

The City of West Plains hired Sapp Design Architects to envision a 30-year Master Plan to maximize the Civic Center for future generations.

The primary objective of the Master Plan is to determine the most effective and efficient way to provide an exemplary environment to benefit the community of West Plains. The process was initiated with an analysis of the existing facility, including both conditions and utilization. A comprehensive needs assessment was developed, and a plan for building improvements is in process.

Our current objective is to gain global perspective from the community to prioritize the needs.

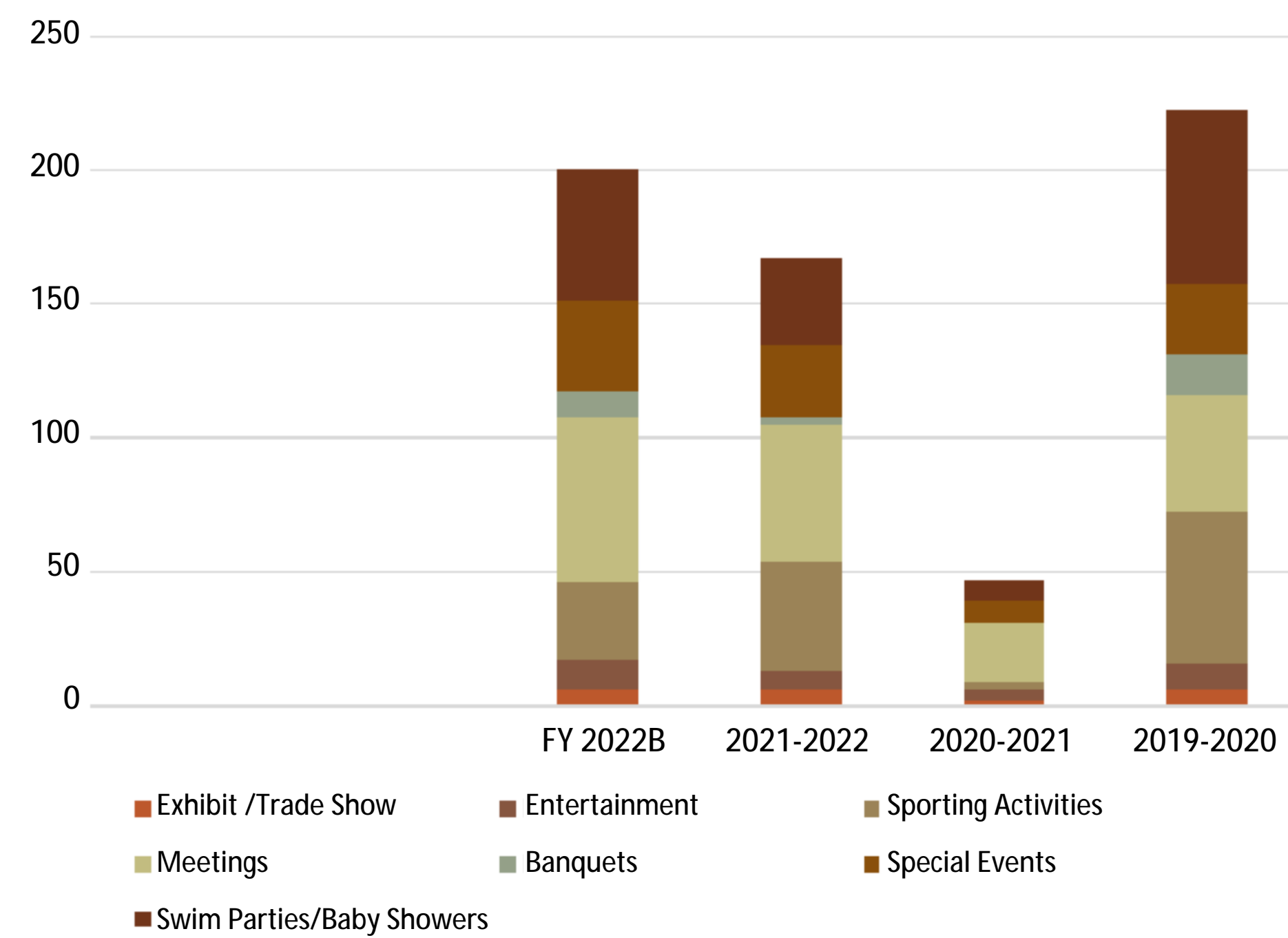
Once priorities are established, we will balance needs with costs and schedules to develop a final recommendation. Building improvements will likely be phased over several years.

Thank you for taking our survey!

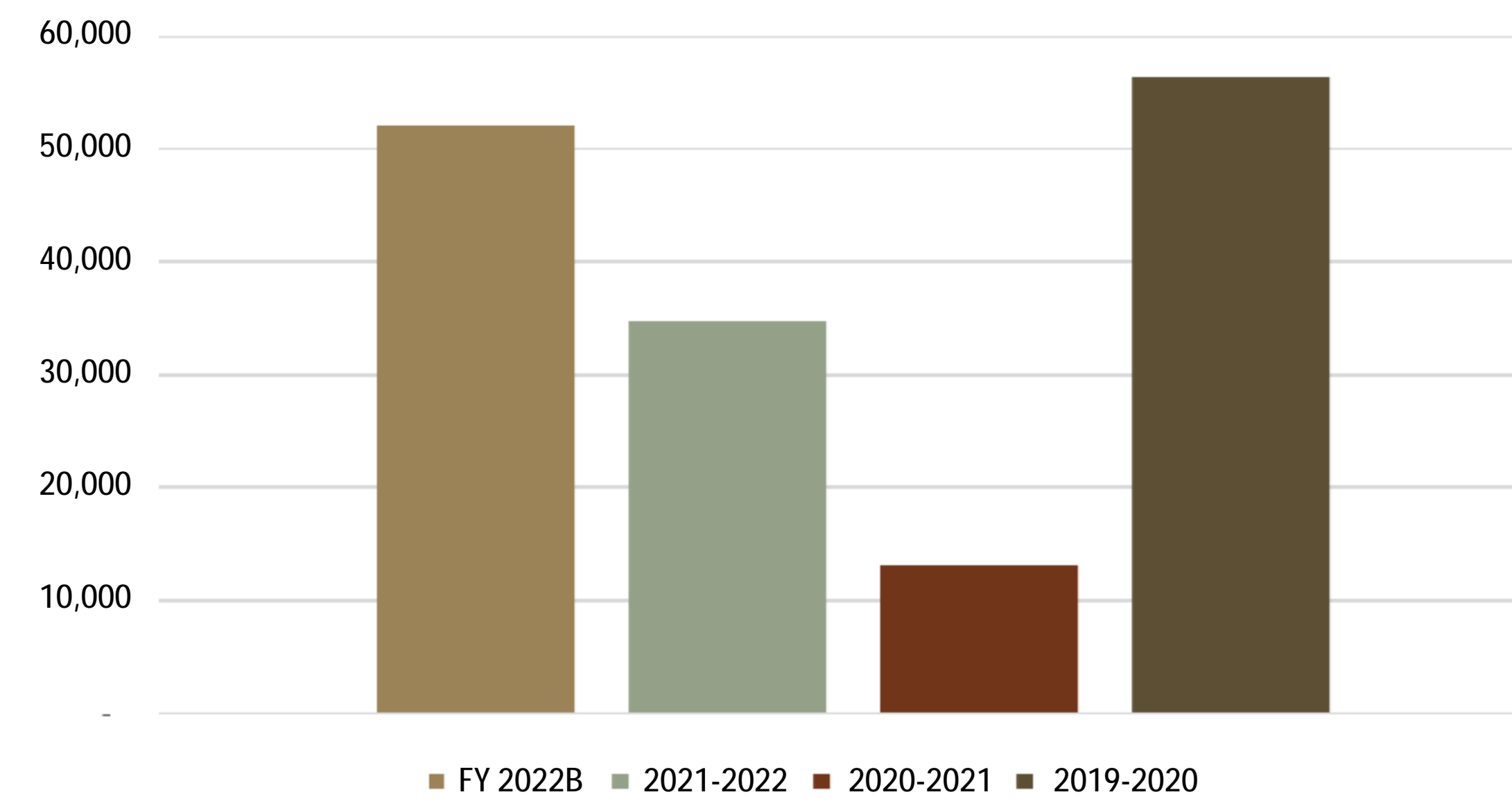


Civic Center on a Micro Level

Civic Center Usage



Civic Center Attendance



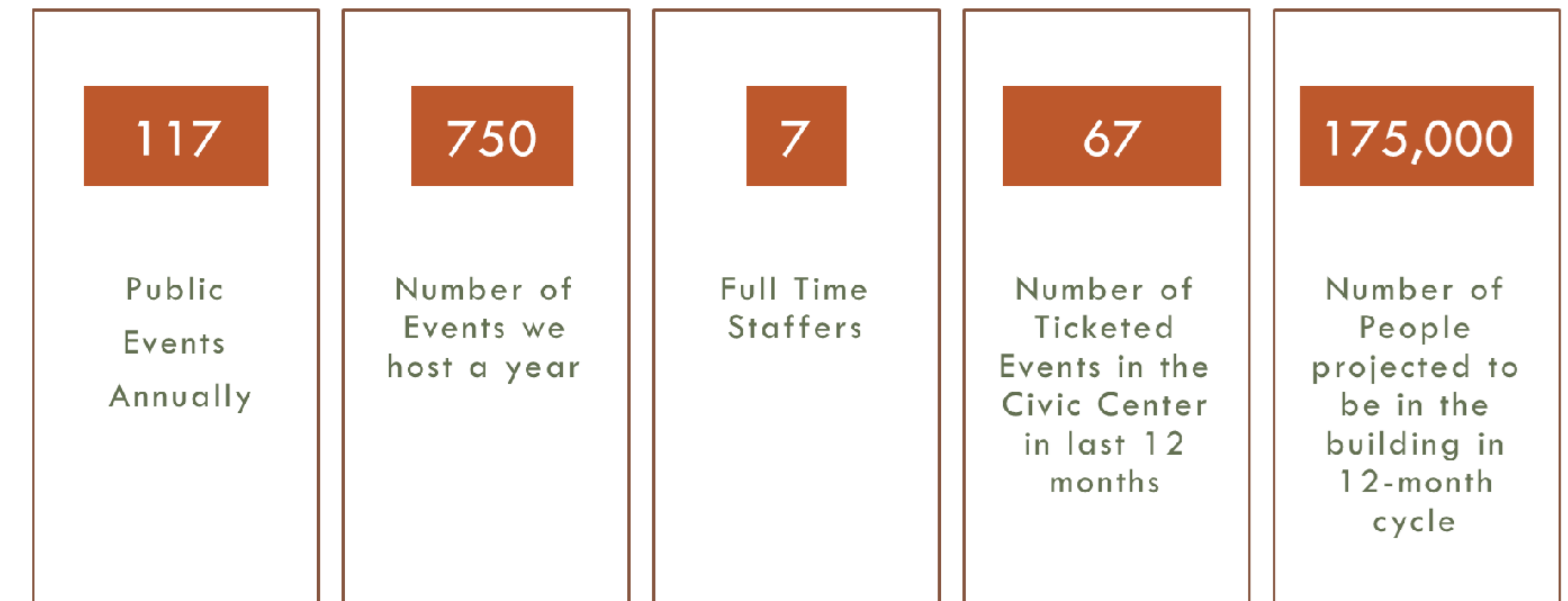
Average of 16 private events each month.

There are only 3 Saturdays over the next year that don't have something booked.

We are looking to surpass pre-pandemic booking levels in 2022.

The finishes and furniture are original to the building.

