



## Corporate Report

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**Report from** Performing Arts Centre, Administration

**Date of Report:** November 2, 2012      **Date of Meeting:** November 26, 2012

**Report Number:** CAO-644-2012      **File:** 68.32.152

**Subject:** Update on New Design and Schedule for Performing Arts Centre

### Recommendation

That Council receives the new schematic designs and revised schedule of the Performing Arts Centre project for information purposes; and

That Council appoints Diamond + Schmitt as the Project Managers for the remainder of the project schedule. FORTHWITH

### Summary

As a result of the redesign process, the Performing Arts Centre (PAC) has a new schematic design that preserves all programmatic elements required to serve the arts community and patrons for many decades to come and is within the Council-approved budget.

### Background

In July 2012, the City of St. Catharines issued a tender for the above grade construction of the St. Catharines Performing Arts Centre. When the results were revealed at a public tender opening in August, each was over the \$42.7 million Council-approved construction budget. Following a report to Council on August 27, 2012, the bids were formally rejected, and the total project budget of \$60,757,101 was re-affirmed by Council.

### Report

Following the meeting, a redesign committee was established that included the architects, project managers, cost consultant, City staff and key stakeholders. This committee began the challenging task of reducing the cost of the facility while preserving its functionality and viability.

An analysis was also done on what cost reductions would have to occur for the project to be re-tendered and to come in at the required budget. The analysis included taking the average of the three lowest bids as the base bid from which to work, adding escalation and a 10 percent contingency to the project. The result was a need to reduce the construction cost by \$11,650, 392 to meet the existing budget.

## **Value Engineering and Space Reconfiguration**

City staff and its consultants engaged in a value engineering exercise to identify items in the project that can be changed or substituted in the PAC to reduce costs, while preserving the function of the building.

This process identified a list of potential savings in the areas of architectural, structural, mechanical, electrical and allowances. These changes do not affect the function of the building or its scope, but rather affect some aesthetic treatments and replace preferred materials with less expensive options.

Savings were also realized by creatively cutting floor area while maintaining all four venues, seating capacity and back of house functionality. This type of redesign involved a systematic review of every non-program related space.

Some areas included were eliminating cantilevered spaces in favour of regular square footage which is less expensive to build, reducing the number of loading bays, cutting multipurpose room area, reducing a voluminous space that does not add to the function of the building, and reducing the amount of circulation space.

Changes to the overall design of the building will also be made to make the construction of the building less expensive. These will include using a simplified roof system in place of the three-tiered roof, eliminating exterior elements which have been included for aesthetics only, realigning the concert hall, community theatre / dance venue and recital hall, and eliminating some windows and glass features.

Seating capacities in redesigned venues will be as follows:

Concert Hall	775 seats
Theatre Dance Venue	Up to 210 seats
Film Venue	187 seats
Recital Hall	300 seats

The seating capacities listed above are in keeping with our agreements with the Government of Canada, the Province of Ontario, and with Brock University. The original project scope has been retained through the redesign process which will allow the venue to operate as per its intended business model.

The redesign committee presented the new schematic designs to the User Group Committee on October 24, 2012, and received unanimous support for the updated design (see attached schematic designs).

## **Schedule**

As a result of the comprehensive redesign process, a new schedule has been developed.

The new exterior rendering will be ready in February 2013, at which time there will be a public release of the exterior images at a meeting in March 2013.

The project will be retendered in April 2013. The schedule includes: comprehensive redesign, cost consultation, redevelopment of construction documents, Class A estimate and parallel estimate performed by another cost consultant as a peer review, and a review period prior to Council approval.

The tender will come to Council for approval in May 2013. Once awarded, above-grade construction will begin at the end of May 2013, with substantial completion in May 2015. This will allow for a soft opening in summer 2015, followed by the official grand opening in fall 2015, in time for the PAC inaugural performance season.

### **Value Added to Project**

The new design has resulted in a few additional benefits to the operation of the PAC, including:

- Reduced costs to heat and cool the building due to the removal of the large, open staircase between the theatre / dance venue and the recital hall.
- A widened sidewalk to the east of the venue will become a programmable outdoor space, better connecting the PAC with the downtown, supporting community events and increasing centre activity.
- A widened space on the west side of the facility will allow for a more pedestrian friendly environment for the downtown, and a possibility to green the space with the addition of trees and other landscaping in the future.

