



City Council

Agenda Item

Subject: Approval of a Lease Agreement of the Watertown Municipal Event Center between the City of Watertown and Santo Tequila SD LLC

Meeting: City Council - Jul 07 2025 - Outgoing Council

From: Alan Stager, City Manager

BACKGROUND INFORMATION:

The Ramkota Hotel was sold and WR Hospitality has notified the City of its intent to terminate the Watertown Event Center Lease. The City is contracting with the new restaurant owner, Santo Tequila LLC to lease the Watertown Event Center and provide uninterrupted services for those who have contracted and reserved to hold their events at the event center moving forward. The transfer of the liquor license is also on today's agenda as a separate item. The new owners plan to retain the current event center staff to allow for a seamless transition.

FINANCIAL CONSIDERATIONS:

See attached agreement.

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve the Lease Agreement of the Watertown Municipal Event Center between the City of Watertown and Santo Tequila SD LLC

ATTACHMENT(S):

[2025 WEC Lease](#)

[Ex. A Leased Premises Area](#)

[Exhibit B Inventory](#)

[WEC Exhibit C Load Bearing Walls](#)

LEASE OF WATERTOWN MUNICIPAL EVENT CENTER

THIS LEASE AGREEMENT is made and entered into this 8th day of July, 2025, by and between the CITY OF WATERTOWN, SOUTH DAKOTA, a South Dakota municipal corporation (hereinafter "CITY"), and SANTO TEQUILA SD LLC, a South Dakota limited liability company, with its principal business offices located at 2411 SE Sixth Avenue, Aberdeen, SD 57401 (hereinafter "TENANT"), and is subject to the following terms and conditions:

1. **Leased Premises.**

CITY hereby leases to TENANT the real property described as:

Ramkota Addition to the Municipality of Watertown, in the County of Codington, South Dakota and Lot 4 and the West 93.3 feet of Lot 5 of Turbes Addition to the City of Watertown, Codington County, South Dakota, all as depicted on the drawing attached to this Lease Agreement and labeled as Exhibit A.

In addition to the real property leased hereunder, the parties acknowledge and agree that the WEC shall include the current furniture, fixtures and equipment (hereinafter "FF&E") made a part of the WEC. A list of all FF&E is attached as Exhibit B. Unless otherwise stated herein, the FF&E is provided by CITY "AS IS" with no warranty as to condition and use.

2. **Term.**

The term of this Lease Agreement shall be five (5) years, with said term beginning on July 8, 2025. It is further agreed and understood that this Lease Agreement shall automatically renew for 4 (four) subsequent and successive five (5) year terms unless notice of termination has been provided as described herein. It is further understood the CITY shall give TENANT a first right of refusal to lease the WEC at the conclusion of the lease term and renewals described hereunder, under terms then negotiated by CITY.

3. **Rent.**

TENANT shall pay no rent throughout the term and renewals of this lease, but will, in lieu of such rent payment, and as consideration for this Lease Agreement, perform the following valuable services for the benefit of CITY:

- A. TENANT agrees to supervise and direct the general operations of the WEC; and to establish prices, charges and rules of conduct for the WEC.
- B. TENANT shall be responsible for marketing and promotion of the WEC.
- C. TENANT shall supervise and manage, at its own expense, all operations for and within the WEC.
- D. TENANT agrees to employ, at its own expense, all employees necessary to effectively operate the WEC.

- E. TENANT will adopt a schedule of charges for use of the facility, and a schedule of charges for food, beverages, or merchandise, and will collect and retain the proceeds thereof, if any.
- F. TENANT agrees to manage and operate the WEC in a professional and businesslike manner and shall, at all times, maintain an adequate labor force to ensure the proper and efficient operation of the WEC. TENANT further agrees to purchase and install all necessary equipment and supplies in addition to, or replacement of, the equipment and supplies provided by CITY on Exhibit B.

4. **Maintenance and Utilities.**

TENANT will perform all necessary maintenance and cleaning services upon the leased premises at its sole expense. TENANT shall pay all costs, expenses and monthly utility charges necessary to provide gas, water, sewer and electricity to the WEC. TENANT shall pay all costs of trash removal and any other waste disposal.

5. **TENANT's Obligations.**

In addition to those obligations contained in Paragraph 3, *supra*, TENANT agrees to perform the following obligations throughout the term of this Lease Agreement:

