

# Memorandum



CITY OF DALLAS

DATE July 27, 2007

TO Honorable Mayor and Members of the City Council

SUBJECT City Performance Hall  
Project Status Report

Please find attached a briefing on the City Performance Hall Project Status Report to be presented to the Dallas City Council on August 1, 2007.

Please contact me if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'R. Miguez'.

Ramon F. Miguez, P.E.  
Assistant City Manager

## Attachment

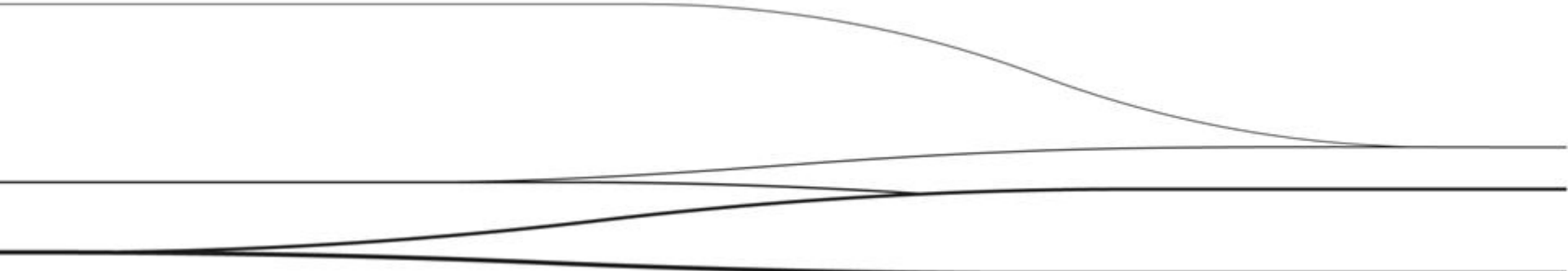
c: Mary K. Suhm, City Manager  
Ryan S. Evans, First Assistant City Manager  
Deborah Watkins, City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig D. Kinton, CPA, City Auditor  
Judge Jay Robinson  
Jill A. Jordan, P.E., Assistant City Manager  
Charles W. Daniels, Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
David Cook, Chief Financial Officer  
Maria Alicia Garcia, Director, Office of Financial Services  
Chandra Marshall-Henson, Assistant to the City Manager, M/CC  
Elizabeth Fernandez, P.E., Interim Director, Public Works and Transportation  
Maria Munoz-Blanco, Director, Cultural Affairs

# City Performance Hall

Project Status Report

to

Dallas City Council

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August 1, 2007  
Office of Cultural Affairs  
Public Works and Transportation 1

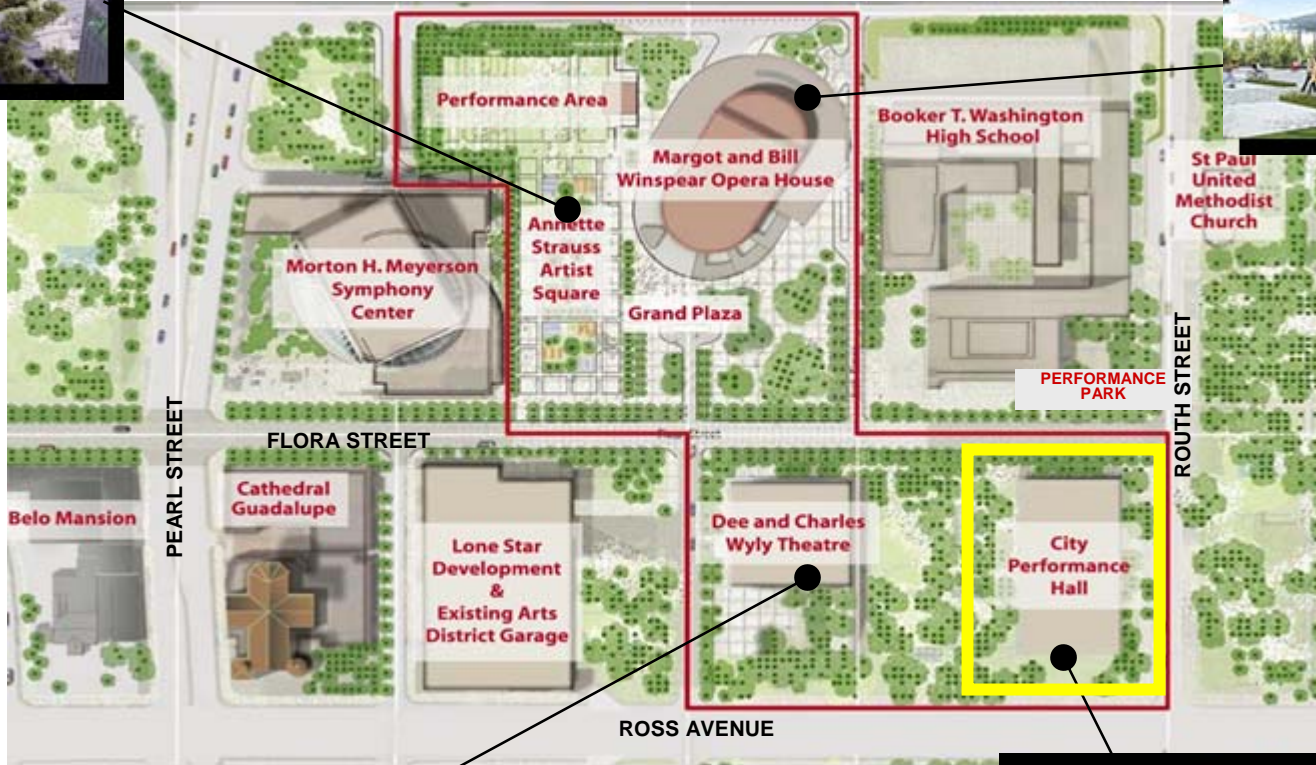
# Briefing Purpose

- ❑ Provide project status report:
  - ❑ Background
  - ❑ Project Phasing
    - ❑ Completed design phases
    - ❑ Outline of remaining phases
  
