEN  
GEORGE J. FINN  
JOSEPH H. SYLVESTER  
—  
JOSEPH B. RAGOZZINE

221 MAIN STREET  
DERBY, CONNECTICUT 06418  
433 HOWE AVENUE  
SHELTON, CONNECTICUT 06484

January 23, 1970

Dr. William J. Murtagh  
Keeper of the National Register  
U.S. Dept. of the Interior  
Office of Archeology and Historic Preservation  
801 19th Street N.W.  
Washington, D. C. 20006

Dear Sir: -

Re: VACANT CITY HALL BUILDING  
DERBY, CONNECTICUT

It is my understanding that a hearing is scheduled to be held early in February relative to the following issue: should the above building be retained on the National Register as an alleged "historical" monument or should it be removed to conform with the wishes, vote and mandate of the authorized officials and people of the City of Derby as expressed in a Referendum held some years ago. Since I cannot attend the hearing, I request that this letter be entered into the record as an expression of my personal opposition as a resident of the City of Derby to any plan which would permit the retention of this building for any purpose whatsoever.

In the first place, it would seem to be important to determine by what means, by what persons and by what mysterious manner this structure was placed in the Register. According to the information given to me, the request for such action must come from someone in authority within the local governmental order. An investigation should disclose that no such request ever originated within the city government, nor did it come from any official State agency. In point of actual fact, the local Board of Aldermen was not able to find out how this action was accomplished, and, when it was informed of such action, it voted to request the removal of this building from the Register on the ground that it had not been authorized by them and it further voted for its removal.

Secondly, it would seem equally clear that, to warrant a building being placed in the Register (aside from the question of how it is to be placed there), some historical value must be found to justify this action. The dictionary defines "historical" as meaning "concerned with history or historical events". In this context, no one could possibly affix any value to this building since it has no connotation of history

Dr. William J. Murtagh  
Page 2  
January 23, 1970

or of any event worth noting. Its only place in history has come in recent years, after its total abandonment by the City, since it has become an historical retreat for non-migratory pigeons and birds. A cursory examination of the subject would verify this as a fact without argument.

Additionally, it must be admitted that it is an old building, as that word is defined in the dictionary. "Old" means "deteriorated through age or long use, worn, decayed, or dilapidated". The City of Derby recognized that it was an old building when they decided some years ago to abandon it. There were potent reasons for that decision: it was condemned as unfit and unsafe for public use - it still is. It was a fire-trap - it still is. It has no beauty - it is still ugly. It had no architectural qualities worth saving or preserving - it is still an absolute monstrosity of no specific period or recognizable ancestry. These reasons, it is submitted, were valid enough to justify its abandonment then, and they are valid enough today to consign this building to destruction to make way for something of real value to the community.

I respectfully submit that, in examining this matter, attention must be paid to the sentiments of the people of the City of Derby as they are the persons to be considered. Plans have been acted upon to create a new and revitalized City and those plans start at the very corner where this deplorable building stands. Those plans are important to the future of Derby and they represent the culmination of years and years of hard work on the part of many people, and they were supported by the voice of the people in a Referendum. It seems totally unfair that voices from different cities and areas, voices from people who have no interest at all in the problems and the finances of the City of Derby, should be considered as having any weight upon a purely local situation. This is not the case of an important historical monument, it is not the case of a gem of a building designed by a Bulfinch, but it is the case of a rotted, miserable, antiquated, monstrous white elephant which is not worth the time that is being spent to discuss its fate.

Finally, the promise of rehabilitation must be examined in the context of the ability of those making the promise to fulfill it. It is not fair to compare this building with Goodspeed nor to compare the situation with Goodspeed. Those who are behind this campaign to "Save the Sterling" have offered nothing but a promise which they know full well they cannot accomplish. Moreover, as previously stated, there is nothing worth saving to begin with. I respectfully submit that such action should be taken as will permit the Derby Redevelopment



Dr. William J. Murtagh

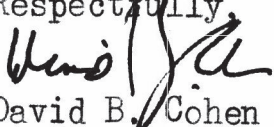
Page 3

January 3, 1970

Agency to acquire this building without delay so that they can proceed with their plans to make a new City out of an old one, and, as a most integral part of their plans, to strike this blighted structure from the corner it occupies to make room for a new and modern building that would be a credit and a benefit to the entire populace of the City of Derby.

I wish to express my thanks for your consideration and time and to hope that prompt action will be taken for the reasons indicated herein.

Respectfully,

A handwritten signature in dark ink, appearing to read "David B. Cohen", written over the typed name.

David B. Cohen

DBC:TG





# STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

75 ELM STREET

HARTFORD, CONNECTICUT 06115

AREA CODE 203

566-3005

JAN 31 1970

ERIC HATCH

CHAIRMAN

WILLIAM J. MORRIS

DIRECTOR

January 28, 1970

The Honorable Thomas J. Dodd  
United States Senator  
Senate Office Building  
Washington, D. C. 20515

My Dear Senator:

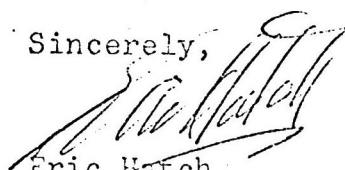
As you probably know a rather heated controversy has centered around the proposed demolition of the Sterling Opera House in the City of Derby.

The building formerly housed city offices and a police station in addition to a theatre on the second floor. The city is anxious to demolish the building and turn the ground on which it stands over to redevelopment and on the other hand a group of local citizens known as the Sterling Opera House Foundation have been making strenuous efforts to restore the building and put it to adaptive use.

Under the National Preservation Act of 1966 in order to remove the building from the National Register of Historic Places, a 106 proceeding will take place in Washington on the afternoon of February 4 at which time representatives of Secretary Romney, the Keeper of the National Register and myself in my capacity as State Liaison Officer to the National Park Service will be heard by the Advisory Council for Historic Preservation.

The enclosed copy of my position paper is for your information.

Sincerely,

  
Eric Hatch  
Chairman

Enclosure

STERLING OPERA HOUSE

POSITION OF ERIC HATCH, LIAISON OFFICER  
STATE OF CONNECTICUT

TO: THE DEPARTMENT OF THE INTERIOR

1. This building and environmental area was surveyed on August 16, 1966 by a two-man team engaged by the State of Connecticut to prepare a state-wide register similar in concept and context to the National Register. Their report was completed and covered the major architectural features and this in turn was evaluated on June 12, 1966 by a consulting staff of four historians and architectural historians and to quote from their report,

"This is a bold and dramatic building in an eclectic manner that comes through strongest as an Italianate Renaissance style. Its scale and mass make it a dominant feature of the square and it should remain as a focal center for subsequent town planning; It can serve in any number of adaptive uses and deserves preservation for purely practical terms equally as much as for architectural terms. Cleaning of the exterior would enhance the skillful decorative use of contrasting masonry."

2. In my official capacity it was my duty to take cognizance of the contents of this report and to take whatever steps were indicated to assist in the preservation and if possible restoration of this structure.

3. Inasmuch as the National Register was not in a position to accept nominations at that time, it was not possible to take this important step until September 1968.

4. We were aware that the Sterling Opera House Foundation was in existence and that Governor John Dempsey had accepted the Honorary Chairmanship.

5. From that time and indeed up to the present it has been my observation that the Foundation was making strenuous efforts to gain support in many areas and we were constantly receiving press clippings and copies of correspondence concerning these efforts. We were also aware that in certain local quarters certain opposition was developing and that certain business interests were bringing strong pressure to bear in an effort to gain possession of this valuable structure. In the Bridgeport Sunday Post of June 19, 1966 in a full page feature Mayor John Bartimole was quoted as follows:

"I recognize its potential and I feel we should give it a fair try to save it. In the final analysis I believe that with hard work and a little luck, it might be saved."

6. As recently as October 21, 1969 in a news release prepared by the redevelopment agency the incumbent Mayor Ralph Romano was elated when informed that Derby's rehabilitation program is underway. "In my judgment", he said, "the rehabilitation of buildings is the essence

of urban renewal. It is one thing to demolish the old, but a wonderful and marvelous process to bring something dying back to life."

7. Relying upon the sentiments expressed in these obviously sincere statements plus the efforts of the Sterling Opera House Foundation, I was convinced that the preservation of the Sterling Opera House Foundation was a worthy cause. I am supported in this belief by a number of editorials and letters from the Valley Regional Planning Agency, a local industry, the Connecticut Commission on the Arts, the Antiquarian & Landmarks Society and a number of prominent individuals in the world of the arts.

8. While the principal effort to date may seem to be the preservation of the Opera House I am equally interested in the integrity of one of the finest examples of 19th century "town green".

That the Derby Redevelopment Commission share this enthusiasm for the green is shown by the fact that facing the green directly across the street from the Sterling Opera House, the plan at one time proposed the erection of a supermarket. At a recent meeting with Mr. Torello, Director of the Redevelopment Agency he told me that this would be so out of keeping with the feeling of the green that he recommended against that proposal. Directly facing the green where the Sterling Opera House now stands it seems to me to be even more inappropriate, to erect a large office building.

I would like to think that while our interest is strongly oriented toward preservation we must not lose sight of practical matters. Although the Opera House is an outstanding structure the present building as it now stands can be and should be restored to adaptive use so it will produce revenue and taxes.

9. This could be very easily confused by the financial aspects of restoration as presented from divergent viewpoints. I quite agree that a million dollars could be spent on a project such as this with very little hope of recovery in the foreseeable future. This would realistically represent a total restoration based on present day costs for new construction and equipment throughout which is unnecessary based on some recent experience in the State with another town hall - opera house restoration and adaptive use.

10. I feel that it is manifestly unfair to quote such a figure. It is neither necessary nor desirable to seriously consider such a project. Prudence and common sense dictate that at this point all that is required is to take the necessary steps to insure public safety and convenience in a first phase operation that will put the building to viable public use within a reasonable time.

The cost of this phase according to Mr. Frederick Palmer, A.I.A., a noted authority who was the leading designer of the Goodspeed Opera House restoration could be handled for 150 - 200 thousand dollars. A letter from Mr. Palmer substantiating this will be presented to the Council at the hearing.

It is the opinion of this Liaison Officer that the Sterling Opera House can readily become not only an artistic asset to the entire Valley region but also a financial asset to the City of Derby.



FEB 5 1970

*on*  
*Comm*  
*New Haven Co.*

H30-HR

Mr. David B. Cohen  
Cohen, Finn and Sylvester  
221 Main Street  
Derby, Connecticut 06418

Dear Mr. Cohen:

Thank you for your letter of January 23 relative to the Sterling Opera House in Derby, Connecticut. Your correspondence has been turned over to Mr. Robert R. Garvey, Jr., Executive Secretary, Advisory Council on Historic Preservation.

Thank you for your interest.

Sincerely yours,

William J. Murtagh (Sgd.)

William J. Murtagh  
*Keeper of the National Register*

cc:

Mr. Eric Hatch, Chairman, Connecticut Historical Commission, 75 Elm Street, Hartford, Connecticut 06115 w/cy inc.

Regional Director, Northeast Region w/cy inc.

DOG-Mr. Garvey-w/cy inc.

T-w/cy inc.

HR

WJM:ps 2/4/70

BASIC FILE RETAINED IN HR

Hon. Thomas J. Dodd  
United States Senate  
Washington, D.C.

Dear Senator Dodd:

We are pleased to acknowledge your inquiry in behalf of Mr. Eric Hatch concerning the Sterling Opera House.

We appreciate your interest in this matter and will provide you a reply at our earliest opportunity.

Sincerely yours,

Director

FSMelvin:jad 2/13/70

MAR 2 1970

H34-HR

Hon. Thomas J. Dodd  
United States Senate  
Washington, D.C.

Dear Senator Dodd:

Thank you for your inquiry of February 6 regarding the Sterling Opera House of Derby, Connecticut, and the enclosed copy of the January 28 letter addressed to you from Mr. Eric Hatch.

The Sterling Opera House, found eligible for recognition as a landmark by the State of Connecticut in 1966, was placed on the National Register of Historic Places on November 8, 1968. Being located within the bounds of an urban renewal area, the opera house had been threatened with demolition as part of the local redevelopment plans. When a National Register property is jeopardized by either a federally funded or federally licensed undertaking, the Advisory Council on Historic Preservation is called upon to evaluate the case.

On February 4 the Advisory Council met and considered the situation involving the Sterling Opera House in accordance with the provisions of the Historic Preservation Act of 1966 (Public Law 89-665). Mr. Hatch was present at this meeting. The Council found that the opera house has the potential of contributing significantly to a quality environment for the town of Derby and neighboring communities, while serving as a reminder of the cultural heritage of the citizens of that region. It was concluded that no demolition should be authorized or permitted under the redevelopment plan of Derby for a period of 120 days, a period sufficient for proponents of preservation to show evidence to the Secretary of Housing and Urban Development that the preservation of the opera house can be taken into account in the redevelopment of Derby.

(BASIC FILE RETAINED IN HR)

*am*  
*Conn*  
*New Haven Co.*  
R. Gamble 2/19  
B. Levy 2/19  
E. Connally 2/20  
R. Garvey 2/24  
T. Wood 2/24

*Mark 2-26*  
*Fly 2/26*

*ncv*  
*2/25*

We appreciate your interest in this matter and trust that you will contact us if you wish further information. Copies of a leaflet explaining the National Register program are enclosed.

Sincerely yours,

/S/ Ernest Allen Connally

Ernest Allen Connally  
Chief, Office of Archeology  
and Historic Preservation

Enclosures *(Constituent's material returned)*

cc:

Mr. Eric Hatch  
Chairman, Connecticut Historical Commission  
75 Elm Street  
Hartford, Connecticut 06115 ) each w/c of inc.

CL - Mr. Holley  
Regional Director, Northeast )

T )

HR )

LL - Mr. Melvin )

RSGamble:jad 2/25/70





# The Sterling Opera House Foundation Inc.

## Derby, Connecticut

671 Quaker Farms Rd.  
Oxford, Conn. 06483  
April 24, 1970

Dr. William J. Murtagh  
Keeper, National Register  
Department of the Interior  
Office of Archeology & Historic Preservation  
801 19th St. N. W.  
Washington, D. C. 20006

Dear Dr. Murtagh:

Enclosed is a copy of a letter which I trust you will find of interest.

May I take this opportunity to thank you and the members of your staff for your help in our efforts to save the Sterling. We are confident that "right" as we see it, will prevail.

Yours truly,

STERLING OPERA HOUSE FOUNDATION, INC.

*John E. Heavens Jr.*  
John E. Heavens, Jr.  
President

jeh:hk  
Enc.



# The Sterling Opera House Foundation Inc.

## Derby, Connecticut

671 Quaker Farms Rd.  
Oxford, Conn. 06483  
April 24, 1970.

Mr. Robert C. Scalia  
Acting Deputy Assistant Secretary  
Renewal Assistance Administration  
Department of Housing & Urban Development  
Washington, D. C. 20410

Dear Mr. Scalia:            Re: Sterling Opera House, Derby, Conn.  
Center Urban Renewal Project R-85

Your attention is directed to an apparent "error" in the records of the Department of Housing and Urban Renewal in regard to the date on which the Sterling Opera House building was placed on the National Register.

In a letter to Mayor Ralph Romano, dated July 31, 1969, you stated that the Sterling was entered on the Register on March 13, 1969. A letter sent to the office of the City Clerk of Derby, dated April 24, 1969 from Jerry L. Rogers, Assistant Keeper of the National Register, states that the date was actually November 8, 1968.

Prior to this writing we were unaware that HUD was proceeding under the March 13, 1969 date. In as much as there is a discrepancy in dates we request information on the following:

As R-85 was still in planning at the time the building became a National Register property, was it not incumbent upon the Local Public Agency and HUD to present an alternate plan to the proposed acquisition and demolition of the building?

If planning was required, (as we understand it was), we question if all HUD requirements and provisions of the National Historic Preservation Act were complied with. We note that findings of the Advisory Council on Historic Preservation hearing in Washington on February 4, 1970 states: "Planning in Derby shows little evidence of an effort to take this National Register property into account in the scheme for redeveloping an area qualifying for Federal redevelopment assistance."

We sincerely hope that measures will be taken immediately to rectify any "errors" so that the Local Public Agency, city officials and the Sterling Foundation may work together to retain this building to serve the best interests of the residents of Derby and significantly contribute to its quality environment and that of the region and state.



# The Sterling Opera House Foundation Inc.

## Derby, Connecticut

Page 2-Sterling R-85 Derby, Conn.

May we respectfully request that we hear from you as soon as possible on this matter.

Yours truly,

STERLING OPERA HOUSE FOUNDATION, INC.

*John E. Heavens Jr.*  
John E. Heavens, Jr.  
President

jeh:hk

Copies to:

Honorable George E. Romney  
Secretary, Department of Housing & Urban Renewal

Dr. William J. Murtagh, National Register

Dr. S. K. Stevens, Chairman  
Advisory Council on Historic Preservation

Mr. Eric Hatch, Liaison Officer  
State of Connecticut

Miss Vivien Kellems

Lawrence M. Cox, Ass't Secretary  
Renewal & Housing Management-HUD

Charles J. Horan, Ass't Administrator  
HUD-Region 1

on *Gamble*  
4/30/70

MAY 6 1970

*New Haven Co., Conn*

HR4-HR

Mr. John E. Heavens, Jr.  
President  
Sterling Opera House Foundation, Inc.  
671 Quaker Farms Road  
Oxford, Connecticut 06483

Dear Mr. Heavens:

Thank you for sending me a copy of your letter of April 24 to  
Mr. Robert C. Scalia regarding the Sterling Opera House. We  
appreciate your keeping us informed of developments in Derby  
and wish you success in your continuing endeavors.

Sincerely yours,

William J. Murtagh (Sgd.)

William J. Murtagh  
Keeper of the National  
Register

cc:

Mr. Eric Hatch, Chairman, Connecticut Historical Commission,  
75 Elm Street, Hartford, Connecticut 06115 w-cy/inc.

Director, Northeast Region w-cy/inc.

T-w-cy/inc.

HR-w-cy/inc.

RSgamble:cm

4/29/70

BASIC FILE REMAINED IN HR





**KEUFFEL & ESSER COMPANY**

20 Whippany Road/Morristown, New Jersey 07960

*File: Sterling Opera House*

August 19, 1971

National Park Service  
801 - 19th Street, N.W.  
Room 616  
Washington, D. C.

Cust. No. 760538

Gentlemen:

On June 7th we wrote and enclosed a copy of Invoice No. 8475535 dated February 3, 1970 in the amount of \$125.00 and indicated to you that our records disclosed it was unpaid as of June 7th.

We have not heard from you and we enclosed another copy of the invoice requesting that you investigate it and if in order place it in line for payment.

It would appear since we have not heard from you that there is a problem in connection with this invoice and if so we shall appreciate it if you would let us have the specific areas of dis-agreement as we would certainly like to get this item cleared from our books.

Cordially yours,

KEUFFEL & ESSER COMPANY

*Dudley F. Smith*  
Dudley F. Smith  
Credit Manager

DFS:jn

04051

*Mr. Gandy*  
*Rm 618*

*Naydine Fulton*  
*Nat'l Register*  
*2791*

# DERBY REDEVELOPMENT AGENCY

12 OLIVIA STREET, DERBY, CONNECTICUT 06418

(203) 735-7493

JOSEPH CROCAMO  
Chairman

REV. ROBERT G. KEATING  
Vice-Chairman

JOSEPH R. ROMANO  
Treasurer

ATTY. CARMEN J. MONGILLO

PASQUALE DeROSA, JR.

ROBERT J. TORELLO  
Executive Director

September 1, 1971

REGISTERED, CERTIFIED MAIL  
DELIVER TO ADDRESSEE ONLY  
RETURN RECEIPT REQUESTED

Mr. John Heavens, President  
Sterling Opera House Foundation  
671 Quaker Farms Road  
Oxford, Connecticut 06483

Re: Sterling Opera House

Dear Sir:

As President of the Sterling Opera House Foundation, Inc. you are well aware of the status of the above mentioned as a structure placed on the National Register of Historic Places in March of 1969.

In accordance with Section 106 of Public Law 89-655, the Department of Housing and Urban Development informed the Advisory Council on Historic Preservation that the Center Urban Renewal Project in Derby (Conn. R-85) included a structure which had been placed on the National Registry. The Advisory Council met and heard arguments for and against retention of the Sterling Opera House on February 4 and 5, 1970. On the basis of that hearing, I was advised on March 9, 1970 by the late Charles J. Horan, then Assistant Regional Administrator for Renewal Assistance, that the Foundation would be given 60 days, or until June 9, 1970, to present to HUD an economically feasible plan for the maintenance of the Opera House as part of the Center Urban Renewal Project. Mr. Horan claimed that HUD would then be in a position to make a final determination as to whether the building could be saved on the basis of that plan. I might add, that a letter of the same date was sent to you, by Mr. Horan, stating the same conditions as explained above. Carbon copies of this correspondence were sent to Miss Vivian Kellems and Mr. Eric Hatch.

On May 5, 1970, I wrote you advising of the Foundation's deadline for the submission of proposals to renovate the structure as per Mr. Horan's letter of March 9th. On June 11, 1970, Mr. Horan wrote me again stating that HUD had received a report from the Sterling Opera House Foundation indicating that the Opera House could be "reopened" for an initial investment of \$182,092. and could be restored for \$534,619.

In this letter, Mr. Horan recommended that the Derby Redevelopment Agency retain, as an eligible project cost, a competent consultant who would evaluate estimates of renovation done in the Agency's behalf by John Fodor, a registered architect of South Norwalk, and a report prepared in the Foundations's behalf by Franklin Designers, Inc. of Huntington. In the former, Mr. Fodor estimated the cost of renovation at \$986,000., while Franklin Designers, Inc. felt that the building could be renovated for \$534,619.

Mr. Horan stated further, that the choice of this third consultant must be agreeable to both the Agency and the Foundation.

It was the intent of this evaluation to make it possible for the Foundation to provide in Mr. Horan's words, "tangible evidence of financial and administrative resources to undertake restoration, to meet plan controls of the Center Project, and to maintain the structure for the duration of the Urban Renewal Plan."

As a direct result of Mr. Horan's letter of June 11th, a meeting between members of the Foundation and the Commissioners of the Derby Redevelopment Agency was arranged on July 7, 1970. At that time, Mr. Frederick Palmer, an architect of Moodus, and Mr. Caswell Cooke of New Haven were retained as consultants agreeable to both the Foundation and the Agency in order to evaluate the two existing reports.

On November 6, 1970, the "Cooke-Palmer Report" was submitted showing a total project cost for renovation of the structure at \$463,861.

As a result of the Cooke-Palmer Report, I arranged a meeting with representatives of the Foundation, S. Francini, redeveloper of areas adjacent to the Sterling Theater, Agency Counsel and myself. The purpose of this meeting was to explore in preliminary fashion, the content of a proposed agreement which would set a deadline for the Foundation to submit proof that renovation could be accomplished based upon the Cooke-Palmer Report. You will remember this meeting as you were one of those in attendance.

Our group met again on January 19, 1971, in order to decide upon items which could be included and made a part of a written agreement between the Foundation and the Agency. A draft of a proposed Agreement was forwarded to you on March 26, 1971. The substance of this document contained, in my judgement, only those elements discussed and verbally consented to by all parties during our meetings of December 29, 1970, and January 19, 1971. The content of said document was generally as follows:

1. The Foundation would prepare and carry into execution, not later than December 1, 1971, a general financing plan for the restoration, rehabilitation and subsequent maintenance of the Sterling Opera House for both the interior and exterior of the building. Said financing plan was to contain details showing by grant, public subscription, contract, gift, etc., a commitment of a sum sufficient to rehabilitate and restore the structure generally in accordance with the findings and conclusions of the Cooke-Palmer Report which estimated the work at \$463,861. This plan was subject to approval by HUD.
2. If the Foundation failed to submit an acceptable financing plan by December 1, 1971, the building was to be demolished, but, should the Foundation have submitted an acceptable financing plan, the Agency would then sell, to the Foundation, the structure and land for the cost of the land only, \$7,500.
3. Had restoration commenced, the Foundation was to have leased to the redeveloper of the adjacent land, portions of the structure not used for theater going purposes. The redeveloper would then have sub-let these areas for retail use, providing the Foundation with funds for future maintenance. This use would also have allowed the City of Derby to realize tax revenue from the continued operation of the building.

On May 18, 1971, a counter proposal in the form of an agreement was submitted in your behalf by Attorney Dominick F. Burke, which totally destroyed the concept of a firm deadline by which the issue could be resolved. Time and time again in your Counter Agreement, was our deadline date of December 1, 1971, as originally agreed to, qualified with language which completely negated the purpose of such a deadline.

I responded with objections to the Foundation's inability to settle on a firm date upon which the fate of the Sterling would be decided. On June 4, 1971, Mr. Burke was advised of the objectionable material in your counter proposal.



Jack Heavens  
Page 4

Because at this time, I was becoming increasingly concerned with the quality of communication then existing between the Foundation and myself and, because Miss Vivian Kellems seemed to be the only viable spokesman the Foundation had to offer, I arranged to meet with her on July 7, 1971 in an effort to determine the ensuing direction that the Foundation would take.

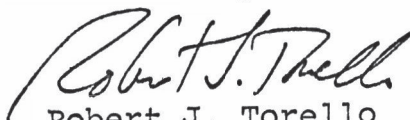
As a result of our meeting, Miss Kellems arranged to discuss the matter with representatives of the Foundation, and, it was decided that I would again meet with representatives of your group on August 12, 1971.

In the early afternoon of August 12th, prior to my meeting with the Foundation, I had lunch with Miss Kellems and Caswell Cooke in an effort to determine a direction to be taken toward an eventual resolution of the problem. Later, at a dinner meeting, attended by Miss Kellems, Dr. Rentsch, Hazel Knapp, Earl Currnan, Caswell Cooke, Dominick Burke and myself, it was decided that Mr. Burke, Agency Counsel and myself would meet in order to decide on a course of action, agreeable to everyone, concerning the restoration of the Sterling Opera House. You are not aware of all of the conversation held at this time since you failed to attend this conference. A meeting with Mr. Burke was arranged for Friday, August 20th at 2:00 P.M. Mr. Burke called during the morning of the same day, and cancelled this meeting. Another meeting was arranged for Monday, August 23rd at 4:00 P.M. Mr. Burke also cancelled this meeting, and I asked at this time that he submit a plan for financing the restoration of the Sterling Opera House.

To date, I have received no response from Mr. Burke, and must now regretfully advise you that unless the Foundation can, by September 15, 1971, provide tangible evidence of financial and administrative resources to undertake restoration of the Sterling Opera House, and moreover, to exhibit a plan for the maintenance of said structure, I shall be obliged to release the building to the demolition contractor for clearance.

Thank You.

Yours truly,

  
Robert J. Torello  
Executive Director

Jack Heavens  
Page 5

bc: Mayor R.J. Romano  
Rev. Robert G. Keating  
G. Mulligan (2)  
Miss Vivian Kellems  
P. DeRosa  
J. Romano  
J. Crocamo  
J. Cavanguola  
Eric Hatch  
Dominick F. Burke Esq.  
S. Rensch M.D.  
H. Knapp  
Earl Currnan II  
S. Francini  
Caswell Cooke  
A. Sabotta Esq.  
S. D'Ambruoso Esq.  
File  
Chron.



# STATE OF CONNECTICUT

OFFICE OF THE STATE LIAISON OFFICER

54 PRATT STREET

HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3005

ERIC HATCH  
STATE LIAISON OFFICER

WILLIAM J. MORRIS  
DEPUTY

September 22, 1971

Dr. William Murtagh  
Keeper of the National Register  
National Park Service  
801 19th Street N. W.  
Washington, D. C.

Dear Dr. Murtagh:

I believe that you will find the enclosed communication from the Derby Redevelopment Agency to the Sterling Opera House Foundation self-explanatory.

I would particularly call your attention to the last paragraph of Mr. Torello's letter which assumes that he has the authority to order the demolition of this structure without further recourse to the State Liaison Officer or the Keeper of the Register.

Mr. Hatch would appreciate hearing from you as to what further action if any he should take. Are we to assume that it is necessary for him to petition you to remove this structure from the Register, and if so what do you advise?

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Morris".

William J. Morris  
Deputy State Liaison Officer

Enclosure

Chambers  
10-4-71

OCT 5 1971

H34-HR

Mr. Eric Hatch  
Chairman  
Connecticut Historical Commission  
54 Pratt Street  
Hartford, Connecticut 06103

Dear Mr. Hatch:

This is in reference to Mr. Morris' letter of September 22 concerning the Sterling Opera House in Derby, Connecticut.

