

The following is a copy of **Clause 1, Report No. 9-2011** of the **Executive Committee**, which was **DEALT WITH AS STATED** by City Council at its meeting held on **May 30, 2011**:

**1. Capital Project 1786
River Landing Destination Centre
Schematic Design
(File No. CK. 4129-15)**

- RECOMMENDATION:**
- 1) that the schematic design concept for the Art Gallery of Saskatchewan (AGS) and underground parking be approved, and the Administration proceed to the public input phase of the project; and
 - 2) that the Administration report back to City Council by the end of June, 2011 regarding the capital cost estimate and the funding strategy, including confirmation of the amount of community contribution through the AGS Capital Campaign, as well as operating costs.

The following is a report of the City Manager dated April 21, 2011 regarding the proposed schematic concept design of the new Art Gallery of Saskatchewan.

“BACKGROUND

City Council, at its meeting on April 26, 2010, approved the Functional Program Plan for the proposed AGS as a focal point for River Landing, demonstrating Saskatoon’s long-standing commitment to arts and culture. This plan set out the City’s expectations of the program requirements for the gallery to emerge as a new meeting place for all of Saskatoon, serving citizens from every neighbourhood, and attracting people from across the city to share in experiences at the heart of Saskatoon. More specifically, details on the Functional Program Plan are contained in Capital Project 1786 - River Landing Destination Centre and include the following amenities:

- lobby to the gallery and atrium;
- public gathering place and destination for River Landing visitors;
- reception area;
- public washrooms;
- gift shop;
- café/bakery;
- catering support;
- community studio;
- activity and multi-purpose rooms;
- permanent and temporary collection galleries;
- exhibit support;
- collection and preparation space;
- administration and operation support;
- underground parking; and,
- an expansion (shell only) to the existing Rемаi Arts Centre (to be funded by Persephone Theatre).

During the development of the Functional Program Plan, the Administration was asked to consider the likely future demands of a growing city on the gallery and:

- explore additional shell space that the gallery could “grow into” as required in the future, reducing the need for costly additional adhoc expansion projects; and,
- maximize underground parking.

City Council, at its meeting on August 18, 2010, authorized the Administration to change the program scope for the AGS to include approximately 800m² of additional floor space for future gallery expansion (shell only), and a second level of underground parking. An expenditure of \$210,000 for the future gallery expansion shell space, and \$300,000 for a second level of underground parking was approved for design and funding from the Major Recreational and Cultural Facilities Borrowing Plan.

City Council, at a December 2010 meeting, approved the 2011 Capital Project 1786 at a cost of \$67.321M (building \$56.531M and parking \$10.79M).

REPORT

The Art Gallery of Saskatchewan is now progressing from concept to reality with the completion of the proposed schematic concept design of a new Saskatoon landmark (Attachment 1).

In 2010, the City of Saskatoon engaged the architectural services of Smith Carter Architects and Engineers and Kuwabara Payne McKenna Blumberg Architects (KPMB) to create a preliminary design for the Art Gallery of Saskatchewan, located within River Landing, at the corner of Second Avenue and Spadina Crescent. The preliminary design work is now complete.

The City envisions the AGS rising to a role of a signature “destination centre” with a striking building of vision and impact that engages the community, symbolizes Saskatoon’s cultural diversity, and captures the essence of the river valley in shaping the personality of both the city centre and all of Saskatoon. In addition to highlighting the importance of art to a healthy community, the AGS will also represent an important new opportunity for people to appreciate and interact with the river, providing a pathway where land and water link at a welcoming public facility.

The development of the AGS, as a collaborative neighbour of the Rемаi Arts Centre, provides a significant cluster of cultural infrastructure and human capital that will play an increasing role in attracting residential development, businesses, visitors to River Landing, and Saskatoon’s city centre, while defining the increasingly sophisticated personality of a vibrant, growing, and constantly evolving community.

As identified in the Saskatoon Speaks background book specific to recreation and culture, Saskatonians spent 17% more on culture generally than the average Canadian in 2005. The AGS will play an important role in Saskatoon in helping to drive the emerging creative economy and innovation, as this investment will be a symbol of the new Saskatoon, providing two key pillars that make cities both competitive and attractive:

- a cultural infrastructure that serves as the community heart of River Landing, the downtown, and Riversdale; and,
- an increased quality of life investment through arts and culture community programming.

