

THE MARTINSBURG ROUNDHOUSE
FROG SHOP AND BLACKSMITH SHOP STUDY



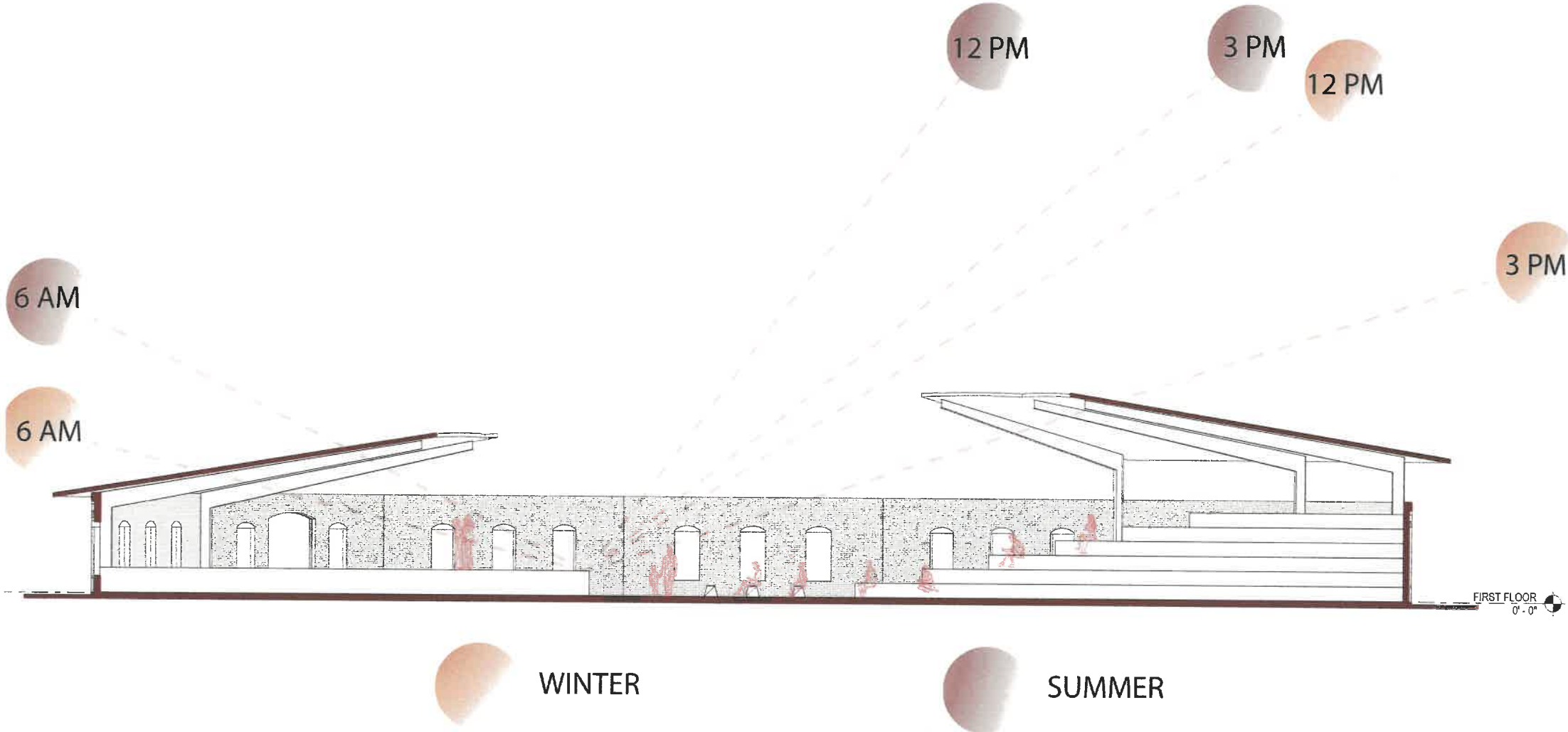