Civic Center on a Macro Level



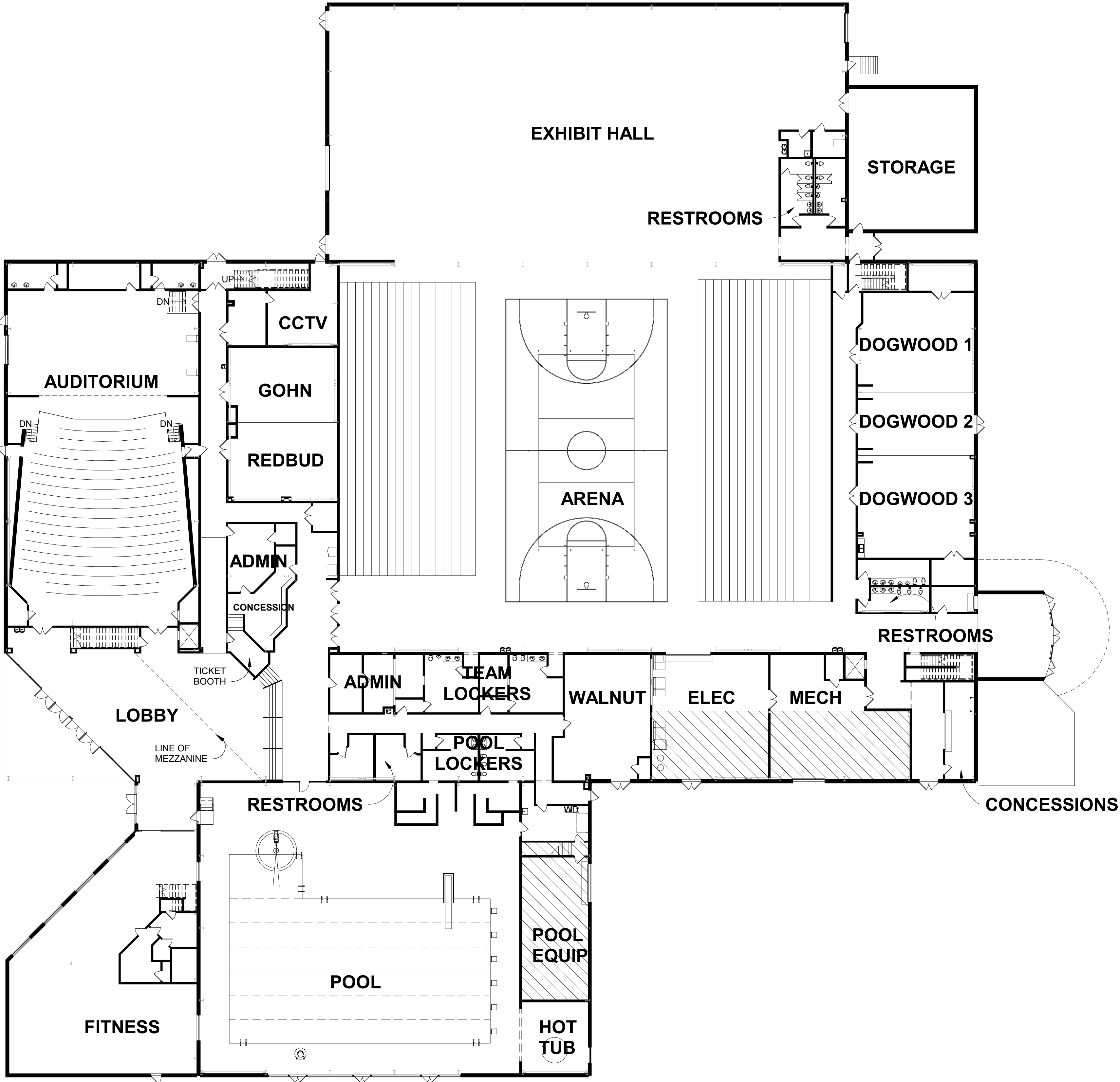
Vision Statement:

To offer diverse events that inspire, educate, or entertain all patrons in our community.

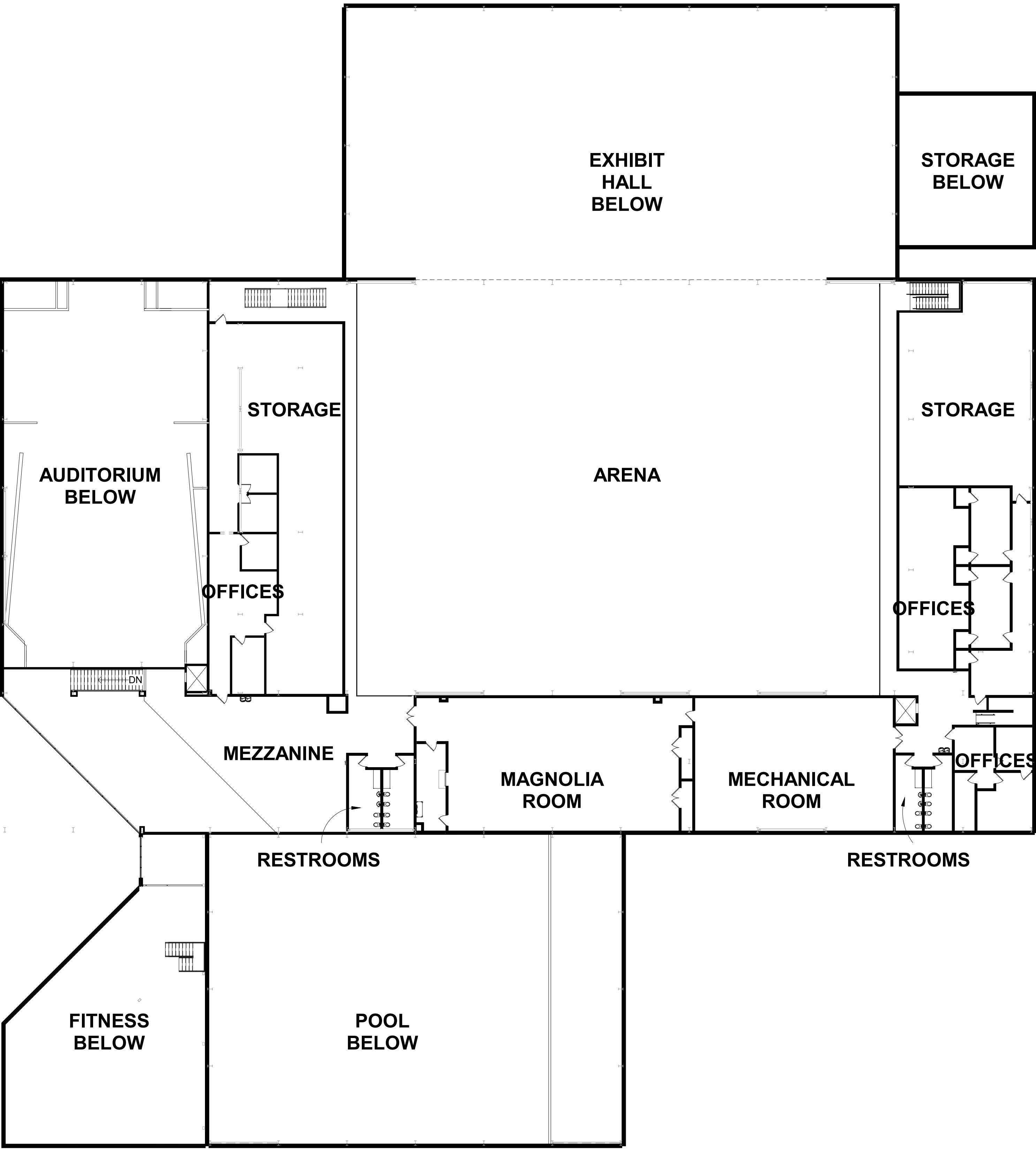
Current area is 102,000 square feet.

The building will be 30 years old in March 2023.

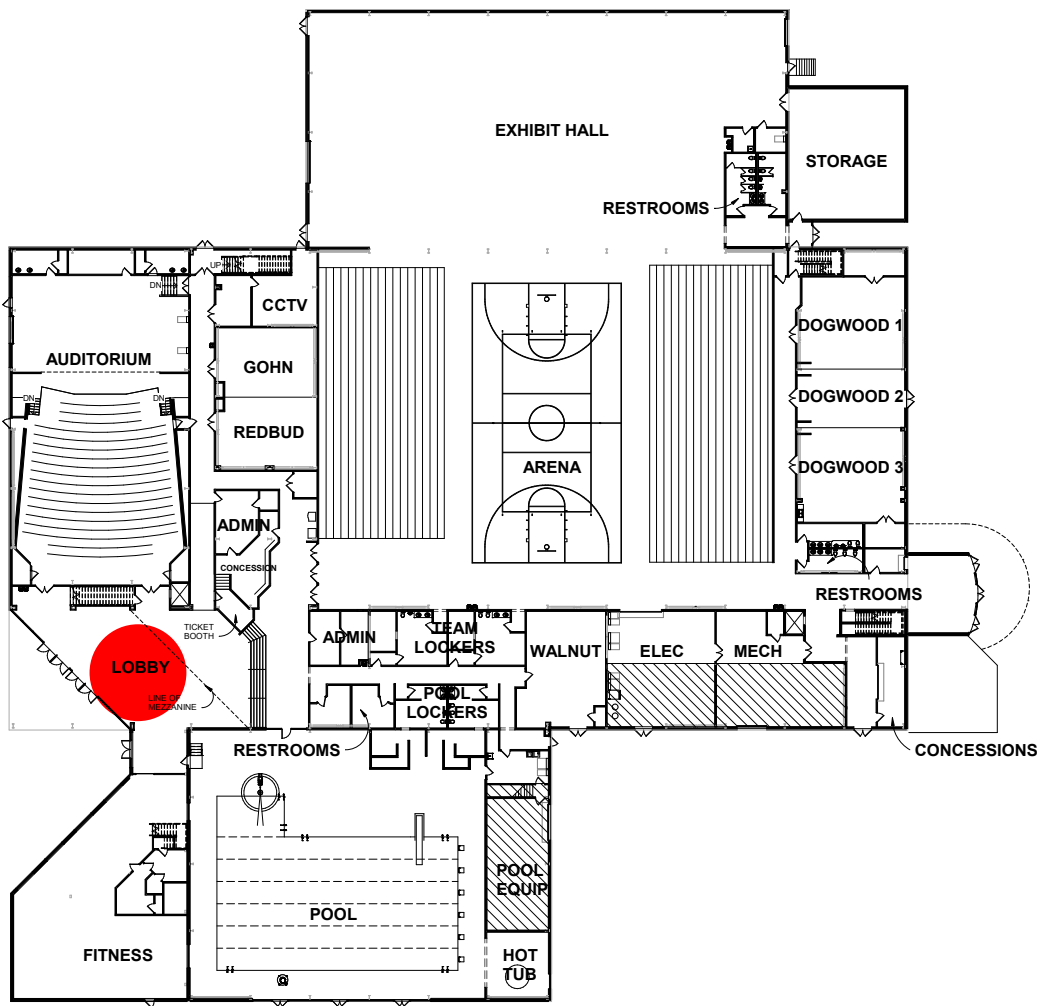
- General Facility Challenges**
- Not Accessible for All
 - Building Circulation + Security
 - Original Finishes + Fixtures
 - Poor Acoustics
 - A/V + Technology
 - Spectator Seating
 - Restroom Capacity
 - Meeting Room/Event Capacity
 - Athletic Support Spaces
 - Concessions Queue Space



