

Project #9

Renovation and Expansion of the Raymond Center for Education The Venice Theatre

1. Brief Project Description

- **History:** Venice Theatre's center of operation is a three-building campus in beautiful, historic downtown Venice.
 - 100,000+ audience members attend 500+ performances annually
 - 15,000+ students engage in performance and technical design classes, performances, school time shows and workshops, literary campaigns and reading promotions, arts integration for homeschoolers, and career prep through Technical Theatre Apprenticeship Program.
 - Hurricane Ian wreaked havoc on all parts of Theatre operations and destroyed the main theatre.
 - In 2019 - bought the former 9,000-square foot Hamilton Building to house the Raymond Center for Education.
 - Slated for renovations to begin in Fall 2022, postponed due to Hurricane Ian.
 - Building was repurposed into makeshift theatre space as main building undergoes full rehabilitation and rebuild.
- **Proposed Project:** Renovate and expand Raymond Center with an additional 8,000 sq ft second floor, 7 classrooms, 125 seat performance space.
 - Mitigation features and improvements will include two hardened elevator towers to strengthen building corners, hurricane-impact windows and doors, a wind mitigation system for the new roof, and a shutter system. The building will include a new porte cochere for student drop-off and pick-up, secure access control capability for main entrance and interior sections, areas of refuge, video security, and full ADA accessibility.

2. **Staff Average Score:** 69

3. **National Objective:** 51 percent or more of the clientele are LMI.

4. **Tieback to Hurricane Ian** **Mitigation Only**

5. Budget

- **Total Project Budget:** \$9,983,854
- **CDBG-DR Funds Requested:** \$6,000,000
- **% of CDBG-DR Funds Requested:** 60%
- **Other Sources of Funds:** \$4,983,854
 - \$1,000,000 (Received – Donation paid for most of building purchase)
 - \$3,983,854 (Awarded – Bank Financing)

Score	n/a
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Do you have a Unique Entity Identifier (UEI) #?	Yes
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Unique Entity Identifier #	GE1WWNJ66545
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Non-Profit Project Information

1. Which HUD identified low to moderate income clientele or other vulnerable population this project will serve (select all that apply)	51 percent or more of the clientele are LMI persons Elderly persons Severely disabled adults*
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2. Total Project Budget Spreadsheet
[project budget.xlsx](#)

3. Amount of CDBG-DR funds requested for this project.	6000000.0
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4. Have funds been received or is there an expectation of receiving additional funds for the project?	Yes
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Other source of funds
[source of funds excel.xlsx](#)

Have all funds from other sources been awarded/received?	Yes
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5. Mitigation measures that will be used on the project (select all that apply)	Incorporating resilient construction standards Using resilient building materials and technology Utilization of backup power for critical facilities
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6. Resilience performance metrics that will be used on the project (select all that apply)	Number of acres no longer vulnerable to flood events Number of properties with access above 100 year or 500-year flood level Number of public facilities constructed or reconstructed
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7. Describe the project's tieback to Hurricane Ian.

Were it not for Hurricane Ian, this project would have been completed by now. Because of Hurricane Ian, the existence of one of downtown Venice's oldest businesses, one of its larger employers, was thrown into doubt. The storm wreaked havoc on all parts of the Venice Theatre operation and destroyed its main theatre. The adjacent Hamilton building was slated for renovation into the Raymond Center for Education beginning in fall of 2022. Permit applications had already been filed with the city. However, because of the devastation—especially on the main building—the theatre was forced to change plans. To survive, the renovation was postponed. The building was re-purposed into a makeshift theatre space, to allow public performances. Education programs moved into school cafeteria, dance schools, and church fellowship halls. This situation has continued for—at this writing—18 months, while the main building undergoes full rehabilitation and re-build.

The Raymond Center renovation will begin when the main building re-build is complete. This work is slated to begin in summer of 2025. The Raymond Center will be available to the entire community, regardless of age or means. Education and engagement opportunities will be available to all.