The architects have completed the proposed schematic design concept of the building. The schematic design concept addresses all of the requirements stated in the approved Functional Program Plan, providing a gross floor area of 11,582.8m² over a four-storey building. A variety of public elements and amenities have been captured in the schematic design to provide the most functional and appealing gallery possible, while enhancing the overall appeal of River Landing, and meeting the broader needs of the community. Those features include:

- cantilever structure on the second, third, and fourth floors that maximizes the visitors' engagement with, and view of, the South Saskatchewan River;
- access to the AGS is at the first floor, with a main entrance off of Second Avenue and a second entrance from River Landing on the west side of the building;
- the first floor is the visitor arrival and orientation to the building for all users. The main floor contains the atrium, parking arrival, café/bistro, gift shop, access to the outdoor terrace, Mendel Salon (Perehudoff Murals), community studio, activity suite, public washrooms, and River Landing walkway. The design of the lobby/atrium provides a warm and inviting space for gathering, and serves as a year-round social destination for all visitors to River Landing. The public program space opens up to the South Saskatchewan River providing access to an outdoor terrace that can be used for both food service and programming;
- the second floor provides two significant public program spaces with the lecture theatre (seating 150) and multipurpose room, a family lounge, breakout space/lobby, and permanent collections gallery;
- the third floor provides the changing gallery, exhibition shell space, and gallery breakout space;
- the fourth floor is the gallery offices, meeting room, conference room, and roof terrace;
- two-level underground parking with approximately 160 stalls; and,
- a strong individual identity and physical presence is maintained for the AGS and the Rемаi Arts Centre while sharing a site.

Your Administration is requesting City Council approval of the schematic design concept so that the project can proceed to public input. The Saskatoon Gallery and Conservatory Corporation, at its special meeting held on March 27, 2011, approved the schematic design for the AGS. The Persephone Theatre Board of Directors, at its meeting held on March 14, 2011, approved the schematic design for their theatre shell expansion which is included as part of the AGS contract.

The architect team of KPMB will be in attendance at the City Council meeting on May 9, 2011, to present a PowerPoint presentation of the key elements of the schematic design concept.

Public Input Process

The Administration is proposing three open house meetings during the design development process with the public and stakeholders. The structure of these meetings is as follows:

- The first open house (schematic design stage) will present the overall design by the KPMB architects. This open house will provide the setting and organization of the building, a preliminary look and feel of the exterior massing, and interior public spaces;
- The second open house (design development stage) provides an update on design progress, materials, and range of interior spaces; and,
- The third open house (construction drawing stage) will provide design progress and site organization during construction.

Your Administration is proposing the first public meeting be held in May following City Council approval of the schematic design. The City and Mendel websites will be used to provide easy access to information about the AGS schematic design and allow the public to provide comments through a blog, Facebook, and an on-line questionnaire. A storyboard display of the design will also be set up at the Mendel Art Gallery and City Hall lobbies. Feedback will be gathered from the public on the planning and design principles, solutions that have been developed to drive the building design, and the public's response to the image of the building.

Your Administration will provide information on the public's response to the schematic design in a future report to City Council.

As a result of the scope changes, and larger building size, a new project budget is being developed. Based on preliminary analysis of the schematic concept design, current construction costs, and adding land costs, our architect team is estimating a revised total project cost of \$80M to \$85M. This would exceed the current approved capital budget. Your Administration will be finalizing an updated project budgetary cost estimate over the next four to six weeks, and will report further to City Council. The report will include an updated funding plan. The estimated building capital cost excludes the Remain Arts Centre theatre expansion which is to be funded by Persephone Theatre.

The building is funded by the City in partnership with the federal and provincial governments, with additional contributions coming from the AGS Capital Campaign fundraising. The approval of the schematic design concept by City Council will allow the AGS Capital Campaign to engage their constituents and formalize funding commitments.

Your Administration is recommending that following the public input meeting in May/June, a further report be tabled with City Council, no later than June 27, 2011, providing details on the estimated probable costs for the building and parking, and a funding strategy that will include the AGS fundraising capacity to meet the cost increases for the project.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

Public Notice will be required for any borrowing necessary for construction of the Art Gallery of Saskatchewan.

ATTACHMENT

1. Art Gallery of Saskatchewan Schematic Design Images.”

The architect team of KPMB will be in attendance at this meeting to present a PowerPoint presentation of the key elements.

Your Committee is pleased to recommend approval of the preliminary design of what will be a signature Saskatoon landmark and notes that once the schematic design is approved the first public meeting will be held on June 22, 2011.

As indicated in the report of the City Manager, the approval of the schematic design will allow the AGS Capital Campaign to formalize funding commitments. One of the issues that Council will need to deal with at some point is the issue of naming the art gallery, as a consequence of any large donation to the AGS Capital Campaign.

