



CORNWALL ARTS AND CULTURE CENTRE

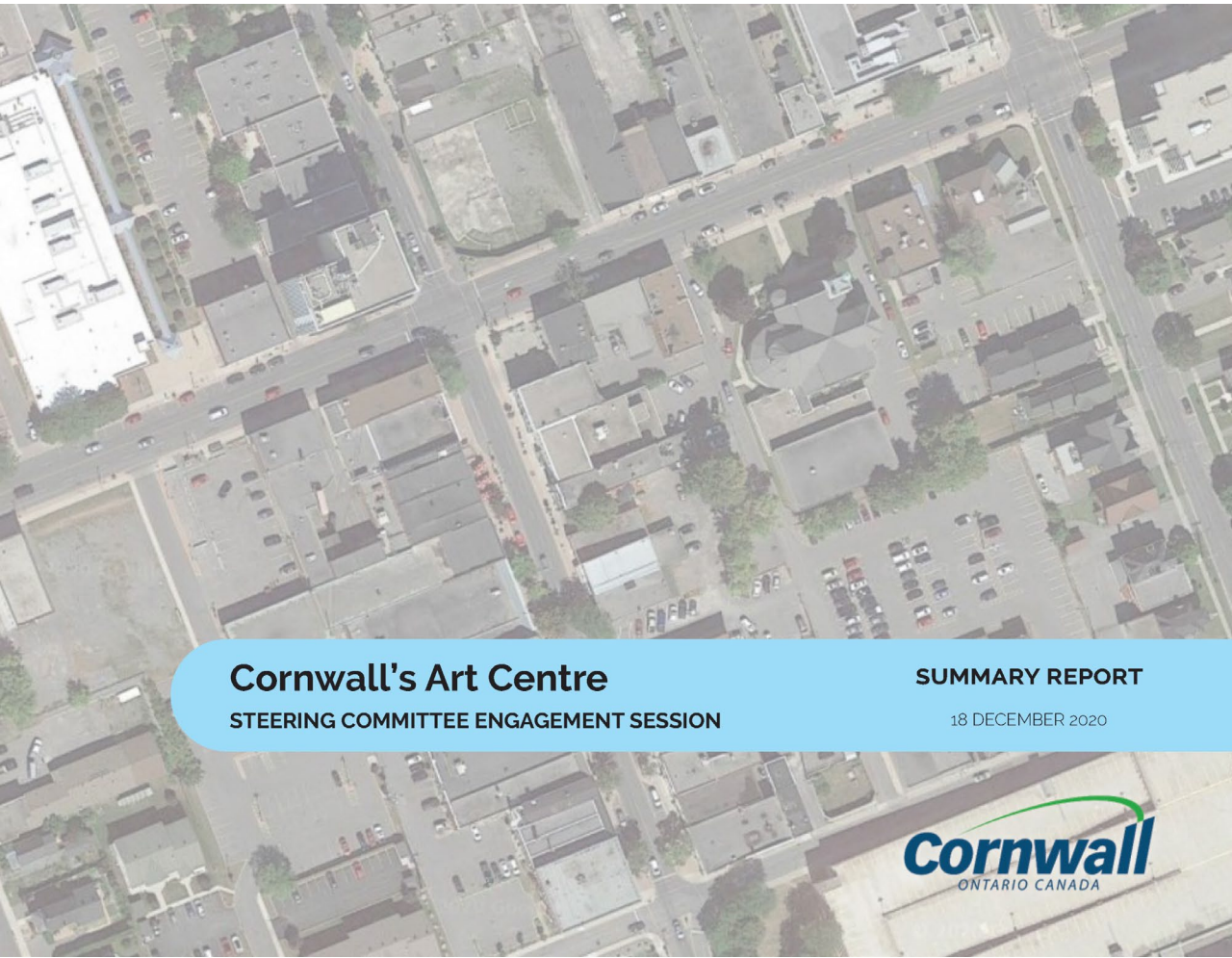
CORNWALL CITY COUNCIL PRE-DESIGN [CLASS C] PRESENTATION

08 MARCH 2021

grc architects

PRESENTATION OUTLINE

- 1. ENGAGEMENT SESSION SUMMARY**
SUMMARY REPORT CONTENT OVERVIEW
- 2. PRE-DESIGN DEVELOPMENT**
REVIEW OF PRE-DESIGN DRAWINGS AND VIEWS
- 3. CLASS C COST ESTIMATE**
ESTIMATE OVERVIEW + COMPARISON TO FIT TEST
- 4. OPERATIONAL COSTS**



