
BAPAC RENTAL AGREEMENT

701 S Main, Broken Arrow, OK 74012



This document is a complete guide to renting the Broken Arrow Performing Arts Center. Included are our rental rates, rental requirements, seating chart, client guide, and technical rider. To rent our facility, please contact our Executive Director: Kim Vento at 918-259-5723 or email kvento@baschools.org.

Rental Rates for the Performing Arts Center

Monday – Thursday: \$1750 for 5 hours, then \$300 per hour. (5 hour minimum)

Friday – Sunday: \$2000 for 5 hours, then \$350 per hour. (5 hour minimum)

Lobby or Flex Space Only – Mon – Thur: \$500 for 3 hours, then \$75 per hour. (3 hour minimum)

Fri – Sun: \$700 for 3 hours, then \$100 per hour (3 hour minimum)

Basic Rental Rate includes the following;

- One theater manager and 1 technician
- Normal stage lighting – work within the PAC's general light plot
- Up to 25 chairs and 15 stands
- Up to 5 microphones
- Dressing and makeup areas
- Conductor's podium
- Speaker's lectern
- Screen (front projection)
- Sound monitors on stage if needed

Equipment Available for Extra Cost (options not listed will be quoted separately)

- Wireless microphones: \$35.00 per mic
- Suspended microphones: \$35.00 per mic
- Orchestra shell: \$150.00 per event
- Choral risers: \$50.00 per set of risers
- Platforming 4' x 8': \$50.00 per set of platforms
- Use of Grand piano w/tuning: \$165.00 per event
- Music stand lights: \$50.00 per event
- Additional lighting scenes: \$35.00 per hour setup time
- Additional chairs and stands: \$35.00 per hour setup time
- Scenery flown from general purpose battens: \$35.00 per hour setup time
- 72" round tables and 32" bistro tables: \$8 per table include setup time

Personnel Available for Additional Cost (3 hour minimum)

- Security: \$75.00 per hour (off duty Broken Arrow Police Officers)
- Technicians: \$18.00 per hour (minimum 5 hours)
- Spotlight Operators: \$18.00 per hour (minimum 5 hours)

Additional costs based off unforeseen needs may also be negotiated as needed.

BAPAC RENTAL REQUIREMENTS

701 S Main, Broken Arrow, OK 74012 ~ 918-259-5723



All scheduling will take place through the BAPAC Events Office.

1. INSURANCE

- A certificate of \$1,000,000 liability insurance to comply with the Tort Claims Act (BH 1940) with Broken Arrow Public Schools listed as the additional insured must be furnished to the BAPAC no later than (10) days prior to the scheduled event. HB Tort Claims Act – The liability of a political subdivision or an employee, claims within the scope of this act arising out of an accident or occurrence happening after June 30, 1983 shall not exceed:
 - \$25,000 to claimant for any number of claims for damage to or destruction of property arising out of single accident or occurrence.
 - \$100,000 to claimant for all other claims arising out of a single accident or occurrence
 - \$1,000,000 for any number of claims out of a single occurrence or accident.

