



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mike Land, City Manager

**Date:** May 9, 2017

**Reference:** Presentation by Kirk Johnson regarding proposed Coppell Arts Center

**2030:** Community Wellness and Enrichment Strategy – Goal 1: Community Gathering Places and Goal 3: Expand Cultural Arts Amenities and Opportunities.

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### General Information:

- General Discussions regarding the potential renovation, renovation and expansion of the existing Coppell Theater, or the construction of a new theater in another location began most recently in October 2015. Since the initial discussion Council has held work sessions and regular meeting action item discussions about potential art center solutions on the following dates:
  - March 22, 2016
  - March 29, 2016
  - April 8, 2016
  - June 28, 2016
  - August 30, 2016
  - October 25, 2016
  - January 10, 2017
- In December of 2015 staff engaged the services of Corgan Associates with Mr. Kirk Johnson as the lead architect to perform preliminary program and site planning for the existing theater's renovation, renovation and expansion, and/or an option for the construction of a new theater located in Old Town Coppell.

- Council during their April 2016 Retreat created a sub-committee to research how other communities in the region supported and funded their various respective arts programs. On June 28, the Council Subcommittee reported their findings to the entire council. At that time Council determined based on various reasons including cost and future utilization, that staff and the architect should begin focusing on the potential construction of a new arts facility located in Old Town.
- Multiple presentations followed with Council providing guidance on program and square footage modifications which resulted in a final program for an arts center that contains approximately 22,400 square feet of space. In addition to the program modifications Mr. Johnson provided the Council with an annual operating cost estimate totaling approximately \$475,000 prior to any revenues being considered.

### **Introduction:**

The Community Wellness and Enrichment Strategy identified with the Coppell Vision 2030 plan includes several goals related to the cultural arts in Coppell. Specifically, Goal 1: Community Gathering Places, Objective 1, Develop Old Coppell as a mixed-use development with retail, restaurants, entertainment, professional offices, Farmers' Market, living opportunities around a square (with an emphasis on entertainment in this case). Goal 3: Maintain and Support the Theater Coppell and expand performing arts programs and venues, in this case with an emphasis on venues, the Coppell Arts Center.

Throughout this process the entire performing and visual arts community has been engaged in these discussions, providing much needed input on the program of the proposed Arts Center. As a result of this input and guidance from the Council, a program for the Arts Center was finalized. The facility as planned includes three main spaces; a Black Box/Flexible Theater, a Performance Hall/Space, and a multi-purpose space for rehearsal and community uses. Including these spaces and support areas there will be a total of 22,425 square feet in the facility. The main performance hall is expected to seat 320 patrons, and the flexible theater space is expected to seat 200. The expected budget for the facility based on the program at that time was approximately \$10.5 million including construction, design, construction management and contingency. The cost of a surface parking area was not included in this total.

Council authorized staff to move forward with Phase II, Design Development and Construction Documents on January 10, 2017. Specifically, Corgan was authorized to move forward with the Schematic Design only. At that time staff also engaged Gallagher to work with Corgan in developing cost estimates for the project based on the Schematic Design.

### **Analysis:**

Mr. Johnson during the work session is presenting a general overview of the schematic design including design and costs. The plan going forward is that he will return for a complete and much more detailed presentation to the Council during the Council's fifth Tuesday meeting on May 30, 2017. No specific action is being requested from Council now.