American Music Theatre

Lancaster, Pennsylvania

Architect: Cornerstone Design • Architects

Photo courtesy of Nathan Cox

When three Lancaster business persons began brainstorming about a new theater much like ones found in Branson, Missouri and Myrtle Beach, South Carolina, they set forth on a rapid schedule to bring their dreams into reality. Cornerstone Design • Architects, was engaged in January 1996, and the first show was scheduled for mid April 1997. A fast track schedule was necessary to design and construct the facility.

MANUFACTURERS/SUPPLIERS

Exterior Walls — *Brick*: Glen-Gery; *EIFS*: Dryvit; *Aluminum Doors & Windows*: Kawneer; *Metal Panels*: **Metl-Span CF-44.**
Roof — *Flat*: Siplast Roof Systems; *Pitched*: Certainteed.
Floors — *Carpet*: Durkan, Bentley, J&J Industries; *Vinyl*: Armstrong, Endura; Ceramic: Laufen Int.
Interior Walls — *Gypsum*: GoldBond; *Metal Studs*: Dietrich Industries; *Reinforced Gypsum Dome, Column Covers/Columns*: **Plastrglas, Inc.**; *Suspended Ceilings*: Armstrong; *Paint*: Glidden; *Hollow Metal Doors/Frames*: Steelcraft; *Seating*: Irwin; *Fixtures*: Lithonia.
Elevators — Schindler.

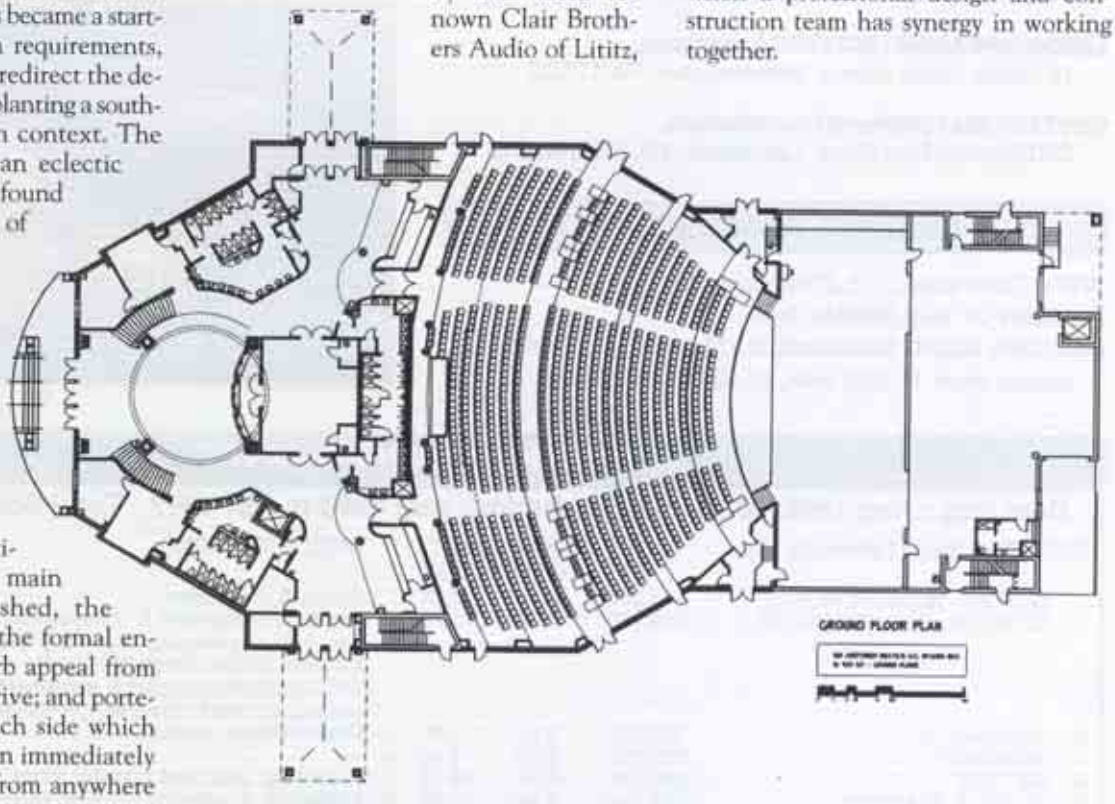
Fast tracking required close cooperation with the construction manager and value engineering was an integral part of making the quick decisions about design and construction issues. The balance between cost, schedule and quality was continually analyzed, however, schedule rose to be the dominant determining factor. Another item that enabled the quick decision making was the use of computer three dimensional modeling as a design tool. The owners would stand by the computer station and were able to visualize the project as the design was progressing.