Section 3.2.2 notes that "it is not the LMI concentration of the service area of the activity that determines whether the activity will qualify or not, but rather the actual number of LMI persons that benefit from the activity." Eighty percent of Venice Theatre students receive scholarship assistance for tuition and materials. Many parents of those same students work in jobs below mean salary levels; at least 1/4 are single parents. More than 50% of participating seniors face obstacles which require scholarships, specialized training, and adapted material. Venice Theatre's classes in arts education, life skills, literacy, and technical and design training support everyone of all ages.

8. Describe the urgency of the request and how this project benefits the community.

Students across the nation are still struggling with the after-effects of the COVID shutdown. According to multiple studies—including by Harvard Graduate School of Education—these struggles will continue for a decade or more. Not only were core subjects affected, but development in social interaction, group problem solving, and conflict mitigation lagged accordingly. After an initial "catch-up" rate of 30% of lost progress, the lag has remained.

Arts education helps develop those specific skills. Prior to Ian Hurricane, VT was developing programs to address not only academic loss through arts integration, but social skill boosting through dramatic resolution techniques. VT's extremely limited education capacity—due directly to Hurricane Ian's damage—prevents full curriculum integration of these skills.

Adding the space and time necessary will help create not only better academic achievement for VT's students, but much stronger social development, as well.

Having more than 300 students—youth and adults—per day involved in the overall curriculum will also help create a more prosperous community. Those visitors to the downtown area will support more restaurant, shop, and service station jobs for LMI workers.

<p>9. How will the project ensure disadvantaged, underserved communities, and/or vulnerable populations are not negatively affected?</p>	<p>Far from causing any negative effect, completion of this project will create a number of positive effects for disadvantaged and underserved communities and underserved populations.</p> <p>First, the location: there is no concern that the facility will cause any possible blight or difficulty to its community. The Raymond Center is contained in, essentially, one city block at the edge of downtown, bordered by the north bridge into Venice. To the north is the inland waterway. To the west are already completed high-rise residential buildings. And to the south are VT's Tech Arts Building and its mainstage Jervey Theatre. The Raymond Center's two stories will nestle in the shadow of the bridge and the residences. There are no competing commercial interests which will be negatively affected.</p> <p>Second, the access: this building will be available to our entire community, including individuals at or below 80% AMI. Fully 80% of all students will receive scholarships, funding by private and foundation donors. Seniors of all means will have ample programs available. And participating young parents will have access to child care as needed.</p> <p>Third, the outreach: this building will be the center for creation of community engagement projects. The Silver Foxes senior troupe will create its products to perform and connect in senior friendship centers, nursing homes, and retirement communities. Troupe in a Trunk will create its positive-message shows, on such topics as tolerance, literacy, and creativity, for primary connection with Sarasota County elementary students, to be performed in schools. The greater the space and time available, the more that those positive connections can be made; more products will be available.</p> <p>This project's completion will have a positive impact not only on the local area, but also on the entire community.</p>
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<p>10. Have there been any environmental studies or assessments completed?</p>	<p>No</p>
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<p>11. Are there any known or potential environmental/historic concerns associated with the project?</p>	<p>No</p>
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<p>12. Does this project involve the future acquisition of real property?</p>	<p>No</p>
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13. Cost Benefit Analysis Provide a cost benefit analysis that details the project costs and number of persons served using the methodology provided below. Please explain the data sources used to determine the number of beneficiaries. Methodology: The cost per person ratio is determined by dividing the CDBG-DR project application amount by the number of total project beneficiaries. Example: Non-profit A has submitted a project application in the amount of \$300,000. The total project beneficiaries are 1,850. Result: \$300,000 (project application amount) /1,850 (total project beneficiaries)= \$162.16 per person benefiting

Cost Benefit Analysis Spreadsheet

[cost benefit analysis.xlsx](#)

14. Explain the data sources used to determine the number of beneficiaries in the cost benefit analysis. For classes/curriculum, Venice Theatre used average daily education participation numbers for two years prior to the COVID shutdown, extracted space availability results versus enrollment demand, and projected a 70% fill versus capacity rate at five years. For outreach and in-school participation, VT projects a one percent annual increase over 2019 levels.