EXISTING FLOOR PLAN - MAIN LEVEL



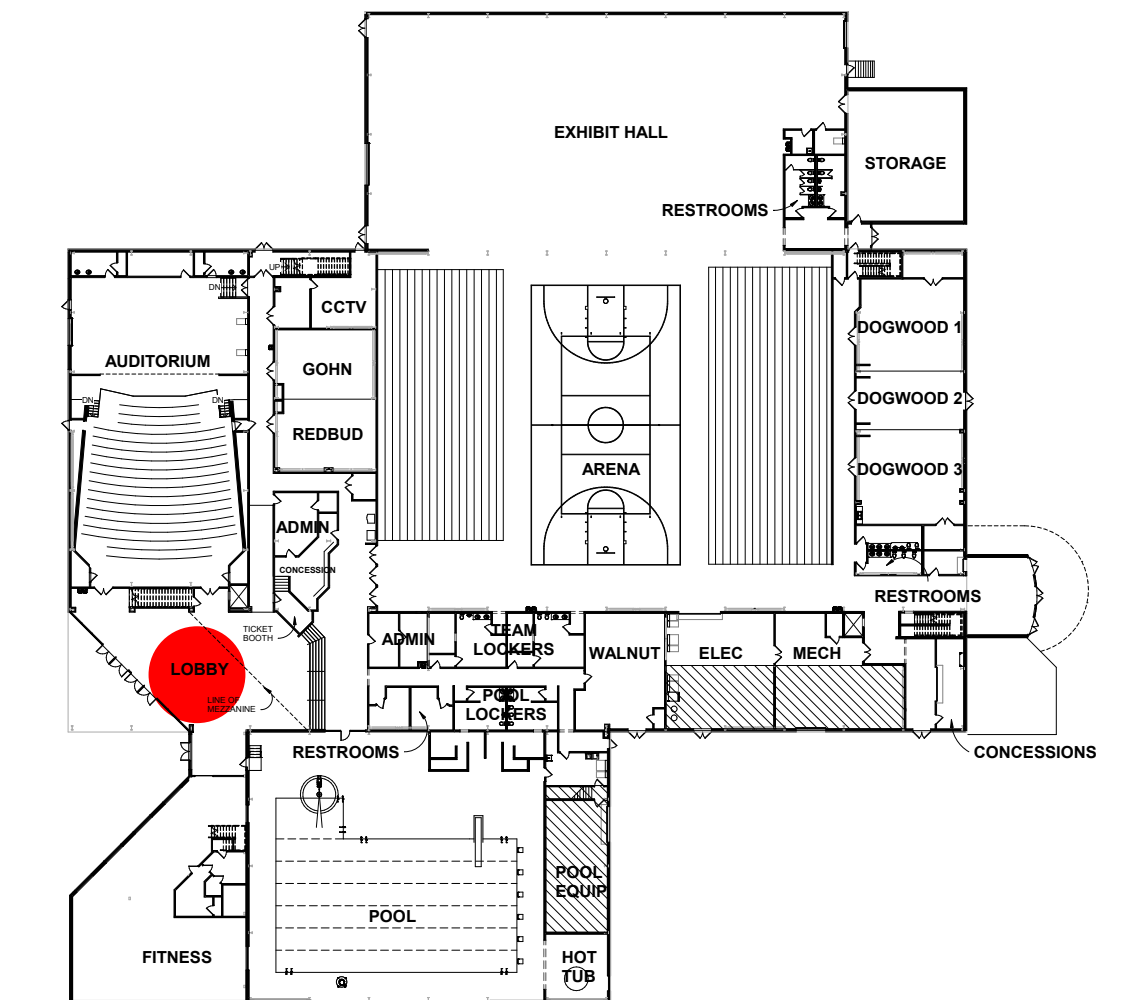
EXISTING FLOOR PLAN - UPPER LEVEL



- Challenges**
- Way-finding.
 - Disconnected Business Office.
 - Visibility to Ticket Office.
 - Disconnected Mezzanine + Stairs.
 - Damaged Lobby flooring.
 - Original finishes.