- A. TENANT will keep the WEC premises in good repair, including, but not limited to, the following: all fixtures, the WEC parking area, HVAC, all electrical and plumbing components, plantings, weeding, mowing, snow removal, exterior lighting, less normal wear and tear. By way of example, any repairs to the HVAC system shall be the responsibility of TENANT such as a valve replacement, filter replacement, season/regular equipment maintenance and repairs. However, the replacement of a water heater or furnace system shall be the responsibility of CITY and is subject to approval and necessary approved and available appropriations by the City Council.
- B. TENANT agrees it will not encumber or allow any materialman's or mechanic's liens to be attached to the WEC.
- C. Except as otherwise provided in this lease and without assuming liability for payment, TENANT agrees that it will make, or cause to be made, all necessary repairs, maintenance and replacement of any and all portions of the WEC to ensure its proper and continued use and operation, and will not allow any waste or material diminution of the WEC premises to occur due to any failure to perform any maintenance or repair obligation prescribed hereunder. TENANT may, at its option, upon reasonable notice, elect to have CITY perform any particular such maintenance or repairs the cost of which will be billed to, and the responsibility of, TENANT. In addition to 5.A. above, items to be maintained and repaired by TENANT include, but are not limited to: carpet repair, painting, airwalls, pipe leaks/plugs, light replacement, interior window and door repair/replacement, kitchen appliance repairs, and general repairs.
- D. TENANT agrees that the FF&E provided hereunder is the property of CITY and shall remain with the WEC at the conclusion of this Lease. TENANT further agrees and acknowledges that during the term of this Lease, some of those FF&E items identified on Exhibit B will need to be replaced due to damage, attrition, obsolescence or loss. TENANT

hereby agrees that when any item of FF&E needs to be replaced, it will be replaced by TENANT, at its sole expense, with an item that is similar to the original item furnished. Upon expiration of this Lease, TENANT agrees to provide CITY an updated list of all FF&E items then remaining at the WEC. CITY shall have the right to examine such updated list, compare it with Exhibit B, and thereafter require TENANT to provide replacement of any item damaged or lost during the term of the lease.

- E. TENANT agrees it will comply with all laws, ordinances, rules or regulations whether federal, state or local, which are applicable to the maintenance, operation, use and occupancy of the WEC.
- F. TENANT acknowledges that CITY, has a Convention and Visitor's Bureau (CVB), whose executive director promotes the City of Watertown. TENANT agrees that in scheduling events within the WEC, its promoter shall communicate and cooperate with the CVB, and will provide the CVB with updates. TENANT will notify CITY to assist with communication between the TENANT and CVB when necessary. However, the TENANT maintains sole authority and discretion in the scheduling and booking of all events within the WEC.
- G. CITY represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. TENANT shall not introduce or use any such substance on the property in violation of any applicable law. TENANT shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, of all spills or other releases of Hazardous Substance, that have occurred or which may occur on the property.

6. **CITY's Obligations.**

- A. CITY covenants and warrants that TENANT shall have the right of quiet enjoyment in the leased premises during the lease term and renewals.
- B. CITY warrants that during the term of this Lease Agreement it will not make or enter, or cause to be made or entered, any other Lease Agreement(s) over or upon the leased premises described herein.
- C. CITY agrees that it will provide any and all necessary assistance to TENANT for the purpose of acquiring and renewing its on-sale alcoholic beverage license(s) and any applicable permits including building permits, conditional uses, variances, and zoning approvals. CITY may issue a City owned liquor license for use by TENANT for the WEC in lieu of TENANT's liquor license being used for its restaurant.
- D. CITY will be responsible for Property Taxes, if any, or payment in lieu of taxes, if any, for the WEC.
- E. CITY will be responsible for necessary repair and replacement of structural components of the WEC including, without limitations, the following: foundations, exterior walls, interior bearing walls, floor slabs, exterior window and door repair and replacement, overhang/canopy to Event Center, landscaping rock, curb/gutter, HVAC equipment and controls replacement, roof, and appliance replacement in the kitchen on the event center

side. All improvements and repairs provided by CITY are subject to City Council approval and available appropriations. See, Exhibit C for location of structural walls. This does not include general maintenance, which at all times, will remain the responsibility of TENANT. CITY shall have no responsibility for any obligation assumed by TENANT in Paragraph 5, *supra*. There shall be no abatement of rent or liability of CITY to TENANT on account of any interference with TENANT'S business with respect to any improvements, alterations or repairs made by CITY to the leased premises. However, that CITY shall not be required to make any repairs occasioned by the act, omission or negligence of TENANT, or TENANT's customers, invitees, agents, contractors, employees, servants, assignees, licensees or concessionaires. If the Premises should become in need of repairs required to be made by CITY hereunder, TENANT shall give prompt written notice thereof to CITY. All maintenance and repairs by CITY is contingent upon available funds and approval, when necessary, of the City Council.

7. Alterations by TENANT.

- A. *Non-Structural Alteration.* TENANT shall have the ability to remodel the WEC and make non-structural substitutions, additions, modifications, deletions and improvements from time to time as deemed necessary or desirable; provided, however, that the uses and purposes of the WEC shall not be changed. The costs of any remodeling, substitutions, additions, modifications and improvements shall be paid for solely by TENANT, and any additions, accessions or fixtures added by TENANT shall become the property of CITY. Any non-structural alterations under this Section A shall be presented to the CITY in written form, with proposed detailed plans.
- B. *Structural Alteration.* TENANT shall not make, or cause to be made, any structural alteration, modification or addition in or to the WEC without the express written approval of CITY. Any alterations, improvements, additions or utility installations in or about the leased premises that TENANT shall desire to make shall be presented to CITY in written form, with proposed detailed plans. If CITY shall give its consent to TENANT making such alteration, improvement, addition or utility installation, the consent shall be deemed conditioned upon TENANT acquiring all applicable permits to do so from the applicable governmental agencies, furnishing a copy thereof to CITY prior to the commencement of the work, and compliance by TENANT with all conditions of said permit in a prompt and expeditious manner. All structural alterations, modifications or additions in and to the WEC shall become part of the WEC and property of CITY.
- C. TENANT shall have the right to install interior partitions and create necessary openings in flooring, ceiling and/or walls for the conduct of WEC business with prior approval from the CITY which such approval shall not be unreasonably withheld.