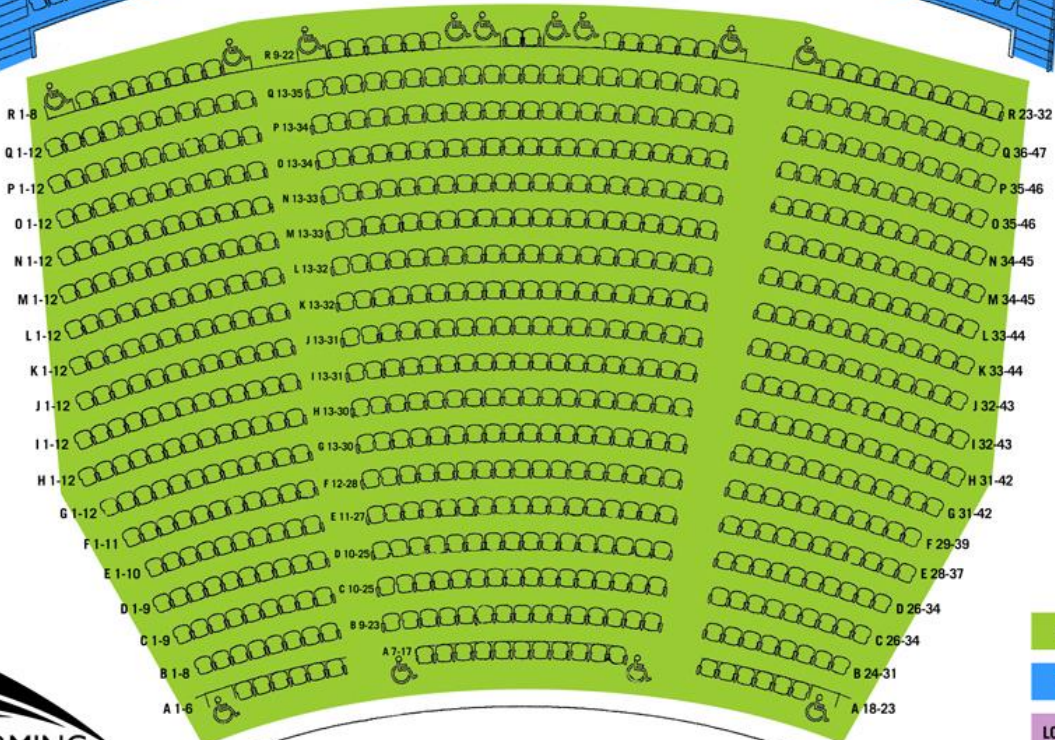
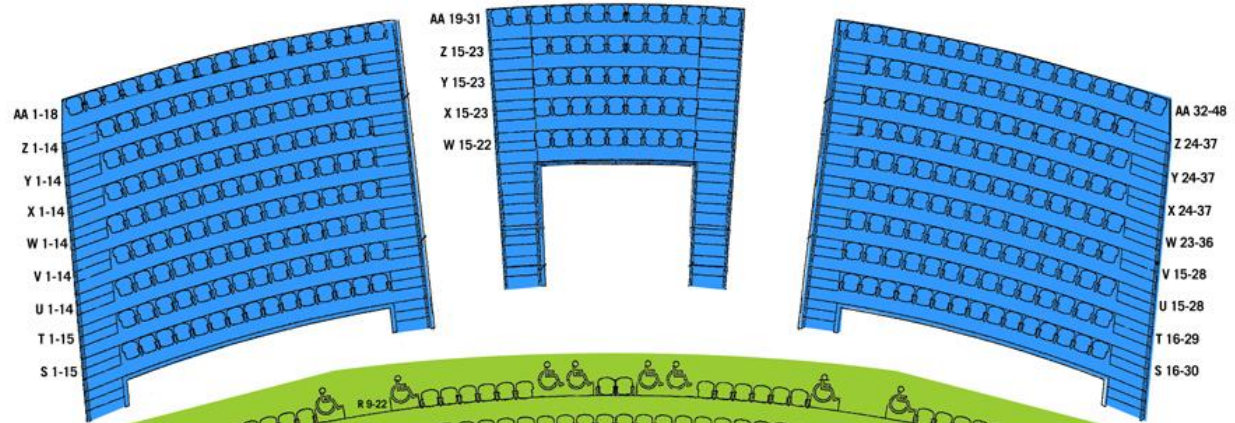
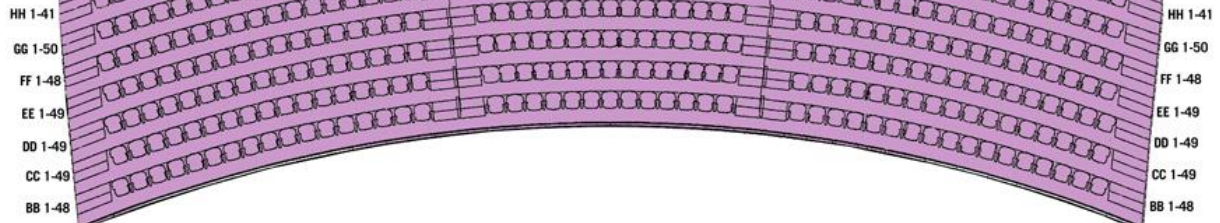
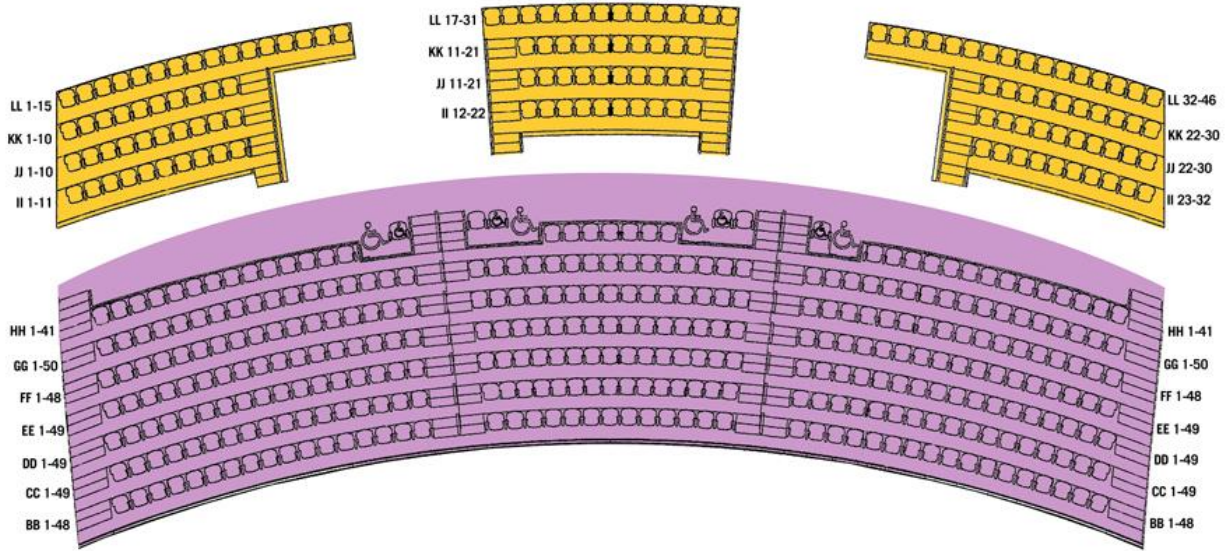
2. DEPOSIT

