

Ballroom Dance Chapter 6021, USA Dance  
Charleston, SC

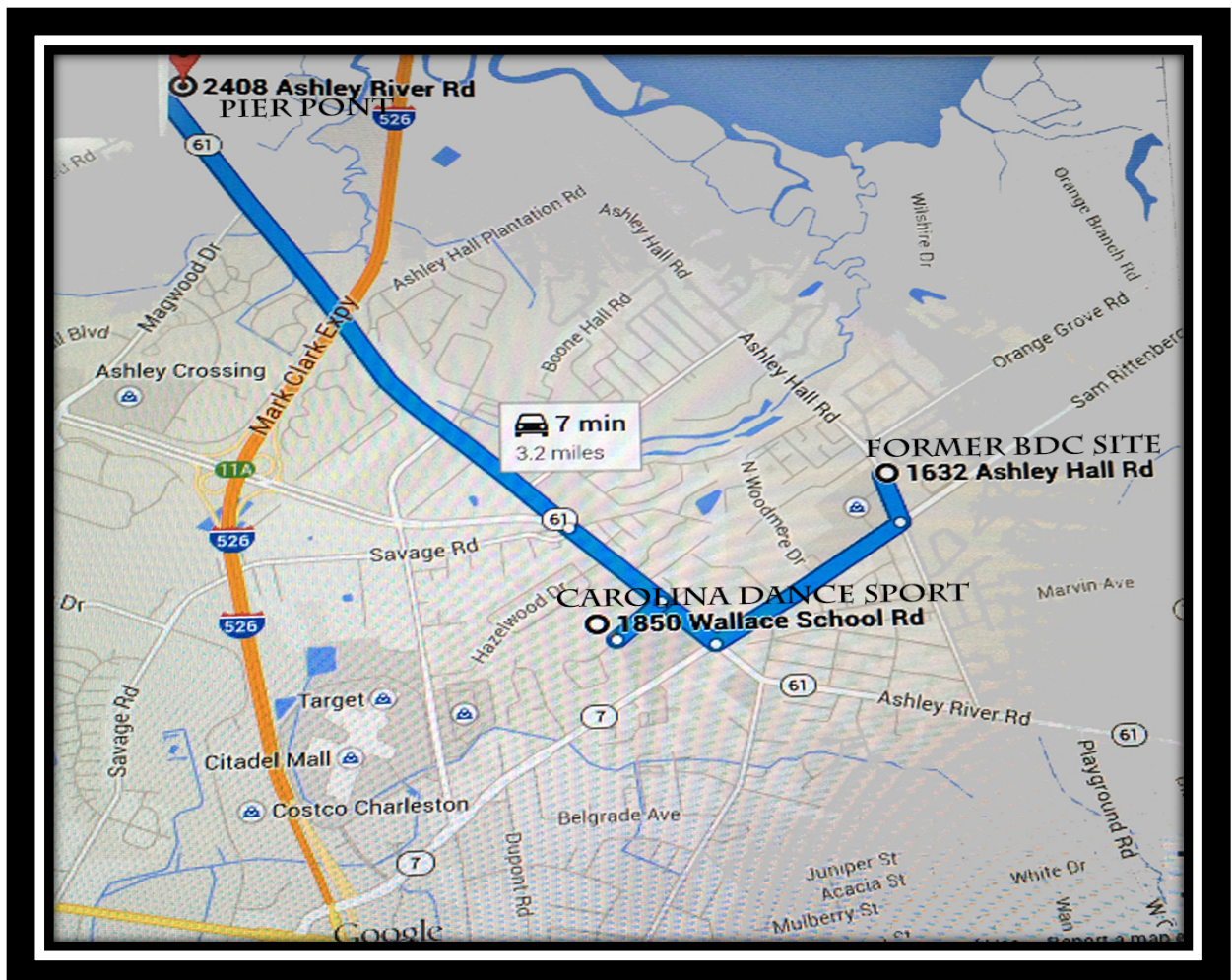
Choosing a New Home for the Dance Chapter

FAQ's

**1-What are the places we are considering and where are they?**

- |                        |                          |
|------------------------|--------------------------|
| a. Carolina DanceSport | 1850 Wallace School Road |
| b. Pier Pont Crossing  | 2408 Ashley River Road   |
| c. BDC Old Site        | 1632 Ashley Hall Road    |

Here's a Map:



## **FAQ-Page 2**

### **2. How big are these places and how much do they cost?**

- a. Carolina Dancesport 2500 SF-\$24,000 Annually
- b. Pier Pont Crossing 3003 SF-\$27,024 Annually
- c. BDC Old Site 2736 SF- \$30,096 Annually

### **3. I would rather see the rent numbers by month.**

- a. Carolina Dancesport \$2000/month
- b. Pier Pont Crossing \$2252.25/month
- c. BDC Old Site \$2508.00/month

### **4. How big is the dance floor in each location?**

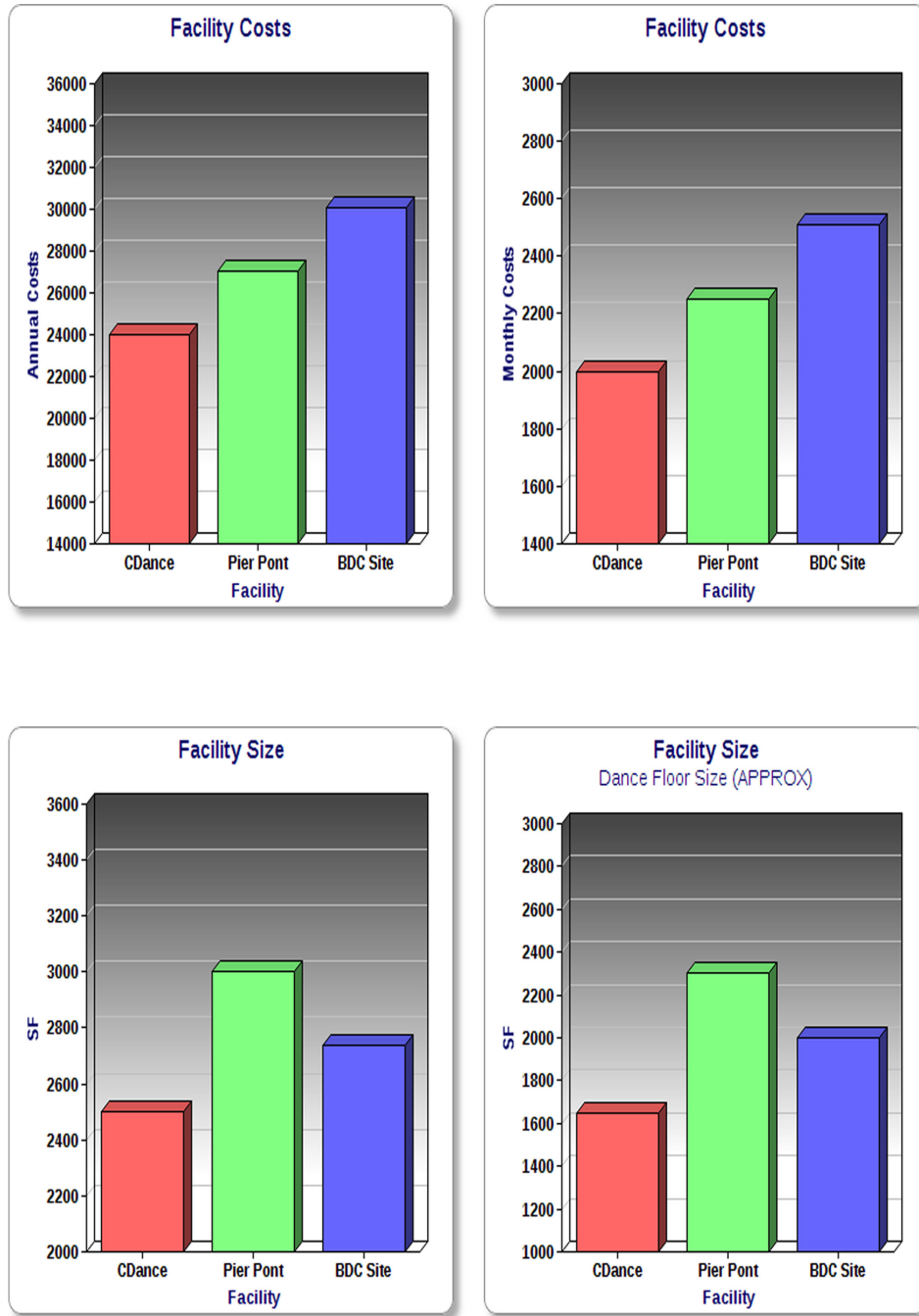
- a. Carolina Dancesport 1600 SF (exists)
- b. Pier Pont Crossing 2300 SF (to be built)
- c. BDC Old Site 2000 SF (to be built)

**For those of you who would rather see the numbers on a graph,  
The next page is for you!**

### FAQ-Page 3

The two charts on the top row compare costs: Annual and Monthly  
The two charts on the bottom row compare total SF and Dance Floor SF

#### Site Comparison by Cost and Space



## **FAQ-Page 4**

### **5. How much of the floor and other fixtures at the old BDC location were salvaged?**

The floor was not salvageable, and the floor was not insured. The demolition crew trashed the mirrors; the furniture was cleaned by members and stored or moved. The sound system is being evaluated.