- ❑ Present Further Development Opportunities

# 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

# Project Phases

## **PROGRAMMING**

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

CONCEPTUAL DESIGN

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

BIDDING

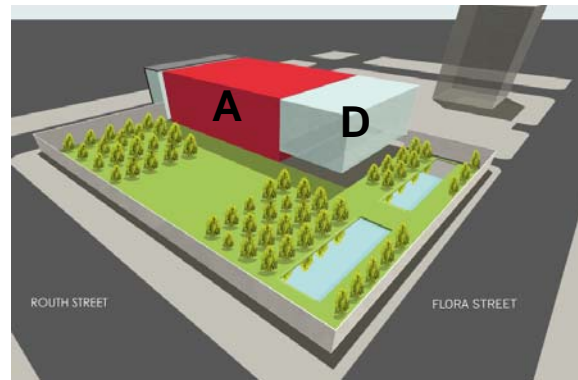
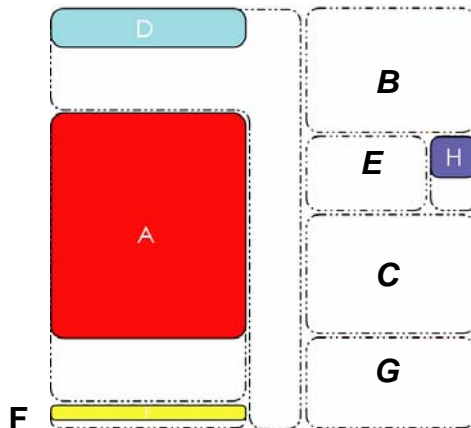
CONSTRUCTION

# Programming Phase

- ❑ Began June 2004
  - ❑ The 2003 Bond Program provided \$2.25 million to begin design.
  - ❑ The City Performance Hall will serve the needs of small and medium arts groups reflecting the diverse communities of Dallas.
- ❑ The programming process included over 70 arts groups and identified a 124,000 sq. ft. facility that includes a 750-seat large theater, two flexible theaters with full complement of public and support spaces identified by the potential user groups.
  - ❑ The facility will be implemented in multiple phases.

# Programming Phase

- ❑ The 2006 Bond Program provides \$38.2 million for design and construction of the first phase of the City Performance Hall facility.
  - ❑ Phase 1 includes a 41,000 sq. ft. performance space.
  - ❑ The performance space is a 750-seat large theater which includes a flytower and necessary support spaces to operate the facility.



- 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**



# Project Phases

*PROGRAMMING*

## **CONCEPTUAL DESIGN**

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

SCHEMATIC DESIGN

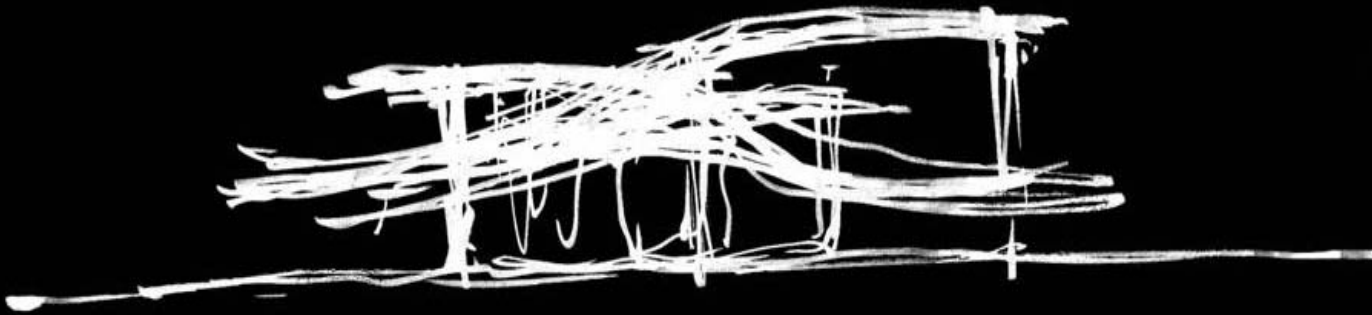
DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

