

REQUEST FOR PROPOSALS



Photo: Garrison McArthur Photography

Performing Arts Rehearsal & Programming Space at DANIELS SPECTRUM



Photo by Linda Stella

SUBMISSION DUE DATE: May 5th, 2017 5:00 pm

Daniels Spectrum, a community cultural hub in Regent Park, has a rare opportunity for artist groups and non-profit arts & cultural organizations to access fully outfitted performance, rehearsal and programming spaces on the ground floor of its award-winning facility.

Daniels Spectrum is owned by the non-profit Regent Park Arts and Development Corporation (RPAD). As the operator of Daniels Spectrum for RPAD, Artscape is inviting qualified artist groups and non-profit arts & cultural organizations to submit proposals for the use of three ground floor performance Studios as either Program Partners or Tenants.

The ideal proponent(s) will be performing arts group(s) or organization(s) passionate about providing community access and programming in a wide range of dance, music and/or theatre approaches. With this Request for Proposals, Artscape is committed to ensuring that the uses of the Studios contribute to expanding arts and cultural offerings for neighbourhood residents who may or may not currently be currently fully engaged in Daniels Spectrum, including young people, seniors and newcomers.

As a result, Artscape is seeking interest from those interested in both long-term (Tenant) and flexible uses (Program Partner) of space as a basis for a potential model for use that:

- could support a full-time performing arts tenant;
- users providing regular community programming;
- users operating seasonal residencies and programs;
- and/or proponent(s) interested in operating flexible and affordable access to rehearsal or presentation space at Daniels Spectrum

OCCUPANCY DATE: Negotiable, but preference given to Spring 2017



Photo by Lisa Logan

ABOUT DANIELS SPECTRUM

Daniels Spectrum is currently home to dynamic and diverse programming, including youth and community-focused arts initiatives. Daniels Spectrum vision is “Rooted in Regent Park, Open to the World.” The vision reflects the aims originally articulated in the Regent Park social development plan, to create space, opportunities and collaboration that promote social inclusion as the neighbourhood undergoes redevelopment.

Daniels Spectrum anchor tenants – ArtHeart Community Art Centre, the Centre for Social Innovation, Native Earth Performing Arts, Pathways to Education, Regent Park Film Festival and the Regent Park School of Music – offer educational, cultural and professional activities that empower participants while celebrating the diverse arts and heritage of the Regent Park community.

Daniels Spectrum has also become a citywide and even global resource with over 150,000 visitors coming through the building every year for events and programming held by our anchor tenants and by dozens of other organizations. Daniels Spectrum is open to the public and features a welcoming lobby area where people can meet friends, visit the hallways galleries and grab food or drink at the Show Love Café, operated by Dixon Hall.

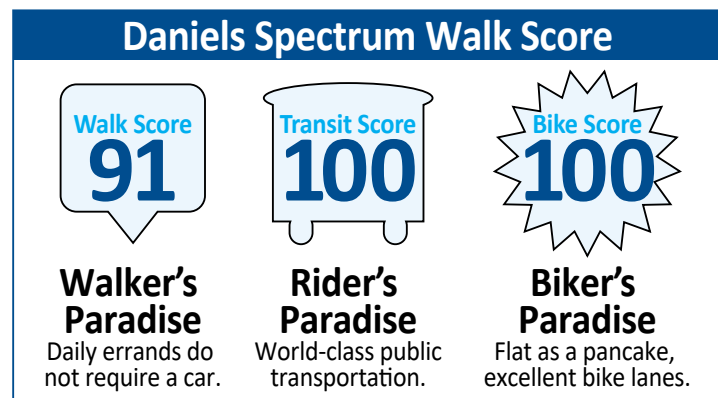


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UNIT FEATURES

Suite 130 features three separated Studios with sprung flooring and acoustic tiling, as well as administrative space, a kitchenette, change rooms and washrooms. The unit has two shared entrances, one from within Daniels Spectrum and one directly on Dundas Street East. There is a third entrance from Dundas Street directly into Studio 1.

- **AREA:** 4,694 usable square feet on the ground floor (*see floorplans and unit photos in Appendix A starting on page 6*)
- **DEMISING WALLS:** drywall finish with white paint in all rooms; fabric covered acoustic wall panels in Studios 1, 2 and 3; ceramic tile shower and backsplash in washroom areas
- **FLOORING:** linoleum in hallway and office area, dressing rooms, storage room and lounge; porcelain tile in washrooms; floating slab in Studios for sound and vibration control; Studio 1 semi-sprung Robbins Bio-channel floor with dance surface finish; Studio 2 and 3 sprung floor by Jay Taylor with dance surface finish
- **CEILING:** drywall in dressing rooms, washrooms and office areas; acoustic tile in hall and offices; triple layer drywall for sound control in all Studios; fabric covered acoustic ceiling panels in all Studios; ceiling painted white in all areas except Studio 1 which has a dark paint
- **KITCHENETTE:** plastic laminate counter and cabinets, sink, ceramic tile backsplash, rough-in for dishwasher; laundry (washer only) rough-in in storage room in Studio 3
- **HVAC:** HVAC provided to individual rooms
- **ELECTRICAL:** power for AV and theatrical lighting in Studio 1; isolated power for AV; rough-ins for speakers in all Studios and ceiling projector in Studio 1; outlets for general power provided as per building code; emergency lighting/battery packs provided as per building code
- **GENERAL LIGHTING:** fluorescent or compact fluorescent ceiling and/or wall lighting fixtures provided in all rooms and corridor areas; incandescent house lights and fluorescent lights are dimmable in Studio 1
- **COMMUNICATIONS:** phone and data outlets in offices and in each Studio
- **SECURITY:** card key/fob access provided to entrances to premises; glass break sensors provided on ground floor windows; key locks on all doors; Studios have “classroom” locks
- **EQUIPMENT:** dance barres in Studios; mirrors in Studios; theatrical/acoustic curtains in Studios; window coverings; pipe grid in Studio 1 for hanging theatrical equipment; AV racks in each Studio; AV and theatrical lights



