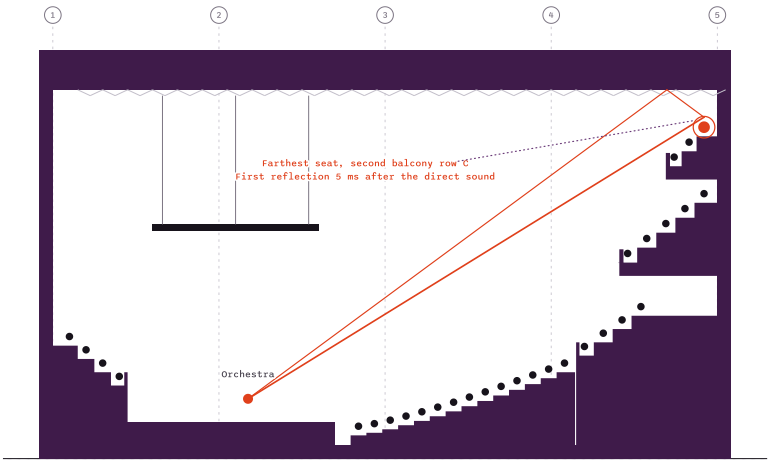
VARROW TEAGUE
ARCHITECTS

a design proposal for

The Ashmere
CENTER FOR THE PERFORMING ARTS

A hall where the farthest seat still hears the oboe breathe.



Design proposal VT-2611-AC, issued November 2, 2026 for Lorraine, Desmond, Ilse and the capital campaign committee. Open until January 8, 2027.

Varrow Teague Architects proposes to design Ashmere's new 1,800-seat concert hall. We've drawn the proposal as a set of sheets. Start with the long section, pick any seat and see what it sees and hears.

Pick a seat →

Download PDF

$7,400,000	1,800	32 m	Jan 2032
Design fee, all phases	Seats in one hall	Conductor to the farthest seat	Opening night

You asked for a hall the orchestra can grow into for a hundred years.

A-101 Your request for qualifications, section 2, read back to you

“A hall the Ashmere Symphony can grow into for a hundred years.

A room tuned for 110 players and a full chorus, with a canopy and banners that retune it for a string quartet on a Tuesday.

Sheet A-603

“No seat we'd be embarrassed to sell.

Every seat within 32 meters of the conductor. The long section lets you check any of them yourself, row by row.

Sheet A-201

“Keep the season playing while we build.

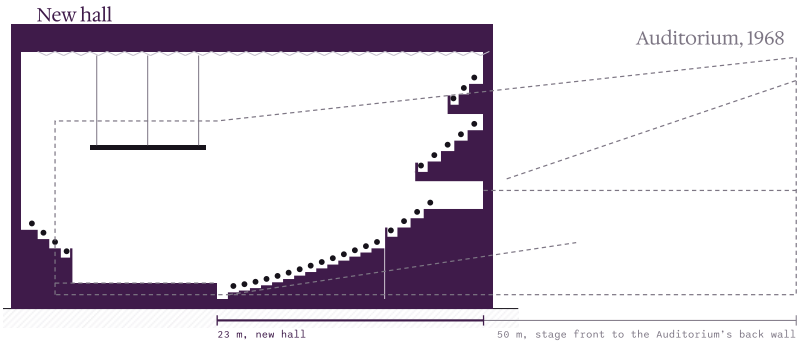
The hall goes up on the east lot. The Auditorium stays open until the orchestra's last rehearsal before moving into the new room.

Sheet A-501

“A building the campaign can raise $160 million around.

Renderings, a 1:10 model and a seat a donor can sit in, each ready ahead of a campaign date.

Sheet A-604



The 1968 Auditorium (dashed) and the new hall (filled), same scale, stage fronts aligned. 1:500.