We have reviewed the comments on this Section 106 situation offered by the Advisory Council on Historic Preservation in February, 1970, and the directive issued by the Department of Housing and Urban Development in March, 1970. In neither instance is any directive found which requires Mr. Torello, or the Derby Redevelopment Agency, to have further recourse to your office or to this one, prior to authorizing the demolition of the structure once the time limit given the preservation interests to develop viable proposals has expired. Considering the fact that the original time limit for consideration suggested by the Advisory Council has been exceeded by a year and several months, we must regretfully conclude, as Mr. Torello's letter states, that no workable proposal or method of financing the work has been forthcoming.

We have no suggestions concerning any further action to be taken by you on this situation. It is our policy to await notification by the State Liaison Officer when a National Register property is destroyed before removing it from the Register. Rather than petitioning us to remove the building from the National Register while it still stands, we would prefer that you send us notification of its demolition, if such is accomplished. We will then remove it from the National Register.

I trust this will answer any question you or Mr. Morris might have. Please let us know if we may provide further information.

Sincerely yours,

William J. Murtagh

William J. Murtagh  
Keeper of the National  
Register

cc: Director, Northeast Region w/cy inc.

cc: I - Mr. Winge  
HR w/cy inc.  
SACHambers:naf  
10/4/71  
BASIC FILE RETAINED IN HR



File: 106  
Sterling Opera House



# STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

54 PRATT STREET

HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3005

ERIC HATCH

CHAIRMAN

WILLIAM J. MORRIS

DIRECTOR

HERBERT C. DARBEE

ASSOCIATE DIRECTOR

October 13, 1971

Dr. William Murtagh

Keeper of the National Register  
National Park Service  
Washington, D. C. 20005

Dear Dr. Murtagh:

With reference to the Sterling Opera House situation in Derby, as you can see from the enclosed we are running like mad just to keep abreast of the situation.

We will keep you apprised of developments as they occur.

Sincerely,

WJM: jw

William J. Morris  
Director

OCT 13 1971

# The Evening Sentinel

Livingston, Derby, Seymour, Ansonia, Oxford, Southbury, Monroe, Beacon Falls, Woodbridge and Orange

Printed at  
Ansonia, Conn.

WEDNESDAY, OCTOBER 6, 1971

15c Per Copy

75c Weekly By Car

## Sterling Theater to be saved

By ANN SCHMITT

DERBY — At long last a decision has been made on the demolition or restoration of the Sterling Theater in the old city hall building in the Center Urban Renewal Project.

The structure, including the theater, will be saved from the wreckers' claw and restored.

Miss Vivian Kellems of East Haddam will guarantee the Sterling Opera House Foundation the funds for the restoration of the old theater to its former glory.

The Redevelopment Agency, under of the building, will apply for a federal grant for the rehabilitation of the exterior of the building and conversion of the ground floor into skeleton commercial units as a project improvement.

The application will be for one-fourth of a \$90,000 federal grant available for project improvement, or \$67,500 from the Department of Housing and Urban Development.

The agency will be required to provide one-fourth or \$22,500 either by the city or a private group such as the foundation, made in the town.

returned when the building is sold to the foundation for \$30,000, which would include \$22,500 contributed from the agency budget and \$7,500 for the land.

The decision to refurbish the exterior and interior of the building was reached at a meeting of the agency, representatives of the Sterling Opera House Foundation, including Miss Kellems, who is a member of the board of governors of the foundation.

John E. Heavens Jr., foundation president; Caswell Cook, foundation architect, and George Mulligan, field representative of the Hartford area office of HUD.

He reminded agency members that as long as the structure was on the National Register for the Preservation of Historical Sites it could not be demolished.

The only way to get it off the register, he said, would be indications that no group was interested in its restoration. As long as there was an indication either by the city or a private group such as the foundation, made in the town.

the building is the building would remain on the register.

If an agreement between the foundation and the agency could not be reached on exterior and interior restoration the building would remain as it is — a public eyesore with its boarded up windows and doors.

Mulligan insisted on assurance, however, that the interior of the theater would be renovated. It was then Miss Kellems said she would guarantee to the foundation the cost of the interior renovations.

"Do you want my check now or my stocks and bonds?" asked Miss Kellems.

Caswell Cook, architect for the foundation, will prepare plans. The agency will advertise for bids for the exterior renovations and the conversion of the ground floor to commercial use.

The enthusiasm of Miss Kellems in her appeal for cooperation in restoring the old building and theater was catching. She told of her fight to save the Goodspeed Opera House in East Haddam from demolition and the change it made in the town.

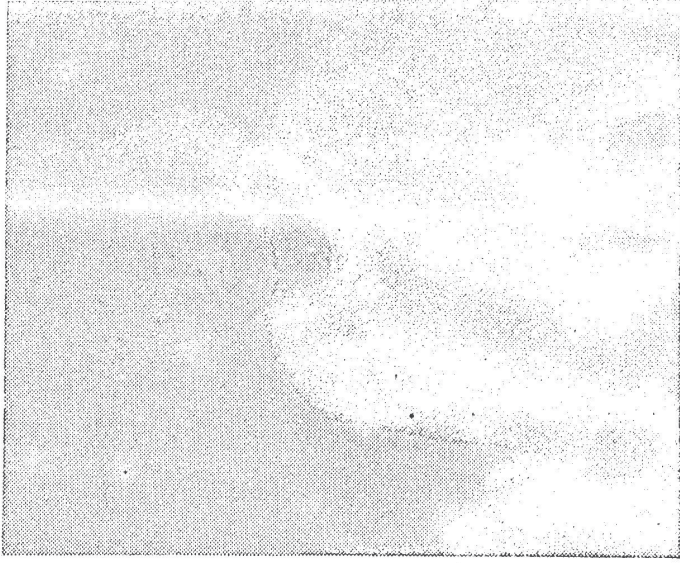
Old homes have been restored and smart shops line the streets. "You'd be surprised at the change it made in our Grand List," she said.

She said the theater could do the same for Derby as a focal point in its urban renewal project. She envisioned opening night, with the production of a Victorian play, to which she would come attired in a dress of the Victorian era. "We'll give away popcorn and candy and just have a wonderful time."

She also spoke of the "fun" it will be to work together in the restoration of the theater.

"We talk about the lack of patriotism in our young people. If you destroyed this historic structure you would destroy the link between our youth and their heritage," she said.

Miss Kellems spoke of a circuit that could be formed for the four opera houses in the state — the Eugene O'Neill Memorial Theater in Waterford, Goodspeed, the Thomaston Opera House and the Sterling. "We could have a full season of plays."



Miss Kellems at hearing last night



HORS  
Advisory Council on  
Historic Preservation  
1522 K Street N.W.  
Washington, D.C. 20005

Honorable Edward J. Cecarelli  
Mayor of Derby  
Derby, Connecticut 06418

Dear Mayor Cecarelli:

The Council has received your proposal of January 26, 1978, concerning the Sterling Opera House, Derby, Connecticut, and the City's plans for alteration and rehabilitation of that building using Community Development Block Grant funds.

We have reviewed the proposal and have determined that it is sufficient. Therefore, pursuant to Section 800.5 of the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800), the Memorandum of Agreement for the project is enclosed.

Please sign and date this Agreement and forward it to Mr. John Shannahan, Connecticut State Historic Preservation Officer, for his dated signature. Thereafter, it must be returned to us for approval by the Chairman of the Council. Ratification by the Chairman will complete the Council's Procedures and the undertaking may then proceed. A copy of the ratified Agreement will be provided for your records, and it will serve as evidence that you have satisfied your responsibilities pursuant to Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320).

Thank you for your cooperation.

Sincerely yours,

*Myra F. Harrison*  
Myra F. Harrison  
Assistant Director  
Office of Review and  
Compliance

Enclosure

Advisory Council on  
Historic Preservation  
1522 K Street N.W.  
Washington, D.C. 20005

Honorable Edward J. Cecarelli  
Mayor of Derby  
Derby, Connecticut 06418

Dear Mayor Cecarelli:

*New Haven*  
*J.*

The Memorandum of Agreement for the Sterling Opera House, Derby, Connecticut, has been approved by the Chairman of the Council. This document constitutes the comments of the Council as required by Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320) and completes the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800). A copy of the Agreement is enclosed.

A copy of this Memorandum of Agreement should be included in any environmental assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be retained in your records as evidence of compliance with Section 106 of the National Historic Preservation Act of 1966. The Council appreciates your cooperation in reaching a satisfactory solution to the issues raised in this matter.

Sincerely yours,

**Signed**

Myra F. Harrison  
Assistant Director  
Office of Review and Compliance

Enclosure

cc:  
SHPO-CT  
✓ HCRS-NR  
HCRS-HABS  
CEQ



Advisory Council on  
Historic Preservation  
1522 K Street N.W.  
Washington, D.C. 20005

MEMORANDUM OF AGREEMENT

WHEREAS, in accordance with the provisions of the Housing and Community Development Act of 1974, the City of Derby, Connecticut, proposes to fund alteration and rehabilitation of the Sterling Opera House; and,

WHEREAS, the City of Derby, Connecticut, in consultation with the Connecticut State Historic Preservation Officer, has determined that implementation of this project may adversely affect the Sterling Opera House, a property included in the National Register of Historic Places; and,

WHEREAS, pursuant to Section 106 of the National Historic Preservation Act of 1966, (16 U.S.C. 470 f, as amended, 90 Stat. 1320) the City of Derby, Connecticut, has requested the comments of the Advisory Council on Historic Preservation; and,

WHEREAS, pursuant to the Procedures of the Advisory Council on Historic Preservation (36 CFR Part 800), representatives of the Advisory Council on Historic Preservation, the City of Derby, and the Connecticut State Historic Preservation Officer have consulted and reviewed the proposed undertaking to consider alternatives to avoid or satisfactorily mitigate adverse effects on the historic property; now,

THEREFORE:

It is mutually agreed that implementation of the proposal by the City of Derby for alteration and rehabilitation of the Sterling Opera House in accordance with the following stipulations will satisfactorily mitigate any adverse effects on the above-mentioned property.

Stipulations

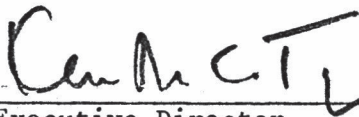
1. Rehabilitation and additions to the Sterling Opera House will be completed in accordance with the following documents:
  - a. Plans entitled, "Court of Common Pleas, Derby Sterling Courthouse, Elizabeth Street, Derby, Connecticut," dated September 28, 1977, and prepared by Caswell Cooke and Associates.
  - b. A report entitled, "Improvements to Sterling Theater, City of Derby, Connecticut--Report Documenting Findings Concerning Effect of Project on Property Listed on the National Register of Historic Places" dated December 14, 1977, including an "Addendum A" dated January 3, 1978.

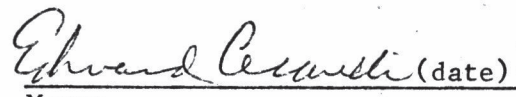
*The Council is an independent unit of the Executive Branch of the Federal Government charged by the Act of October 15, 1966 to advise the President and Congress in the field of Historic Preservation.*

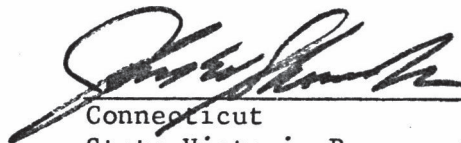
Page Two  
Memorandum of Agreement  
Sterling Opera House  
Derby, Connecticut

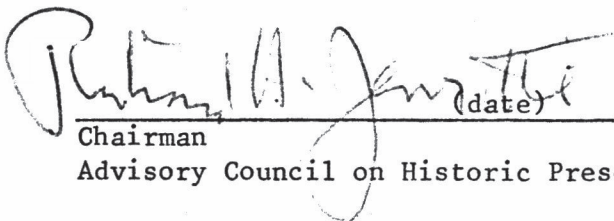
2. The final plans and specifications for this project will be reviewed and approved by the Connecticut State Historic Preservation Officer prior to construction.

3. Prior to any alteration of the Opera House, the City will contact the Historic American Buildings Survey (HABS), Heritage Conservation and Recreation Service, Department of the Interior, Washington, D.C. 20240, 202-523-5474, and comply with its directives concerning preparation of documentation of the building for ultimate deposit in the Library of Congress.

 (date) 3/21/78  
Acting Executive Director  
Advisory Council on Historic Preservation

 (date) 3/29/78  
Mayor  
City of Derby

 (date) 3/30/78  
Connecticut  
State Historic Preservation Officer

 (date) MAY 9 1978  
Chairman  
Advisory Council on Historic Preservation

2262 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515-0703  
(202) 225-3661

59 ELM STREET  
SECOND FLOOR  
NEW HAVEN, CT 06510  
(203) 562-3718

DURHAM/MIDDLEFIELD/MIDDLETOWN  
(860) 344-1159

STRATFORD  
(203) 378-9005

WEBSITE: <http://www.house.gov/delauro>



UNITED STATES  
HOUSE OF REPRESENTATIVES

ROSA L. DeLAURO  
January 11, 2006

CO-CHAIR, DEMOCRATIC STEERING AND  
POLICY COMMITTEE

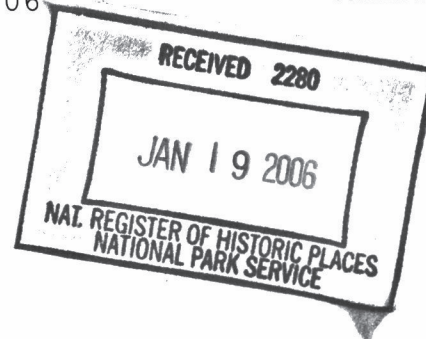
COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES:  
RANKING MEMBER  
AGRICULTURE, RURAL DEVELOPMENT,  
FOOD AND DRUG ADMINISTRATION,  
AND RELATED AGENCIES

LABOR, HEALTH AND HUMAN SERVICES,  
AND EDUCATION

COMMITTEE ON THE BUDGET

Mr. John W. Roberts  
Acting Chief  
National Register Program  
National Park Service  
1849 C Street NW  
Washington, D.C. 20240-0001



Dear Mr. Roberts:

I am writing in strong support of the request of the Derby Historical Society to the National Register Program (NRP) within the National Park Service, to change the designation of the Sterling Opera House in Derby, Connecticut from statewide significance to national significance.

The primary justification for this change to national significance is that the first National convention of the Purple Heart Association took place at the Sterling Opera House. The Purple Heart Association is today's Military Order of the Purple Heart (MOPH). The MOPH also held its first convention at the Sterling Opera House on October 6 and 7, 1933, at which time the MOPH first became a national organization, and was chartered by Congress in 1958.

The Sterling Opera House is undergoing renovations, supported by federal and other funding. I believe that its nexus to the MOPH is a significant event which should be recognized and remembered with the change in designation from statewide to national significance.

I urge you to give every consideration to the request by the Derby Historical Society. If I can be of further assistance to you in this matter, please do not hesitate to contact me. Thank you for consideration of my comments.

Sincerely,

ROSA L. DeLAURO  
Member of Congress

RLD/bh





Congresswoman

**Rosa L. DeLauro****FAX TRANSMITTAL FORM****THIRD DISTRICT  
CONNECTICUT**

59 Elm Street  
Second Floor  
New Haven, CT 06510  
(203) 562-3718  
Fax: (203) 772-2260

Derby  
(203) 735-5005

Durham/Middlefield  
(860) 344-1159

Middletown  
(860) 344-1159

Naugatuck  
(203) 729-0204

Stratford  
(203) 378-9005

Website:  
[www.house.gov/delauro](http://www.house.gov/delauro)

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**Date:** Friday, January 13, 2006**To:** Mr. John W. Roberts, Acting Chief, the National Register Program**Phone Number:****Fax Number:** 202-371-6757**From:** Bill Heinrichs**E-mail:****Pages (including cover):** 2☐ Urgent ☐ Confirm Receipt ☐ Please Reply

---

**Message:**

Enclosed is Congresswoman Rosa L. DeLauro's letter of support for the request by the Derby Historical Society to change the designation of the Sterling Opera House from Statewide Significance to National Significance. The original has been mailed to you.

**Sincerely,**

**Bill Heinrichs**  
**Congressional Aide**  
**Office of Congresswoman Rosa L. DeLauro**  
**203-562-3718**  
**203-772-2260 (Fax)**  
**[william.heinrichs@mail.house.gov](mailto:william.heinrichs@mail.house.gov)**



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UNITED STATES  
HOUSE OF REPRESENTATIVES

ROSA L. DeLAURO  
January 13, 2006

CO-CHAIR, DEMOCRATIC STEERING AND  
POLICY COMMITTEE

COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES:

RANKING MEMBER

AGRICULTURE, RURAL DEVELOPMENT,  
FOOD AND DRUG ADMINISTRATION,  
AND RELATED AGENCIES

LABOR, HEALTH AND HUMAN SERVICES,  
AND EDUCATION

COMMITTEE ON THE BUDGET

Mr. John W. Roberts  
Acting Chief  
National Register Program  
National Park Service  
1849 C Street NW  
Washington, D.C. 20240-0001

Dear Mr. Roberts:

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The Sterling Opera House is undergoing renovations, supported by federal and other funding. I believe that its nexus to the MOPH is a significant event which should be recognized and remembered with the change in designation from statewide to national significance.

I urge you to give every consideration to the request by the Derby Historical Society. If I can be of further assistance to you in this matter, please do not hesitate to contact me. Thank you for consideration of my comments.

Sincerely,

ROSA L. DeLAURO  
Member of Congress

RLD/bh

PRINTED ON RECYCLED PAPER

H32(2280)

Honorable Rosa DeLauro  
United States House of Representatives  
Washington, DC 20515

FEB 08 2006

Dear Ms. DeLauro:

Thank you for your letter of January 11, 2006, on behalf of the Derby Historical Society, supporting changing the recognized level of significance of the Sterling Opera House, located in Derby, New Haven County, Connecticut. The Sterling Opera House was entered in the National Register of Historic Places on November 8, 1968, with a statewide level of significance.

The National Park Service has not yet received additional documentation to support recognizing the Sterling Opera House at the national level of significance, which would be submitted to the National Park Service by the Connecticut State Historic Preservation Officer, Ms. Jennifer Aniskovich. We understand from Ms. Aniskovich's staff that the preparation of this additional documentation to supplement the Sterling Opera House nomination has not yet been completed at the State level. You may wish to contact Ms. Aniskovich or her staff to inquire about the status of State's progress in this regard. Ms. Aniskovich may be reached at: Executive Director, Connecticut Commission on Culture and Tourism, 755 Main Street, One Financial Plaza, Hartford, CT 06103; telephone 860-566-3005.

We appreciate your interest in this property and in the historic preservation programs of the National Park Service. Please let us know if we may provide further information or assistance.

Sincerely,

\s\ Janet Snyder Matthews

Janet Snyder Matthews, Ph.D.  
Associate Director, Cultural Resources  
and Keeper of the National Register of Historic Places

cc: Connecticut\SHPO

bcc: 2285  
2201  
7256 Office of Congressional & Legislative Affairs  
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Savage  
3/2/06

Jun  
2/3/06

adue  
2/6/06

Jan Matthews  
2/07/2006

10B

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## VENUE PROGRAMMING RECOMMENDATIONS

| Programmed Area Summary                   |          |         |  |
|-------------------------------------------|----------|---------|--|
|                                           | Net Area | % Total |  |
| 100 Performance Space                     | 1556 nsf | 22%     |  |
| 200 Backstage Accommodations              | 4530 nsf | 63%     |  |
| 300 Building Services                     | 1145 nsf | 16%     |  |
| Total Net Area 7231 nsf 100%              |          |         |  |
| Estimated Grossing Factor of 30% 2170 nsf |          |         |  |
| Estimated Total Gross Area 9401 nsf       |          |         |  |

| Category Subtotals           |  | Net Area |
|------------------------------|--|----------|
| 100 PERFORMANCE SPACE        |  | 1556 nsf |
| 200 BACKSTAGE ACCOMMODATIONS |  | 4530 nsf |
| 300 BUILDING SERVICES        |  | 1145 nsf |
| SUBTOTAL                     |  | 6086 nsf |

## Programmed Area Detail

| Name                               | Occup./ | Width | Depth | Height | Level | Subset | Room     | Component | Notes                    | Scope                    |
|------------------------------------|---------|-------|-------|--------|-------|--------|----------|-----------|--------------------------|--------------------------|
| PERFORMANCE SPACE                  |         |       |       |        |       |        |          |           |                          |                          |
| 100 Auditorium                     |         |       |       |        |       |        |          | 1556 nsf  |                          |                          |
| 110 Orchestra Level                | 500     |       |       |        |       |        | TBC      | 0 nsf     | Existing TBC             | Existing Renovation      |
| 112 Balcony 1                      | 200     |       |       |        |       |        | TBC      |           | Existing TBC             | Existing Renovation      |
| 113 Balcony 2                      | 200     |       |       |        |       |        | TBC      |           |                          |                          |
| 120 Stage                          |         |       |       |        | Stage |        |          | 0 nsf     |                          |                          |
| 121 Stagehouse                     | 50      |       |       |        |       |        |          |           |                          | Existing Renovation      |
| .01 Main Stage                     |         | 70'   | 35'   | 80'    |       | TBC    |          | 0 nsf     | Existing proscenium TBC  |                          |
| .02 Stage Left Wing                |         | 33'   | 35'   | 80'    |       | TBC    |          |           |                          |                          |
| .03 Stage Right Wing               |         | 33'   | 35'   | 80'    |       | TBC    |          |           |                          |                          |
| 122 Stage Apron                    |         | 65'   | 4'    |        |       |        | TBC      |           |                          |                          |
| 130 Above Stage                    |         |       |       |        |       |        |          | in gross  |                          |                          |
| 131 Fly Floor                      |         | 35'   | 4'    |        |       |        | TBC      |           |                          | New in existing building |
| 132 Loading Bridge                 |         | 35'   | 4'    |        |       |        | TBC      |           |                          | New in existing building |
| 133 Gridiron                       |         | 136'  | 35'   |        |       |        | TBC      |           |                          | New in existing building |
| 134 Forestage Rigging Beams        |         | 65'   | 12'   |        |       |        | TBC      |           |                          | New in existing building |
| 140 Control Booths                 |         |       |       |        |       |        |          | 410 nsf   |                          |                          |
| 141 Lighting Control Booth         |         |       |       |        | Part. |        | 125 nsf  |           | New. At rear of seating  | New in existing building |
| 142 Sound Control Booth            |         |       |       |        | Part. |        | 125 nsf  |           | New. At rear of seating  | New in existing building |
| 143 Followspot Booth               |         |       |       |        | Upper |        | 160 nsf  | 1146 nsf  | Capacity: 2 Followspots. | New in existing building |
| 150 Services & Support             |         |       |       |        |       |        |          |           |                          |                          |
| 151 Performance Lighting Rack Room |         |       |       |        | Upper |        | 125 nsf  |           |                          |                          |
| 152 Audio Rack Room                |         |       |       |        | Upper |        | 125 nsf  |           |                          |                          |
| 153 Crossover Corridor             |         | 136'  | 8'    |        | Stage |        | in gross |           |                          | New                      |
| 154 Freight Elevator (3 stops)     |         | 10'   | 14'   |        |       |        | 576 nsf  |           |                          | New                      |
| 155 Personnel Elevator (4 stops)   |         | 6'    | 8'    |        |       |        | 320 nsf  |           |                          | New                      |



| 200 | BACKSTAGE ACCOMMODATIONS                                                       |     |     |     |  | 4530 nsf | 1360 nsf | 480 nsf | 880 nsf | 490 nsf | Min. One at Stage level | New/Existing Basement? |
|-----|--------------------------------------------------------------------------------|-----|-----|-----|--|----------|----------|---------|---------|---------|-------------------------|------------------------|
| 201 | Dressing Rooms                                                                 | 2   | 12' | 20' |  |          |          |         |         |         |                         | New                    |
| .01 | Star Dressing Room (T&S)                                                       | 2   | 22' | 20' |  |          |          |         |         |         |                         | New                    |
| .02 | Eight-person Dressing Room                                                     | 2   |     |     |  |          |          |         |         |         |                         | New/Existing Basement? |
| 202 | Performer Backstage Restrooms                                                  |     |     |     |  |          |          |         |         |         |                         |                        |
| .01 | WC's for Women                                                                 | 5   |     |     |  |          |          | 250 nsf |         |         |                         |                        |
| .02 | WC's and Urinals for Men                                                       | 2/2 |     |     |  |          |          | 180 nsf |         |         |                         |                        |
| .03 | Unisex ADA Restrooms                                                           | 1   |     |     |  |          |          | 60 nsf  |         |         |                         |                        |
| 203 | Performer's Lounge                                                             |     |     |     |  |          |          |         |         |         |                         | New                    |
| 210 | Staff Accommodations                                                           |     |     |     |  |          |          |         |         |         |                         | New/Existing Basement? |
| 211 | Crew Lounge                                                                    |     |     |     |  |          |          |         |         |         |                         |                        |
| 212 | Crew Offices                                                                   |     |     |     |  |          |          |         |         |         |                         |                        |
| 213 | House TD Office                                                                |     |     |     |  |          |          |         |         |         |                         |                        |
| 214 | Visiting Company Management Office                                             |     |     |     |  |          |          |         |         |         |                         |                        |
| 220 | Wardrobe Accommodations                                                        |     |     |     |  |          |          |         |         |         |                         |                        |
| 221 | Laundry                                                                        |     |     |     |  |          |          |         |         |         |                         |                        |
| 230 | Storage and Shops                                                              |     |     |     |  |          |          |         |         |         |                         |                        |
| 231 | Tool Room/ Repair Shop                                                         |     |     |     |  |          |          |         |         |         |                         |                        |
| 232 | Lighting Shop/ Storage                                                         |     |     |     |  |          |          |         |         |         |                         |                        |
| 233 | A/V Shop/ Storage                                                              |     |     |     |  |          |          |         |         |         |                         |                        |
| 234 | Backstage Storage (Dance Floor, Road Boxes, Soft Goods, Risers, Ladders, etc.) |     |     |     |  |          |          |         |         |         |                         |                        |
| 235 | Piano Storage                                                                  |     |     |     |  |          |          |         |         |         |                         |                        |
| 236 | Run Crew Supply Closet                                                         |     |     |     |  |          |          |         |         |         |                         |                        |

| 300 | BUILDING SERVICES                          |   |  |  |  | 1145 nsf | 370 nsf | 150 nsf | 150 nsf | 70 nsf | 35 nsf | 35 nsf | 775 nsf | New/Existing?       |
|-----|--------------------------------------------|---|--|--|--|----------|---------|---------|---------|--------|--------|--------|---------|---------------------|
| 310 | Janitorial                                 |   |  |  |  |          |         |         |         |        |        |        |         | New/Existing?       |
| 311 | Janitorial Supplies Storage                |   |  |  |  |          |         |         |         |        |        |        |         | New/Existing?       |
| 312 | Janitorial Crew Lockers                    |   |  |  |  |          |         |         |         |        |        |        |         | New/Existing?       |
| 313 | Janitor's Closets                          |   |  |  |  |          |         |         |         |        |        |        |         | New/Existing?       |
| .01 | Venue 1 BoH                                | 1 |  |  |  |          |         |         |         |        |        |        |         | Existing Renovation |
| .01 | Public Spaces                              | 1 |  |  |  |          |         |         |         |        |        |        |         |                     |
| 320 | Receiving                                  |   |  |  |  |          |         |         |         |        |        |        |         |                     |
| 321 | Stage Door Lobby                           |   |  |  |  |          |         |         |         |        |        |        |         | New                 |
| 322 | Stage Door Security Desk                   |   |  |  |  |          |         |         |         |        |        |        |         | New                 |
| 323 | Stage Loading Dock                         |   |  |  |  |          |         |         |         |        |        |        |         | New                 |
| 324 | Tour Bus Parking                           |   |  |  |  |          |         |         |         |        |        |        |         | New                 |
| 325 | Stage Receiving Area                       |   |  |  |  |          |         |         |         |        |        |        |         | New                 |
| 326 | Security Locker Room                       |   |  |  |  |          |         |         |         |        |        |        |         | New/Existing?       |
| 330 | Exterior                                   |   |  |  |  |          |         |         |         |        |        |        |         |                     |
| 331 | Connections to Parking                     |   |  |  |  |          |         |         |         |        |        |        |         |                     |
| 332 | Drop-off for differently-abled, Busses etc |   |  |  |  |          |         |         |         |        |        |        |         |                     |
| 333 | Poster Cases, Marquee and Signage          |   |  |  |  |          |         |         |         |        |        |        |         |                     |

10C

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## MECHANICAL, ELECTRICAL, PLUMBING NARRATIVE



102 Madison Avenue, 10th Fl.  
New York, NY 10016  
(212) 695-2422

93 Lake Avenue, 3rd Fl.  
Danbury, CT 06810  
(203) 778-1017

kohlerronan.com

Rory S. Ronan, PE  
Craig F. Razza, PE  
Joseph V. Lembo, PE  
Steven V. Lembo, PE  
Erik D. Bodelsen, PE  
Talya Santillan, PE  
Robert V. Hedman, PE

## MEP/FP Assessment and Capital Improvements

To: Even Paoli (edellipaoli@steinberghart.com)

From: Kaitlyn Nelson (knelson@kohlerronan.com)

CC: Robert Hedman (rhedman@kohlerronan.com)

Project #: 25027 Sterling Opera House

Date: January 14<sup>th</sup>, 2026

Re: Sterling Opera House MEP/FP Assessment

---

### Findings

#### Mechanical

- The building was previously conditioned via steam radiators located throughout.
- The stage was served by heat pipes located at the perimeter.
- A supplemental gas unit heater was serving the police station offices.
- Heat was generated by the oil fueled (previously coal fired) boiler located in the basement.
- A prominent ventilation grille remains in the ceiling above the orchestra seating that previously acted as a return for convection heating or natural ventilation.
- Various thermostats were observed throughout the building.
- No mechanical equipment was observed to be operational at this time.

