

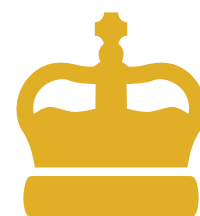


ON TABLE City Council Meeting
June 12, 2023 re: Item 4.1.a

MASSEY THEATRE RENOVATION

Pre-Design Phase Summary:
Scope, Schedule and Budget

Regular Council Meeting
June 12, 2023



NEW WESTMINSTER

Recommendations

THAT Council:

1. **Approves** the recommended scope of work, schedule and budget for the renovation of the Massey Theatre described herein
2. **Directs staff** to bring back, as a Quarterly adjustment, a \$6.0M increase to the MTS Capital Plan, funded from the Provincial Growing Communities Fund

Theatre Strategy 2019

Todd Ayotte, Manager Community Arts & Theatre

- The City's Theatre Strategy, adopted in 2019, articulated specific goals, strategies and tactics to support the growth and development of the performing arts sector
- As a significant cultural and community asset, the Massey Theatre and Complex plays a key role in achieving the goals of the Strategy
- The Strategy envisages the Massey Theatre as a fully optimized arts centre for the City and region
- The phase one scope outlined in this presentation and report represents a foundational "first step" toward achieving this vision

Background

2015

- “Minimum viable option” (MVO) scope defined to provide basic building upgrades to keep building safe, operational and provide better accessibility, inc. removal of North Wing (inc. large gymnasium)
- Project objectives based on 2015 MVO

2019 – 2022

- Evolution of City policy, including the Massey Theatre Society (MTS) Lease Agreement, and 2019 Climate Emergency
- Additional scope scenarios considered, inc. renovation of North Wing and new childcare
- Significant construction cost escalation:
 - MVO now approx. \$20M
 - Addition of North Wing approx. \$30M
 - Addition of childcare approx. \$33M
- School District withdrew funding for North Wing demolition
- Ownership transferred from School District to City in November 2021
- 2022 – 2026 Approved Capital Plan amount \$14.1M

The City's Obligations & Commitments

We are committed to being a good landlord and providing a safe space for public assembly

We are in partnership with the Massey Theatre Society to deliver on the 2019 Theatre Strategy under a 25-year Lease and Operating Agreement

We are committed to a carbon-free future by 2050 under the 7 Bold Steps for Climate Action

We have now developed the revised MVO as part of the work plan approved by Council in July 2022

