

# Fredericton Performing Arts Centre Infrastructure Project

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8 June 2018

## Project Description

This public infrastructure project replaces Fredericton's main performing arts facility (The Playhouse) by constructing a new performing arts centre (PAC).

## Owner and Partners

The project is a partnership between Fredericton Playhouse Inc. (FPI), the non-profit organization which owns and operates the Playhouse, and the City of Fredericton.

The Playhouse was given the FPI by the City in June 2000, however the City maintains responsibility for its general condition. The two organizations presently enjoy an integrated partnership on the operation of the facility with FPI providing public services on the City's behalf; and the City contributing an annual operating grant and services in-kind to assure its ongoing viability. Additionally, the City plays a role in the governance of FPI by approving the membership of its board of directors.

Fredericton Playhouse Inc. will be the ultimate owner and operator of the new PAC, with the City continuing to fund its operations as it does now.

The City recognizes the Playhouse and the new PAC as municipal infrastructure due to its ultimate responsibility for the facility.

## Rationale

There are numerous reasons why the project is needed in the community:

1. The existing Playhouse is considered to be in fair to poor condition and needs to be replaced to continue to provide its present services. Multiple facility condition reports and studies have revealed that the building is beyond its useful life and that renovations or even a full refurbishment is unfeasible. The primary concerns are:
  - The unusual design of the Playhouse (1964) makes renovating or refurbishing the building very difficult.
  - Years of deferred maintenance under previous owners have allowed the building to fall into a state of disrepair from which there is no feasible solution
  - Mechanical and electrical systems are outdated and need complete replacement
  - Heating and cooling is increasingly more difficult
  - Energy consumption is 2.6x more energy than the average comparable facility
  - Steam and water pipes are deteriorating and some are located in underground tunnels making servicing them difficult, expensive, and unsafe

- Foundation is shifting
  - Current building codes need to be met (sprinklers, barrier-free access, fire separated exits, asbestos abatement)
  - As a result of meeting current building codes, refurbishing the building would mean a reduction in seating from 709 to 463 (35%) and a 33% loss of lobby space
  - High risks of uncovering unexpected costs and construction delays due to unknown issues (infrastructure buried in concrete, etc.)
  - Escalating risk of building failure and closure.
2. The needs of the arts community and other users of this type of infrastructure have evolved greatly since 1964 and new infrastructure is required to meet these needs today and into the future.
  3. Culture is an important aspect of the quality of life offered in Fredericton and investment in infrastructure that promotes the creative sector as both an economic and social development driver is essential. The region's economic development strategy (Vision 2020), the City Centre Plan, Fredericton's cultural development strategy, and the City's municipal plan all speak to the importance placed on culture as a contributor to the regional economy.

## **Municipal and Regional Priority**

The City of Fredericton has named this project as its top priority for new infrastructure development.

Additionally the Regional Service Commission (representing all municipalities and the unincorporated areas in the region) has declared the project a priority in the recreation and cultural infrastructure category.

## **Project Scope**

The project involves the planning, design, construction, and turnover of a new building that features:

- 71,741 square feet of new construction
- One 850-seat multipurpose theatre
- One 300-seat flexible theatre space
- Shared backstage, loading, and back-of-house facilities
- Expansive lobbies and public space to accommodate a variety of uses

The new PAC will be a different kind of cultural infrastructure for Fredericton. Its design will allow for a wider variety of uses and programming than the existing 1964 Playhouse can accommodate. It is described as Fredericton's new "community living room" – a place where arts, culture and community will gather, contributing greatly to the quality of life offered in the region.