Copies of a letter dated May 19, 2011 from Vincent Varga, Executive Director and CEO, Mendel Art Gallery, requesting on behalf of the Chair of the Art Gallery of Saskatchewan and the Chair of the fundraising for the Art Gallery of Saskatchewan Capital Campaign, to speak to Council were distributed with the agenda.

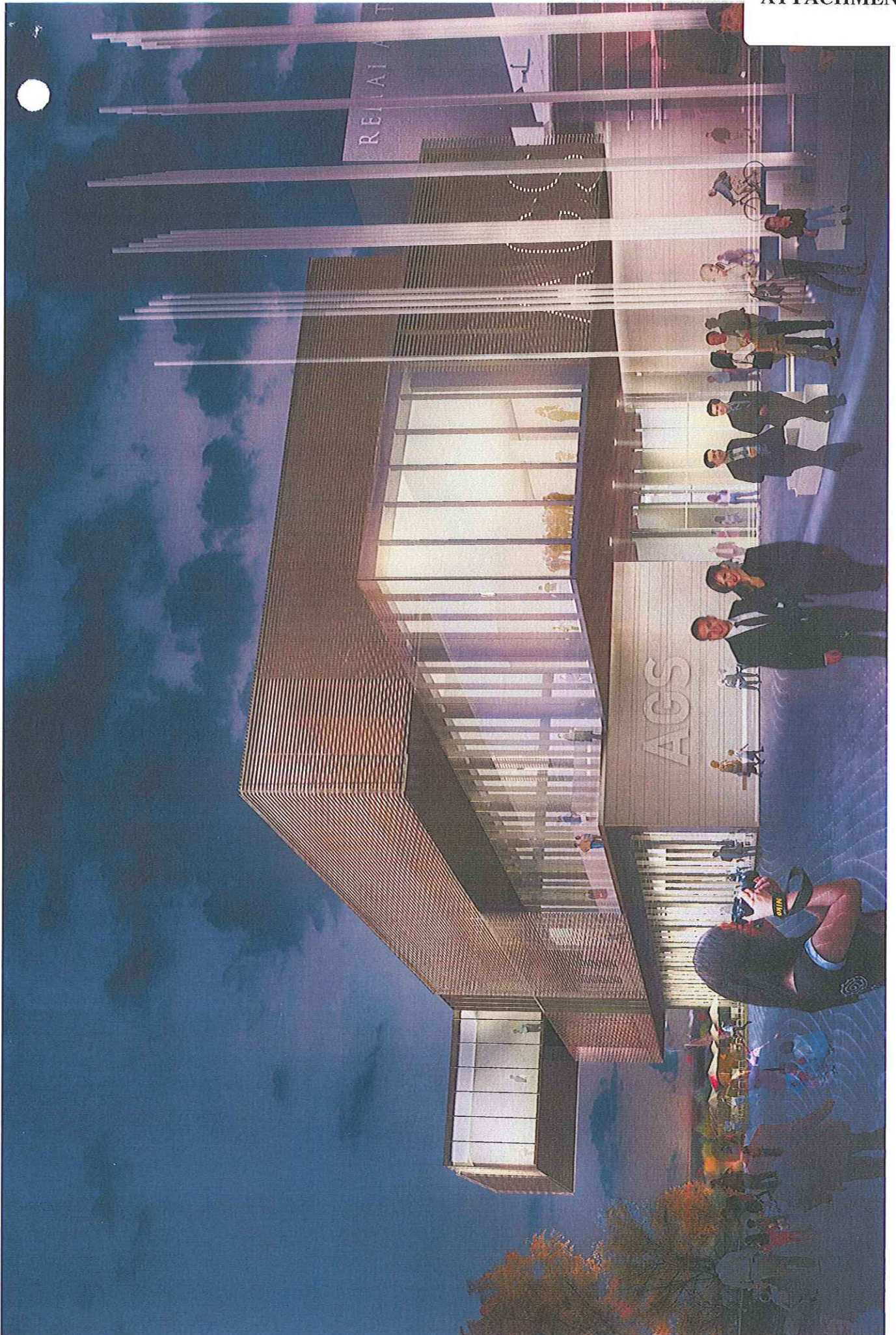
Special Projects Manager Schultz introduced the architect team of KPMB who presented a PowerPoint presentation of the key elements of the proposed facility.

Dr. Art Knight, Chair, Art Gallery of Saskatchewan Board of Trustees, spoke in support to the proposed design elements of the facility.