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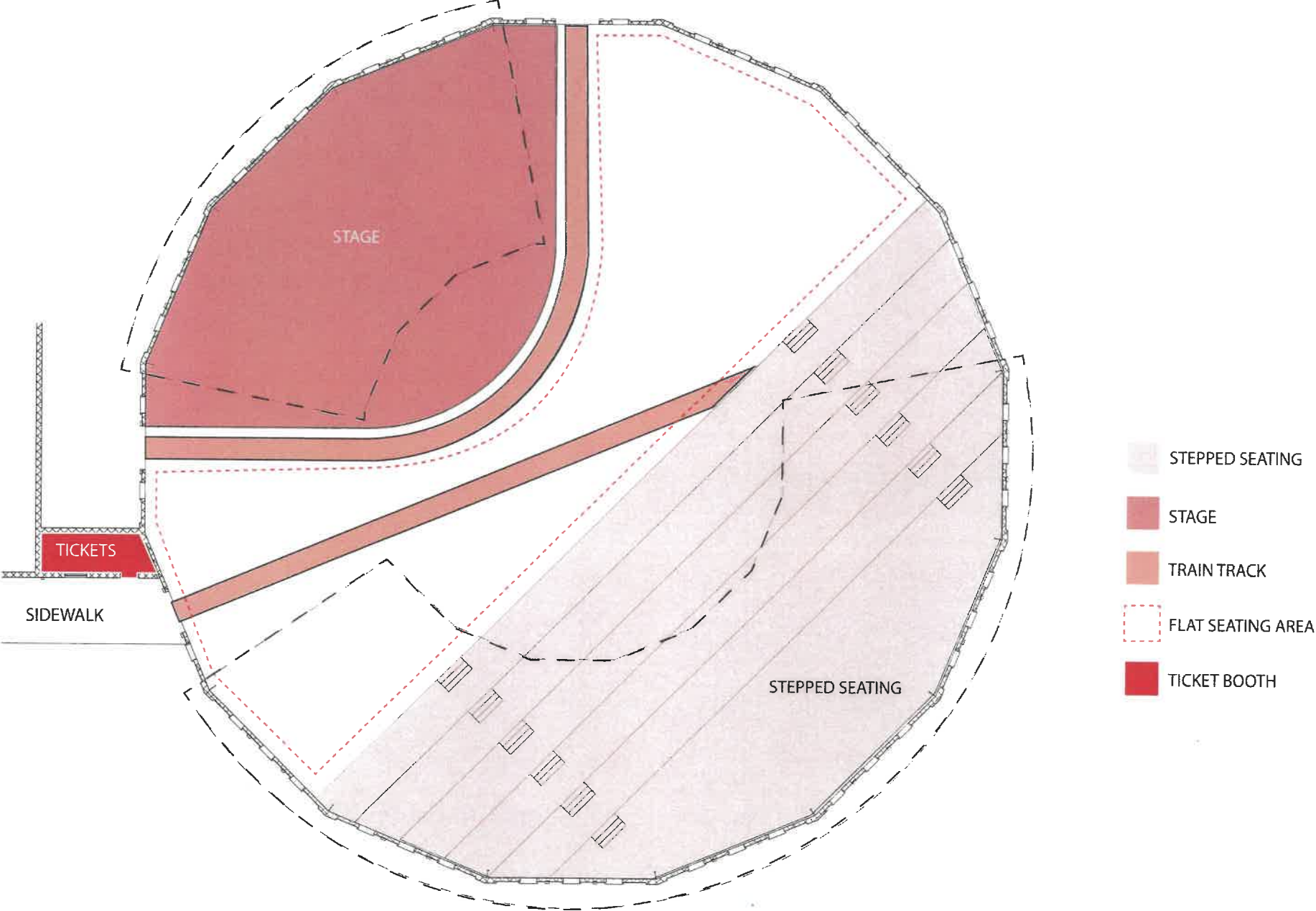
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SECTION