- A deposit of 50% of the full rental costs must be submitted at the time of the rental agreement to lock in date. This deposit is not refundable unless the agreement for facility is cancelled in writing 30 days prior to the event.

3. PAYMENT

- Payment in full of all known charges shall take place prior to or on the day of the event. Additional charges that may develop because of required changes in equipment, additional personnel needed, or additional facility use will be billed to the lessee.

*To solidify and lock a date on our events calendar, insurance, deposit, and a signed copy of this document are required.



- ORCHESTRA
- MEZZANINE
- LOWER BALCONY
- UPPER BALCONY



STAGE

BAPAC CLIENT GUIDE

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All scheduling will take place through the BAPAC Events Office

1. PRODUCTION MEETINGS

WHAT, WHEN, AND WHY:

These are meetings that are scheduled approximately one month prior to the event. Every client of the performance space is required to attend a minimum of one production meeting. More meetings may be scheduled if the event is complex or technical information is incomplete. The need for additional meetings is determined by the BAPAC Technical Director. These meetings are held at mutually convenient times, and are scheduled by the BAPAC Events Manager.

At this meeting, the client will be asked questions regarding times, equipment, staging, etc. It is imperative that one voice representing the client answer these questions. This one voice must be empowered by the client to answer all technical questions (tech specs available at brokenarrowpac.com), determine schedules, and incur expenses regarding production equipment and personnel. Final decisions are made at this meeting. Any changes are difficult to facilitate. Technical and human resources are scheduled well in advance to insure facilitation. It may not be possible to reschedule these resources if production meetings are delayed or if changes are made afterward.