8. Damage to WEC.

Without assumption of ultimate responsibility for payment, TENANT shall, subject to unavoidable delay, promptly arrange for repair any injury or damage to the WEC from whatever cause. TENANT further agrees that it will promptly notify CITY of any damage to the WEC, which TENANT estimates at more than Five Thousand Dollars (\$5,000.00).

9. CITY's Right of Inspection.

CITY shall retain the right, throughout the lease term, to inspect the leased premises to ensure proper operation and maintenance. Any damage or deterioration of the leased premises shall not be deemed ordinary wear and tear if the same could have been prevented by good maintenance practices by TENANT. CITY additionally shall retain the right to enter the WEC for the purpose of conducting a risk assessment with retained safety consultants or risk management personnel. TENANT hereby expressly agrees to allow CITY to conduct such inspections, upon reasonable notice, and CITY agrees and warrants that any inspection so conducted will, unless otherwise unavoidable, cause no interruption of TENANT's activities. TENANT agrees, without necessarily assuming liability for payment, that any modification or alteration required as a result of any safety inspection conducted hereunder will be completed in a timely manner, and pursuant to specifications provided by the safety consultant or risk management personnel, required by law.

10. Performance Theater.

CITY agrees it will be responsible for repair and replacement of all components necessary to operate the performance theater, which shall be deemed to include; stage rigging and drapery, performance lighting system, performance sound system, and related control systems for such lighting and sound systems. TENANT shall be responsible for day-to-day operation of the Performance Theater including, but not limited to, scheduling, leasing, clean-up, and set-up.

Fifty percent (50%) of the income and fees received from operation and/or lease of the Performance Theater shall belong to CITY during the lease term and said funds shall be dedicated and reserved for updates and maintenance of components stated in this Section 10 that are the responsibility of the CITY.

11. Auditorium Building Fund.

CITY and TENANT acknowledge that, pursuant to *S.D.C.L. §6-4-1*, CITY may establish an "Auditorium Building Fund," whose revenue is derived from admission to, and use of, the Performance Theater, with said fund to be used for the purpose of remodeling, repair and for the purchase of equipment for the Performance Theater. TENANT agrees that for each event the Performance Theater is used or occupied by any group or organization, CITY shall receive not more than fifty percent (50%) of the amount charged and collected by TENANT for rental of the Performance Theater, as established by TENANT pursuant to Paragraph 3. A., *supra*. Or, in the event individual admission tickets are sold by TENANT or TENANT's Agents for any event held within the Performance Theater, CITY and TENANT agree that not more than 50% of each admission ticket price shall be deposited in the Auditorium Building Fund established by CITY for the limited and exclusive purposes described herein. TENANT agrees to advise any group or organization renting the Performance Theater about this provision, and TENANT further agrees to use its best efforts to ensure compliance with this provision. TENANT will remit to CITY any money retained pursuant to this section not less than once each month during the term of this Lease Agreement. TENANT agrees to provide CITY its list of fees and charges, including any amendments thereto throughout this Lease Agreement to ensure compliance with this material provision. TENANT agrees to provide CITY an annual accounting of all revenue generated from the Performance Theater to ensure compliance with this material provision.

12. Hold Harmless.

The TENANT agrees to perform and faithfully to observe and comply with all the conditions, regulations, and provisions prescribed herein and further to indemnify, save and keep harmless the CITY, its officers, agents, and employees of and from all liability, lien, judgment, costs, damages and expense of whatsoever kind, including costs and reasonable attorney's fees, which may in any way be suffered by the CITY or by any of its officers, agents, employees, or which may accrue against or be charged to or recovered from the CITY, to its said officer, agents, or employees by reason of or arising out of the operations of the WEC including all services, concessions, and alcohol sales herein provided for the privileges granted, as aforesaid, or for or on account of any act or thing done or suffered or omitted to be done under the authority, or supposed authority, of such grant. TENANT shall, during the term hereof, or any part hereof, hold CITY harmless and indemnify it from any and all damages and demands that may result from all acts including third-party claims and negligence of TENANT, including specifically, but not limited to, personal injury and property damage claims arising out of or incidental to the use, maintenance or operation by TENANT or his employees or agents, of any of the structures, appliances, equipment or operations referred to in this Agreement.

13. Insurance and Subrogation.

TENANT will provide Commercial General Liability Insurance in an aggregate amount of \$1,000,000.00 with a \$5,000,000.00 umbrella and name CITY as an additional insured on the policy or policies. TENANT may satisfy this requirement by obtaining appropriate endorsement to any master policy of liability insurance TENANT or affiliates may maintain.