Cornwall's Art Centre

STEERING COMMITTEE ENGAGEMENT SESSION

SUMMARY REPORT
18 DECEMBER 2020



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CORNWALL ARTS AND CULTURE CENTRE
CORNWALL, ON

ENGAGEMENT SESSION SUMMARY
grc architects : 3

feature ALL cultures - speak to inclusivity and lead in community - bilingual, multi-lingual	accessible w/ ramping/ elevator	adequate restroom space for performers	audio in dressing room (program sound)	flexible lighting, wiring, all tech aspects	access to the stage to address different theatre configurations	projectors to project artwork onto the wall - allows large format	ceiling-mounted hanging systems	projector needs to work with lighting
social engineering	Culture sector development	arts coordinator with strong feel for the arts, arts management background	sound dampening on main space walls to control "liveness"	Performance		lighting for any exhibition, different ways that it may be hung	Exhibition	showcase outside of black box - complements visitors to production
natural and artificial light			availability/ flexibility of seating is critical to allow for variety of performance	orchestra, expanded performance space at front when chairs removed		portable set-up for hanging paintings, sculpture, etc.	rear-projection (stage screen)	local, invited, juried shows, local artist showcase, permanent
Arts Periodicals (snapped), regional promotions - esp. Mtl, Quebec	Programming symbiosis	provide schedule to local bed and breakfasts, restaurants	Culture sector development	Performance	Exhibition	workshops, seminars, guest speakers	upstairs rooms	opportunities for young and old
open during day hours	Cultural tourism + placemaking	"wall of fame"	Cultural tourism + placemaking	Cornwall's Multi-Dimensional Art Centre	Education	accessible and affordable	Education	do not compete with what is available already in the community
walls showcase history in arts and culture - speak to what is happening, has happened, will happen			Social development	Community programming	Amenity + gathering	partner with school board, frequent access	pottery + painting courses	complement curriculum reqs through programming
kitchen (not full, prep space) + bar to support weddings	Good art centre has the power to be a civic centre (Bensen Centre)	"empty space" with flexibility to become whatever it needs to be	weekly talent night / open mike	preserve venue for arts cache	cogeco community television - strong relationship, filming from site	vernissage	storage	water
	Social development		2 or 3 events taking place at the same time	Community programming	someone responsible for community outreach, with knowledge of Cornwall and area	liquor license	Amenity + gathering	opportunities to grow the small footprint of the current building
			sound proofing between spaces	coordination with activities going on in the area to minimize competition		flexibility through all spaces - all areas used for gathering	more than just 'the building' - programming can extend beyond the walls into the community	Art Centre as "Hub" of what is going on (visually, promotions, ticketing), with other partners in the community (library, other)

GUIDING PRINCIPLES (MANDAL ART)

The Mandal Art exercise generated several considerations for each of the 8 guiding principals for Cornwall's Art Centre.

These considerations can be generally categorized under the following criteria:

- **Inclusivity**
- **Accessibility**
- **Amenity**
- **Acoustics**
- **Programming**
- **Promotions**
- **Media**



FACILITY REQUIREMENTS

Cornwall's Art Centre will support a variety of exhibitions, performances, and events with diverse special requirements. Stakeholder interviews defined potential programing, theatre-set up, and ancillary space requirements associated with their respective art form.

Programming

- Types of Events
- Who will be booking
- Cast Size
- Duration
- Frequency
- Rehearsals

