

12816

THE WASHINGTON CENTER OPERATING AGREEMENT

This Agreement amends the Agreement made and entered into this 17 day of December 1992, by and between the City of Olympia, a municipal corporation, hereinafter referred to as "City", and The Washington Center for the Performing Arts, Incorporated, a Washington non-profit corporation, hereinafter referred to as "Washington Center".

WITNESSETH:

WHEREAS, the City is the owner of a performing arts theater, hereinafter referred to as the "Center", which is situated upon the real property located in Thurston County, State of Washington, more fully described in Exhibit A attached hereto; and

WHEREAS, the goal of Washington Center is to operate a quality and financially sound performing arts center to be enjoyed and supported by the entire community; and

WHEREAS, Washington Center has been organized for the express purpose of occupying, managing and operating the Center as provided by this agreement; and

WHEREAS, both parties desire that the Center be managed and operated as a place for public entertainment, meetings and cultural events in accordance with the provisions, terms and conditions of this Agreement, so that the Center will serve as an economic and cultural stimulant for the community and the people of the City of Olympia and the environs, and so that the City may be relieved of the responsibility of operating the Center,

WHEREAS the City and Washington Center previously entered into the Washington Center Operating Agreement dated December 17, 1992 ("the Agreement"); and

WHEREAS the City and Washington Center desire to amend the contract.

NOW, THEREFORE, in consideration of the mutual undertakings and promises contained herein and the benefits to be realized by each party, and in further consideration of the benefit to the general public by the enhancement of the economic climate of the City and its environs to be realized by the performance of this Agreement, and as a direct benefit to the City, the parties agree as follows:

A. RESPONSIBILITIES OF WASHINGTON CENTER

1. Occupy, Operate and Manage: Washington Center shall occupy, manage and operate the Center according to the provisions, terms and conditions of this Agreement, and in accordance with all applicable laws as shall relate thereto. Washington Center shall promote the Center through brochures or other means of advertising designed to attract performances and stage events to the Center and shall schedule, rent and book such performances, exhibits and events to occur at the Center.

Except as specifically set forth herein, Washington Center shall be solely responsible for the costs of administration and daily operations as the same shall directly relate to such facility's use as a performing arts

theater. Washington Center shall be the sole operator of the facility and shall do all things necessary for such operation, including but not limited to approving or denying requests for the use of said facility, operating concessions, obtaining a liquor license and adopting complimentary ticket policies. Washington Center shall be solely responsible for the control and security of the Center and all property pertaining thereto.

Washington Center shall allow the City to tastefully display artifacts and gifts from the City's sister cities, so long as such display does not interfere with the operation of the Center and in co-operation with the Washington Center's own visual art program. The City shall consult with the Center and be responsible for setting up and removing the displays.

Further, Washington Center shall allow the City use of the Center when it is available and when reserved in advance in accordance with the policy set out in Exhibit "A" attached hereto and incorporated herein by reference. The City shall be responsible for all reasonable out-of-pocket expenses incurred by Washington Center related to said rent-free use of Center.

2. Facility Maintenance:

a. Category 1 / General Maintenance: Washington Center shall be responsible for general maintenance of the Center building and premises including, but not limited to day-to-day janitorial and cleaning services and removal of snow, ice and debris from pedestrian walkways. Washington Center shall pay for the above mentioned services as part of its annual operating budget.

In addition, Washington Center shall withhold an amount from each ticket service charge collected, and with those proceeds will carry comprehensive hardware and software maintenance agreements on the Box Office/Data Base computer system.

b. Category 2 / Performance Related Maintenance and Repair: Washington Center shall be responsible for repair and maintenance of Center premises, property and equipment which are considered "performance related". For purposes of this agreement, performance related shall mean such items as the stage rigging system, the sound system, the stage lighting system and other items which uniquely relate to performances within the Center, as opposed to items which are common to general use structures. Olympia and Washington Center shall establish a list of property and equipment which shall be considered performance related. In addition, Washington Center shall be allowed to execute emergency repairs to non-performance related components of the structure, and may, following approval by the City's maintenance Department, perform or cause to be performed any Category 3 maintenance set forth in Section B below as a City responsibility.

