

RFP 23-0071

Redevelopment of Community Arts Center at 1300 Gendy Street

Agenda

- Welcome Remarks - Macy Hill, City Councilmember, District 7
- Overview and Agenda - Jo Ann Gunn, City of Fort Worth, Financial Management Services
- Presentation 1 - Garfield Public / Private
 - Presentation – Approximately 20 minutes
 - Questions and Answers
- Presentation 2 - Goldenrod
 - Presentation – Approximately 20 minutes
 - Questions and Answers
- Adjourn



QR Code to 1300 Gendy St website for feedback form

RFP Release Date:	June 21, 2023
Pre-Proposal Conference, Building Tour, and Discussion with Existing Tenants at 1300 Gendy St.:	July 19, 2023, at 3:00 PM
Deadline for Questions:	August 1, 2023, at 5:00 PM
Deadline for Answers:	August 15, 2023
Initial Proposals Due Date and Time at Purchasing Division, Lower Level, City Hall:	September 14, 2023, 1:30 PM
Evaluation of Proposals:	September/October 2023
Evaluation of Initial Proposals by Panel:	October 4, 2023
* Public Presentation of Proposals by 2 to 4 Finalists at 1300 Gendy St. (1 hour for each proposal: 20 minutes presentation, 30 minutes for questions, and 10 minutes break/AV setup):	October 11, 2023 6:00 PM
Feedback from Public Due:	October 16, 2023, 4:00 PM
Public Feedback Provided to Finalists:	October 18, 2023
Revised/ Final Proposal Due from Finalists:	October 25, 2023
* Interview/Presentation of Proposals to Panel by 2 to 4 Finalists at City Hall (1 hour for each proposal: 20 minutes presentation, 30 minutes for questions, and 10 minutes break/AV setup):	November 1, 2023 2:00 PM
Final Evaluation of Proposals by Panel:	November 8, 2023
Contract Negotiations:	November/December 2023
City Council Approval:	January 2024
Contract Effective (anticipated):	February 2024



GARFIELD PUBLIC/PRIVATE
REDEVELOPMENT OF COMMUNITY ARTS CENTER
AT 1300 GENDY STREET



CULTURAL ARTS DEVELOPMENT KEY PERSONNEL

KEY PERSONNEL



Matt Edwards
SVP and Project Executive



Sandra Ortega
Vice President



Michael Bennett
Principal and CEO



Jack Hagler
Partner



Jacques Marquis
President and CEO



John L. Barnett
Chairman

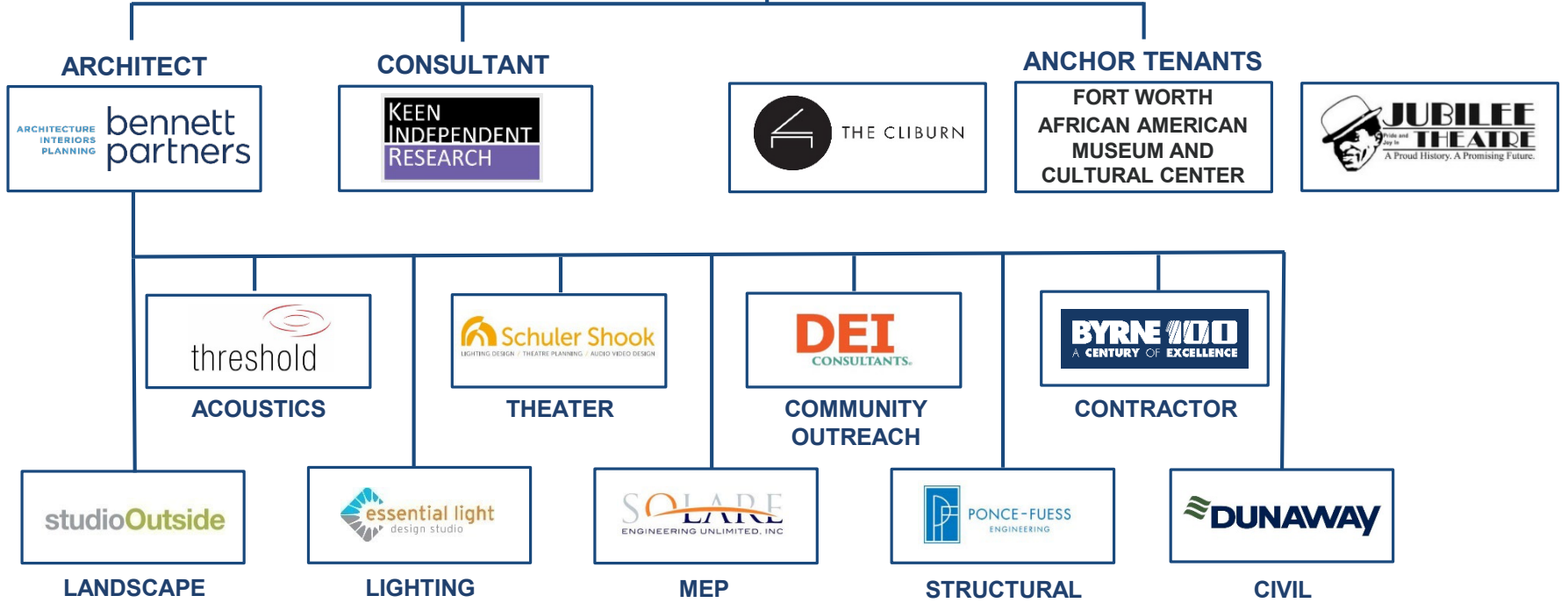
**FORT WORTH AFRICAN AMERICAN MUSEUM
AND CULTURAL CENTER**