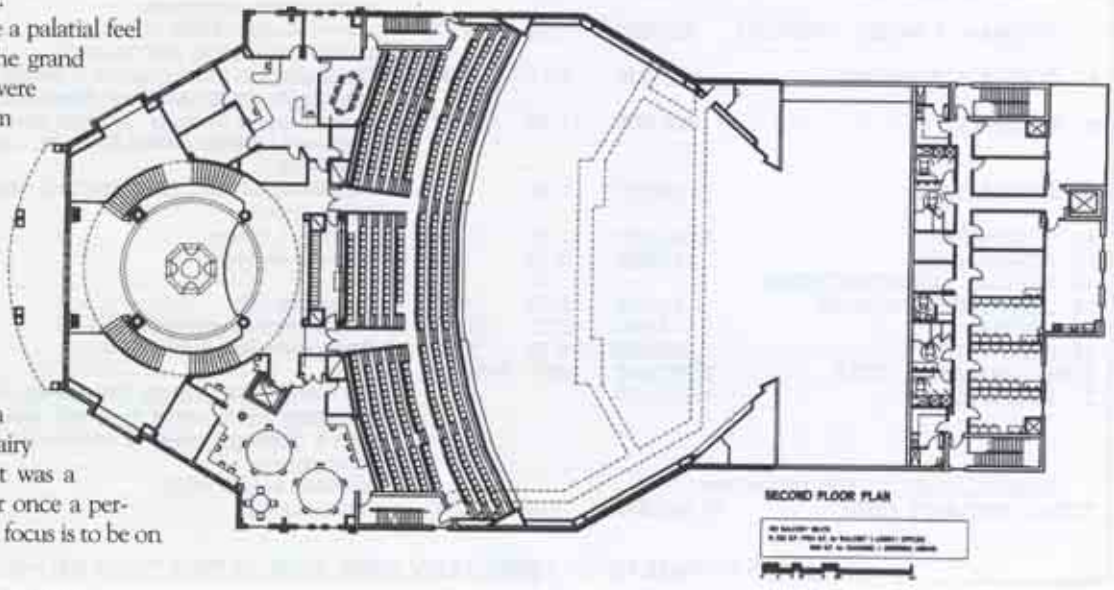
The journey began in a trip to Myrtle Beach and visits to numerous theaters. The owners had one particular theater design that appealed to them from an exterior appearance. This became a starting point for the design requirements, but the challenge was to redirect the design to avoid simply transplanting a southern style into a northern context. The final design is actually an eclectic style of numerous types found in the surrounding area of the theater.

The building proportions had to respond to a narrow site and respond to parking surrounding the entire building. Therefore, circulation around the building and the placement of entrances became a critical design issue. Three main entrances were established, the front entrance which is the formal entrance providing the curb appeal from the street and entrance drive; and portecochere entrances on each side which project out so a visitor can immediately identify where to enter from anywhere within the parking area.

The lobby was to have a palatial feel and was emphasized by the grand curving staircases which were under a reinforced gypsum dome, supplied by Plastrglas, Inc., opening up to the cupola above. When a person steps inside the front door, they were to be energized with excitement and anticipation. The theater auditorium utilized dark colors and is in contrast with the light and airy feel of the lobby. Yet that was a design decision as well, for once a person is inside the house, the focus is to be on the show.

The show is fast moving and energetic, supported by the latest in technology and even some new innovations by the world renown Clair Brothers Audio of Lititz, Pennsylvania. The entire project from start to finish was a foot race, but a good testimonial to how well things can flow when a professional design and construction team has synergy in working together.





