

# City Performance Hall

“Project Status Report”

to

Quality of Life Committee

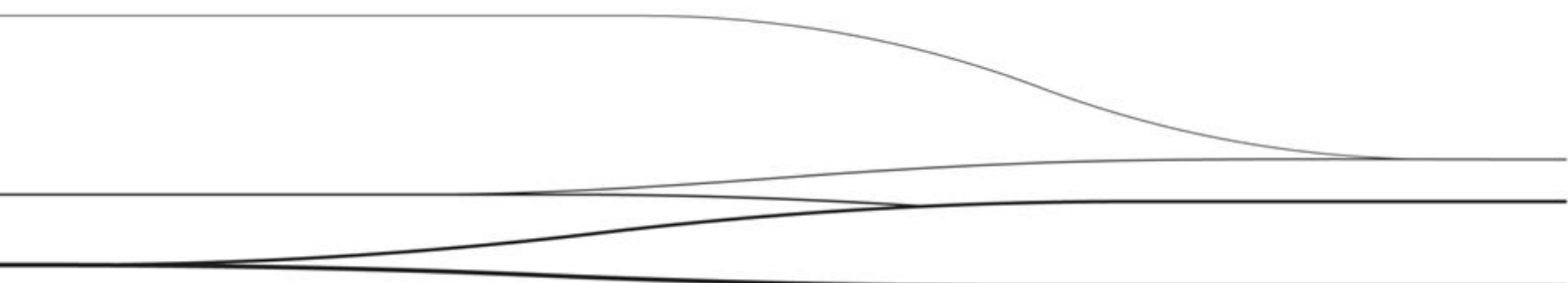


January 14, 2008  
Office of Cultural Affairs  
Public Works and Transportation 1

# Briefing Purpose

- ❑ Provide project status report:
  - ❑ Design Progress by Phases
    - ❑ Completed project phases
    - ❑ Outline of remaining project phases
  - ❑ Construction Manager at Risk contract authorization
  - ❑ Parking Garage Proposal

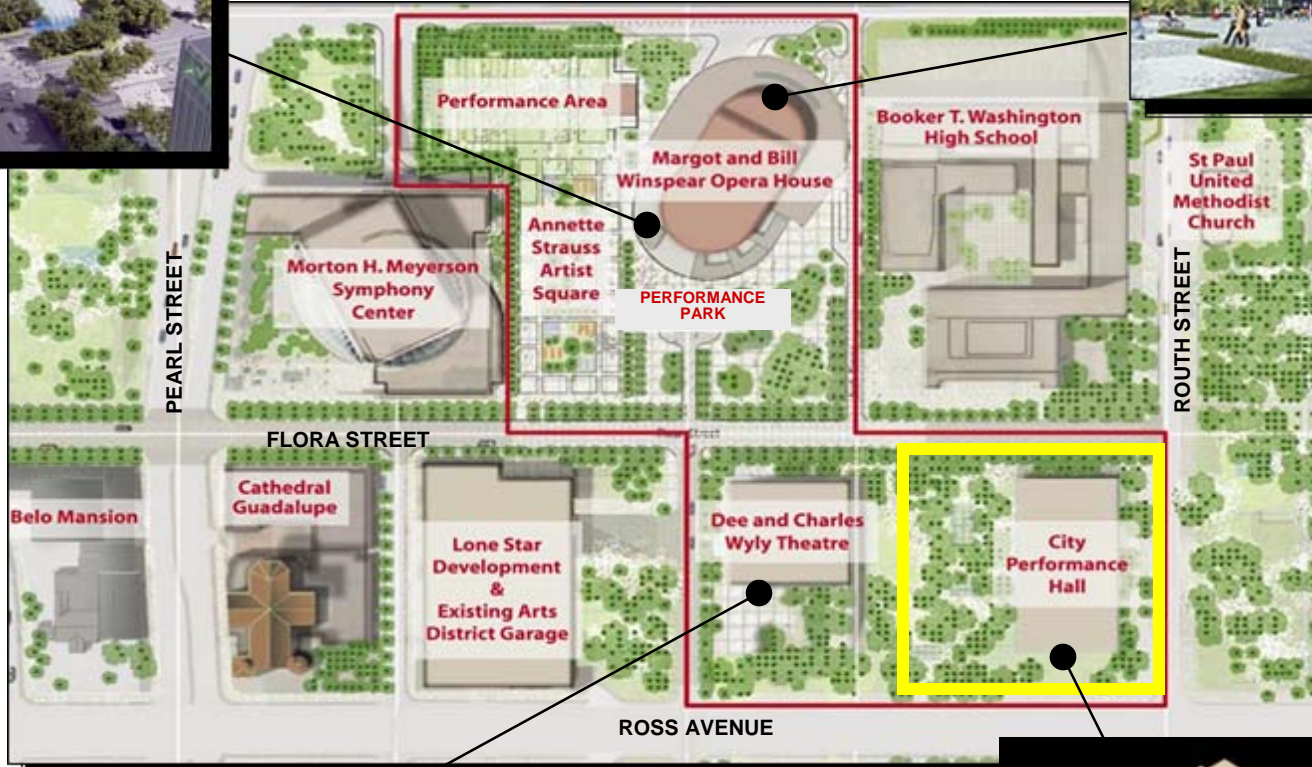
# City Performance Hall “Background Overview”



# Background

- ❑ The City Performance Hall is one of five venues being constructed in the Dallas Arts District:
  - ❑ Winspear Opera House
  - ❑ Wily Theatre
  - ❑ Annette Strauss Artists Square
  - ❑ Performance Park
  - ❑ City Performance Hall
  
- ❑ A development agreement was authorized with The Dallas Center for the Performing Arts Foundation (DCPAF) on Sept 28, 2005:
  - ❑ City is designing and constructing the City Performance Hall.
  - ❑ Foundation is designing and constructing the other four venues.

