



Calgary's Urban Placemakers

# AGENDA

- Arts Commons History & Context
- Project Goals
- Project Details
- Outline of Procurement Process
- Attributes of a Successful Proponent



# ARTS COMMONS HISTORY & CONTEXT



# The Arts Commons Transformation Project will reflect the vision of Arts Commons as an organization:

## **Vision:**

A creative and compassionate society, inspired through the arts.

## **Mission:**

To bring the arts...to life.

## **Values:**

- Do the right thing – behaving with integrity, applying professionalism, being honest, and erring on the side of grace.
- Be our best always – in service, in leadership, in professionalism, and in providing a quality experience.
- Be open: minded, hearts, arm – through empathy, openness, trust, and collaboration, seizing opportunities to impact our community in a positive way.



# ARTS COMMONS HISTORY & CONTEXT

- Original facility opened in 1985 when the population of Calgary was 625,142.
- Three purpose-built venues for four resident companies, focused on the performing arts.
- Existing facility has reached 100% of its capacity.
- Six resident companies and hundreds of multi-disciplinary artists and organizations using various venues and galleries to create, perform, exhibit, and engage with community.
- On March 4, 2019, The City of Calgary Council approved the financial strategy for Phase 1 of the Arts Commons Transformation (ACT) project.
- With an annual audience of more than 632,000, Arts Commons is a central community gathering place that serves Calgarians through our diverse artistic, education and community engagement programs.
- During construction of ACT, Deloitte estimate \$386M will be added to Calgary's GDP, create 3,155 jobs, and contribute \$11M in taxes to the City of Calgary.
- Upon completion of ACT, Deloitte estimates that Arts Commons and the resident companies will annually generate \$53 M to Calgary GDP, support 683 jobs, and contribute \$1.2M in taxes to The City of Calgary.
- ACT is a transformational project that will enhance the financial resiliency and sustainability of Arts Commons and the resident companies, while contributing to the economic recovery of Calgary.





# PROJECT GOALS



# ACT PROJECT GOALS

# PURPOSE

## Guiding Principles

- The Arts Commons Transformation Project (ACT) will support the further development of the Arts Commons ecosystem inclusive of artists, resident companies, and community groups.
- Arts Commons will allow Arts Commons to break down barriers to cultural participation by providing programmatic spaces in which to engage artists and audiences that have traditionally felt under-represented in Calgary.
- ACT will serve the needs of the community to gather in a central location, to inspire, to engage, and to promote understanding.
- ACT will augment the financial and artistic sustainability of Arts Commons and the resident companies.
- ACT will allow arts organizations to be innovative and competitive by providing state-of-the-art facilities to meet the needs of his city's dynamic and growing arts sector.
- ACT will create an open, experience-oriented, multi-use facility.



# PROJECT OBJECTIVES

## Arts Commons as a Catalyst

- Keeps focus on the downtown community
- Encouraging connectivity of people and programs
- Builds and strengthens relationships with surrounding communities

## Arts Commons as a Multi-Use Facility

- Operates unlike a typical performing arts complex
- Containing several other uses such as cafes, restaurants, co-working spaces and retail
- A hub within the community that attracts residents & visitors

## Arts Commons as a Hub for Community Development

- A gathering space to celebrate community and experience the arts.
- Event programming, multi-purpose spaces that attract residents, support diverse needs, and promote education and understanding.

## Arts Commons as an Accessible Community Asset

- Accessible design principles
- Non-discriminatory spaces
- Promotion of Arts and Culture through an open and inclusive building





An aerial photograph of a city grid, likely Denver, Colorado, showing a dense network of streets and buildings. A river, the Platte River, flows through the city. Two specific areas are highlighted with yellow circles: one in the lower-left quadrant and another in the lower-right quadrant, near a large stadium or arena. The text "PROJECT DETAILS" is overlaid in the center of the image.

# PROJECT DETAILS



# ACT PROJECT DETAILS

# OVERVIEW

*The Arts Commons Transformation will be constructed in two Phases.*

## **PHASE 1: The Road House**

- New multi-venue arts facility consisting of flexible performance space
- Additional seating in three theatres
- Includes an above-ground connector bridge from the new facility to the existing facility
- A multi-venue facility that is open to booking by a wide variety of user groups
- When built, the Road House will include the necessary access to the existing facility
- Specific elements of the existing facility will be renovated as necessary to provide functionality and operability of the connector.

## **PHASE 2: The Resident House**

- Major renovations to the existing facility; a re-visioning of the Resident House with updated amenities and technology throughout
- Includes life-cycle repairs and associated replacements based on Building Condition Assessment Reports
- A multi-venue arts facility that is home to independent, local arts organizations with preferred access to specific venues within the facility.

A previous Feasibility Study was completed for both Phase 1 and 2 which will provide preliminary information for a new design for the facility.



# PROJECT SCOPE

The project scope includes:

- All necessary studies, evaluations, investigations, planning, and design for both Phase 1 and Phase 2 of the Arts Commons Transformation Project.
- Design work is limited to and will include Preliminary Design, Schematic Design, and Detailed Design (also known as Design Development) phases for both Phase 1 and Phase 2 of the Arts Commons Transformation Project.
- Phase 1 and 2 will be designed concurrently and with one another comprehensively. Execution of each phase will be determined as funding is approved for construction.

The project scope does not include:

- Development of Construction and/or Contract Documents
- Bidding & Negotiation for Construction services
- any related site preparation or construction activity.