Revised “Minimum Viable Option” Scope

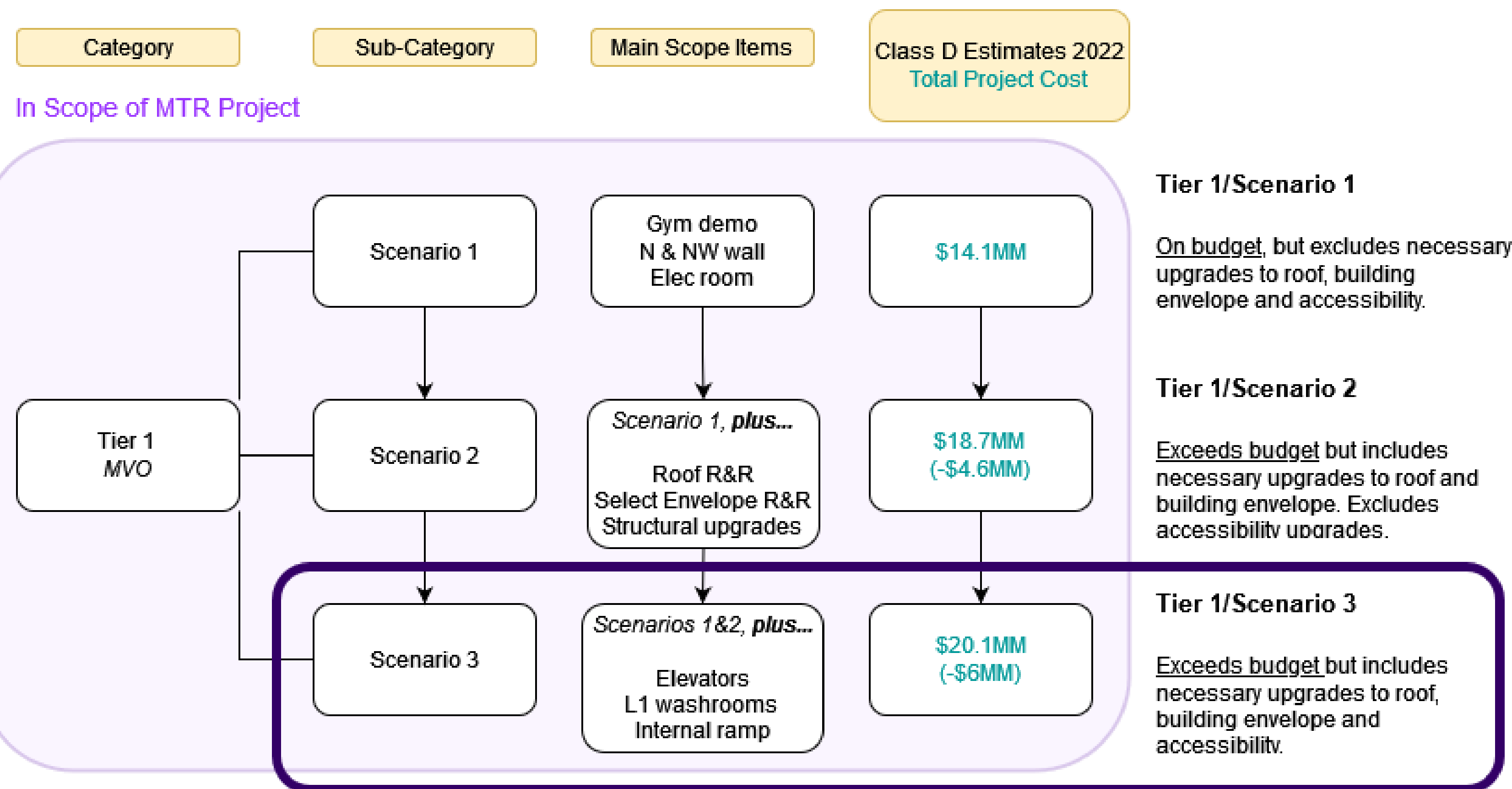
Alex Godfrey, Senior Project Manager TCPM

- Revised MVO based on MVO established in 2015
- MVO prioritizes **base building work** to achieve 25-year service life:
 - Improve BC Building Code conformance & life safety
 - Improve building envelope performance
 - Improve accessibility & universal design