#### Electrical

- The building is currently energized by a utility transformer located under the sidewalk on Elizabeth Street. The existing temporary electrical service is 100A 120/240 volt single phase.
- With exception to the modern temporary 100A MCB 120/240 volt single phase panelboard in the basement, the building contains obsolete original fused panelboards.
- The existing wiring is a mixture of knob and tube, romex and MC cable. Several wires are spliced outside of a junction box which is not code compliant or safe for the occupants.
- The building is equipped with temporary construction lighting fixtures to provide illumination.
- The building does not contain a fire alarm system.

#### Plumbing

- The building sanitary systems and fixture waste piping is antiquated and not compliant with current code in most areas.
- The existing water service piping is closed and severed at the service entrance. The existing distribution piping is damaged and abandoned.
- Interior vent piping is intact and visible at the perimeter walls.
- The existing storm system leaders are fully external on the south side and drain into a piped system in the basement on the north side.
- Existing plumbing fixtures are antique and do not comply with current EPA requirements. Many fixtures are damaged.
- The storm system appears to be the only maintained plumbing system in the building.

#### Fire Protection

- The building currently does not contain any fire sprinklers or fire standpipes.



**KOHLER RONAN**  
CONSULTING ENGINEERS

102 Madison Avenue, 10th Fl.  
New York, NY 10016  
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Steven V. Lembo, PE  
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Talya Santillan, PE  
Robert V. Hedman, PE

## Improvements

### Mechanical

- All existing mechanical equipment, piping, and controls to be removed.
- The heating and cooling plant shall consist of air-cooled heat pumps mounted at grade. Total tonnage to be approximately 100 tons.
- The Street Level and Below Stage level shall be served via local variable refrigerant frequency (VRF) units. Ventilation air shall be provided via a dedicated outside air unit located in the basement mechanical room.
- The Stage and Theatre shall be served via remote direct expansion (DX) air handling units located in mechanical space above the stage. Duct distribution shall be routed through the attic and down to the space below.
- Vestibules, Mechanical Rooms, Storage Rooms, and Stairwells shall be heated via electric unit heaters and cabinet unit heaters.
- All toilet exhaust and janitor's room exhaust shall be ducted to the outdoors via an inline ceiling mounted fan to a roof vent or wall mounted louver to the exterior.
- IDF/MDF spaces will be air conditioned via split wall mounted ac units. Condensing units will be located at grade.

### Electrical

- Provide a new 120/208 volt three phase electrical service with pad mounted utility transformer.
- Provide one service switchboard, one receptacle panelboard per floor, one lighting panelboard per floor and mechanical panelboard near mechanical equipment. Provide owner's meter on all panelboards and switchboard.
- Provide a new addressable voice fire alarm system consisting of pull stations, heat detectors, smoke detectors, tamper switches, flow switches, etc. as required to protect the building.
- Install emergency lighting inverters to provide 90-minute power for all emergency lighting fixtures.
- Provide a low voltage networked lighting control system, consisting of vacancy sensors, time clock, occupancy sensors and daylight sensors, to control new LED lighting fixtures in spaces outside the theater.
- Provide theatrical dimming relay panelboards and devices to support theater spaces.
- Provide isolated ground system to support AV, IT, and Theatrical equipment.
- Provide receptacles to match architectural programming of the spaces.

### Plumbing

- All existing sanitary system piping shall be removed and new piping installed as required by the new program. The existing connection at the Elizabeth Street sewer line should be scoped to verify conditions and replaced with new as required.
- The existing water service entrance appears to be galvanized steel piping. The existing service entrance and valves likely contain materials with unacceptable lead content and shall be replaced. Service piping should be replaced with new from the existing service main in Elizabeth Street.
- The existing exposed storm piping should be scoped and inspected to confirm conditions and replaced as required. Existing south side storm system will be rerouted as required with the new addition installation.
- All existing plumbing fixtures shall be removed and new fixtures installed as required by the new program.
- Interior vent piping should be scoped and inspected to confirm conditions and replaced as required. Existing vent piping through roof to be reused.
- Domestic hot water will be generated through electric water heaters with circulation to remote plumbing fixtures. Below stage fixtures will be supplied from dedicated electric tank





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located in the janitor's closet. The street level restrooms, upper-level concessions and Balcony restrooms hot water will be supplied from an electric tank located in the street level janitor's closet. Alternately, remote area concessions and Balcony two restrooms will be provided tankless electric units as required by the program.

### Fire Protection

- Install fire sprinklers throughout the entire building, including combustible concealed spaces.
- Install fire standpipes within required stairs (2 ½" fire department valves) on each floor level.
- Install class III fire standpipes on either side of the stage (2 ½" & 1 ½" fire department valves).
- Provide dry fire sprinklers throughout any/all unheated spaces including attics, etc.

10D

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## STRUCTURAL ENGINEERING NARRATIVE



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

January 16, 2026

Evan Delli Paoli  
Steinberg Hart  
90 Broad Street, #1803  
New York, NY 10004  
edellipaoli@steinberghart.com | 212-465-0808

Subject: Sterling Opera House  
112 Elizabeth Street  
Derby, CT 06418  
KCI Project Number: 00047425\_001

KCI Technologies, Inc. (“KCI”) is pleased to submit this report summarizing our high-level assessment of the existing building structure and proposed uses and alterations. It is our understanding that this assessment will be incorporated into a larger report produced by the Client for the overall project.

## 1. General

The structural engineering scope addresses reuse of the existing structures, interior alterations, and interior and exterior structural additions. Based on information furnished by the Owner, the building envelope (roof and exterior walls) has been well maintained and has not been part of the condition assessment and is assumed to be in satisfactory condition.

The focus of the structural investigation was to determine primary framing type, location, and representative sizes for major areas, neglecting local details. Bearing walls were identified and viewed in general; these walls did not exhibit obvious deficiencies, noting that they were not thoroughly examined. Much of the wood framing in the building was exposed and was observed to be in generally good condition exhibiting very few checks, splits, twists, corrosion, etc.

Most of the wood was exposed because of prior removals of plaster and similar finished surfaces. Fire safety of wood is a major concern that is not addressed in this structural assessment; please refer to the architectural section of this report.

The new structures will be constructed using non-combustible components such as steel, concrete and masonry.

## 2. Stagehouse

The proposed alterations include the addition of a 10' deep new interior structure along the entire upstage wall containing two stair towers and various backstage rooms from the cellar to approximately the current grid level. The downstage wall will be a bearing wall on new spread footings.

The stage floor framing consists of 2½" x 13½" wood joists @ 16" on center spanning 30' up/downstage (US/DS) from the rear wall to the proscenium wall. This framing is currently undersized for the required live load. The joists will be shortened to ~20' spans and supported by the new bearing wall, which will allow the joist to support the required live load for a performance platform.

The side galleries and hung grid will be removed. There will be new side galleries providing access to the two balcony levels, presumably steel framed.

A new mechanical floor will be constructed at the current grid level, presumably supported by the existing perimeter bearing walls and the new bearing wall. Support of this floor at the proscenium wall may either be by the existing proscenium structure or by new structure spanning stage/eft/right (SL/SR). The underside of the mechanical floor above the stage will have supports for lighting and modest theatrical rigging battens.

## 3. Below-Stage

The area below the stage will be similar to the stage, with the 10' deep new interior structure upstage and shortened floor joists spanning from the new bearing wall to the proscenium wall.

## 4. House

The house floor framing consists of 2¾" x 11-5/8" wood joists @ 16" on center spanning SL/SR from exterior bearing walls to two interior 16" x 16" wood girders. These girders are skewed in plan, spaced closer at the proscenium wall and skewing away from one another downstage; as a result, the floor joist spans vary. The girders are supported at the proscenium wall and on columns and masonry bearing walls, resulting in three girder spans under the auditorium.

KCI evaluated the existing joists for dead loads plus two possible live loads: (a) fixed seating with chairs and (b) public assembly without seats.

Joists exceeding 19' span are overloaded with public assembly, whereas joist exceeding 21'-6" span are overloaded with fixed seats. This overload pertains to high stresses and excessive deflections. The overloaded joists could be supported by local bearing walls or transfer beams, or they could be reinforced. Reinforcing could consist of side steel flitch plates or LVL wood side plates and through bolts installed along 60% to 70% of the length of each overloaded joist.

The wood girders are notably overloaded under public assembly load, whereas one of the three spans of each girder is overloaded with fixed seats. Like the joists, the girders can be reinforced with steel or LVL side plates along most of the length of the girder.



## 5. Below-House

The ground level floor framing below the house consists of 2 $\frac{3}{4}$ " x 11-5/8" wood joists @ 16" on center spanning US/DS across a series of bearing walls and one interior girder line. The maximum span is under 19', so the joists are suitable for the proposed uses. The bearing walls and girders are presumably sufficient but will need further investigation to confirm.

## 6. Front-of-House

The floor framing at the stair landings contains 3-3/8" x 10" wood joists spaced at 16" on center spanning US/DS, which are suitable for the intended load. Other framing including stair stringers has not been investigated, and while it is anticipated this framing is structurally sufficient, it will need further investigation and analysis to confirm. The areas planned to support restrooms may require stiffening to support tile or similar finishes that are vulnerable to cracking from deflections.

## 7. Balconies

The balcony levels are framed with 2 $\frac{3}{4}$ " x 11-5/8" wood joists arranged in a radial pattern to create the curves facing the stage, sloping down from the rear seating towards the stage. The joists are very close together along the curve and fan out to a maximum spacing of 20" at the side masonry walls and downstage wood bearing wall. The downstage bearing wall separates the house from the lobby and front-of-house stairwells. Both balconies have built-up framing that creates the seating risers and aisles.

The balconies are supported by wood girders that span from the proscenium wall to two cast iron columns in the house. The upper balcony girders are straight and are encased in cladding. The lower balcony girders are curved and made from many 15/16" x 11 $\frac{1}{2}$ " deep plies of wood presumably spiked together. While it is anticipated these girders are structurally sufficient, they will need further investigation and analysis to confirm.

## 8. Elevator Addition

The proposed design includes a new structural addition at the stage right side of the building to accommodate an elevator and associated vestibules. This new structure will presumably be constructed with bearing walls on new spread footings and with floor levels that are supported by the existing building wall.

Please feel free to contact our office if you have any questions.

Respectfully,



William B. Gorlin, P.E., S.E.  
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# PERFORMANCE EQUIPMENT BUDGET

## Sterling Opera House

Derby, CT

Performance Equipment Estimates

Preliminary  
2026-03-03

|                                                                           | Quantity     | Amount             |
|---------------------------------------------------------------------------|--------------|--------------------|
| <b>Base Contract</b>                                                      |              |                    |
| <b>Performance Lighting Systems</b>                                       |              | \$300,000          |
| Performance power system and circuit distribution                         | 80 circuits  |                    |
| House, work, and run lighting controls                                    | 16 circuits  |                    |
| Control network and equipment                                             |              |                    |
| Control console and accessories                                           |              |                    |
| Emergency lighting transfer switch                                        |              |                    |
| Performance lighting company switches                                     |              |                    |
| Feeders, panelboards, disconnects                                         | not included |                    |
| Installation                                                              | not included |                    |
| <b>Stage Rigging</b>                                                      |              | \$338,000          |
| Chain motors (16), light duty truss (200'), rigging accessories           |              |                    |
| House curtain, black masking, cyclorama, scrims, storage bags and hampers |              |                    |
| Installation allowance                                                    |              |                    |
| <b>Seating</b>                                                            |              | \$358,000          |
| Fixed seats                                                               | 550 seats    |                    |
| Loose seats (by others)                                                   | not included |                    |
| <b>Sound, Video, and Communication Systems</b>                            |              | \$425,000          |
| Loudspeaker system, including main array(s), subs, and front fills        |              |                    |
| Digital mixing console                                                    |              |                    |
| Assisted listening system                                                 |              |                    |
| Back-of-house paging and intercom system                                  |              |                    |
| Motorized projection screen, projector                                    |              |                    |
| Installation                                                              |              |                    |
| <b>Total - Base Contract</b>                                              |              | <b>\$1,421,000</b> |
|                                                                           | Quantity     | Amount             |
| <b>Owner's Package (FF&amp;E)</b>                                         |              |                    |
| <b>Performance Lighting Fixtures</b>                                      |              | \$245,000          |
| LED Spot Lighting Fixture (Basis of design: ColorSource V Spot)           | 65 units     |                    |
| LED Wash Lighting Fixture (Basis of design: ColorSource V Fresnel)        | 20 units     |                    |
| LED Cyc Lighting Fixture (Basis of design: Color Force III 72")           | 10 units     |                    |
| Followspots                                                               | 2 units      |                    |
| Cable Assemblies                                                          | LOT          |                    |
| Installation                                                              | by owner     |                    |
| <b>Demountable Platforms</b>                                              |              | \$32,000           |
| Orchestra filler platforms                                                | 8 units      |                    |
| <b>Sound, Video, and Communication Systems</b>                            |              | \$75,000           |
| Loose microphones, cables, etc                                            |              |                    |
| <b>Total - Base Contract</b>                                              |              | <b>\$352,000</b>   |



10F

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# CONSTRUCTION COST REPORT

# **Sterling Opera House Derby, CT**

## **CONCEPT DESIGN CONSTRUCTION COST REPORT**

**4 March 2026**

**Cost+Plus**  
Our First Cost, The Right Cost.

# Sterling Opera House

## Derby, CT

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# Sterling Opera House

Derby, CT

## Table of Contents

|                                              |
|----------------------------------------------|
| Section A - Introduction                     |
| Section B - Cost Summaries                   |
| Section C - Concept Design Estimate Phase 1A |
| Section D - Concept Design Estimate Phase 1B |
| Section E - Concept Design Estimate Phase 2A |
| Section F - Concept Design Estimate Phase 2B |
| Section G - Specialist Equipment Estimate    |
| Section H - Floor Area Assessment            |
| Section I - Information Requests Log         |

Cost **Plus**



## **Sterling Opera House** Derby, CT

### Section A Introduction

4 March 2026

Cost **Plus**

1.0 Summary

Cost+Plus, a firm dedicated to providing project and cost management services for complex cultural facilities, was hired by Steinberg Hart to provide construction cost consultant services for the proposed renovations to The Sterling Opera House in Derby, Connecticut. As part of these services, Cost+Plus prepared this Concept Design Construction Cost Report.

After receipt and analysis of all available information provided by Steinberg Hart led Design Team and preparation of this Construction Cost Report, Cost+Plus advises that the proposed Renovation Project can currently be realistically budgeted at an overall Construction Cost of **\$28,105,000** in 1st Quarter 2028 bid dollars.

This Report reflects a Construction Cost that, in our opinion, and with implementation of ongoing professional project and cost management and control services that Cost+Plus could provide, can be delivered within this projection. This project provides for a careful and complex renovation of the existing building (that is on the National Register of Historic Places) and the construction of a small addition comprising accessible entrance, service elevator, and back-of-house entry. The total floor area projection assessed by Cost+Plus for the complete renovated building is **28,685 square feet**. Allowances for surrounding site development including all hardscaping and utility requirements have also been included.

The Construction Cost has been broken out into the following areas of the Project:

|                                                                  |              |           |
|------------------------------------------------------------------|--------------|-----------|
| o <b>PHASE 1A</b> (Day 1 Venue):                                 | \$23,495,000 | 23,470 sf |
| o <b>PHASE 1B</b> (Below-Stage Performer Support):               | \$1,435,000  | 1,560 sf  |
| o <b>PHASE 2A</b> (Street-Level Performer & Production Support): | \$2,325,000  | 3,655 sf  |
| o <b>PHASE 2B</b> (Exterior):                                    | \$850,000    |           |

The costs stated above currently assume that all these Phases would start at the same time. The effect of escalation on Phasing some of the above to later points in time can be assessed once discussed further with The Sterling Opera House.

This Report has been presented to and reviewed by Steinberg Hart Design Team at sessions held remotely on Monday 9<sup>th</sup> of February and Wednesday 25<sup>th</sup> of February 2026.

Should this Concept Design Construction Cost Report prove to be in excess of funding ability, this Report will additionally serve as a basis for strategy/phasing/cost reduction exercises that Cost+Plus can undertake with input from Steinberg Hart Design Team and Sterling Opera House to meet a selected Project composition, strategy, and associated stipulated budget cap. All preliminary construction costs must be considered in the context of the current information available at this time and all documented quality parameters, recommendations, interpretations, and other assumptions made by Cost+Plus, all as described within this Report.

Introduction

2.0 Contributors & Acknowledgements

Cost+Plus would like to acknowledge the following firms for their collaborative cooperation with Cost+Plus in several meetings and communication exchanges leading up to the production of this Construction Cost Report for the Concept Design Phase:

- o **Steinberg Hart** Design Architect
- o **KCI Technologies Inc.** Structural Engineer
- o **Kohler Ronan Consulting Engineers** Mechanical/Electrical
- o **Stages Consultants** Theatre Planning and Acoustic Design

3.0 Definition of Construction Cost

To clarify the definition of “Construction Cost” for specific purposes of this Report, the following categories of cost are included:

Escalated Construction Cost:

- o Direct Trade Costs for all Renovations including General Requirements
- o Allowances for Specialist Performance and Audio/Visual Equipment provided by Stages Consultants
- o Allowances for Site Development and Building Utilities
- o Appropriate Design Phase Contingency for all aspects of the Project
- o The General Conditions of Contract, Bonding, Insurance, Permits, and Overhead & Profit associated with selected Construction Management firm
- o Appropriate Construction Phase Contingency (assuming a Guaranteed Maximum Price Contract between Sterling Opera House and selected CM firm)
- o Escalation Contingency from 1st Quarter 2026 to 1st Quarter 2028

**All costs above are expressed in projected 1<sup>st</sup> Quarter 2028, Derby and surrounding area, competitive bid dollars for a unique, complex and quality project.**

4.0 Exclusions

The following costs are currently **excluded** from this Concept Design Construction Cost Report:

- o Operating and maintenance costs
- o All Project “Soft” Costs
- o Furniture, Fixtures, and Equipment (FF&E)
- o VESDA system
- o Rock excavation and underground obstruction premiums (if applicable)
- o Overtime/expediting/acceleration premiums
- o Enabling works (if applicable)
- o Abatement of any hazardous material or contaminated soils (if applicable)
- o Endowment and Reserves
- o Non-Union Rates (assumes Union/Prevailing Wage)
- o All exterior façade scope not itemized herein is considered as “existing to remain”
- o Exterior feature/marquee signage
- o Smoke exhaust/control system (not required)
- o Donor/Exterior Building signage
- o Any humidity scope to the exterior walls, if required.
- o Sales tax
- o Performance Equipment Owner Purchased costs (\$352,000)
- o Phasing premiums (all stated Phases currently constructed at same time)
- o Any specific National Register of Historic Places or Code requirements beyond those noted within this Report.
- o Escalation beyond 1<sup>st</sup> Quarter 2028

Steinberg Hart and The Sterling Opera House should work together closely to identify, discuss, and ensure coordination of all the above and any other applicable items to ensure they include any of the above applicable items, and any other required Project Costs, to compile their overall total Project Cost.

5.0 Cost+Plus Strategy and Approach

Cost+Plus conducted a thorough review of all submitted Concept Design Report documentation provided by the Steinberg Hart Design Team, worked with them through an Information Request process (see Section I) to answer all Cost+Plus inquiries while preparing our cost report and ascertain levels of architectural quality, prepared concept level quantities of building elements, used experience and historical data from our research of similar projects, and attempted to price out all conceptual quantities using current local Derby bid unit costs considered appropriate for the unique scope of this Project. In addition, and as is normal at this Concept Design stage, various allowances have been included by Cost+Plus for information which has been assessed based upon our experience of past complex cultural projects.

Stages Consultants provided Cost+Plus with listings and budgets for all specialist theatrical equipment, seating, and audio/video equipment. These have all been carefully coordinated and, importantly, Cost+Plus has included provision for any necessary architectural and electrical infrastructure to accommodate this equipment.

The objectives of our Construction Cost Report are to establish realistic cost projections for consideration and approval by The Sterling Opera House and thereafter guide the approved scope of work all to be designed to documented standards within the time frame outlined. This Report will therefore continue to provide a logical framework to assist The Sterling Opera House and the Project Team in this process.



Sterling Opera House  
Derby, CT

Concept Design Construction Cost Report

Introduction

4 March 2026

6.0 Market Conditions and Pricing

The pricing used in this Report for all budget components attempts to simulate current 1<sup>st</sup> Quarter 2026 Derby and surrounding area costs and this pricing would be carefully monitored by Cost+Plus throughout all design phases if retained for ongoing services. Cost+Plus has assumed that Union/Prevailing Wage will be applicable to this project.

The pricing used within this Report also assumes that a local General Contractor/Construction Manager will solicit competitive bids from a minimum of three subcontractors for each trade. Should less than three competitive bids be received for any trade then increased direct trade costs to those projected within this Report could likely be experienced.

7.0 Quality Standards

Cost+Plus has, per the documentation provided by the Steinberg Hart Design Team, considered a high-quality level for both the architectural and performance aspects of the project. Cost+Plus also worked with the Steinberg Hart Design Team through an Information Request process during the estimating period to answer all Cost+Plus queries while preparing our cost report and to ascertain and confirm levels of architectural and performance quality where required. Section I of this Report includes all queries submitted by Cost+Plus and the subsequent responses provided by the Design Team.

8.0 Design Phase Contingency

A contingency of 17.5% (suitable for complex historic renovation projects of this type and considering the current Cost+Plus approach to the pricing of all scope of work) has been included at this early concept design phase of the Project for all design and cost unknowns associated with the Project. If retained for ongoing services, this would be carefully controlled by Cost+Plus, as required, during the future design phases of the project as the design documentation naturally develops and evolves.

9.0 General Conditions, Insurances, Bonding, Permits, Overheads and Profit

A competitive allowance of 17.5% has been provided for all normal general conditions, logistics, site overheads and profit, insurances, bonds, permits, and pre-construction service costs as required by an experienced Construction Management/General Contractor firm. This is intended to cover, for example:

on-site management, supervisory (superintendents, engineers, etc.), building layout, timekeeping and secretarial personnel; temporary field offices, equipment and servicing for all site staff and design team; temporary site protection, fences/gates; storage sheds; temporary toilets and plumbing; temporary telephones and communication equipment; safety measures/education; progress photographs; transits and levels; computers; site personnel's workmen's compensation and insurances; miscellaneous tools and equipment; shop drawings and A/E drawings reproduction and distribution; long distance communications; as-built drawings for Owner and design team records; warranties, guarantees and building maintenance instruction to building staff; project signs; appropriate bonding requirements, permits, appropriate project insurance programs, pre-construction services, head office overheads and profit.

10.0 Escalation Contingency

Cost+Plus has included an allowance of 8.5% for escalation as a projection for the next 23 months that would simulate a projection through to all bid's receipt by 1<sup>st</sup> Quarter 2026 for the complete Project. This contingency will require careful monitoring especially due to current ongoing supply chain, labor issues, tariffs, war in Ukraine, and material escalation concerns. It is also important to note that if the Project Schedule is extended then additional escalation costs will likely occur. Phasing premiums to Phases 1A, 2A or 2B are excluded. All Phases are escalated to the 1<sup>st</sup> Quarter 2026 only. Any premium to extend this timeline can be assessed by Cost+Plus following discussions with The Sterling Opera House.

11.0 Construction Phase Contingency

Cost+Plus has included a line item provision of 5% for a GMP/Buy Out Construction Contingency which we have assumed will be negotiated between the Client and the selected Construction Management/General Contractor firm if the GMP procurement route is selected. This level of GMP contingency would ultimately depend on when, during the design phase, the GMP is provided and would further be negotiated based on the completeness of the documentation produced by the Design Team.

This contingency is to cover all costs the Construction Manager/General Contractor firm may need to expend to maintain the Guaranteed Maximum Price (GMP) agreement throughout the construction phase. It would not necessarily be for change orders which typically occur during the actual construction stage of projects such as minor errors and omissions in documentation, unforeseen conditions, Owner-sponsored changes to plans, and design coordination omissions picked up during construction.

*All the above defines the "Concept Design Construction Cost" in 1<sup>st</sup> Quarter 2026 competitive Derby terms assessed by Cost+Plus for this Report.*

12.0 Project Soft Costs

Cost+Plus has excluded all Project Soft Costs such as (but not limited to) Furniture, Fixtures, and Equipment (FF&E), Fees and Expenses for a comprehensive First Class and Experienced Design Team, Fees and Expenses for all Project Management requirements, other applicable Project Costs, and a Discretionary Overall Project Contingency allowance to cover all unknowns throughout the complete duration of the Project from inception through to completion.