52 m

Stage to back row in the Auditorium today, 2,700 seats, built for touring shows

32 m

Conductor to farthest seat in the new hall, 1,800 seats, built for the orchestra

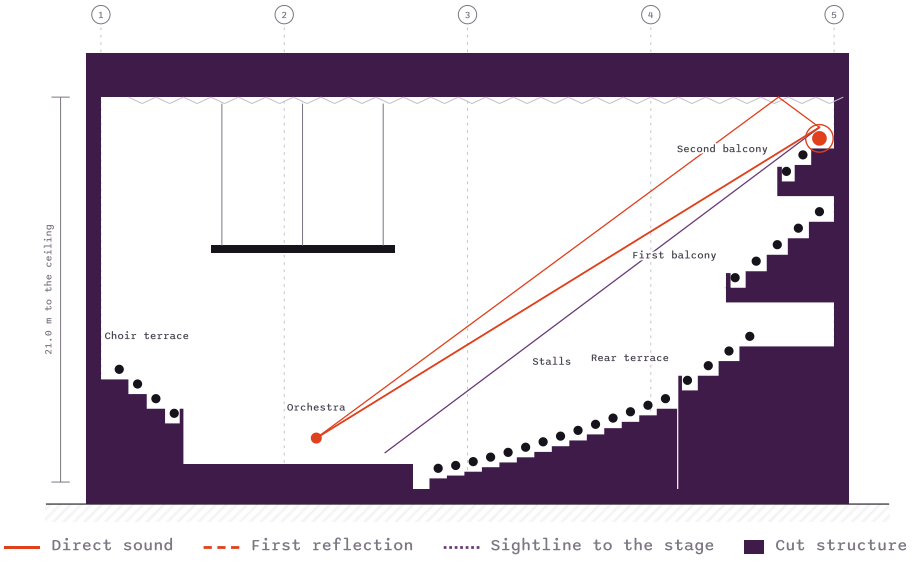
Pick any seat. The drawing shows what it sees and hears.

A-201 Long section through the hall, 1:200 Section cut on the center line

Tap a seat. The vermilion line is the sound straight from the orchestra, the dashed one is its first bounce off the canopy or the ceiling, and the dotted plum line is your view over the head in front. Switch the shape and the hall redraws around you.

Shoebox | **Hybrid** | Vineyard

Hybrid, 30 seats drawn on the center line



Second balcony, row C

Hybrid hall

Distance to the conductor	28.9 m
Direct sound arrives after	94 ms
Off the canopy	out of reach
Off the ceiling	5 ms later
Off the nearest side wall	5 ms later
View over the row in front	226 mm



In plan, the nearest wall or terrace edge is 3.0 m to your side

Close sound and a clear view. A seat we'd sell at any price.

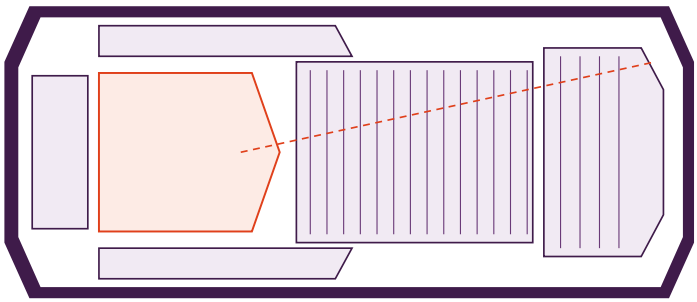
Three shapes for 1,800 people, and the one we'd build.

A-301 Plans at the stalls level, 1:500 Construction costs at 2026 prices

Shoebox | **Hybrid** | Vineyard

The long section on A-201 follows this choice

Hybrid



Hybrid plan. Dashed line, conductor to the farthest seat, 32 m

The hybrid keeps the shoebox's side walls for the stalls and wraps terraces around the stage, so no seat is farther than 32 meters from the podium.

It's the shape we'd build. It costs $6 million more than a shoebox and $12 million less than a full vineyard.

	Shoebox	Hybrid	Vineyard
Seats		1,800	
Conductor to farthest seat		32 m	
Seats within 30 m		86 percent	
Seats with a first reflection inside 20 ms, from the section		77 percent	
Reverberation, full house		2.1 s	
Construction cost		$124M	