TEAM ORGANIZATIONAL STRUCTURE



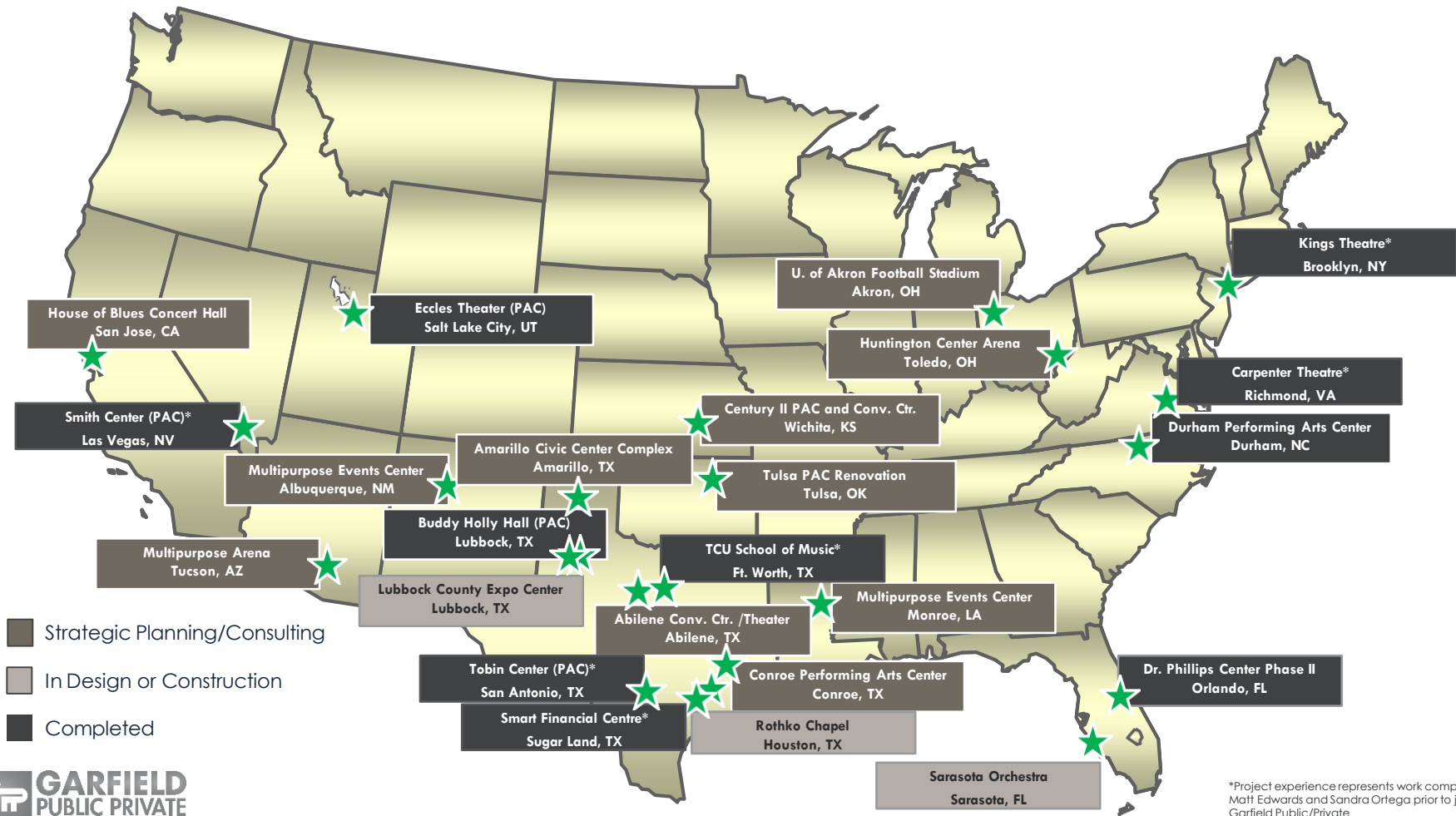
DEVELOPER



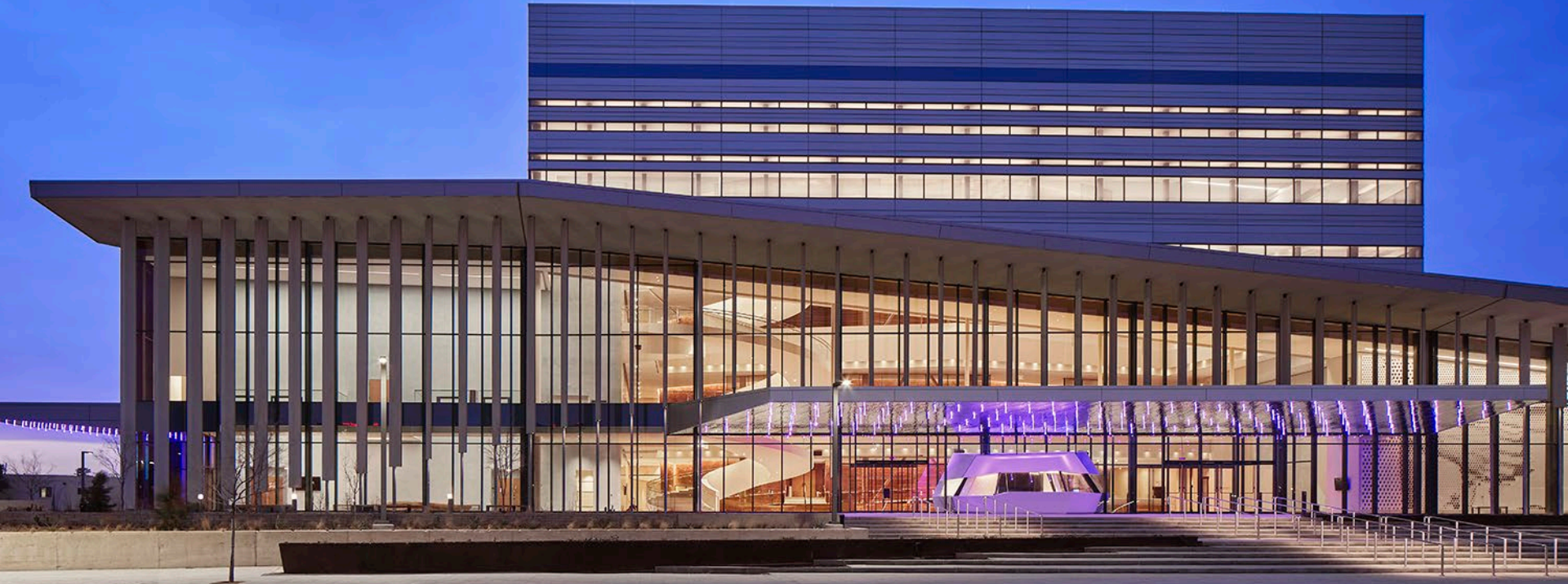


CULTURAL ARTS DEVELOPMENT EXPERIENCE

CULTURAL ARTS DEVELOPMENT EXPERIENCE



Buddy Holly Hall of Performing Arts and Sciences
Lubbock, TX



Exhibition Facility and Headquarters
Fort Worth, TX



*Project experience represents work completed by Matt Edwards and Sandra Ortega prior to joining Garfield Public/Private



The Tobin Center for the Performing Arts
San Antonio, TX



*Project experience represents work completed by
Matt Edwards and Sandra Ortega prior to joining
Garfield Public/Private



DEVELOPMENT APPROACH

STRATEGIC PLANNING AND CONSULTING

First Phase Services

- Needs assessment
- Market feasibility study
- Ownership/business planning
- Programming/design concept
- Development budget and schedule
- Operating pro forma and financing/fundraising plan



FINANCING AND FUNDRAISING APPROACH

PUBLIC/PRIVATE FINANCING AND FUNDRAISING

- Establish project plan of finance/fundraising
- Lead deal structuring/financing “think tank”
- Assist in drafting/negotiating legal, ownership, and financing documents
- Coordinate with bond counsel, financial advisor, and bond underwriter
- Oversee bond/financial modeling
- Lead fundraising/naming rights presentations and sales
- Early business and operational planning, governance advice, ownership/deal structuring



ARCHITECTURAL CONCEPT DESIGN

Project Approach

We are pleased to present these conceptual thoughts for what a new Cultural Center for Fort Worth might be like. Having said that, we also freely acknowledge that any final design will be driven by the cultural tenants in the building and the corresponding economics, all of which will be determined during a feasibility process following the team selection. While a design is necessarily shown here, our team is flexible and ready to work with any and all future tenants of the Cultural Center and alter the design accordingly.



MAIN ART GALLERY - 1954

Our design is based on a few basic principles:

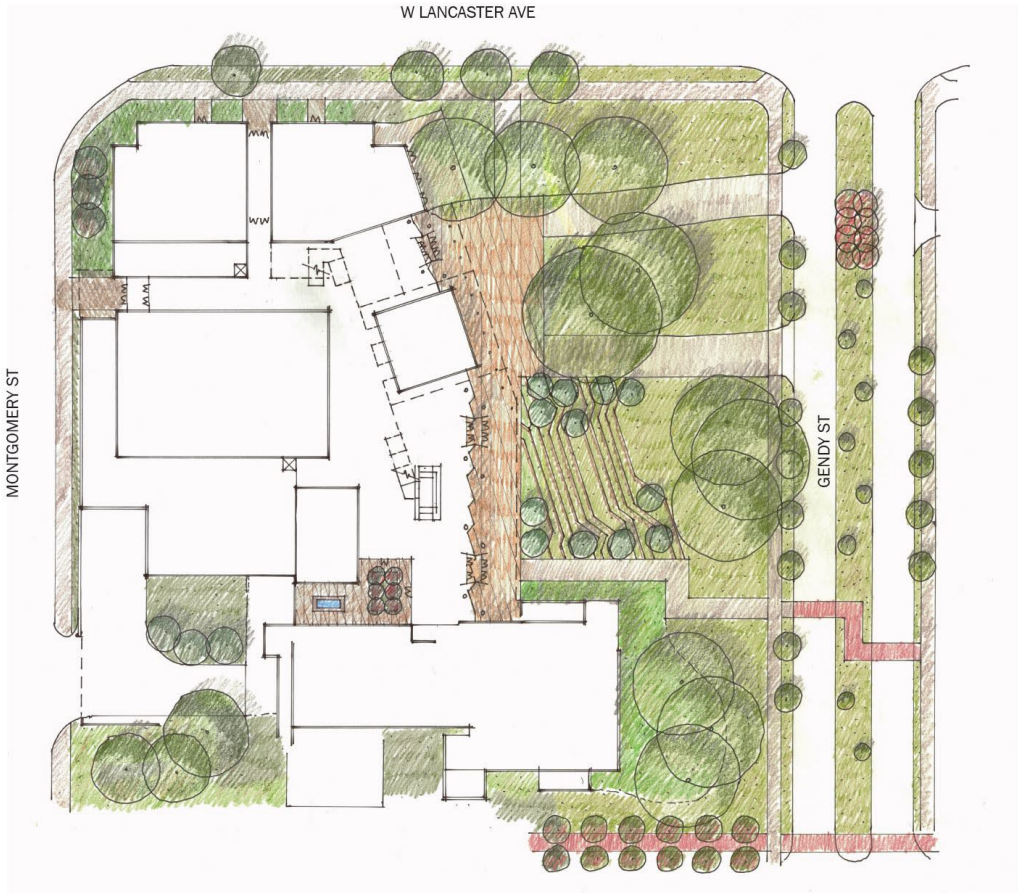
- This should be a warm and welcoming place where all our fellow citizens feel comfortable. Welcoming porches are a long Texas tradition. A highly transparent lobby reveals the activity inside and invites others in. Warm, natural materials throughout feel natural and comfortable. Materials familiar to Fort Worth are an important aspect to connect the building to its place and its users.
- The existing building holds strong sentimental memories for many of us, which we believe should be respected in the new design. Both the pedestrian and vehicular approaches are the same and all the major existing trees are proposed to be preserved. Existing materials such as the shellstone on the existing Scott Theater are being reclaimed and reused.
- Flexibility in design allows the new building to accommodate a wide variety of future uses and tenants. Separation of the major venues and a spacious lobby allows separate functions to occur in each space simultaneously.
- Sustainability, in both the environmental and financial sense, are critically important. We're proposing that the new building be both LEED and WELL Building certified. We are proposing investigating a mass timber framed building for both its sustainability and aesthetic qualities. Financial support to build and operate the new building long-term must be proven up during an initial feasibility stage or work.
- Outdoor spaces focused on views of downtown and the surrounding Cultural District create a unique venue within the district and the city. Preserved trees provide cooling shade.
- Historic Preservation is important. We are preservationists at our core. Our proposal tries to balance the competing forces of preservation and state of the art excellence as required in the RFP. Our approach retains and preserves the remaining portion of Herbert Bayer's 1954 Main Art Gallery along with the front portion of the gallery added by Ford, Powell Carson in 1976. With its gallery spaces on the main floor, we believe this original building lends itself well to be adaptively reused as the African American Museum and Cultural Center. The second floor office and studio spaces could also be used by the them or other tenants. The basement would be available for gallery storage.
- Dream big. A city the size of Fort Worth needs a facility like the one we are proposing to support our cultural institutions.