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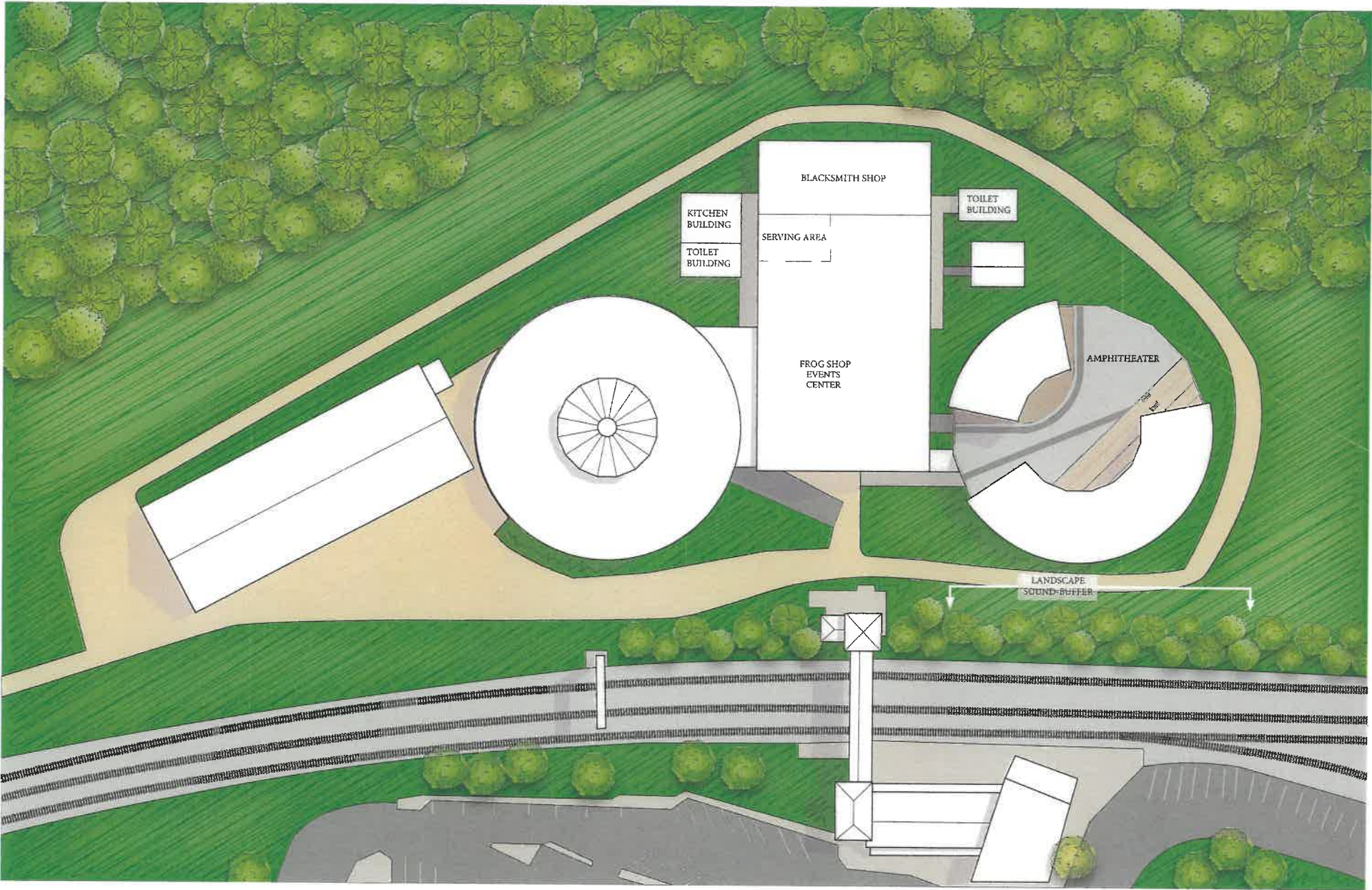
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FLOOR PLAN