TENANT further agrees to maintain fire, wind and extended coverage insurance on all improvements comprising the WEC to the extent of the full insurable value thereof on a replacement cost basis without deduction for depreciation.

TENANT agrees to obtain flood insurance covering the WEC to the extent available under the National Flood Insurance Act.

TENANT shall procure and maintain workmen's compensation insurance issued by a responsible carrier authorized under the laws of the State of South Dakota to insure employers against liability for compensation under the Workmen's Compensation Insurance and Safety Act now or hereafter enacted in South Dakota to cover all persons employed in connection with the WEC.

All policies required under this Section shall name the CITY and TENANT as insureds as their respective interests may appear. All such policies shall contain a provision whereby the policy shall not be canceled without at least thirty (30) days' prior written notice to CITY and TENANT. TENANT will provide CITY with certificates of insurance as evidence of all insurance policies required under this Lease Agreement.

Upon the happening of any loss or damage covered by any such policies from one or more of the causes insured against, TENANT shall make due proof of loss with the insurer and shall hold the net proceeds resulting from any such loss in trust for the benefit of the parties who sustained any loss or damage.

14. Termination of Lease Agreement.

Except as otherwise provided herein, this Lease Agreement may be terminated, without any penalty or further liability as follows:

- A. Upon thirty (30) days written notice by either party if the other party materially defaults and/or fails to cure or commence curing such default within that thirty (30) day period, or such longer period as may be required to diligently complete a cure commenced within that thirty (30) day period;
- B. If at any time during the lease term the WEC cannot be used by the public for the purpose for which it was constructed due to any law, ordinance, order, rule, regulation or requirement of any federal, state or local government authority, then TENANT may, at its option, terminate this Lease Agreement effective upon a date therein specified, which date shall not be less than thirty (30) days after such notice is given to the CITY, and all obligations and liabilities of TENANT hereunder shall cease as of such termination date, except for liabilities and obligations which were owed or accrued prior to such termination date.
- C. Upon one hundred and eighty (180) days written notice by either party, with or without cause.

15. Default.

Any one of the following shall constitute a Default by TENANT of Lease Agreement unless otherwise cured as prescribed herein:

- A. Upon any notice of cancelation of either the casualty or liability insurance policies required hereunder given to CITY, and TENANT fails to renew such policy within ten (10) days after such written notice is given by CITY to TENANT or prior to date of cancellation of such policy, whichever is later;
- B. If the leasehold interest of TENANT shall be levied upon or attached resulting from legal proceedings and such process shall not be vacated, discharged, or bonded over within thirty (30) days of such levy or attachment.
- C. If TENANT's ability to conduct business in the State of South Dakota expires or is annulled or if TENANT is dissolved or liquidated and reinstatement is time barred.
- D. If TENANT files a petition in bankruptcy, reorganization, or for an arrangement under the Federal Bankruptcy Code, or shall be adjudicated as bankrupt or insolvent, or shall make assignment for the benefit of creditors; or if a petition or answer proposing the adjudication of TENANT as bankrupt or its reorganization shall be filed in any court and such petition or answer shall not be discharged or denied within thirty (30) days after filing thereof, or a receiver, trustee or liquidator of the Tenant or of all or substantially all of the assets of the Tenant shall be appointed in any proceeding brought against the TENANT and shall not be discharged within thirty (30) days after such appointment, or if the TENANT shall consent to or acquiesce in such appointment.

- E. If TENANT fails to observe or perform any other covenant, condition or obligation on its part under this Lease Agreement, and such failure or violation shall continue for a period of thirty (30) days after written notice has been given to TENANT by CITY specifying such failure or violation and requesting that it be remedied.
- F. If TENANT shall assign this Lease or sublet the leased premises in violation of the provisions of this Lease, and if such assignment or sublease is not terminated, rescinded, canceled or satisfied within three (3) days after TENANT has received written notice wherein the specifics of such violation are set forth.

16. Remedies for Default.

Whenever any Default as described Section 15, *supra*, shall remain uncured after the expiration of time as set forth in this lease CITY may, at its option, elect any one or more of the following remedies:

- A. CITY may terminate this Lease Agreement and TENANT's rights hereunder by serving notice upon TENANT that CITY elects to terminate this Lease Agreement upon a date specified, which date shall not be less than thirty (30) days after the service of such notice nor more than one hundred eighty (180) days, and this Lease Agreement shall expire on the date so specified with the same force and effect as if that date had been originally fixed as the expiration of the term hereof, and CITY may thereafter lawfully re-enter the leased premises and repossess the same and remove TENANT and those claiming under this Lease Agreement without being liable for damages therefor.
- B. CITY may lawfully re-enter the leased premises or any part thereof and repossess the same and expel TENANT and those claiming under TENANT without being liable for any damages therefor.
- C. CITY may take whatever action at law or in equity that may appear necessary or appropriate to enforce performance and observance of any obligation, agreement or covenant of TENANT herein.

No remedy herein shall be considered exclusive of any other remedy conferred by this Lease Agreement or law, but all such remedies shall be cumulative. Every power and remedy given by this Lease Agreement may be exercised from time to time and as often as may be declared expedient. No delay or omission of CITY or TENANT to exercise any power, right of remedy shall impair any such right or power or be construed to be a waiver thereof. No waiver of any breach of any covenant, agreement or provision of this Lease shall be construed or held to be a waiver of any other breach, covenant, agreement or provision.