Assumed Project Program

We will not be able to establish a final program until after the initial phase of our work, but for the purposes of this exercise, we have assumed the following program parameters. It is our intent to adjust the program to reflect interest from other potential tenants:

African American Museum and Cultural Center	15,000 SF
Van Cliburn	6,500 SF
Sanders Studio Theater/Jubilee Theater	2,000 SF
Scott Theater	10,500 SF
Community Gallery and Lobby Space	15,000 SF
Restaurants	10,000 SF
Shared studios/practice rooms/coffee/wine bar	5,000 SF
Maker's Space	5,000 SF
Unassigned Tenant space/Artist's Studios/Artist Lofts	22,000 SF
Back of House Support Space	22,000 SF
Total	113,000 SF





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11 October 2023

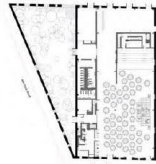
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Site Plan

FORT WORTH CULTURAL CENTER



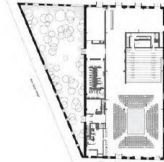
Gala



Concert



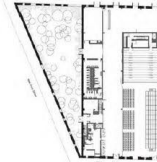
End Stage



In the Round



Two Shows



Linear End Stage



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Precedent Images - Flexible Theater Seating

FORT WORTH CULTURAL CENTER



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Exterior Perspective

FORT WORTH CULTURAL CENTER



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Exterior Perspective

FORT WORTH CULTURAL CENTER

ARCHITECTURE
INTERIORS
PLANNING

**bennett
partners**



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Interior Perspective – Van Cliburn

FORT WORTH CULTURAL CENTER



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Interior Perspective – Lobby

FORT WORTH CULTURAL CENTER



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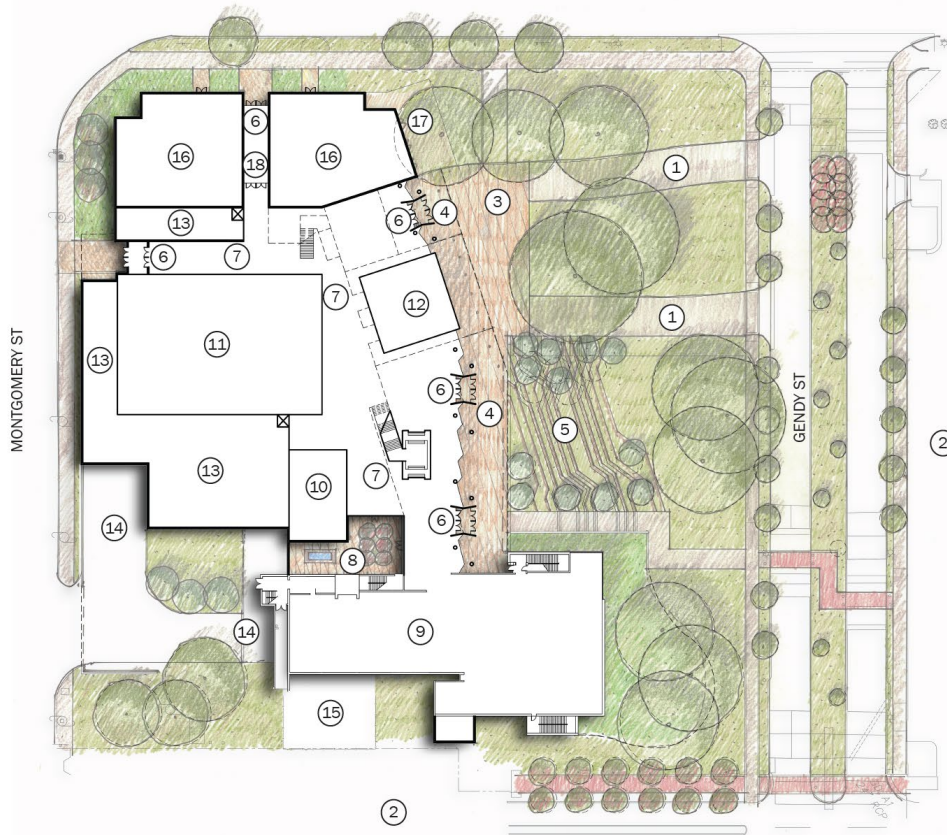
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East Elevation

FORT WORTH CULTURAL CENTER

- ① ENTRY DRIVE
- ② EXISTING PARKING FACILITIES
- ③ MOTOR COURT/VALET
- ④ ENTRY PLAZA AND PORCH
- ⑤ AMPHITHEATER
- ⑥ BUILDING ENTRY
- ⑦ BUILDING LOBBY/GALLERY/EXHIBIT SPACE
- ⑧ COURTYARD/EVENT SPACE
- ⑨ EXISTING GALLERY/AFRICAN MUSEUM AND CULTURAL CENTER
- ⑩ SANDERS STUDIO THEATER/JUBILEE THEATER
- ⑪ SCOTT/FLEXIBLE THEATER
- ⑫ CLIBURN PERFORMANCE STUDIO
- ⑬ SUPPORT SPACE/OFFICES/BACK OF HOUSE
- ⑭ SERVICE DOCK
- ⑮ MECHANICAL COURT
- ⑯ RESTAURANT SPACE
- ⑰ OUTDOOR DINING TERRACE
- ⑱ MIXED USE BUILDING LOBBY