MPR Set-up

- Sets
- Capacity
- Configuration

Ancillary Spaces

- Sound Booth
- Lobby
- WR/Changerooms
- Greenroom
- Classrooms
- Storage

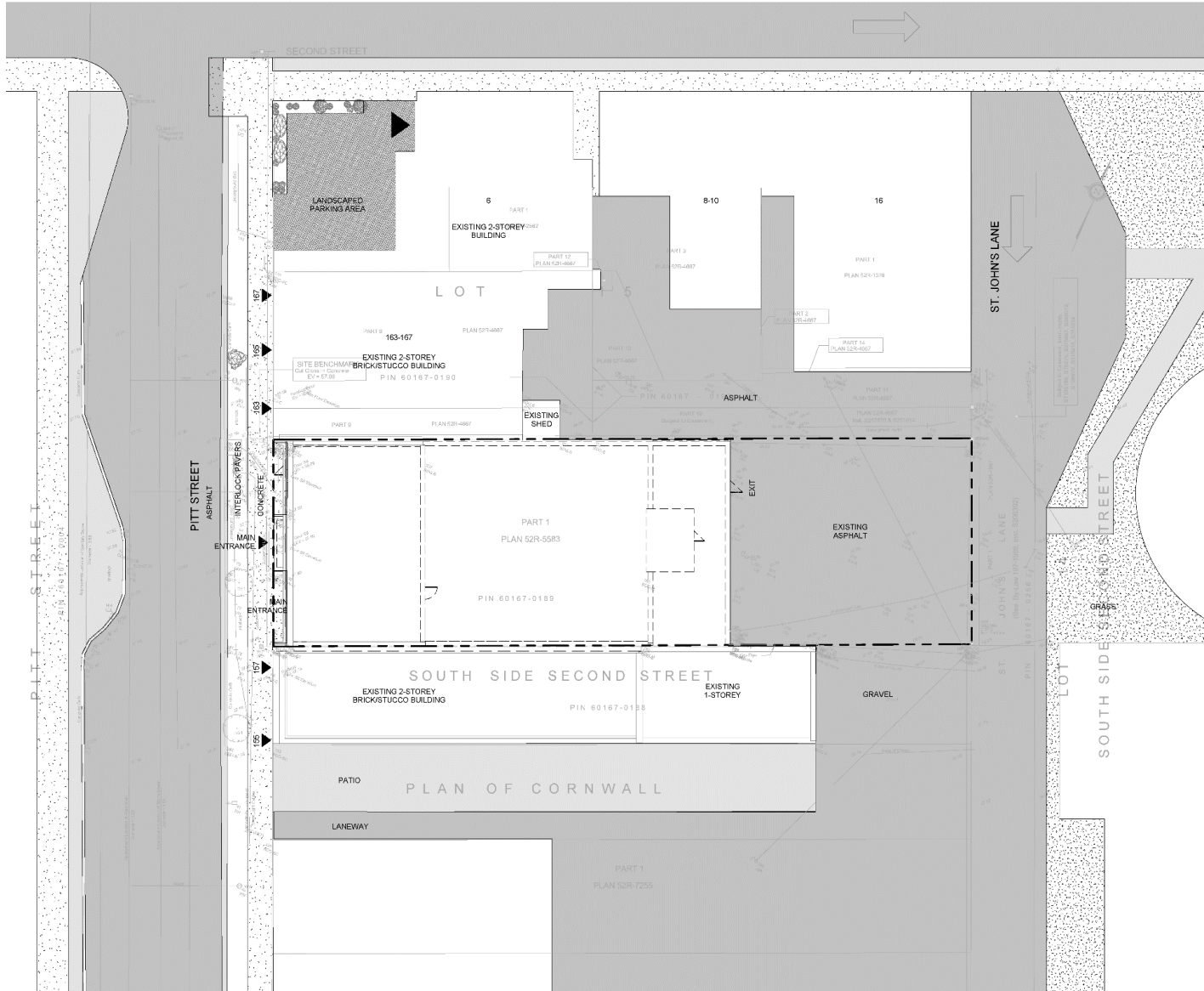
Provisions

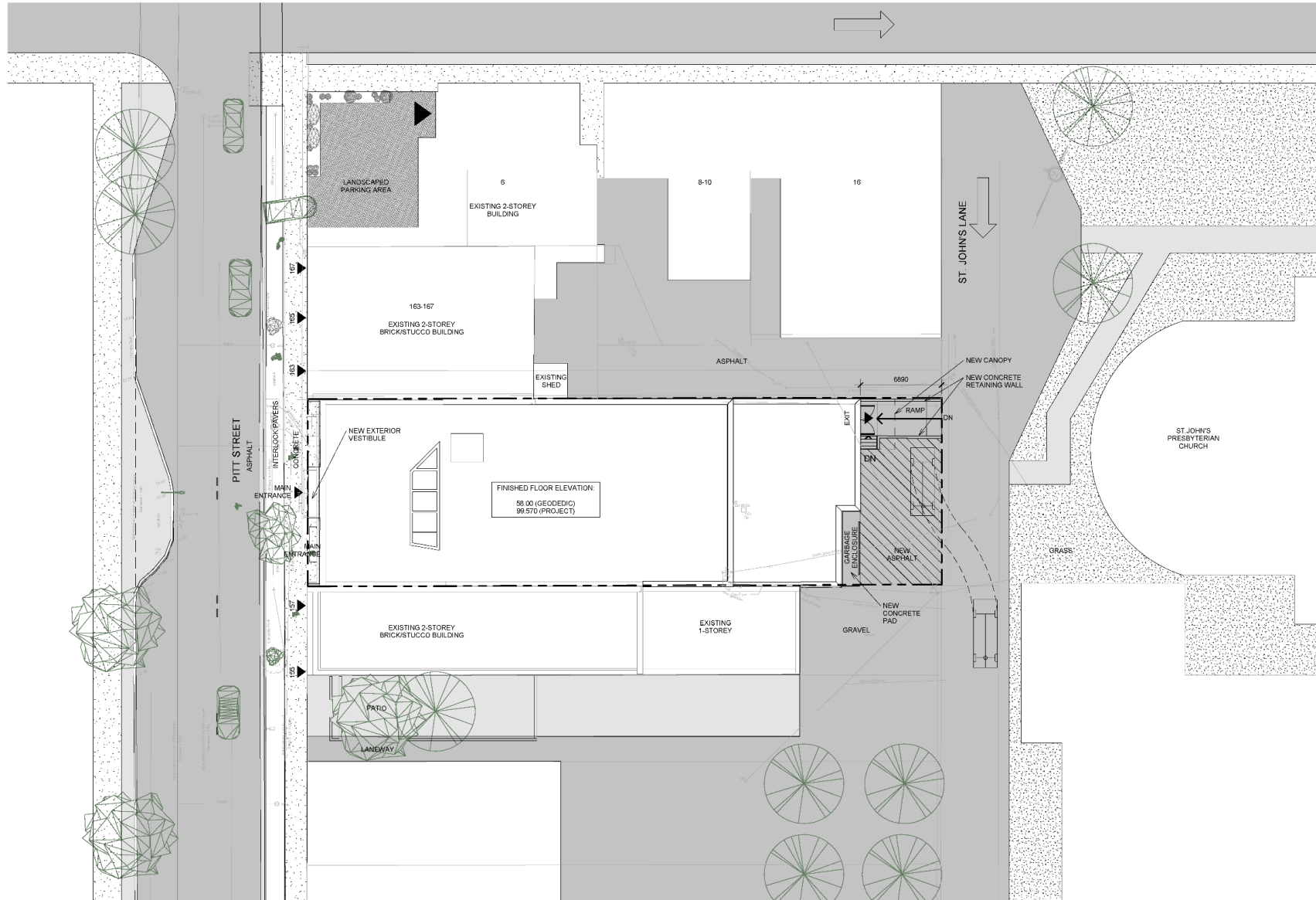
- Load-in
- Technical
- Other

"a place for art; a place for all"

accessibility
flexibility
affordability
multipurpose
cross pollination of activities
importance of personel
open concept
pride of donors
versatile
attractive
"hub"
arts is organic
don't overstretch what we can do
a sense of spaciousness