c. Category 4 Major Repair and Replacement: Washington Center shall withhold an amount from each ticket service charge collected, which shall be deposited and retained in a separate account by Washington Center and designated as the "Equipment Repair & Replacement Fund". These funds are to be used for stage equipment replacement and purchase, carpet replacement, seat repair and replacement, and other major repair and replacement or capital items. In this regard, Washington Center shall by October 1 of each year submit to Olympia for its concurrence a multi-year capital plan which outlines proposed major capital purchases and/or repairs for the years indicated in said plan. Washington Center shall obtain City approval, and comply with all applicable bidding and procurement requirements, prior to making any improvement, alteration, repair or changes to the Center, except for work which qualifies as ordinary maintenance under RCW 39.04.010. By way of example, work or improvements requiring prior City approval include but are not limited to additions or removal of walls, electrical, plumbing systems or other fixtures.

d. Washington Center shall perform its maintenance duties hereunder at the same level and in accordance with the same standards the City applies to other City-owned property. This shall include a reasonable program of preventative maintenance

3. Insurance:

Washington Center shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with Washington Center's operation and use of the premises.

Washington Center shall obtain insurance of the types as described below:

Commercial General Liability insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. The City shall be named as an insured on Washington Center's Commercial General Liability insurance policy using ISO Additional Insured-Managers of Lessors of Premises Form CG 20 11 or substitute endorsement providing equivalent coverage.

Washington Center shall maintain the following insurance limits:

Commercial General Liability insurance shall be written with limits no less than \$5,000,000 each occurrence, \$6,000,000 annual aggregate no later than January 1, 2007, until then the Washington Center shall maintain a minimum of \$3,000,000 each occurrence and annual aggregate.

The insurance policies are to contain, or be endorsed to contain, the following provisions for Commercial General Liability insurance:

- a. Washington Center's insurance coverage shall be primary insurance as respect the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Washington Center's insurance and shall not contribute with it.
- b. Washington Center's insurance shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

4. Indemnification: Washington Center shall indemnify, defend and hold harmless Olympia from any claims, actions, suits or liability whatsoever arising due to Washington Center's occupancy, management, operation or maintenance of the Center; provided, that this section shall not apply to any claims, actions, suits or liability arising due to defects in the conditions of the building caused by a party other than the Washington Center to perform hereunder:

5. Rules and Regulations: Washington Center, for information purposes, shall furnish to the City, copies of policies, rules and regulations, rental procedure, charges, hours of operation, uses to which the Center may be put, together with sample license agreements and contracts entered into with the performers, concessionaires and so forth.

6. Complimentary Tickets: The rules and regulations adopted by Washington Center shall specifically address the issue of complimentary tickets or other free entry to performances or events.

7. Fiscal Responsibility: Washington Center agrees that it shall maintain fiscal records and accounts in accordance with systems and procedures prescribed by law or regulation as applicable to financial affairs of the City. Washington Center shall, annually, provide an audited financial report to the City. Washington Center shall also

submit to the City a monthly financial report in a form acceptable to the City which details both the operations and capital funds for the Center. In like manner, Washington Center shall submit to the City a quarterly activity or event report, the format for which shall be acceptable to the City. The activity or event report shall include a report of facility usage.

Further, Washington Center shall submit to the City its operating budget for its fiscal year July 1 to June 30 on or before July 1 of each year. In the event the Washington Center changes its fiscal year, the Washington Center shall submit to the City on or before September 1, its proposed budget for the Washington Center's next succeeding fiscal year.

If Washington Center fails to timely submit any or all reports, plans or budgets, the City shall have the option to withhold payment provided under Section (D)(4) herein until receipt of said report(s) or Budget(s).

Washington Center shall be responsible to pay all local and long distance phone bills and shall be eligible for no additional compensation therefore.

8. Books and Records - Inspection: Washington Center agrees that its books and records pertaining to Center management shall be open and available for examination at all times by the Olympia City Manager, Director of Administrative Services and other City personnel designated by either of them. The City Manager and others designated by him/her shall have the right to enter upon and inspect the premises at any reasonable time.

9. Nonassignable Duties: Washington Center shall not subcontract or assign to any person, firm or corporation any rights or obligations of Washington Center under this Agreement.