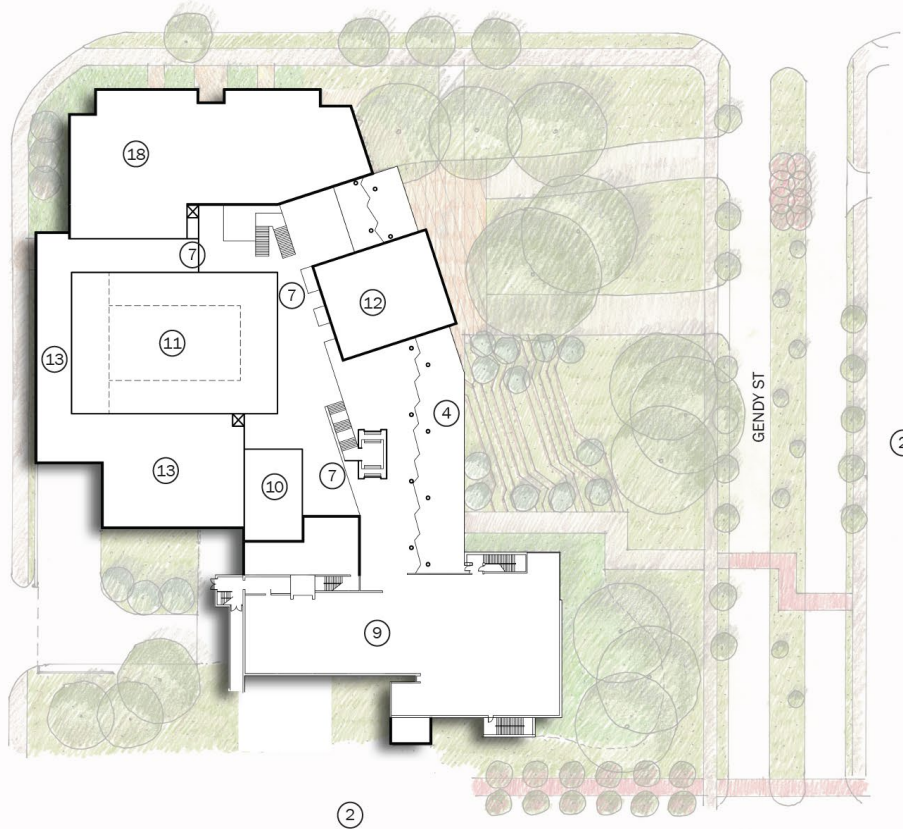


First Floor Plan

FORT WORTH CULTURAL CENTER

- ① ENTRY DRIVE
- ② EXISTING PARKING FACILITIES
- ③ MOTOR COURT/VALET
- ④ ENTRY PLAZA AND PORCH
- ⑤ AMPHITHEATER
- ⑥ BUILDING ENTRY
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- ⑯ RESTAURANT SPACE
- ⑰ OUTDOOR DINING TERRACE
- ⑱ MIXED USE BUILDING

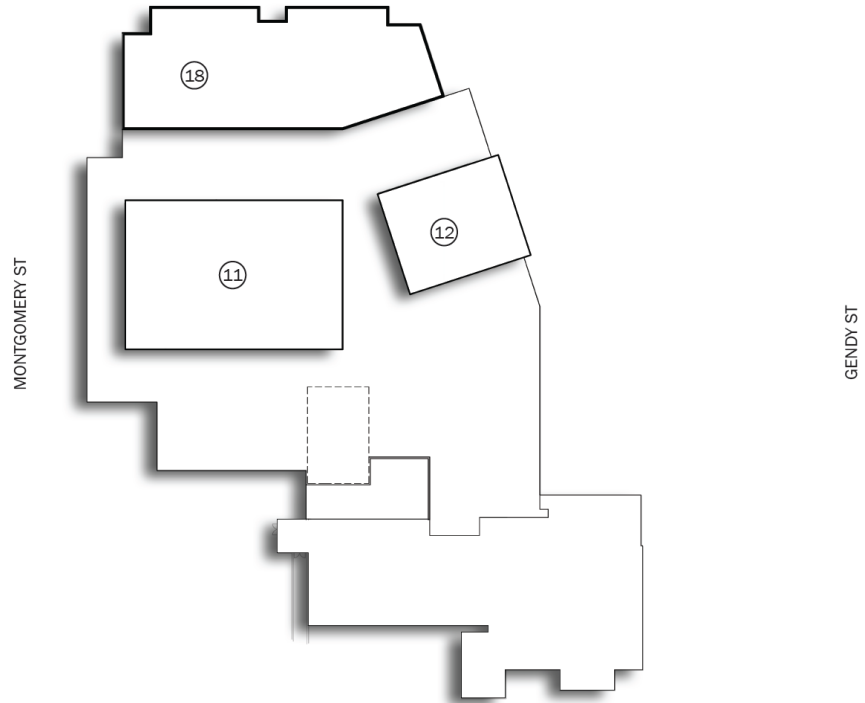
MONTGOMERY ST



Second Floor Plan

FORT WORTH CULTURAL CENTER

- ① ENTRY DRIVE
- ② EXISTING PARKING FACILITIES
- ③ MOTOR COURT/VALET
- ④ ENTRY PLAZA AND PORCH
- ⑤ AMPHITHEATER
- ⑥ BUILDING ENTRY
- ⑦ BUILDING LOBBY/GALLERY/EXHIBIT SPACE
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0 30' 60'

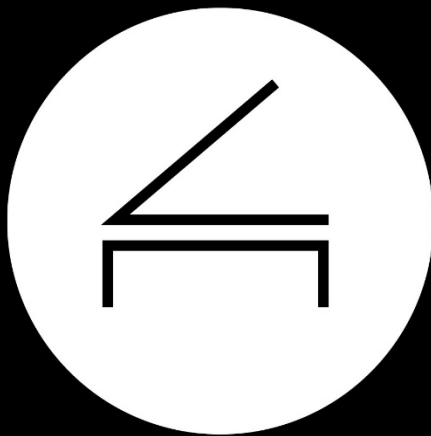


Third & Fourth Floor Plan

FORT WORTH CULTURAL CENTER



PROPOSED ANCHOR TENANTS



THE CLIBURN

JACQUES MARQUIS

PRESIDENT AND CEO



THE CLIBURN

OUR MISSION

THE CLIBURN



The Cliburn—widely recognized as one of the top cultural institutions in the world—is a proud and active member of the arts community of Fort Worth.

The mission of the 60-year-old institution is to advance classical piano music throughout the world.

Its international competitions, education programs, and concert series embody an enduring commitment to artistic excellence and the discovery of young artists.



THE CLIBURN

BRINGING THE EYES OF THE WORLD TO FORT WORTH

THE CLIBURN



A GLOBAL AUDIENCE



The New York Times

Review: Yunchan Lim, Teenage Piano Star, Arrives in New York

The 19-year-old musician made his New York Philharmonic debut with a powerful yet poetic performance of Beethoven's Third Concerto.

NYT Critic's Pick



2023 REGIONAL EMMY® NOMINEE
SPECIAL EVENT COVERAGE

THE WORLD IS WATCHING

50 MILLION VIDEO VIEWS

IN

180 COUNTRIES

8 MILLION HOURS

WATCHED

>700 MILLION

IMPRESSIONS

200,000

SOCIAL MEDIA FOLLOWERS

EXTENSIVE MEDIA COVERAGE



VIEWERS FROM 180 COUNTRIES

FORT WORTH AFRICAN AMERICAN MUSEUM AND CULTURAL CENTER

INTRODUCTION

Chair - John L. Barnett, Jr., DDS

- The Fort Worth African American Museum and Cultural Center started as an initiative in mid-2018 to preserve Fort Worth African American history resulting from the potential sale and repurposing of the Butler Housing Complex

MISSION & VISION

Mission

- To rigorously explore and proudly express local and national African American history and culture to enlighten, inspire, engage and challenge everyone toward better understanding and a more just society.

Vision

- To bring people together by telling our stories



Thank you

Submit all comments by **4:00 PM, October 16, 2023** to
FMSPurchasingResponses@fortworthtexas.gov
Subject: "Attn: Charles Benson RFP 23-0071 Public Meeting"