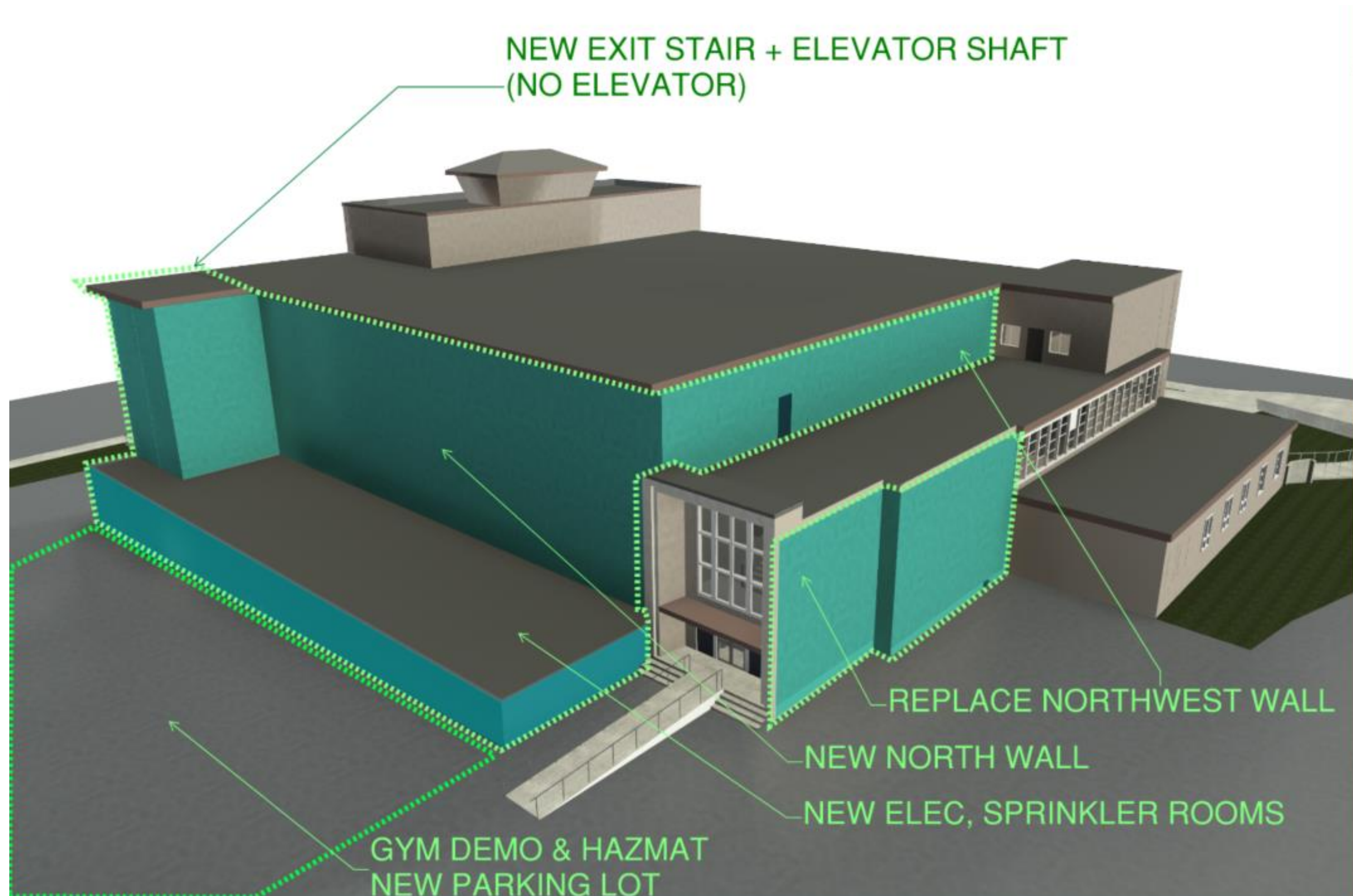
Key Exclusions

- **Theatre enhancements**, e.g. new interior finishes, L2 washrooms
- **HVAC** space heating/cooling and ventilation system replacement
- Main stage **smoke evacuation system** replacement
- **Whole building** life safety system upgrades
- **Lighting fixture** replacement