13.0 Documentation

Cost+Plus was provided with the following documentation for the preparation of this Concept Design Construction Cost Report:

- o Steinberg Hart Architects:
  - o Drawing Backgrounds, dated 20 October 2025 (revised 4 February 2026 and 13 February 2026)
  - o Phasing Plans, dated 4 February 2026
  - o Site Plan, dated 23 January 2026 (revised 4 February 2026)
  - o Demo Plans/Site Plan/Floor Plans, dated 4 February 2026
  - o Code Plan Diagrams, dated 23 January 2026
- o KCI Technologies Inc.:
  - o Structural narrative, dated 16 January 2026
  - o Assembly Details, dated 23 January 2026
- o Kohler Ronan Consulting Engineers:
  - o MEP/FP Assessment and Capital Improvements, dated 14 January 2026
- o Stages Consultants:
  - o Acoustic Consultants Study Report, dated 8 December 2025
  - o Sterling Opera House Stage Equipment Budget, dated 3 March 2026
  - o Seating Plan Options, dated 20 January 2026
- o All meetings, video conferences, phone calls and email correspondence with the Design Team up to, and including 4 March 2026

# Sterling Opera House

Derby, CT

## Section B Cost Summaries

4 March 2026

Cost **Plus**



# Sterling Opera House Derby, CT

## Concept Design Construction Cost Summary

4 March 2026

|                                                                 | PHASE 1A<br>23,470 sf | PHASE 1B<br>1,560 sf | PHASE 2A<br>3,655 sf | PHASE 2B         | TOTAL<br>28,685 sf  |
|-----------------------------------------------------------------|-----------------------|----------------------|----------------------|------------------|---------------------|
| <b>Areas of Renovation (sf)</b>                                 |                       |                      |                      |                  |                     |
| 1.0 Allowance for General Requirements                          | \$575,000             | \$35,000             | \$55,000             | \$20,000         | \$685,000           |
| 2.0 Building Direct Trade Cost                                  | \$12,945,000          | \$825,000            | \$1,370,000          |                  | \$15,140,000        |
| 3.0 Specialist Equipment Allowances (per Stages Consultants):   |                       |                      |                      |                  |                     |
| 3.1 Performance Space (500 seats)                               | \$995,000             |                      |                      |                  | \$995,000           |
| 3.2 Sound, Video and Communication Systems                      | \$425,000             | \$50,000             | \$50,000             |                  | \$525,000           |
| 3.3 Lighting Fixtures & Demountable Platforms, Loose            | Excluded              |                      |                      |                  | Excluded            |
| 4.0 Site Development & Utilities                                |                       |                      |                      | \$520,000        | \$520,000           |
| <b>TOTAL DIRECT COST (1ST QUARTER 2026)</b>                     | <b>\$14,940,000</b>   | <b>\$910,000</b>     | <b>\$1,475,000</b>   | <b>\$540,000</b> | <b>\$17,865,000</b> |
| 5.0 Design Phase Contingency                                    | \$2,615,000           | \$160,000            | \$260,000            | \$95,000         | \$3,130,000         |
| 6.0 CM General Conditions, Insurances, Bond, Fee & Permits:     |                       |                      |                      |                  |                     |
| 6.1 CM General Conditions                                       | \$1,405,000           | \$85,000             | \$140,000            | \$50,000         | \$1,680,000         |
| 6.2 Subcontractor Default Insurance                             | \$290,000             | \$20,000             | \$30,000             | \$10,000         | \$350,000           |
| 6.3 General Liability Insurance                                 | \$325,000             | \$20,000             | \$30,000             | \$10,000         | \$385,000           |
| 6.4 Builder's Risk Insurance                                    | \$45,000              | \$5,000              | \$5,000              | \$5,000          | \$60,000            |
| 6.5 Fee                                                         | \$735,000             | \$45,000             | \$75,000             | \$25,000         | \$880,000           |
| 6.6 Permit                                                      | \$265,000             | \$15,000             | \$25,000             | \$10,000         | \$315,000           |
| <b>TOTAL BID COST (1ST QUARTER 2026)</b>                        | <b>\$20,620,000</b>   | <b>\$1,260,000</b>   | <b>\$2,040,000</b>   | <b>\$745,000</b> | <b>\$24,665,000</b> |
| 7.0 Escalation Contingency (22 months to start of construction) | \$1,755,000           | \$105,000            | \$175,000            | \$65,000         | \$2,100,000         |
| 8.0 Construction Phase GMP Change Order Contingency             | \$1,120,000           | \$70,000             | \$110,000            | \$40,000         | \$1,340,000         |
| <b>TOTAL ESCALATED BID COST (1ST QUARTER 2028)</b>              | <b>\$23,495,000</b>   | <b>\$1,435,000</b>   | <b>\$2,325,000</b>   | <b>\$850,000</b> | <b>\$28,105,000</b> |
| 9.0 Project Soft Costs including FF&E                           | excluded              | excluded             | excluded             | excluded         | excluded            |

Sterling Opera House  
Derby, CT

Direct Trade Costs Summary (Phase 1A)

4 March 2026

| ELEMENTAL COST ANALYSIS           |                  |              |                                                                                                                                |
|-----------------------------------|------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------|
|                                   | ELEMENTAL AMOUNT | \$/SF        | \$/ZONE                                                                                                                        |
| 1.0 Demolition                    |                  | \$18.18      | Zone A<br>\$97.50                                                                                                              |
| 2.0 Substructure                  |                  | \$10.02      |                                                                                                                                |
| 2.1 Earthwork                     | \$0              | \$0.00       |                                                                                                                                |
| 2.2 Foundations                   | \$127,900        | \$5.45       |                                                                                                                                |
| 2.3 Basement Walls                | \$0              | \$0.00       |                                                                                                                                |
| 2.4 Slab-on-Grade                 | \$107,300        | \$4.57       |                                                                                                                                |
| 3.0 Superstructure                | \$1,626,700      | \$69.30      |                                                                                                                                |
| 3.1 Concrete                      | \$119,500        | \$5.09       |                                                                                                                                |
| 3.2 Structural Steel              | \$453,300        | \$19.31      |                                                                                                                                |
| 3.3 Miscellaneous                 | \$1,053,900      | \$44.90      |                                                                                                                                |
| 4.0 Exterior Skin                 | \$507,200        | \$21.60      | Zone B<br>\$21.60                                                                                                              |
| 4.1 Roof                          | \$73,100         | \$3.11       |                                                                                                                                |
| 4.2 Exterior Walls                | \$270,000        | \$11.50      |                                                                                                                                |
| 4.3 Exterior Glazing              | \$49,600         | \$2.11       |                                                                                                                                |
| 4.4 Exterior Doors                | \$80,000         | \$3.41       |                                                                                                                                |
| 4.5 Building Projections          | \$34,500         | \$1.47       | Zone C<br>\$153.94                                                                                                             |
| 5.0 Interior Partitions and Doors | \$612,400        | \$26.10      |                                                                                                                                |
| 5.1 Interior Partitions           | \$408,500        | \$17.41      |                                                                                                                                |
| 5.2 Interior Doors                | \$203,900        | \$8.69       |                                                                                                                                |
| 6.0 Vertical Movement             | \$734,200        | \$31.28      |                                                                                                                                |
| 6.1 Stairs                        | \$281,700        | \$12.00      | Zone D<br>\$278.51                                                                                                             |
| 6.2 Elevators                     | \$452,500        | \$19.28      |                                                                                                                                |
| 7.0 Interiors                     | \$2,266,300      | \$96.56      |                                                                                                                                |
| 8.0 Mechanical                    | \$3,706,400      | \$157.92     |                                                                                                                                |
| 8.1 Plumbing and Drainage         | \$355,400        | \$15.14      |                                                                                                                                |
| 8.2 Fire Protection               | \$364,000        | \$15.51      | A - Demo, Substr & Structure (18%)<br>B - Exterior Skin (4%)<br>C - Interior Fitout (28%)<br>D - Mechanical & Electrical (50%) |
| 8.3 HVAC and Controls             | \$2,987,000      | \$127.27     |                                                                                                                                |
| 9.0 Electrical                    | \$2,830,500      | \$120.59     |                                                                                                                                |
| 9.1 Service and Distribution      | \$736,100        | \$31.36      |                                                                                                                                |
| 9.2 Lighting and Branch Wiring    | \$765,400        | \$32.61      |                                                                                                                                |
| 9.3 Systems and Ancillaries       | \$422,500        | \$18.00      |                                                                                                                                |
| 9.4 Specialist PE Accommodation   | \$906,500        | \$38.62      |                                                                                                                                |
| Total Building Cost               |                  | \$12,945,500 | \$551.55                                                                                                                       |
| Building Gross Floor Area         |                  | 23,470 sf    |                                                                                                                                |

# Sterling Opera House Derby, CT

## Direct Trade Costs Summary (Phase 1B)

4 March 2026

|                                          |           | ELEMENTAL AMOUNT | \$/SF           | \$/ZONE                          | ELEMENTAL COST ANALYSIS                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------|-----------|------------------|-----------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Demolition</b>                    |           | \$18,700         | \$11.99         |                                  | <ul style="list-style-type: none"> <li>1.0 Demolition (2%)</li> <li>2.0 Substructure (0%)</li> <li>3.0 Superstructure (0%)</li> <li>4.0 Exterior Skin (0%)</li> <li>5.0 Interior Partitions &amp; Doors (10%)</li> <li>6.0 Vertical Movement (0%)</li> <li>7.0 Interiors (21%)</li> <li>8.0 Mechanical (51%)</li> <li>9.0 Electrical (16%)</li> </ul> |
| <b>2.0 Substructure</b>                  |           | \$0              | n/a             | <b>Zone A</b><br><b>\$11.99</b>  |                                                                                                                                                                                                                                                                                                                                                       |
| 2.1 Earthwork                            | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 2.2 Foundations                          | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 2.3 Basement Walls                       | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 2.4 Slab-on-Grade                        | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.0 Superstructure</b>                |           | \$0              | n/a             | <b>Zone A</b><br><b>\$11.99</b>  |                                                                                                                                                                                                                                                                                                                                                       |
| 3.1 Concrete                             | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 3.2 Structural Steel                     | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 3.3 Miscellaneous                        | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>4.0 Exterior Skin</b>                 |           | \$0              | n/a             | <b>Zone B</b><br><b>\$0.00</b>   | <ul style="list-style-type: none"> <li>A - Demo, Substr &amp; Structure (2%)</li> <li>B - Exterior Skin (0%)</li> <li>C - Interior Fitout (31%)</li> <li>D - Mechanical &amp; Electrical (67%)</li> </ul>                                                                                                                                             |
| 4.1 Roof                                 | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 4.2 Exterior Walls                       | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 4.3 Exterior Glazing                     | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 4.4 Exterior Doors                       | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 4.5 Building Projections                 | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>5.0 Interior Partitions and Doors</b> |           | \$83,600         | \$53.59         | <b>Zone C</b><br><b>\$161.41</b> |                                                                                                                                                                                                                                                                                                                                                       |
| 5.1 Interior Partitions                  | \$56,100  | \$35.96          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 5.2 Interior Doors                       | \$27,500  | \$17.63          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>6.0 Vertical Movement</b>             |           | \$0              | n/a             | <b>Zone C</b><br><b>\$161.41</b> |                                                                                                                                                                                                                                                                                                                                                       |
| 6.1 Stairs                               | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 6.2 Elevators                            | \$0       | n/a              |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>7.0 Interiors</b>                     |           | \$168,200        | \$107.82        | <b>Zone C</b><br><b>\$161.41</b> | <ul style="list-style-type: none"> <li>A - Demo, Substr &amp; Structure (2%)</li> <li>B - Exterior Skin (0%)</li> <li>C - Interior Fitout (31%)</li> <li>D - Mechanical &amp; Electrical (67%)</li> </ul>                                                                                                                                             |
| <b>8.0 Mechanical</b>                    |           | \$422,400        | \$270.77        | <b>Zone D</b><br><b>\$356.80</b> |                                                                                                                                                                                                                                                                                                                                                       |
| 8.1 Plumbing and Drainage                | \$142,100 | \$91.09          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 8.2 Fire Protection                      | \$12,500  | \$8.01           |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 8.3 HVAC and Controls                    | \$267,800 | \$171.67         |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>9.0 Electrical</b>                    |           | \$134,200        | \$86.03         | <b>Zone D</b><br><b>\$356.80</b> |                                                                                                                                                                                                                                                                                                                                                       |
| 9.1 Service and Distribution             | \$38,900  | \$24.94          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 9.2 Lighting and Branch Wiring           | \$48,500  | \$31.09          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 9.3 Systems and Ancillaries              | \$21,800  | \$13.97          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| 9.4 Specialist PE Accommodation          | \$25,000  | \$16.03          |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>Total Building Cost</b>               |           | <b>\$827,100</b> | <b>\$530.20</b> |                                  |                                                                                                                                                                                                                                                                                                                                                       |
| <b>Building Gross Floor Area</b>         |           | <b>1,560 sf</b>  |                 |                                  |                                                                                                                                                                                                                                                                                                                                                       |

Sterling Opera House  
Derby, CT

Direct Trade Costs Summary (Phase 2A)

4 March 2026

| ELEMENTAL COST ANALYSIS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| <div><div><div>1.0 Demolition</div><div>2.0 Substructure</div><div>2.1 Earthwork</div><div>2.2 Foundations</div><div>2.3 Basement Walls</div><div>2.4 Slab-on-Grade</div><div>3.0 Superstructure</div><div>3.1 Concrete</div><div>3.2 Structural Steel</div><div>3.3 Miscellaneous</div><div>4.0 Exterior Skin</div><div>4.1 Roof</div><div>4.2 Exterior Walls</div><div>4.3 Exterior Glazing</div><div>4.4 Exterior Doors</div><div>4.5 Building Projections</div><div>5.0 Interior Partitions and Doors</div><div>5.1 Interior Partitions</div><div>5.2 Interior Doors</div><div>6.0 Vertical Movement</div><div>6.1 Stairs</div><div>6.2 Elevators</div><div>7.0 Interiors</div><div>8.0 Mechanical</div><div>8.1 Plumbing and Drainage</div><div>8.2 Fire Protection</div><div>8.3 HVAC and Controls</div><div>9.0 Electrical</div><div>9.1 Service and Distribution</div><div>9.2 Lighting and Branch Wiring</div><div>9.3 Systems and Ancillaries</div><div>9.4 Specialist PE Accommodation</div></div><div><div><div>1.0 Demolition (5%)</div><div>2.0 Substructure (0%)</div><div>3.0 Superstructure (0%)</div><div>4.0 Exterior Skin (0%)</div><div>5.0 Interior Partitions &amp; Doors (6%)</div><div>6.0 Vertical Movement (0%)</div><div>7.0 Interiors (20%)</div><div>8.0 Mechanical (49%)</div><div>9.0 Electrical (20%)</div></div><div><div>49%</div><div>20%</div><div>6%</div><div>0%</div><div>0%</div><div>5%</div><div>0%</div></div></div></div> | <div><div>Zone A</div><div>\$17.48</div></div>                                                                                                                                                                                                                                                                                                                                                                               | <div><div>\$/SF</div><div>\$17.48</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>\$23.59</div><div>n/a</div><div>\$74.61</div><div>\$185.63</div><div>\$73.88</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <div><div>ELEMENTAL AMOUNT</div><div>\$63,900</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$0</div><div>\$86,200</div><div>\$45,200</div><div>\$41,000</div><div>\$0</div><div>\$0</div><div>\$272,700</div><div>\$678,500</div><div>\$71,100</div><div>\$29,200</div><div>\$578,200</div><div>\$270,000</div><div>\$83,500</div><div>\$110,300</div><div>\$51,200</div><div>\$25,000</div></div> |
| <div><div>Zone B</div><div>\$0.00</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div><div>\$/SF</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>n/a</div><div>\$12.37</div><div>\$11.22</div><div>n/a</div><div>n/a</div><div>\$19.45</div><div>\$7.99</div><div>\$158.19</div><div>\$22.85</div><div>\$30.18</div><div>\$14.01</div><div>\$6.84</div></div> | <div><div>ELEMENTAL 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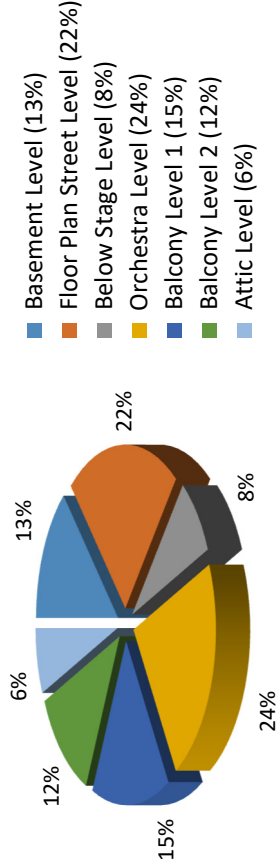


LEVEL-BY-LEVEL FLOOR AREAS

(Based on Steinberg Hart's Comprehensive Study dated 20 January 2026)

|                           | Concept Design | Schematic Design | Variance |
|---------------------------|----------------|------------------|----------|
| Basement Level            | 3,845 sf       |                  |          |
| Floor Plan Street Level   | 6,350 sf       |                  |          |
| Below Stage Level         | 2,285 sf       |                  |          |
| Orchestra Level           | 6,570 sf       |                  |          |
| Balcony Level 1           | 4,400 sf       |                  |          |
| Balcony Level 2           | 3,375 sf       |                  |          |
| Attic Level               | 1,860 sf       |                  |          |
| Overall Floor Area Totals | 28,685 sf      | TBD              |          |

Floor Level Analysis



# **Sterling Opera House**

Derby, CT

## Section C

### Concept Design Estimate Phase 1A

4 March 2026

Cost **Plus**

**Sterling Opera House**  
Derby, CT

**1.0 Demolition (Phase 1A)**

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Concept Design (March 2026)                                                                                                                                    |                                                                                                                                     |                                                                                                                                                                      | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Quantity                                                                                                                                                       | Rate                                                                                                                                | Amount                                                                                                                                                               | Quantity               | Rate | Amount |
| <b>1.1 Demolition</b><br>1.1.1 Selective demolition:<br>- remove seats to auditorium:<br>- orchestra<br>- balcony 1<br>- balcony 2<br>- demo existing wood flooring/risers and prepare area for new flooring:<br>- balcony 1:<br>- flooring<br>- risers, average 1'0" high<br>- balcony 2:<br>- flooring<br>- risers, average 1'5½" high<br>- demo existing wood flooring and framing:<br>- side galleries<br>- remove wood "grid" above stage<br>- remove stairs/steps, wood construction:<br>- street level elevation change steps, 3'4"w x 4'2"h<br>- public exit stair (balc 1 > balc 2, 2'6"w x 3'11"h)<br>- boh exit stair (stage > balc 1, 4'8"w x 10'9"h)<br>- cut and remove timber frame for new upstage service/exit stairs (street, below-stage and stage levels):<br>- remove framed wood structure<br>- saw cut (wood)<br>- remove exterior doors and frames and infill with cmu:<br>- single | 214 ea<br>164 ea<br><br>2,245 sf<br>630 lf<br><br>1,270 sf<br>445 lf<br><br>595 sf<br>695 sf<br><br>1 ea<br>2 ea<br>2 ea<br><br>1,230 sf<br>185 lf<br><br>2 ea | 20.00<br>20.00<br><br>10.00<br><br>10.00<br><br>15.00<br>15.00<br><br>3,500.00<br>4,500.00<br>6,500.00<br><br>15.00<br><br>2,500.00 | n/a<br>4,300<br>3,300<br><br>22,500<br>w/above<br><br>12,700<br>w/above<br><br>8,900<br>10,400<br><br>3,500<br>9,000<br>13,000<br><br>18,500<br>w/above<br><br>5,000 |                        |      |        |

**Sterling Opera House**  
**Derby, CT**

## 1.0 Demolition (Phase 1A)

4 March 2026

|                                                                                |  | Concept Design (March 2026) |          |           | Schematic Design (TBD) |      |        |
|--------------------------------------------------------------------------------|--|-----------------------------|----------|-----------|------------------------|------|--------|
|                                                                                |  | Quantity                    | Rate     | Amount    | Quantity               | Rate | Amount |
| 1.1 Demolition (Cont'd)                                                        |  |                             |          |           |                        |      |        |
| 1.1.1 Selective demolition (cont'd):                                           |  |                             |          |           |                        |      |        |
| - remove exterior glazed doors and frames and make-good opening:               |  |                             |          |           |                        |      |        |
| - double                                                                       |  | 3 ea                        | 1,500.00 | 4,500     |                        |      |        |
| - cut and remove openings in existing exterior walls, including steel lintels: |  |                             |          |           |                        |      |        |
| - single door opening                                                          |  | 2 ea                        | 5,000.00 | 10,000    |                        |      |        |
| - opening, average 6'9"w                                                       |  | 7 ea                        | 8,000.00 | 56,000    |                        |      |        |
| - remove awning to South elevation, 2'0"w                                      |  | 25 lf                       | 200.00   | 5,000     |                        |      |        |
| - remove existing interior partitions, patch and repair as necessary:          |  |                             |          |           |                        |      |        |
| - non load-bearing                                                             |  | 2,865 sf                    | 5.00     | 14,300    |                        |      |        |
| - half-high partitions, assumed 5'0" high                                      |  | 285 sf                      | 5.00     | 1,400     |                        |      |        |
| - load-bearing, including steel lintels                                        |  | 405 sf                      | 10.00    | 4,100     |                        |      |        |
| - jail bars                                                                    |  | 790 sf                      | 15.00    | 11,900    |                        |      |        |
| - remove interior doors and frames and infill with drywall:                    |  |                             |          |           |                        |      |        |
| - single                                                                       |  | 1 ea                        | 1,750.00 | 1,800     |                        |      |        |
| - remove interior glazed doors and frames and make-good opening:               |  |                             |          |           |                        |      |        |
| - double                                                                       |  | 1 ea                        | 1,500.00 | 1,500     |                        |      |        |
| - general clearing to basement space                                           |  |                             |          | 15,000    |                        |      |        |
| - asbestos abatement                                                           |  |                             |          | excluded  |                        |      |        |
| - temporary shoring and partition requirements                                 |  |                             |          | w/GR's    |                        |      |        |
| 1.1.2 Mechanical & Electrical demolition                                       |  | allowance                   |          | 190,000   |                        |      |        |
| Totals                                                                         |  |                             |          | \$426,600 |                        |      | \$0    |



Sterling Opera House  
Derby, CT

2.0 Substructure (Phase 1A)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                  | Concept Design (March 2026)                    |                                                 |                                                  | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------|--------------------------------------------------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                  | Quantity                                       | Rate                                            | Amount                                           | Quantity               | Rate | Amount |
| <b>2.1 Earthwork</b>                                                                                                                                                                                                                                                                                                             |                                                |                                                 | n/a                                              |                        |      |        |
| <b>2.2 Foundations</b>                                                                                                                                                                                                                                                                                                           |                                                |                                                 |                                                  |                        |      |        |
| 2.2.1 Foundation wall, including, excavation, strip footing:<br>- upstage stairs (within existing building):<br>- wall, 1'0" thick<br>- strip foundation, 3'0" w x assumed 1'0"h, footing elevation -14.67<br>- south expansion:<br>- wall, 1'8" thick<br>- strip foundation, 3'8" w x assumed 1'6"h, footing elevation ave -8.5 | 460 sf<br><br>55 lf<br><br>180 sf<br><br>65 lf | 105.00<br><br>200.00<br><br>80.00<br><br>295.00 | 48,300<br><br>11,000<br><br>14,400<br><br>19,200 |                        |      |        |
| 2.2.2 Elevator pit                                                                                                                                                                                                                                                                                                               | allowance                                      |                                                 | 35,000                                           |                        |      |        |
| <b>2.3 Basement Walls</b>                                                                                                                                                                                                                                                                                                        |                                                |                                                 | n/a                                              |                        |      |        |
| <b>2.4 Slab-on-Grade</b>                                                                                                                                                                                                                                                                                                         |                                                |                                                 |                                                  |                        |      |        |
| 2.4.1 Slab on grade, including reinforcing:<br>- expansion<br>- basement (within existing building)                                                                                                                                                                                                                              | 385 sf<br>3,565 sf                             | 20.00<br>24.00                                  | 7,700<br>85,600                                  |                        |      |        |
| 2.4.2 Fill dirt to expansion slab on grade                                                                                                                                                                                                                                                                                       | 55 cy                                          | 72.00                                           | 4,000                                            |                        |      |        |
| 2.4.3 Miscellaneous allowance for joints, cuts, etc.                                                                                                                                                                                                                                                                             | allowance                                      |                                                 | 10,000                                           |                        |      |        |
| <b>Totals</b>                                                                                                                                                                                                                                                                                                                    |                                                |                                                 | \$235,200                                        |                        |      | \$0    |

**Sterling Opera House**  
Derby, CT

**3.0 Superstructure (Phase 1A)**

4 March 2026

|                                                                                                                                                                       | Concept Design (March 2026) |           |         | Schematic Design (TBD) |      |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------|---------|------------------------|------|--------|
|                                                                                                                                                                       | Quantity                    | Rate      | Amount  | Quantity               | Rate | Amount |
| <b>3.1 Concrete</b>                                                                                                                                                   |                             |           |         |                        |      |        |
| 3.1.1 7" thick LW concrete to raise floor level to +4.17                                                                                                              | 1,840 sf                    | 30.00     | 55,200  |                        |      |        |
| 3.1.2 Concrete on metal deck, including reinforcement, rub down, etc. forming structural floors, assumed 4½ NW concrete over 2" deck (total 6½", deck w/3.2.2 below): |                             |           |         |                        |      |        |
| - expansion floors                                                                                                                                                    | 645 sf                      | 20.00     | 12,900  |                        |      |        |
| - new levels between upstage stairs, including stair landings                                                                                                         | 1,110 sf                    | 20.00     | 22,200  |                        |      |        |
| - attic/mechanical room                                                                                                                                               | 1,460 sf                    | 20.00     | 29,200  |                        |      |        |
| <b>3.2 Structural Steel</b>                                                                                                                                           |                             |           |         |                        |      |        |
| 3.2.1 Structural steel framing including connections:                                                                                                                 |                             |           |         |                        |      |        |
| - expansion floors, assume 12 psf                                                                                                                                     | 3.9 tns                     | 9,500.00  | 37,100  |                        |      |        |
| - expansion roof, assume 10 psf                                                                                                                                       | 2.5 tns                     | 9,500.00  | 23,800  |                        |      |        |
| - new levels between upstage stairs, including stair landings, assume 12 psf                                                                                          | 6.7 tns                     | 12,500.00 | 83,800  |                        |      |        |
| - attic/mechanical room, including lighting & rig support, assume 18 psf                                                                                              | 13.1 tns                    | 12,500.00 | 163,800 |                        |      |        |
| - connections (15%)                                                                                                                                                   | 3.9 tns                     | 12,500.00 | 48,800  |                        |      |        |
| 3.2.2 Metal deck (floors and roofs):                                                                                                                                  |                             |           |         |                        |      |        |
| - expansion floors                                                                                                                                                    | 645 sf                      | 10.00     | 6,500   |                        |      |        |
| - expansion roof                                                                                                                                                      | 495 sf                      | 10.00     | 5,000   |                        |      |        |
| - new levels between upstage stairs, including stair landings                                                                                                         | 1,110 sf                    | 10.00     | 11,100  |                        |      |        |
| - attic/mechanical room                                                                                                                                               | 1,460 sf                    | 10.00     | 14,600  |                        |      |        |
| 3.2.3 Steel beam between new upstage stair levels, assume 75 plf                                                                                                      | 4.7 tns                     | 12,500.00 | 58,800  |                        |      |        |

**Sterling Opera House**  
Derby, CT

**3.0 Superstructure (Phase 1A)**

4 March 2026

|                                                                                                                                                                                   | Concept Design (March 2026) |       |         | Schematic Design (TBD) |      |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|---------|------------------------|------|--------|
|                                                                                                                                                                                   | Quantity                    | Rate  | Amount  | Quantity               | Rate | Amount |
| <b>3.3 Miscellaneous</b>                                                                                                                                                          |                             |       |         |                        |      |        |
| 3.3.1 Re-rake balcony seating, comprising of two curved 2x wood framing at new risers with one layer of ¾" T&G plywood and floor deck consisting of two layers of ¾" T&G plywood: |                             |       |         |                        |      |        |
| - floor surface:                                                                                                                                                                  |                             |       |         |                        |      |        |
| - balcony 1                                                                                                                                                                       | 1,985 sf                    | 65.00 | 129,000 |                        |      |        |
| - balcony 2                                                                                                                                                                       | 1,285 sf                    | 65.00 | 83,500  |                        |      |        |
| - riser panels to above:                                                                                                                                                          |                             |       |         |                        |      |        |
| - balcony 1, average 1'0" high                                                                                                                                                    | 490 lf                      | 25.00 | 12,300  |                        |      |        |
| - balcony 2, average 1'5½" high                                                                                                                                                   | 405 lf                      | 25.00 | 10,100  |                        |      |        |
| - hall side access/circulation:                                                                                                                                                   |                             |       |         |                        |      |        |
| - balcony 1                                                                                                                                                                       | 260 sf                      | 65.00 | 16,900  |                        |      |        |
| - balcony 2                                                                                                                                                                       | 270 sf                      | 65.00 | 17,600  |                        |      |        |
| 3.3.2 Modifications/strengthening existing hall wood framing, extent and method to be determined after further analysis:                                                          |                             |       |         |                        |      |        |
| - orchestra                                                                                                                                                                       | 2,550 sf                    | 25.00 | 63,800  |                        |      |        |
| - balcony 1                                                                                                                                                                       | 1,985 sf                    | 25.00 | 49,600  |                        |      |        |
| - balcony 2                                                                                                                                                                       | 1,285 sf                    | 25.00 | 32,100  |                        |      |        |
| 3.3.3 In-fill flooring to adjust levels &/or create a flat floor overbuild:                                                                                                       |                             |       |         |                        |      |        |
| - street level adjustment                                                                                                                                                         | 680 sf                      | 35.00 | 23,800  |                        |      |        |
| - control position to orchestra                                                                                                                                                   | 200 sf                      | 20.00 | 4,000   |                        |      |        |
| - hall side access/circulation to orchestra                                                                                                                                       | 390 sf                      | 20.00 | 7,800   |                        |      |        |
| - infill to proposed restrooms, balcony 2                                                                                                                                         | 330 sf                      | 20.00 | 6,600   |                        |      |        |