RE-IMAGINING 1300 GENDY STREET

PROPOSAL FOR REDEVELOPMENT OF COMMUNITY ARTS CENTER

RFP 23-0071 | PHASE II PRESENTATION | OCTOBER 11, 2023



AN INTEGRATED TEAM OF PARTNERS FOR THE CITY OF FORT WORTH



CONSULTANT TEAM

Manhard Consulting
Civil Engineering

DFW Consulting
MEP Engineering

Martinez Moore
Structural Engineering

Kelly Hart Hallman
Legal

Studio Outside
Landscape

W.E. SCOTT THEATER

PRESERVING A MONUMENT OF CULTURAL SIGNIFICANCE

SCOTT THEATER IN 1970; BEFORE EXTENSION



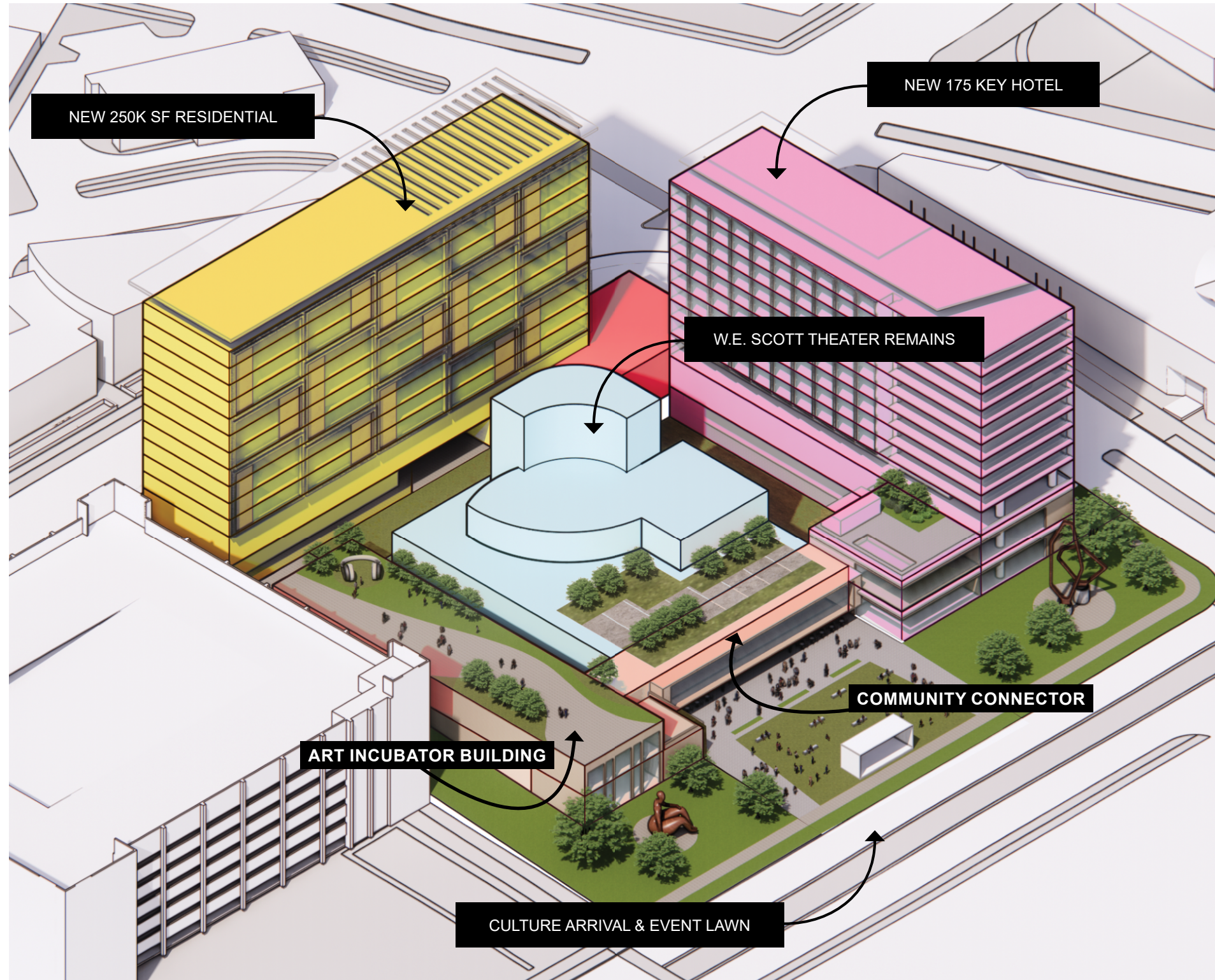
The existing W.E. Scott theater is incorporated into a new development.

Retaining the building will not just be about preserving a structure; it will be about cherishing a repository of memories, stories, and shared experiences that have graced its stage and seats over the decades.

By preserving and renovating this theater, we would not only preserve a monument of cultural significance, but we would also invest in a sustainable future by repurposing and adapting the built architectural fabric.

THE CENTER OF ATTENTION

INTERVENTIONS INCORPORATING W.E. SCOTT THEATER



ACT ONE: AN OPEN ARTSCAPE

MAKING ART AND CULTURE VISIBLE AND ACCESSIBLE

NATURE AS A GALLERY



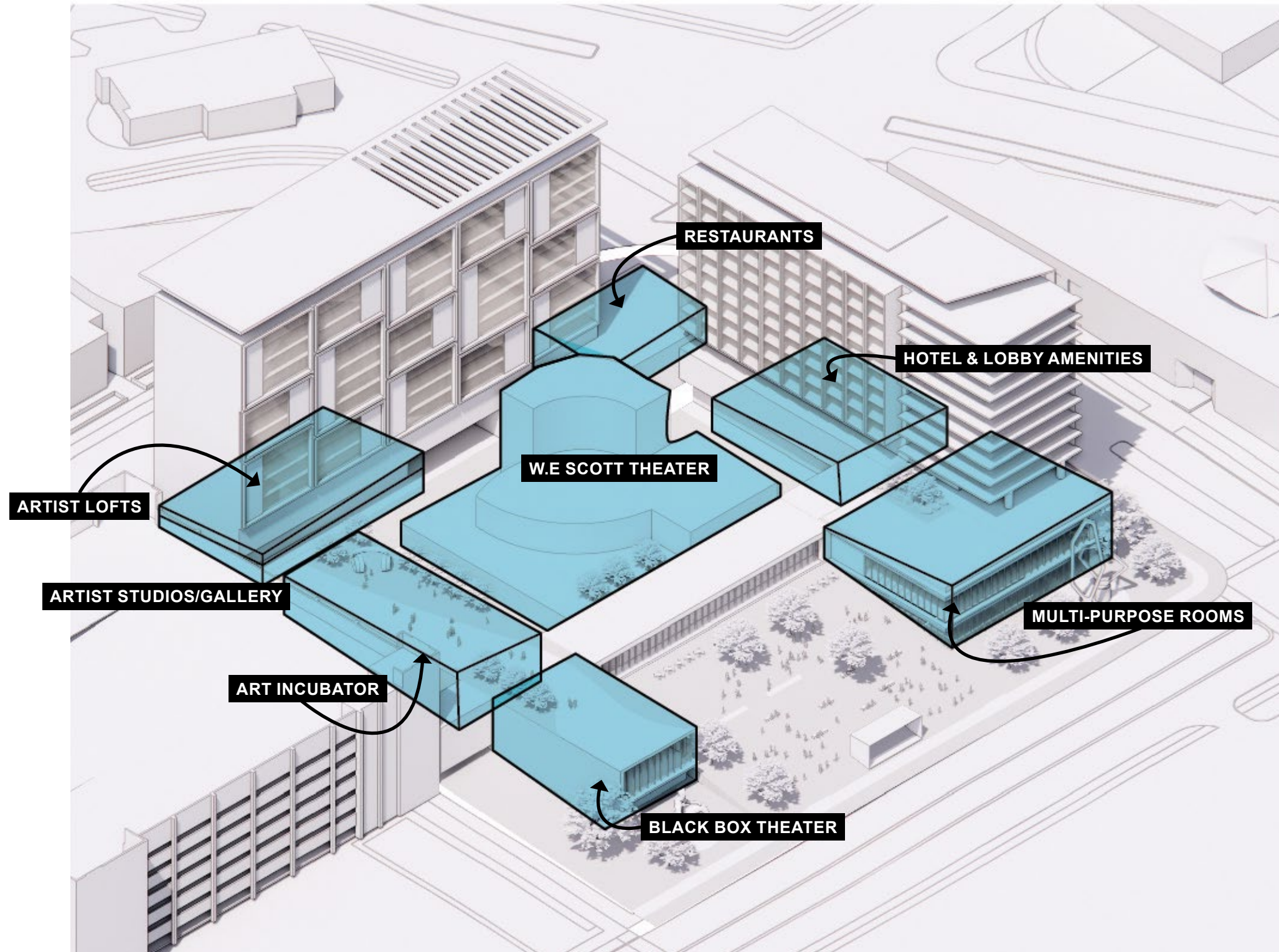
WORKSHOPS EVERYWHERE



Imagine a place where art isn't confined to hushed, white-walled galleries where visitors tip-toe around masterpieces.