10. Nondiscrimination: Washington Center agrees and promises to manage and operate the Center and afford its services to the public on a fair, equal and not unjustly discriminatory basis to all users thereof, and further agrees and promises it will not, on the grounds of race, color, national origin, religion, age, sex, or sexual orientation, discriminate against any person or group of person(s) in any manner prohibited by local, state or federal laws and regulations.

11. Equal Benefits: Washington Center shall comply as a contractor with Olympia Municipal Code Chapter 3.18 and submit an Equal Benefits Compliance Declaration as a part of this Agreement.

12. Clean Clothes: Washington Center shall comply with the Resolution No. 1545 with respect to purchases made with funds received from the City of Olympia under this Agreement.

13. Nuclear Free Zone: The Washington Center shall comply with Ordinance No. 6368 and submit any required Declaration as a part of this Agreement.

B. RESPONSIBILITY OF CITY

1. Fire Insurance: The City shall maintain any and all fire casualty and extended coverage insurance, or self-insurance plan, on the building and its contents in such amount as the City deems appropriate. Any funds derived from such insurance shall be used to repair or replace the damaged items or property; except should said property as a whole be damaged to an extent of over fifty percent (50%) of its value, either party may cancel this Agreement by notice in writing within sixty (60) days of the date of damage. Washington Center and City hereby release and discharge each other from and against all liability arising either from fire loss or extended coverage or damage caused by any of the perils covered by insurance policies which are in force and effect at the time of such loss or damage, even though such loss or damage may be due to the negligence, acts or neglect of either party. It is expressly understood and agreed that it is the intention of the parties that this provision constitutes a waiver and release of any and all subrogation rights which the insurance companies might have under such insurance policies.

It is also agreed that the foregoing shall apply to self-insurance or pooled self-insurance.

2. Category 3 Maintenance and Repair: The City shall perform or cause to be performed by contract all other repair, maintenance or upkeep of the Center property premises and equipment not identified in Section A.2 as Category 1 and Category 2 maintenance, including but not limited to general maintenance repair, repair of all Center heating, ventilating, and air conditioning equipment, the exterior surface of the Center and all roof surfaces.

3. Maintenance Funding and Payments: On or about January 1 of any year within the term of this agreement, the City shall allocate an amount equal to \$31,000, or, at the option of the City, a greater amount computed by multiplying said number times the average of the July Seattle Consumer Price Index and the July National Consumer Price Index as computed by the City from "The Washington Center for Performing Arts Endowment Fund" as established by Ordinance No. 4390, hereinafter referred to as the "Endowment Fund", and shall deposit this sum in a separate "Washington Center Maintenance Account", hereinafter referred to as the "Maintenance Account". The amount allocated to the Maintenance Account under this Section shall be considered a part of the compensation paid by the City to Washington Center for the same year pursuant to Section (D)(4) of this Agreement. Washington Center may bill the City on a monthly basis for Category 2 Maintenance and Repair carried out by Washington Center, with payment to be made from the Maintenance Account. Said billings may not exceed \$18,000 or an increased amount in proportion to any increase in the City's allocation set forth above in any fiscal year without the concurrence of the City. Further, said billings may not exceed \$3,000 for any one purchase of equipment or property or for any one item of repair, without the concurrence of the City. Washington Center shall keep records of repairs and maintenance for which payment is made hereunder and shall report same to the City on a quarterly basis.

The City may reimburse itself from the Maintenance Account for other repair and maintenance obligations for the Center, except for those improvements funded from the "Capital Fund" established in Paragraph 5 below. The City shall keep records of repairs and maintenance for which payment is made hereunder and shall report same to Washington Center on a quarterly basis. Any sums remaining in the Maintenance Account for a fiscal year, after said year is concluded, shall be returned to the Endowment Fund.

The City shall perform its maintenance duties hereunder at the same level and in accordance with the same standards the City applies to other City-owned property. This shall include a reasonable program of preventative maintenance.