The space at the old BDC location is now gutted and awaiting restoration. We do not know when that restoration will take place.

### **6. What will it cost to get a new facility up and running and do we have the money to do so?**

Our initial estimate is \$55,000 to install a dance floor, kitchen with sink and pantry, counter, mirrors, speaker system, storage, construction of a new interior wall for the kitchen, and painting (some painting by volunteers). We have \$75,265.00 in the bank.

### **7. The financial records show we have been losing money for the last three years. Is the Board considering a fee increase?**

Yes, the board is considering an increase in party prices. With a \$10 party entrance cost (increase of \$5.00 for members) and a \$15.00 party entrance cost for non-members, we would not have a deficit and we would be rebuilding our reserve. This depends on keeping party and class attendance the same as it is now (hopefully increasing!).

## FAQ-Page 5

### 8. What is parking like in the three facilities?

- a. Carolina Dancesport -19 parking spaces at the building;  
can expand to 59 if parking spaces  
between the 3 buildings are used
- b. Pier Pont Crossing -approx 117 parking spaces
- c. BDC Old Site -approx 48 parking spaces

### Here are Google Earth Pictures of the Parking Lots



**Carolina Dancesport Parking**

At the studio building: 19 cars max; park at all 3 buildings: 59 cars estimated.

Overflow across road behind shopping plaza: 51 more cars, if allowed.



**Pier Pont, West Ashley, on Hwy 61**

Approximately 117 parking spots (assuming other stores have no customers in the evening.)

## FAQ-Page 6

**9. In the membership survey in April, the membership told the board that visibility was one important factor in choosing a new home for the Dance Chapter. How visible are these sites to people driving or walking by?**

- |                        |  |
|------------------------|--|
| a. Carolina Dancesport | Not visible from Road, not visible by pedestrians  |
| b. Pier Pont Crossing  | Good Visibility to Ashley River Road, in shopping center with walkers and shoppers                 |
| c. BDC Old Site        | Fair Visibility on Ashley Hall Road, when restored may have other stores that would bring shoppers |

**10. What are the other advantages and disadvantages the Board is aware of for each site?**

a. Carolina Dancesport

Advantages: Existing Dance Floor, Sound System in Place, Mirrors in Place, Nicely decorated, immediately available, least expensive, owners to pay maintenance contract on the air conditioner

Disadvantages: Smallest dance floor, difficult to find, no visibility from road, limited parking, concerns over offer, which is a non- standard, typed by a BDC member and signed by the owners. Owners will retain an office and one bathroom (there are three) and will teach 15 hours a week (during daytime hours).

## **FAQ-Page 7**

### **Question 10 is continued from page 6**

**10. What are the other advantages and disadvantages the Board is aware of for each site? (Carolina Dancesport listed above- page 6)**

#### **b. Pier Pont Crossing**

Advantages: New Construction, can design to suit dance club needs, new ceiling, lights, bathrooms etc, free rent for three months, other tenants include restaurant, art studio, print shop, good insulation, attractive landscaping, visible from road, well-lit at night. Five yr lease with option to renew for 5 more.

Disadvantages: Heavy Traffic at times, two-lane road in front of shopping center. Several Board members have driven the road at 5 pm, 530pm, 630pm and 8 pm. The shortest driving time between the old BDC and Pier Pont was 5 minutes; the longest was 16 minutes (5:30).

#### **c. BDC Old Site**

Advantages: Mr. Simmons has offered to loan Club \$21, 500 for floor to be repaid over five year period without interest, familiarity of membership with site.

Disadvantages: Uncertain completion date, drainage problems in parking lot from shopping center across street, no dropped ceiling, unknown fellow tenants.

## FAQ-Page 8

Pictures of Carolina Dancesport and Pier Pont  
(Nothing new to show for the previous BDC site at this time)

### PIER PONT



### CAROLINA DANCESPORT