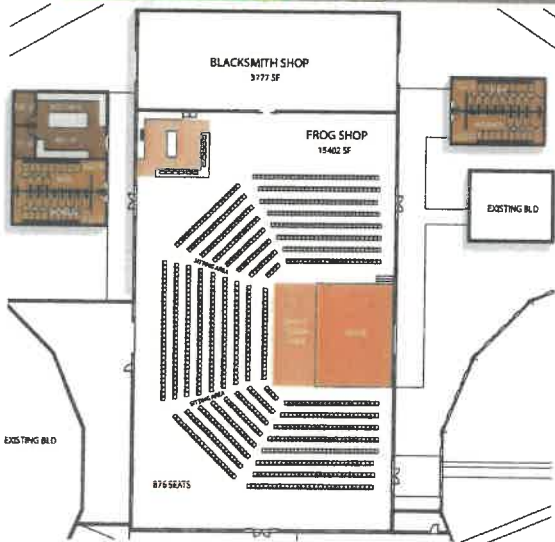
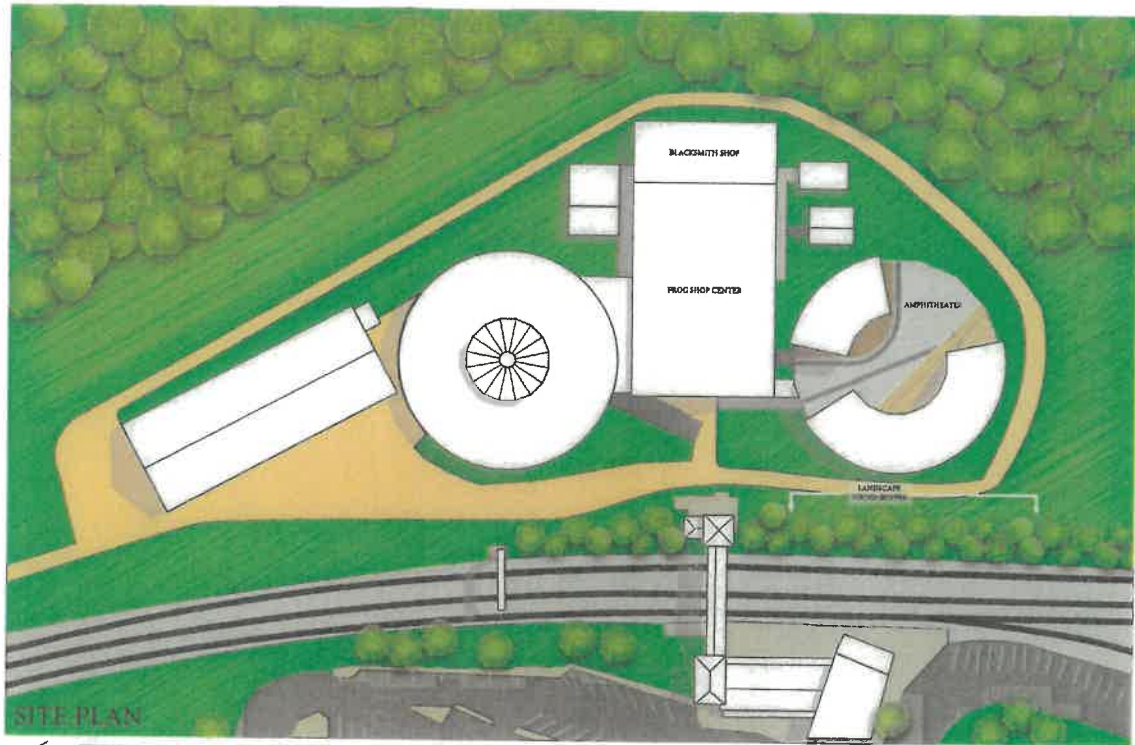
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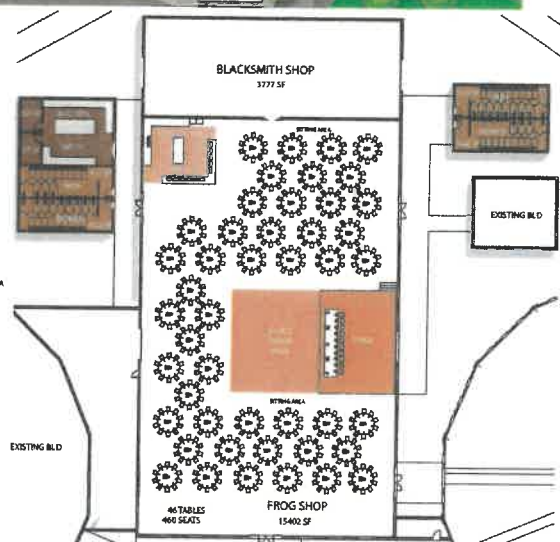