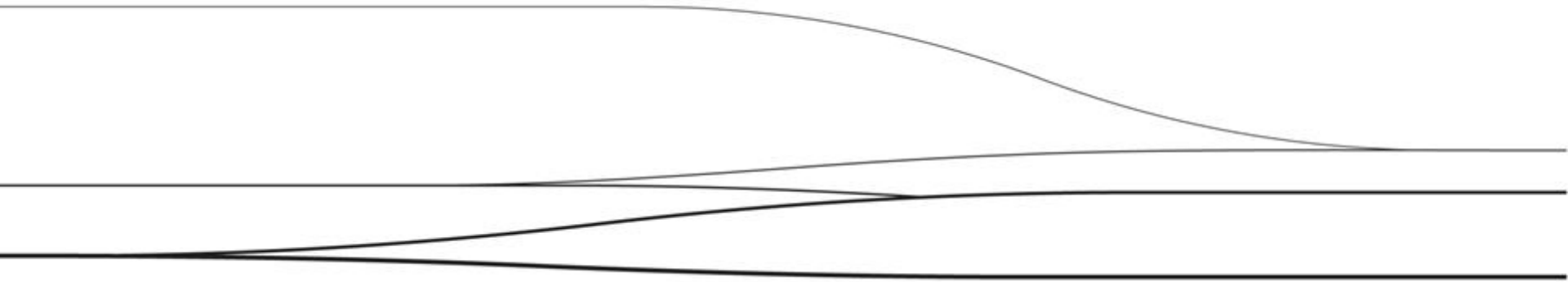
# Location



City Performance Hall

City Performance Hall

“Design Progress by Phases”

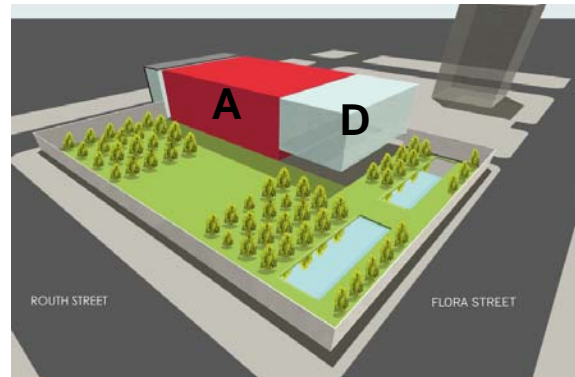
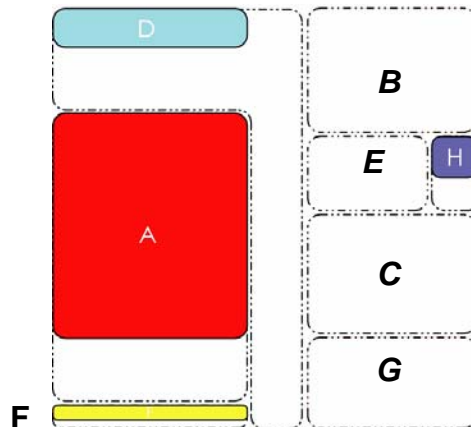


# Completed Project Phases

## PROGRAMMING

**“Define & Quantify all individual components of facility”**

- ❑ Began June 2004
  - ❑ The 2003 Bond Program provided \$2.25 million to begin design, the programming, conceptual and schematic design phases.
  - ❑ The 2006 Bond Program provides \$38.2 million for design and construction of the first phase 750-seat large theater.