EXISTING
CONDITIONS

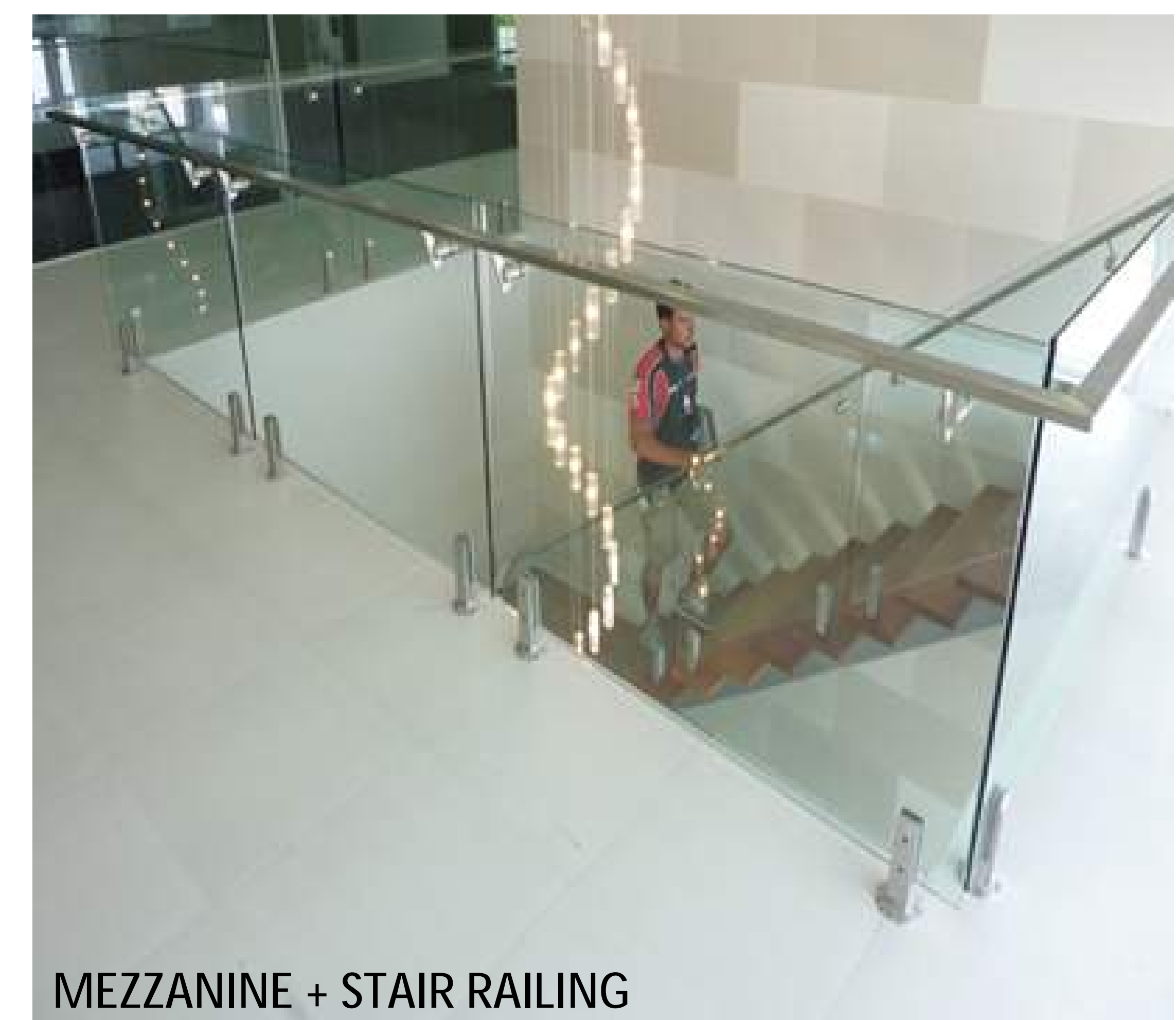


LOBBY: ELECTRONIC MESSAGE BOARDS

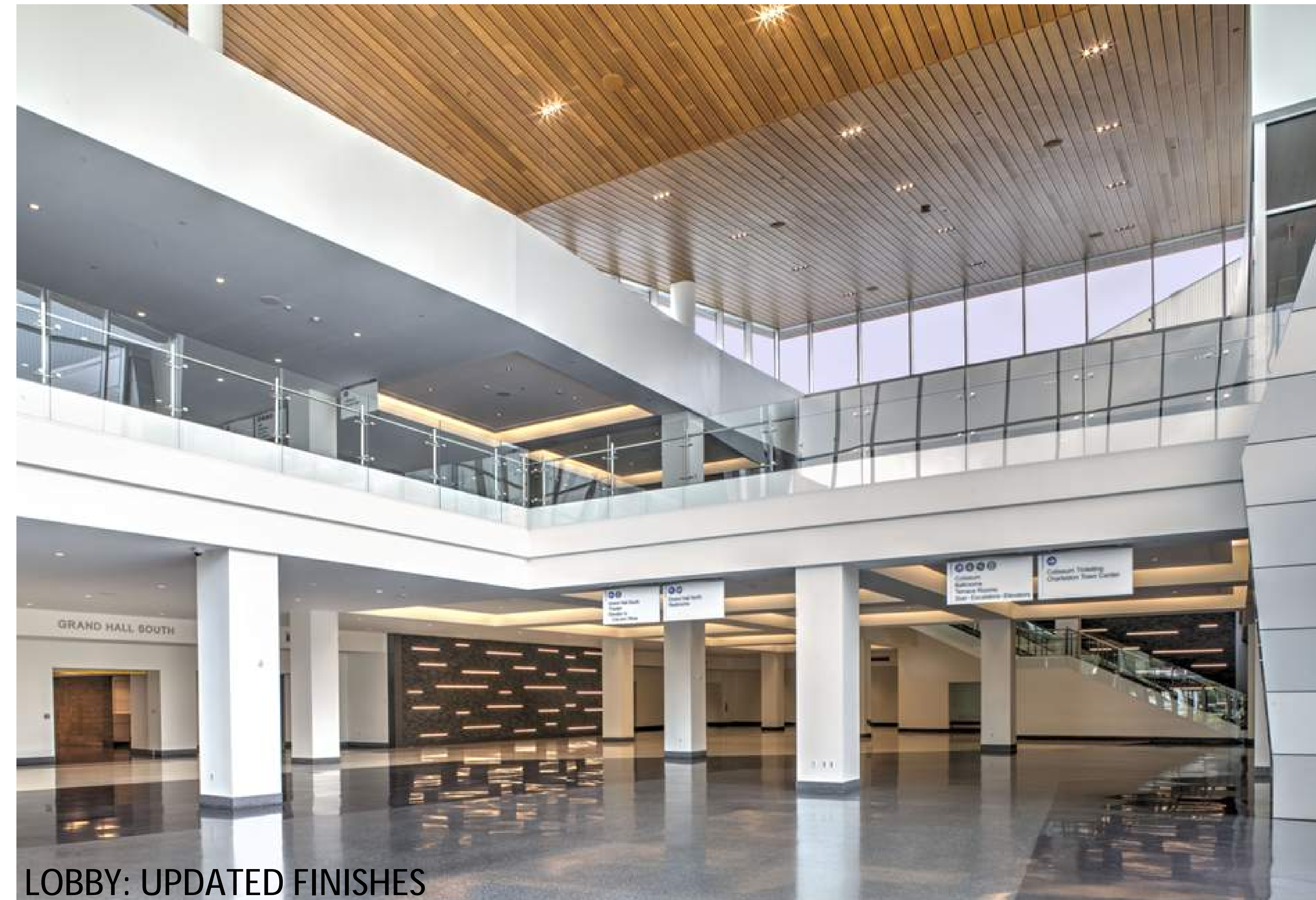
IDEAS



INTERACTIVE WAY-FINDING



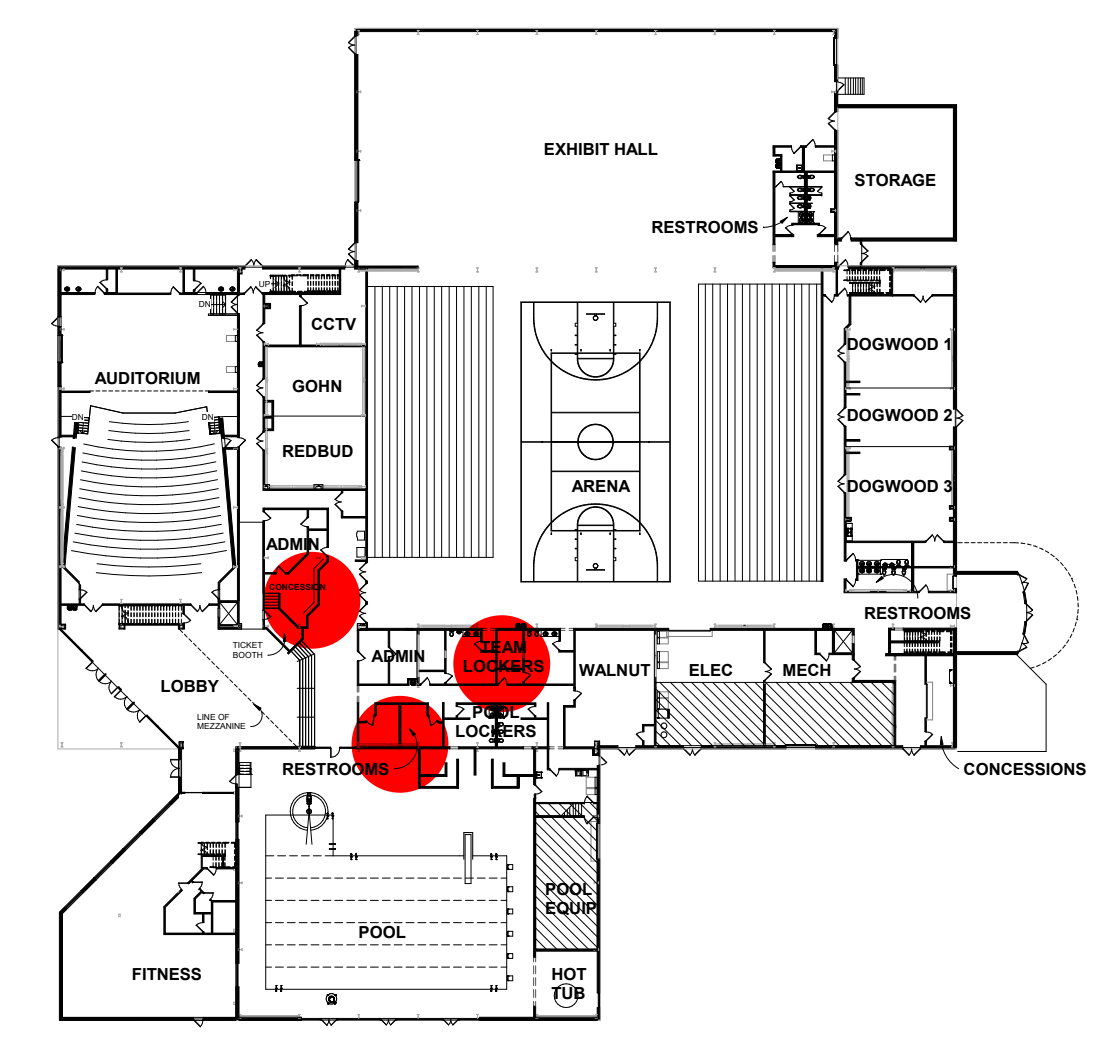
MEZZANINE + STAIR RAILING



LOBBY: UPDATED FINISHES

Opportunities

- Electronic message boards.
- Interactive way-finding.
- Move Business Office to front.
- Easy access to Ticket Office from interior and exterior.
- Visual connection to mezzanine.
- Update finishes.



Challenges
Access east side of facility through Arena.
Access Exhibit Hall through Arena.
Business Offices are hard to find.
Concessions and restroom lines are congested during events.
Original finishes.
Cannot secure zones of the building.

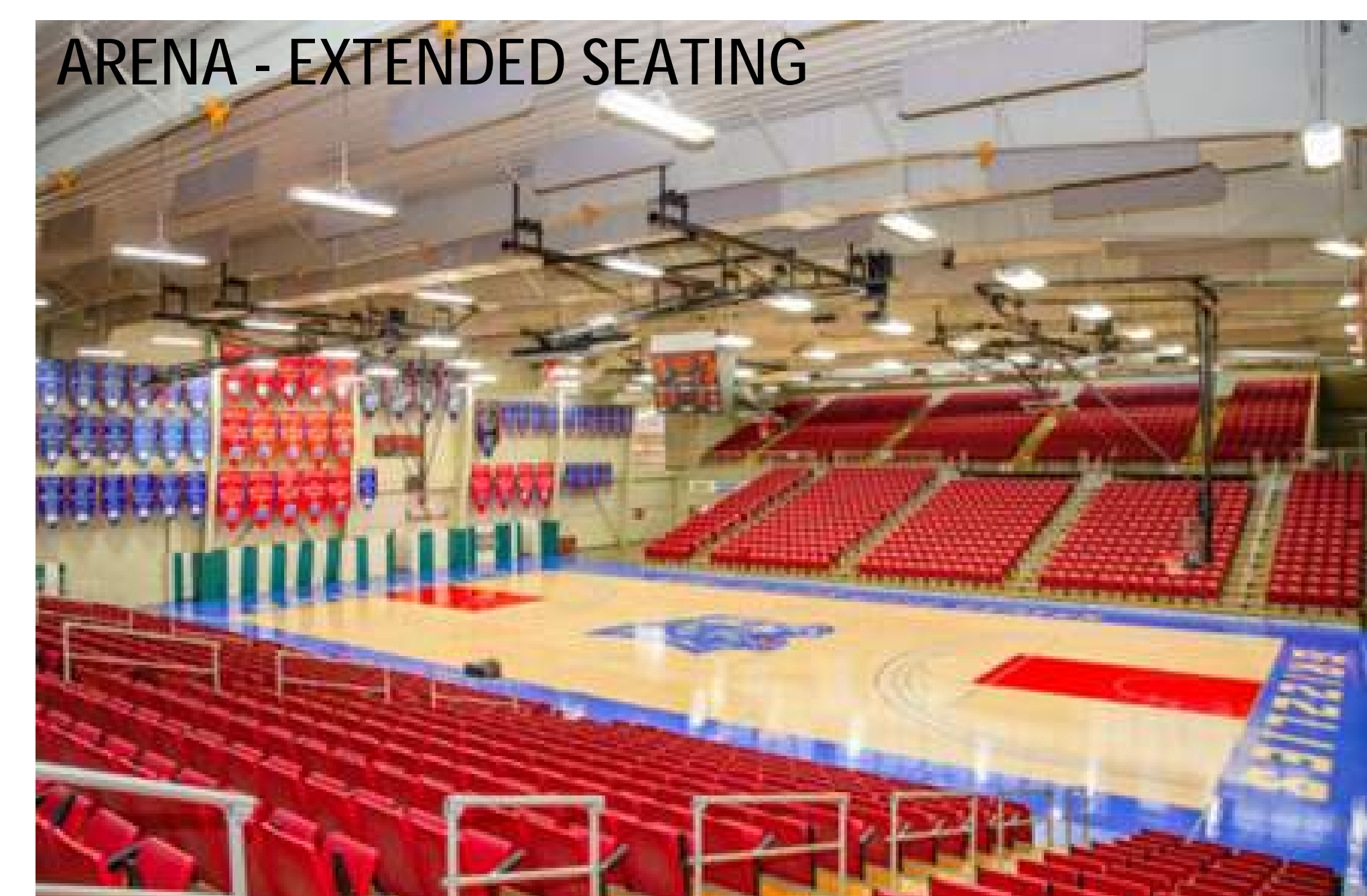
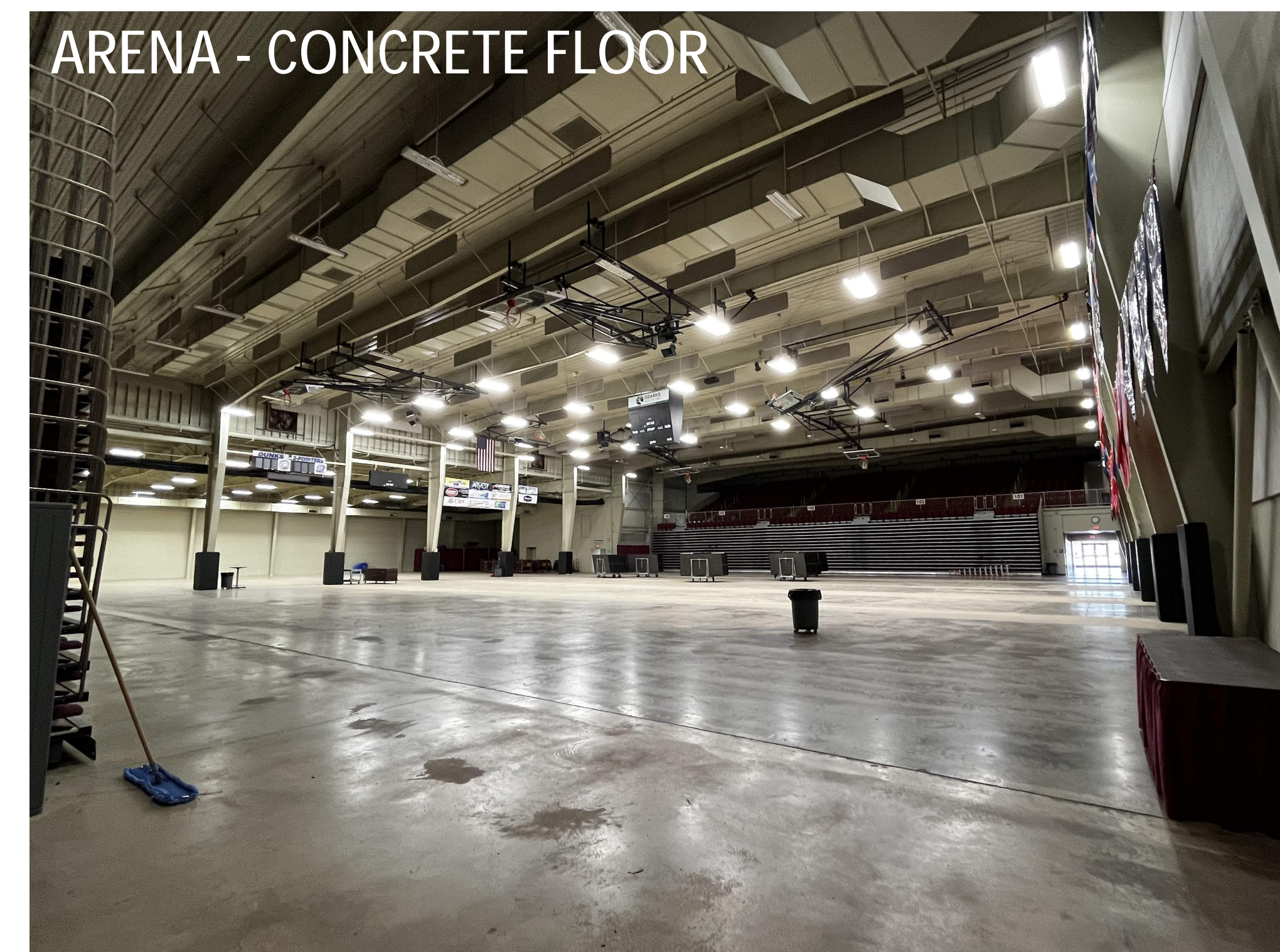
Opportunities
Connect east and west sides with new corridor (renovations).
Connect Exhibit Hall to west corridor (additions).
Relocate Concessions and provide queue space to ease congestion.
Increase fixtures in restrooms to decrease lines.
Update restroom and locker finishes.
Improved security through improved circulation, creating zones that can be locked down for events.