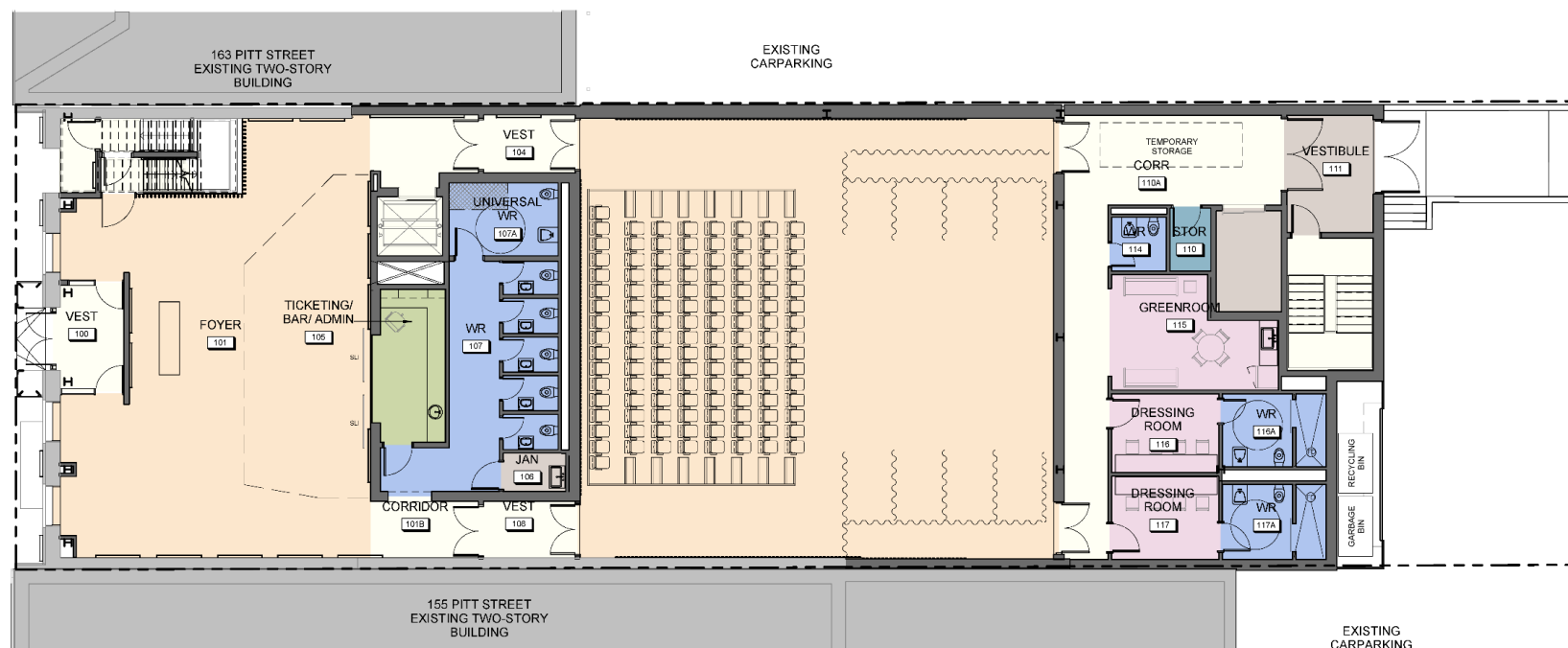
PRE-DESIGN [CLASS C] DRAWINGS





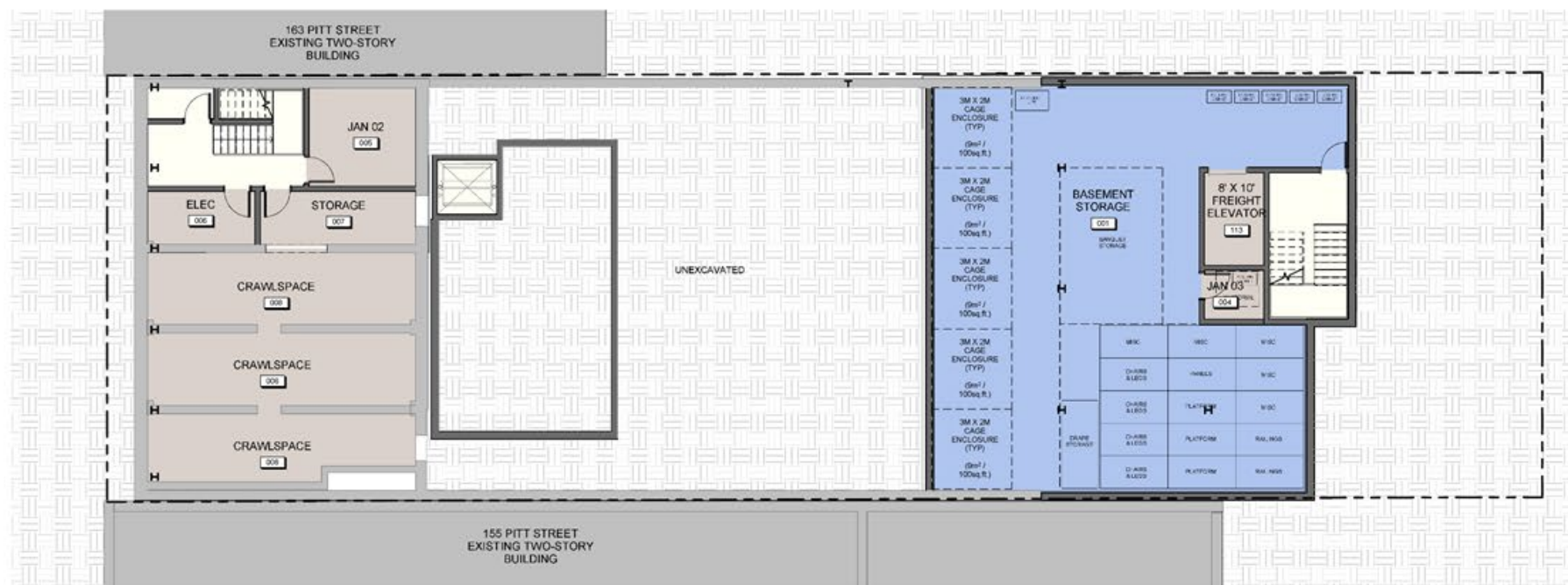
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- ASSEMBLY
- ARTS
- OFFICE
- SERVICE
- STORAGE
- SUPPORT
- CIRCULATION