6:52 6:58 7:04 7:12 7:22 7:27 7:29 7:30



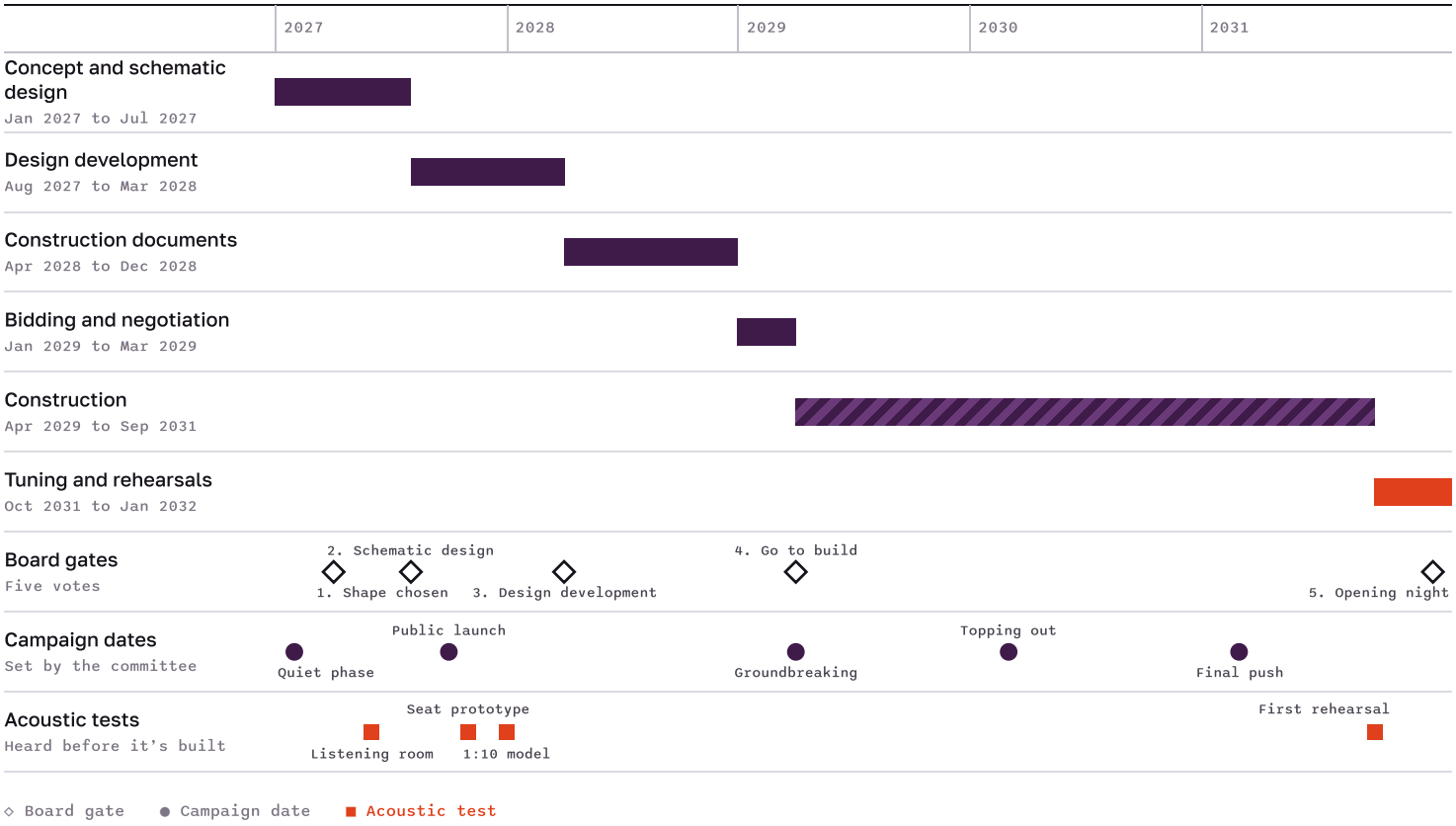
7:30 p.m.

The oboe gives the A. Its first reflection reaches row C 8 milliseconds behind the direct sound.

Five years from the first sketch to opening night.

A-501 Design and construction schedule January 2027 to January 2032

The board votes at five gates. The campaign gets something new to show at each of its own dates, and the orchestra rehearses in the room for three months before anyone buys a ticket.



What does the board commit to, and when can it stop?

A-601 For the Board Chair

L

Lorraine

Chair, Board of Trustees

You aren't signing for $7.4 million in one vote. The fee is paid phase by phase and the board can stop at any of five gates, owning everything drawn to that point. Pick a gate.



$1,764,500

Spent if the board stops at gate 2, 24 percent of the fee

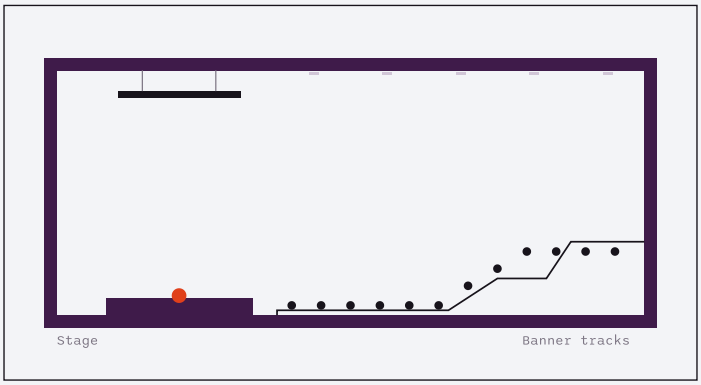
Ashmere owns schematic design, a cost plan checked by your own estimator, and the campaign's first renderings. The remaining $5,635,500 is never billed if the board stops here.