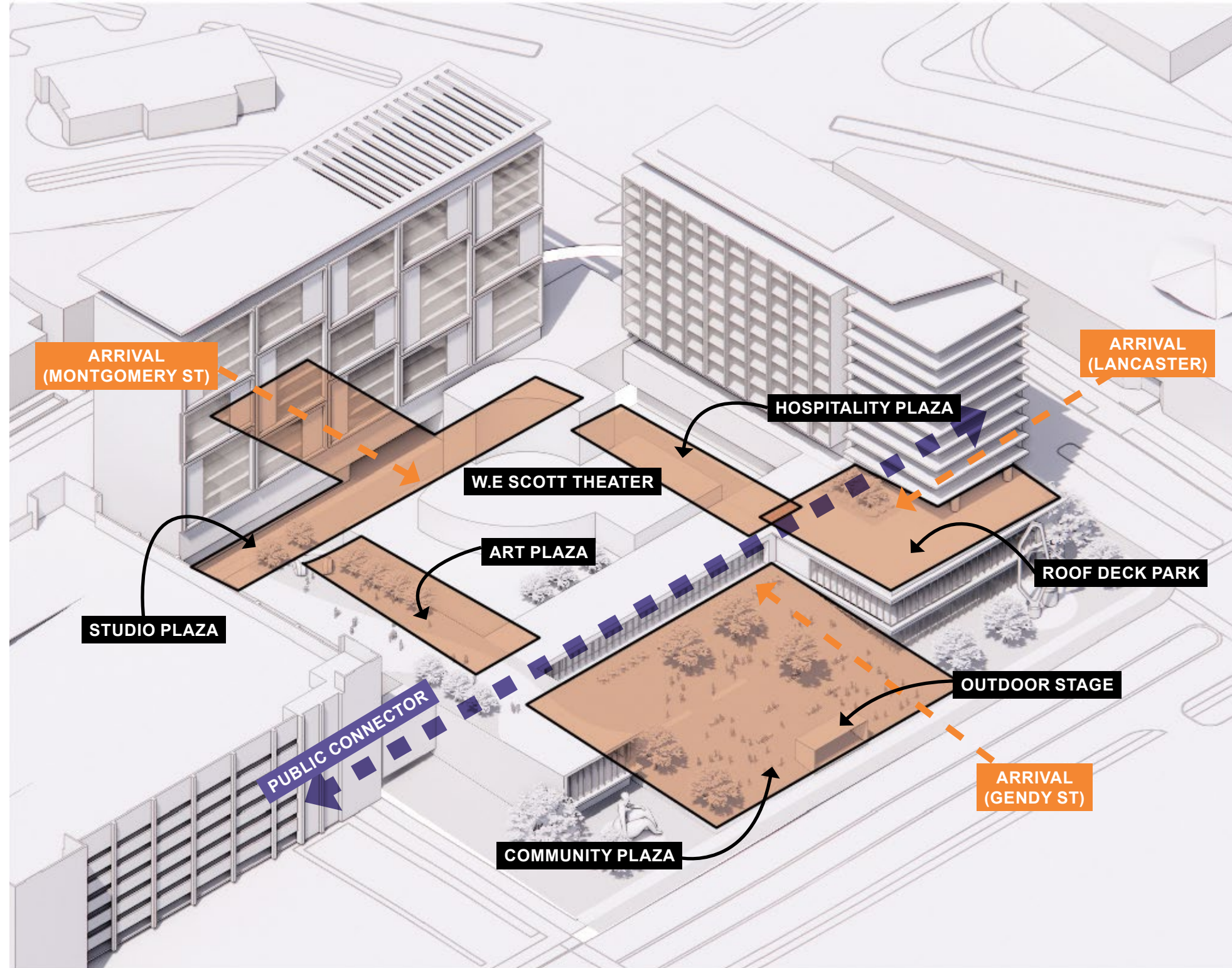
Instead, envision a sprawling landscape where art is as ubiquitous as the air we breathe, intertwining seamlessly with daily life, sparking conversations and kindling the imagination.

ACT ONE: AN OPEN ARTSCAPE



ACT ONE: AN OPEN ARTSCAPE

PUBLIC REALM



ACT TWO: A KALEIDOSCOPE OF ASPIRATION

CREATING A RICH CULTURAL LANDSCAPE OF CO-EXISTING REALITIES

GALLERY OPENINGS

PUBLIC CONCERTS

GALAS AND EVENTS

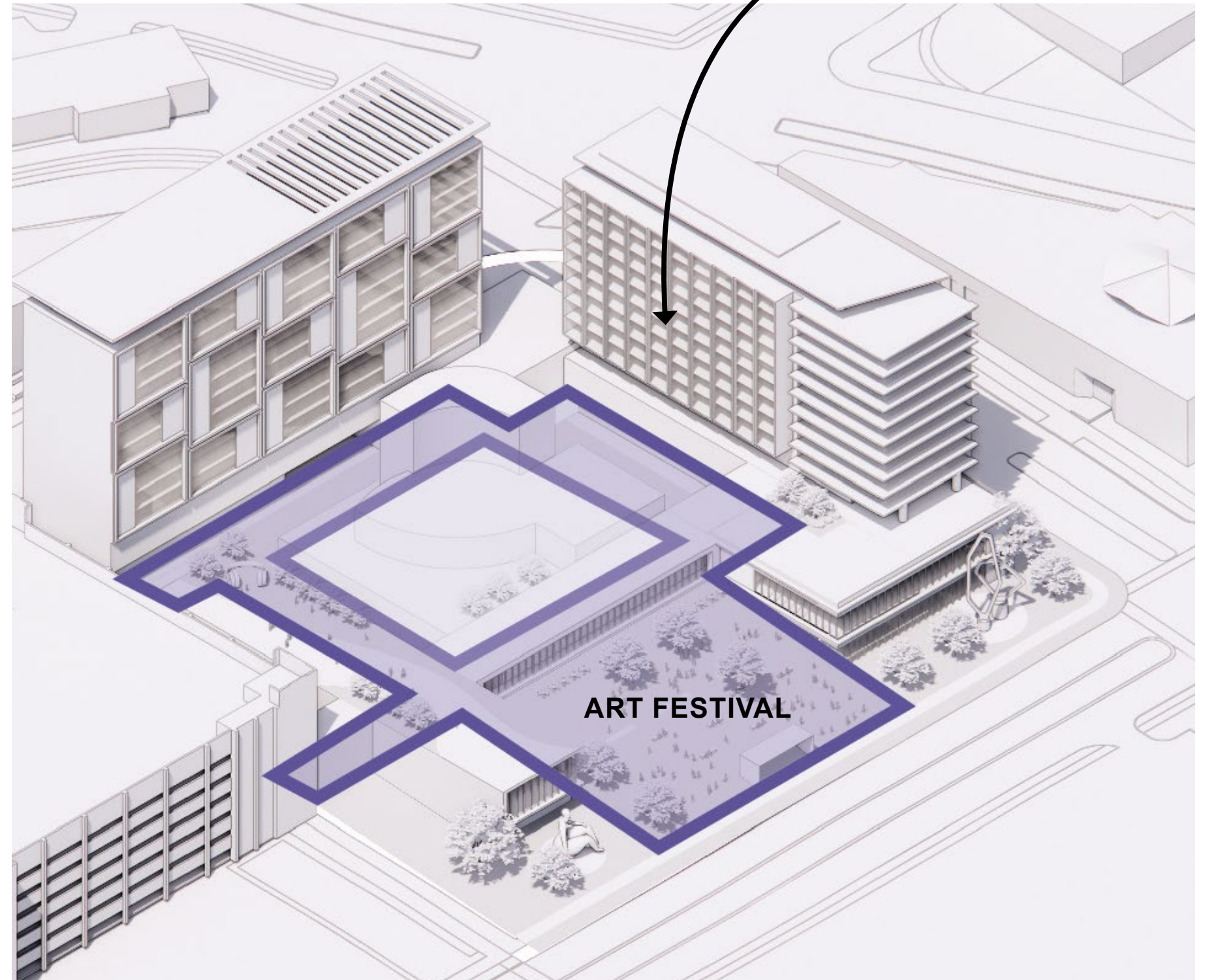
Imagine a place where a ballet dancer's delicate pirouette on one end resonates with the vibrant strumming of a country band on the other, both synchronized with the dynamic brush strokes of the resident artists.

In the same breath, you can taste the sizzle of Texas barbecue and the aroma of fresh tamales. The Fort Worth Cultural Center is not just a building; it's where different realities converge, creating a rich, vibrant tapestry of cultures, traditions, and dreams.