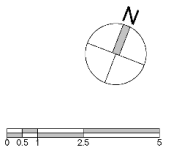
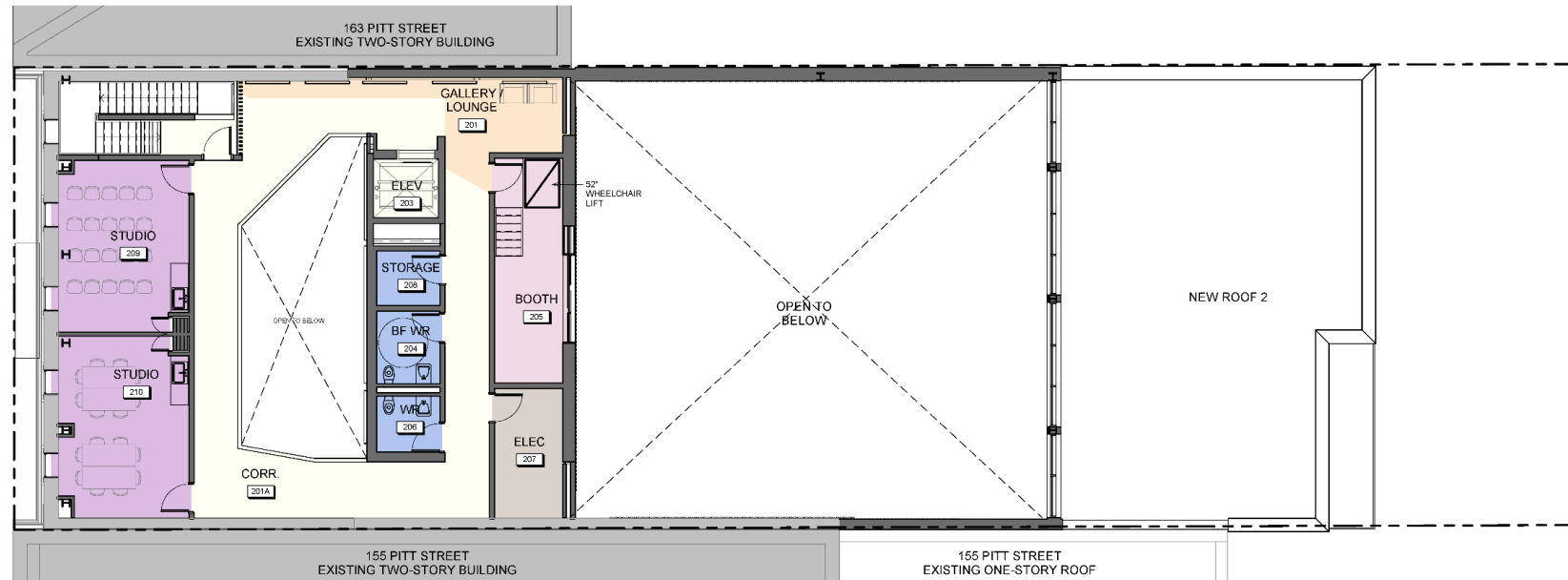
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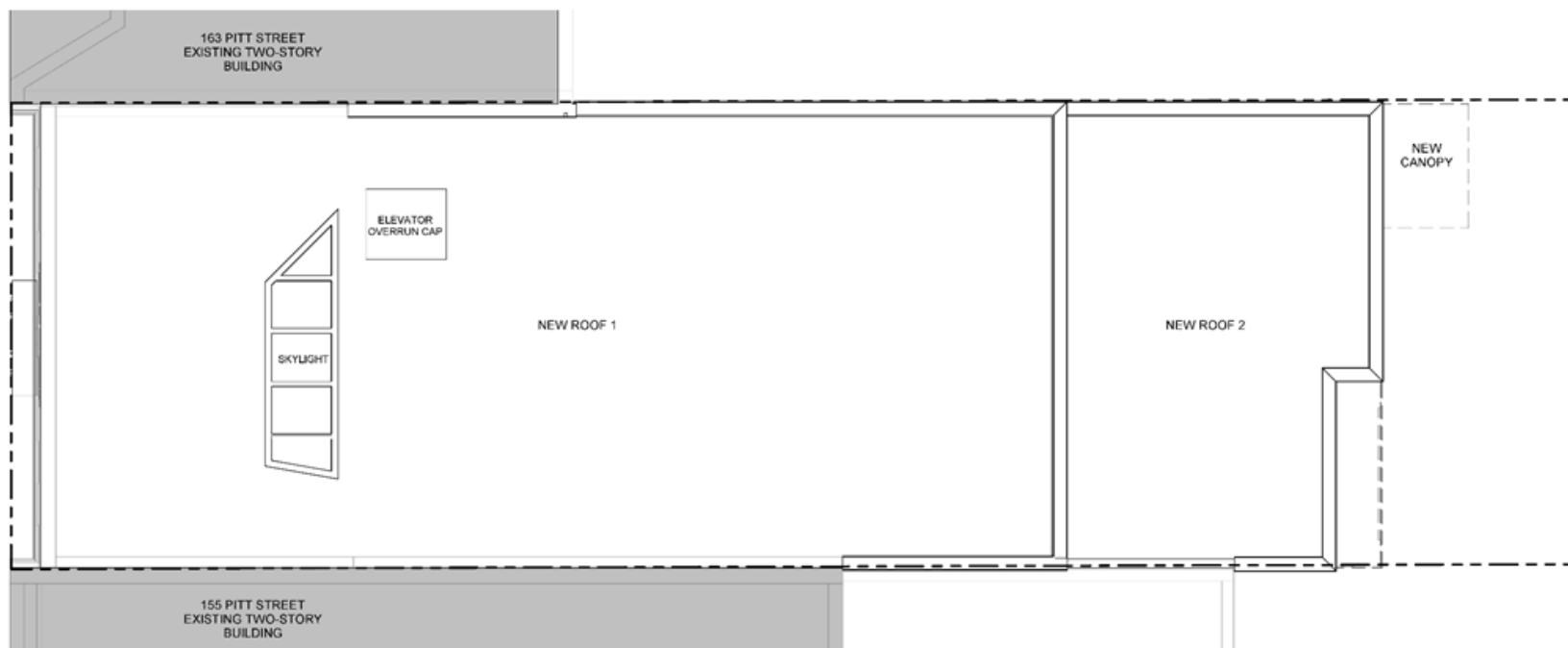
- SERVICE
- SUPPORT
- CIRCULATION