### Program Developed

**A – Large Hall**

**B – Flexible Theater 1**

**C – Flexible Theater 2**

**D – Front of House**

**E – Food and Retail**

**F – Support**

**G – Education**

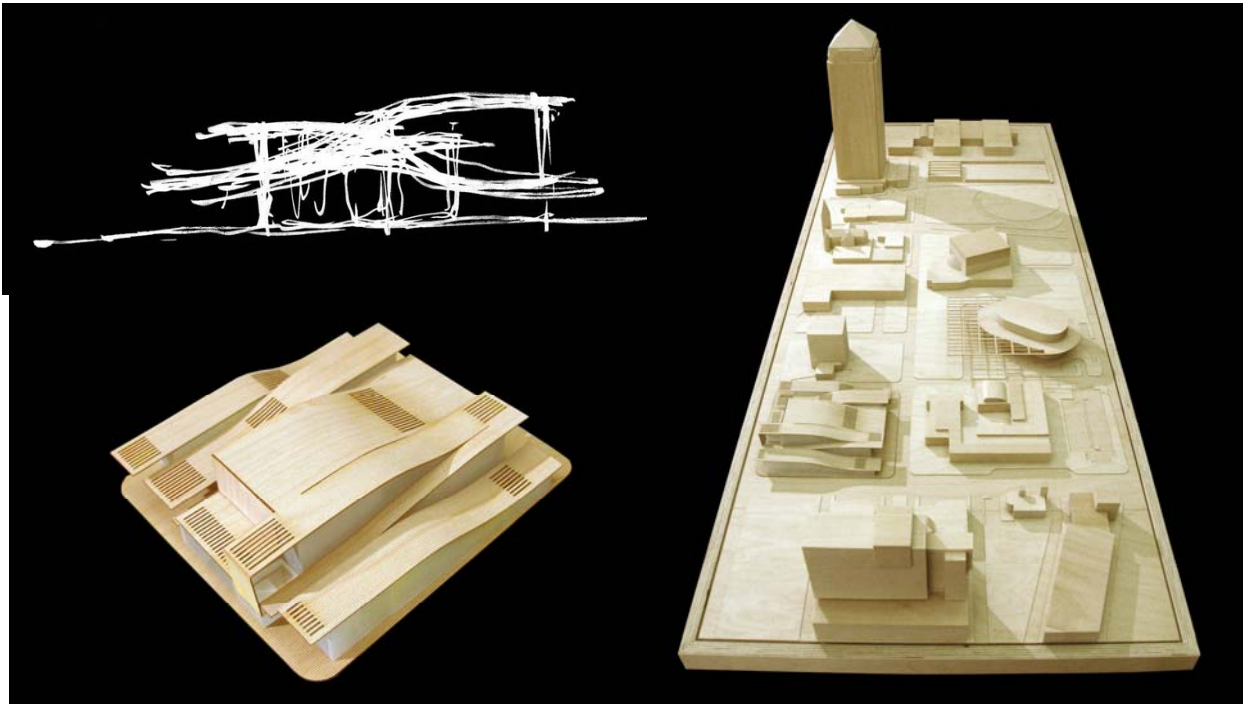
**H - Offices**

# Completed Project Phases

## CONCEPTUAL DESIGN

**“transforms program into a clearly defined three dimensional architectural form”**

- ❑ Design intended to provide a “lyrical and elegant addition to the Arts District”.
  - ❑ Organized as a series of linear pavilions, capped by varying Ribbon like forms.
  - ❑ Building’s forms are a direct expression of the volumes required.



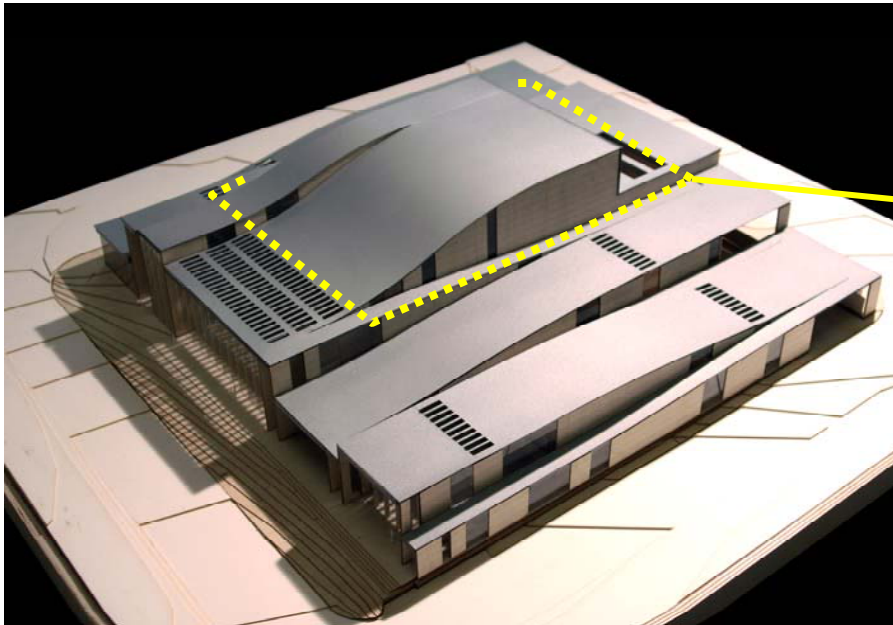


# Completed Project Phases

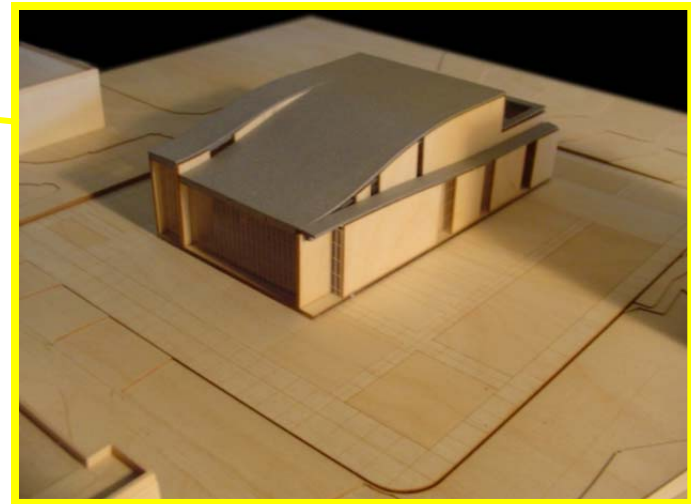
## **SCHEMATIC DESIGN**

**"execute the program and conceptual design"**

- ❑ Master Plan development of floor plans of the "linear pavilions" with all programmatic room requirements for : flexible theaters, large hall and education wing.
- ❑ Delineation of First Phase 750-seat large theater approved in 2006 Bond Program.
- ❑ Completion of full 124,000 SF program supported in future bond program.