IDEAS



EXISTING CONDITIONS



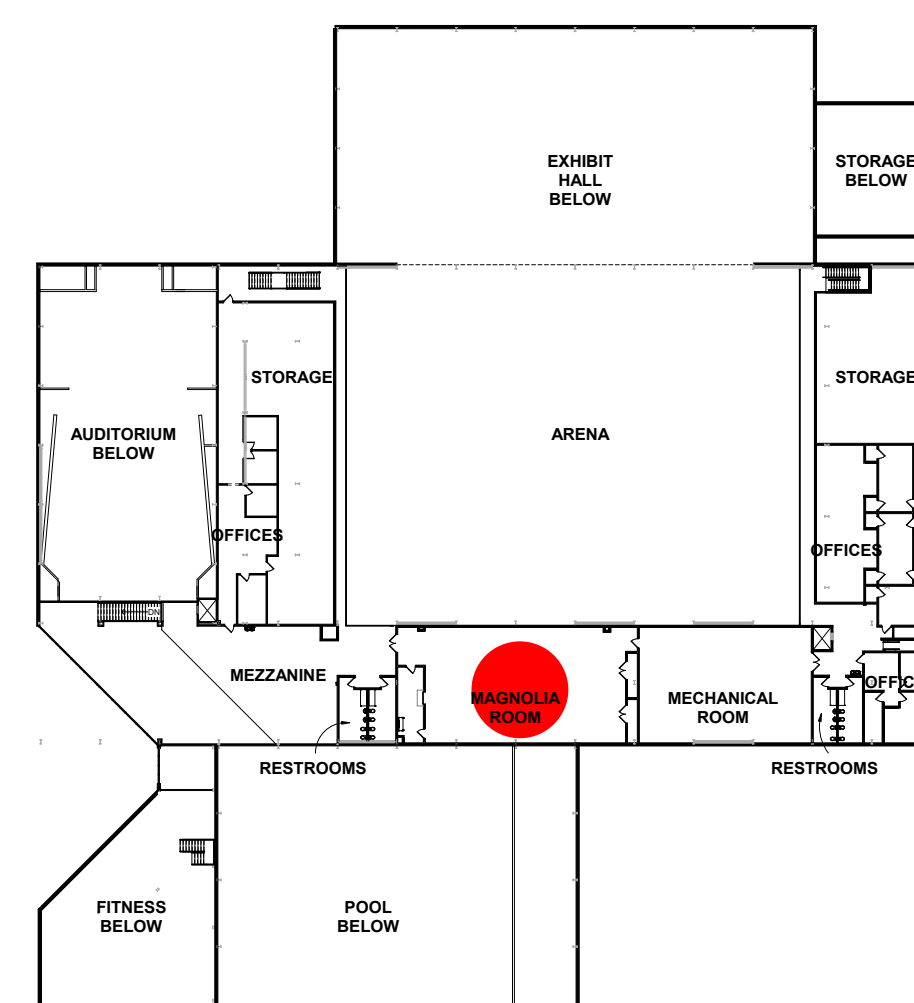
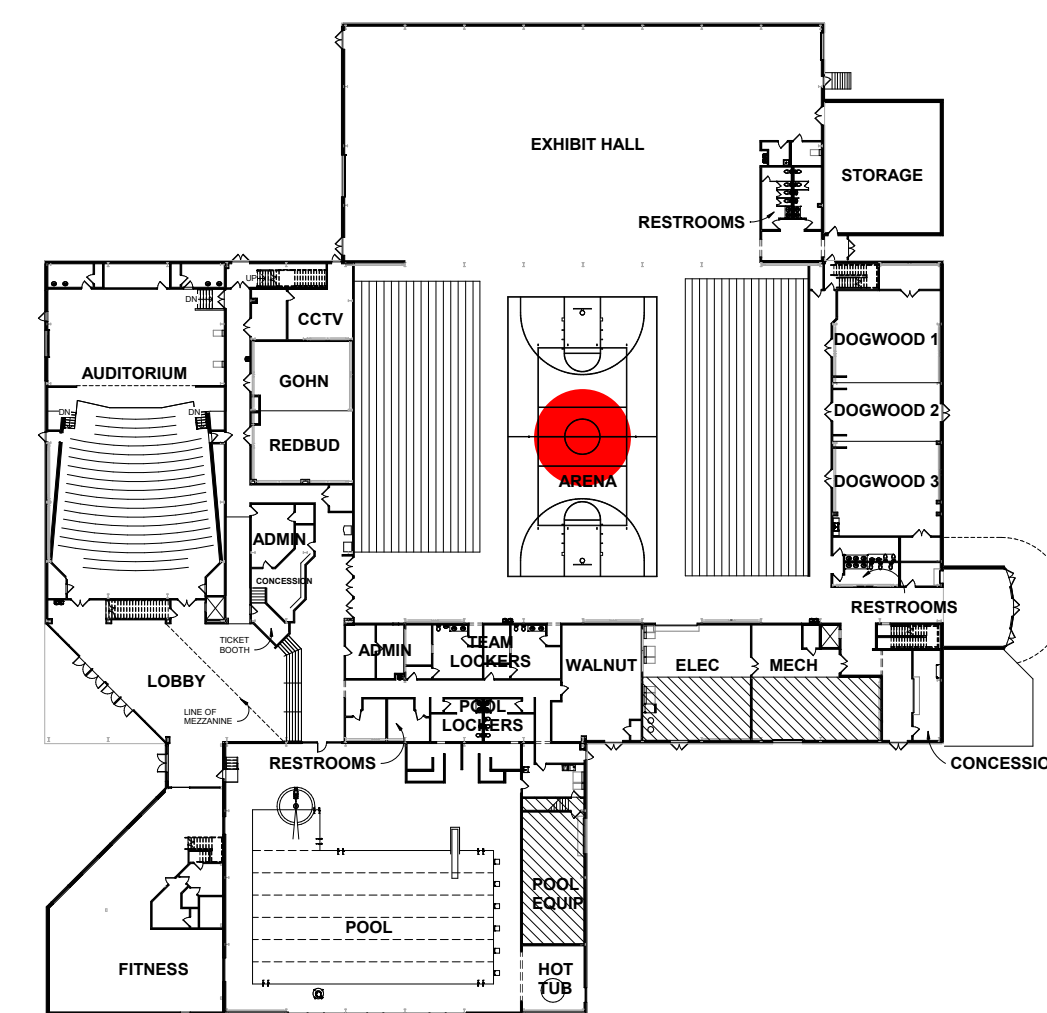
EXISTING CONDITIONS

Challenges

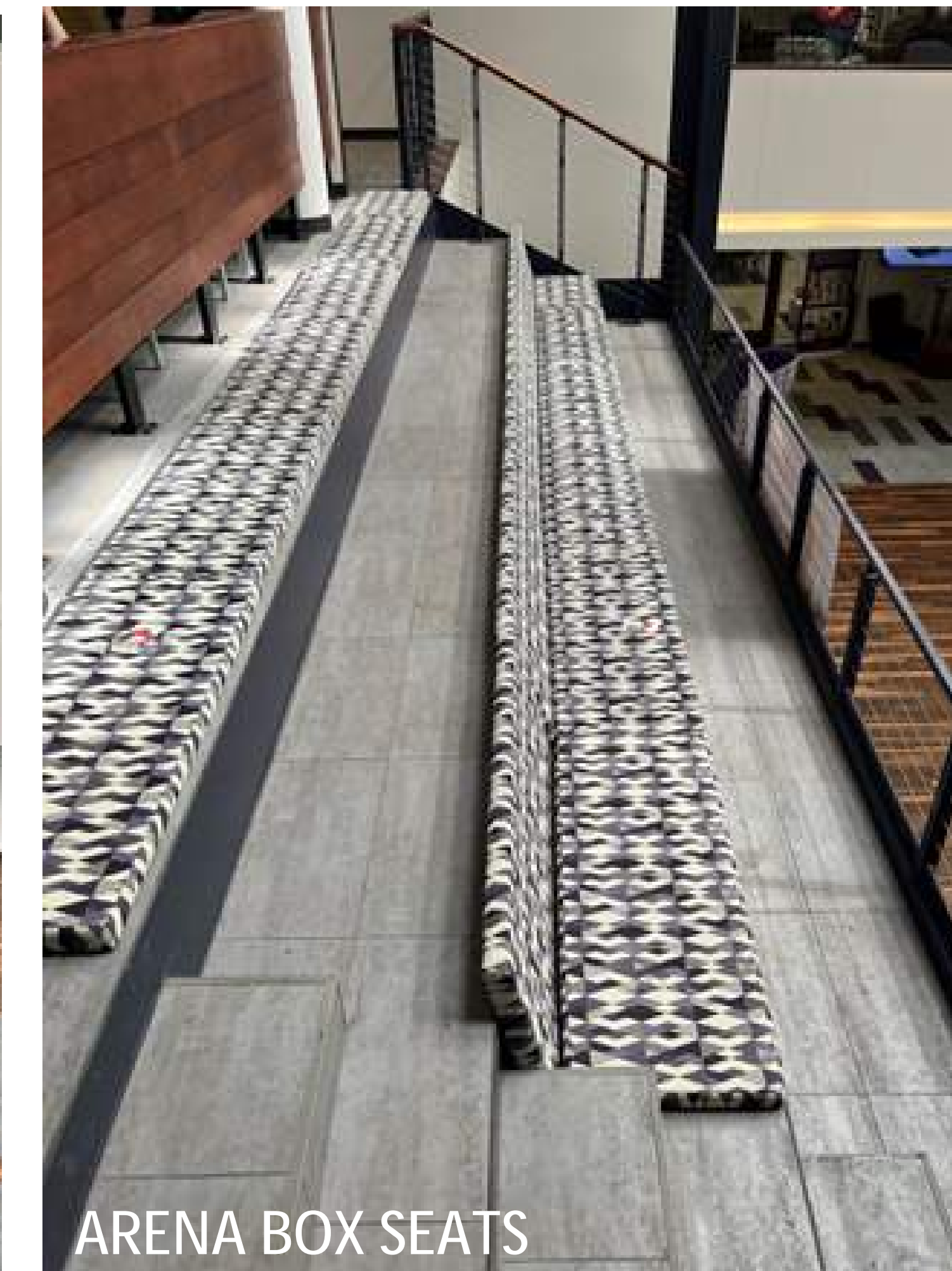
Manpower to install/uninstall flooring.
Manpower to extend/retract seating.
Space must maintain flexibility for wide variety of events.
Inadequate seating at large events.
Inadequate headroom for large events.
Stage location.
Bleachers are noisy.
Sports practices overlap.
Disconnected sports storage.
Sound transmission into Exhibit Hall.
Acoustics at concerts/events.
A/V + Technology.
Original finishes.
Access through Arena to Exhibit Hall and east side of building.

Opportunities

Provide additional Exhibit Hall space to limit changing flooring and seats at Arena and decrease sports overlapping.
Replace existing bleacher seating with self-extending seats and handrails.
Provide additional bleachers on Arena floor.
Convert Magnolia Room into hospitality room/box seats for Arena events.
Provide floor-mounted basketball goals to increase head clearance for large events.
Provide acoustical separation of Exhibit Hall and Arena.
Provide acoustical treatments.
Upgrades to A/V + Technology.
Update finishes.
Better building circulation to decrease traffic through Arena.



IDEAS



IDEAS

Challenges

Manpower to install/uninstall flooring.
Space must maintain flexibility for wide variety of events.
Room for large events/banquets.
Kitchen for large events/banquets.
Sports practices overlap.
Storage for sports equipment in space.
Sound transmission into Arena.
A/V + Technology.
Original finishes.
Access through Arena.

Opportunities

Provide additional Exhibit Hall space to limit changing flooring and decrease sports overlapping. Include kitchen.
Create flexible meeting rooms & banquet space with use of operable partitions.
Provide acoustical separation of Exhibit Hall and Arena.
Upgrades to A/V + Technology.
Update finishes.
Connect addition to west corridor to improve building circulation and decrease traffic through Arena.

