City Performance Hall

“Project Status Report”

to

Quality of Life Committee

January 14, 2008
Office of Cultural Affairs
Public Works and Transportation
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
  - Wyly 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.
Schematic Design

Master Plan Ground Level *(Full Build-out)*
Schematic Design

Master Plan Mezzanine Level (Full Build-out)
Schematic Design

Phase 1 - Ground Level Plan

A - LARGE THEATRE
B - LARGE BOH
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