Sterling Opera House  
Derby, CT

3.0 Superstructure (Phase 1A)

4 March 2026

|                                                                                                                                                                                                                                                                                                           | Concept Design (March 2026) |       |                    | Schematic Design (TBD) |      |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|--------------------|------------------------|------|------------|
|                                                                                                                                                                                                                                                                                                           | Quantity                    | Rate  | Amount             | Quantity               | Rate | Amount     |
| <b>3.3 Miscellaneous (Cont'd)</b><br><br>3.3.4 8" grout filled, reinforced CMU:<br>- upstage stairs core walls<br>- expansion elevator core walls<br><br>3.3.5 Fireproofing<br><br>3.3.6 Firesafing<br><br>3.3.7 Miscellaneous metals<br><br>3.3.8 Hoisting<br><br>3.3.9 Concrete jack-up/ floating slabs | 4,030 sf                    | 55.00 | 221,600            |                        |      |            |
|                                                                                                                                                                                                                                                                                                           | 730 sf                      | 55.00 | 40,200             |                        |      |            |
|                                                                                                                                                                                                                                                                                                           | allowance                   |       | 15,000             |                        |      |            |
|                                                                                                                                                                                                                                                                                                           | allowance                   |       | 15,000             |                        |      |            |
|                                                                                                                                                                                                                                                                                                           | allowance                   |       | 230,000            |                        |      |            |
|                                                                                                                                                                                                                                                                                                           | allowance                   |       | 75,000             |                        |      |            |
|                                                                                                                                                                                                                                                                                                           |                             |       | not required       |                        |      |            |
|                                                                                                                                                                                                                                                                                                           |                             |       |                    |                        |      |            |
|                                                                                                                                                                                                                                                                                                           |                             |       |                    |                        |      |            |
| <b>Totals</b>                                                                                                                                                                                                                                                                                             |                             |       | <b>\$1,626,700</b> |                        |      | <b>\$0</b> |



# Sterling Opera House Derby, CT

## 4.0 Exterior Skin (Phase 1A)

4 March 2026

|                                                                                              | Concept Design (March 2026) |                       |                  | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------------------------------|-----------------------------|-----------------------|------------------|------------------------|------|--------|
|                                                                                              | Quantity                    | Rate                  | Amount           | Quantity               | Rate | Amount |
| <b>4.1 Roof</b>                                                                              |                             |                       |                  |                        |      |        |
| 4.1.1 Roof to South expansion, assumed standing seam copper                                  | 495 sf                      | 100.00                | 49,500           |                        |      |        |
| 4.1.2 Gutter to match existing                                                               | 45 lf                       | 125.00                | 5,600            |                        |      |        |
| 4.1.3 Downspout to match existing                                                            | 80 lf                       | 100.00                | 8,000            |                        |      |        |
| 4.1.4 Modifications/re-routing of existing downspouts                                        | allowance                   |                       | 10,000           |                        |      |        |
| <b>4.2 Exterior Walls</b>                                                                    |                             |                       |                  |                        |      |        |
| 4.2.1 Brick cladding to match existing on 8" CMU back-up and rigid insulation (GWB with 7.0) | 2,700 sf                    | 100.00                | 270,000          |                        |      |        |
| <b>4.3 Exterior Glazing</b>                                                                  |                             |                       |                  |                        |      |        |
| 4.3.1 Infill to SE corner former entry doors                                                 | 180 sf                      | 200.00                | 36,000           |                        |      |        |
| 4.3.2 Sidelites to new East entry doors                                                      | 35 sf                       | 195.00                | 6,800            |                        |      |        |
| 4.3.3 Sidelites to new SE corner entry doors                                                 | 35 sf                       | 195.00                | 6,800            |                        |      |        |
| <b>4.4 Exterior Doors</b>                                                                    |                             |                       |                  |                        |      |        |
| 4.4.1 Glazed doors (including ADA operators where required):<br>- double                     | 2 pr                        | 30,000.00             | 60,000           |                        |      |        |
| 4.4.2 Metal/service/back-of-house doors:<br>- single<br>- double                             | 2 lvs<br>1 pr               | 5,000.00<br>10,000.00 | 10,000<br>10,000 |                        |      |        |

Sterling Opera House  
Derby, CT

4.0 Exterior Skin (Phase 1A)

4 March 2026

|                                                                                                 | Concept Design (March 2026) |        |                  | Schematic Design (TBD) |      |            |
|-------------------------------------------------------------------------------------------------|-----------------------------|--------|------------------|------------------------|------|------------|
|                                                                                                 | Quantity                    | Rate   | Amount           | Quantity               | Rate | Amount     |
| <b>4.5 Building Projections</b>                                                                 |                             |        |                  |                        |      |            |
| 4.5.1 Exterior soffits:<br>- east entry soffit, assumed plaster on suspended metal stud framing | 45 sf                       | 100.00 | 4,500            |                        |      |            |
| 4.5.2 Exterior building signage (expanded entry)                                                | allowance                   |        | 30,000           |                        |      |            |
| 4.5.3 Exterior feature/marquee signage                                                          |                             |        | excluded         |                        |      |            |
| <b>**All existing exterior façade scope not included above is considered existing to remain</b> |                             |        |                  |                        |      |            |
| <b>Totals</b>                                                                                   |                             |        | <b>\$507,200</b> |                        |      | <b>\$0</b> |

# Sterling Opera House Derby, CT

## 5.0 Interior Partitions and Doors (Phase 1A)

4 March 2026

|                                                                                                                            | Concept Design (March 2026) |           |         | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------|---------|------------------------|------|--------|
|                                                                                                                            | Quantity                    | Rate      | Amount  | Quantity               | Rate | Amount |
| <b>5.1 Interior Partitions</b>                                                                                             |                             |           |         |                        |      |        |
| 5.1.1 Interior non-loadbearing walls, 6" stud with ¾" metal lath and 1" lime plaster each side filled with batt insulation | 8,230 sf                    | 41.00     | 337,400 |                        |      |        |
| 5.1.2 Interior loadbearing CMU walls                                                                                       |                             |           | w/3.0   |                        |      |        |
| 5.1.3 ¾" metal lath and 1" lime plaster (CMU measured elsewhere)                                                           | 4,445 sf                    | 16.00     | 71,100  |                        |      |        |
| <b>5.2 Interior Doors (including frames and hardware)</b>                                                                  |                             |           |         |                        |      |        |
| 5.2.1 Public/front-of-house (assumed wood, non custom):                                                                    |                             |           |         |                        |      |        |
| - single                                                                                                                   | 3 lvs                       | 5,000.00  | 15,000  |                        |      |        |
| - double                                                                                                                   | 2 pr                        | 10,000.00 | 20,000  |                        |      |        |
| - gaskets & seals:                                                                                                         |                             |           |         |                        |      |        |
| - single                                                                                                                   | 8 lvs                       | 5,500.00  | 44,000  |                        |      |        |
| - double                                                                                                                   | 1 pr                        | 11,000.00 | 11,000  |                        |      |        |
| - renovate/repaint existing doors:                                                                                         |                             |           |         |                        |      |        |
| - double                                                                                                                   | 4 pr                        | 1,500.00  | 6,000   |                        |      |        |
| 5.2.2 Non-public/back-of-house:                                                                                            |                             |           |         |                        |      |        |
| - double                                                                                                                   | 1 pr                        | 8,000.00  | 8,000   |                        |      |        |
| - gaskets & seals:                                                                                                         |                             |           |         |                        |      |        |
| - single                                                                                                                   | 1 lv                        | 4,500.00  | 4,500   |                        |      |        |
| - double                                                                                                                   | 2 pr                        | 9,000.00  | 18,000  |                        |      |        |
| - fire rated:                                                                                                              |                             |           |         |                        |      |        |
| - single                                                                                                                   | 12 lvs                      | 4,100.00  | 49,200  |                        |      |        |
| - double                                                                                                                   | 1 pr                        | 8,200.00  | 8,200   |                        |      |        |

Sterling Opera House  
Derby, CT

5.0 Interior Partitions and Doors (Phase 1A)

4 March 2026

|                                                                                                                       | Concept Design (March 2026) |      |           | Schematic Design (TBD) |      |        |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------|------|-----------|------------------------|------|--------|
|                                                                                                                       | Quantity                    | Rate | Amount    | Quantity               | Rate | Amount |
| 5.2 Interior Doors (including frames and hardware)<br>5.2.3 Miscellaneous fire, smoke, specials, access hatches, etc. | allowance                   |      | 20,000    |                        |      |        |
| Totals                                                                                                                |                             |      | \$612,400 |                        |      | \$0    |



**Sterling Opera House**  
**Derby, CT**

**6.0 Vertical Movement (Phase 1A)**

4 March 2026

|                                                                                                                                                        | Concept Design (March 2026) |                  | Schematic Design (TBD) |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------|------------------------|------------|
|                                                                                                                                                        | Quantity                    | Rate             | Amount                 | Amount     |
| <b>6.1 Stairs</b>                                                                                                                                      |                             |                  |                        |            |
| 6.1.1 Metal pan stairs from Street Level to Attic:<br>- half landing configuration, 57'3" overall rise, 4'0" wide,<br>including railings (2 locations) | 9 flts                      | 30,000.00        | 270,000                |            |
| 6.1.2 Steps at elevation change:<br>- 4'9" rise x 5'4" wide<br>- handrail to above                                                                     | 45 lfr<br>15 lfr            | 175.00<br>250.00 | 7,900<br>3,800         |            |
| <b>6.2 Elevators</b>                                                                                                                                   |                             |                  |                        |            |
| 6.2.1 Public/Service Elevator<br>- 33'2" rise, 6 stops, front and rear opening, 6'0' x 10'0" cab<br>(incl. cab finish allowance)                       | 1 ea                        | 425,000.00       | 425,000                |            |
| 6.2.2 ADA lift, 4'9" rise                                                                                                                              | 1 ea                        | 27,500.00        | 27,500                 |            |
| <b>Totals</b>                                                                                                                                          |                             |                  | <b>\$734,200</b>       | <b>\$0</b> |

|                                                                                              | Concept Design (March 2026) |       |         | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------------------------------|-----------------------------|-------|---------|------------------------|------|--------|
|                                                                                              | Quantity                    | Rate  | Amount  | Quantity               | Rate | Amount |
| <b>7.1 Auditorium</b>                                                                        |                             |       |         |                        |      |        |
| 7.1.1 Floor finish:                                                                          |                             |       |         |                        |      |        |
| - repair and refinish existing floor, stain clear:                                           |                             |       |         |                        |      |        |
| - orchestra level                                                                            | 1,495 sf                    | 10.00 | 15,000  |                        |      |        |
| - clear stain & sealed tongue & groove wood flooring:                                        |                             |       |         |                        |      |        |
| - balcony 1                                                                                  | 1,010 sf                    | 2.00  | 2,000   |                        |      |        |
| - balcony 2                                                                                  | 775 sf                      | 2.00  | 1,600   |                        |      |        |
| - balcony risers                                                                             | 820 sf                      | 2.00  | 1,600   |                        |      |        |
| - carpet:                                                                                    |                             |       |         |                        |      |        |
| - orchestra level                                                                            | 725 sf                      | 8.00  | 5,800   |                        |      |        |
| - balcony 1                                                                                  | 750 sf                      | 10.00 | 7,500   |                        |      |        |
| - balcony 2                                                                                  | 630 sf                      | 10.00 | 6,300   |                        |      |        |
| - side access parterres:                                                                     |                             |       |         |                        |      |        |
| - orchestra level                                                                            | 415 sf                      | 8.00  | 3,300   |                        |      |        |
| - balcony 1                                                                                  | 265 sf                      | 8.00  | 2,100   |                        |      |        |
| - linoleum, concessions                                                                      | 630 sf                      | 10.00 | 6,300   |                        |      |        |
| 7.1.2 Wall base, wood:                                                                       |                             |       |         |                        |      |        |
| - orchestra level                                                                            | 350 lf                      | 25.00 | 8,800   |                        |      |        |
| - balcony level 1                                                                            | 295 lf                      | 25.00 | 7,400   |                        |      |        |
| - balcony level 2                                                                            | 160 lf                      | 25.00 | 4,000   |                        |      |        |
| 7.1.3 Ceiling finish:                                                                        |                             |       |         |                        |      |        |
| - stamped metal panel, tin plated on (1) layer plywood and batt insulation (below balconies) | 4,090 sf                    | 80.00 | 327,200 |                        |      |        |
| - main ceiling, clean/repair/paint existing plaster                                          | 3,045 sf                    | 50.00 | 152,300 |                        |      |        |
| 7.1.4 Wall finish:                                                                           |                             |       |         |                        |      |        |
| - clean, repair and refinish existing proscenium wall                                        | 1,200 sf                    | 50.00 | 60,000  |                        |      |        |
| - paint on gwb/plaster                                                                       | 8,410 sf                    | 2.00  | 16,800  |                        |      |        |
| - ¾" metal lath and 1" lime plaster to existing studs (orch lvl)                             | 1,760 sf                    | 15.00 | 26,400  |                        |      |        |

# Sterling Opera House Derby, CT

## 7.0 Interiors (Phase 1A)

4 March 2026

|                                                                                | Concept Design (March 2026) |          |              | Schematic Design (TBD) |      |        |
|--------------------------------------------------------------------------------|-----------------------------|----------|--------------|------------------------|------|--------|
|                                                                                | Quantity                    | Rate     | Amount       | Quantity               | Rate | Amount |
| <b>7.1 Auditorium (Cont'd)</b>                                                 |                             |          |              |                        |      |        |
| 7.1.5 Specialties/miscellaneous:                                               |                             |          |              |                        |      |        |
| - remove cast-iron rail segments, refurbish, repaint, new wood cap & reinstall | 135 lf                      | 300.00   | 40,500       |                        |      |        |
| - new guard, replicate existing cast-iron rail segments w/new wood rail cap    | 50 lf                       | 1,750.00 | 87,500       |                        |      |        |
| - concession counter, straight:                                                |                             |          |              |                        |      |        |
| - orchestra                                                                    | 50 lf                       | 1,000.00 | 50,000       |                        |      |        |
| - concession counter, curved:                                                  |                             |          |              |                        |      |        |
| - balcony 1                                                                    | 50 lf                       | 1,200.00 | 60,000       |                        |      |        |
| - balcony 2                                                                    | 35 lf                       | 1,200.00 | 42,000       |                        |      |        |
| - scaffolding                                                                  | allowance                   |          | 150,000      |                        |      |        |
| - seating                                                                      |                             |          | w/TE         |                        |      |        |
| - millwork/trim/ornamental/miscellaneous metals                                | allowance                   |          | 75,000       |                        |      |        |
| - performance equipment accommodation                                          | allowance                   |          | 100,000      |                        |      |        |
| <b>7.2 Stage</b>                                                               |                             |          |              |                        |      |        |
| 7.2.1 Floor finish:                                                            |                             |          |              |                        |      |        |
| - repair and refinish existing floor, stain clear                              | 1,085 sf                    | 10.00    | 10,900       |                        |      |        |
| 7.2.2 Wall base:                                                               |                             |          | not required |                        |      |        |
| 7.2.3 Ceiling finish:                                                          |                             |          |              |                        |      |        |
| - exposed structure, clean & paint                                             | 1,085 sf                    | 5.00     | 5,400        |                        |      |        |
| 7.2.4 Wall finish:                                                             |                             |          |              |                        |      |        |
| - clean, repair and refinish existing proscenium wall, stain clear             | 1,165 sf                    | 5.00     | 5,800        |                        |      |        |
| - clean/repair/paint on gwb/plaster                                            | 3,250 sf                    | 15.00    | 48,800       |                        |      |        |
| 7.2.5 Specialties/miscellaneous:                                               |                             |          |              |                        |      |        |
| - scaffolding                                                                  | allowance                   |          | 50,000       |                        |      |        |
| - millwork/trim/ornamental/miscellaneous metals                                | allowance                   |          | 10,000       |                        |      |        |

**Sterling Opera House**  
Derby, CT

**7.0 Interiors (Phase 1A)**

4 March 2026

|                                                                           | Concept Design (March 2026) |        | Schematic Design (TBD) |        |
|---------------------------------------------------------------------------|-----------------------------|--------|------------------------|--------|
|                                                                           | Quantity                    | Rate   | Amount                 | Amount |
| <b>7.3 Lobby</b>                                                          |                             |        |                        |        |
| 7.3.1 Floor finish:                                                       |                             |        |                        |        |
| - carpet                                                                  | 1,140 sf                    | 8.00   | 9,100                  |        |
| - walk-off mat, vestibule                                                 | 70 sf                       | 100.00 | 7,000                  |        |
| - repair and refinish existing floor, stain clear                         | 925 sf                      | 8.00   | 7,400                  |        |
| - repair and refinish existing floor, stain clear, staircase              | 1,030 sf                    | 16.00  | 16,500                 |        |
| 7.3.2 Wall base:                                                          |                             |        |                        |        |
| - wood                                                                    | 535 lf                      | 25.00  | 13,400                 |        |
| - wood to staircase                                                       | 70 lf                       | 35.00  | 2,500                  |        |
| 7.3.3 Ceiling finish:                                                     |                             |        |                        |        |
| - metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " |                             |        |                        |        |
| - metal lath ribs, limestone plaster finish and batt insulation           | 455 sf                      | 40.00  | 18,200                 |        |
| - paint on new/repared plaster                                            | 950 sf                      | 15.00  | 14,300                 |        |
| - paint on new/repared plaster, staircase soffit                          | 880 sf                      | 18.00  | 15,800                 |        |
| 7.3.4 Wall finish:                                                        |                             |        |                        |        |
| - paint on gwb/plaster                                                    | 11,315 sf                   | 2.00   | 22,600                 |        |
| 7.3.5 Specialties/miscellaneous:                                          |                             |        |                        |        |
| - refurbish existing railings                                             | allowance                   |        | 50,000                 |        |
| - reinforce existing railing allowance, 30% per IF #21                    | allowance                   |        | 35,000                 |        |
| - millwork/trim/ornamental/miscellaneous metals                           | allowance                   |        | 50,000                 |        |
| <b>7.4 Public Restrooms</b>                                               |                             |        |                        |        |
| 7.4.1 Floor finish:                                                       |                             |        |                        |        |
| - ceramic floor tile                                                      | 590 sf                      | 30.00  | 17,700                 |        |
| 7.4.2 Wall base:                                                          |                             |        |                        |        |
| - ceramic floor tile                                                      | 250 lf                      | 30.00  | 7,500                  |        |



**Sterling Opera House**  
Derby, CT

**7.0 Interiors (Phase 1A)**

4 March 2026

|                                                                                                                              | Concept Design (March 2026) |          |        | Schematic Design (TBD) |      |        |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|--------|------------------------|------|--------|
|                                                                                                                              | Quantity                    | Rate     | Amount | Quantity               | Rate | Amount |
| <b>7.4 Public Restrooms (Cont'd)</b>                                                                                         |                             |          |        |                        |      |        |
| 7.4.3 Ceiling finish:                                                                                                        |                             |          |        |                        |      |        |
| - metal furring suspension system with (1) layer plywood, 3/8" metal lath ribs, limestone plaster finish and batt insulation | 590 sf                      | 40.00    | 23,600 |                        |      |        |
| 7.4.4 Wall finish:                                                                                                           |                             |          |        |                        |      |        |
| - ceramic tile, 7'0" high wet wall only                                                                                      | 490 sf                      | 30.00    | 14,700 |                        |      |        |
| - paint on gwb/plaster                                                                                                       | 1,965 sf                    | 2.00     | 3,900  |                        |      |        |
| 7.4.5 Specialties/miscellaneous:                                                                                             |                             |          |        |                        |      |        |
| - toilet specialties incl. mirrors and countertops, etc.                                                                     | allowance                   |          | 65,000 |                        |      |        |
| <b>7.5 Control Room</b>                                                                                                      |                             |          |        |                        |      |        |
| 7.5.1 Floor finish:                                                                                                          |                             |          |        |                        |      |        |
| - linoleum                                                                                                                   | 180 sf                      | 10.00    | 1,800  |                        |      |        |
| 7.5.2 Wall base:                                                                                                             |                             |          |        |                        |      |        |
| - rubber base                                                                                                                | 60 lf                       | 8.00     | 500    |                        |      |        |
| 7.5.3 Ceiling finish:                                                                                                        |                             |          |        |                        |      |        |
| - paint on new/repared plaster                                                                                               | 180 sf                      | 10.00    | 1,800  |                        |      |        |
| - 50% coverage 1" fabric wrapped acoustic panel                                                                              | 90 sf                       | 30.00    | 2,700  |                        |      |        |
| 7.5.4 Wall finish:                                                                                                           |                             |          |        |                        |      |        |
| - paint on gwb/plaster (assumed 7'0" high)                                                                                   | 810 sf                      | 2.00     | 1,600  |                        |      |        |
| - 50% coverage 1" fabric wrapped acoustic panel                                                                              | 405 sf                      | 30.00    | 12,200 |                        |      |        |
| 7.5.5 Specialties/miscellaneous:                                                                                             |                             |          |        |                        |      |        |
| - countertop                                                                                                                 | 20 lf                       | 500.00   | 10,000 |                        |      |        |
| - operable windows, 4'0" x 6'0" , STC rated                                                                                  | 3 ea                        | 7,500.00 | 22,500 |                        |      |        |

Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 1A)

4 March 2026

|                                                                                                                                                       | Concept Design (March 2026) |       |        | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|--------|------------------------|------|--------|
|                                                                                                                                                       | Quantity                    | Rate  | Amount | Quantity               | Rate | Amount |
| <b>7.6 AV/Rack Room</b>                                                                                                                               |                             |       |        |                        |      |        |
| 7.6.1 Floor finish:<br>- sealed concrete                                                                                                              | 195 sf                      | 2.00  | 400    |                        |      |        |
| 7.6.2 Wall base:<br>- rubber base                                                                                                                     | 80 lf                       | 8.00  | 600    |                        |      |        |
| 7.6.3 Ceiling finish:<br>- exposed structure, painted                                                                                                 | 195 sf                      | 2.00  | 400    |                        |      |        |
| 7.6.4 Wall finish:<br>- paint on gwb/plaster                                                                                                          | 640 sf                      | 2.00  | 1,300  |                        |      |        |
| 7.6.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                   | allowance                   |       | 5,000  |                        |      |        |
| <b>7.7 Storage/Piano Storage:</b>                                                                                                                     |                             |       |        |                        |      |        |
| 7.7.1 Floor finish:<br>- linoleum                                                                                                                     | 155 sf                      | 10.00 | 1,600  |                        |      |        |
| - sealed concrete                                                                                                                                     | 200 sf                      | 2.00  | 400    |                        |      |        |
| - repair and refinish existing floor, stain clear                                                                                                     | 165 sf                      | 8.00  | 1,300  |                        |      |        |
| 7.7.2 Wall base:<br>- rubber base                                                                                                                     | 355 lf                      | 8.00  | 2,800  |                        |      |        |
| 7.7.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, 3/8" metal lath ribs, limestone plaster finish and batt insulation | 320 sf                      | 40.00 | 12,800 |                        |      |        |
| - exposed structure, painted                                                                                                                          | 200 sf                      | 2.00  | 400    |                        |      |        |
| 7.7.4 Wall finish:<br>- paint on gwb/plaster                                                                                                          | 1,670 sf                    | 2.00  | 3,300  |                        |      |        |
| 7.7.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                   | allowance                   |       | 7,500  |                        |      |        |

# Sterling Opera House Derby, CT

## 7.0 Interiors (Phase 1A)

4 March 2026

|                                                                                                                                         | Concept Design (March 2026) |        |              | Schematic Design (TBD) |      |        |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------|--------------|------------------------|------|--------|
|                                                                                                                                         | Quantity                    | Rate   | Amount       | Quantity               | Rate | Amount |
| <b>7.8 Back-of-House Circulation</b>                                                                                                    |                             |        |              |                        |      |        |
| 7.8.1 Floor finish:                                                                                                                     |                             |        |              |                        |      |        |
| - sealed concrete                                                                                                                       | 725 sf                      | 2.00   | 1,500        |                        |      |        |
| - sealed concrete to staircases                                                                                                         | 2,025 sf                    | 4.00   | 8,100        |                        |      |        |
| - linoleum                                                                                                                              | 380 sf                      | 10.00  | 3,800        |                        |      |        |
| - repair and refinish existing floor, stain clear                                                                                       | 160 sf                      | 8.00   | 1,300        |                        |      |        |
| 7.8.2 Wall base                                                                                                                         |                             |        |              |                        |      |        |
| - rubber base                                                                                                                           | 180 lf                      | 8.00   | 1,400        |                        |      |        |
| 7.8.3 Ceiling finish:                                                                                                                   |                             |        |              |                        |      |        |
| - paint on new/repared plaster                                                                                                          | 540 sf                      | 2.00   | 1,100        |                        |      |        |
| - 50% coverage 1" fabric wrapped acoustic panel                                                                                         | 270 sf                      | 30.00  | 8,100        |                        |      |        |
| - metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " metal lath ribs, limestone plaster finish and batt insulation | 525 sf                      | 40.00  | 21,000       |                        |      |        |
| - exposed structure, staircases, painted                                                                                                | 2,025 sf                    | 3.00   | 6,100        |                        |      |        |
| - exposed, no finish                                                                                                                    | 200 sf                      |        |              |                        |      |        |
| 7.8.4 Wall finish:                                                                                                                      |                             |        |              |                        |      |        |
| - paint on gwb/plaster                                                                                                                  | 6,250 sf                    | 2.00   | 12,500       |                        |      |        |
| - paint on gwb/plaster, staircases                                                                                                      | 6,590 sf                    | 2.00   | 13,200       |                        |      |        |
| - exposed, no finish                                                                                                                    | 985 sf                      |        | not required |                        |      |        |
| 7.8.5 Specialties/miscellaneous:                                                                                                        |                             |        |              |                        |      |        |
| - railing                                                                                                                               | 40 lf                       | 250.00 | 10,000       |                        |      |        |
| - millwork/trim/ornamental/miscellaneous metals                                                                                         | allowance                   |        | 5,000        |                        |      |        |
| <b>7.9 Mechanical and Electrical</b>                                                                                                    |                             |        |              |                        |      |        |
| 7.9.1 Floor finish                                                                                                                      |                             |        |              |                        |      |        |
| - sealed plywood                                                                                                                        | 1,475 sf                    | 2.50   | 3,700        |                        |      |        |
| - sealed concrete                                                                                                                       | 3,566 sf                    | 2.00   | 7,100        |                        |      |        |
| 7.9.2 Wall base                                                                                                                         |                             |        | not required |                        |      |        |

Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 1A)

4 March 2026

|                                                         | Concept Design (March 2026) |      |                    | Schematic Design (TBD) |      |            |
|---------------------------------------------------------|-----------------------------|------|--------------------|------------------------|------|------------|
|                                                         | Quantity                    | Rate | Amount             | Quantity               | Rate | Amount     |
| <b>7.9 Mechanical and Electrical (Cont'd)</b>           |                             |      |                    |                        |      |            |
| 7.9.3 Ceiling finish:<br>- exposed structure            |                             |      | not required       |                        |      |            |
| 7.9.4 Wall finish:<br>- exposed structure               |                             |      | not required       |                        |      |            |
| 7.9.5 Specialties/miscellaneous:<br>- housekeeping pads | allowance                   |      | 20,000             |                        |      |            |
| <b>7.10 Miscellaneous</b>                               |                             |      |                    |                        |      |            |
| 7.10.1 Interior signage                                 | allowance                   |      | 45,000             |                        |      |            |
| 7.10.2 Interior mockups                                 |                             |      | included           |                        |      |            |
| 7.10.3 Rough carpentry                                  | allowance                   |      | 47,000             |                        |      |            |
| 7.10.4 Clean, patch and repair existing walls           | allowance                   |      | 100,000            |                        |      |            |
| 7.10.5 Additional acoustic premiums                     | allowance                   |      | 50,000             |                        |      |            |
| 7.10.6 Floor protection                                 | allowance                   |      | 25,000             |                        |      |            |
| <b>Totals</b>                                           |                             |      | <b>\$2,266,300</b> |                        |      | <b>\$0</b> |



Sterling Opera House  
Derby, CT

8.0 Mechanical (Phase 1A)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Concept Design (March 2026) |       |              | Schematic Design (TBD) |      |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|--------------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Quantity                    | Rate  | Amount       | Quantity               | Rate | Amount |
| <b>8.1 Plumbing and Drainage</b><br>8.1.1 Supply & install new all new plumbing fixtures (30 total fixture)<br><br>8.1.2 Supply & install new domestic hot water heating system<br><br>8.1.3 Supply & install new domestic water piping c/w valves, fittings, hangers, supports, insulations, etc.<br><br>8.1.4 Supply & install new sanitary drain and vent piping<br><br>8.1.5 Sump pump<br><br>8.1.6 Modify/retrofit existing and install new storm drain piping to suit new layout (connection to basement)<br><br>8.1.7 Demolition of existing plumbing system | allowance                   |       | 97,400       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | allowance                   |       | 18,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | allowance                   |       | 150,000      |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | allowance                   |       | 90,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |       | not required |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |       | w/site       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |       | w/demo       |                        |      |        |
| <b>8.2 Fire Protection</b><br>8.2.1 Supply & install building sprinkler and standpipe system to suit new layout<br><br>8.2.2 Install new fire pump                                                                                                                                                                                                                                                                                                                                                                                                                  | 23,470 sf                   | 11.25 | 264,000      |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | allowance                   |       | 100,000      |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |       |              |                        |      |        |