EXISTING CONDITIONS

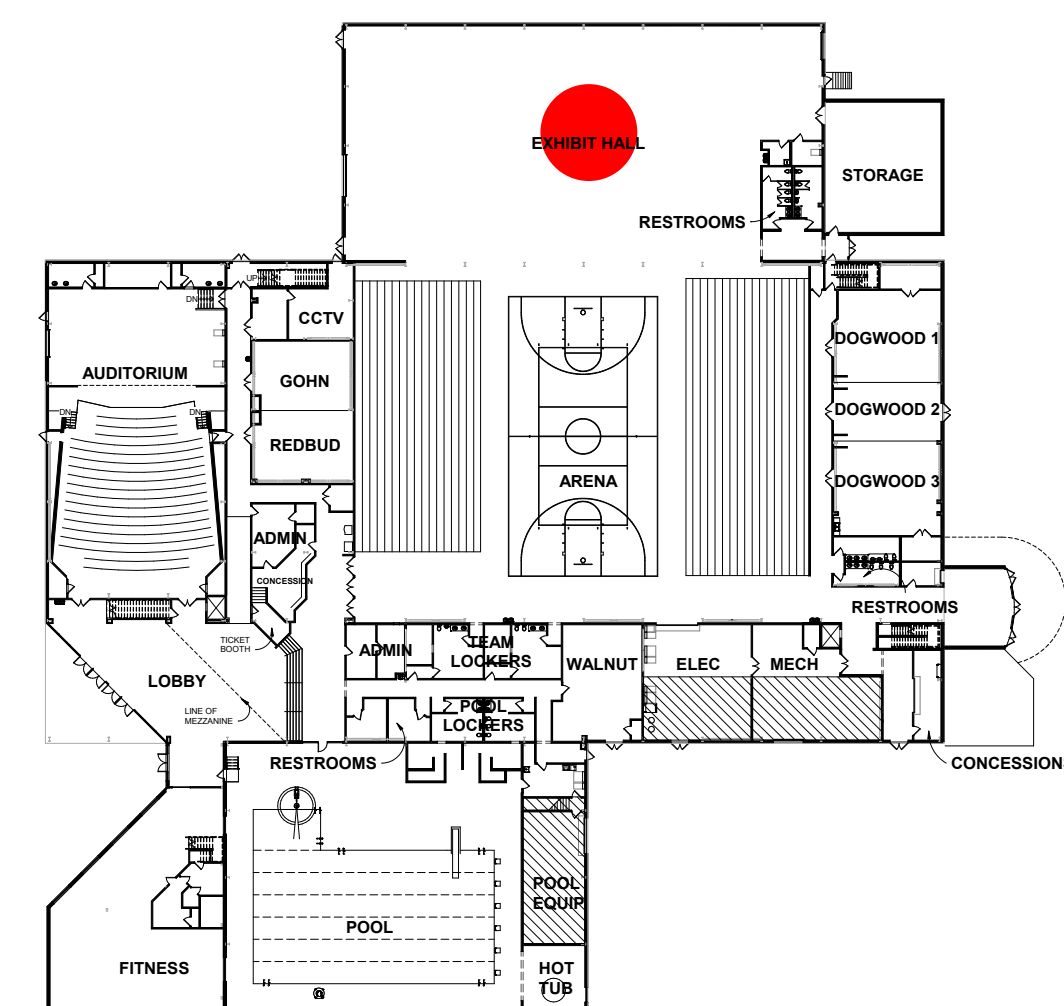


EXHIBIT HALL: VERSATILE FINISHES



EXHIBIT HALL: OPERABLE PARTITIONS



EXHIBIT HALL: DARK COLORS



EXHIBIT HALL - STORAGE IN SPACE

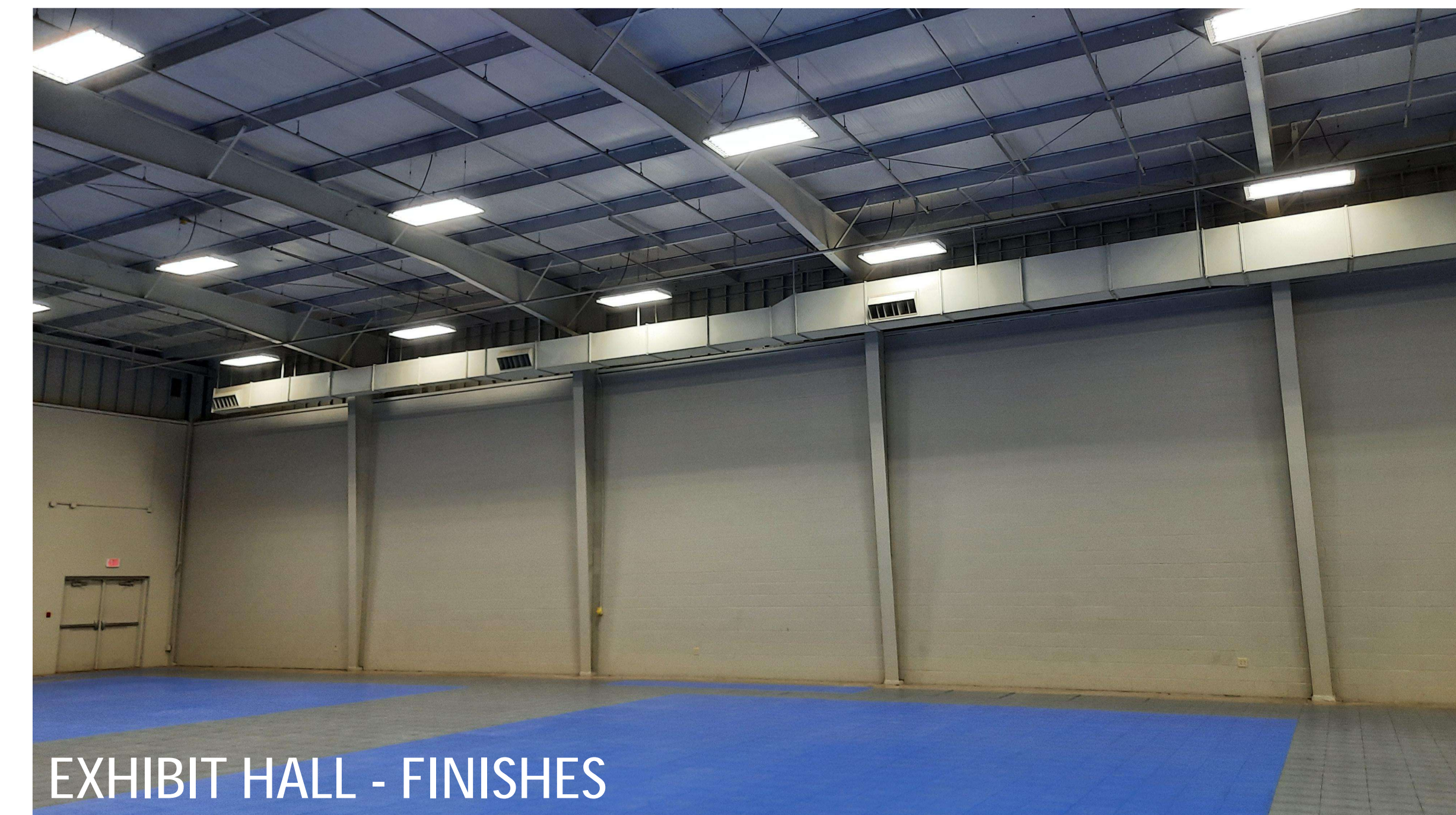


EXHIBIT HALL - FINISHES



EXHIBIT HALL - CURTAIN + VOLLEYBALL



POOL



HOT TUB ROOM



POOL PARTY ROOM

EXISTING CONDITIONS

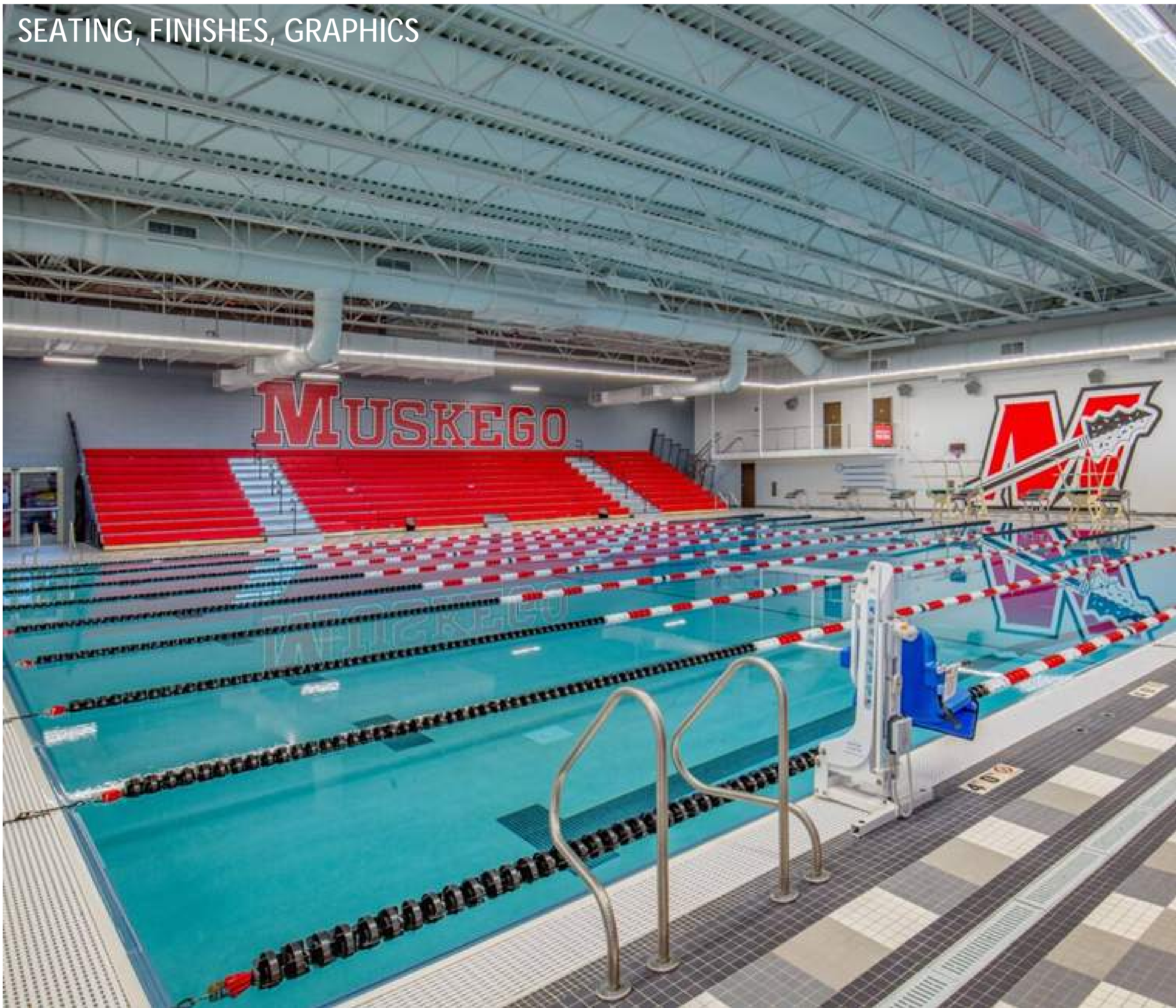
IDEAS



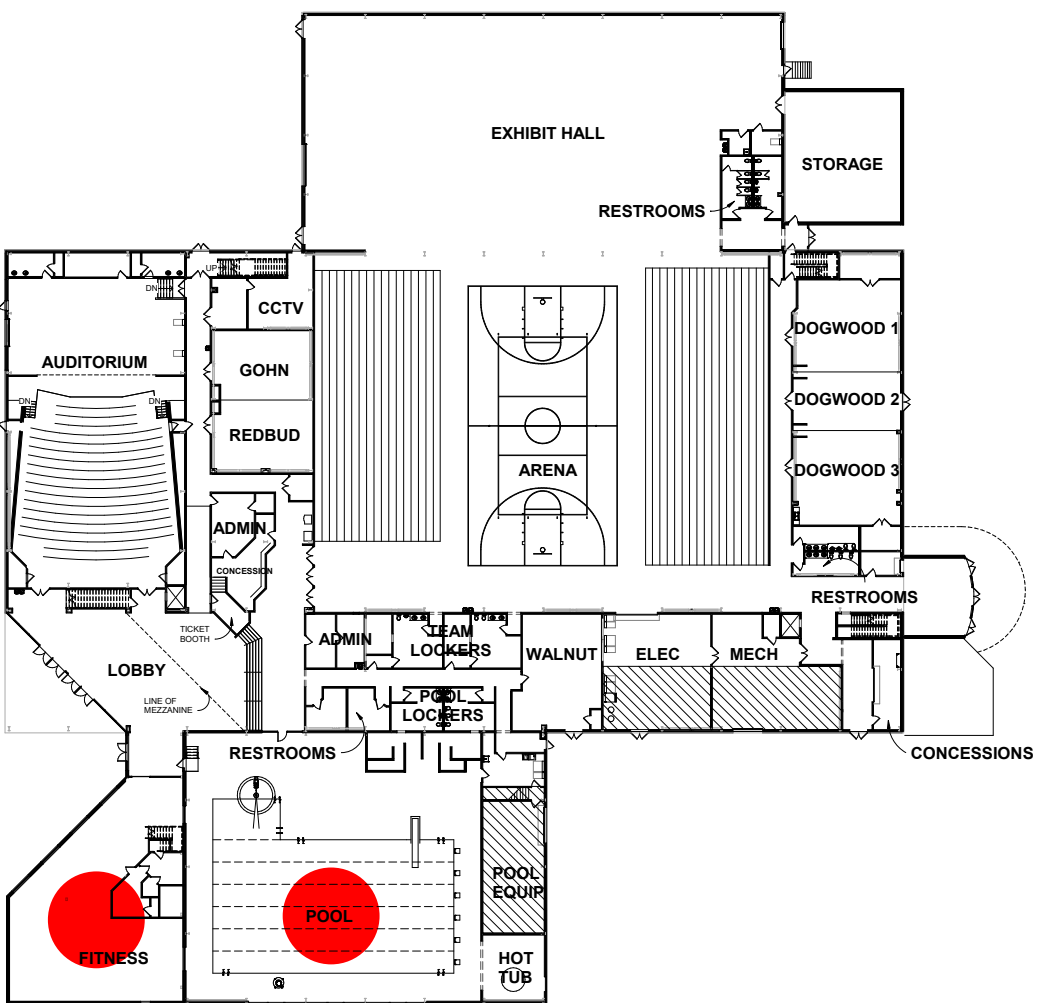
PARTY ROOMS ADJOINING POOL



THERAPY POOL

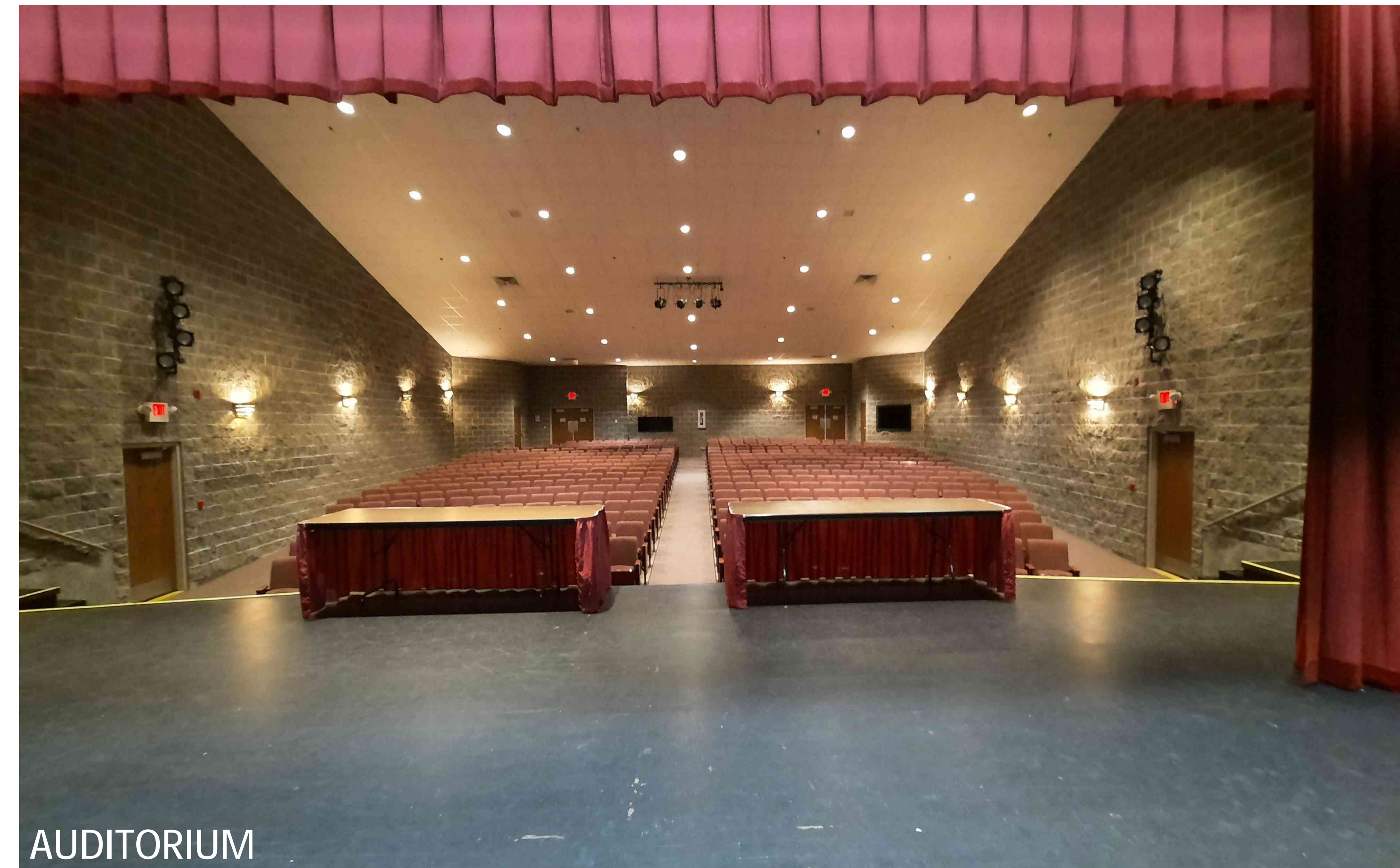


SEATING, FINISHES, GRAPHICS



Challenges
No spectator seating.
Pool is 25-meter instead of 25-yard.
Shared Lockers (University, School District, + public).
Limited Storage.
Party Room location and size.
Small hot tub.
Sound transmission in locker rooms.
Deck is slippery.
Original finishes.
Fitness center has limited hours.

Opportunities
Add spectator seating.
Modify pool to decrease length.
Locker room + storage additions.
New party rooms with view to pool.
Replace hot tub with therapy pool.