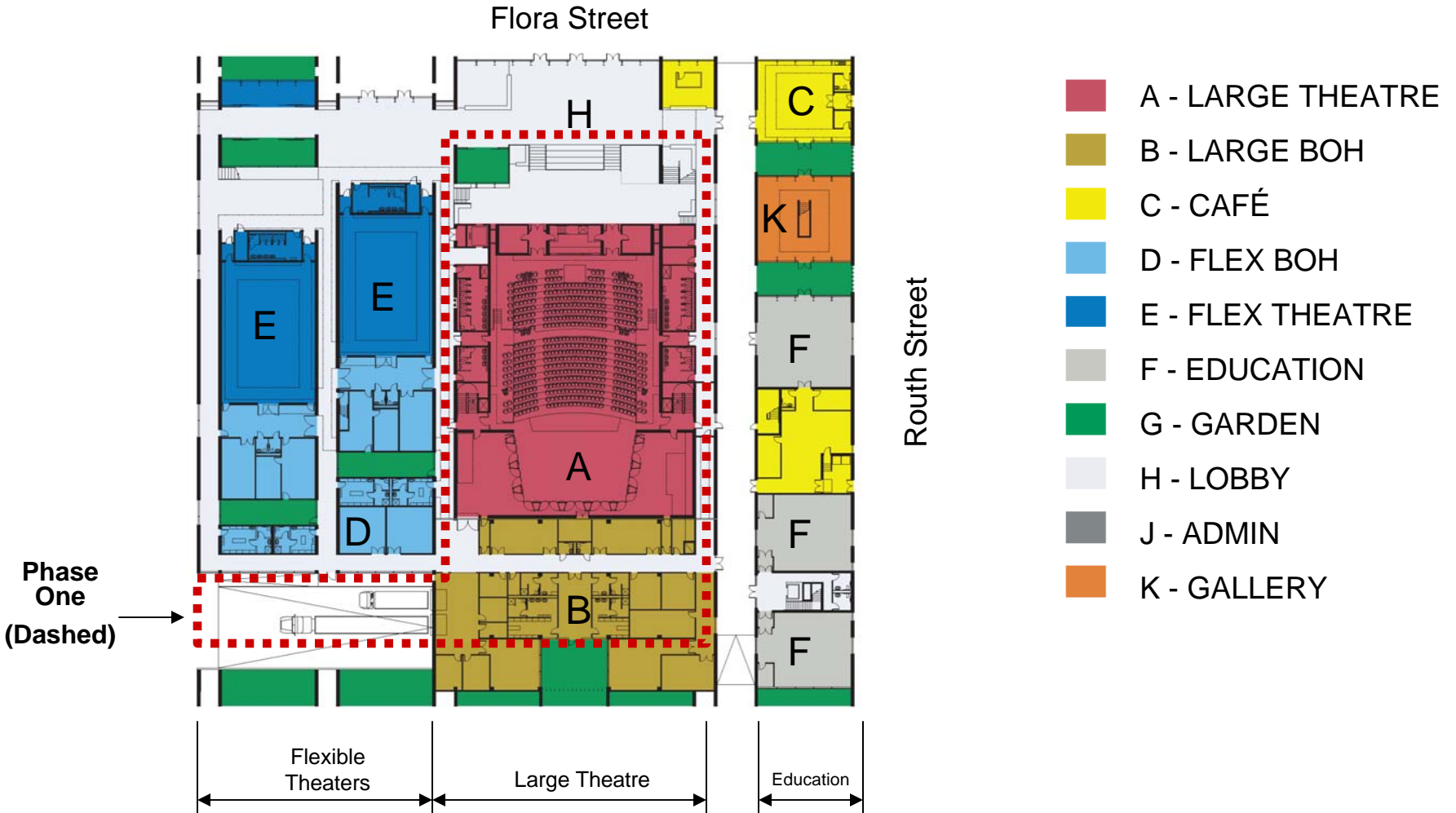


**Master Plan**



**First Phase**  
**2006 Bond Program**

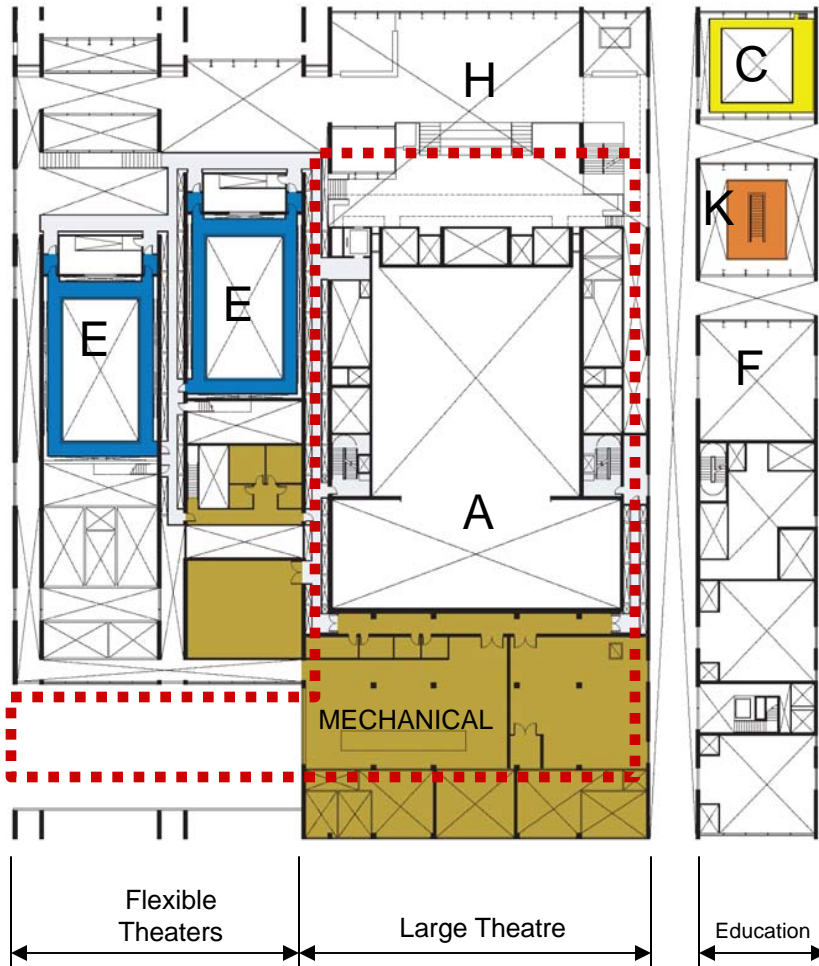
# Schematic Design



Master Plan Ground Level (Full Build-out)