BIDDING

CONSTRUCTION

# Conceptual Design

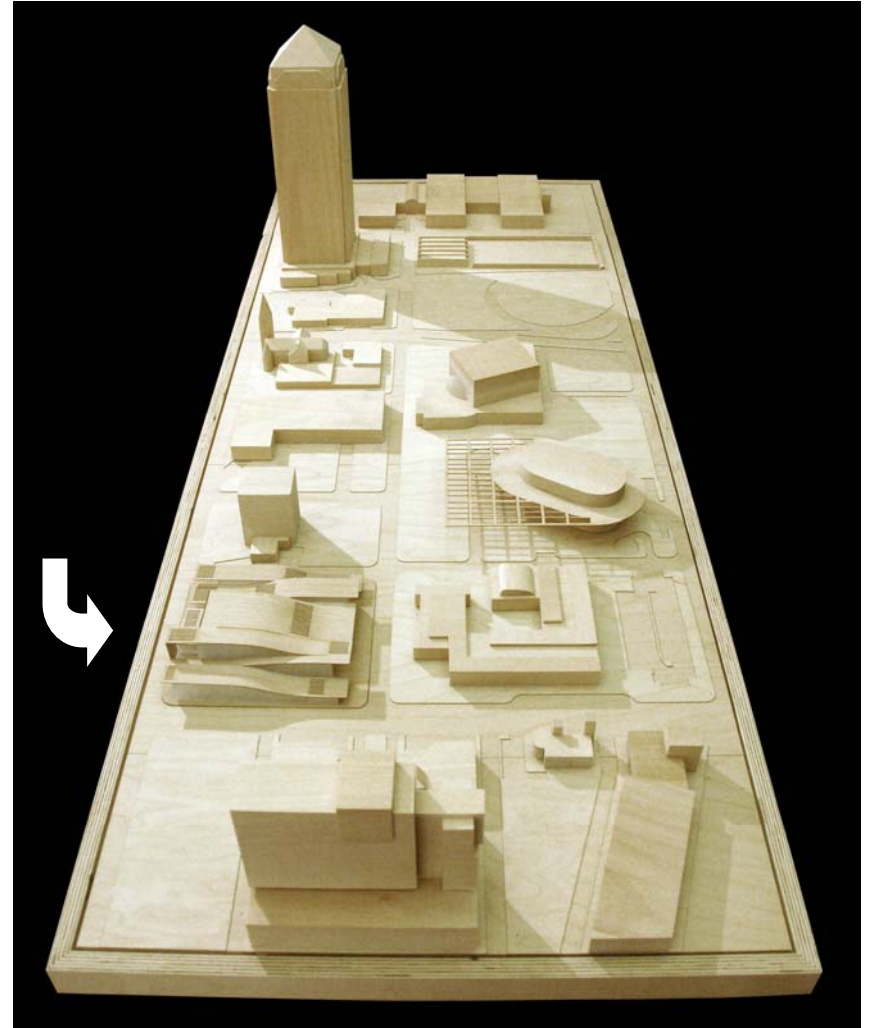


- TO CREATE A "VILLAGE FOR THE ARTS"
- TO STRENGTHEN THE URBAN CHARACTER OF DOWNTOWN DALLAS
- TO PROVIDE A SUSTAINABLE FACILITY
- TO PROVIDE A VISUALLY COMPELLING PHASE ONE CONFIGURATION
- TO PROVIDE A STRONG ENTRY EXPERIENCE AT FLORA STREET
- TO PROVIDE EFFICIENT AND ECONOMICAL SPACE FOR USERS AND VISITORS
- TO ALLOW FOR FUTURE EXPANSION

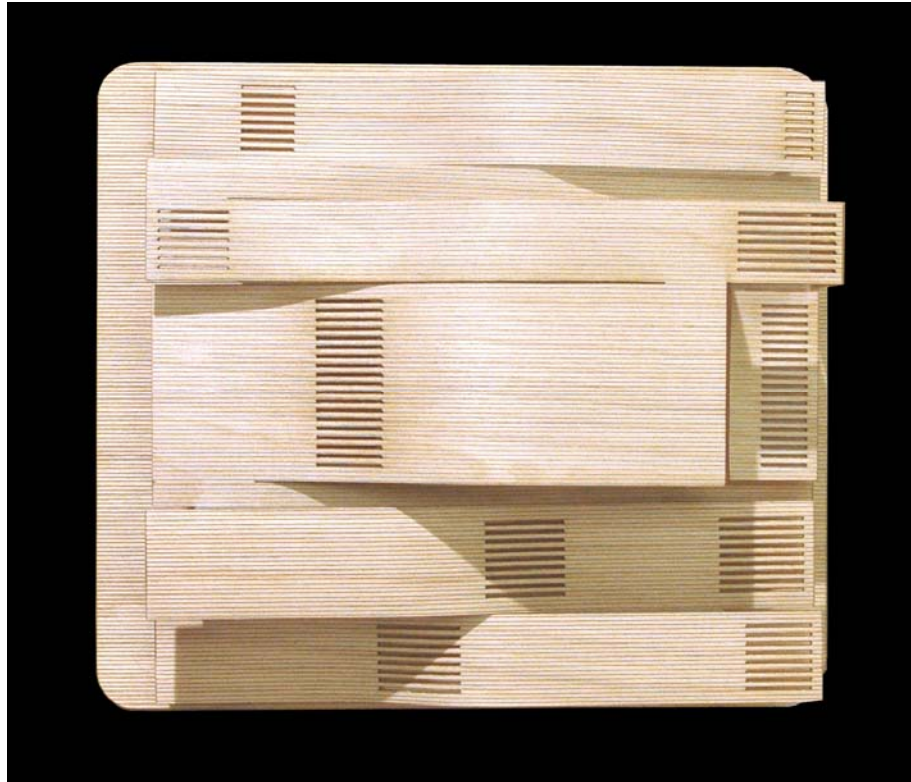
# Conceptual Design



The new Dallas City Performance Hall is intended to provide a "lyrical and elegant addition to the Arts District".