**Sterling Opera House**  
Derby, CT

**8.0 Mechanical (Phase 1A)**

4 March 2026

|                                                                                                                                                                                | Concept Design (March 2026) |      | Schematic Design (TBD) |          |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|------------------------|----------|------------|
|                                                                                                                                                                                | Quantity                    | Rate | Amount                 | Quantity | Rate       |
| <b>8.3 HVAC and Controls</b>                                                                                                                                                   |                             |      |                        |          |            |
| 8.3.1 Demolition of existing mechanical and control systems                                                                                                                    |                             |      | w/demo                 |          |            |
| 8.3.2 Supply & install new heating and cooling plant includes air cooled heat pump unit, pumps, mechanical room piping, distribution piping, fittings, piping insulation, etc. | allowance                   |      | 1,510,000              |          |            |
| 8.3.3 Supply and install The Stage and Theatre area remote direct expansion air handling units                                                                                 | allowance                   |      | 350,000                |          |            |
| 8.3.4 Supply and install galvanized steel ductwork c/w diffuser, grilles, VAV and insulations assumed 30,000 lbs approx.                                                       | allowance                   |      | 750,000                |          |            |
| 8.3.5 Supply & install vestibule, mechanical rooms, storage rooms, stairwells etc. electric unit heaters and cabinet unit heaters                                              | allowance                   |      | 20,000                 |          |            |
| 8.3.6 Supply & install vestibule, mechanical rooms exhaust, toilet exhaust and janitor room exhaust                                                                            | allowance                   |      | 10,000                 |          |            |
| 8.3.7 Supply & install IDF/MDF Rooms, elevator, electrical rooms split system AC units                                                                                         | allowance                   |      | 65,000                 |          |            |
| 8.3.8 Supply & install horizontal ceiling mounted heat pump units assumed 85 tons                                                                                              |                             |      | not required           |          |            |
| 8.3.9 Supply and install building new control system                                                                                                                           | allowance                   |      | 282,000                |          |            |
| <b>Totals</b>                                                                                                                                                                  |                             |      | <b>\$3,706,400</b>     |          | <b>\$0</b> |

**Sterling Opera House**  
Derby, CT

4 March 2026

**9.0 Electrical (Phase 1A)**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Concept Design (March 2026) |      | Schematic Design (TBD) |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|------------------------|----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Quantity                    | Rate | Amount                 | Quantity |
| <b>9.1 Service and Distribution</b><br>9.1.1 Service and Distribution:<br>- provide a new 120/208 volt three phase electrical service with pad mounted utility transformer<br>- provide one service switchboard, one receptacle panelboard per floor, one lighting panelboard per floor and mechanical panelboard near mechanical equipment<br>- provide owner's meter on all panelboards and switchboard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | allowance                   |      | 60,000                 |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 300,000                |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 20,000                 |          |
| 9.1.2 Electrical work associated with controls:<br>- the heating and cooling plant shall consist of air-cooled heat pumps mounted at grade, total tons 100 tons<br>- the Street Level and Below Stage level shall be served via local variable refrigerant frequency (VRF) units. ventilation air shall be provided via a dedicated outside air unit located in the basement mechanical room<br>- the Stage and Theatre shall be served via remote direct expansion (DX) air handling units located in mechanical space above the stage. duct distribution shall be routed through the attic and down to the space below<br>- vestibules, mechanical rooms, storage rooms, and stairwells shall be heated via electric unit heaters and cabinet unit heaters<br>- all toilet exhaust and janitor's room exhaust shall be ducted to the outdoors via an inline ceiling mounted fan to a roof vent or wall mounted louver to the exterior<br>- IDF/MDF spaces will be air conditioned via split wall mounted AC units, condensing units will be located at grade | allowance                   |      | 15,000                 |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |      | elsewhere              |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 10,000                 |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 5,000                  |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 4,500                  |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | allowance                   |      | 7,500                  |          |

Sterling Opera House  
Derby, CT

9.0 Electrical (Phase 1A)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Concept Design (March 2026) |      |              | Schematic Design (TBD) |      |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|--------------|------------------------|------|--------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Quantity                    | Rate | Amount       | Quantity               | Rate | Amount |  |
| <b>9.1 Service and Distribution (Cont'd)</b><br><br>9.1.2 Electrical work associated with controls (cont'd):<br><ul style="list-style-type: none"><li>- assumed new faucet sensor connections to plumbing fixtures</li><li>- domestic hot water power connection only</li><li>- provide dry fire sprinklers throughout any/all unheated spaces including attics, etc.</li></ul><br>9.1.3 Lightning protection system<br><br>9.1.4 Ground system to support AV, IT, and theatrical equipment<br><br>9.1.5 Temporary power & services<br><br>9.1.6 General expenses:<br><ul style="list-style-type: none"><li>- demolition</li><li>- fire stopping and smoke sealing</li><li>- acoustical isolating of conduits</li><li>- allowance for general site condition, material handling, site access, coordination and project management, etc.</li></ul> | allowance                   |      | 2,500        |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 5,000        |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 2,500        |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |      | not required |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 35,000       |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 23,470 sf                   | 2.00 | 46,900       |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |      | w/demo       |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 12,000       |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 25,000       |                        |      |        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | allowance                   |      | 185,200      |                        |      |        |  |



**Sterling Opera House**  
Derby, CT

4 March 2026

**9.0 Electrical (Phase 1A)**

|                                                                                                                                                                                                                  | Concept Design (March 2026) |      |         | Schematic Design (TBD) |      |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|---------|------------------------|------|--------|
|                                                                                                                                                                                                                  | Quantity                    | Rate | Amount  | Quantity               | Rate | Amount |
| <b>9.2 Lighting and Branch Wiring</b>                                                                                                                                                                            |                             |      |         |                        |      |        |
| 9.2.1 Lighting:                                                                                                                                                                                                  |                             |      |         |                        |      |        |
| - install emergency lighting inverters to provide 90-minute power for all emergency lighting fixtures                                                                                                            | allowance                   |      | 46,400  |                        |      |        |
| - LED lighting fixtures in the theater                                                                                                                                                                           | allowance                   |      | 75,000  |                        |      |        |
| - new LED lighting fixtures in spaces outside the theater                                                                                                                                                        | allowance                   |      | 196,500 |                        |      |        |
| 9.2.2 Aisle lighting                                                                                                                                                                                             | allowance                   |      | 25,000  |                        |      |        |
| 9.2.3 Lighting/dimming control system:                                                                                                                                                                           |                             |      |         |                        |      |        |
| - provide a low voltage networked lighting control system, consisting of vacancy sensors, time clock, occupancy sensors and daylight sensors, to control new LED lighting fixtures in spaces outside the theater | allowance                   |      | 93,900  |                        |      |        |
| 9.2.4 Fixture installation                                                                                                                                                                                       | 23,470 sf                   | 4.00 | 93,900  |                        |      |        |
| 9.2.5 Fixture and wiring                                                                                                                                                                                         | 23,470 sf                   | 5.00 | 117,400 |                        |      |        |
| 9.2.6 Branch devices and wiring:                                                                                                                                                                                 |                             |      |         |                        |      |        |
| - provide receptacles to match architectural programming of the spaces:                                                                                                                                          |                             |      |         |                        |      |        |
| - wiring devices                                                                                                                                                                                                 | 23,470 sf                   | 3.50 | 82,100  |                        |      |        |
| - raceways                                                                                                                                                                                                       | 23,470 sf                   | 1.00 | 23,500  |                        |      |        |
| - miscellaneous power connection                                                                                                                                                                                 | 23,470 sf                   | 0.50 | 11,700  |                        |      |        |

Sterling Opera House  
Derby, CT

9.0 Electrical (Phase 1A)

4 March 2026

|                                                                                                                                                                                            | Concept Design (March 2026) |      |         | Schematic Design (TBD) |      |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|---------|------------------------|------|--------|
|                                                                                                                                                                                            | Quantity                    | Rate | Amount  | Quantity               | Rate | Amount |
| <b>9.3 Systems and Ancillaries</b>                                                                                                                                                         |                             |      |         |                        |      |        |
| 9.3.1 Fire alarm system                                                                                                                                                                    |                             |      |         |                        |      |        |
| - provide a new addressable voice fire alarm system consisting of pull stations, heat detectors, smoke detectors, tamper switches, flow switches, etc. as required to protect the building | 23,470 sf                   | 5.00 | 117,400 |                        |      |        |
| 9.3.2 Security/CCTV equipment                                                                                                                                                              | 23,470 sf                   | 6.00 | 140,800 |                        |      |        |
| 9.3.3 IT/Telecom systems                                                                                                                                                                   | 23,470 sf                   | 5.00 | 117,400 |                        |      |        |
| 9.3.4 PA system                                                                                                                                                                            | 23,470 sf                   | 2.00 | 46,900  |                        |      |        |
| <b>9.4 Specialist Performance Equipment Accommodation</b>                                                                                                                                  |                             |      |         |                        |      |        |
| 9.4.1 Specialized Systems Power Supply                                                                                                                                                     | allowance                   |      | 75,000  |                        |      |        |
| 9.4.2 Stage engineering system                                                                                                                                                             | allowance                   |      | 234,000 |                        |      |        |
| 9.4.3 Performance lighting and control system incl. installation:                                                                                                                          | allowance                   |      | 272,500 |                        |      |        |
| - provide theatrical dimming relay panelboards and devices to support theater spaces.                                                                                                      | allowance                   |      | 75,000  |                        |      |        |
| 9.4.4 AV system infrastructure                                                                                                                                                             | allowance                   |      | 250,000 |                        |      |        |
| <b>Totals</b>                                                                                                                                                                              | <b>\$2,830,500</b>          |      |         | <b>\$0</b>             |      |        |

# **Sterling Opera House**

Derby, CT

## **Section D**

### **Concept Design Estimate Phase 1B**

4 March 2026

**Cost + Plus**

Sterling Opera House  
Derby, CT

1.0 Demolition (Phase 1B)

4 March 2026

|                                                                       | Concept Design (March 2026) |          |                             | Schematic Design (TBD) |      |            |
|-----------------------------------------------------------------------|-----------------------------|----------|-----------------------------|------------------------|------|------------|
|                                                                       | Quantity                    | Rate     | Amount                      | Quantity               | Rate | Amount     |
| <b>1.1 Demolition</b>                                                 |                             |          |                             |                        |      |            |
| 1.1.1 Selective demolition:                                           |                             |          |                             |                        |      |            |
| - remove stairs/steps, wood construction:                             |                             |          |                             |                        |      |            |
| - boh service stair (below-stage > stage, 3'8"w x 8'0"h)              | 1 ea                        | 6,000.00 | 6,000                       |                        |      |            |
| - remove existing interior partitions, patch and repair as necessary: |                             |          |                             |                        |      |            |
| - non load-bearing                                                    | 530 sf                      | 5.00     | 2,700<br>excluded<br>w/GR's |                        |      |            |
| - asbestos abatement                                                  |                             |          |                             |                        |      |            |
| - temporary shoring and partition requirements                        |                             |          |                             |                        |      |            |
| 1.1.2 Mechanical & Electrical demolition                              | allowance                   |          | 10,000                      |                        |      |            |
| <b>Totals</b>                                                         |                             |          | <b>\$18,700</b>             |                        |      | <b>\$0</b> |



Sterling Opera House  
Derby, CT

2.0 Substructure (Phase 1B)

4 March 2026

|                    | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|--------------------|-----------------------------|------|--------|------------------------|------|--------|
|                    | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 2.1 Earthwork      |                             |      | n/a    |                        |      |        |
| 2.2 Foundations    |                             |      | n/a    |                        |      |        |
| 2.3 Basement Walls |                             |      | n/a    |                        |      |        |
| 2.4 Slab-on-Grade  |                             |      | n/a    |                        |      |        |
| Totals             |                             |      |        |                        |      | \$0    |

Sterling Opera House  
Derby, CT

3.0 Superstructure (Phase 1B)

4 March 2026

|                      | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|----------------------|-----------------------------|------|--------|------------------------|------|--------|
|                      | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 3.1 Concrete         |                             |      | n/a    |                        |      |        |
| 3.2 Structural Steel |                             |      | n/a    |                        |      |        |
| 3.3 Miscellaneous    |                             |      | n/a    |                        |      |        |
| Totals               |                             |      | \$0    |                        |      | \$0    |

Sterling Opera House  
Derby, CT

4.0 Exterior Skin (Phase 1B)

4 March 2026

|                          | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|--------------------------|-----------------------------|------|--------|------------------------|------|--------|
|                          | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 4.1 Roof                 |                             |      | n/a    |                        |      |        |
| 4.2 Exterior Walls       |                             |      | n/a    |                        |      |        |
| 4.3 Exterior Glazing     |                             |      | n/a    |                        |      |        |
| 4.4 Exterior Doors       |                             |      | n/a    |                        |      |        |
| 4.5 Building Projections |                             |      | n/a    |                        |      |        |
| Totals                   |                             |      | \$0    |                        |      | \$0    |

Sterling Opera House  
Derby, CT

5.0 Interior Partitions and Doors (Phase 1B)

4 March 2026

|                                                                                                                              | Concept Design (March 2026) |          | Schematic Design (TBD) |            |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|------------------------|------------|
|                                                                                                                              | Quantity                    | Rate     | Amount                 | Amount     |
| <b>5.1 Interior Partitions</b>                                                                                               |                             |          |                        |            |
| 5.1.1 Interior non-loadbearing walls, 6" stud with 3/8" metal lath and 1" lime plaster each side filled with batt insulation | 1,060 sf                    | 41.00    | 43,500                 |            |
| 5.1.2 Interior loadbearing CMU walls                                                                                         |                             |          | w/3.0                  |            |
| 5.1.3 3/8" metal lath and 1" lime plaster (CMU measured elsewhere)                                                           | 790 sf                      | 16.00    | 12,600                 |            |
| <b>5.2 Interior Doors (including frames and hardware)</b>                                                                    |                             |          |                        |            |
| 5.2.1 Non-public/back-of-house:<br>- single                                                                                  | 5 lvs                       | 4,000.00 | 20,000                 |            |
| 5.2.2 Miscellaneous fire, smoke, specials, access hatches, etc.                                                              | allowance                   |          | 7,500                  |            |
| <b>Totals</b>                                                                                                                |                             |          | <b>\$83,600</b>        | <b>\$0</b> |



Sterling Opera House  
Derby, CT

6.0 Vertical Movement (Phase 1B)

4 March 2026

|               | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|---------------|-----------------------------|------|--------|------------------------|------|--------|
|               | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 6.1 Stairs    |                             |      | n/a    |                        |      |        |
| 6.2 Elevators |                             |      | n/a    |                        |      |        |
| Totals        |                             |      | \$0    |                        |      | \$0    |

**Sterling Opera House**  
Derby, CT

**7.0 Interiors (Phase 1B)**

4 March 2026

|                                                          | Concept Design (March 2026) |       |        | Schematic Design (TBD) |      |        |
|----------------------------------------------------------|-----------------------------|-------|--------|------------------------|------|--------|
|                                                          | Quantity                    | Rate  | Amount | Quantity               | Rate | Amount |
| <b>7.1 BOH Restrooms</b>                                 |                             |       |        |                        |      |        |
| 7.1.1 Floor finish:                                      |                             |       |        |                        |      |        |
| - ceramic floor tile                                     | 500 sf                      | 25.00 | 12,500 |                        |      |        |
| 7.1.2 Wall base:                                         |                             |       |        |                        |      |        |
| - ceramic floor tile                                     | 160 lf                      | 25.00 | 4,000  |                        |      |        |
| 7.1.3 Ceiling finish:                                    |                             |       |        |                        |      |        |
| - paint to new/repared plaster                           | 500 sf                      | 15.00 | 7,500  |                        |      |        |
| 7.1.4 Wall finish:                                       |                             |       |        |                        |      |        |
| - ceramic tile, 7'0" high wet wall only                  | 320 sf                      | 25.00 | 8,000  |                        |      |        |
| - paint on gwb/plaster                                   | 800 sf                      | 2.00  | 1,600  |                        |      |        |
| 7.1.5 Specialties/miscellaneous:                         |                             |       |        |                        |      |        |
| - toilet specialties incl. mirrors and countertops, etc. | allowance                   |       | 45,000 |                        |      |        |
| <b>7.2 Dressing Rooms</b>                                |                             |       |        |                        |      |        |
| 7.2.1 Floor finish:                                      |                             |       |        |                        |      |        |
| - linoleum                                               | 600 sf                      | 10.00 | 6,000  |                        |      |        |
| 7.2.2 Wall base:                                         |                             |       |        |                        |      |        |
| - rubber base                                            | 140 lf                      | 8.00  | 1,100  |                        |      |        |
| 7.2.3 Ceiling finish:                                    |                             |       |        |                        |      |        |
| - paint on new/repared plaster                           | 600 sf                      | 15.00 | 9,000  |                        |      |        |
| - 50% coverage 1" fabric wrapped acoustic panel          | 300 sf                      | 30.00 | 9,000  |                        |      |        |
| 7.2.4 Wall finish:                                       |                             |       |        |                        |      |        |
| - paint on gwb/plaster                                   | 980 sf                      | 2.00  | 2,000  |                        |      |        |
| - 50% coverage 1" fabric wrapped acoustic panel          | 490 sf                      | 30.00 | 14,700 |                        |      |        |
| 7.2.5 Specialties/miscellaneous:                         |                             |       |        |                        |      |        |
| - millwork/trim/ornamental/miscellaneous metals          | allowance                   |       | 25,000 |                        |      |        |

**Sterling Opera House**  
Derby, CT

**7.0 Interiors (Phase 1B)**

4 March 2026

|                                                                                     | Concept Design (March 2026) |       |        | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------|-----------------------------|-------|--------|------------------------|------|--------|
|                                                                                     | Quantity                    | Rate  | Amount | Quantity               | Rate | Amount |
| <b>7.3 Janitor</b>                                                                  |                             |       |        |                        |      |        |
| 7.3.1 Floor finish:<br>- ceramic floor tile                                         | 40 sf                       | 25.00 | 1,000  |                        |      |        |
| 7.3.2 Wall base:<br>- ceramic floor tile                                            | 30 lf                       | 25.00 | 800    |                        |      |        |
| 7.3.3 Ceiling finish:<br>- paint on new/repai red plaster                           | 40 sf                       | 15.00 | 600    |                        |      |        |
| 7.3.4 Wall finish:<br>- paint on gwb/plaster                                        | 210 sf                      | 2.00  | 400    |                        |      |        |
| 7.3.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals | allowance                   |       | 1,000  |                        |      |        |
| <b>7.4 Back-of-House Circulation</b>                                                |                             |       |        |                        |      |        |
| 7.4.1 Floor finish:<br>- sealed concrete                                            | 305 sf                      | 2.00  | 600    |                        |      |        |
| 7.4.2 Wall base<br>- rubber base                                                    | 125 lf                      | 8.00  | 1,000  |                        |      |        |
| 7.4.3 Ceiling finish:<br>- paint on new/repai red plaster                           | 305 sf                      | 15.00 | 4,600  |                        |      |        |
| 7.4.4 Wall finish:<br>- paint on gwb/plaster                                        | 875 sf                      | 2.00  | 1,800  |                        |      |        |
| 7.4.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals | allowance                   |       | 500    |                        |      |        |

Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 1B)

4 March 2026

|                   | Concept Design (March 2026)                  |           | Schematic Design (TBD) |      |
|-------------------|----------------------------------------------|-----------|------------------------|------|
|                   | Quantity                                     | Rate      | Quantity               | Rate |
| 7.5 Miscellaneous |                                              |           |                        |      |
|                   | 7.5.1 Interior signage                       | 5,000     |                        |      |
|                   | 7.5.2 Rough carpentry                        | 3,000     |                        |      |
|                   | 7.5.3 Clean, patch and repair existing walls | 2,500     |                        |      |
| Totals            |                                              | \$168,200 |                        | \$0  |



Sterling Opera House  
Derby, CT

8.0 Mechanical (Phase 1B)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Concept Design (March 2026) |      |              | Schematic Design (TBD) |      |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|--------------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Quantity                    | Rate | Amount       | Quantity               | Rate | Amount |
| <b>8.1 Plumbing and Drainage</b><br>8.1.1 Supply & install new all new plumbing fixtures (12 total fixture)<br><br>8.1.2 Supply & install new domestic hot water heating system<br><br>8.1.3 Supply & install new domestic water piping c/w valves, fittings, hangers, supports, insulations, etc.<br><br>8.1.4 Supply & install new sanitary drain and vent piping<br><br>8.1.5 Sump pump<br><br>8.1.6 Modify/retrofit existing and install new storm drain piping to suit new layout<br><br>8.1.7 Demolition of existing plumbing system | allowance                   |      | 38,900       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | allowance                   |      | 7,200        |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | allowance                   |      | 60,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | allowance                   |      | 36,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |      | not required |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |      | w/site       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |      | w/demo       |                        |      |        |
| <b>8.2 Fire Protection</b><br>8.2.1 Supply & install building sprinkler and standpipe system to suit new layout                                                                                                                                                                                                                                                                                                                                                                                                                            | 1,560 sf                    | 8.00 | 12,500       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |      |              |                        |      |        |

Sterling Opera House  
Derby, CT

8.0 Mechanical (Phase 1B)

4 March 2026

|                                                                                                                                                                                | Concept Design (March 2026) |      | Schematic Design (TBD) |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|------------------------|------------|
|                                                                                                                                                                                | Quantity                    | Rate | Amount                 | Amount     |
| <b>8.3 HVAC and Controls</b>                                                                                                                                                   |                             |      |                        |            |
| 8.3.1 Demolition of existing mechanical and control systems                                                                                                                    |                             |      | w/demo                 |            |
| 8.3.2 Supply & install new heating and cooling plant includes air cooled heat pump unit, pumps, mechanical room piping, distribution piping, fittings, piping insulation, etc. | allowance                   |      | 35,000                 |            |
| 8.3.3 Supply and install Street level and Below stage level VRF system c/w condensers, FCU, piping, etc. (1/3 of overall cost)                                                 | allowance                   |      | 145,000                |            |
| 8.3.4 Supply and install Street level DOAS unit (1/3 of overall cost)                                                                                                          | allowance                   |      | 63,300                 |            |
| 8.3.6 Supply and install galvanized steel ductwork c/w diffuser, grilles, VAV and insulations                                                                                  | allowance                   |      | 12,500                 |            |
| 8.3.7 Supply & install horizontal ceiling mounted heat pump units assumed 5 tons                                                                                               |                             |      | not required           |            |
| 8.3.8 Supply and install building new control system                                                                                                                           | allowance                   |      | 12,000                 |            |
| <b>Totals</b>                                                                                                                                                                  |                             |      | <b>\$422,400</b>       | <b>\$0</b> |

# Sterling Opera House Derby, CT

4 March 2026

## 9.0 Electrical (Phase 1B)

|                                                                                                                   | Concept Design (March 2026) |      |              | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------|------|--------------|------------------------|------|--------|
|                                                                                                                   | Quantity                    | Rate | Amount       | Quantity               | Rate | Amount |
| <b>9.1 Service and Distribution</b>                                                                               |                             |      |              |                        |      |        |
| 9.1.1 Service and Distribution                                                                                    | allowance                   |      | 12,000       |                        |      |        |
| 9.1.2 Electrical work associated with controls                                                                    | allowance                   |      | 9,000        |                        |      |        |
| 9.1.3 Lightning protection system                                                                                 |                             |      | not required |                        |      |        |
| 9.1.4 Ground system to support AV, IT, and theatrical equipment                                                   |                             |      | w/phase 1A   |                        |      |        |
| 9.1.5 Temporary power & services                                                                                  | 1,560 sf                    | 2.00 | 3,100        |                        |      |        |
| 9.1.6 General expenses:                                                                                           |                             |      | w/demo       |                        |      |        |
| - demolition                                                                                                      |                             |      | 2,000        |                        |      |        |
| - fire stopping and smoke sealing                                                                                 | allowance                   |      | 4,000        |                        |      |        |
| - acoustical isolating of conduits                                                                                | allowance                   |      |              |                        |      |        |
| - allowance for general site condition, material handling, site access, coordination and project management, etc. | allowance                   |      | 8,800        |                        |      |        |
| <b>9.2 Lighting and Branch Wiring</b>                                                                             |                             |      |              |                        |      |        |
| 9.2.1 Lighting:                                                                                                   |                             |      |              |                        |      |        |
| - install emergency lighting inverters to provide 90-minute power for all emergency lighting fixtures             | allowance                   |      | 5,000        |                        |      |        |
| - new LED lighting fixtures in spaces outside the theater                                                         | allowance                   |      | 15,600       |                        |      |        |

|                                                                                                                                                                                                                                                            | Concept Design (March 2026)      |                      | Schematic Design (TBD) |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|------------------------|--------|
|                                                                                                                                                                                                                                                            | Quantity                         | Rate                 | Amount                 | Amount |
| <b>9.2 Lighting and Branch Wiring (Cont'd)</b>                                                                                                                                                                                                             |                                  |                      |                        |        |
| 9.2.2 Lighting/dimming control system:<br>- provide a low voltage networked lighting control system, consisting of vacancy sensors, time clock, occupancy sensors and daylight sensors, to control new LED lighting fixtures in spaces outside the theater | allowance                        |                      | 6,000                  |        |
| 9.2.3 Fixture installation                                                                                                                                                                                                                                 | 1,560 sf                         | 4.00                 | 6,200                  |        |
| 9.2.4 Fixture and wiring                                                                                                                                                                                                                                   | 1,560 sf                         | 5.00                 | 7,800                  |        |
| 9.2.5 Branch devices and wiring:<br>- provide receptacles to match architectural programming of the spaces:<br>- wiring devices<br>- raceways<br>- miscellaneous power connection                                                                          | 1,560 sf<br>1,560 sf<br>1,560 sf | 3.50<br>1.00<br>0.50 | 5,500<br>1,600<br>800  |        |
| <b>9.3 Systems and Ancillaries</b>                                                                                                                                                                                                                         |                                  |                      |                        |        |
| 9.3.1 Fire alarm system<br>- provide a new addressable voice fire alarm system consisting of pull stations, heat detectors, smoke detectors, tamper switches, flow switches, etc. as required to protect the building                                      | 1,560 sf                         | 4.00                 | 6,200                  |        |
| 9.3.2 Security/CCTV equipment                                                                                                                                                                                                                              | 1,560 sf                         | 5.00                 | 7,800                  |        |
| 9.3.3 IT/Telecom systems                                                                                                                                                                                                                                   | 1,560 sf                         | 3.00                 | 4,700                  |        |



Sterling Opera House  
Derby, CT

9.0 Electrical (Phase 1B)

4 March 2026

|    | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|----|-----------------------------|------|--------|------------------------|------|--------|
|    | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
|    | 1,560 sf                    | 2.00 | 3,100  |                        |      |        |
|    | allowance                   |      | 25,000 |                        |      |        |
|    |                             |      |        |                        |      |        |
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# **Sterling Opera House**

Derby, CT

## **Section E**

### **Concept Design Estimate Phase 2A**

4 March 2026

**Cost+Plus**

# Sterling Opera House Derby, CT

## 1.0 Demolition (Phase 2A)

4 March 2026

|                                                                                | Concept Design (March 2026) |          |                 | Schematic Design (TBD) |      |            |
|--------------------------------------------------------------------------------|-----------------------------|----------|-----------------|------------------------|------|------------|
|                                                                                | Quantity                    | Rate     | Amount          | Quantity               | Rate | Amount     |
| <b>1.1 Demolition</b>                                                          |                             |          |                 |                        |      |            |
| 1.1.1 Selective demolition:                                                    |                             |          |                 |                        |      |            |
| - remove existing interior partitions, patch and repair as necessary:          |                             |          |                 |                        |      |            |
| - non load-bearing                                                             | 3,350 sf                    | 5.00     | 16,800          |                        |      |            |
| - remove interior doors and frames and infill with cmu:                        |                             |          |                 |                        |      |            |
| - single                                                                       | 2 ea                        | 2,000.00 | 4,000           |                        |      |            |
| - remove interior doors and frames and infill with drywall:                    |                             |          |                 |                        |      |            |
| - single                                                                       | 1 ea                        | 1,750.00 | 1,800           |                        |      |            |
| - remove interior glazed doors and frames and make-good opening:               |                             |          |                 |                        |      |            |
| - double                                                                       | 1 ea                        | 3,500.00 | 3,500           |                        |      |            |
| - cut and remove openings in existing interior walls, including steel lintels: |                             |          |                 |                        |      |            |
| - single                                                                       | 1 ea                        | 5,000.00 | 5,000           |                        |      |            |
| - remove door, cut opening "higher" and re-install door                        | 1 ea                        | 1,750.00 | 1,800           |                        |      |            |
| - infill with cmu:                                                             |                             |          |                 |                        |      |            |
| - single                                                                       | 1 ea                        | 1,000.00 | 1,000           |                        |      |            |
| - asbestos abatement                                                           |                             |          | excluded        |                        |      |            |
| - temporary shoring and partition requirements                                 |                             |          | w/GR's          |                        |      |            |
| 1.1.2 Mechanical & Electrical demolition                                       | allowance                   |          | 30,000          |                        |      |            |
| <b>Totals</b>                                                                  |                             |          | <b>\$63,900</b> |                        |      | <b>\$0</b> |