CITY shall have the right, but not the obligation, to cure any default of TENANT at TENANT's expense, and enter the WEC for such purpose and take all action thereon as, in the reasonable opinion of CITY, may be necessary or appropriate. Any amount reasonably expended by CITY in curing any default shall be immediately due and payable by TENANT to CITY.

17. Notices.

All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or received via certified mail, return receipt requested, or received from an overnight carrier to the following addresses:

If to CITY, to:
City Manager
City of Watertown
20 North Maple
P.O. Box 910
Watertown, SD 57201

Copy to:
City Attorney
City of Watertown
20 North Maple
P.O. Box 910
Watertown, SD 57201

If to TENANT, to:
Santo Tequila LLC
Attn: Reyes Aranda Jr.
704 S. Highline Place
Sioux Falls, SD 57110

Copy To:
Santo Tequila LLC
Attn: Pancho Aranda
2411 SE Sixth Avenue
Aberdeen, SD 57401

18. Assignment and Subletting.

TENANT may not, in any manner, assign or sublet the WEC premises, or any portion thereof, other than to an affiliate, without first obtaining the written consent of CITY to such assignment.

19. Miscellaneous.

- A. This Lease Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease Agreement must be in writing and executed by both parties.
- B. This Lease Agreement shall be construed in accordance with the laws of the State of South Dakota.
- C. If any term of this Lease Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease Agreement, which shall continue in full force and effect. The parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.
- D. The persons who have executed this Lease Agreement represent and warrant that they are duly authorized to execute this Lease Agreement in their representative capacity as indicated.
- E. This Lease Agreement may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.
- F. Each party agrees to cooperate with the other in executing any documents necessary to

protect its rights or use of the premises. A "Memorandum of Lease" may be recorded in place of this Lease Agreement by either party.

20. Successors and Assigns.

This Lease Agreement shall run with the property and shall be binding upon and inure to the benefit of the parties, their respective successors, and assigns.

CITY:

TENANT:

Alan Stager, City Manager

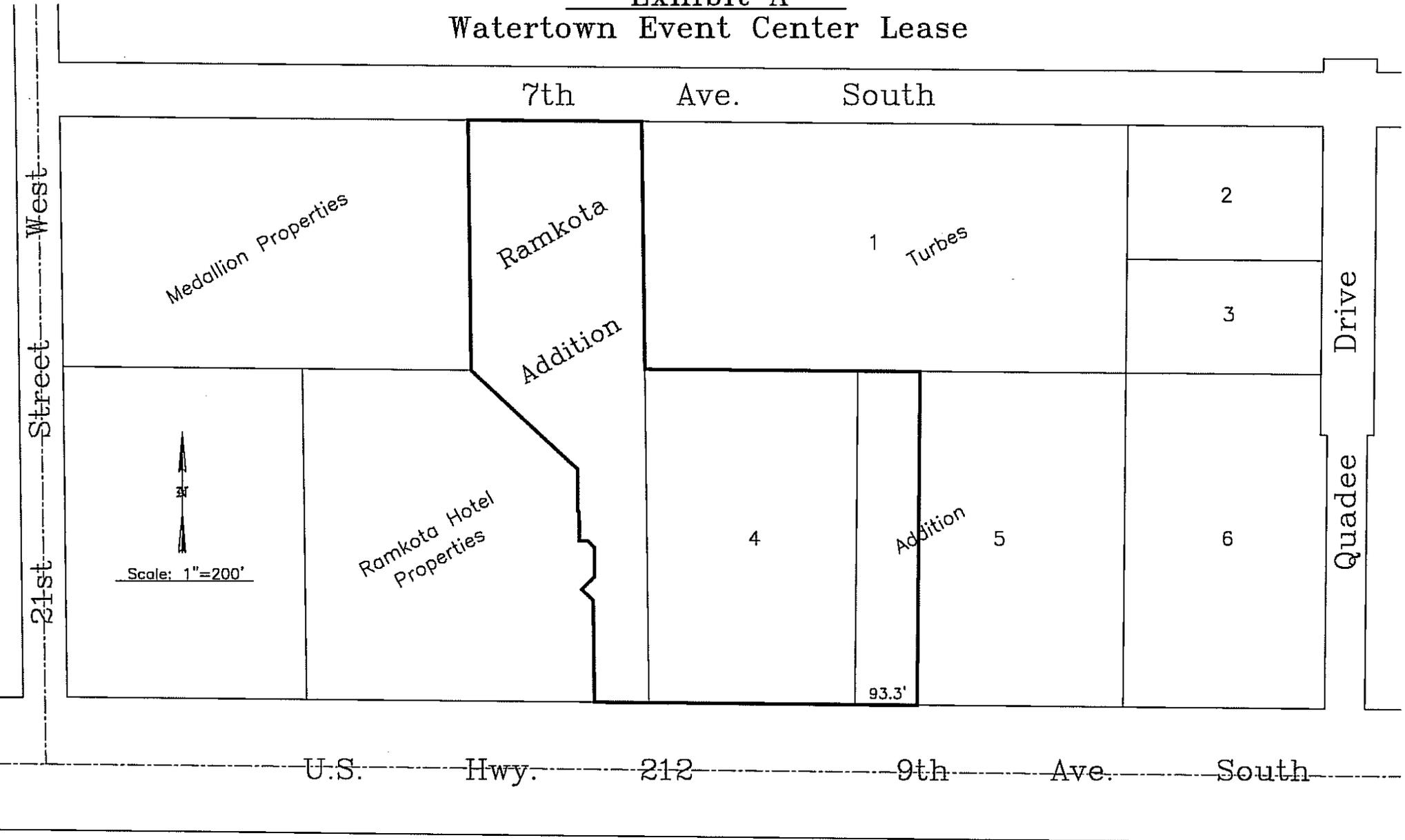
_____, Authorized Member

ATTEST:

Kristen Bobzien
Finance Officer

(SEAL)

Exhibit A
Watertown Event Center Lease



ITEM - DINNERWARE	QUANTITY	NOTES / DESCRIPTIONS
Champagne Coups	167	
Champagne Flutes	25	
Coffee Cups	737	
Martini	70	
Parfait	474	
Rocks	-	
Small	157	
Large	257	
Water Glasses	943	
Wine Glasses	419	
Coffee Carafes	98	
Water Pitchers	219	
Coffee Saucers	722	
Dessert Plates	477	
Dinner Plates	899	
Dressing/Soup Cups	93	
Salad Plates	911	
Forks	1409	
Knives	-	
Butter	558	
Steak	386	
Spoons	-	
Tea	124	
Soup	104	
Salt & Pepper Shakers	164	

ITEM - FOOD SERVICE	QUANTITY	NOTES / DESCRIPTION
Bowls	-	
Small	17	
Medium	4	
Large	4	
x-large	2	
Miscellaneous	164	
Bread Baskets	-	
Large	6	
Small	53	
Chaffers	-	

Regular	19	
Round	2	
Sauce	2	
Soup	2	
Heat Lamps	2	
Platters	-	
Small Oval	3	
Medium Oval	4	
Large Oval	10	
Large Rectangle	3	
Medium Round	3	
Large Round	5	
Utensils	-	
Ladels	21	
Serving Spoons	48	
Small Tongs	40	
Medium Tongs	66	
Large Tongs	10	

ITEM - TABLES, CHAIRS & DÉCOR	QUANTITY	NOTES / DESCRIPTION
4'	4	
6'	-	
Regular	175	
Skinny	46	
8'	27	
1/2 Rounds	3	
Bar Back	4	
Cocktail	-	
Bases	8	
Short Leg	9	
Tall Leg	11	
Top	12	
Rounds	-	
8 Top	177	
10 Top	12	
Serpentine	7	
Chairs	1217	
Heart Shaped Bowls	38	
Mirror Tiles	-	

