

Attachment # 1

Additional Background Information and MVO

Scope definition (June 2023)

Attachment 2 - Additional Background Information and MVO Scope definition
(June 2023)

2015:

- In September 2015, an Agreement-in-Principle was struck with the Provincial Government and the School District regarding City ownership of the existing Massey Theatre. A variety of facility feasibility studies, with incremental information reports and recommendations to Council, have been undertaken since that time, which considered different renovation and budget scenarios.

2019:

- In 2019, Council approved the 2020-2024 Five Year Financial Plan, which estimated approximately \$22M to deliver the minimum viable option (MVO) scope and was contingent on receiving grant funding. The MVO at that time was defined through a value engineering process that sought to advance only the most critical renovation scope items, recognizing the limited project budget.
- In December 2019, Council approved the City's Theatre Strategy, which recognized the opportunity for the City to capitalize on its theatre assets to support creativity, livability, innovation and cultural development. The Strategy was the result of extensive community consultation that began in 2017 during the process of developing the overarching Arts Strategy. The Theatre Strategy recognized the potential of the Massey Theatre to grow into an Arts Complex and inclusive community gathering space, supporting a wide range of cultural, artistic and social needs. It identified MTS as a key partner for the City, allowing them to continue to expand their role as a leader in local performing arts development for the benefit of the community. MTS now operates and manages the theatre on behalf of the City and, through shared investment, are advancing a series of specialized tenant improvements to enhance the facility alongside the MTR project.

2021

- In November 2021, the City assumed ownership of the Massey Theatre Complex and surrounding land and signed a 25-year lease agreement with MTS to operate the Theatre and ancillary spaces. It was at this time, following the land transfer, that the City gained full access to the complex, enabling more detailed building investigations.

2022

- In February 2022, Council approved the 2022-2026 Five Year Financial Plan with a reduced funding envelope to deliver the MVO scope. The 5 year Financial Plan included \$14.1m for the Massey Theatre Renovation project.

- In July 2022, staff informed Council in Closed session that the high level cost estimates for the MVO were in the order of \$20M, indicating a potential funding pressure of \$6M. In response, Council directed staff to continue with development a detailed scope of work, schedule and budget for the MTR project.

2023

- On March 3, 2023, the Province announced that the City of New Westminster would receive \$15.85M from the Growing Communities Fund, to help prioritize local infrastructure and amenities projects, including projects such as supporting affordable housing, upgrading water management facilities and building recreation centres. Grants were distributed to local governments at the end of March 2023.
- On June 12, 2023 Council approved an increase of \$6.0M to the Capital fund, funded from the Provincial Growing Communities fund to deliver the defined Minimum Viable Option (MVO) and approved a revised MVO.

Appendix 2 Figure A: is an excerpt from the June 12, 2023 report to Council Massey Theatre Renovation - Scope, Schedule and Budget Attachment - # 2 Attachment Phase: 1 Pre-Design Phase Summary Report (ATTACHMENT 9 – 2015 MVO VS 2023 TIER 1-SCENARIO 3 MVO).

- In October 2023, staff informed Council that the Province has determined the Massey Theatre Renovation Project to be not in alignment with the eligibility criteria set forth by the Growing Communities Fund. As a result, the \$6.0M Growing Communities Fund anticipated for the MTR project was reallocated towards other eligible general fund capital projects. This allows the City to free up funding within the existing approved general fund capital plan, which will be redirected to support the Massey Theatre Renovation.

Appendix 2 Figure A:

2015 "MINIMUM VIABLE OPTION" (MVO) SCOPE vs 2023 REVISED MVO Tier 1 – Scenario 3

	Key Items
Architectural	Gym demo + new north wall footings & wall assembly
	Accessibility upgrades – ramps, handrails & stairs, WC upgrades, auditorium built-out platform
	Repurposed green room, rehearsal rooms, wardrobe rooms
	New washrooms – public, universal and BOH
	Interior finishes upgrades – wall painting, ceiling, floor finishes
	2x elevators
	New electrical room
	New water entry room
	Mechanical room mods
	New data room
Building Envelope	North wall assembly
	Patch repair to exterior walls, windows & doors
	Roof replacement
Structural	North wall footings, studs and sheathing
	Elevators – footings, shaft walls and existing floor/roof mods
	Localized roof mods for HVAC upgrades
Mechanical	North wall drainage
	New HVAC space heating/cooling and ventilation system
	New plumbing fixtures
	Elevators – drainage system
	Fire sprinkler upgrades
	New smoke evacuation system
Electrical	New life safety system – fire alarm, smoke detectors, PA, emergency lighting and exit signage*
	Electrical room – elec and comms distribution equipment, inc. elevators
	Lighting fixture upgrades
*New life safety system limited to areas of new construction only, not whole facility.	

Red items indicate deletions from 2015 to 2023 MVO