Sterling Opera House  
Derby, CT

2.0 Substructure (Phase 2A)

4 March 2026

|                    | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|--------------------|-----------------------------|------|--------|------------------------|------|--------|
|                    | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 2.1 Earthwork      |                             |      | n/a    |                        |      |        |
| 2.2 Foundations    |                             |      | n/a    |                        |      |        |
| 2.3 Basement Walls |                             |      | n/a    |                        |      |        |
| 2.4 Slab-on-Grade  |                             |      | n/a    |                        |      |        |
| Totals             | \$0                         |      |        |                        |      |        |



Sterling Opera House  
Derby, CT

3.0 Superstructure (Phase 2A)

4 March 2026

|                      | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|----------------------|-----------------------------|------|--------|------------------------|------|--------|
|                      | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 3.1 Concrete         |                             |      | n/a    |                        |      |        |
| 3.2 Structural Steel |                             |      | n/a    |                        |      |        |
| 3.3 Miscellaneous    |                             |      | n/a    |                        |      |        |
| Totals               |                             |      | \$0    |                        |      | \$0    |

Sterling Opera House  
Derby, CT

4.0 Exterior Skin (Phase 2A)

4 March 2026

|                          | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|--------------------------|-----------------------------|------|--------|------------------------|------|--------|
|                          | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 4.1 Roof                 |                             |      | n/a    |                        |      |        |
| 4.2 Exterior Walls       |                             |      | n/a    |                        |      |        |
| 4.3 Exterior Glazing     |                             |      | n/a    |                        |      |        |
| 4.4 Exterior Doors       |                             |      | n/a    |                        |      |        |
| 4.5 Building Projections |                             |      | n/a    |                        |      |        |
| Totals                   |                             |      | \$0    |                        |      | \$0    |

**Sterling Opera House**  
Derby, CT

**5.0 Interior Partitions and Doors (Phase 2A)**

4 March 2026

|                                                                                                                              | Concept Design (March 2026) |          | Schematic Design (TBD) |            |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|------------------------|------------|
|                                                                                                                              | Quantity                    | Rate     | Amount                 | Amount     |
| <b>5.1 Interior Partitions</b>                                                                                               |                             |          |                        |            |
| 5.1.1 Interior non-loadbearing walls, 6" stud with 3/8" metal lath and 1" lime plaster each side filled with batt insulation | 660 sf                      | 41.00    | 27,100                 |            |
| 5.1.2 Interior loadbearing CMU walls                                                                                         |                             |          | w/3.0                  |            |
| 5.1.3 3/8" metal lath and 1" lime plaster (CMU measured elsewhere)                                                           | 1,130 sf                    | 16.00    | 18,100                 |            |
| <b>5.2 Interior Doors (including frames and hardware)</b>                                                                    |                             |          |                        |            |
| 5.2.1 Non-public/back-of-house:<br>- single                                                                                  | 9 lvs                       | 4,000.00 | 36,000                 |            |
| 5.2.2 Miscellaneous fire, smoke, specials, access hatches, etc.                                                              | allowance                   |          | 5,000                  |            |
| <b>Totals</b>                                                                                                                |                             |          | <b>\$86,200</b>        | <b>\$0</b> |

Sterling Opera House  
Derby, CT

6.0 Vertical Movement (Phase 2A)

4 March 2026

|               | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|---------------|-----------------------------|------|--------|------------------------|------|--------|
|               | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
| 6.1 Stairs    |                             |      | n/a    |                        |      |        |
| 6.2 Elevators |                             |      | n/a    |                        |      |        |
| Totals        |                             |      | \$0    |                        |      | \$0    |



Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 2A)

4 March 2026

|                                                                                                                                                                                                                     | Concept Design (March 2026) |                |                 | Schematic Design (TBD) |      |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------|-----------------|------------------------|------|--------|
|                                                                                                                                                                                                                     | Quantity                    | Rate           | Amount          | Quantity               | Rate | Amount |
| <b>7.1 Star Dressing Rooms</b>                                                                                                                                                                                      |                             |                |                 |                        |      |        |
| 7.1.1 Floor finish:<br>- ceramic floor tile                                                                                                                                                                         | 345 sf                      | 25.00          | 8,600           |                        |      |        |
| 7.1.2 Wall base:<br>- ceramic floor tile                                                                                                                                                                            | 105 lf                      | 25.00          | 2,600           |                        |      |        |
| 7.1.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " metal lath ribs, limestone plaster finish and batt insulation<br>- 50% coverage 1" fabric wrapped acoustic panel | 345 sf<br>175 sf            | 40.00<br>30.00 | 13,800<br>5,300 |                        |      |        |
| 7.1.4 Wall finish:<br>- paint<br>- 50% coverage 1" fabric wrapped acoustic panel                                                                                                                                    | 1,050 sf<br>525 sf          | 2.00<br>30.00  | 2,100<br>15,800 |                        |      |        |
| 7.1.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                                                                                 | allowance                   |                | 10,000          |                        |      |        |
| <b>7.2 Offices</b>                                                                                                                                                                                                  |                             |                |                 |                        |      |        |
| 7.2.1 Floor finish:<br>- carpet tile                                                                                                                                                                                | 210 sf                      | 6.00           | 1,300           |                        |      |        |
| 7.2.2 Wall base:<br>- rubber base                                                                                                                                                                                   | 85 lf                       | 8.00           | 700             |                        |      |        |
| 7.2.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " metal lath ribs, limestone plaster finish and batt insulation                                                    | 210 sf                      | 40.00          | 8,400           |                        |      |        |
| 7.2.4 Wall finish:<br>- paint<br>- 50% coverage 1" fabric wrapped acoustic panel                                                                                                                                    | 850 sf                      | 2.00           | 1,700           |                        |      |        |
| 7.2.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                                                                                 | allowance                   |                | 5,000           |                        |      |        |

Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 2A)

4 March 2026

|                                                                                                                                                                                                                        | Concept Design (March 2026) |                | Schematic Design (TBD) |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------|------------------------|--------|
|                                                                                                                                                                                                                        | Quantity                    | Rate           | Amount                 | Amount |
| <b>7.3 Performers lounge</b>                                                                                                                                                                                           |                             |                |                        |        |
| 7.3.1 Floor finish:<br>- linoleum                                                                                                                                                                                      | 370 sf                      | 10.00          | 3,700                  |        |
| 7.3.2 Wall base:<br>- rubber base                                                                                                                                                                                      | 80 lf                       | 8.00           | 600                    |        |
| 7.3.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ "<br>metal lath ribs, limestone plaster finish and batt insulation<br>- 50% coverage 1" fabric wrapped acoustic panel | 370 sf<br>185 sf            | 40.00<br>30.00 | 14,800<br>5,600        |        |
| 7.3.4 Wall finish:<br>- paint on gwb/ plaster (assumed 12'0" high)<br>- 50% coverage 1" fabric wrapped acoustic panel                                                                                                  | 960 sf<br>480 sf            | 2.00<br>30.00  | 1,900<br>14,400        |        |
| 7.3.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                                                                                    | allowance                   |                | 10,000                 |        |
| <b>7.4 Storage</b>                                                                                                                                                                                                     |                             |                |                        |        |
| 7.4.1 Floor finish:<br>- linoleum                                                                                                                                                                                      | 1,125 sf                    | 10.00          | 11,300                 |        |
| 7.4.2 Wall base:<br>- rubber base                                                                                                                                                                                      | 240 lf                      | 8.00           | 1,900                  |        |
| 7.4.3 Ceiling finish:<br>- exposed structure, painted                                                                                                                                                                  | 1,125 sf                    | 2.00           | 2,300                  |        |
| 7.4.4 Wall finish:<br>- paint on gwb/plaster                                                                                                                                                                           | 3,040 sf                    | 2.00           | 6,100                  |        |
| 7.4.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                                                                                    | allowance                   |                | 5,000                  |        |

# Sterling Opera House Derby, CT

## 7.0 Interiors (Phase 2A)

4 March 2026

|                                                                                                                                                                  | Concept Design (March 2026) |       |        | Schematic Design (TBD) |      |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|--------|------------------------|------|--------|
|                                                                                                                                                                  | Quantity                    | Rate  | Amount | Quantity               | Rate | Amount |
| <b>7.5 Workshops</b>                                                                                                                                             |                             |       |        |                        |      |        |
| 7.5.1 Floor finish:<br>- patch/repair existing wood floor                                                                                                        | 450 sf                      | 8.00  | 3,600  |                        |      |        |
| 7.5.2 Wall base:<br>- rubber base                                                                                                                                | 125 lf                      | 8.00  | 1,000  |                        |      |        |
| 7.5.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " metal lath ribs, limestone plaster finish and batt insulation | 450 sf                      | 40.00 | 18,000 |                        |      |        |
| 7.5.4 Wall finish:<br>- paint to new/repared plaster                                                                                                             | 1,565 sf                    | 2.00  | 3,100  |                        |      |        |
| 7.5.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                              | allowance                   |       | 15,000 |                        |      |        |
| <b>7.6 Janitor</b>                                                                                                                                               |                             |       |        |                        |      |        |
| 7.6.1 Floor finish:<br>- ceramic floor tile                                                                                                                      | 50 sf                       | 25.00 | 1,300  |                        |      |        |
| 7.6.2 Wall base:<br>- ceramic floor tile                                                                                                                         | 30 lf                       | 25.00 | 800    |                        |      |        |
| 7.6.3 Ceiling finish:<br>- metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " metal lath ribs, limestone plaster finish and batt insulation | 50 sf                       | 40.00 | 2,000  |                        |      |        |
| 7.6.4 Wall finish:<br>- paint on gwb/plaster                                                                                                                     | 330 sf                      | 2.00  | 700    |                        |      |        |
| 7.6.5 Specialties/miscellaneous:<br>- millwork/trim/ornamental/miscellaneous metals                                                                              | allowance                   |       | 1,000  |                        |      |        |

Sterling Opera House  
Derby, CT

7.0 Interiors (Phase 2A)

4 March 2026

|                                                                           | Concept Design (March 2026) |       |                  | Schematic Design (TBD) |      |            |
|---------------------------------------------------------------------------|-----------------------------|-------|------------------|------------------------|------|------------|
|                                                                           | Quantity                    | Rate  | Amount           | Quantity               | Rate | Amount     |
| <b>7.7 Back-of-House Circulation</b>                                      |                             |       |                  |                        |      |            |
| 7.7.1 Floor finish:                                                       |                             |       |                  |                        |      |            |
| - linoleum                                                                | 720 sf                      | 10.00 | 7,200            |                        |      |            |
| - linoleum to steps                                                       | 30 sf                       | 20.00 | 600              |                        |      |            |
| 7.7.2 Wall base                                                           |                             |       |                  |                        |      |            |
| - rubber base                                                             | 285 lf                      | 8.00  | 2,300            |                        |      |            |
| 7.7.3 Ceiling finish:                                                     |                             |       |                  |                        |      |            |
| - metal furring suspension system with (1) layer plywood, $\frac{3}{8}$ " |                             |       |                  |                        |      |            |
| metal lath ribs, limestone plaster finish and batt insulation             | 750 sf                      | 40.00 | 30,000           |                        |      |            |
| 7.7.4 Wall finish:                                                        |                             |       |                  |                        |      |            |
| - paint                                                                   | 2,850 sf                    | 2.00  | 5,700            |                        |      |            |
| 7.7.5 Specialties/miscellaneous:                                          |                             |       |                  |                        |      |            |
| - millwork/trim/ornamental/miscellaneous metals                           | allowance                   |       | 5,000            |                        |      |            |
| <b>7.8 Miscellaneous</b>                                                  |                             |       |                  |                        |      |            |
| 7.8.1 Interior signage                                                    | allowance                   |       | 10,000           |                        |      |            |
| 7.8.2 Rough carpentry                                                     | allowance                   |       | 7,500            |                        |      |            |
| 7.8.3 Clean, patch and repair existing walls                              | allowance                   |       | 5,000            |                        |      |            |
| <b>Totals</b>                                                             |                             |       | <b>\$272,700</b> |                        |      | <b>\$0</b> |



Sterling Opera House  
Derby, CT

8.0 Mechanical (Phase 2A)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                           | Concept Design (March 2026) |      |              | Schematic Design (TBD) |      |        |
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|                                                                                                                                                                                                                                                                                                                                                                                           | Quantity                    | Rate | Amount       | Quantity               | Rate | Amount |
| <b>8.1 Plumbing and Drainage</b><br>8.1.1 Supply & install new all new plumbing fixtures (6 total fixture)<br><br>8.1.2 Supply & install new domestic hot water heating system<br><br>8.1.3 Supply & install new domestic water piping c/w valves, fittings, hangers, supports, insulations, etc.<br><br>8.1.4 Supply & install new sanitary drain and vent piping<br><br>8.1.5 Sump pump | allowance                   |      | 19,500       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           | allowance                   |      | 3,600        |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           | allowance                   |      | 30,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           | allowance                   |      | 18,000       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           |                             |      | not required |                        |      |        |
| <b>8.1.6</b> Modify/retrofit existing and install new storm drain piping to suit new layout<br><br>8.1.7 Demolition of existing plumbing system                                                                                                                                                                                                                                           |                             |      | w/site       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           |                             |      | w/demo       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           |                             |      |              |                        |      |        |
| <b>8.2 Fire Protection</b><br>8.2.1 Supply & install building sprinkler and standpipe system to suit new layout                                                                                                                                                                                                                                                                           | 3,655 sf                    | 8.00 | 29,200       |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                           |                             |      |              |                        |      |        |

Sterling Opera House  
Derby, CT

8.0 Mechanical (Phase 2A)

4 March 2026

|                                                                                                                                                                                | Concept Design (March 2026) |      |                  | Schematic Design (TBD) |      |            |
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|                                                                                                                                                                                | Quantity                    | Rate | Amount           | Quantity               | Rate | Amount     |
| <b>8.3 HVAC and Controls</b>                                                                                                                                                   |                             |      |                  |                        |      |            |
| 8.3.1 Demolition of existing mechanical and control systems                                                                                                                    |                             |      | w/demo           |                        |      |            |
| 8.3.2 Supply & install new heating and cooling plant includes air cooled heat pump unit, pumps, mechanical room piping, distribution piping, fittings, piping insulation, etc. | allowance                   |      | 65,000           |                        |      |            |
| 8.3.3 Supply and install Street level and Below stage level VRF system c/w condensers, FCU, piping, etc. (⅔ of overall cost)                                                   | allowance                   |      | 295,000          |                        |      |            |
| 8.3.4 Supply and install Street level DOAS unit (⅔ of overall cost)                                                                                                            | allowance                   |      | 126,700          |                        |      |            |
| 8.3.6 Supply and install galvanized steel ductwork c/w diffuser, grilles, VAV and insulations                                                                                  | allowance                   |      | 62,500           |                        |      |            |
| 8.3.7 Supply & install horizontal ceiling mounted heat pump units assumed 10 tons                                                                                              |                             |      | not required     |                        |      |            |
| 8.3.8 Supply and install building new control system                                                                                                                           | allowance                   |      | 29,000           |                        |      |            |
| <b>Totals</b>                                                                                                                                                                  |                             |      | <b>\$678,500</b> |                        |      | <b>\$0</b> |

# Sterling Opera House Derby, CT

4 March 2026

## 9.0 Electrical (Phase 2A)

|                                                                                                                   | Concept Design (March 2026) |      | Schematic Design (TBD) |          |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------|------|------------------------|----------|
|                                                                                                                   | Quantity                    | Rate | Amount                 | Quantity |
| <b>9.1 Service and Distribution</b>                                                                               |                             |      |                        |          |
| 9.1.1 Service and Distribution                                                                                    | allowance                   |      | 30,000                 |          |
| 9.1.2 Electrical work associated with controls                                                                    | allowance                   |      | 20,000                 |          |
| 9.1.3 Lightning protection system                                                                                 |                             |      | not required           |          |
| 9.1.4 Ground system to support AV, IT, and theatrical equipment                                                   |                             |      | w/phase 1A             |          |
| 9.1.5 Temporary power & services                                                                                  | 3,655 sf                    | 2.00 | 7,300                  |          |
| 9.1.6 General expenses:                                                                                           |                             |      | w/demo                 |          |
| - demolition                                                                                                      |                             |      | 3,500                  |          |
| - fire stopping and smoke sealing                                                                                 | allowance                   |      | 5,000                  |          |
| - acoustical isolating of conduits                                                                                | allowance                   |      |                        |          |
| - allowance for general site condition, material handling, site access, coordination and project management, etc. | allowance                   |      | 17,700                 |          |
| <b>9.2 Lighting and Branch Wiring</b>                                                                             |                             |      |                        |          |
| 9.2.1 Lighting:                                                                                                   |                             |      |                        |          |
| - install emergency lighting inverters to provide 90-minute power for all emergency lighting fixtures             | allowance                   |      | 7,500                  |          |
| - new LED lighting fixtures in spaces outside the theater                                                         | allowance                   |      | 36,600                 |          |

|                                                                                                                                                                                                                                                            | Concept Design (March 2026)      |                      |                          | Schematic Design (TBD) |      |        |
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|                                                                                                                                                                                                                                                            | Quantity                         | Rate                 | Amount                   | Quantity               | Rate | Amount |
| <b>9.2 Lighting and Branch Wiring (Cont'd)</b>                                                                                                                                                                                                             |                                  |                      |                          |                        |      |        |
| 9.2.2 Lighting/dimming control system:<br>- provide a low voltage networked lighting control system, consisting of vacancy sensors, time clock, occupancy sensors and daylight sensors, to control new LED lighting fixtures in spaces outside the theater | allowance                        |                      | 15,000                   |                        |      |        |
| 9.2.3 Fixture installation                                                                                                                                                                                                                                 | 3,655 sf                         | 4.00                 | 14,600                   |                        |      |        |
| 9.2.4 Fixture and wiring                                                                                                                                                                                                                                   | 3,655 sf                         | 5.00                 | 18,300                   |                        |      |        |
| 9.2.5 Branch devices and wiring:<br>- provide receptacles to match architectural programming of the spaces:<br>- wiring devices<br>- raceways<br>- miscellaneous power connection                                                                          | 3,655 sf<br>3,655 sf<br>3,655 sf | 3.50<br>1.00<br>0.50 | 12,800<br>3,700<br>1,800 |                        |      |        |
| <b>9.3 Systems and Ancillaries</b>                                                                                                                                                                                                                         |                                  |                      |                          |                        |      |        |
| 9.3.1 Fire alarm system<br>- provide a new addressable voice fire alarm system consisting of pull stations, heat detectors, smoke detectors, tamper switches, flow switches, etc. as required to protect the building                                      | 3,655 sf                         | 4.00                 | 14,600                   |                        |      |        |
| 9.3.2 Security/CCTV equipment                                                                                                                                                                                                                              | 3,655 sf                         | 5.00                 | 18,300                   |                        |      |        |
| 9.3.3 IT/Telecom systems                                                                                                                                                                                                                                   | 3,655 sf                         | 3.00                 | 11,000                   |                        |      |        |



Sterling Opera House  
Derby, CT

9.0 Electrical (Phase 2A)

4 March 2026

|  | Concept Design (March 2026) |      |        | Schematic Design (TBD) |      |        |
|--|-----------------------------|------|--------|------------------------|------|--------|
|  | Quantity                    | Rate | Amount | Quantity               | Rate | Amount |
|  | 3,655 sf                    | 2.00 | 7,300  |                        |      |        |
|  | allowance                   |      | 25,000 |                        |      |        |
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# **Sterling Opera House**

Derby, CT

## **Section F**

### **Concept Design Estimate Phase 2B**

(Site Development)

4 March 2026

**Cost+Plus**

# Sterling Opera House Derby, CT

10.0 Site Development (Phase 2B)

4 March 2026

|                                                                       | Concept Design (March 2026) |          |        | Schematic Design (TBD) |      |        |
|-----------------------------------------------------------------------|-----------------------------|----------|--------|------------------------|------|--------|
|                                                                       | Quantity                    | Rate     | Amount | Quantity               | Rate | Amount |
| <b>10.1 Accessible Entrance</b>                                       |                             |          |        |                        |      |        |
| 10.1.1 Demolish and remove:                                           |                             |          |        |                        |      |        |
| - cuts to sidewalk                                                    | 180 lf                      | 6.00     | 1,100  |                        |      |        |
| - remove concrete sidewalk                                            | 1,370 sf                    | 3.00     | 4,100  |                        |      |        |
| 10.1.2 Foundation wall, including strip footing:                      |                             |          |        |                        |      |        |
| - wall, 1'0" thick                                                    | 655 sf                      | 55.00    | 36,000 |                        |      |        |
| - strip foundation, 3'0" w x assumed 1'0"h, footing elevation -8.25   | 90 lf                       | 135.00   | 12,200 |                        |      |        |
| - brick cladding to match existing                                    | 200 sf                      | 50.00    | 10,000 |                        |      |        |
| 10.1.3 Entry landing and ramp:                                        |                             |          |        |                        |      |        |
| - entry landing (assumed 6" concrete)                                 | 190 sf                      | 17.50    | 3,300  |                        |      |        |
| - entry ramp (assumed 6" concrete)                                    | 220 sf                      | 20.00    | 4,400  |                        |      |        |
| - entry steps                                                         | 10 sf                       | 22.50    | 200    |                        |      |        |
| - entry steps (risers)                                                | 15 lf                       | 30.00    | 500    |                        |      |        |
| - fill dirt to expansion slab on grade                                | 45 cy                       | 45.00    | 2,000  |                        |      |        |
| - entry ramp/steps rails (decorative rail)                            | 115 lf                      | 650.00   | 74,800 |                        |      |        |
| - pedestrian walk (E & SE corner)                                     | 485 sf                      | 15.00    | 7,300  |                        |      |        |
| 10.1.4 Low gate security fence, 5'0"w x assume 5'0"h (match existing) | 1 ea                        | 5,000.00 | 5,000  |                        |      |        |

Sterling Opera House  
Derby, CT

10.0 Site Development (Phase 2B)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Concept Design (March 2026) |           |        | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------|--------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Quantity                    | Rate      | Amount | Quantity               | Rate | Amount |
| 10.2 Loading Dock, Access Ramp and Equipment Pads<br><br>10.2.1 Demolish and remove:<br>- cuts to sidewalk<br>- remove concrete sidewalk<br>- remove city curb<br>- curb cut<br>- remove asphalt paving<br>- remove "grass"<br><br>10.2.2 Loading dock:<br>- foundation wall, including strip footing:<br>- wall, 1'0" thick<br>- strip foundation, 3'0" w x assumed 1'0"h, footing elevation -8.25<br>- strip foundation, 3'0" w x assumed 1'0"h, footing elevation -12.25<br>- dock platform (assumed 8" thick)<br>- fill dirt to slab on grade<br>- dock leveler<br>- railing:<br>- fixed (sides)<br>- removeable (along ramp side) | 135 lf                      | 6.00      | 800    |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,635 sf                    | 3.00      | 4,900  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 20 lf                       | 6.00      | 100    |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 20 lf                       | 50.00     | 1,000  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 65 sf                       | 3.00      | 200    |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 960 sf                      | 2.00      | 1,900  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |           |        |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 215 sf                      | 55.00     | 11,800 |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 20 lf                       | 145.00    | 2,900  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15 lf                       | 165.00    | 2,500  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 185 sf                      | 17.50     | 3,200  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30 cy                       | 45.00     | 1,400  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1 ea                        | 15,000.00 | 15,000 |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |           |        |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 20 lf                       | 200.00    | 4,000  |                        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15 lf                       | 300.00    | 4,500  |                        |      |        |



# Sterling Opera House Derby, CT

10.0 Site Development (Phase 2B)

4 March 2026

|                                                                                                                   | Concept Design (March 2026) |        |                  | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------|--------|------------------|------------------------|------|--------|
|                                                                                                                   | Quantity                    | Rate   | Amount           | Quantity               | Rate | Amount |
| <b>10.2 Loading Dock, Access Ramp and Equipment Pads (Cont'd)</b>                                                 |                             |        |                  |                        |      |        |
| 10.2.3 Loading dock access/truck ramp:                                                                            |                             |        |                  |                        |      |        |
| - excavation and backfill to truck ramp                                                                           | 150 cy                      | 45.00  | 6,800            |                        |      |        |
| - foundation wall, including strip footing:                                                                       |                             |        |                  |                        |      |        |
| - wall, 1'0" thick                                                                                                | 990 sf                      | 55.00  | 54,500           |                        |      |        |
| - strip foundation, 4'0" w x assumed 1'0"h, footing elevation average -10.25                                      | 180 lf                      | 205.00 | 36,900           |                        |      |        |
| - heavy duty concrete pavement, 6" (4,500 psi) concrete, 6" base course                                           | 1,390 sf                    | 15.00  | 20,900           |                        |      |        |
| 10.2.4 Heavy duty concrete pad, 8" thick with 6" base course:                                                     |                             |        |                  |                        |      |        |
| - HVAC equipment                                                                                                  | 515 sf                      | 12.00  | 6,200            |                        |      |        |
| - transformer                                                                                                     | 325 sf                      | 12.00  | 3,900            |                        |      |        |
| <b>10.3 Building Utilities and Site Lighting</b>                                                                  |                             |        |                  |                        |      |        |
| 10.3.1 Building Utilities allowance                                                                               | allowance                   |        | 50,000           |                        |      |        |
| 10.3.2 Site Lighting                                                                                              | allowance                   |        | 50,000           |                        |      |        |
| 10.3.3 Modify/retrofit existing storm drainage (connection to basement) and install new piping to suit new layout | allowance                   |        | 75,000           |                        |      |        |
| <b>Totals</b>                                                                                                     |                             |        | <b>\$519,300</b> |                        |      |        |

**Sterling Opera House**  
Derby, CT

Section G  
Specialist Equipment Estimate  
(Stages Consultants)

4 March 2026

Cost **Plus**

# Sterling Opera House Derby, CT

## 11.0 Performance Equipment (Phase 1A)

4 March 2026

|                                                                                                                                                                                                                                                                                                                                                             | Concept Design (March 2026)                  |      |                                                                                                         | Schematic Design (TBD) |      |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------|---------------------------------------------------------------------------------------------------------|------------------------|------|--------|
|                                                                                                                                                                                                                                                                                                                                                             | Quantity                                     | Rate | Amount                                                                                                  | Quantity               | Rate | Amount |
| 11.1 Performance Equipment                                                                                                                                                                                                                                                                                                                                  |                                              |      |                                                                                                         |                        |      |        |
| 11.1.1 Performance Lighting Systems:<br>- performance power system and circuit distribution<br>- house, work, and run lighting controls<br>- control network and equipment<br>- control console and accessories<br>- emergency lighting transfer switch<br>- performance lighting company switches<br>- feeders, panelboards, disconnects<br>- installation | allowance<br>80 ea<br>16 ea                  |      | 300,000<br>w/above<br>w/above<br>w/above<br>w/above<br>w/above<br>w/above<br>w/elsewhere<br>w/elsewhere |                        |      |        |
| 11.1.2 Performance Lighting Fixtures: (\$245,000)<br>- LED spot lighting fixture (BOD: ColorSource V Spot)<br>- LED wash lighting fixture (BOD: ColorSource V Fresnel)<br>- LED cyc lighting fixture (BOD: Color Force III 72")<br>- followspots<br>- cable assemblies<br>- installation                                                                    | 65 ea<br>20 ea<br>10 ea<br>2 ea<br>allowance |      | w/FF&E<br>w/above<br>w/above<br>w/above<br>w/above<br>w/above<br>w/elsewhere                            |                        |      |        |
| 11.1.3 Stage Rigging:<br>- chain motors<br>- light duty truss<br>- rigging accessories<br>- house curtain<br>- black masking, cyclorams, scrims, storage gas and hampers<br>- installation                                                                                                                                                                  | allowance<br>16 ea<br>24 ea                  |      | 338,000<br>w/above<br>w/above<br>w/above<br>w/above<br>w/above<br>w/above                               |                        |      |        |
| 11.1.4 Demountable Platforms<br>- orchestra filler platforms                                                                                                                                                                                                                                                                                                | allowance<br>8 ea                            |      | w/FF&E<br>w/above                                                                                       |                        |      |        |