SITE PLAN

ROUND HOUSE AUTHORITY



FROG SHOP FLOOR PLAN - SEATING LAYOUT



FROG SHOP FLOOR PLAN - EVENT LAYOUT



Roundhouse Authority - Frog Shop Renovations / Amphitheater

Conceptual Cost Estimate: Renovations and New Construction

Crabtree, Rohrbaugh & Associates

Preliminary Cost Estimate

Updated 2/9/21

					Cost Range	
		Existing	Additions	Demolish	Low	High
Amphitheater						
Amphitheater (concrete floor)	6,358	sf		sf	\$ 190,740	\$ 228,888
Bleachers	4,800	sf			\$ 288,000	\$ 345,600
Roof over bleachers	3,450	sf			\$ 276,000	\$ 331,200
Amphitheater structural stabilization	3,450	sf			\$ 414,000	\$ 496,800
Roof for stage	1,500				\$ 150,000	\$ 180,000
Subtotal Amphitheater Probable Construction Costs					\$ 1,318,740	\$ 1,582,488
Frog Shop						
		Existing	Additions	Demolish	Low	High
Frog Shop excavation and concrete (phase 1)	16,110	sf		sf	\$ 193,320	\$ 231,984
Frog Shop HVAC	16,110	sf			\$ 966,600	\$ 1,159,920
Frog Shop Plumbing / Sprinkler	16,110	sf			\$ 402,750	\$ 483,300
Frog Shop Electrical / Low Voltage	16,110	sf			\$ 563,850	\$ 676,620
Frog Shop Fire Alarm	16,110	sf			\$ 161,100	\$ 193,320
Serving area (electrical)	700	sf			\$ 21,000	\$ 25,200
Serving area (plumbing)	700	sf			\$ 15,400	\$ 18,480
Serving area counter	52	sf			\$ 10,400	\$ 12,480
Building envelope insulation / sealing	16,110	sf			\$ 322,200	\$ 386,640
Repoint / repair existing brickwork	16,110	sf			\$ 128,880	\$ 154,656
Paint	16,110	sf			\$ 80,550	\$ 96,660
Stage	1,000	sf			\$ 40,000	\$ 48,000
Dance floor	500	sf			\$ 22,000	\$ 26,400
Exterior door modifications	Lump				\$ 16,000	\$ 19,200
Subtotal Frog Shop Probable Construction Costs					\$ 2,944,050	\$ 3,532,860
Out Buildings						
		Existing	Additions	Demolish	Low	High
Building stabilization					\$ 10,000	\$ 15,000
Toilet rooms (2)	3,000	sf			\$ 540,000	\$ 648,000
Kitchen (no equipment)	1,500	sf			\$ 450,000	\$ 540,000
Kitchen equipment	Lump				\$ 200,000	\$ 240,000
Subtotal Out Buildings Probable Construction Costs					\$ 1,200,000	\$ 1,443,000