### **New Project Manager**

To ensure the project remains on schedule, staff recommend Diamond + Schmitt be retained as the project managers for the remainder of the project. As project architects, Diamond + Schmitt are familiar with the project and engaging the firm to provide these services will ensure continuity.

A project manager is required following City Council's decision on November 12, 2012, to end the City's relationship with PRISM Partners. Duties that will now be performed by Diamond + Schmitt will include:

- Submission of building permits and site plan control
- Review of specifications and bidding instructions
- Issuance of bid documents and addendums
- Bid compliance reviews and bid analysis
- Monitor construction schedule
- Quality control, inspection and testing
- Deficiency review
- Project Closeout

These tasks were not included in the original request for proposal for architectural services for the PAC. As a result the cost to have Diamond + Schmitt perform these tasks is an additional \$486,000.

The City's Purchasing Policy speaks to the direct appointment of architects in Appendix I – Procedure for Engaging Consulting Engineers and Architectural Services for City Projects. While direct appointments are usually done for routine projects with fees less than \$50,000, "continuing projects are included due to previous involvement, unique or directly related qualifications, experience, continuity and other reasons which will be beneficial to the City."

Staff believes that, in light of the project timelines and scope, it will be beneficial to directly appoint Diamond + Schmitt to carry out the project management and oversight tasks related to the PAC project.

### **Financial Implications**

There were no additional fees as a result of the redesign process. However, an additional \$486,000 is required to engage Diamond + Schmitt for project management.

These fees will be made up of the money no longer owing to PRISM Partners and the existing consultant budget for the project. This decision will not negatively impact the funds available for development.

### **Conclusion**

The Performing Arts Centre has a new schematic design that has preserved all programmatic elements required to serve the arts community and patrons for many decades to come. The venue will maintain its commitment to help revitalize the downtown by presenting a diverse offering of performing arts events that will bring thousands of people into the downtown to enjoy the centre. The PAC will be a catalyst for attracting new business and investment into the area, as well as bringing a new vitality to the corner of St Paul and Carlisle streets.

