

2024

Maurice Abravanel Hall Masterplan Update

Project Partners

Sparano + Mooney Architecture | Theatre Projects | Kirkegaard Acoustics

Utah Symphony | Utah Opera

Salt Lake County Arts & Culture Division

Salt Lake County Community Services Department

Salt Lake County Facilities Management



Abravanel Hall

2024 Masterplan Overview

Abravanel Hall is an architectural and artistic landmark

- Home to Utah Symphony

Programming has expanded beyond traditional symphony performances

As currently designed, significant design and building systems challenges exist:

- Accessibility and ADA compliance
- Key facility systems are beyond useful life and/or not designed to current standards
- Significant design and production systems challenges for modern presenters and patrons
- Patron and Support spaces in front and back of house are undersized



Abravanel Hall

2024 Masterplan Overview

Revisit Abravanel Hall planning with evolving performance and patron requirements, especially post-Covid

- 2023 – Masterplan funding approved, and contract awarded to Sparano + Mooney Architecture
- Summer '23 – Spring '24 – Precedent tours, stakeholder and community outreach, research and analysis, and cost estimates work completed

Scope

- Expand planning to include accessibility and key building systems
- Conduct research, interviews, and outreach to develop new findings, especially post-Covid
- Provide detailed project options and cost estimates in current dollars



Abravanel Hall

2024 Masterplan

Community Outreach

Extensive outreach efforts: tours, listening sessions, and surveys

- Utah Symphony staff, musicians, and board
- UMOCA and Salt Palace with shared utilities, loading dock, and visitor cross-over
- Regular and potential users of Abravanel Hall, including commercial and nonprofit clients
- Arts & Culture staff
- Neighboring business, residents, and organizations
- Key community stakeholders

Precedent Tours of Similar Halls

- Symphony Hall – Minneapolis, MN
- New World Center – Miami, FL



Abravanel Hall

2024 Masterplan

Key Findings

1. Acoustics for unamplified acoustics are a defining feature, key enhancements needed:
 - Inconsistent sound across the stage for musicians
 - Inconsistent sound for patrons in the hall, especially on the first and second tiers
 - Amplified sound is challenging, adding enhanced deployable acoustic curtains would significantly improve sound
2. Downtown location is a strength, although there are significant challenges for connectivity with services like Salt Palace and UMOCA.
3. Some communities perceive Abravanel Hall as exclusive and not for them. Future planning & design should be guided by an inclusive vision, to engage the community and enhance accessibility.



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Key Findings

4. Venue is outdated and needs significant renovations and upgrades to meet the needs of modern and future performers and patrons, including accessibility, key facility systems, and technology.
5. Venue support spaces are significantly undersized. Lack of space for artistic and technical staff. Public lobby and event spaces are undersized, impacting patron circulation and access to amenities.
6. Venue circulation and wayfinding needs to be updated to meet modern standards and optimize circulation.
7. Outdoor plaza is underutilized despite its prominence as a downtown public space.



Abravanel Hall

2024 Masterplan Project Scope

BUILDING SYSTEMS

- Install fire suppression system to meet code requirements
- Update HVAC systems and disconnect portions from Salt Palace based on detailed HVAC study
- Modernize access controls to address significant safety and security issues
- Upgrade lighting throughout building to energy efficient LED fixtures

PERFORMANCE HALL

- Update accessibility to current ADA standards for people with disabilities and improve seating
- Add forestage lifts and seat wagons to significantly improve speed and reduce costs of turnovers
- Upgrade production infrastructure and capabilities including screen projection, amplified sound, and video capture
- Integrate retractable curtains in the auditorium to improve acoustics for amplified performances and improve speed of deployment
- Lightly modify walls and proscenium zone to improve orchestral hearing conditions and patron listening experience

FRONT-OF-HOUSE

- Update and increase restroom facilities to better serve patrons
- Add new elevators for improved accessibility to the tier levels
- Expand and reconfigure lobby to improve pedestrian flow, accessibility, and wayfinding
- Reorganize service counter to allow for alcohol service and to solve patron flow issues
- Add and expand ancillary event spaces for better audience engagement and rental opportunities
- Improve overall visibility and community connection

BACK-OF-HOUSE

- Reconfigure loading dock and fix noncompliant floor slopes
- Update and expand back of house support spaces to better accommodate musicians, guest artists, chorus, etc.
- Update and expand A&C venue staff and Resident office spaces for modern staffing needs