Will the hall earn its keep on the nights the orchestra is away?

A-602 For the Executive Director

D **Desmond**
Executive Director

The room retunes itself. Fabric banners drop from the walls and the canopy lowers, so a jazz trio or a graduation sounds right in a hall built for Mahler. Choose the nights you'd program and see the season fill.



Orchestra Banners stowed, canopy at 12.5 m, reverberation 2.1 s

- [x] Orchestra — 92 nights
- [x] Chamber music and recitals — 30 nights
- [x] Choral works with orchestra — 14 nights
- [x] Film with live orchestra — 16 nights
- [x] Jazz, amplified and touring — 52 nights
- [x] Rentals, graduations and talks — 38 nights

242

nights on sale a season
123 days for rehearsal, recording and upkeep

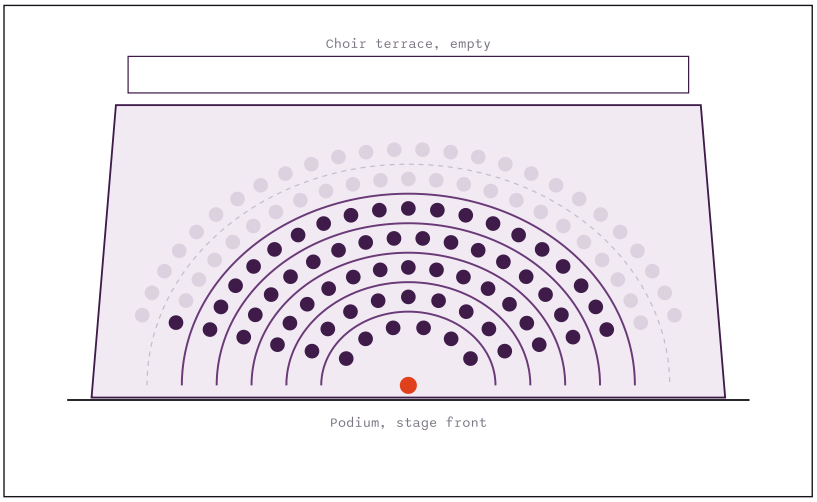
Will the players hear each other from the timpani to the first desk?

A-603 For the Music Director Stage plan, 1:100

I

Ilse

Music Director, Ashmere Symphony



64 players on stage

Add the chorus on the choir terrace

Farthest two players apart	13.6 m
Time for sound to cross the stage	40 ms
Canopy height we'd set	10.3 m
Risers raised	5 of 6

What can we put in front of a donor, and when?

A-604 For the capital campaign committee

P

Priya and the campaign committee

Capital campaign, $160 million goal

Drag through the schedule. Every piece the campaign can show is lit from the month it's ready, lined up against your own campaign dates.

Quiet phase · Public launch · Groundbreaking · Topping out · Final push

October 2027

4 of 10 ready

- Massing model and site study — Ready since Apr 2027
- Listening room sessions — Ready since Jun 2027
- First renderings — Ready since Aug 2027
- Two-minute fly-through — Ready since Oct 2027
- Seat you can sit in — Ready Nov 2027
- 1:10 acoustic model — Ready Jan 2028
- Naming plan for lobby and boxes — Ready Mar 2028
- Hard-hat site tours — Ready Jul 2029
- Tours inside the finished hall — Ready Jan 2031
- Donor sound check — Ready Oct 2031

The fee, line by line, to the dollar.

A-701 Fee schedule Fixed fee, invoiced monthly by phase

The five phases of basic services are the same in every version of this proposal. Everything below them can drop on its own, and each line says what changes if it does.