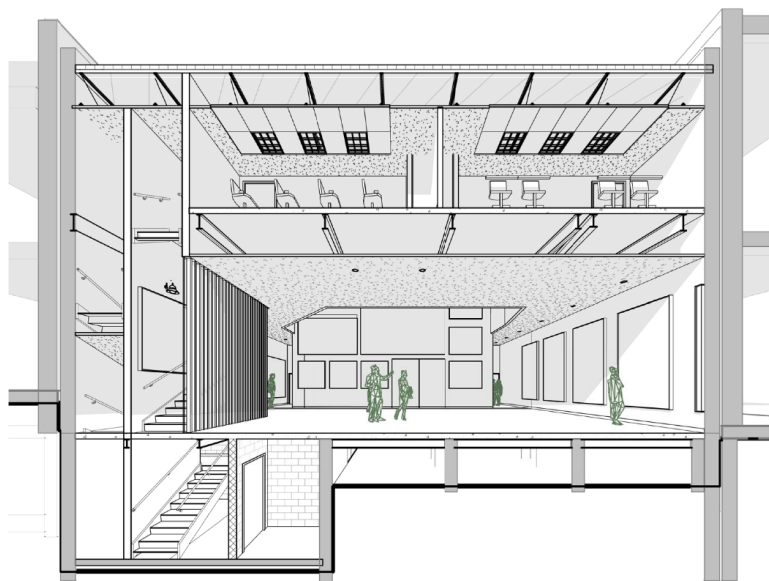


LEGEND

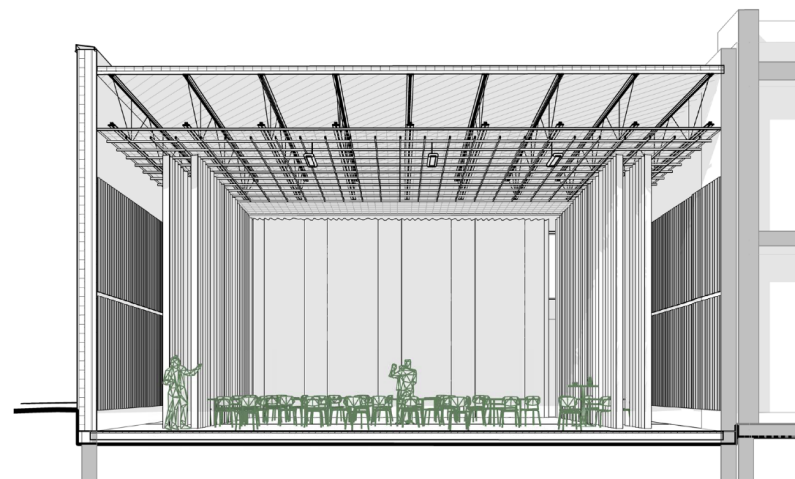
- ASSEMBLY
- ARTS
- CLASSROOM
- SERVICE
- SUPPORT
- CIRCULATION



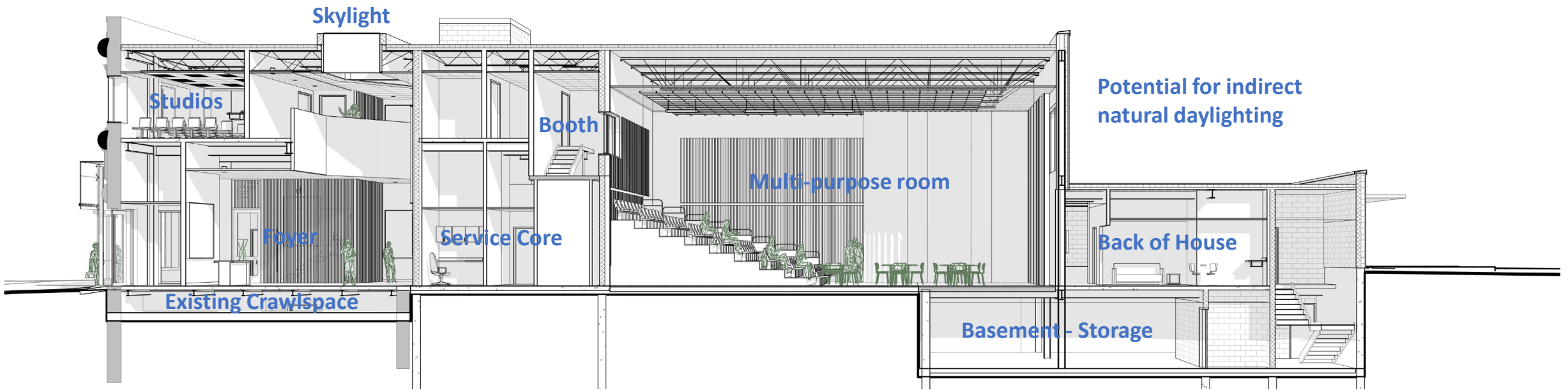




A-A

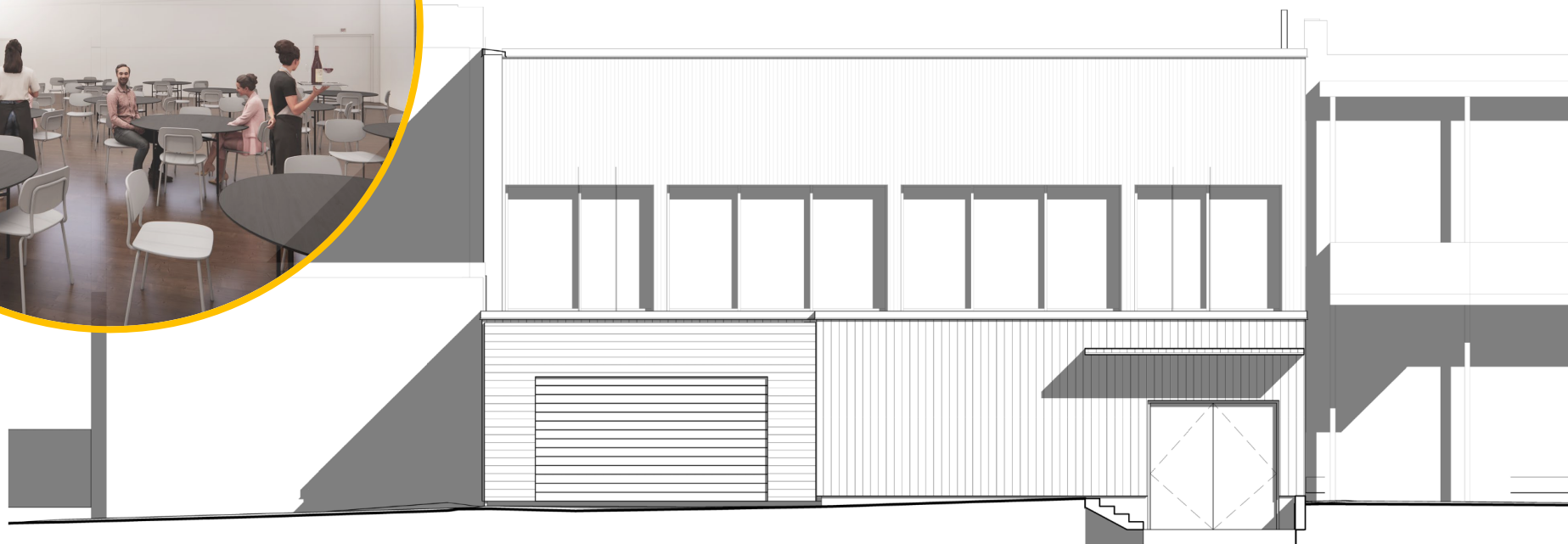


B-B



C-C









PRE-DESIGN [CLASS C] COST ESTIMATE

CLASS C ESTIMATE SUMMARY

New Construction	14,187	sq.ft.	342.49	\$4,858,800
Site Development	2,153	sq.ft.	27.96	\$60,200
Demolition & Alterations	7,621	sq.ft.	28.24	\$215,200
Sub-total	14,187	sq.ft.		\$5,134,200
General Requirements	12.0%			\$616,100
Fee	4.0%			\$230,000
Sub-total	14,187	sq.ft.	421.54	\$5,980,300
Design and Pricing Allowance	12.0%			\$717,600
Escalation Allowance	2.5%			\$167,400
Total Construction Cost	14,187	sq.ft.	483.92	\$6,865,300
Construction Allowance	5%			\$343,300
Total Construction Cost (including Construction Allowance)				\$7,208,600
Additional Cost of special foundations (range) (1*)			\$80,000	\$180,000
Total Construction Cost (including foundation Allowance)			\$7,288,660	\$7,388,600

Fit Test High-Level Costing Scenario C

The following costing has been provided to give a high-level idea of the costs associated with Scenario A: renovation and large addition. The cost per square foot values have been provided based on our experience completing projects of similar size and scope, and on industry costing standards. Further, it is also based on the level of information available for access at the time of this condensed study. This costing does not account for any costs associated with the purchase of the property.

BUILDING TOTALS		COSTING	
Existing Building Renovation	1,738 sq ft + 1,738 sq ft	x \$250.00 / sq ft = \$	869,000.00
Addition New Construction	5,637 sq ft	x \$425.00 / sq ft = \$	2,395,725.00
Total	9,113 sq ft	= \$	3,264,725.00
Structural Upgrades	Includes snow loads	= \$	14,120.34
Mechanical and Electrical	Upgrades + New	= \$	650,625.00
Elevator Construction		= \$	200,000.00
Demolition - Ex. Bldgs + Vault	Part of 2nd + 3rd segment	= \$	185,000.00
Demolition - Interior Finishes		= \$	5,000.00
Restoration of Front Facade	Includes Windows + Stone	= \$	100,000.00
Sub Total		= \$	4,419,470.34
Contingency	(10%) est.	= \$	441,947.03
Sub Total		= \$	4,861,417.37
Fees	(10%) approx.	= \$	486,141.74
Sub Total		= \$	5,347,559.11
Construction Fees/Mark Ups	(5%) approx.	= \$	267,377.96
Total	(value approx.)	= \$	5,614,937.07