ACT TWO: A KALEIDOSCOPE OF ASPIRATION

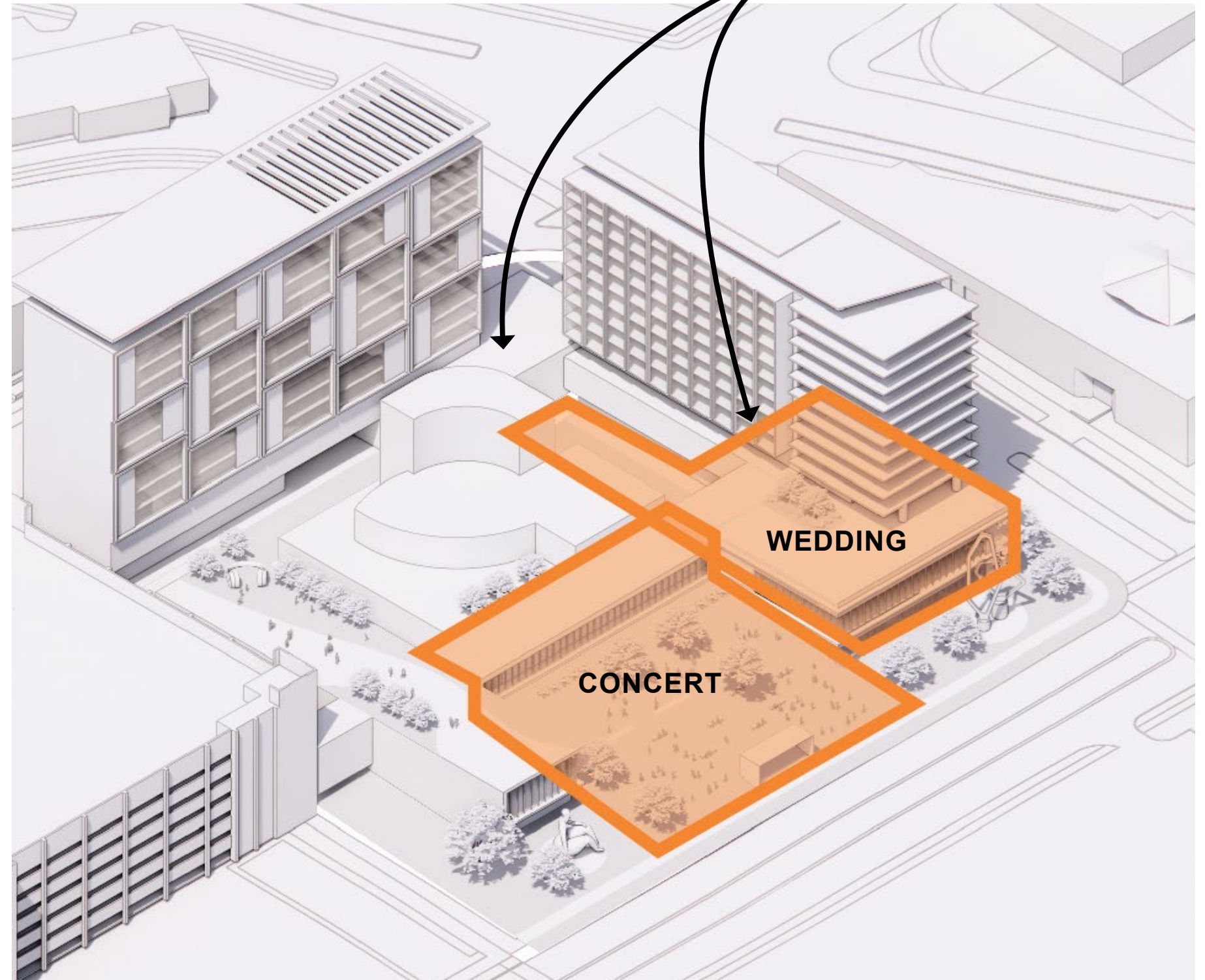
FLEXIBILITY OF USE

SUNDAY



ACT TWO: A KALEIDOSCOPE OF ASPIRATION

FLEXIBILITY OF USE

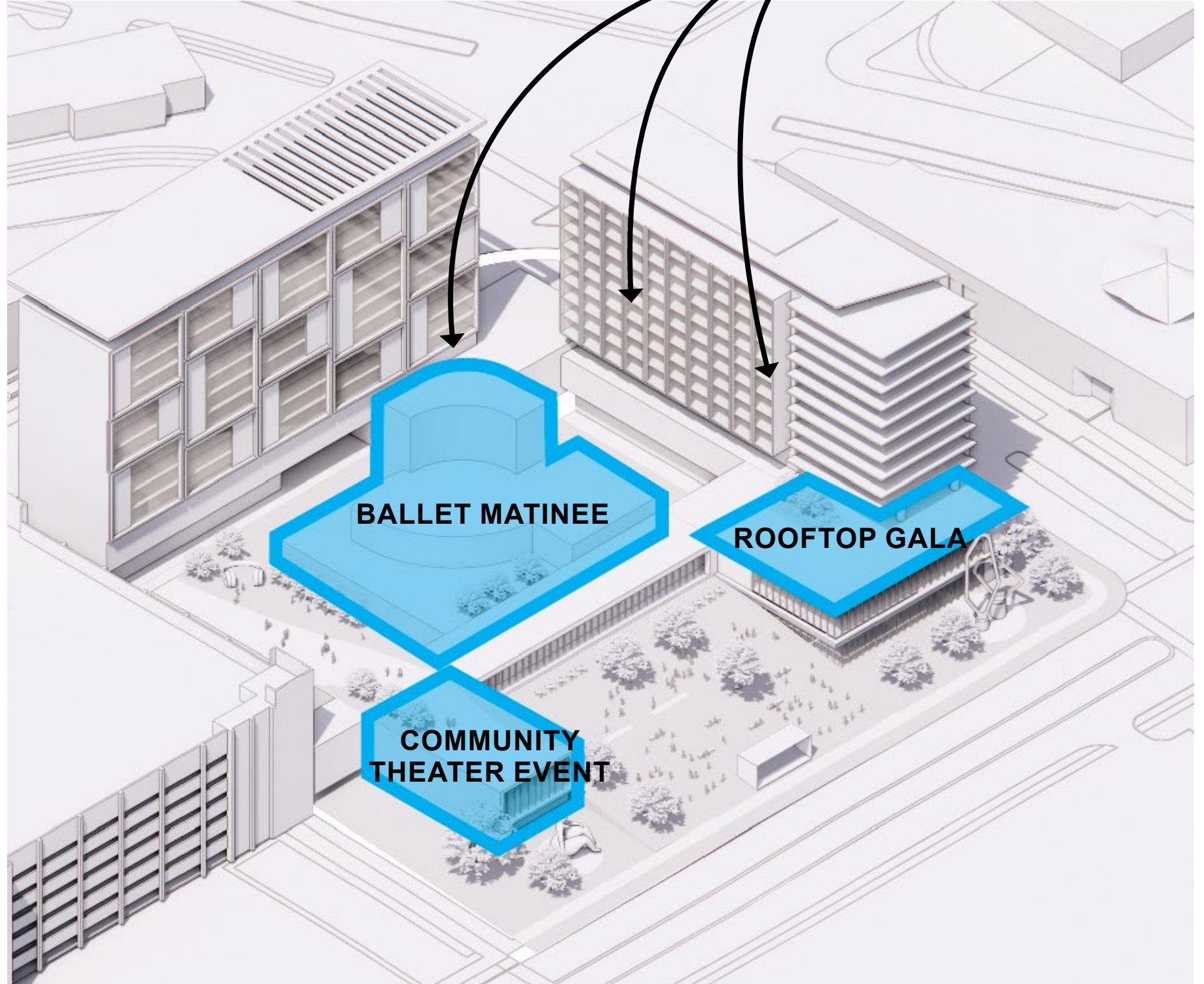
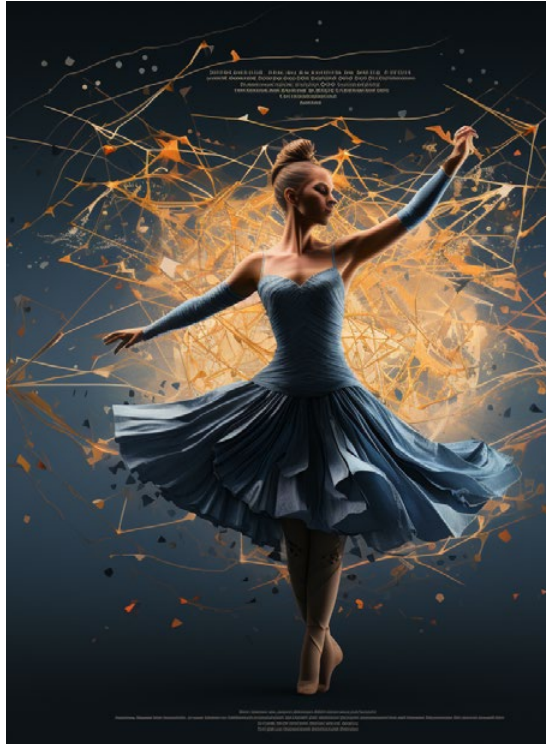