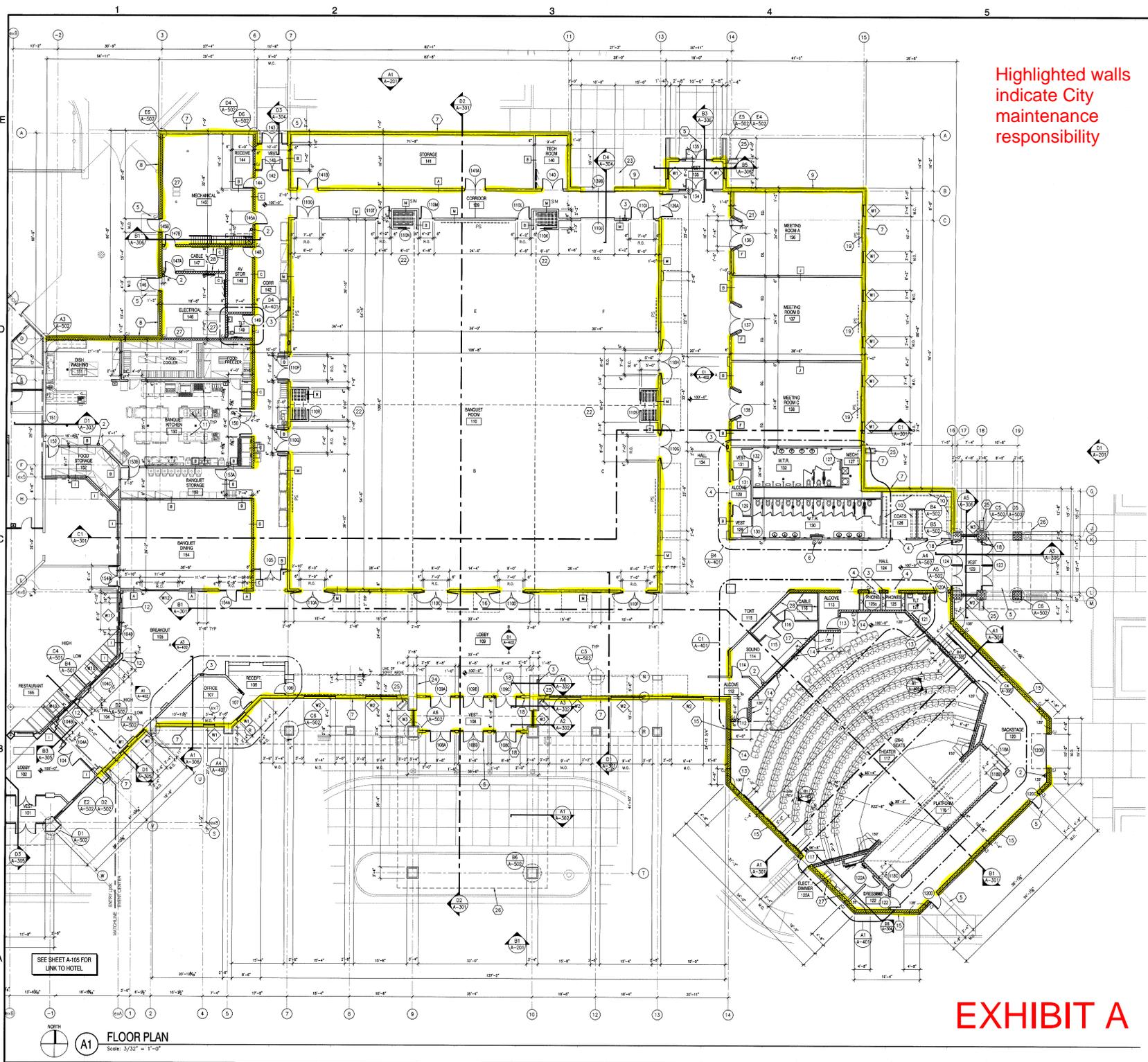
	Round	27	
	Square	29	
Rose Bowls		47	
Oil Candles		-	
	Lidded	72	
	Tall Round	93	
Oil Lamps		-	
	Crystal	25	
	Bead Trim	13	
Votives		-	
	Lantern	23	
	Regular	147	
	Round	47	
	Small Square	79	
	Large Square	20	

ITEM - MISCELLANEOUS & AV EQUIPMENT		QUANTITY	NOTES / DESCRIPTION
AV Carts		6	
Cords		-	
	HDMI	11	
	VGA	12	
Projection Screens		-	
	Large Built In	2	GLB, Theater
	Medium Built In	4	Cottonwood, Marsh, Cattail, Whitewood
	Small Built In	3	Prairie, Coteau, Heartland
	Portable	4	
Projectors		-	
	Large Hanging	2	GLB, Theater
	Small Hanging	3	Prairie, Coteau, Heartland
	Small Portable	3	
	Microphone Cords		
Buzzkill		2	
Rocketfish		4	
Clickers		1	
Microphones			
	Handheld	14	8 new, 6 old
	Lapel	6	
	Podium / Forum	9	+6 forum bases

Microphone Boxes		
Built In Theater	4	
New	4	
Old	4	+4 gator bags
Microphone Cords		
Short	5	
Medium	6	
Long	2	
Microphone Stands	3	
Easels		
Floor	12	
Table	6	
Flipcharts	8	
Whiteboards		
Built In	3	Prairie, Coteau, Heartland
Portable		
Podium	-	
Floor	5	
Table	8	
TVs	2	
Piano	1	
Bar Tubs	-	
Large	10	
Small	4	
Cash Registers	3	
Rolling Bins		
Round	4	
Large Oval	1	
Queen Racks	3	

ITEM - PIPE / DRAPE & STAGE	QUANTITY	NOTES / DESCRIPTION
Poles	-	
3'	87	
8'	77	
10' Telescopic	11	
8' Extendable Crossbars	84	
Bases		
Short	111	
Medium	82	

Tall	10	
Drapes - Black		
Small	200	
Medium	141	
Large	22	
Drapes - White		
Large	9	
Stage Sections	12	
Stage Stairs	3	+1 w. no railing
Stage Ramp	1	



Highlighted walls indicate City maintenance responsibility

GENERAL NOTES:

- A. ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICATION OF NEW FINISHES OR FINISHED TO MATCH EXISTING CONSTRUCTION. COORD. A/E/ W/ DISCREPANCIES IMMEDIATELY.
- B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. COORD. A/E/ W/ DISCREPANCIES IMMEDIATELY.
- C. SEE SITE, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
- D. SEE SHEET A-503 FOR WALL TYPES INDICATED BY THIS SYMBOL [A]
- E. C TO METAL FIRE-TREATED BLOCKING FOR ALL GRAB BARS, TUBEL BARS, TOILET ACCESSORIES, COUNTERTOPS, CASEWORK, ETC...
- F. FLOOR DRAIN TO BE SET @ 1/4" BELOW FINISH FLOOR - SLOPE FLOOR TO DRAIN - SEE MECHANICAL.
- G. ABBREVIATIONS:
PS - PROJECTION SCREEN BY A.V. CONTRACTOR
HS - SEE BUILDING ACCESSORIES AND EQUIPMENT SCHEDULE ON SHEET A-402 FOR ADDITIONAL INFORMATION.
- I. ALL DIMENSIONS ARE TO FACE OF METAL STUDS EXCLUDING:
- 2" x 4" COLUMNS ALONG WALLS ARE FINISH DIMENSIONS TO FACE OF COP. ED.
- 2" x 4" WALLS ARE NOMINAL THICKNESS OF CMU ONLY.