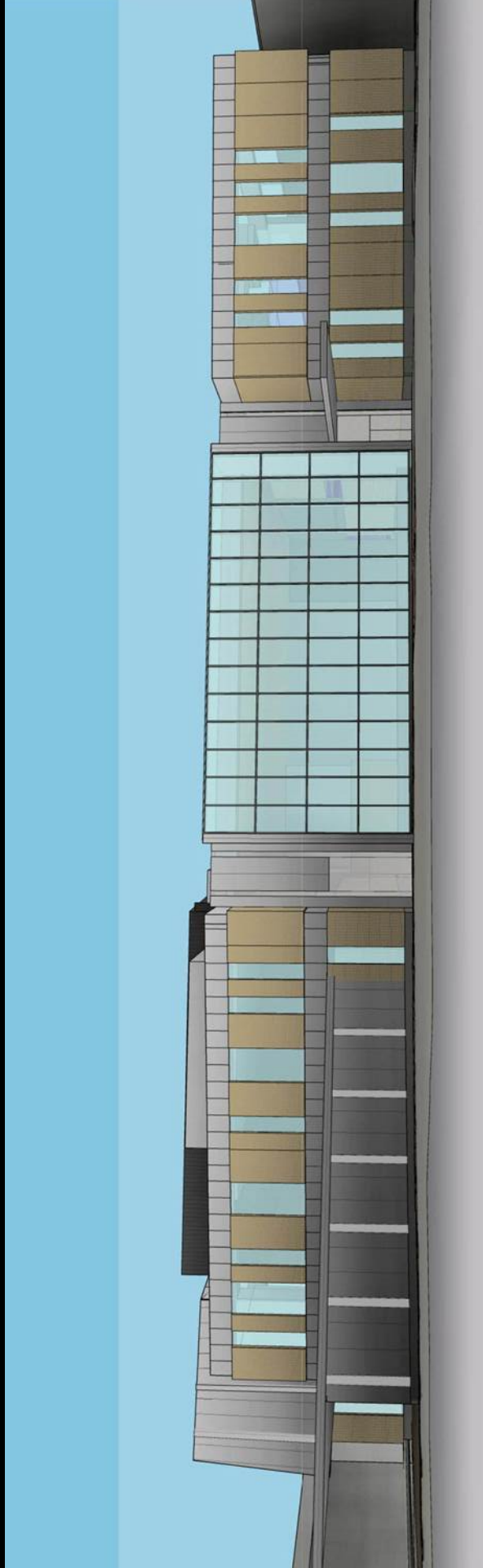
### **Submitted by:**

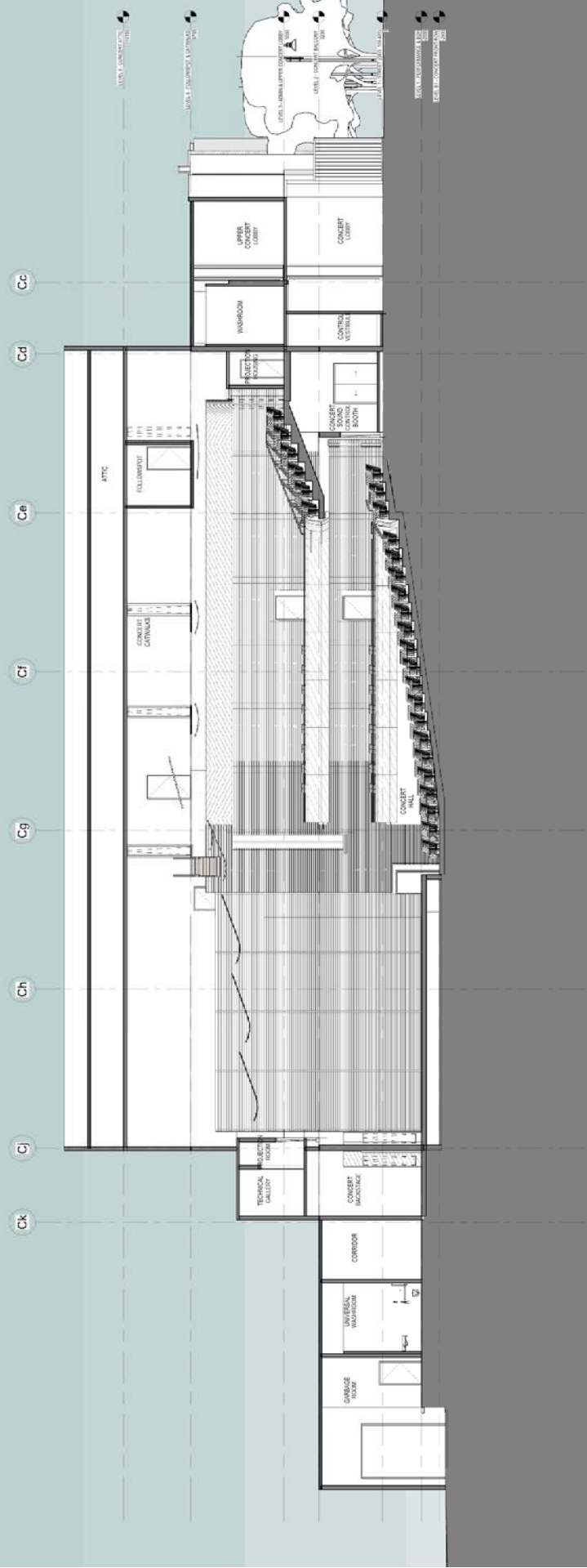
Steve Solski, Executive Director  
Performing Arts Centre