## **Site**

The new PAC will be constructed on the site of the existing Playhouse with the addition of land on its easterly side, thus reducing St. John Street by 50% (to one lane plus parking). While various other sites were explored and pursued, in January 2018 (after an in-depth public and stakeholder consultation) the partners agreed to locate the new PAC on this site for a number of reasons:

- Significance/importance of the civic address (adjacent to provincial Legislature)
- Maintaining the traditional site of the Playhouse
- Proximity to complimentary facilities (hotels, convention centre, Beaverbrook Art Gallery)
- Existing availability of parking
- Opportunity to design the building to integrate shared use of public space with the Fredericton Convention Centre
- No cost for land acquisition. The site is owned by FPI and the City.
- Public opinion
- Stakeholders' needs and opinions

## Work Undertaken To Date

The following work has been completed to date:

- Capital Assessment and Planning Study (Novita), 2007
- Condition Report (RV Anderson & Associates), 2012
- Feasibility Study: Phase 1 (Webb Management), 2014
  - Needs & market assessment
  - Space program & quality
  - Capital budget (order of magnitude)
  - Site criteria and possibilities
  - Operations, governance, programming, and partnerships
  - Operating budget
- Feasibility Study: Phase 2 (Webb Management), 2015
  - Physical development plans (Options)
  - Preliminary capital budgets (Options)
  - Alternative operating budgets (Options)
  - Pre-campaign planning study (fundraising feasibility)
- Philanthropic Environmental Scan (KMA), 2015
- Economic Impact Analysis of new PAC (construction, operation, government revenues) (Desjardins), 2015
- Highest and Best use Study and development options for existing Playhouse (Altus Group), 2015
- Site assessments and feasibility (various sites) (Diamond Schmitt & Assoc), 2016, 2017
- Updated Capital Budget (internal), 2018
- Updated Operating Budget Pro-forma (Webb Management), 2018

Copies of all studies and reports are available online at [www.theplayhouse.ca/pac](http://www.theplayhouse.ca/pac) or by request.

# Budgets

## Capital Budget Expenditures

<b>Construction (71,741 GSF)</b>	
Construction Contract	30,000,000
Directly paid by owner:	
General Conditions (6%)	1,800,000
Inspection and Testing	100,000
Project Insurance - owner	175,000
Water Treatment/pumping	100,000
Contingency - Construction (~7%)	2,250,000
<b>Total Construction Costs</b>	<b>34,425,000</b>
<b>Site Costs (paid by owner)</b>	
Archaeology Investigation/monitoring	100,000
Demolition	400,000
Hazardous Materials Abatement	200,000
Land Acquisition*	10,000
Public Art Relocation	50,000
Relocation/reinstatement of Services/street*	750,000
Sheet Piling	500,000
Soil Remediation/disposal	100,000
Contingency - Site (~7%)	150,000
<b>Total Site Costs</b>	<b>2,260,000</b>
<b>Soft Costs</b>	
Building Permits	255,000
Design and Engineering	4,720,000
Furniture, Fixtures and Equipment	900,000
Interim Financing	950,000
Legal Fees	50,000
Parking Revenue Replacement	215,000
Procurement Costs	125,000
Project Management - owner	500,000
Contingency - Soft Costs (~7%)	550,000
<b>Total Soft Costs</b>	<b>8,265,000</b>
<b>Other Project Costs</b>	
Additional Studies, Research, etc.	100,000
Business and Technical Consulting Services	100,000
Campaign Costs	300,000
Transition Costs	400,000
Contingency - other	10,000
<b>Total Other Project Costs</b>	<b>910,000</b>
<b>Total</b>	<b>45,860,000</b>

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## Capital Budget Revenue Sources

City of Fredericton - select site costs* (in kind)	760,000
City of Fredericton - cash	14,000,000
Other Local Governments	100,000
Province of NB & Gov't of Canada	28,000,000
Private Sector Campaign	3,000,000
<b>Total</b>	<b>45,860,000</b>

## Operating Budgets

Available on request.

## Timeline

	Start	Complete
<b>Design Procurement</b>	June 2018	December 2018
<b>Design (to construction drawings)</b>	January 2019	December 2019
<b>Site Preparation</b>	May 2019	October 2019
<b>Construction Tendering</b>	January 2020	March 2020
<b>Construction</b>	April 2020	December 2022
<b>Transfer/Opening</b>	January 2022	March 2022

## Contact

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