## ACT PROJECT DETAILS

# OUT OF SCOPE

### **Olympic Plaza:**

- The design process will include conceptual considerations for the re-design of Olympic Plaza and how it may integrate into the comprehensive design for Arts Commons. Funding and future development of Olympic Plaza is not included or confirmed at this time.
- The design will need to consider the impacts to adjacent public spaces including Olympic Plaza.
- The project scope does not include redevelopment of the Olympic Plaza.

### **Parking:**

- The project scope does not include any planning or development of a parking structure in or under Olympic Plaza.

### **Adjacent Buildings:**

- The project scope does not include any design work related to any of the buildings directly adjacent to the project site, including Teatro, Calgary Public Building, and Burns Building.







# OUTLINE OF PROCUREMENT PROCESS & TIMELINES





# PROCUREMENT GUIDING PRINCIPLES

- Efficient, Competitive Procurement Process (Schedule)
- Financially Sustainable Process (Budget)
- Outstanding Design Team Selection (Quality)

All members of the team will be selected using criteria that aligns with the Procurement Guiding Principles and demonstrate a proven record of delivering innovative, flexible, catalytic and functional spaces

- Prime Design Consultant (Comprehensive Design Team)
- Construction Manager (Pre-Construction Services)
- Engineering & Specialty Consultants
- Due Diligence Consultants





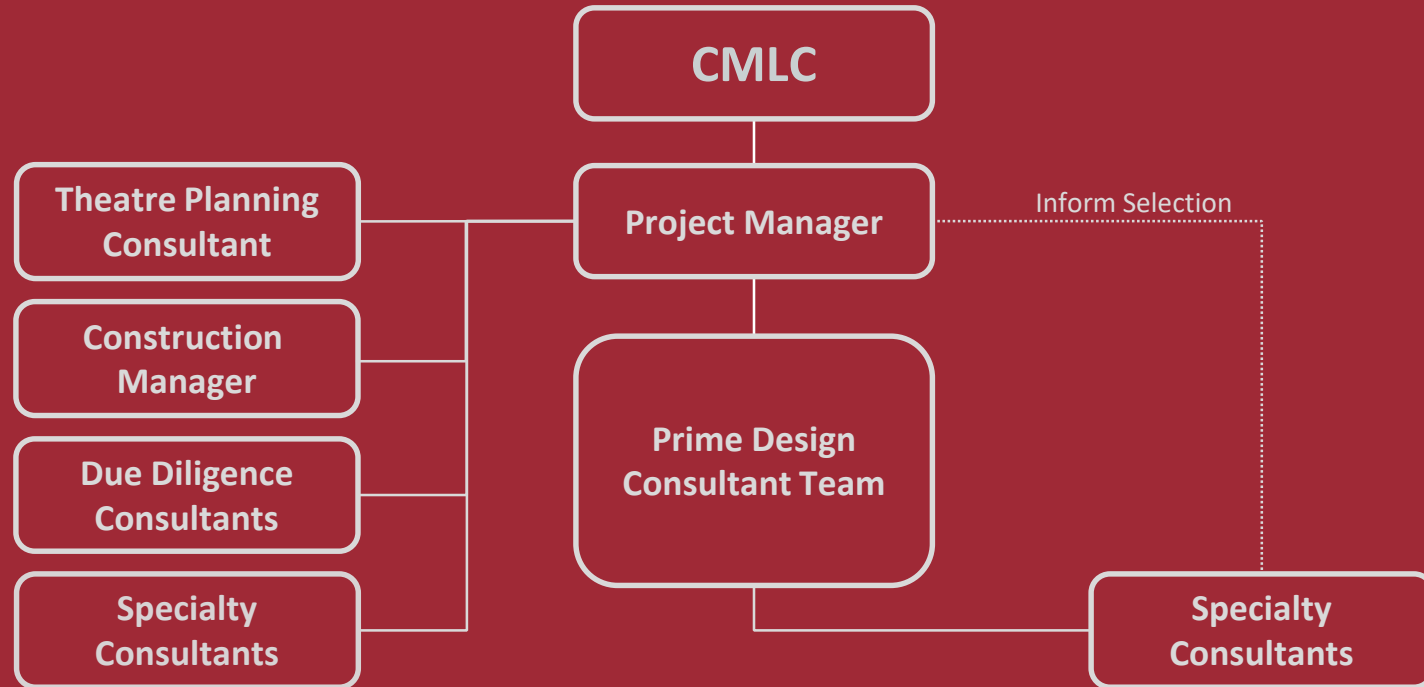
## OUTLINE OF PROCUREMENT PROCESS & TIMELINES

# PROCUREMENT PLAN

1. Retain Project Management Services
2. Retain Theatre Planning Consultant
3. Acoustic Consultant
4. Retain Prime Design Consultant
5. Retain Construction Manager
6. Select Prime Engineers (S/M/E)
7. Due Diligence and Analysis
  - Geotechnical Consultant
  - Cost Consultant
  - Environmental Site Assessment
  - Land Surveys
8. Retain Specialist Consultants (Owner and PDC)



# PROCUREMENT CONTRACT STRUCTURE





An aerial photograph of a city, likely Toronto, featuring a dense urban skyline with numerous skyscrapers, including the CN Tower. The foreground shows a large, curved racetrack or sports complex. The entire image is overlaid with a semi-transparent teal color.

# CONCLUSION



An aerial photograph of a city, likely Denver, showing a dense grid of streets and buildings. A river, the South Platte River, flows through the city from the top right towards the bottom right. Two yellow circles are overlaid on the image: one in the lower-left quadrant and another in the lower-right quadrant, near the river. The word "QUESTIONS" is centered in the middle of the image in a large, white, sans-serif font.

# QUESTIONS