15. Are there any existing contracts related to this project? No

Non-Profit Pre-Award Assessment

16. Has the organization received a grant from Sarasota County in the last 5 years? Yes

Provide grant number, award amount, funding source, and purpose.	<p>2023-2024 — Project #47270108/Contract #2024-0003 — \$132,463 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2023-2024 tourist season.</p> <p>2022-2023 — Project #47270108/Contract #2022-0183 — \$76,617 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2022-2023 tourist season.</p> <p>2021-2022 — Project #47270108/Contract #2022-0034 — \$76,296 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2021-2022 tourist season.</p> <p>2020 — Neighborly Case ID 36236 — \$221,823 — Sarasota County Cares — Arts and Cultural Assistance Program — Payroll and operating assistance/COVID survival.</p> <p>2020-2021 — Project #47270108/Contract #2020-0176 — \$73,941 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2020-2021 tourist season.</p> <p>2019-2020 — Project #47270108/Contract #2019-0181 — \$90,238 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2019-2020 tourist season.</p> <p>2018-2019 — Project #47270108/Contract #2018-0245 — \$92,701 — Sarasota County Tourist Development Cultural/Arts Grant — Promotion and enhancement of 2018-2019 tourist season.</p>
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17. Has the organization received a federal grant in the last 5 years?	Yes
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17. a. Provide award amount, funding source, and purpose.	<p>May 2020 and January 2021. Forgiveness of two PPP loans, each for \$342,048, by the Small Business Administration. Both were loaned to Venice Theatre through Sabal Palm Bank of Venice, FL. Purpose was support of staff payroll during the pandemic.</p> <p>July, November 2021; January 2022. Three installments from SBA of a Shuttered Venue Operator Grant, totaling \$1,785,588. This grant supported payroll, independent contractor costs, insurance costs, and materials. On March 14, 2024, the SBA issued its review letter of Venice Theatre's single audit of its SVOG compliance: "SBA has determined that your organization has fully and materially complied with Federal grant audit requirements for fiscal year 2022."</p>
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17. b. Has the organization ever been on any corrective action plans? If yes, describe.

No.

18. Has the organization undertaken a similar project before?

Yes

18. a. What was the result?

Venice Theatre has expanded its main facility on several occasions. The most expansive one occurred in 1999-2000. This included a full second floor, with revamped traffic patterns, new production facilities—costuming and scenic painting—multiple classrooms/studios, a mainstage balcony, and A.D.A. compliance. The primary results were the tripling of education enrollment and the eventual addition of nine more productions annually. In 2021, VT revamped its lobby while updating its customer facilities, including restrooms, purchasing, and concessions.

VT modernized and upgraded its Technical Arts Building in 2021. Originally purchased in 2003, this renovation included a new floor plan with additional scenic construction and prop space, digital scenic capacity, such as 3-D printers and projections, prop storage, and scenic artists' studio. Labor and turnaround times were reduced by 30%. Scenic quality improved substantially, as did educational components of Venice Theatre's two-year Technical Theatre Apprenticeship Program, accredited by the State of Florida's Department of Education.

19. Briefly describe the qualifications/credentials and experience of key staff responsible for this project.

Kristofer Geddie, Executive Director, has been a Venice Theatre staff member since 2010. He first served as Director of Diversity, with responsibility for involving all segments of VT's community in arts and arts education. He added the duties of General Manager in 2018 and then became Executive Director in January 2023. As General Manager, he oversaw the VT front-of-house (business center, lobby, restrooms, concessions) and Technical Arts Building renovation, including hands-on design assistance of new phone and internet systems for both buildings. Mr. Geddie also reviewed and approved all capital project payments. Prior to joining VT, he served as Entertainment Manager for Norwegian Cruise Lines.