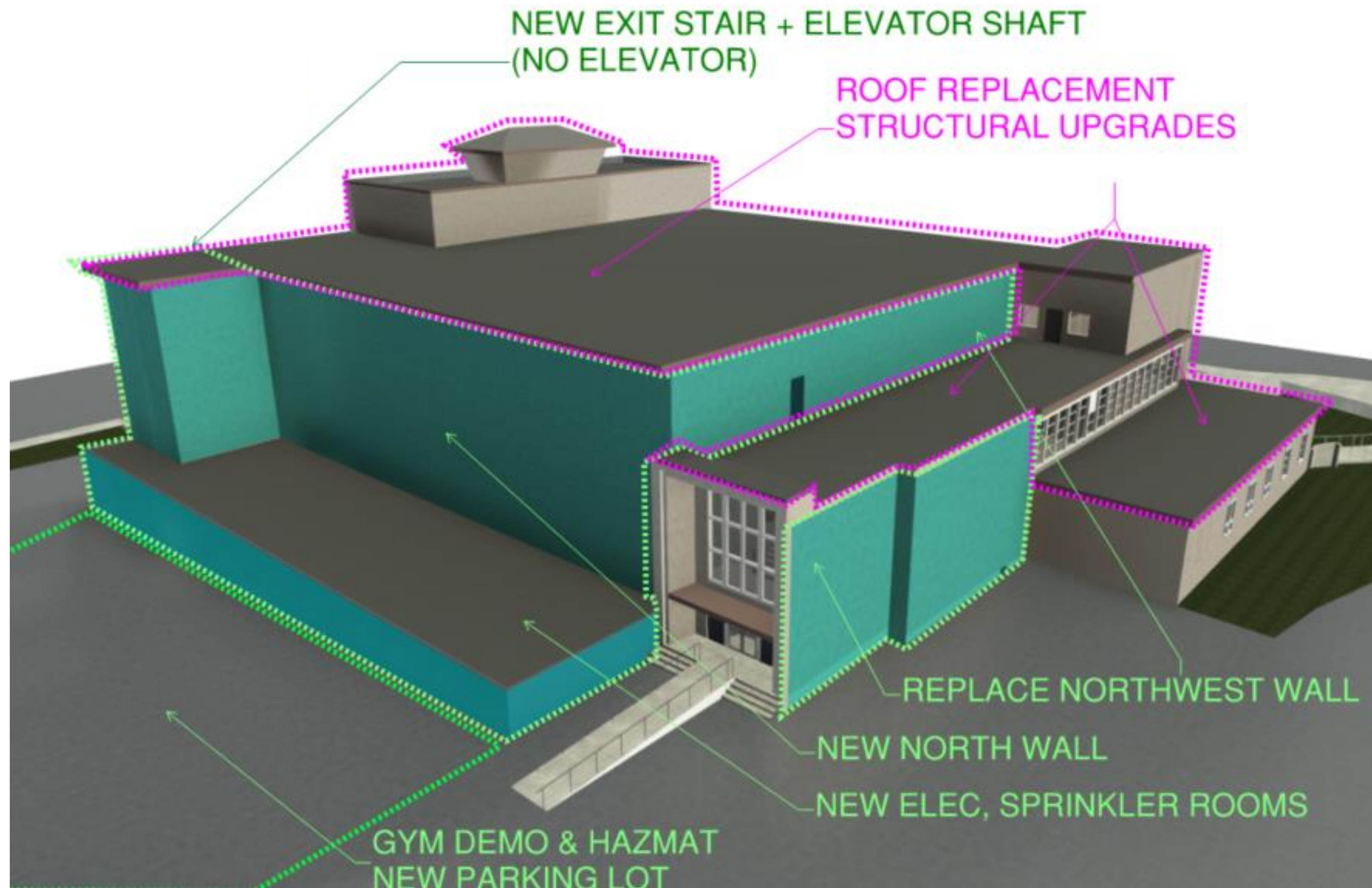
Revised MVO



Revised MVO



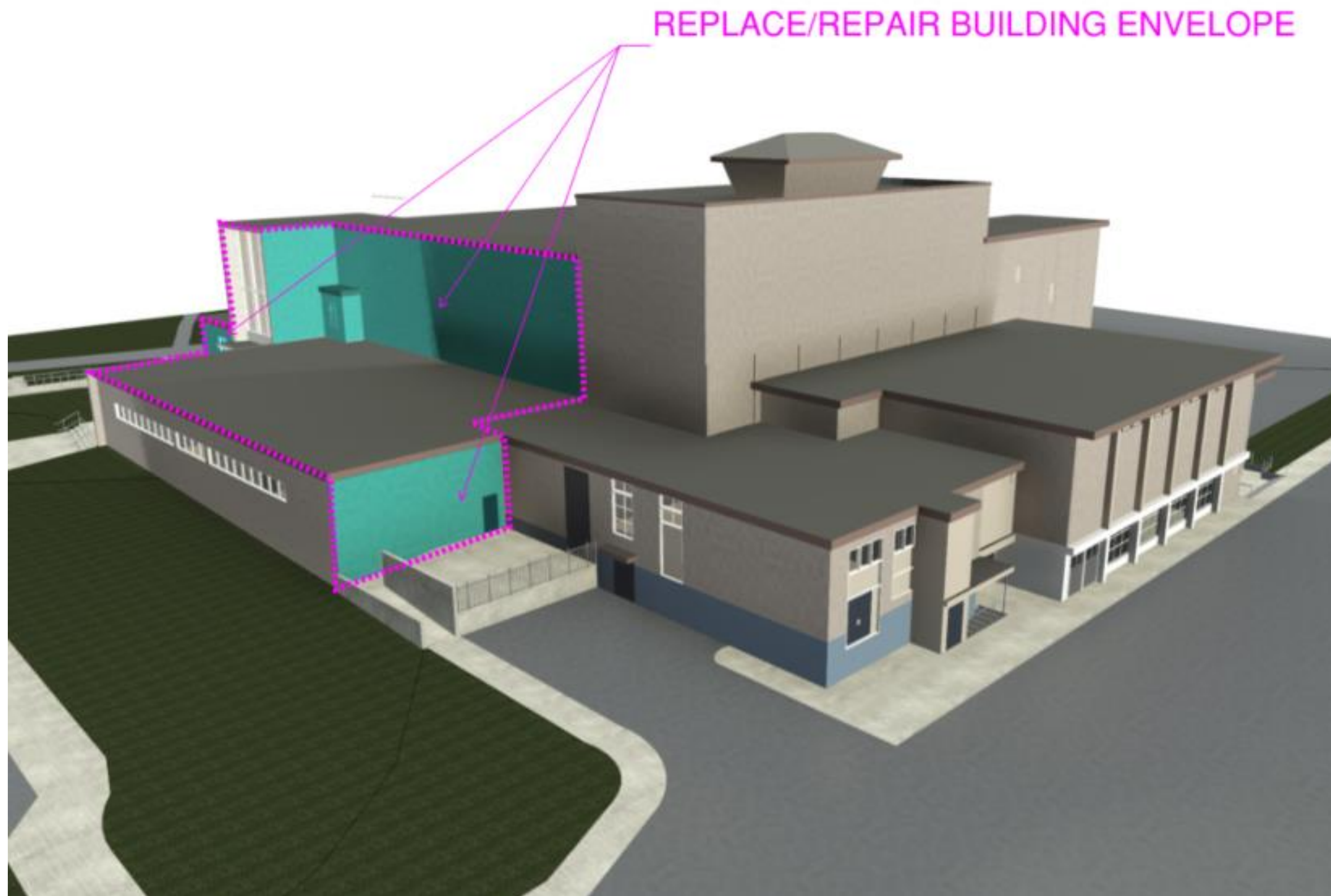
Revised MVO



Revised MVO



Revised MVO



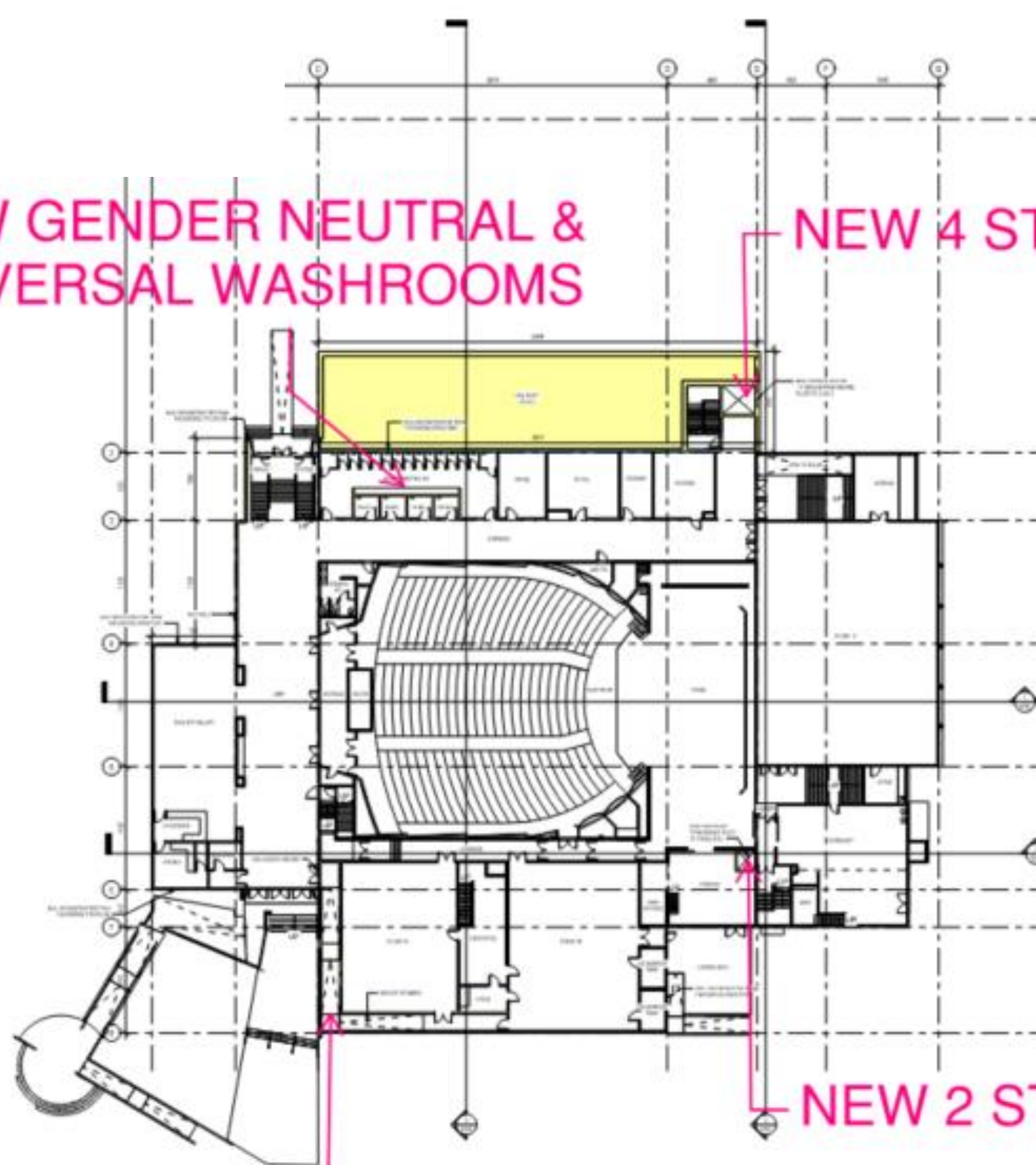
Revised MVO

NEW GENDER NEUTRAL &
UNIVERSAL WASHROOMS

NEW 4 STOP ELEVATOR

NEW 2 STOP ELEVATOR

NEW ACCESSIBLE RAMP



PROGRESS
ARCHITECTURE + INTERIORS INC.

PROJECT NAME
735 8th AVE, NEW WESTMINSTER

PROJECT
MASSEY THEATRE RENEWAL -
PHASE 1

PROJECT NUMBER
NEW LEVEL 1
FLOOR PLAN

PROJECT NUMBER
22-20
(2023.10)

A201

DATE 10/05/2023	SCALE 1:100	STATUS CD	DESIGNED BY ME
--------------------	----------------	--------------	-------------------

City Policy Variance

Variance required for:

- Public Art Policy 2022
- Green Building Policy 2021

Budget & Funding

- Approved Capital Plan funding amount **\$14.1M**
- Estimated revised MVO cost **\$20.1M**
- Additional funding amount required **\$6M**