### **Approved by:**

Colin Briggs  
Chief Administrative Officer

# CONCEPTUAL DESIGN – ST PAUL ELEVATION



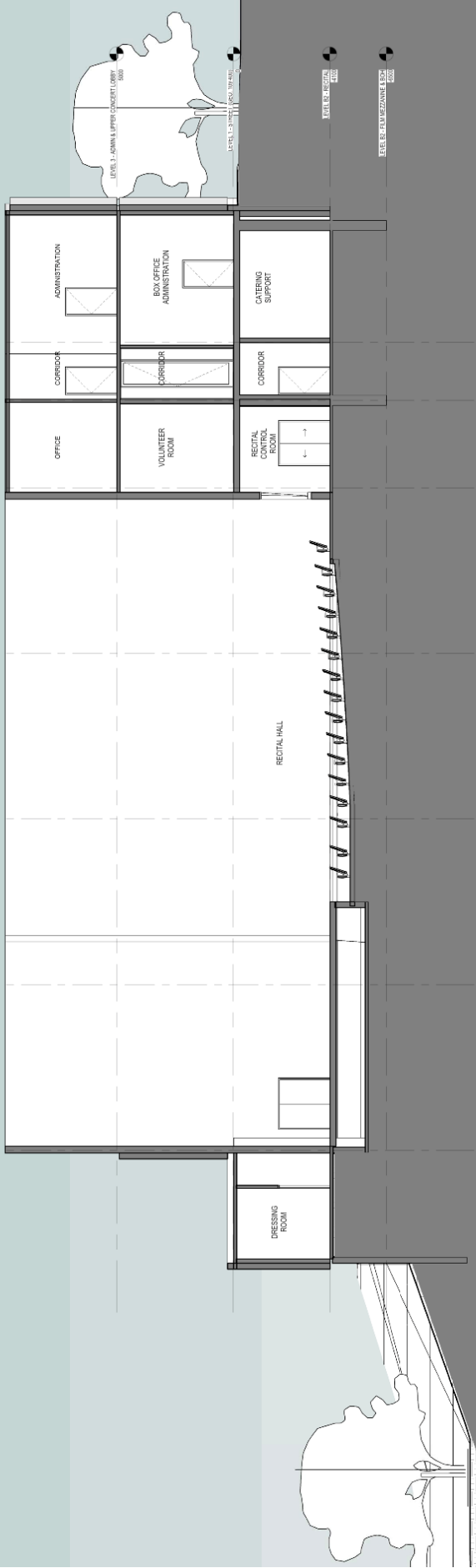


CROSS SECTION: Concert Hall



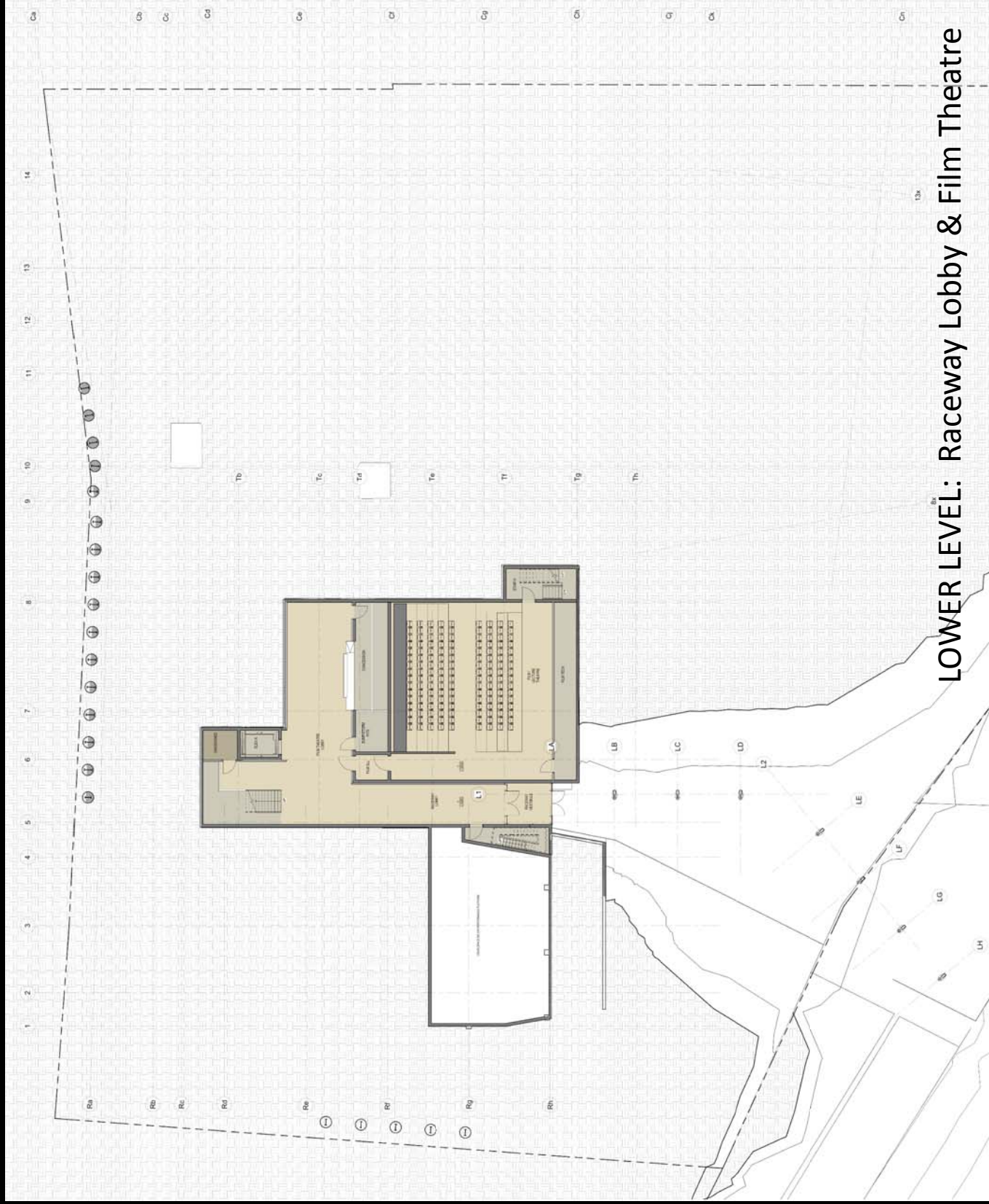
## CROSS SECTION: Theatre Dance Venue & Film Theatre