KEYNOTES:

- 1. DEPRESS SLAB ON PLATFORM FOR WOOD FLOOR. VERIFY THICKNESS BY MANU. - SEE DETAIL A-502
- 2. WALL MOUNTED FIRE EXTINGUISHER (FE) TOP OF EXT. TO BE AT 4'-8" A.F.F.
- 3. FULLY-RECESSED FIRE EXTINGUISHER CABINET (REC) - TOP OF CABINET TO BE @ 4'-8" A.F.F.
FIRE-RETARDING TO EXISTING CABINET
- 4. HARDWOOD CASED OPENING - SEE DETAIL D6/A-504
- 5. CONCRETE STOOP - SEE STRUCTURAL
- 6. WATER COOLER - SEE MECH.
- 7. WALL SYSTEM:
- 4" FACE BRICK
- 1/2" BUILDING PAPER
- 3/8" STIP. SHEATHING
- 5" METAL STUD @ 16" O.C.
- FULL DEPTH BATT INSULATION
- 5/8" POLY VAPOR BARRIER
- 5/8" TYPE "X" COP. ED.
- 8. WALL SYSTEM:
- 4" FACE BRICK
- 1/2" BUILDING PAPER
- 3/8" STIP. SHEATHING
- 5" METAL STUD @ 16" O.C.
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- 5/8" POLY VAPOR BARRIER
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- 9. WALL SYSTEM:
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- 5" METAL STUD @ 16" O.C.
- FULL DEPTH BATT INSULATION
- 5/8" POLY VAPOR BARRIER
- 5/8" TYPE "X" COP. ED.
- 10. COAT BRICK BY OWNER - G.C. PROVIDE BLOCKING IN WALLS FROM 4'-4" TO 8'-0"
- 11. KITCHEN EQUIPMENT - SEE EQUIPMENT PLANS.
- 12. CULTURED STONE OVER LATH AND MORTAR SETTING BED ON COP. SHEATHING AND BUILDING PAPER - SEE DETAILS (ALTERNATE #4)
- 13. (2) LAYERS 5/8" TYPE "X" COP. ED. ON 3/8" METAL FURRING
- 14. ACoustICAL WALL PANELS - SEE SPECS.
- 15. WALL SYSTEM:
- 4" FACE BRICK
- 1/2" BUILDING PAPER
- 3/8" STIP. SHEATHING
- 5" METAL STUD @ 16" O.C.
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- 5/8" POLY VAPOR BARRIER
- 5/8" TYPE "X" COP. ED.
- 16. RECESSED DIRECTORY - SEE SPECS.
FIRE-RATING TO EXISTING BOND UNIT.
- 17. LADDER TO CANAL ABOVE
- 18. LOCATION OF PAD FOR DOOR OPENER - COORD. W/ ELECT.
- 19. 4' x 6' SURFACE MOUNTED LECTURE CABINET UNIT UNDER ALTERNATE #2. PROVIDE BLOCKING UNDER BASE (RD).
- 20. EQUIPMENT PAD - COORDINATE SEE AND LOCATION W/ MECHANICAL OR ELECTRICAL.
- 21. PROVIDE 12" CLEARANCE IN STUD WALL FOR ROOF DRAIN PIPING.
- 22. DIMENSIONS MAY CHANGE DEPENDING ON ALTERNATES ACCEPTED. COORDINATE PRIOR TO FRAMING.
- 23. REINFORCED CONCRETE APRON - SEE SITE DRAWINGS.
- 24. PROVIDE BLOCKING IN WALL TOP ROADSIDE
- 25. PRECAST CONCRETE SPRINKLERHEAD - SEE SITE PLANS
- 26. DASHED LINE INDICATES CANOPY ABOVE.
- 27. HOUSEKEEPING PAD - COORD. W/ STRUCTURAL GENERAL NOTES AND W/E DRAWINGS
- 28. COVER WALLS W/ 1/4" PLYWOOD - FRAM ALL EXPOSED SURFACES WITH FIRE RETARDANT PAPER.

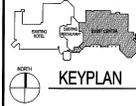
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DATE: 1-15-03
SIGNATURE: Steven C. Pedersen

REGISTERED ARCHITECT
SINCE 1988
STEVEN C. PEDERSEN
SOUTH DAKOTA



PROJECT TITLE:
Watertown Event Center
Watertown, South Dakota

CD'S 1/15/03	Construction Documents
SP 8/15/02	Site Prep Package

MARK	DATE	DESCRIPTION
PROJECT NUMBER	04020132	
LOAD FILE	2013-3-A-102.dwg	
DRAWN BY:	JAN	
CHECK BY:	SGP	

SHEET TITLE:
Floor Plan

A-102

EXHIBIT A