ARCHITECT
CORNERSTONE DESIGN · ARCHITECTS
320 Granite Run Drive
Lancaster, PA 17604-3310

FILE UNDER
RECREATIONAL
Lancaster, Pennsylvania

CONSTRUCTION TEAM

CONSTRUCTION MANAGER: Horst Construction, 320 Granite Run Drive, Lancaster, PA 17604-3310

STRUCTURAL ENGINEER: Providence Engineering Corp., P.O. Box 524, Willow Street, PA 17584

MECHANICAL ENGINEER: Consolidated Engineers, 35 South Dwight Street, West Lawn, PA 19609

ELECTRICAL ENGINEER: Consolidated Engineers, 35 South Dwight Street, West Lawn, PA 19609

LANDSCAPE ARCHITECT: RGS Associates, 15 South State Street, Brownstown, PA 17508

COST ESTIMATOR: Horst Construction, 320 Granite Run Drive, Lancaster, PA 17604-3310

GENERAL DESCRIPTION

SITE: 7.309 acres; 116,270 square feet.
NUMBER OF BUILDINGS: One.
BUILDING SIZES: Basement, 8,872; first floor, 31,900; second floor, 14,522; total, 55,294 square feet.

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BASIC CONSTRUCTION TYPE: NC.
FOUNDATION: Reinforced Ivany® CMU.
EXTERIOR WALLS: Brick, EIFS, metal panels, pre-cast columns/arch.
ROOF: Membrane, copper.
FLOORS: Carpet, vinyl, ceramic.
INTERIOR WALLS: Gypsum, reinforced gypsum dome, suspended ceilings.

AMERICAN MUSIC THEATRE

Date Neg.: Aug 1996 · Construction Period: Aug 1996 to Apr 1997 · Total Square Feet: 55,294

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST		SPECIFICATIONS
BIDDING REQUIREMENTS	15,500	0.18	0.28		Bonds & certificates.
1. GENERAL REQUIREMENTS	619,100	7.07	11.20	1	Project development & management, supervision, coordination, field engineering, regulatory requirements, identification systems, project meetings, quality control, constr. fac. & temp. controls, material & equipment, fac. startup/commissioning, contract closeout, maintenance.
3. CONCRETE	309,000	3.53	5.59	3	Cast-in-place, precast.
4. MASONRY	520,000	5.93	9.40	4	—
5. METALS	1,058,000	12.07	19.13	5	Fastening, structural framing, joists, decking, ornamental.
6. WOOD & PLASTICS	575,000	6.56	10.40	6	Fasteners & adhesives, rough carpentry, finish carpentry, architectural woodwork.
7. THERMAL & MOIST. PROTECT.	634,000	7.24	11.47	7	Waterproofing, EIFS, manufactured roofing & siding, membrane roofing, joint sealers.
8. DOORS & WINDOWS	185,000	2.11	3.35	8	Metal doors & frames, wood & plastic doors, entrances & storefronts, metal windows, hardware, glazing.
9. FINISHES	980,000	11.18	17.72	9	Metal support systems, gypsum board, tile, acoustical treatment, special ceiling surfaces, carpet, painting, wall coverings.
10. SPECIALTIES	39,300	0.45	0.71	10	Identifying devices, fire protection, telephone, toilet & bath accessories.
11. EQUIPMENT	1,501,297	17.13	27.15	11	Theatre & stage.
12. FURNISHING	190,920	2.18	3.45	12	Multiple seating.
13. SPECIAL CONSTRUCTIONS	—	—	—	13	—
14. CONVEYING SYSTEMS	81,500	0.93	1.47	14	Elevators, lifts.
14. MECHANICAL	1,114,000	12.71	20.15	15	Fire protection, plumbing, HVAC.
16. ELECTRICAL	940,000	10.73	17.00	16	Basic materials & methods.
TOTAL BUILDING COST	**8,762,617**	**100%**	**$158.47**		
2. SITE WORK	1,700,000			2	Demolition, preparation, dewatering, earthwork, paving & surfacing, utility piping materials, water distribution, sewerage & drainage, power & communications, improvements, landscaping.
LANDSCAPING & OFFSITE WORK	—				Included in Site Work.
TOTAL PROJECT COST	**10,462,617**				*(Excluding architectural and engineering fees)*

UPDATED ESTIMATE TO FEBRUARY 1998: $169.79 PER SQUARE FOOT