Rh Rg Rf Re Rd Rc Rb

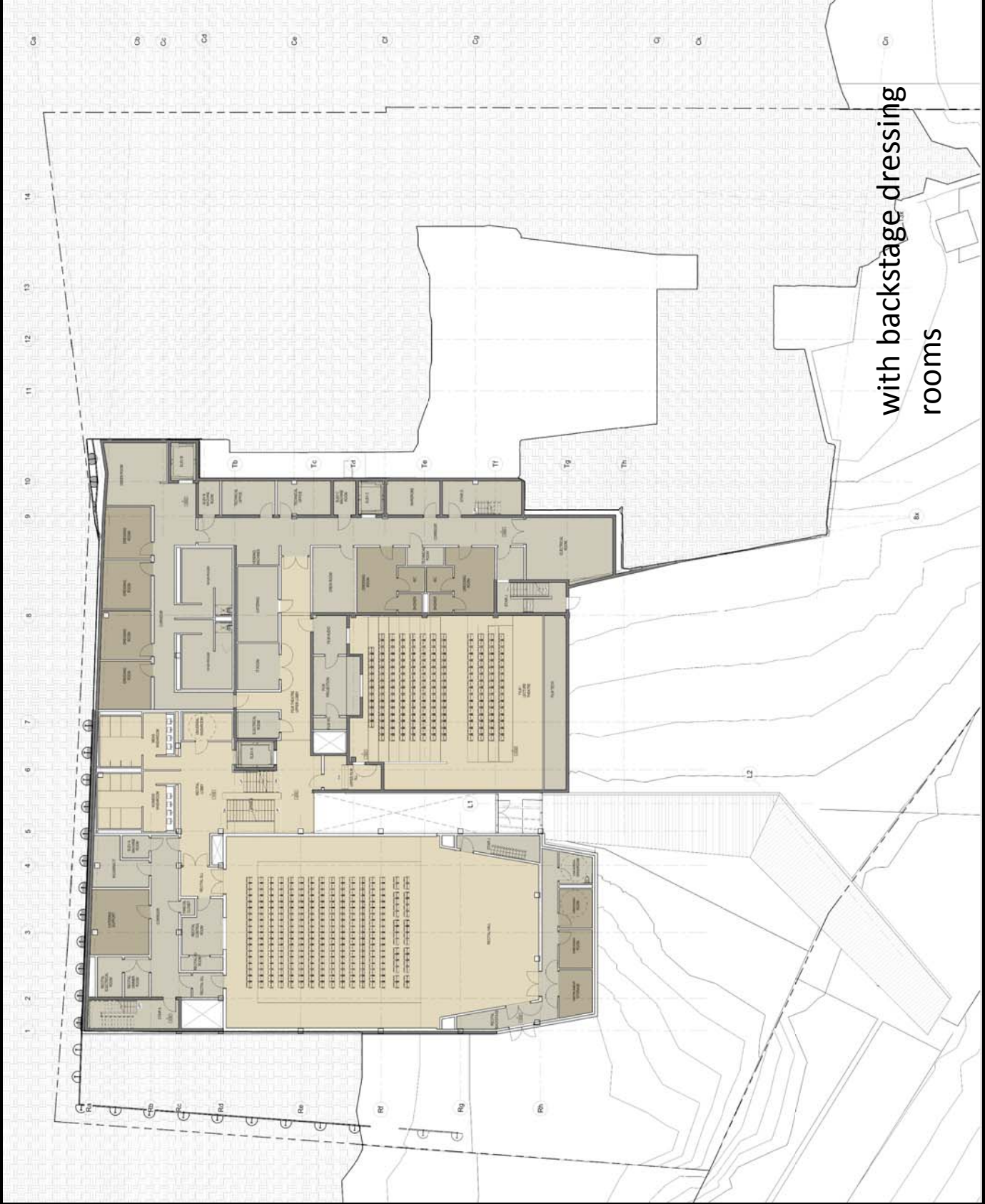


CROSS SECTION: Recital Hall

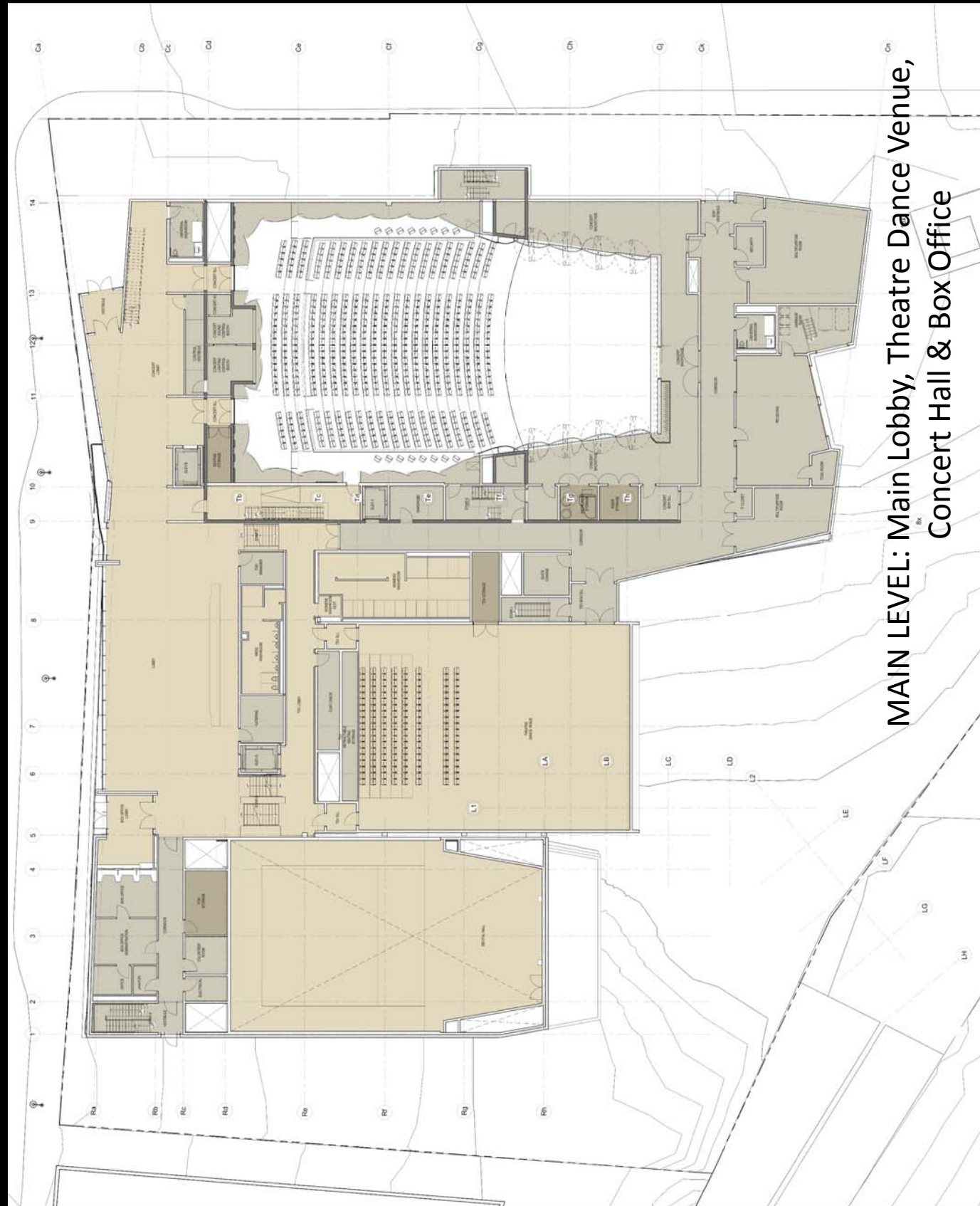