# Schematic Design

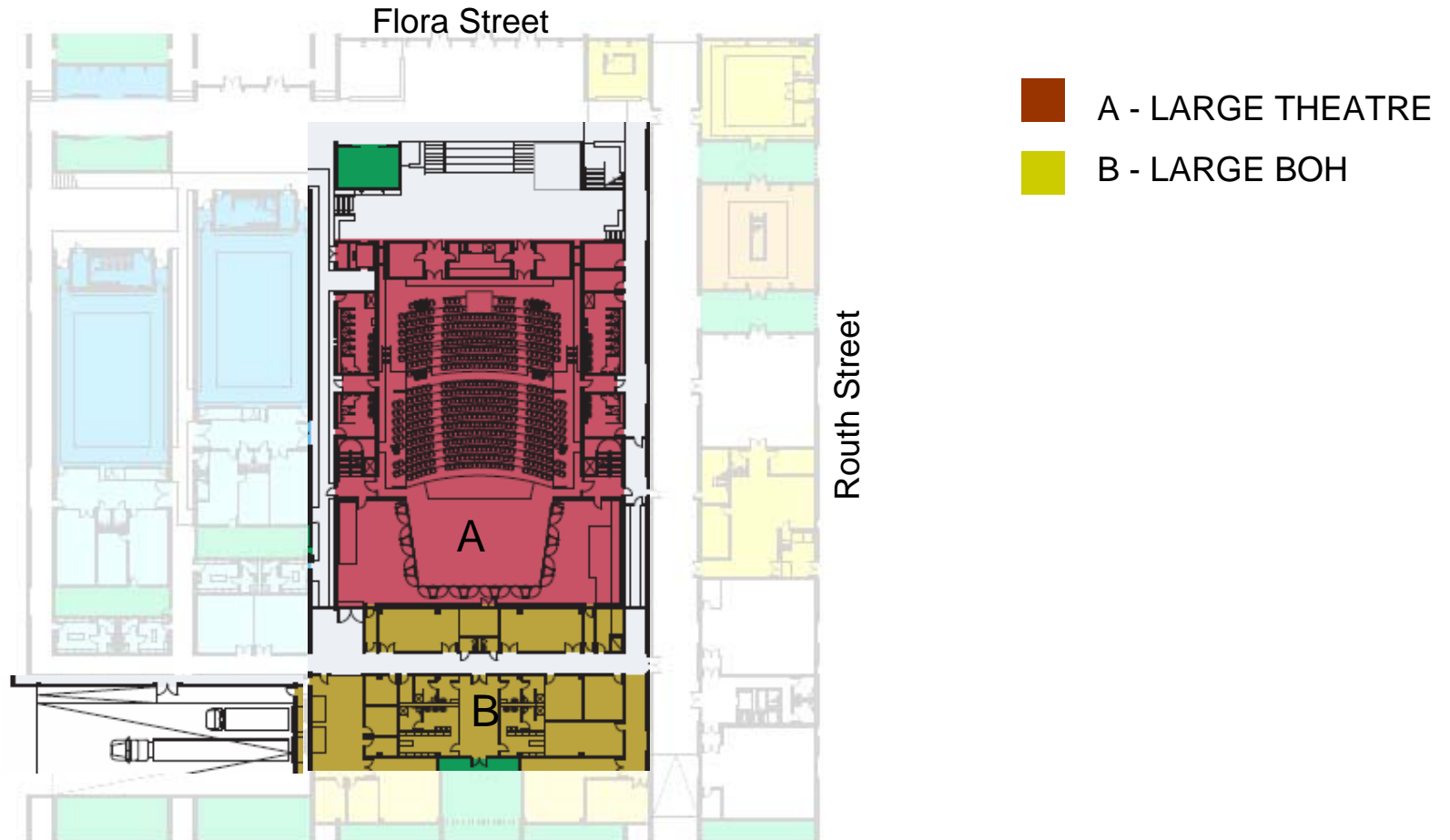
Flora Street



- A - LARGE THEATRE
- B - LARGE BOH
- C - CAFÉ
- D - FLEX BOH
- E - FLEX THEATRE
- F - EDUCATION
- G - GARDEN
- H - LOBBY
- J - ADMIN
- K - GALLERY

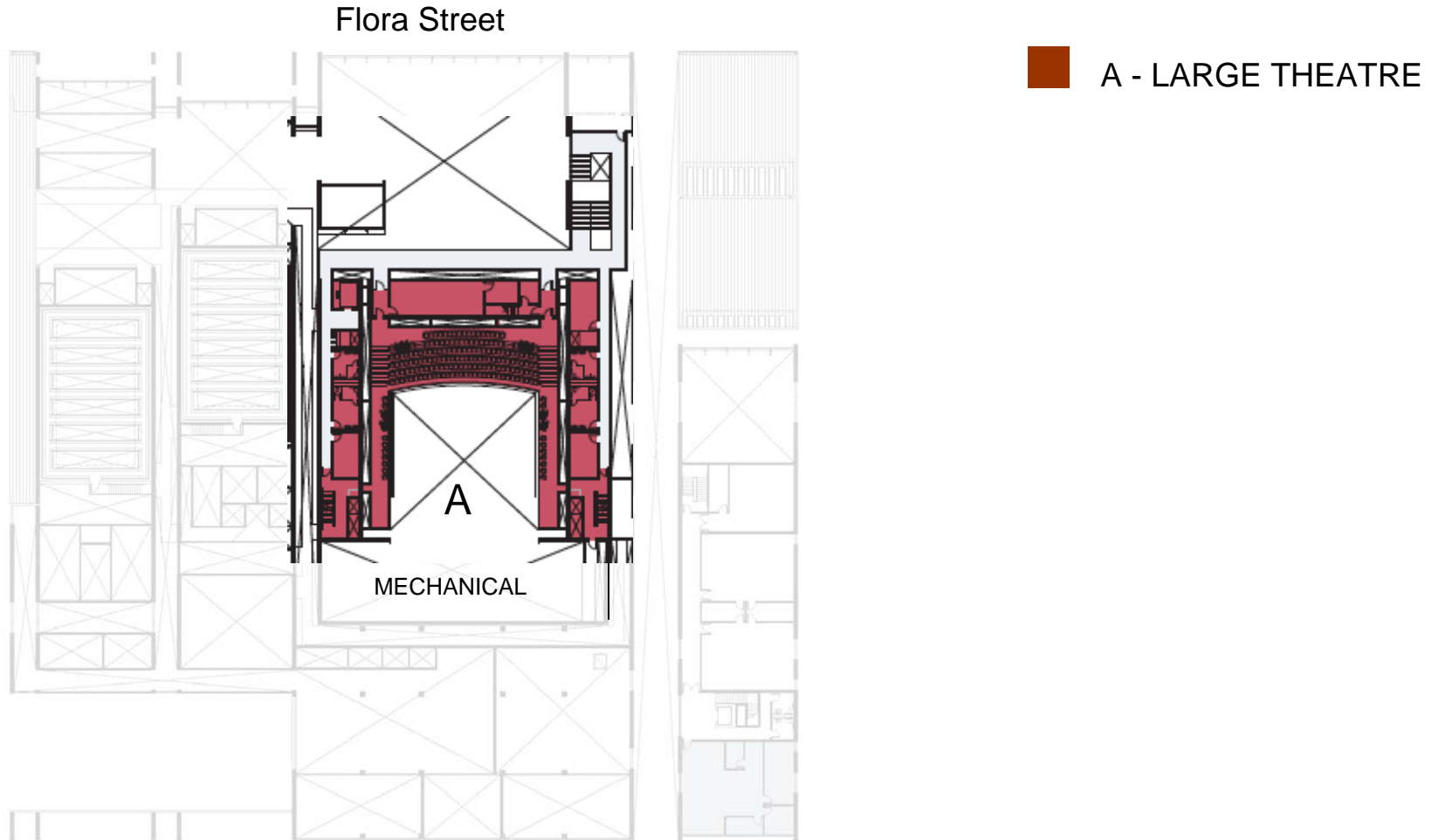
Master Plan Mezzanine Level (Full Build-out)