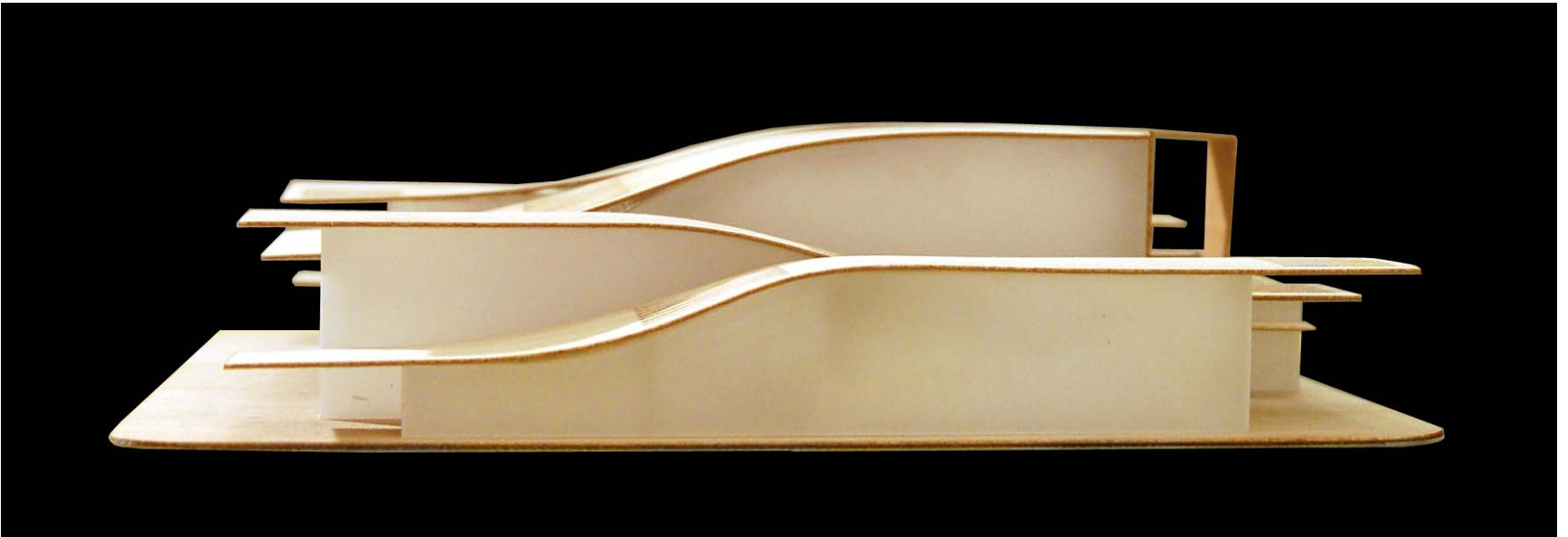


# Conceptual Design



The City Performance Hall is organized as a series of linear pavilions, capped by varying ribbon like roof forms. Each of these different spaces are clearly articulated, making the complex easy to navigate and utilize.

# Conceptual Design



The building's forms are a direct expression of the volumes required.

# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

**SCHEMATIC DESIGN**

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

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

BIDDING

CONSTRUCTION

# Schematic Design

- ❑ The development of floor plans of the “linear pavilions” with all of the programmatic room requirements for:
  - ❑ Flexible Theaters
  - ❑ Large Theater
  - ❑ Educational wing
  
- ❑ Delineation of the first construction phase:
  - ❑ 750-seat large theater approved in the 2006 Bond Program
  
- ❑ Completion of full 124,000 sq. ft. program supported in future bond program.