Sterling Opera House  
Derby, CT

11.0 Performance Equipment (Phase 1A)

4 March 2026

|                                                                      | Concept Design (March 2026) |      |                         | Schematic Design (TBD) |      |        |
|----------------------------------------------------------------------|-----------------------------|------|-------------------------|------------------------|------|--------|
|                                                                      | Quantity                    | Rate | Amount                  | Quantity               | Rate | Amount |
| 11.1 Performance Equipment (Cont'd)                                  |                             |      |                         |                        |      |        |
| 11.1.5 Seating:                                                      |                             |      |                         |                        |      |        |
| - fixed seats                                                        |                             |      | 358,000                 |                        |      |        |
| - loose seats (by others)                                            |                             |      | w/above<br>not included |                        |      |        |
| 11.2 Sound, Video, and Communication Systems                         |                             |      |                         |                        |      |        |
| 11.2.1 Sound, Video, and Communication Systems:                      |                             |      |                         |                        |      |        |
| - loudspeaker system, including main array(s), subs, and front fills |                             |      | w/above                 |                        |      |        |
| - digital mixing console                                             |                             |      | w/above                 |                        |      |        |
| - assisted listening system                                          |                             |      | w/above                 |                        |      |        |
| - back-of-house paging and intercom system                           |                             |      | w/above                 |                        |      |        |
| - motorized projection screen, projector                             |                             |      | w/above                 |                        |      |        |
| - installation                                                       |                             |      | w/above                 |                        |      |        |
| - loose microphones, cables, etc                                     |                             |      | w/FF&E                  |                        |      |        |
| Totals                                                               |                             |      | \$1,421,000             |                        |      | \$0    |



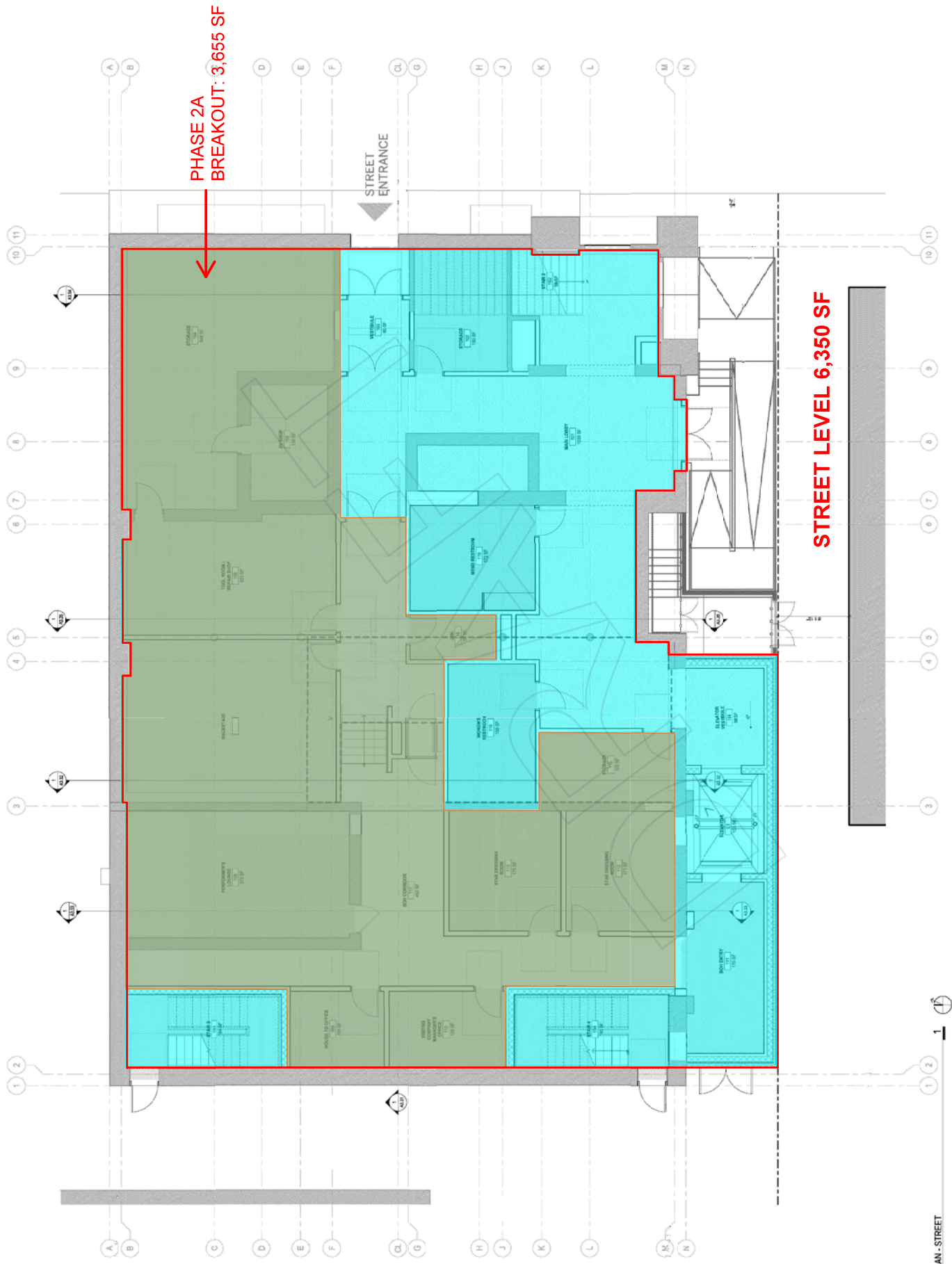
**Sterling Opera House**  
Derby, CT

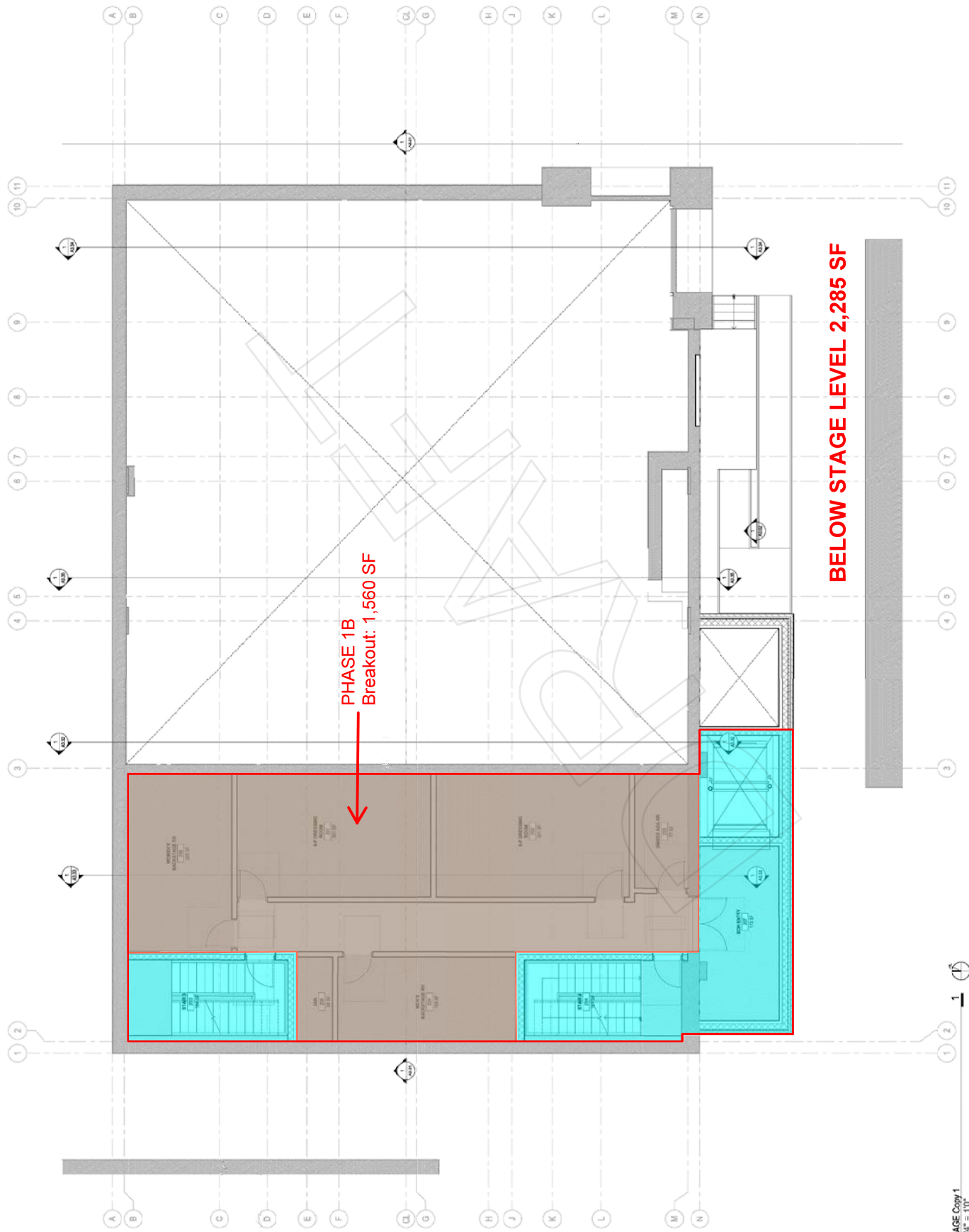
Section H  
Floor Area Assessment

4 March 2026

Cost **Plus**







BELOW-STAGE Copy 1  
SCALE: 1/4" = 10'

steinberg  
hart

# STERLING OPERA HOUSE COMPREHENSIVE STUDY

DERBY, CT

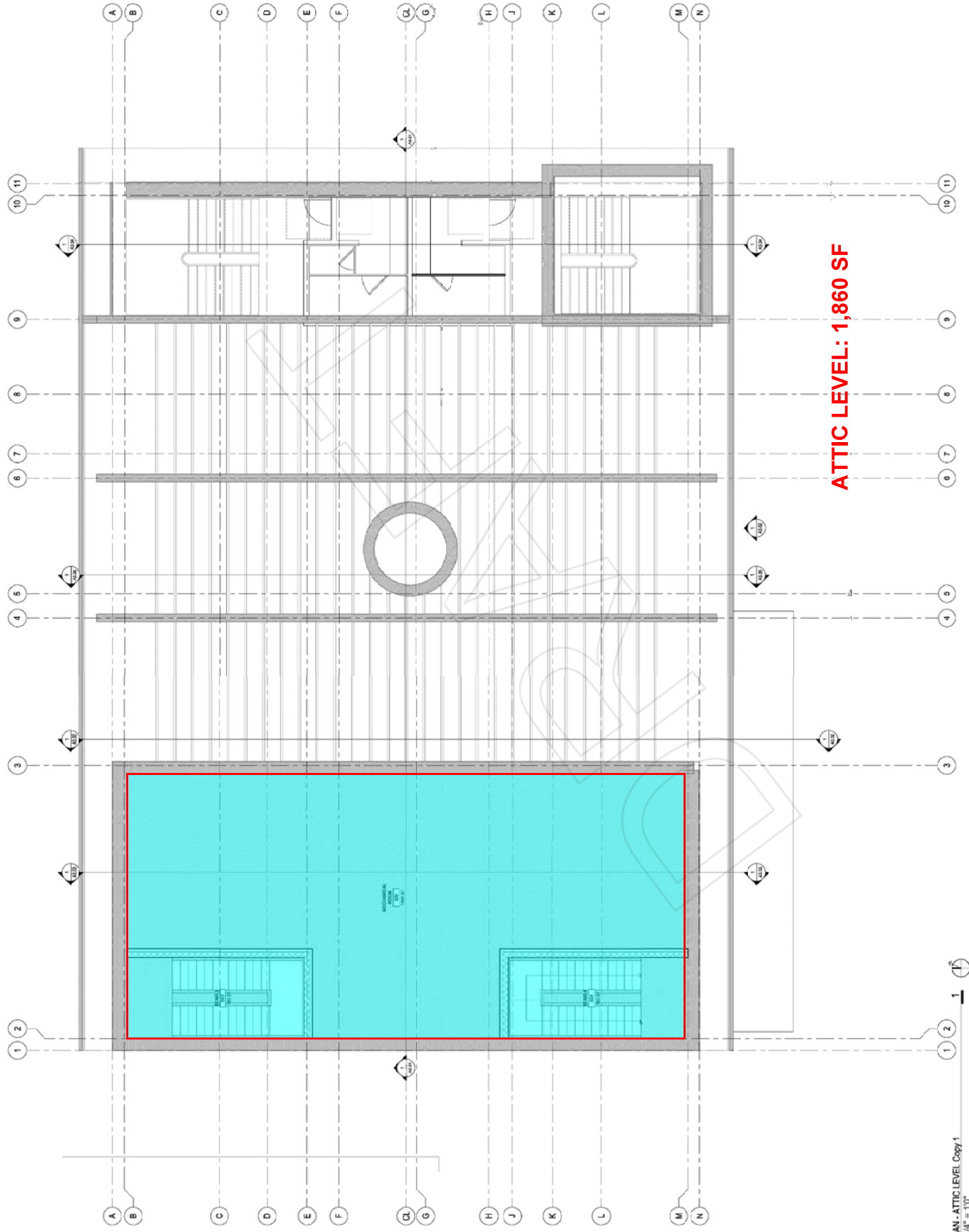
FLOOR PLAN - BELOW-STAGE  
A2.03-N  
REV 02/04/26  
01/20/26











ATTIC LEVEL: 1,860 SF

FLOOR PLAN - ATTIC LEVEL Copy 1  
SCALE: 1/4" = 1'-0"

steinberg  
hart

STERLING OPERA HOUSE COMPREHENSIVE STUDY

DERBY, CT

FLOOR PLAN - ATTIC LEVEL  
A2.07-N  
REV 02/04/26  
01/2026



**Sterling Opera House**  
Derby, CT

Section I  
Information Requests Log

4 March 2026

Cost **Plus**

# Sterling Opera House Derby, CT

4 March 2026

## Information Requests Log

| IR# | Date      | Discipline            | Page #                                                                     | Question/Request                                                                                                                                                                                                                                         | Response By                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                    | Links to Referenced Documents |
|-----|-----------|-----------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1   | 1/27/2026 | Schedule              | General                                                                    | When should we assume a proposed date for start of construction?                                                                                                                                                                                         | Evan Delli Paoli / Steinberg hart | Assume January 1, 2028 start of construction, but this could vary; Provide base number in 2026 values, with escalation as a broken-out as a separate line item so Owner can escalate as they need.                                                                                                                                                                                                                          |                               |
| 2   | 1/27/2026 | Performance Equipment | -                                                                          | Please provide Performance Equipment budgets required for the project                                                                                                                                                                                    | Evan Delli Paoli / Steinberg hart | Equipment budget is in progress by Stages; expect to receive sometime next week (week of 2/9)                                                                                                                                                                                                                                                                                                                               |                               |
| 3   | 2/4/2026  | Architecture          | A2.01-N & A2.02-N                                                          | If the basement access along the South elevation is existing, with the top of the steps are currently at -4'9" and the new Accessible Entrance is now at 0'0", how is the basement entrance door accessed?                                               | Evan Delli Paoli / Steinberg hart | See updated sketch (dated 2/13/26) illustrating revised entry at street level (to be sent via email).                                                                                                                                                                                                                                                                                                                       |                               |
| 4   | 2/4/2026  | Architecture          | Google Earth                                                               | In viewing the existing facility in Google Earth, we noticed a security fence blocking access to the above steps and what appears to be an awning further in on the South side. Would we be correct that both of these are to be removed?                | Evan Delli Paoli / Steinberg hart | Yes, both awning and security fence to be removed.                                                                                                                                                                                                                                                                                                                                                                          |                               |
| 5   | 2/4/2026  | Demolition            | Street Level                                                               | Are the closely spaced double dashed lines in the SW corner the 3 jail holding cells?                                                                                                                                                                    | Evan Delli Paoli / Steinberg hart | See existing conditions Street Level plan to be sent 2/13/26 via email for clarifications to existing jail holding cell locations.                                                                                                                                                                                                                                                                                          |                               |
| 6   | 2/4/2026  | Acoustics & Structure | Acoustic Narrative (pg 2) and Wall & ceiling Assemblies (Building Section) | Per the Acoustic Narrative, "It will be essential that this new equipment space is constructed with a concrete slab". However, the Assemblies Section shows a color coding that corresponds with "Wood Timber Framed Floor Structure". Which is correct? | Evan Delli Paoli / Steinberg hart | At attic level for the footprint needed for new AHU equipment, concrete slab to be installed to meet acoustic requirements. Structure for slab area to take advantage of bearing capacity close to new exit stair walls. Slab area to span North/South between new exit stairs; Slab area to extend only as far downstage as needed to support the AHU; floor area beyond the dedicated equipment zone to be lighter gauge. |                               |
| 7   | 2/4/2026  | Architecture          | A1.01-N & A2.01-N                                                          | The loading dock extends further to the North on A2.01-N than on A1.01. Which plan is correct?                                                                                                                                                           | Evan Delli Paoli / Steinberg hart | SITE PLAN should be correct reference, to allow area for exterior equipment pads.                                                                                                                                                                                                                                                                                                                                           |                               |

# Sterling Opera House Derby, CT

## Information Requests Log

4 March 2026

| IR# | Date     | Discipline   | Page #               | Question/Request                                                                                                                                                                                                                                        | Response By                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Links to Referenced Documents |
|-----|----------|--------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 8   | 2/4/2026 | Architecture | -                    | What, if anything should be included in the scope of work regarding insulation &/or dampproofing to the existing exterior walls?                                                                                                                        | Kohler<br>Ronan                            | <p>a. Regarding the humidity concerns, we are not introducing any extra humidity to the space by means of mechanical humidification. The theatre was previously heated in the winter with a considerable amount of people in the space without, presumably, significant amounts of condensation. Additionally, we will not be cooling the walls to below dew point temperatures in the summer, avoiding condensation in a cooling condition as well.</p> <p>b. Our recommendation would be to leave the existing interior plaster as it is; patch/repair/paint. Paint should be carried as non-bridging and breathable. Exterior envelope to remain as it is.</p> <p>c. We will describe the topic of humidity in the report, to qualify the numbers carried in the estimate, with explanation that if it is determined during the course of the full building project that humidity is more of a concern than anticipated during the study, further assessment would need to be made about insulation and weather barrier treatment of the envelope.</p> |                               |
| 9   | 2/5/2026 | Architecture | A2.03-N &<br>A2.07-N | 260204 Sterling Opera House - Floor Plans<br><b>REV</b> now shows a MEP/Utility space on the Below-Stage AND Attic levels. Is the Below-Stage MEP/Utility space in lieu of the Performer support spaces? Do the stairs no longer go to the Attic level? | Evan Delli<br>Paoli /<br>Steinberg<br>hart | This is an error; refer to layout for below-stage level with dressing rooms; MEP area remains as it was at attic level, with stairs continuing to this level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |
| 10  | 2/5/2026 | Architecture | All levels           | Please confirm that the elevator stops are:<br>Basement: None<br>Street: 1 @ -4'9" and 1 @ 0'0"<br>Below Stage: 1 @ +8'2"<br>Orchestra: 1 @ +? (mid ramp) and 1 @ 16'2"<br>Balcony 1: 1 @ 28'5"<br>Balcony 2: None                                      | Evan Delli<br>Paoli /<br>Steinberg<br>hart | Orchestra: 1 @ 15'-8" (mid ramp) and 1 @ 16'2"<br><br>Otherwise, all correct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |

# Sterling Opera House Derby, CT

## Information Requests Log

4 March 2026

| IR# | Date      | Discipline   | Page #          | Question/Request                                                                                                                                           | Response By                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Links to Referenced Documents |
|-----|-----------|--------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 11  | 2/5/2026  | Architecture | Basement Level  | Please confirm no new floor/wall/ceiling finishes required in Basement                                                                                     | Evan Delli Paoli / Steinberg hart | In most basement rooms, there is dirt floor throughout. These areas to be slabbed over for installation of new utilities/infrastructure/MEP equipment. (With exception of below-stage, column line 1 to 3, which will remain unexcavated.                                                                                                                                                                                                                                                             |                               |
| 12  | 2/9/2026  | Architecture | Street Level    | The BOH Corridor is diagonally hatched as Phase 1A and colored purple as Phase 2A, please clarify the phasing within this zone.                            | Evan Delli Paoli / Steinberg hart | Diagonally hatched area would need to provide connection to the exit stairs in Phase 1. The Phase 1 work in this zone to be minimal, only as required for emergency egress.                                                                                                                                                                                                                                                                                                                           |                               |
| 13  | 2/9/2026  | Architecture | Orchestra Level | Is the painted metal panel (underside of balcony 1) applied directly to the structure or is it a framed flat soffit, similar for balcony 2                 | Evan Delli Paoli / Steinberg hart | Underside of balcony 1 shows visible signs of previous wood lath locations. Underside of balcony 2 still has extents of existing tin and in some locations reveals plaster on wood lath above the tin. <b>Assume underside of Balcony 1 is painted pressed-metal over lime plaster on metal lath. Assume underside of Balcony 2 includes demolition extents to remove existing plaster, wood lath, and tin where damaged and replace with new ceiling assembly similar to underside of Balcony 1.</b> |                               |
| 14  | 2/9/2026  | Acoustical   | All Levels      | We are assuming no STC doors and that doors into the audience chamber will be gasket and seal                                                              | Evan Delli Paoli / Steinberg hart | Correct, no STC doors: gasket and seal only.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |
| 15  | 2/9/2026  | Architecture | Orchestra Level | 1'0" Elevation provided at House Left Access Parterre and Elev. Vest. Orchestra appears to be lower than Below Stage Level, please clarify this elevation. | Evan Delli Paoli / Steinberg hart | See response to RFI 10/Line 12: 1'-0" elevation in this case should read 15'-8"                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
| 16  | 2/10/2026 | Architecture | Finish Schedule | At Below Stage Level, in the Restrooms is the wall tile just to wet walls or all walls?                                                                    | Evan Delli Paoli / Steinberg hart | Wet walls only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |



## Sterling Opera House Derby, CT

### Information Requests Log

4 March 2026

| IR# | Date      | Discipline   | Page #          | Question/Request                                                                       | Response By                       | Response                                                                                                                                                                                                                                                                                                                | Links to Referenced Documents |
|-----|-----------|--------------|-----------------|----------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 17  | 2/10/2026 | Architecture | Finish Schedule | At Street Level what are the finishes to the two offices between the egress staircases | Evan Delli Paoli / Steinberg hart | Walls: paint on gwb/plaster; floor: carpet tile; ceiling: paint on gwb/plaster.                                                                                                                                                                                                                                         |                               |
| 18  | 2/10/2026 | Architecture | Basement Level  | Further to IR #11 please confirm if we are slabbing the crawl space.                   | Evan Delli Paoli / Steinberg hart | Unexcavated area below the stage footprint (from 1-line to 3-line) to remain as-is, no slab. Only occupied spaces to receive slab.                                                                                                                                                                                      |                               |
| 19  | 2/10/2026 | Architecture |                 | For the existing FOH Lobby Staircase are we replacing the railings/handrails           | Evan Delli Paoli / Steinberg hart | Chapter 12 of 2021 IEBC allows us to keep the rails, both handrails and guards. Rails appear to be in good shape. Suggest carrying an allowance, of 30% of rail length, to reinforce/repair rails.                                                                                                                      |                               |
| 20  | 2/9/2026  | Architecture | Street Level    | Further to IR #12, would the steps and ADA lift be considered Phase 1B or 2A?          | Evan Delli Paoli / Steinberg hart | ADA lift happens in first phase 1A.                                                                                                                                                                                                                                                                                     |                               |
| 21  | 2/9/2026  | Architecture | Street Level    | Further to IR #12, would the corridor walls and doors be considered Phase 1B or 2A?    | Evan Delli Paoli / Steinberg hart | Corridor walls connecting from lobby to new exit stairs are in Phase 1A. Walls to be finished (painted) on corridor side only. Everything on room-side of walls, including the doors and frames into these rooms to be in Phase 2A, and to be left as only shelled space in Phase 1A. No street level work in Phase 1B. |                               |
| 22  | 2/9/2026  | Architecture | Attic Level     | Please confirm exposed walls and ceiling to receive no paint finish                    | Evan Delli Paoli / Steinberg hart | Correct, no finish at exposed walls/ceiling.                                                                                                                                                                                                                                                                            |                               |
| 23  | 2/9/2026  | Architecture | Street Level    | Should we assume Storage to have same finishes as Storage at Balcony 1?                | Evan Delli Paoli / Steinberg hart | linoleum flooring; painted walls & ceiling.                                                                                                                                                                                                                                                                             |                               |
| 24  | 2/9/2026  | Architecture | Street Level    | Should we assume BOH Circulation has the same finishes as BOH Entry?                   | Evan Delli Paoli / Steinberg hart | yes.                                                                                                                                                                                                                                                                                                                    |                               |

# Sterling Opera House Derby, CT

## Information Requests Log

4 March 2026

| IR# | Date      | Discipline   | Page #          | Question/Request                                                                                             | Response By                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Links to Referenced Documents |
|-----|-----------|--------------|-----------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 25  | 2/11/2026 | Architecture | Orchestra Level | Please provide finishes for Piano Storage                                                                    | Evan Delli Paoli / Steinberg hart | Floor to be Repaired and refinished existing wood (stain clear) ; painted walls & ceiling.                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| 26  | 2/12/2026 | General      |                 | Please confirm our Cost Report should include a "Total Project cost projection" or Total Construction cost"? | Evan Delli Paoli / Steinberg hart | Per phase, we will need to understand all above-line hard costs: the total construction cost, including related markups:<br>Trade Construction Cost<br>General Conditions<br>Insurance<br>Fees<br>Construction Contingency<br>Escalation<br>On top of this, Steinberg Hart will be outlining below-line soft costs, so we can provide the owner with all-in total project cost:<br>FF&E<br>Loose performance equipment.<br>Professional Fees<br>Abatement<br>Permitting<br>Misc. & Legal |                               |
| 27  | 2/12/2026 | Electrical   |                 | Should we account for completely new IT/Communications/Security/PA systems for the project                   | Evan Delli Paoli / Steinberg hart | Yes, there are none currently.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |
| 28  | 2/12/2026 | Electrical   |                 | Please confirm that we dont need any AV costs associated with Phase 1B, 2A, 2B                               | Evan Delli Paoli / Steinberg hart | Phase 1B & 2A should carry the show-feed in the dressing room and production areas, as well as any spec'ed stage management comms in these areas.                                                                                                                                                                                                                                                                                                                                        |                               |
| 29  | 2/12/2026 | Architecture | Street Level    | What is the floor finish to the BOH Corridor?                                                                | Evan Delli Paoli / Steinberg hart | Linoleum flooring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |

## Sterling Opera House Derby, CT

### Information Requests Log

4 March 2026

| IR# | Date      | Discipline   | Page #          | Question/Request                                                                                                                                                                 | Response By                       | Response                                                                             | Links to Referenced Documents |
|-----|-----------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------|-------------------------------|
| 30  | 2/12/2026 | Architecture | Orchestra Level | In the Lobby what is the finish to the stair soffit?                                                                                                                             | Evan Delli Paoli / Steinberg hart | Painted plaster.                                                                     |                               |
| 31  | 2/13/2026 | Structure    | -               | If the frost depth is 42" and the crawl space beneath the stage area is unheated, then what would be the elevation at the bottom of the strip foundations to the upstage stairs? | Evan Delli Paoli / Steinberg hart | Assume bottom of stair footings are -5'-0" below basement level (Elevation -14'-8"). |                               |
| 32  | 2/16/2026 | General      |                 | Please confirm if there will be a toilet within the star dressing room                                                                                                           | Evan Delli Paoli / Steinberg hart | Yes, assume one (1) toilet in each of the Star Dressing Rooms.                       |                               |
| 33  | 2/16/2026 | Architecture |                 | What will be the finish at Elevator vestibules where the exterior wall now becomes an interior wall?                                                                             | Evan Delli Paoli / Steinberg hart | Existing exterior wall finish to be preserved on interior of elevator vestibules.    |                               |





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