# Schematic Design



Phase 1 - Ground Level Plan

# Schematic Design



Phase 1 - Balcony Level Plan

# Current Project Phase

## DESIGN DEVELOPMENT

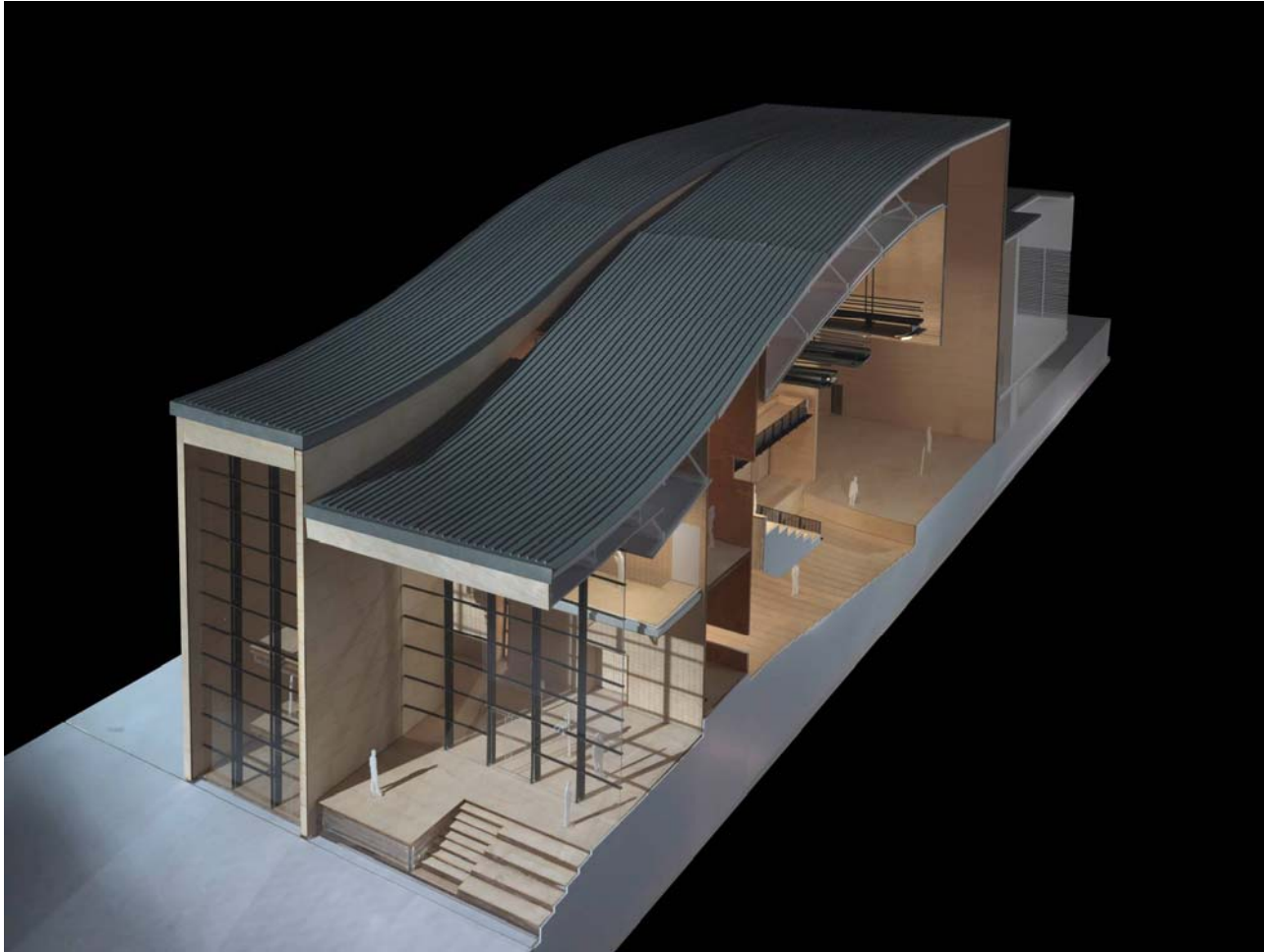
**“Develop the project to a level of detail to work out a clear, coordinated description of all aspects of the project”**