RENTAL FEES

Artscape's goal is to create a space-use model in collaboration with qualified proponent(s) that can meet the operating costs and contribute to the overall sustainability of Daniels Spectrum. Currently, the total rent is \$9,386.81/month, offered at a subsidized rate of \$7,618.74 in 2017 through the Tenant Sustainability Fund*. Rent is inclusive of some utilities, maintenance and taxes. A tenant would pay hydro and telecommunication charges. Charitable organizations may qualify for a property tax rebate from the City of Toronto. Artscape is seeking full tax exemption on the basis of the space meeting a theatre use exemption for a predominant use for music, theatre, dance or comedy. For proponent(s) interested in becoming a Program Partner, a fee will be developed based on the frequency and duration of the use.

The Tenant Sustainability Fund supports affordable rents through funds raised from the musical story of Regent Park, **The Journey, and the partnership with The Daniels Corporation.*



OPPORTUNITIES

Examples of potential proponent(s) include but are not limited to:

A. TENANTS

- a. Proponent(s) wishing to enter into a 5 year lease for the full space.
- b. Proponent(s) wishing to enter into a 5 year lease for one or two of the Studios.

B. PROGRAM PARTNERS

- a. Proponent(s) interested in entering use agreements for regular access for a minimum of two years.
- b. Proponent(s) interested in entering flexible use agreements for short term, guaranteed access to space.

Proponent(s) can include individual artists, collectives and single organizations as well as partnerships of artists and organizations working in the performing arts who believe they have complementary times, uses and participants and would benefit from co-locating together.

Artscape will be holding three Information Sessions at Daniels Spectrum to engage the performing arts community in this process:

- 1) **Thursday, April 13, 6:00 pm to 8:00 pm**
- 2) **Wednesday, April 19, 6:00 pm to 8:00 pm**
- 3) **Sunday, April 23, 2:00 pm to 4:00 pm**

More details about the space and how it can best meet the needs of the community will be discussed at the Information Sessions. The meetings might also yield opportunities for groups to work together. To RSVP to attend an Information Session or submit a proposal, please contact Georgia Cowan, Property Management Coordinator at gcowan@artscape.ca or **416-392-1038 X31**.

PROPOSALS

All written proposals should follow the questions as numbered below. If a collective or co-tenancy is being proposed, please complete questions 1 - 4 for all group(s) or organization(s) and indicate a lead contact for the collaborative.

1. NAME OF COMPANY OR ORGANIZATION

- Name and title of contact
- Address, phone number, email
- Number of years in operation
- Names, emails and brief bios of primary staff and/or board members
- Non-Profit Business Registration number
- Brief narrative description of artistic practice

2. MISSION STATEMENT AND GOALS

- Please provide your group(s) or organization(s) mission statement, vision and goals
- Please highlight your objectives for the next 5 years with a focus on the quality and impact of your group(s) or organization(s)' programming

3. USE OF SPACE

Please identify how you propose to use the space including regular staff or users, target participants, partners with whom you proposed to share the space or implement programs and days and hours of use if proposing a flexible use.

4. PROGRAM START DATE

Please indicate your timeline and any considerations for move-in and/or program commencement.

5. FINANCIAL CAPACITY

Please provide financial statements for the past three years. Please also describe the experience your staff and/or board has had in marketing, revenue generation and fundraising over the past three years, including campaigns and events you have completed. Please also provide indication of insurance coverage.

5. COMMITMENT TO DANIELS SPECTRUM VISION

Please describe why you want to have an artistic presence at Daniels Spectrum, including your past or current experience with Daniels Spectrum partners and spaces? How will you contribute to social inclusion in Regent Park and why are you a good fit?

TO APPLY

Artscape is accepting proposals until **May 5th at 5:00 pm**. To RSVP to attend an Information Session or submit a proposal, please contact Georgia Cowan, Property Management Coordinator at gcowan@artscape.ca or **416-392-1038 X31**.

APPENDIX A

Daniels Spectrum First Floor Floorplan



APPENDIX A

Daniels Spectrum Suite 130 Floorplan