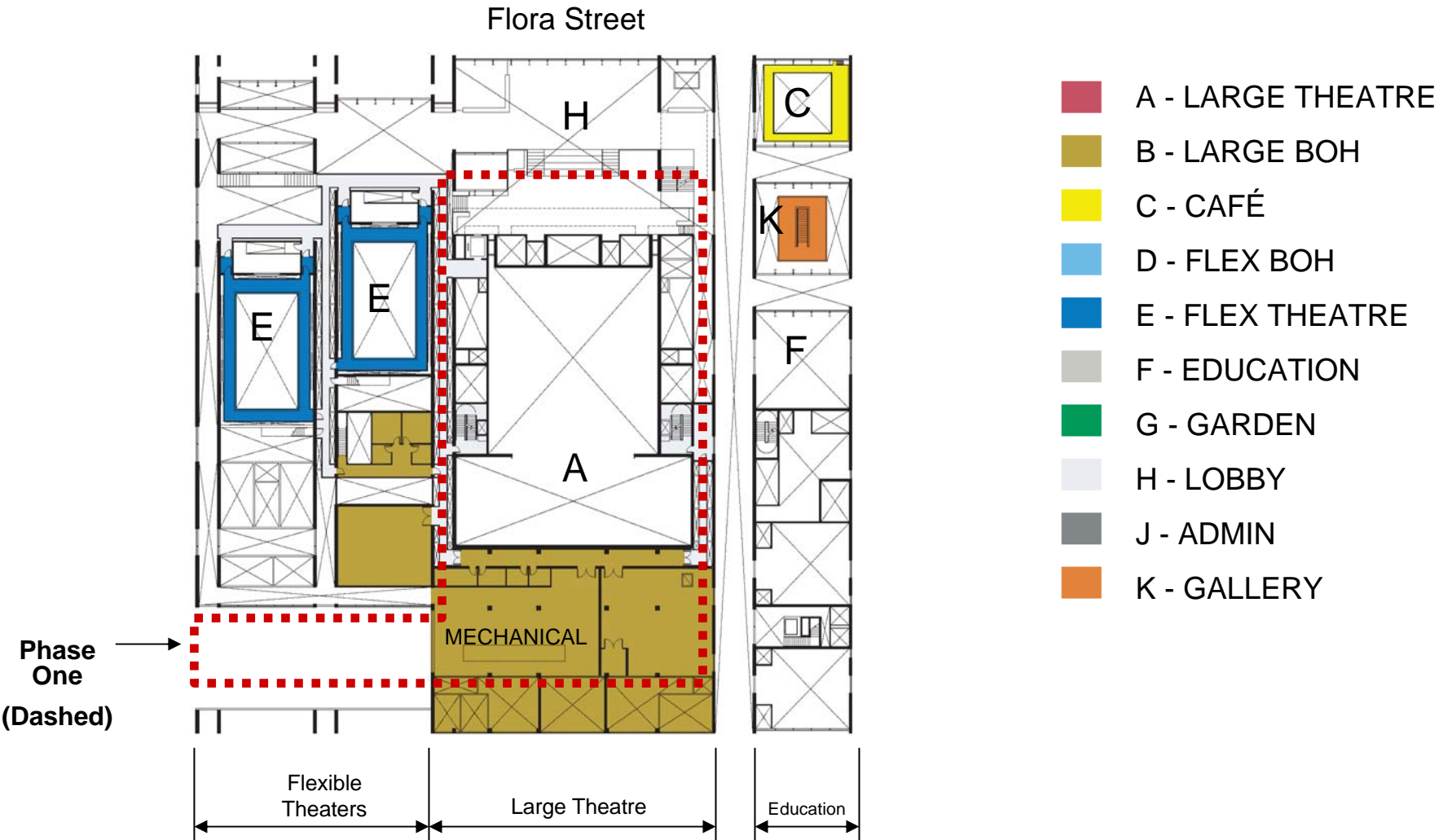
# Schematic Design



Master Plan Ground Level (Full Build-out)

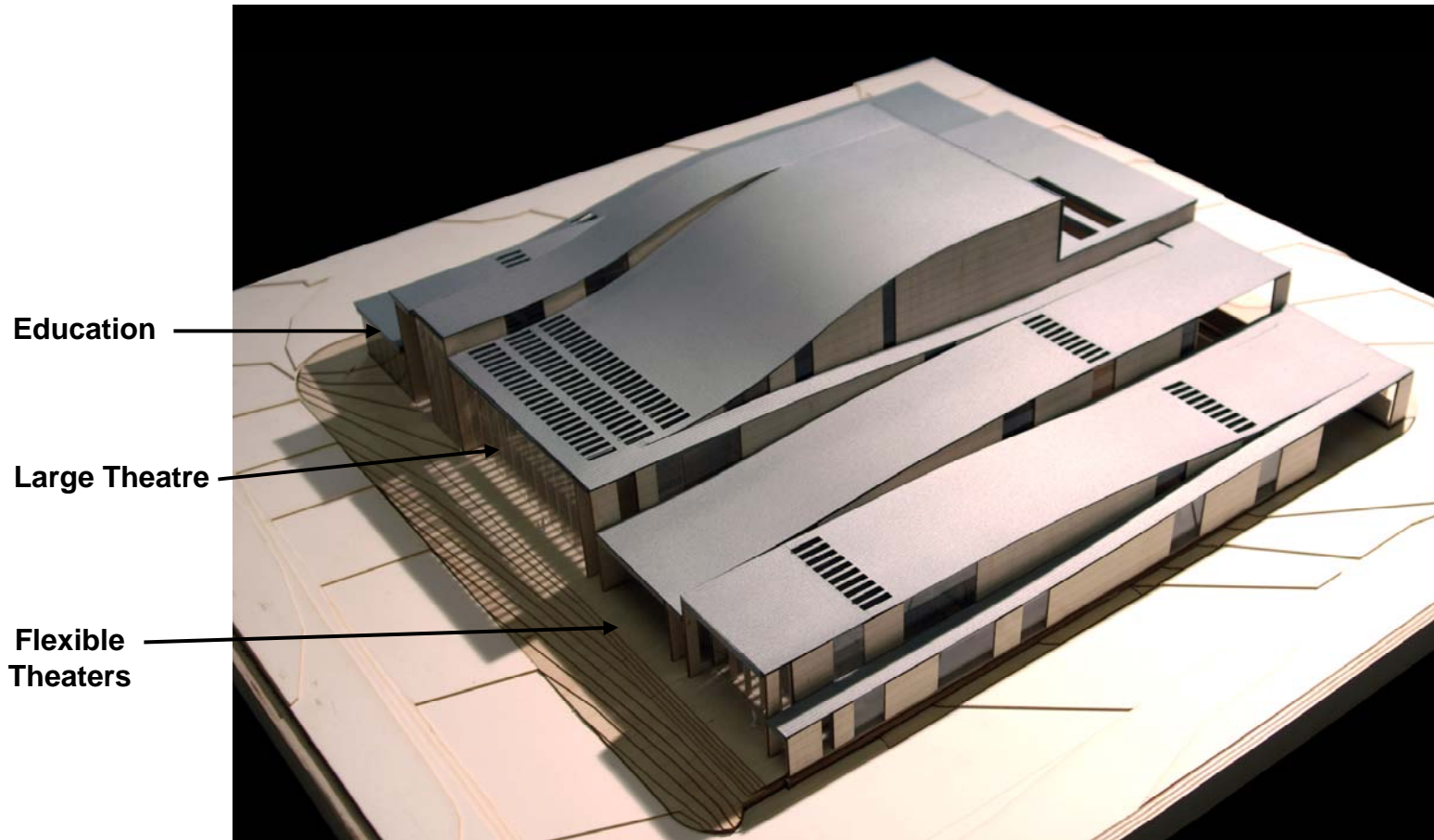


# Schematic Design



Master Plan Mezzanine Level (Full Build-out)