New pool deck + update finishes.
Add Fitness Lockers so hours can be extended.



AUDITORIUM

Challenges

No ADA access to Stage.
Sound transmission into Auditorium from corridor.
No connection between Exhibit Hall and Auditorium for performances. (Requires re-tuning of instruments.)
No green room. Use adjacent meeting rooms.
Dressing Rooms are on stage.
Stage depth is too shallow for some performances.
Limited seating.
Original finishes.

Opportunities

Provide ADA access to Stage.
Connect to Exhibit Hall through building additions.
Provide green room, storage, and dressing room addition, allowing for deeper Stage.
Address acoustical concerns.
Update finishes.

GREEN ROOM



IDEAS

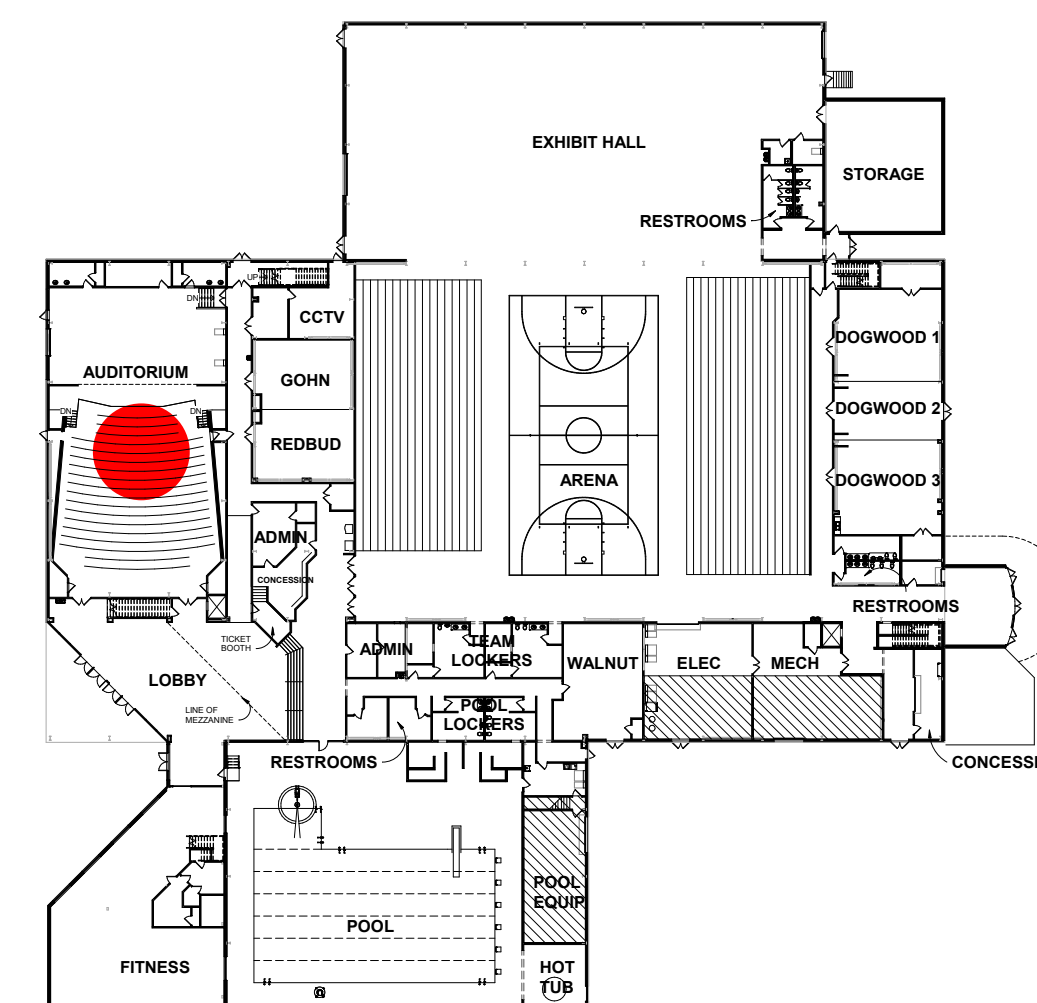


STAGE ACCESS



DRESSING ROOM ON STAGE

EXISTING CONDITIONS



UPDATED FINISHES

IDEAS

DOGWOOD ROOM



Challenges

Room for large events/banquets.
Kitchen for large events/banquets.
Sound transmission/acoustics.
A/V + Technology.
Original finishes.
Access Dogwood rooms thru Arena.
No daylight.