D. MISCELLANEOUS TERMS OF AGREEMENT

1. Term: This Agreement shall be in full force and effect until December 31, 2017; provided, that the City and Washington Center shall review this agreement in 2010 and each five years thereafter. If said review does not result in agreed amendments on or before the anniversary date for which said notice is given, the Agreement shall continue in full force and effect as then written for at least another five-year period. Provided further, that either party may terminate this Agreement during its initial term, or after extension thereof, by giving the other party at least one year's notice thereof, except as provided in Section (D)(5) herein.

2. Termination: In the event Washington Center shall fail to perform the terms and conditions of this Agreement, then and in that event, City shall be entitled to terminate this Agreement by giving Washington Center thirty (30) days written notice by registered or certified mail, return receipt required, at the address provided in Paragraph D. 7. below, of its desire to terminate the Agreement, which notice shall contain a complete and itemized list of all matters in which Center is in default. During said thirty (30) day period, Washington Center shall be entitled to reinstate itself by correcting such default.

3. Independent Contractor: Washington Center shall be considered as an independent contractor in the operation of the Center, and this Agreement shall not be construed as creating any form of partnership between City and

Washington Center. Employees of Washington Center shall not be employees of the City of Olympia.

4. Compensation: The City and Washington Center agree that the success of the Center is dependent on the Endowment Fund, and that therefore only the interest of the Endowment Fund is to be utilized to meet any component of this agreement, and the principal of the Endowment Fund is to be left intact.

In consideration for the services provided herein, the City shall pay or allocate, as provided herein, to Washington Center during each calendar year of the agreement an amount equal to the 2% Lodging Tax authorized by R.C.W. 67.28.180 and collected by the City from lodging establishments listed on Exhibit "B" attached hereto and incorporated by reference, or such establishment's successors in interest. Additionally, the City shall pay to The Washington Center interest earnings of The Washington Center Endowment Fund. If the City collects Lodging Tax authorized by R.C.W. 67.28.180 from establishments in addition to those listed in Exhibit "B", the Washington Center may request from the City Council additional compensation. The City Council may approve or deny such request in the Council's sole discretion.

Beginning with payments for the contract year January 1, 2006 through December 31, 2006 and each contract year thereafter, the amount of Lodging Tax and interest earnings of The Washington Center Endowment Fund payable to the Washington Center shall be equal to the amount of tax collected and interest earned thereon for the 12 months ending September 30 of the preceding year.

All payments hereunder shall be paid on a monthly basis, based on vouchers submitted by Washington Center which outline budgeted expenditures included therein.

Compensation shall be limited to those costs incurred for which the Washington Center has not been reimbursed or paid by another source. Further, in no case shall the City reimburse or pay the Washington Center for donated, pro-bono, in-kind or like services.

Washington Center shall also seek operating grants, endowment funds and contributions from private and public sources.

5. Voluntary Termination: In the event Washington Center cannot operate the Center within a balanced budget, Washington Center may terminate this Agreement by giving at least six (6) months advance written notice to the City.

6. Arbitration: In the event that any dispute shall arise as to the interpretation of this Agreement, or in the event of a notice of default as to whether such default does constitute a breach of the contract and if the parties hereto cannot mutually settle such differences, then either party hereto shall be entitled to submit the determination of such matters to arbitration as provided by the laws of the State of Washington, or to seek such relief as may be available by the laws of the State of Washington in the Superior Court for Thurston County.

7. Notices: Any notice herein provided to be given to the City shall be addressed and delivered to the Olympia City Manager, Olympia City Hall, Eighth and Plum, Olympia, Washington 98501. Any notice to be given to Washington Center shall be addressed and delivered to Washington Center, 512 Washington Street SE, Olympia, Washington 98501.

E. CENTER ASSETS

1. City Assets: The City of Olympia owns the Center and all equipment not otherwise listed in Section E.2. below.

2. Washington Center Assets: Washington Center owns all office equipment and supplies, the Steinway Grand Piano, the Andy Crow Wurlitzer Theatre Organ, all equipment purchased by the Washington Center since

December 1992 and listed on Exhibit "C" attached to and incorporated herein by reference, and all fixtures installed in the Center since December 1992, including but not limited to the fixtures listed on Exhibit "C." Upon termination of this contract, all fixtures installed in the Center since December 1992, including any fixtures installed after the effective date of this amended Agreement, shall become the property of the City of Olympia. Equipment purchased by the Washington Center after the effective date of this amended Agreement and not installed in or otherwise made a part of the Center (i.e., that is not a fixture) shall be the property of the Washington Center notwithstanding any termination of this amended Agreement.