Camille Cline, Director of Advancement, first joined VT in 2019 as its capital campaign specialist, raising funds for its purchase of the former Hamilton Building—now the Raymond Center—for renovation into its Education Center. She then coordinated fundraising for the front-of-house and Tech Arts Building and assured stewardship of all collected funds. Now as Director of Advancement, Ms. Cline heads all fundraising and cultivation efforts for Venice Theatre, including the daunting task of rebuilding the Jervey Theatre after its devastation from Hurricane Ian. Locally she has also been successful in major capital projects for the Loveland Center and Friends of the Venice Public Library.

John Andzulis, Production Manager, has supervised all production aspects of Venice Theatre since 2008. A master rigger and master electrician—as well as VT's resident lighting designer, Mr. Andzulis is responsible for all theatre equipment, as well as supervision of theatre-related construction, such as acoustics, floors, and electrical systems. He also serves as a theatre consultant for various capital projects across the country, serves as a panelist/instructor for national seminars for American Association of Community Theatre, and teaches advanced lighting and electrics for VT's Apprenticeship Program.

20. Has there been a No
change in senior
level management
(e.g. Executive
Director/CEO,
Finance
Director/CFO) within
the past twelve (12)
months?

21. Briefly describe how and who will monitor progress in implementing the project including any data collection tools that will be used to verify achievement of project's goals and objectives.

Camille Cline, Director of Advancement, and her staff will serve as chief monitors of the project, including data collection and coordination. Her team will monitor execution and completion of the capital project on a weekly basis, then enrollment and participation over the projected period of time in monthly reports. The Advancement staff will coordinate with Education staff on raw data collection and produce participation statistics through five years.

Non-Profit Documentation

22. Does the Organization have an active profile with the Giving Partner?

Yes

Certifications

[Declaration_and_Certification_Form.pdf](#)

Lobbying Certification

[Lobbying_Certification_Form.pdf](#)

Foreign Country of Concern Attestation

[Foreign_Country_of_Concern_Attestation.pdf](#)

Project specific documentation

[COMMITMENT_LETTER_Venice_Theatre_8-9-23.pdf](#)

You are about to submit your application.

By submitting this application, I hereby attest that the information provided herein is true and accurate to the best of my knowledge and ability. I understand that this submission is a preliminary step in the application process and that additional verification of the provided information may be required at a later stage. I acknowledge that any willful misrepresentation or falsification of information within this submission may result in disqualification of my application. You will receive an e-mail confirmation when your application has been successfully submitted. If you do not receive a confirmation email, check the following: The junk/spam filters for your email account Check which email address you used to set up your Submittable account NOTE: Submitting this application does not guarantee eligibility or allocation of CDBG-DR funds.

Description	Budget Amount	CDBG-DR Amount		Notes
			Requested	
Environmental Review Allowance	\$ 10,000.00	\$	10,000.00	Do not change this amount. County will hire a consultant to perform environmental
Permitting	\$ 68,000.00	\$	-	
Force Account Labor				
Force Account Materials				
Construction	\$ 7,493,722.00	\$	5,990,000.00	
Engineering/Architectural Services	\$ 740,000.00	\$	-	
Davis Bacon & Section 3				
Acquisition	\$ 1,060,000.00	\$	-	Purchased for renovation November 2019
List other below				
Insurance - Liability/Risk	\$ 222,733.00	\$	-	
A/V & Theatre Equipment	\$ 389,399.00	\$	-	
Total	\$ 9,983,854.00	\$	6,000,000.00	60.09703267

Name of Source	Amount	Received/Awarded/Requested
Insurance Proceeds		
FEMA		
SBA		
List any other source below		
Individual Donation - William Jervey	1000000	Received - Paid for most of building purchase
Bank Financing - ServisFirst	3983854	Awarded

\$ 4,983,854.00

CDBG-DR Funds Requested	Total Project Beneficiaries	Per Person Benefit
\$ 6,000,000.00	58000.00	\$ 103.45