Flora Street Entry

# Current Project Phase

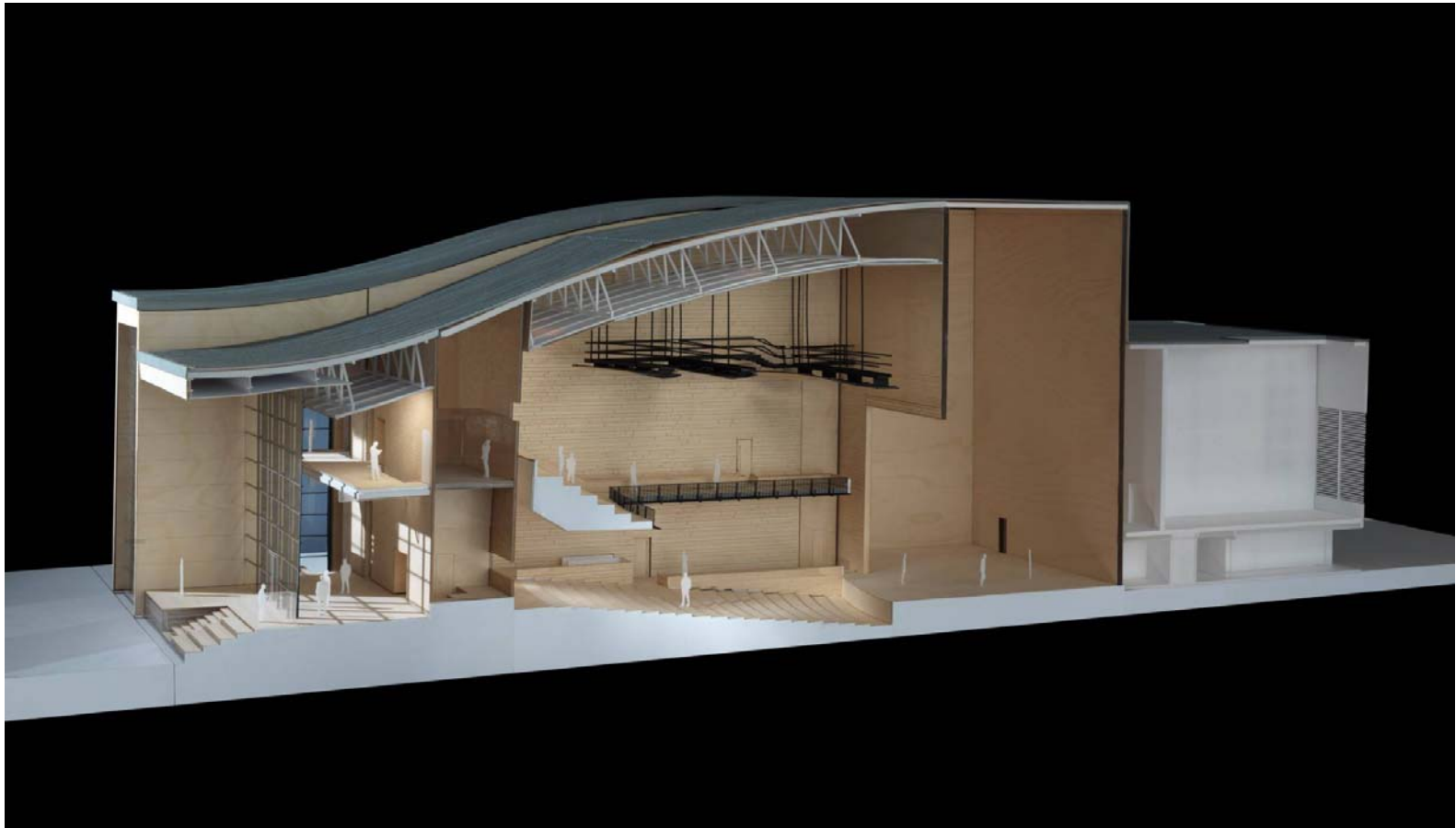
## DESIGN DEVELOPMENT



Roof Form

# Current Project Phase

## DESIGN DEVELOPMENT

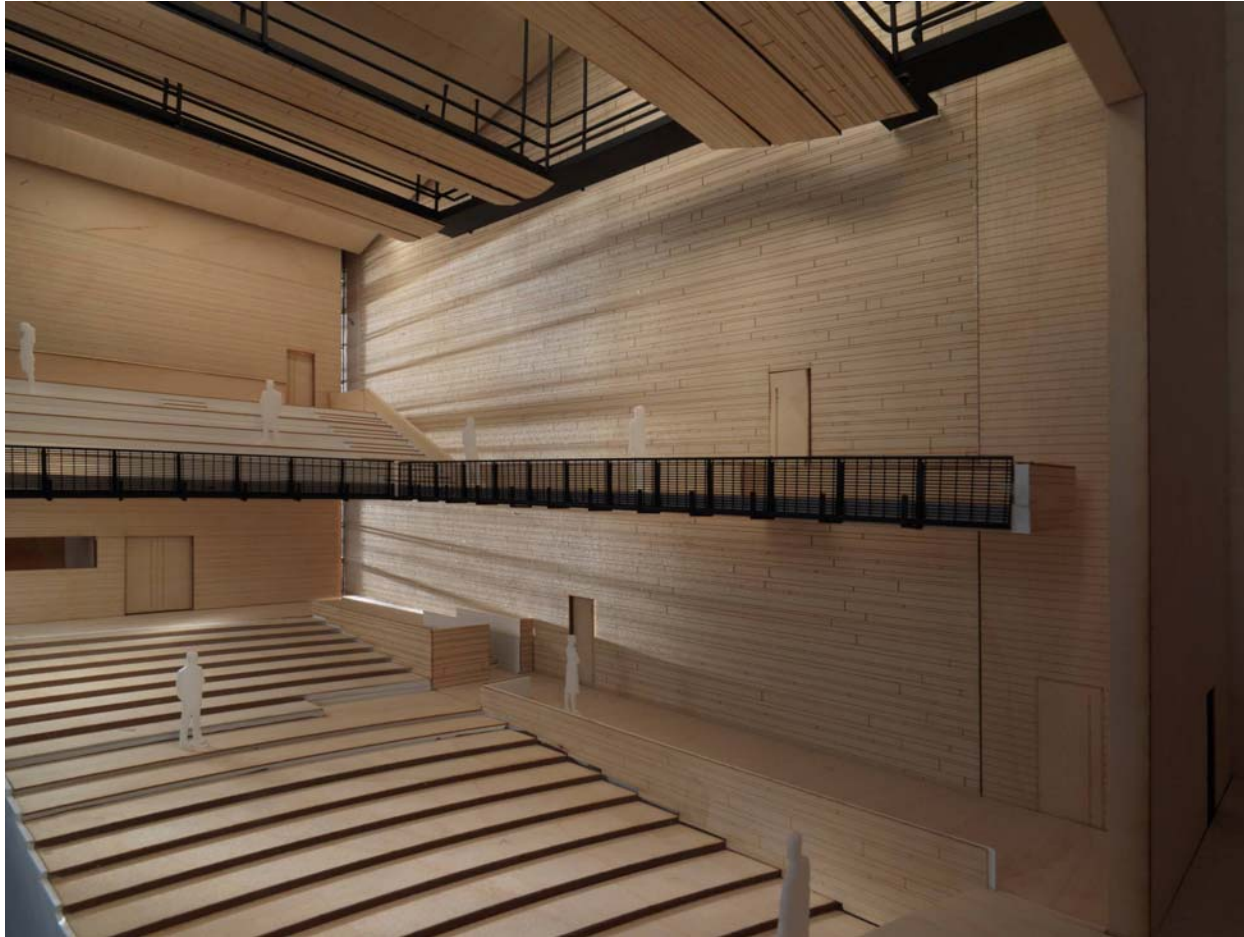


Performance Hall



# Current Project Phase

## DESIGN DEVELOPMENT



Performance Hall Chamber

# Current Project Phase

## DESIGN DEVELOPMENT



Performance Hall Stage Opening

# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

*SCHEMATIC DESIGN*

## DESIGN DEVELOPMENT – NEXT STEPS

- **Award Construction Manager at Risk Contract**
- **Complete Architectural and Engineering Design Development Documents**
  - **Complete cost estimate based on Design Development Documents**

CONSTRUCTION DOCUMENTS

BIDDING

CONSTRUCTION

# Remaining Project Phases

## □ CONSTRUCTION DOCUMENTS

**“the last stage of the design process, details all components and systems of the building for construction”**

- Estimated 8 month duration

## □ BIDDING

**“Initiates the procurement process”**

- Current Bond Sale Schedule: November 2008
- Council authorization Construction Manager at Risk Phase 2 Construction Contract: estimated December 2008
- Construction Manager bids the construction packages
  - \$30.8 mil for construction contract

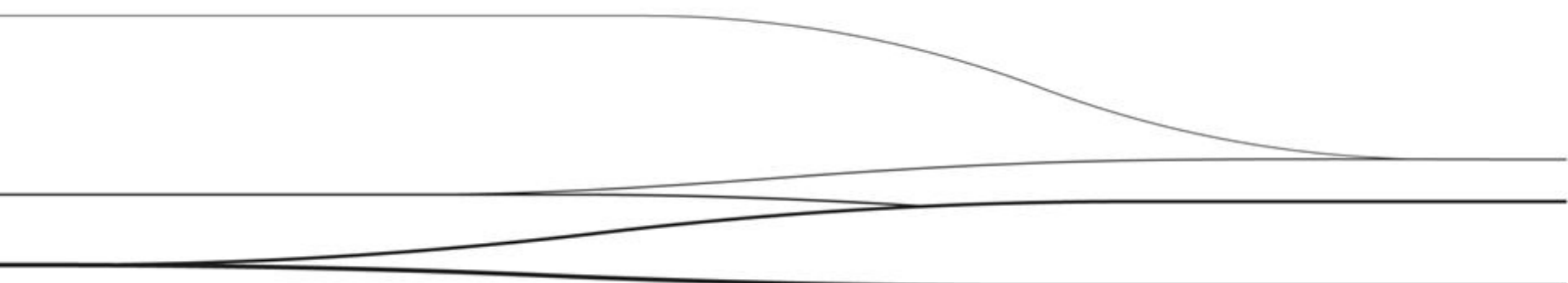
## □ CONSTRUCTION

**“The project becomes a reality”**

- Estimated 2 year construction period

City Performance Hall