Depending upon the complexity of the show presented, it may be required of the client to submit a light plot, sound plot, ground plan with use of scenery, fly system, and soft goods. These drawings are generally due 2 weeks prior to the event, but may be required earlier depending upon the schedule in the facility. It may also be necessary for the client to supply a Stage Manager or someone to call the show. When the client is represented by committee, the committee members need to discuss their needs prior to the production meeting, designate their spokesperson, and delegate decision making authority. One person/one voice from the client is needed to coordinate the event with BAPAC. If options need to be discussed before making final decisions, a planning meeting can be set up through the BAPAC to discuss these options. This will give the client an opportunity to explore various staging, sound, lighting, rigging, etc. possibilities before etching those decisions in stone in the production meeting. A clear and firm understanding of needs must be expressed in the production meeting. This is the time to fine-tune options explored beforehand and to finalize those options.

2. BAPAC PRODUCTION PHILOSOPHY

The Broken Arrow Performing Arts Center is a touring facility or a roadhouse. We are presenters, not producers. It is our mission to assist others in mounting their produced, *packaged* shows.

- **ALCOHOLIC BEVERAGES:** No alcoholic beverages are allowed on campus property.
- **TOBACCO POLICY:** No tobacco of any kind is permitted anywhere in or around the BAPAC including the parking lot.
- **ANIMALS PROHIBITED:** No animals, except registered service animals, are not allowed in the space for any other reason than use in a show.
- **BLOCKING OF HOUSE EGRESS:** Due to fire regulations, no aisle is allowed to be blocked in any manner.
- **BROADCAST RECORDING RIGHTS:** Any broadcasting or televising in any manner in connection to the client's use of the space must have written approval by the Director of the PAC. Any audio drop, connection, or any other tool or facility rendered for such an activity must have a minimum of 3 days' notice from the client to the BAPAC Technical Director.
- **CANCELLATIONS DUE TO WEATHER:** Whenever the Broken Arrow Public Schools regular classes are cancelled, all programs will be cancelled as well. Cancellation notice will be given on radio and television broadcasts.
- **CHAPERONING OF CHILDREN:** Events incorporating children must have adult supervision at all times in the performance and support areas. These adults must be supplied by the client. No child will be left unsupervised.
- **CLIENTS EQUIPMENT USED ONSTAGE:** Any equipment used on stage or in any of the support areas that is supplied by the client, i.e. special effects devices (ex. confetti), must have approval of the BAPAC Technical Director and/or the Production Manager. In accepting delivery of property addressed to the client, the BAPAC is acting for the accommodation of the client and shall not be held liable for any loss or damage thereof. Client assumes all responsibility for any property which may be placed in storage during or between events. (see **SCENERY REMOVAL**)