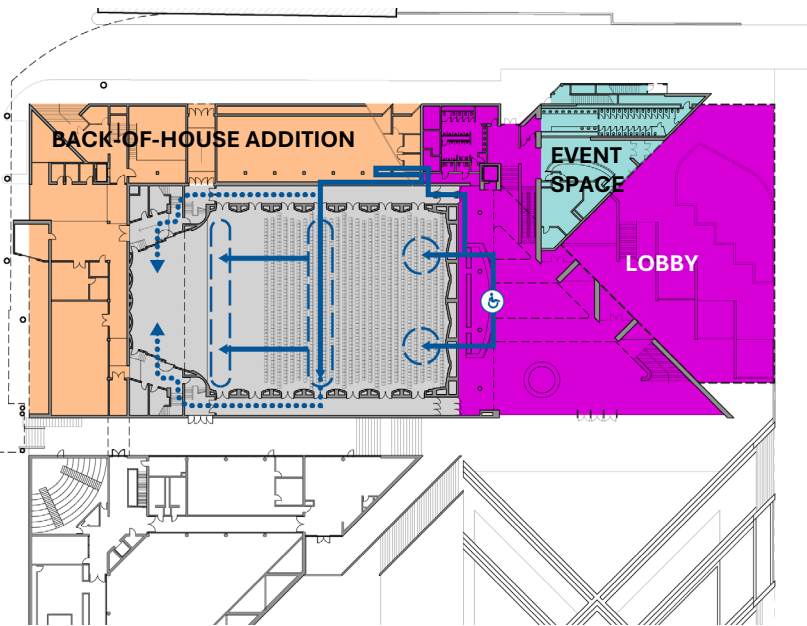
SITE AND PLAZA

- Improve production and programming capabilities of the plaza
- Improve upon current east plaza landscaping and provide places for informal activities
- Introduce connectivity to the Salt Palace from Abravanel Hall, including an addition of a shared event space on the roof of UMOCA
- Improve overall visibility and community connection of campus

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Test Fit and Cost Estimate: Option A

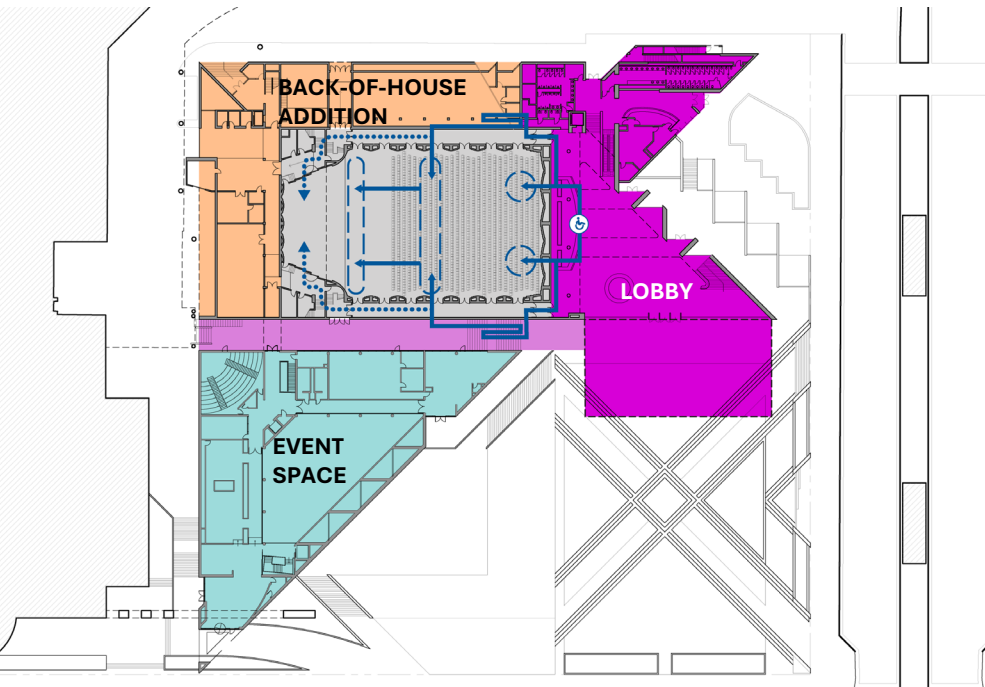


ITEM	GFA	AMOUNT	Dollars/GSF
Performance Hall Upgrades	33,305 gsf	\$58,390,000	\$1,753/gsf
Front-of-House Upgrades and Addition	46,300 gsf	\$66,075,000	\$1,427/gsf
Event Space Addition	5,445 gsf	\$6,150,000	\$1,130/gsf
Back-of-House Demolition and Upgrades	70,415 gsf	\$52,505,000	\$746/gsf
Plaza Upgrades		\$16,310,000	
TOTAL PROJECT COST IN 1st QTR 2027 BID DOLLARS		\$199,430,000	\$1280/gsf
Note: Seismic upgrades to existing building		Excluded	

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Test Fit and Cost Estimate: Option B



ITEM	GFA	AMOUNT	Dollars/GSF
Performance Hall Upgrades	33,305 gsf	\$58,385,000	\$1,753/gsf
Front-of-House Upgrades and Addition	18,700 gsf	\$44,975,000	\$2,405/gsf
Alley Infill	23,980 gsf	\$25,905,000	\$1,080/gsf
Event Space Addition	13,385 gsf	\$18,395,000	\$1,374/gsf
Back-of-House Demolition and Upgrades	70,585 gsf	\$52,500,000	\$744/gsf
Plaza Upgrades		\$16,305,000	
TOTAL PROJECT COST IN 1st QTR 2027 BID DOLLARS		\$216,465,000	\$1,350/gsf
Note: Seismic upgrades to existing building		Excluded	

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Thank You