No.	Service	Fee
01	**Concept and schematic design** Site study, the shape decision, the long section and a cost plan at Gate 2. Same in every version	$1,295,000
02	**Design development** Every room drawn and sized, structure and services coordinated, seat count fixed. Same in every version	$1,184,000
03	**Construction documents** The drawings and specifications the builder prices and builds from. Same in every version	$1,776,000
04	**Bidding and negotiation** We run the bid with your owner's representative and check every price against the drawings. Same in every version	$148,000
05	**Construction administration** Weekly site meetings, shop drawing review and inspections, priced per month on site. Same in every version − 30 months +	$1,332,000
06	**Room acoustics and sound isolation, in house** Our acoustics studio designs the room, the canopy, the banners and the isolation from the street. **If dropped.** You hire an outside acoustician and we coordinate with them. Schematic design runs about four months longer.	$640,000
07	**Theater planning and stage equipment** Risers, the canopy hoists, banner tracks, lighting positions and the loading dock. **If dropped.** Your stage equipment supplier designs the rigging to our drawings, later in the schedule.	$285,000
08	**1:10 scale acoustic model** A model of the room big enough to test with real sound, ready January 2028. **If dropped.** The room is tested by computer only, and the campaign loses the model donors can walk around.	$210,000
09	**Full-size seat prototype** Two rows of real seats at the real rake, with the balcony rail, ready November 2027. **If dropped.** Seat comfort and row spacing are checked on drawings, and donors lose the seat they can sit in.	$96,000
10	**Donor visualization package** Twelve finished renderings and a two-minute fly-through for the public launch. **If dropped.** The campaign works from our drawings and the model, without finished renderings or the fly-through.	$185,000
11	**Listening room** Ilse and the players hear the hall from any seat, played through speakers, before it's built. **If dropped.** The orchestra judges the room from our numbers until the 1:10 model is ready.	$49,000
12	**Lobby and public interiors** The lobby, bars, donor lounge and the stair, down to the finishes and fixed furniture. **If dropped.** You appoint an interior designer for the public spaces and we hand them the shell.	$200,000

$7,400,000

Every line included

Invoiced monthly by phase

Schematic design	$1,764,500
	7 months, about $252,100 a month
Design development	$2,002,000
	8 months, about $250,300 a month
Construction documents	$2,089,500
	9 months, about $232,200 a month
Bidding	$148,000
	3 months, about $49,300 a month
Construction	$1,396,000
	30 months, about $46,500 a month

We'd keep every line. If the board needs a lower number, drop the seat prototype first and keep the model, which is where the room is proven.

The terms in plain words.

A-801 Summary of the agreement we'll send for review

The fee	Fixed for the scope on this page. It changes only if the board changes the scope, and then by a written change order you approve first.
Paying it	Monthly, against the phase in progress, net 30 days. Nothing is billed ahead of the work.
Stopping	The board can stop at any gate on 30 days' notice and pays only for work done to that date.
The drawings	Ashmere owns a permanent license to use every drawing and model for this hall, its upkeep and any future renovation.
The acoustics	At Gate 2 we agree a reverberation target with Ilse. We keep testing in the model and the room until it's met, at no extra fee.
Our team	Nadia leads the project from first sketch to opening night. Changing the project lead needs the board's written consent.
Insurance	Professional liability of $10 million per claim, kept in force for six years after opening.
Disputes	A meeting of principals first, then mediation in Ashmere's home county before anything else.

Four things we haven't settled yet.

1. **Organ or no organ**
   A pipe organ changes the choir terrace, adds about $4 million to construction and a year to the music budget. We'd like the board's view before Gate 1.

2. **The east lot's ground**
   We haven't seen soil borings yet. If they show soft clay, piles add cost below grade. Borings are scheduled for February 2027.

3. **Auditorium during construction**
   We've assumed it stays open. If it closes earlier, the site gets easier and cheaper, and the season moves.

4. **The public launch date**
   The fly-through is planned for October 2027. If the campaign goes public sooner, the renderings move up and the visualization line grows.

Sign the sheet, and we start with a site walk.

A-901 Acceptance Proposal VT-2611-AC, open until January 8, 2027

Four signatures from Ashmere and one from us. Once they're in, we walk the east lot with Desmond on January 11 and open the shape study the week after.

For Varrow Teague Architects **Nadia, Principal**  Signed November 2, 2026	For The Ashmere Center **Lorraine, Board Chair** Not yet signed Sign as Lorraine	For The Ashmere Center **Desmond, Executive Director** Not yet signed Sign as Desmond
For The Ashmere Center **Ilse, Music Director** Not yet signed Sign as Ilse	For the campaign committee **Priya, Campaign Chair** Not yet signed Sign as Priya	**Waiting on four signatures** This page works as a demonstration. Signing here records nothing and sends nothing.

Download PDF | Back to the fee

A Closewell Studio example. We never share client details, so this proposal is a mockup of how we design.

Varrow Teague Architects for The Ashmere Center. Proposal VT-2611-AC.

Want one built for your deal? Start a proposal