# Schematic Design

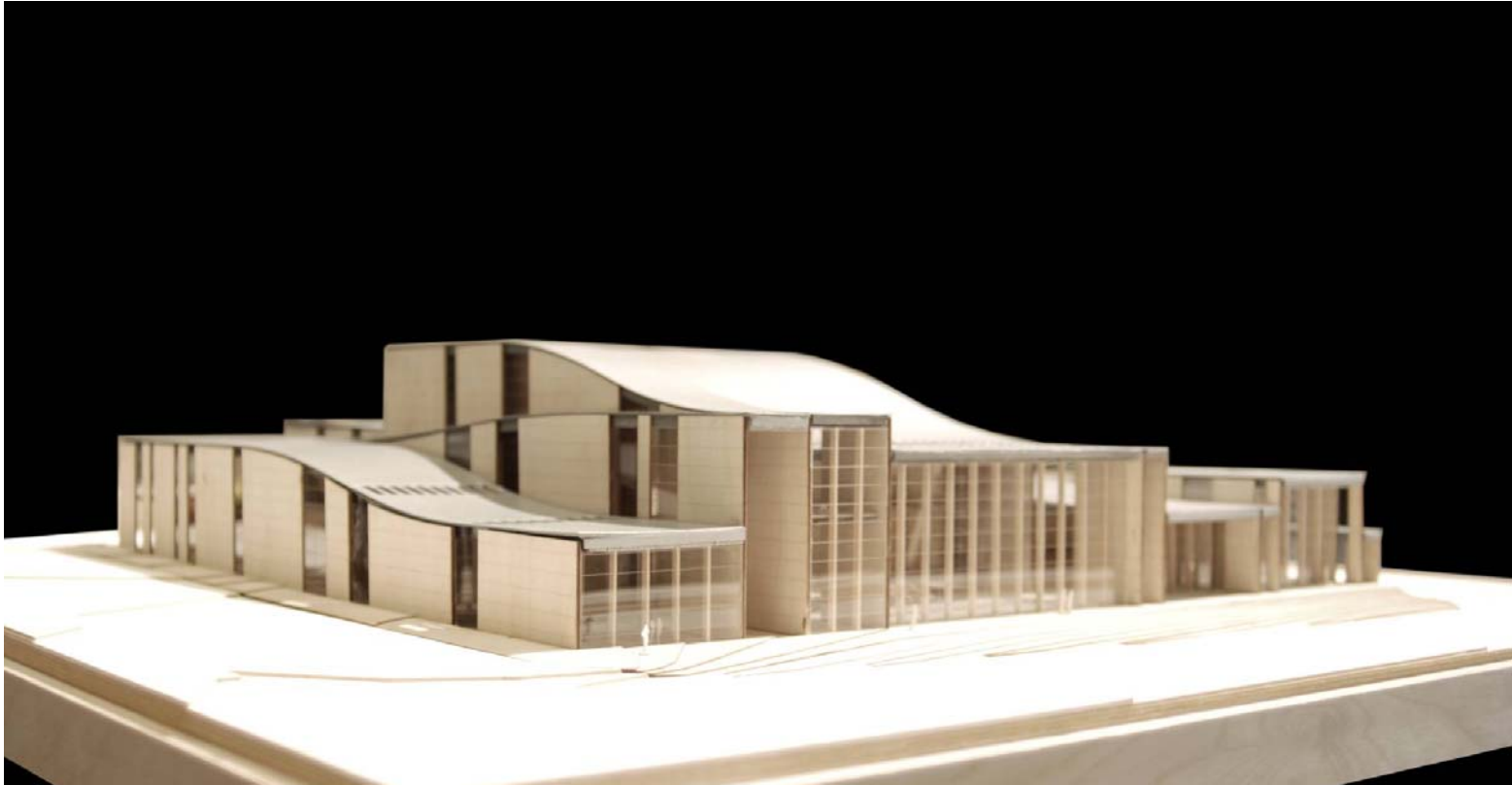


# Schematic Design



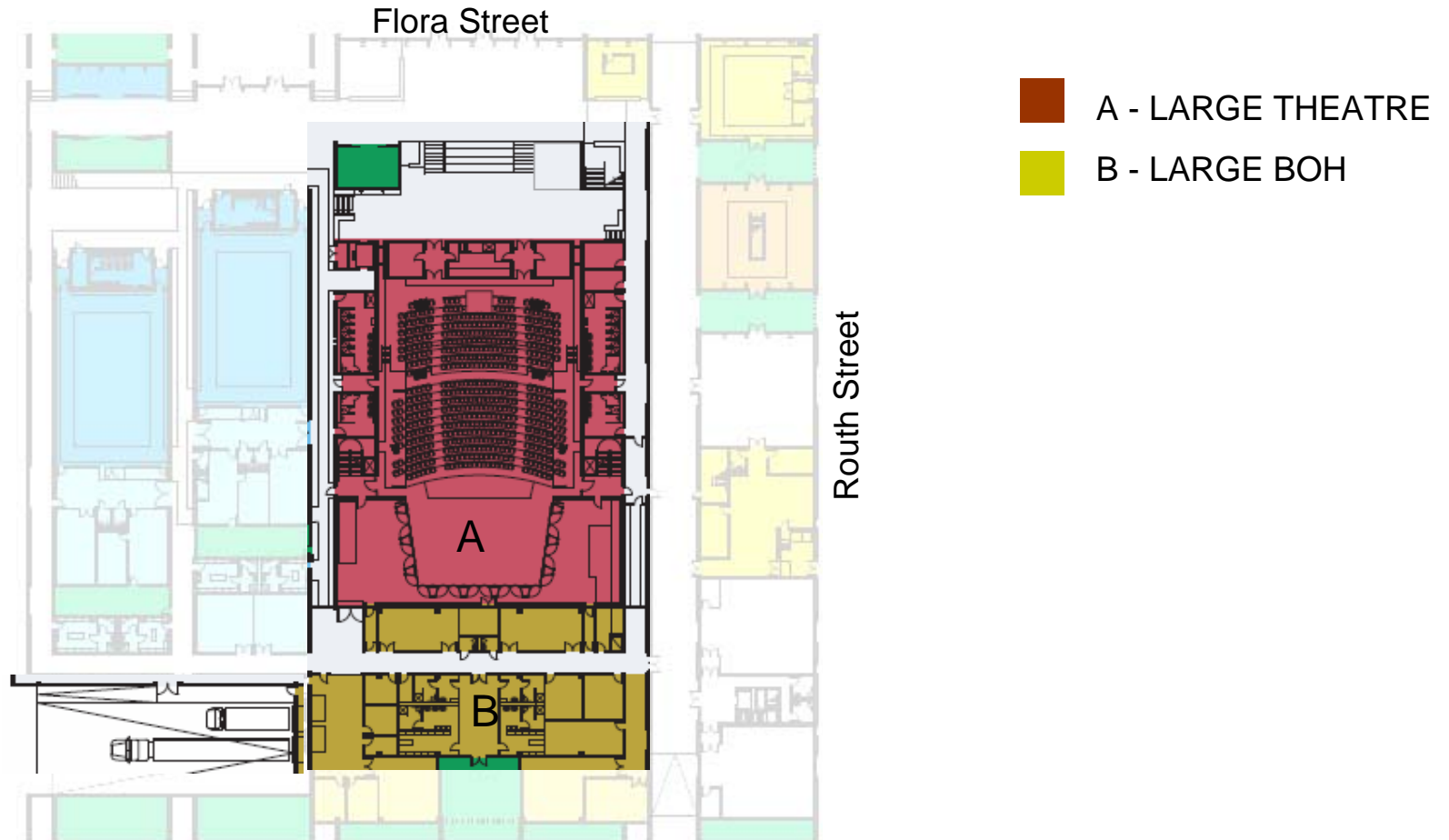
Flora Street elevation

# Schematic Design



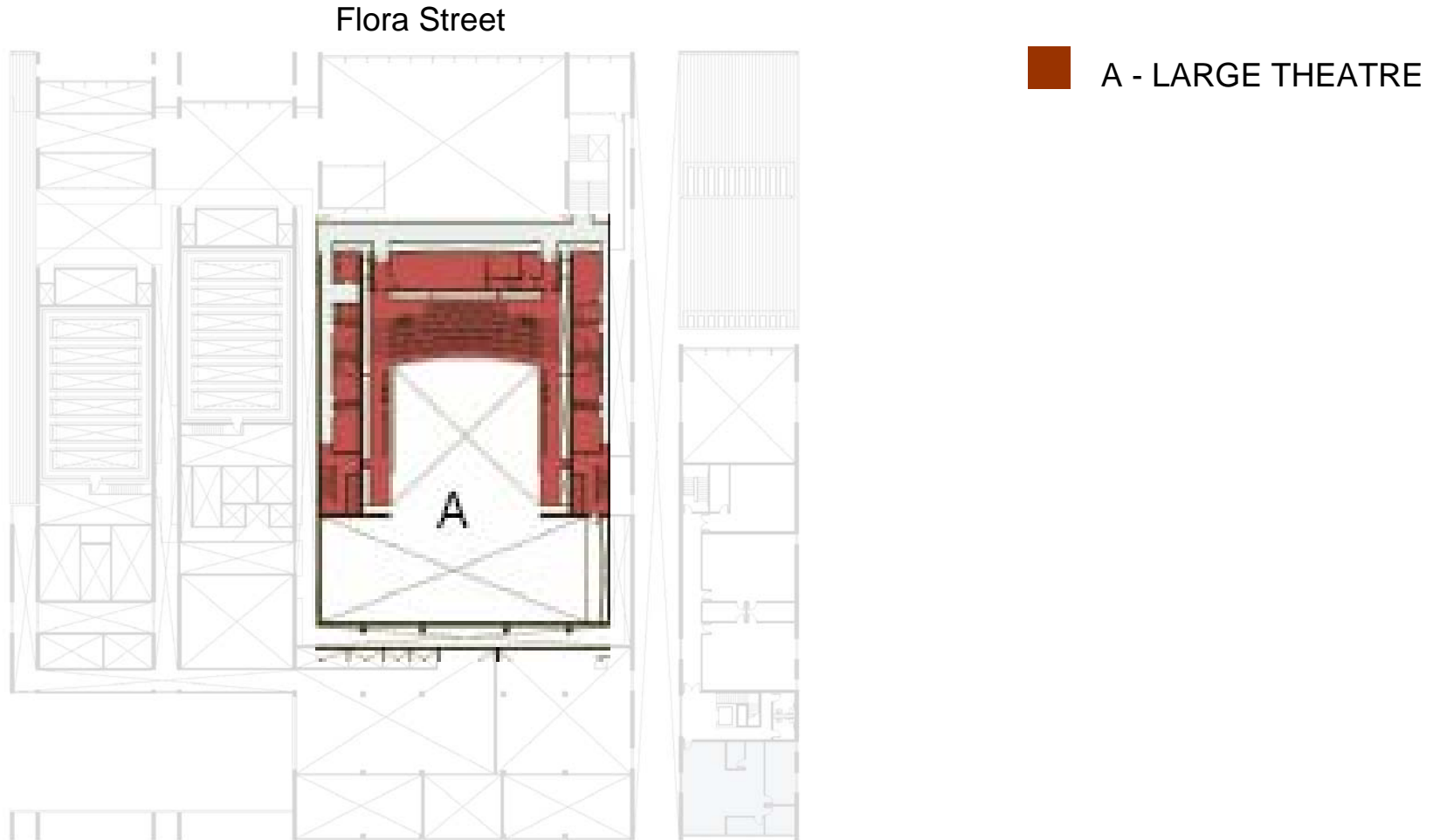
View from Routh and Flora Street

# Schematic Design



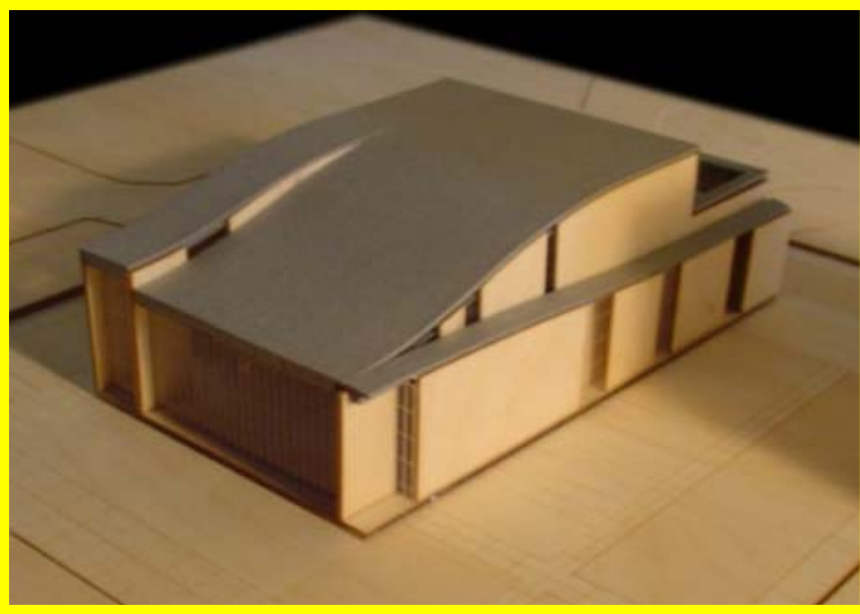
Phase 1 Ground Level Plan

# Schematic Design



Phase 1 Balcony Level Plan

# Schematic Design



First construction phase:

**750 seat large hall**

❑ Balcony – 250 seats

❑ Main Level – 500 seats



# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

*SCHEMATIC DESIGN*

## **DESIGN DEVELOPMENT**

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

- **Estimated 6 month duration**
- **May 2007 Bond Sale provided funding for design development thru construction administration**
- **Initiated selection process for Construction Manager at Risk**