DATED this 20th day of ~~December~~, 2005. : January, 2006

THE CITY OF OLYMPIA

THE WASHINGTON CENTER

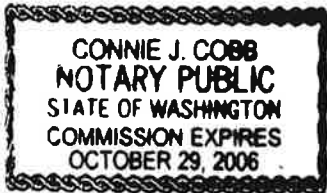
By: [Signature]
Steven R. Hall, City Manager

By: [Signature]

STATE OF WASHINGTON)
COUNTY OF THURSTON) ss.

On the 20th day of January, 2006, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steven R. Hall, to me known to be the City Manager of the City of Olympia, a municipal corporation, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned and on oath states that he is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year first above written.



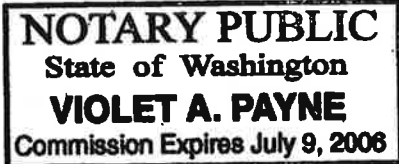
Connie J. Cobb
Signature
Print Name: Connie J. Cobb
NOTARY PUBLIC in and for the State of Washington, residing at Olympia
My commission expires 10/29/06

STATE OF WASHINGTON)
COUNTY OF THURSTON) ss.

On the 17th day of January, 2006, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me

Thomas Iovanne, to me known to be the Executive Director of the Washington Center for the Performing Arts, a Washington nonprofit corporation, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath states that he is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year first above written.



Violet A. Payne
Signature
Print Name: Violet A. Payne
NOTARY PUBLIC in and for the State of Washington, residing at
OLYMPIA
My commission expires 7-9-06

EXHIBIT A

CITY OF OLYMPIA
Olympia, Washington

POLICY FOR FREE USE OF THE WASHINGTON CENTER

PURPOSE: To afford the City with a policy for providing The Washington Center free of charge.

POLICY: It is the policy of the City of Olympia to periodically make The Washington Center available free of charge for events in which the City has a major policy interest, with the following conditions:

1. The requesting group be nonprofit in nature.
2. The event not occur more frequently than once each year.
3. The desired date does not conflict with other events already scheduled for The Center.
4. The event not be for fund-raising purposes, i.e., no charging of admission, soliciting donations, or assessing of fees.
5. The group or individual using The Center, agrees to hold the City harmless for any claims resulting from their use of Center.
6. The City determines there is general community interest in the proposed event.
7. The City determines that the activity constitutes a public use that the City is authorized to sponsor.

EXHIBIT B

LODGING ESTABLISHMENTS

Econo Lodge	1211 S Quince Street
Degs B&B	1213 11 th Court
Lighthouse Bungalow	1212 East Bay Drive
Swantown Inn B&B	1431 11 th Avenue
Priest Point Park Place	2225 East Bay Drive
Red Lion (West Coast) Olympia Hotel	2300 Evergreen Park Drive
Holly Motel	2816 Martin Way
Fertile Ground Guesthouse	311 9 th Avenue
Bailey Motor Inn	3333 Martin Way
Phoenix Inn #208	415 Capitol Way
Ameritel Inn	4520 E. Martin Way
Ramada Inn Governor House	621 Capitol Way
Best Western Aladdin Motor Inn	900 Capital Way
Olympia Inn	909 Capitol Way
Parker House B&B	942 Cedar Lake Court

Exhibit C

Equipment at The Washington Center owned by The Washington Center for the Performing Arts, Inc.