Budget & Funding

Funding Option 1: **\$6M** from the Growing Community Funds

Funding Option 2: **\$3M** from Growing Community Funds
 \$3M from project reprioritization/deferral

Funding Option 3: **\$6M** from project reprioritization/deferral

Budget & Funding

Funding Option 1:

\$6M from the Growing Community Funds

Avoids reducing active, priority projects approved by Council in May for 2023 Budget

Budget & Funding

Funding Option 2:

\$3M from Growing Community Funds

\$3M from the **reprioritization or deferral** of the following projects that have not been contractually committed and are not tied to third-party funding:

- Street Lighting Improvements \$0.9M
- Walking Infrastructure Improvements \$0.7M
- Affordable Housing Development \$0.5M
- Replace Hume Park Tennis Courts \$0.5M
- Replace Field Light Sapperton Park \$0.4M

Budget & Funding

Funding Option 3:

\$6M from the **reprioritization or deferral** of the following projects that have not been contractually committed and are not tied to any third-party funding:

- Pavement Management/All Roads & Lane \$1.5M
- 4th Street Feature Stairway \$1.5M
- Street Lighting Improvements \$0.9M
- Walking Infrastructure Improvements \$0.7M
- Affordable Housing Development \$0.5M
- Replace Hume Park Tennis Courts \$0.5M
- Replace Field Light Sapperton Park \$0.4M

Recommendations

THAT Council:

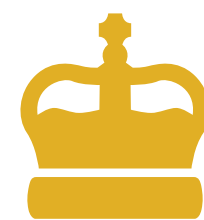
1. **Approves** the recommended scope of work, schedule and budget for the renovation of the Massey Theatre described herein;
2. **Directs staff** to bring back, as a Quarterly adjustment, a \$6.0M increase to the MTS Capital Plan, funded from the Provincial Growing Communities Fund.

Opening performance
December 16, 1949



Bear Grease Live 2022 - Bear Grease

Questions and Discussion



NEW WESTMINSTER