- **CONTROL OF PREMISES:** It is understood that no agreement with the client relinquishes BAPAC's right to control the management of the facility and to enforce all laws, rules and regulations.
- **CONTROL OF STAGE EQUIPMENT:** No stage rigging, lighting or any other equipment can be used or changed without prior approval of the BAPAC Technical Director. All equipment must be restored to the house plot as part of load out.
- **CURTAIN TIMES:** Curtain will not be held beyond advertised times except for the following reasons: Equipment malfunction, weather or traffic conditions as determined by the House Manager, illness or tardiness on the part of a performer. BAPAC Executive Director makes the final decision determining the holding of a curtain.
- **DEFACEMENT OF FACILITY:** No client shall allow nails, tacks, tape, screws, or similar material to be driven or placed in any part of the premises without approval of the BAPAC Technical Director. There shall be no painting on stage without prior approval of BAPAC Technical Director. Repair of all damage is the responsibility of the client.
- **FIREPROOFING:** All scenic materials brought in to the space by client must be flame proofed and/or conform to the Uniform Fire Code.
- **FOOD/DRINK:** No food or drink is allowed in the house (audience area) or on stage except during performance as is called for in the course of client's show.
- **GREEN ROOM:** Green Room is a common area for cast and crew.
- **GUESTS BACKSTAGE:** Guests are not permitted anywhere onstage before, during or after a performance or during intermission. All doors leading to the stage will be locked and no admittance gained following a performance and during an intermission. Guests are welcome to come backstage to the house right support hall if the client wishes, but no admittance to or through the stage will be allowed. This is a safety issue as well as a logistical concern. Stagehands need to be able to do their work quickly and without obstruction.
- **INTERRUPTION OR TERMINATION OF EVENT:** BAPAC retains the right to cause interruption or termination of any event when, in the sole judgment of the BAPAC, such action is necessary in the interest of public safety.
- **KEYS TO FACILITY:** No keys to the BAPAC will be afforded to any client or artist hired by the client.
- **LIGHTING INVENTORY:** The lighting inventory will be used as is. No re-lamping will be done unless necessary to replace an expired lamp, and no conversions will be made.
- **LOADING DOCK:** Clients will use the loading dock on the southeast side of the BAPAC to unload their equipment. **Immediately after unloading, vehicles must be removed.** There is **NO** acceptable parking in the dock loading area unless it is to load or unload.
- **NON-EXCLUSIVE RIGHT:** The BAPAC shall retain the right to use and license use of portions of the BAPAC not covered in the contract with any individual client, provided, that such use will not interfere with the client's activities.
- **OPENING OF HOUSE:** The House opens 30 minutes prior to performance. All presets, sound, and light checks must be completed by that time.
- **CODE OF CONDUCT:** Client agrees that at all times he/she will conduct his/her activities with full regard to public safety, and will observe and abide by all applicable regulations and requests by duly authorized campus and governmental agencies responsible for public safety.
- **SCENERY REMOVAL:** All scenery, props, costumes, equipment, etc. belonging to the client must be removed by client immediately following the final performance. All items not removed from the building will be assumed trash and disposed of accordingly at strike. All trash, spike tape, signs, confetti, must be removed and cleaned up by the client.
- **SECURITY OF VALUABLES:** No lock box is provided to clients of the performance space. It is suggested that any personal valuable not be brought into the backstage area.
- **STAFFING:** All clients' production needs are coordinated through the BAPAC Executive Director and/or Events Manager.

3. PRODUCTION QUESTIONS FOR CLIENTS

It must be understood that the performance space is rented as bare walls and floor. It is up to the client to inform the BAPAC of what is needed in the space. This includes lighting, sound, rigging, soft goods, and *anything* that is needed onstage. The first issue is to determine the *nature* of the use: dance, music, lecture, play, etc.

4. QUESTIONS FOR ALL CLIENTS:

GENERAL:

- What are the dressing room needs?
- If bringing in a packaged show, are copies of contract/s with artist/s ready to give to the BAPAC? Are names and telephone numbers of show's technical coordinator/s included?
- What are the microphone needs? These would be anticipated needs. Some will not be able to be determined until onstage.
- What are curtain, final curtain, and clear times?

- Who will serve as the one voice/contact person for all technical needs? This person must be authorized to incur expenses for client.
- Any pre or post show music desired? If so, what?
- Is curtain being opened or closed during event?
- Does client know of any press that may require an audio drop?
- Is security needed for backstage for artist?
- Are interpreters for hearing impaired needed for event?

LECTURE:

- How much of the stage is being used? Usually forestage is plenty for lecture.
- Any A/V needs? What type? Can they be rear projected?
- Chairs or tables needed onstage?
- What are the microphone needs? Production may not be able to switch to wireless equipment the day of the performance.
- How many speakers are there? Intro speakers, main speakers, closing speakers, etc...
- Will there be Q &A? Houselights may need to be raised during this time, and arrangements made for the facilitation of audience's questions.