**CONSTRUCTION DOCUMENTS**

**BIDDING**

**CONSTRUCTION**



# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

*SCHEMATIC DESIGN*

*DESIGN DEVELOPMENT*

## CONSTRUCTION DOCUMENTS

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

➤ **Estimated 8 month duration**

BIDDING

CONSTRUCTION

# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

*SCHEMATIC DESIGN*

*DESIGN DEVELOPMENT*

*CONSTRUCTION DOCUMENTS*

## **BIDDING**

**"Initiates the public procurement process"**

- Current Bond Sale Schedule: November 2008
- Council authorization of construction contract: estimated December 2008
  - \$30.8 mil for construction contract

CONSTRUCTION

# Project Phases

*PROGRAMMING*

*CONCEPTUAL DESIGN*

*SCHEMATIC DESIGN*

*DESIGN DEVELOPMENT*

*CONSTRUCTION DOCUMENTS*

*BIDDING*

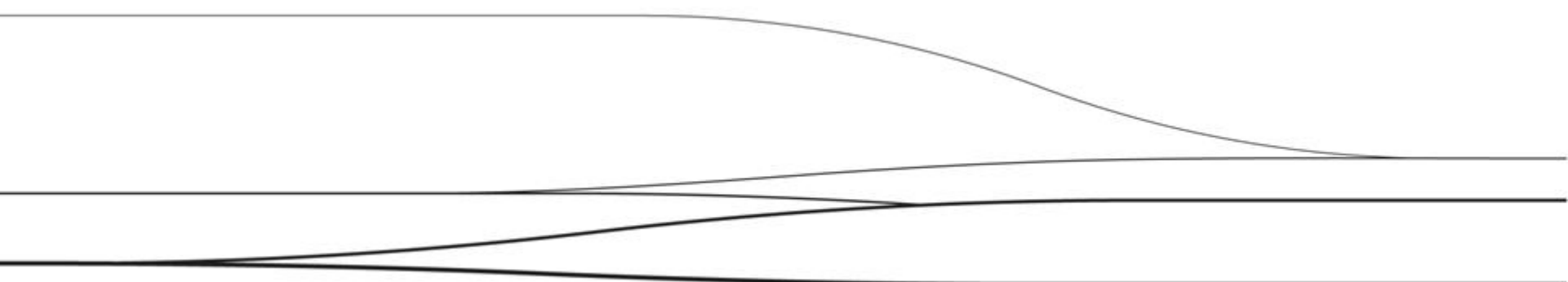
**CONSTRUCTION**

**“The project becomes a reality”**

➤ Estimated 2 year construction period

# City Performance Hall

## “Further Development Opportunities”



# Parking Garage

The Dallas Center for the Performing Arts Foundation (DCPAF) and The Arts Magnet Building Campaign have approached the City with a proposal to fund a \$10.2 million below grade parking garage to be located under the City Performance Hall.

- DCPAF to design, construct and operate the 273 car underground garage.
- Garage usage:
  - Booker T. Washington High School
  - Wyly Theatre patrons
  - General Public

# Next Steps

- ❑ Parking Garage
  - ❑ Negotiate Development and Use Agreement with DCPAF
  - ❑ Authorize Development and Use Agreement- Fall 2007
- ❑ City Performance Hall
  - ❑ Authorize Construction Manager at Risk Contract – Fall 2007
  - ❑ Begin Design Development Phase- August 2007