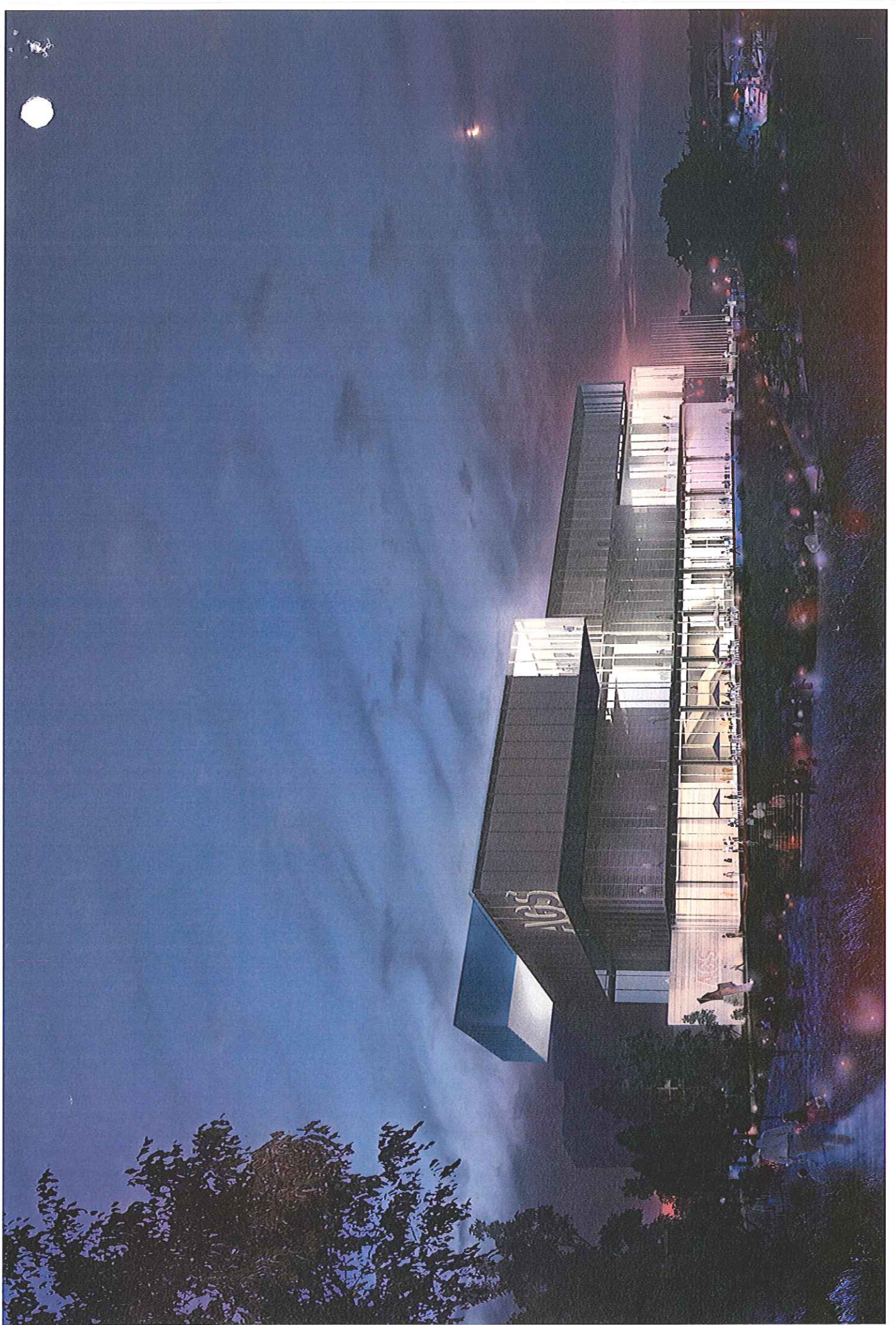
Mr. Doug Hodson, Chair of the Art Gallery of Saskatchewan Volunteer Fundraising Committee, indicated that it is the goal of the Committee to raise \$20M for the project which is approximately 25 percent of the Gallery cost noting that an expected major donor announcement will be made near the end of the week.

Mr. Vince Varga, Executive Director, Mendel Art Gallery, answered questions of Council regarding space requirements for artwork.

- IT WAS RESOLVED:*
- 1) that the schematic design concept for the Art Gallery of Saskatchewan (AGS) and underground parking be approved, and the Administration proceed to the public input phase of the project;*
 - 2) that the Administration report back to City Council by the end of June, 2011 regarding the capital cost estimate and the funding strategy, including confirmation of the amount of community contribution through the AGS Capital Campaign, as well as operating costs; and*
 - 3) that that Administration be instructed to enter into a naming agreement for the new gallery if there is a significant contribution made to the AGS Capital Campaign and report further to Council at the appropriate time.*







REMAI ARTS CENTRE