MUSIC:

- Is it a shell event? If it is not a shell event then how is the stage configured in terms of soft goods, etc.?
- Is conductor's podium needed?
- Is piano needed?
- Number of chairs, stands, music stand lights needed?
- Please provide drawing of set up.
- Band risers needed? User needs to supply set up ground plan.
- Follow spot needed?
- What are lighting needs? Client may need to hire an independent lighting designer if needs are complex.
- Depending upon complexity of event, client may be required to provide a stage manager, lighting, and sound plots.
- Are monitors needed onstage? Who is client's sound person?

DANCE:

- Is dance floor being used? What type? Client will need to provide.
- Who is client's lighting designer? Plan and section of theatre and instrument schedule will be given to client. Lighting designer's light plot must include use of soft goods, all scenery used and lift configuration.
- What is the source of music? Live or recorded audio playback? Who is client's sound person?
- Is a piano needed for rehearsals, performances?
- Who is the client's stage manager? From which location is the stage manager calling the show?
- If company includes children, chaperones must accompany. There must be one adult for every 10 children under the age of 13 and one adult for every 20 children between the ages of 13 and 17.

PLAY:

- Who is your scenic designer?
- Who is your lighting designer?
- Who is your sound designer?
- For all other questions, see **Dance**.

ALL SHOPS (Scene, Prop, Costume)

These are used exclusively by the BAPAC staff. Any use by visiting companies must be requested through BAPAC and/or Technical Director. Client must be supervised by a member of BAPAC production staff, with their time being compensated by the client.

DRESSING ROOMS

The dressing rooms assigned to you are for your exclusive use during your stay. Please do not leave valuables in them, as there is no lock box provided. Please do not bring visitors in the dressing rooms. Rolling racks are available; you can request these through BAPAC Technical Director. Each dressing room contains mirrors, lighting, sinks and private bathroom.

GREEN ROOM:

This is a community room for everyone involved in the event. Crew is allowed to use the Green Room except from one-half hour before performance till one-half hour after performance. The green room contains couch seating and private bathroom.

BAPAC TECHNICAL RIDER

701 S Main, Broken Arrow, OK 74012 ~ 918-259-5723



Please complete the following information. If you have questions, please contact the following:

BAPAC Technical Director: Matt Morton 918-259-7707

Production:

Sponsoring Organization:

Contact:

Contact Phone Number:

Contact Email:

Rehearsal Date (if other than performance day):

Rehearsal Setup Time - Begins:

Ends:

Exit Building:

Production\Performance Date:

Production Setup Time - Begins :

Ends:

Performance Time - Begins:

Ends:

Theatre Doors Open:

Exit Building:

5. STAGE: CHECK IF NEEDED (REFER TO EQUIPMENT RENTAL RATES)

Flown Scenery, Number: _____

Choral Risers, Number: _____

4' x 8' Platforms, Number: _____

Conductor's Podium

Speaker's Lectern

Piano Clavinova

Chairs, Number: _____

Stands, Number: _____

Scenery, Number: _____

Acoustic Shell

Other: _____

6. PRODUCTION WILL PLAY IN FRONT OF:

House Curtain (Red)

Mid-stage Traveler (Black)

Cyclorama

Blackout Curtain (rear)

Other: _____

7. LIGHTING

- Follow Spots, Number: _____ (requires additional technicians)
- Video Projector
- Projection Screen
- Stage Wash: General Wash or Specific _____ Other: _____

8. SOUND

- Down Stage Monitors _____ Other: _____
- Backstage Monitors
- Audio Playback
- Microphones, Number: _____ Describe purpose and location _____

9. LOBBY

- Round Tables, Number: _____ *see pricing _____ Other: _____
- Chairs, Number: _____
- 6' Serving Tables, Number _____
- Table clothes for serving tables, Number _____

Comments: _____

ACKNOWLEDGMENTS:

I confirm that I am the sole responsible party representing the lessee and its constituents.

I agree that I have read and understand this BAPAC Rental Agreement and agree to comply with all policies and rules contained therein.

I understand by signing this document it does not insure a confirmed rental date\agreement until all rental requirements are met and the BAPAC team confirms it can fulfill the requirements of the rental request.

By submitting this form, I attest that the information I have provided on the form is true and accurate.

X

Lessee Signature and Date