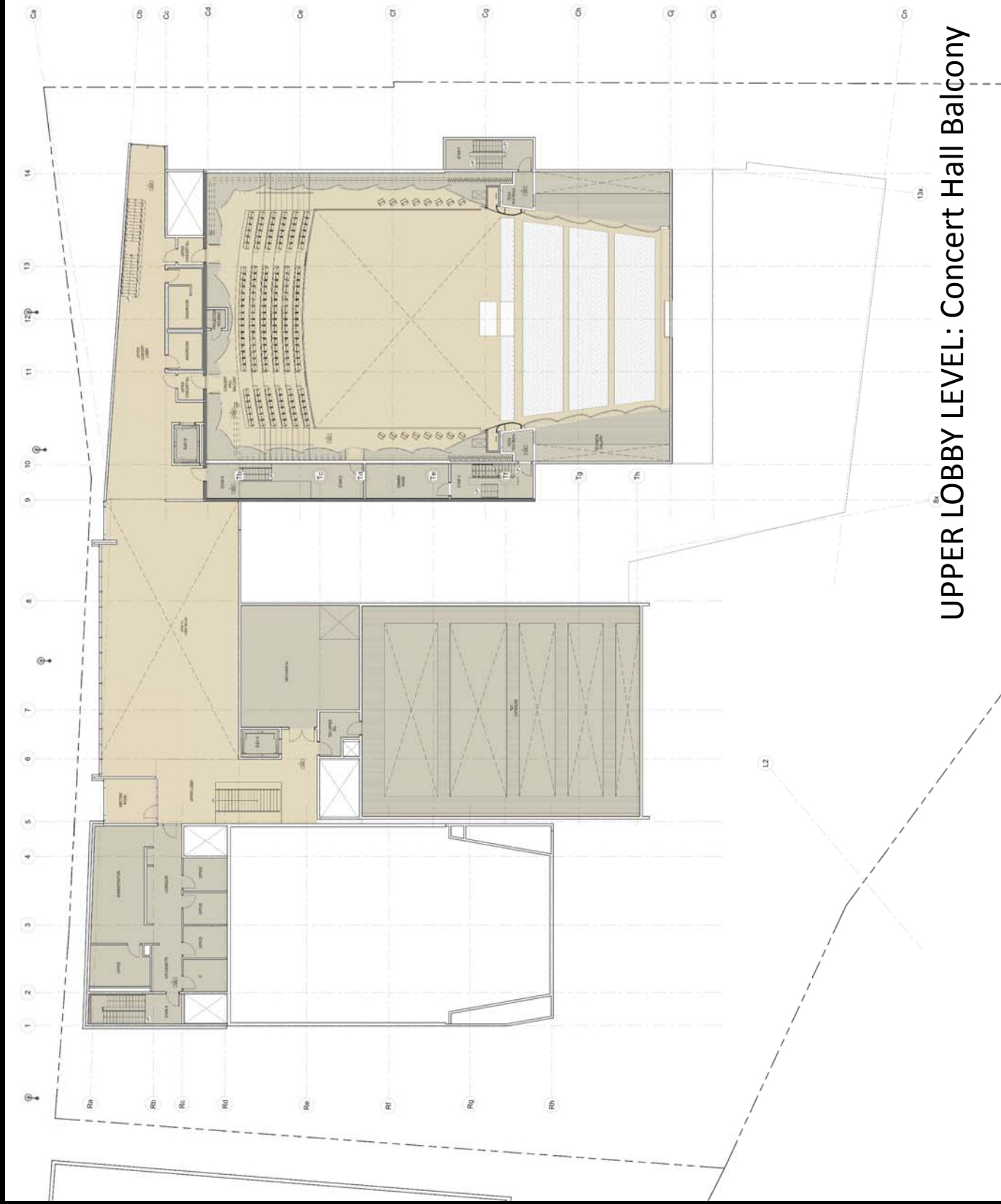
with backstage dressing  
rooms