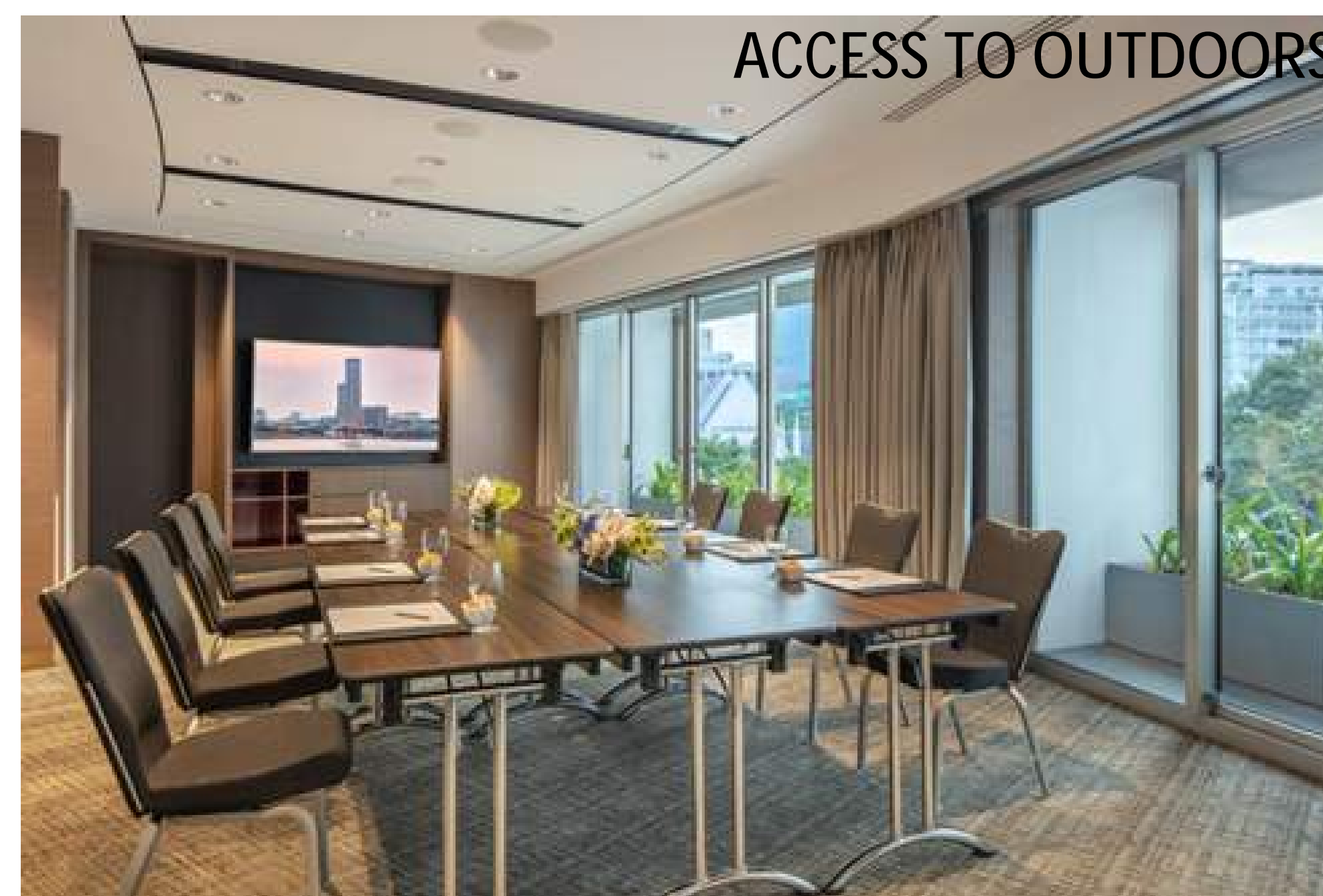
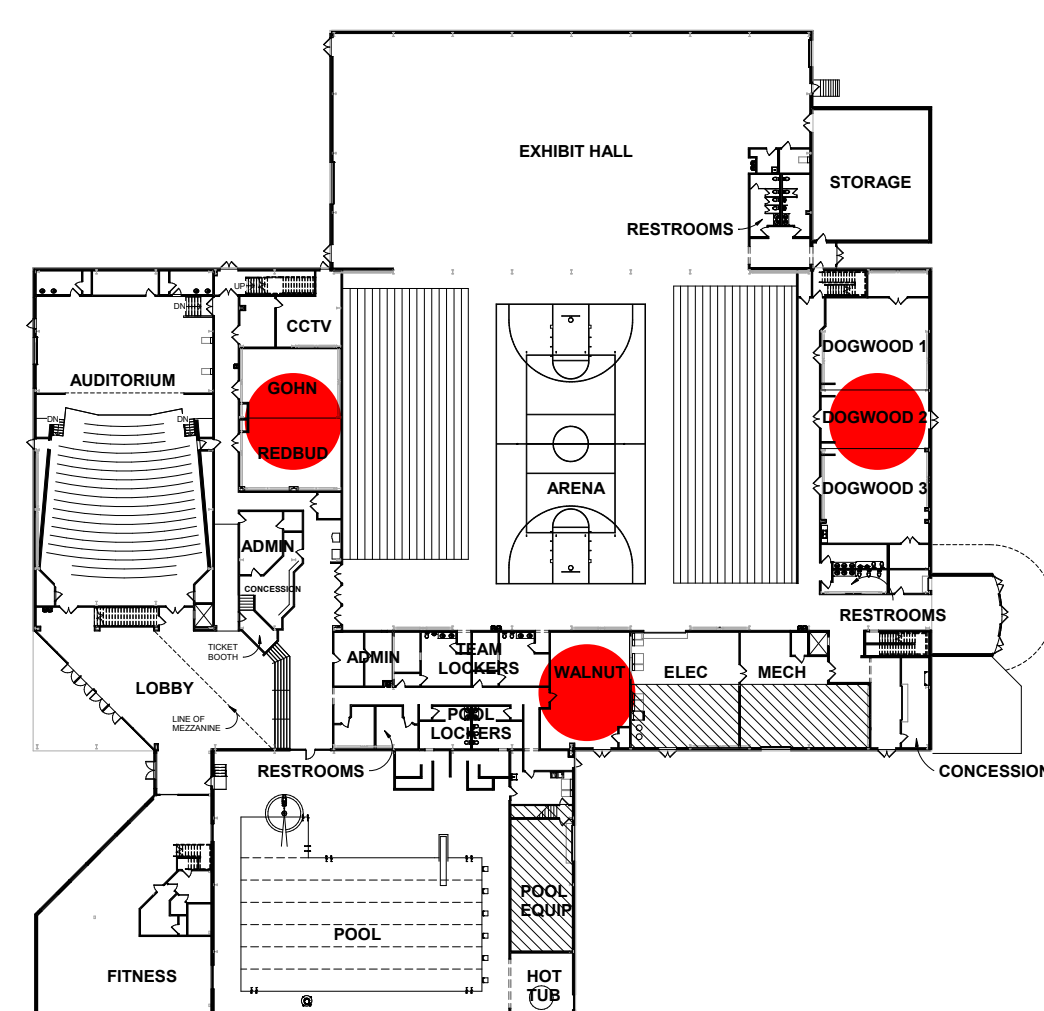
Opportunities

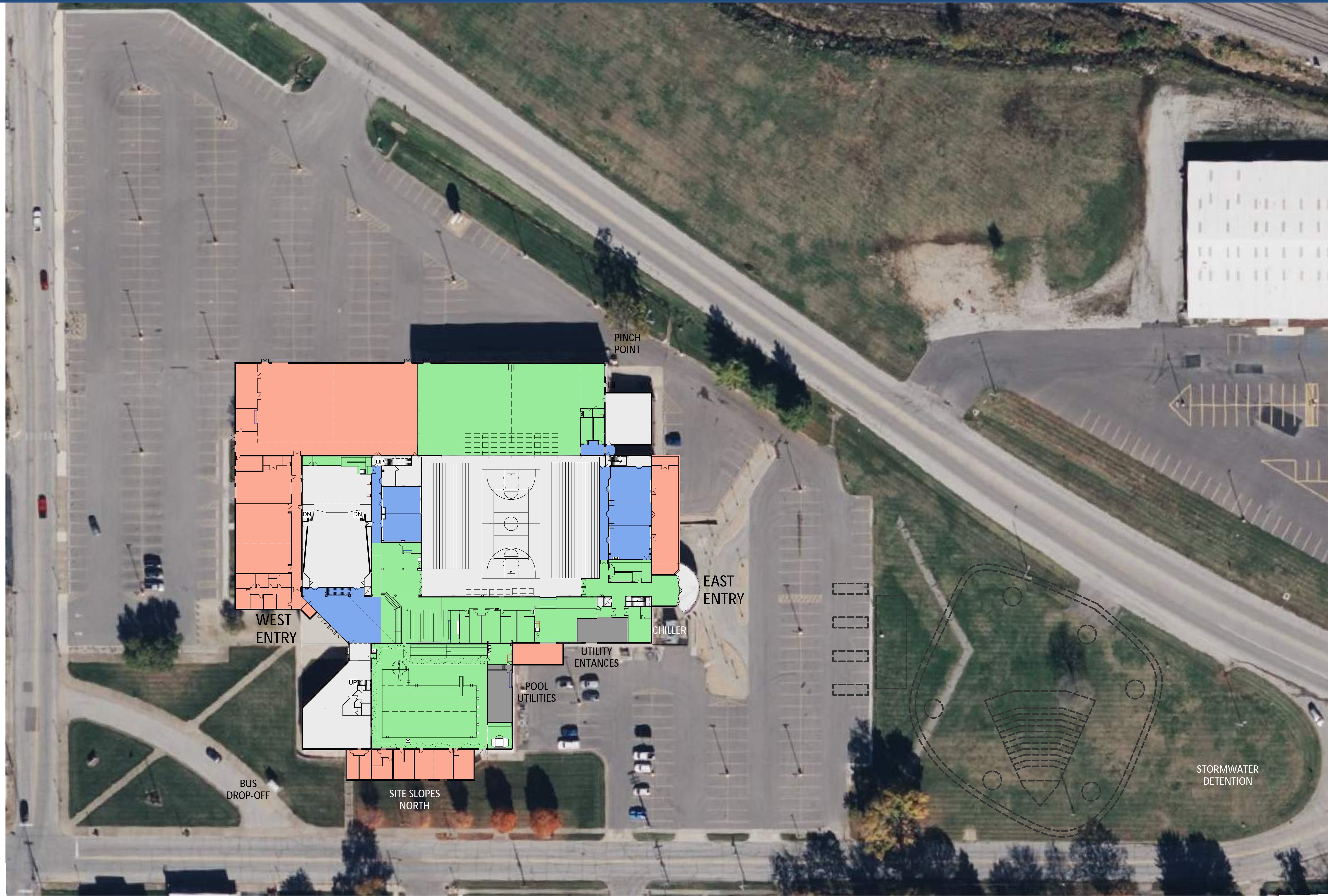
Add flexible meeting rooms, banquet space, and main-level kitchen.
Acoustical separation between rooms.
Upgrades to A/V + Technology.
Update finishes.
Improve building circulation to rooms.
Add windows to existing rooms.
Create exterior leasable space connected to Dogwood rooms.

MAGNOLIA ROOM



EXISTING CONDITIONS





Challenges
Pinch point at northeast corner of building.
Bus drop-off is disconnected.
South side slopes toward building.
Utilities limit building expansion at southeast.
Chiller is located adjacent to east entrance.
East entrance and parking is underutilized due to poor interior building circulation.

Opportunities
Create better bus access.
Amphitheater.
Outdoor walking path.
Fitness circuit training course.
Multi-use pavilion for events.
Outdoor secure patio at Dogwood rooms.
Strategic building additions to minimize loss of parking and utility modifications.

Department Legend

- EXISTING
- FINISH REFRESH
- NEW CONSTRUCTION
- NO RENO ZONE
- RENOVATIONS



FOOD TRUCK PARK



CIRCUIT TRAINING



WALKING PATH



SECURED OUTDOOR PATION / LEASABLE SPACE



AMPHITHEATER



MULTI-USE PAVILION

Please take our
Mentimeter
online survey.
Thank You!