Avg. Cost / Square Foot = \$358.00

+ HST (Escalation cont. (2.5%) not included)



CORNWALL ARTS + CULTURE CENTRE FEASIBILITY STUDY - FIT TEST | MAY 2018

27

compare to Class C:

\$ 5,134,200 sub-total

+ \$ 180,000 for Poor Soil

\$ 5,314,200

- \$ 27,500 DSR

- \$958,000 Production Fit-up

\$4,328,700 net building cost

+ 1,292 sq ft (120m²) 2nd floor

+ 2,626 sq ft (244m²) basement

+ 3,918 sq ft

Fit Test High-Level Costing Scenario C

The following costing has been provided to give a high-level idea of the costs associated with Scenario A: renovation and large addition. The cost per square foot values have been provided based on our experience completing projects of similar size and scope, and on industry costing standards. Further, it is also based on the level of information available for access at the time of this condensed study. This costing does not account for any costs associated with the purchase of the property.

BUILDING TOTALS		COSTING	
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Total	(value approx.)	= \$	5,614,937.07
+ HST (Escalation cont. (2.5%) not included)			



CORNWALL ARTS + CULTURE CENTRE FEASIBILITY STUDY - FIT TEST | MAY 2018

27

\$ 5,614,937

+ \$ 180,000 for Poor Soil

+ \$ 27,500 DSR

+ \$ 958,000 Production Fit-up

\$ 6,780,437 Total

+ (9% escalation): **\$7,390,676**

compare to Class C:

\$7,388,600 (includes site and additional \$180k for poor soil)

\$ 2,076 difference

POTENTIAL OPERATIONAL COSTS

Draft Arts and Culture Centre Operating Budget

Revenue	Amount
Black Box Theatre Room Rental	\$30,000.00
Audience Ticketed (Facility Share)	\$15,360.00
School/Other Ticketed Events	\$5,000.00
Reception Room Rental	\$16,275.00
Studio Room Rental	\$20,400.00
City Run Programming	\$34,560.00
Ticketed Exhibitions	\$15,000.00
Total Annual Revenue	\$136,595.00
Salaries and Benefits	
Full Time Salaries	\$70,000
Part Time Salaries	\$100,485
Benefits	\$47,456
Total Salaries and Benefits	\$217,941
Purchase of Goods	
Salt	\$200
Building Materials	\$1,500
Janitorial Materials	\$3,500
Equipment Supplies	\$7,500
Total Purchase of Goods	\$12,700
Services and Rents	
Electricity	\$25,000
Natural Gas	\$15,000
Water	\$3,000
Communications	\$5,000
Contracted Services	\$20,000
Waste Disposal	\$2,000
Snow Removal	\$2,000
Total Services and Rents	\$72,000
Financial	
ITT Hardware Software	\$3,500
Total Financial	\$3,500
Net Operating Cost	-\$169,546.20

THANK-YOU