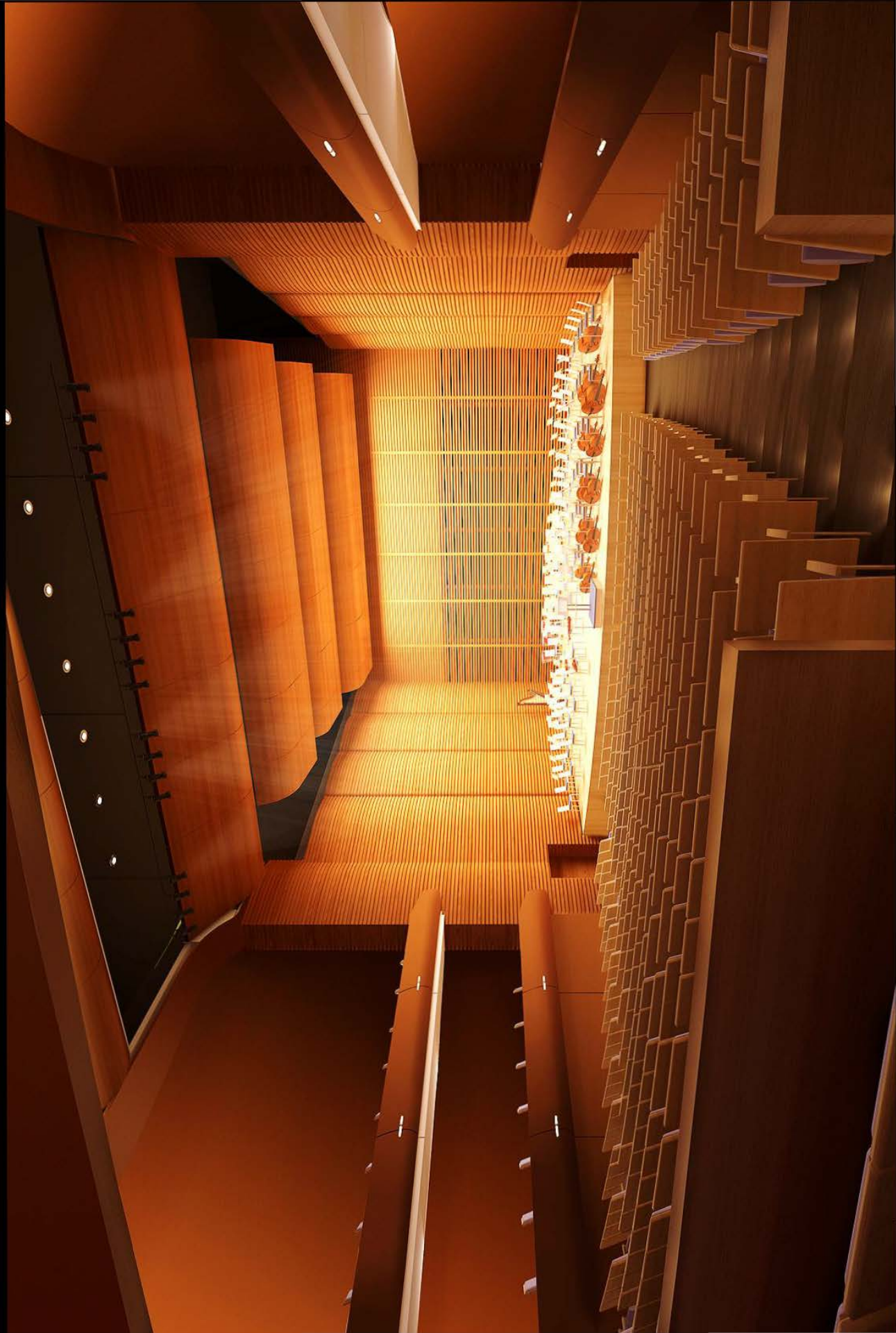


MAIN LEVEL: Main Lobby, Theatre Dance Venue,  
Concert Hall & Box Office



UPPER LOBBY LEVEL: Concert Hall Balcony

# CONCERT HALL





# Theatre Dance Venue



# RECITAL HALL





# FILM - LECTURE THEATRE