Soft Goods Inventory

2 bi-parting travelers
3 black flat legs
1 white Leno scrim
3 hampers

Stage Lighting System

ETC Expression board
12 S. C. R. Twin 2.4 KW CD 80's
ETC Express console
ETC Expression III light board/monitors

Instrument Inventory

18 A360 6 x 9 leko 750
14 ETC Source 4 par 575
5 Sky Cycs 3 Cell 1000

Cables and Supplies

all cables and connectors

Lighting Accessories

31 B size pattern holders
10 D size pattern holders
13 instrument floor stands
4 500w halogen

Audio Boards

1 Soundcraft Theater Venue 22X8X2
1 Soundcraft Theater Delta 12X4X2

Main Speakers

8 KF 650e cabinets
4 SB 600 sub-woofers
2 JF 80 near fills

4 MK 5164 cabinets
several ceiling speakers
other miscellaneous speakers

Amplifiers/Equalizers/Signal Processing

4 Crown MA 2402 power amps
2 Crown MA 3600 power amps
1 Crown MA 5002 power amp
1 TOA A912 70v monitor amp
1 TOA A903 70v monitor amp
1 QSC PLX 1602 stereo monitor amp
2 Crest CA9 stereo power amps
1 Lexicon Alex multi-effects processor
2 DBX 166A stereo compressor/limiters
1 Symetrix 501 compressor/limiter
2 BSS FDS 355 omni-drives
2 Klark Teknik DN 360 graphic equalizers
3 Yamaha Q2031 graphic equalizers
1 EV XP 200 A System Controller
1 Alesis Microverb II
1 Alesis Microverb III
1 Crown Com-Tech 210

Playback Units

1 Yamaha KX-W952 dual cassette deck with remote
2 Marantz PMD320 CD player
1 Yamaha CD player
1 Yamaha CD recorder
1 beta tape deck

Microphones

9 Shure SM 58
4 Shure SM 57 with wind screens
4 Crown CM310
4 Shure SM 81 condenser
1 Shure UHF - U 4s wireless receiver
1 SM 58 wireless/ Lav wireless
1 Barcus-Berry 4000XL Planer Wave
7 Whirlwind Director D/I boxes

Monitors

6 EV SX 200 wedge monitors with stands
2 EV SB 120A power subs

Stands, Cabling, and Miscellaneous

11 K&M tripod boom stands
7 short stands

1 Rapco 150' 12X4 snake
various mic cables
various speaker cables
various adapters
1 furman PL-Plus power conditioner
1 Anvil Case 11 Space
1 Anvil Case 11 Space Rolling Unit

Communications Equipment

3 Clearcom RS-100A belt packs
4 Clearcom CC-75B single muff headsets
3 Telex TR200 VHF wireless beltpacks
1 Telex BTR-200 wireless transceiver
1 walkie talkie system
1 IR hearing assistance system

Projection Equipment

2 tall rolling TV-AV carts
1 small TV stand
1 Sony Trinitron TV
2 Panasonic TV's
2 Sony DVD players
1 Panasonic VHS player
1 Panasonic HD Video Projector/lens

Piano

1 Steinway D 9' Concert Grand

Orchestra Equipment

30 musicians chairs
1 Wenger full enclosure orchestra shell
1 4' x 4' 8" tall carpeted rostrum
1 Rack of 4' x 6' Riser Platforms
2 Racks of 4 x 8' Riser Platforms
11 music stand lights

Support Equipment

1 washing machine and 1 dryer
1 steamer
2 irons and ironing boards
1 dishwasher
20 Cabaret tables
5 bistro tables
13 dressing room chairs
2 4' tables
8 6' tables
8 8' tables

2 12' half moon tables
green room furniture and refrigerator
lobby furniture
1 10' ladder
1 Numatic vacuum
1 versamatic vacuum
1 Super Coach vacuum
1 Ridgid vacuum
1 wet vacuum
1 15" buffer
1 Windsor rug shampooer
1 custodial cart
1 trash compactor
extensive first aid equipment/boxes
AED
extensive concessions equipment
extensive front-of-house equipment

Office Equipment

all equipment, computers, etc.

Items at The Washington Center on long-term loan from others

1 portable bar
assorted refrigerators and coolers
1 coffee maker
1 ice machine

**Fixtures at The Washington Center
owned by
The Washington Center for the Performing Arts,
Inc.**

Box Office ventilation system
computer network wiring
box office alterations
Stage II acoustical panels
pit lift
wiring for wireless network
facility accessibility alterations
Green Room carpeting and vinyl
Black Box dressing room

Green Room production office
Liberty Lounge cabinets and sink
Stage 1 and Liberty Lounge carpeting
donor recognition wall
theater organ and organ loft
Nancy Mee sculpture
concessions cabinet and 3-sink unit