“Construction Manager at Risk”



# Construction Manager at Risk Services

- ❑ Council action to award a contract – January 23, 2008 Agenda
- ❑ The Construction Manager at Risk (CMR) will join the project design team to perform:
  - ❑ Project scheduling
  - ❑ Cost estimating
  - ❑ Constructability reviews
  - ❑ Value analysis
  - ❑ Sustainability reviews
  - ❑ Construction sequence planning
  - ❑ Procurement sequencing
  - ❑ Services culminates in providing a guaranteed maximum price (GMP) for the construction of project

# City Performance Hall “Parking Garage Proposal”

# “Parking Garage Proposal”

The Dallas Center for the Performing Arts Foundation (DCPAF) and The Arts Magnet Building Campaign has approached the City with a proposal to build a below grade parking garage to be located under the City Performance Hall.

## □ Proposal states:

- DCPAF will operate the garage
- Garage usage priority:
  - Wyly Theatre Patrons
  - Booker T. Washington High School parking needs
  - General Public

## □ Discussions are ongoing to address garage project's:

- Scope requirements
- Delivery methodology and responsibilities
- Cost responsibilities
- Schedule impact



# Next Steps

- ❑ City Performance Hall
  - ❑ Authorize Construction Manager at Risk Contract – January 23, 2008 Agenda
  - ❑ DCPAF Garage Proposal Resolution
  - ❑ Complete Design Development Phase
    - ❑ Architectural/Engineering
    - ❑ Cost estimate