ACT TWO: A KALEIDOSCOPE OF ASPIRATION

FLEXIBILITY OF USE

CULTURAL LANDSCAPE

FRIDAY



ACT THREE: A CULTURAL CENTER AS THE CENTER OF OUR CULTURE

ART IS LIFE AND LIFE IS ART

SOCIAL CULTURE



MEETING NEW CULTURES



HYPER-LOCAL CULTURE



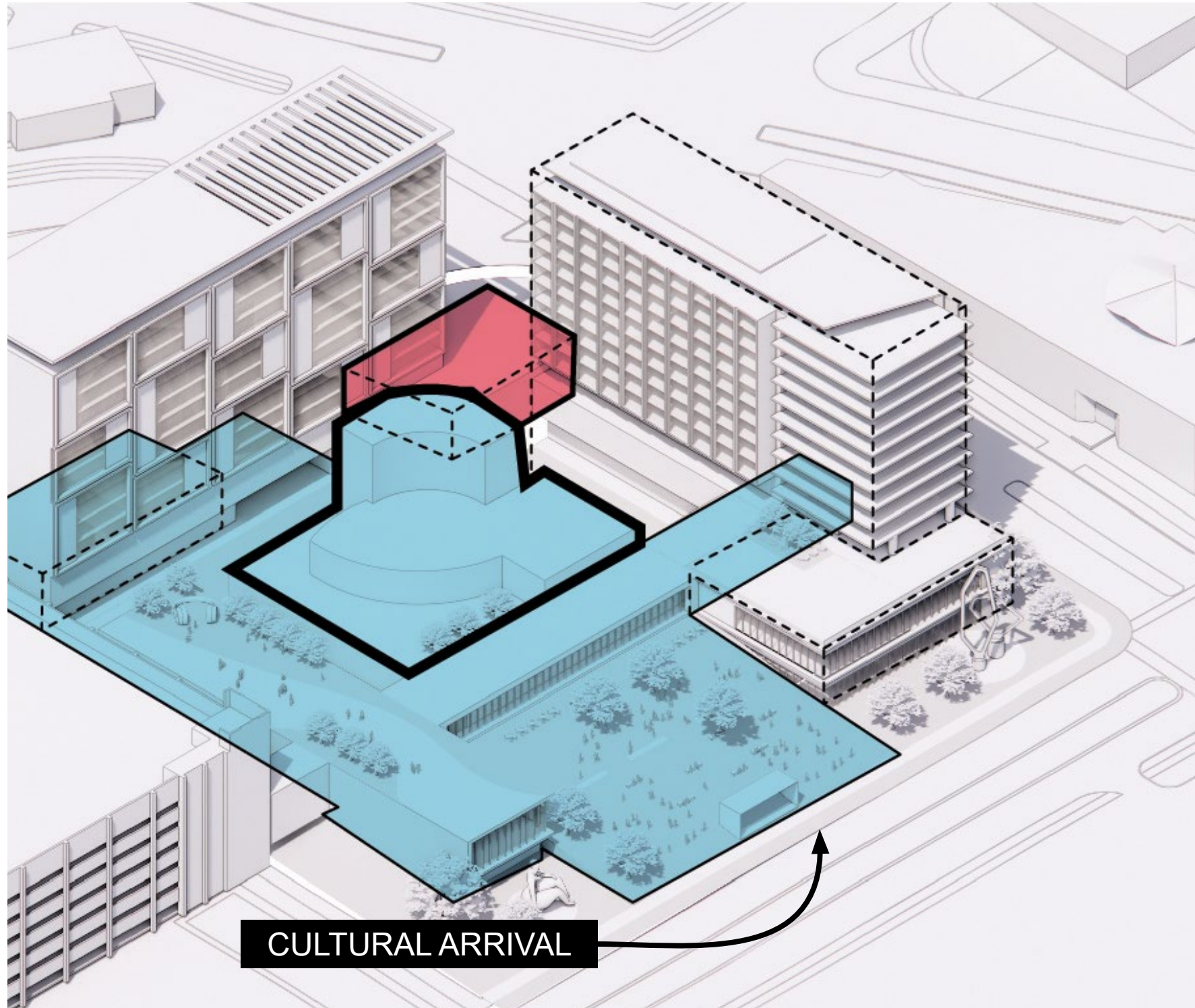
Imagine a place where art and culture are not confined to canvas or sculptures, but are alive in every interaction and every connection.

The walls resonate with the laughter and tears of experiences past, and the spaces pulsate with the anticipation of stories yet to be told.

It's not just a place to witness art; it's a place to feel, to live, to be a part of a grand symphony that sings the song of Fort Worth.

USER EXPERIENCE

CULTURAL & RETAIL

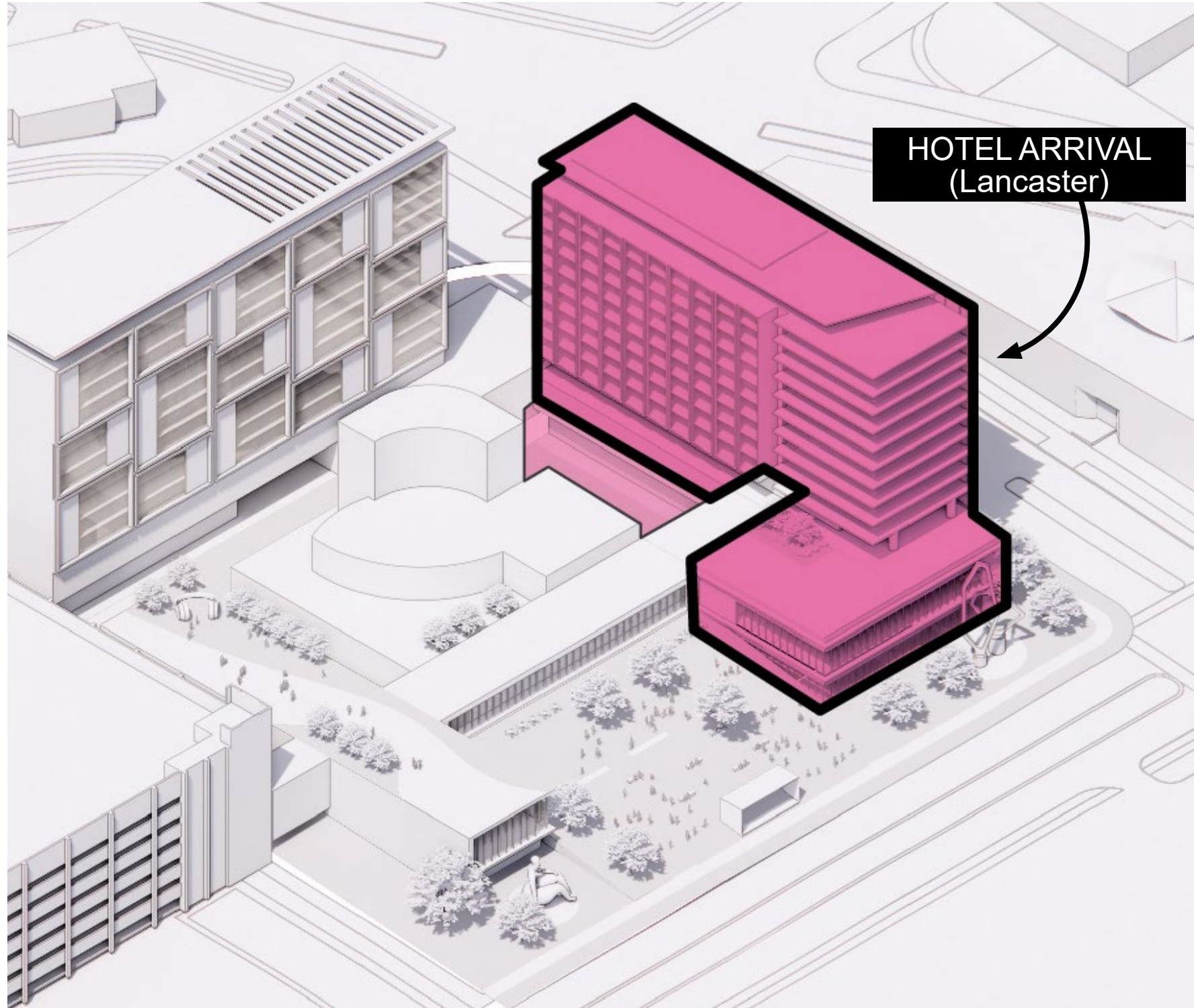


The W.E. Scott Theater, black box theater, art incubator featuring up-and-coming artists, and resident artist studio are strategically spread across the site.

Each of these entities seamlessly extends its functions, inviting the public to partake and immerse themselves in diverse artistic experiences, thereby blurring the lines between private creation and public appreciation.

USER EXPERIENCE

HOSPITALITY

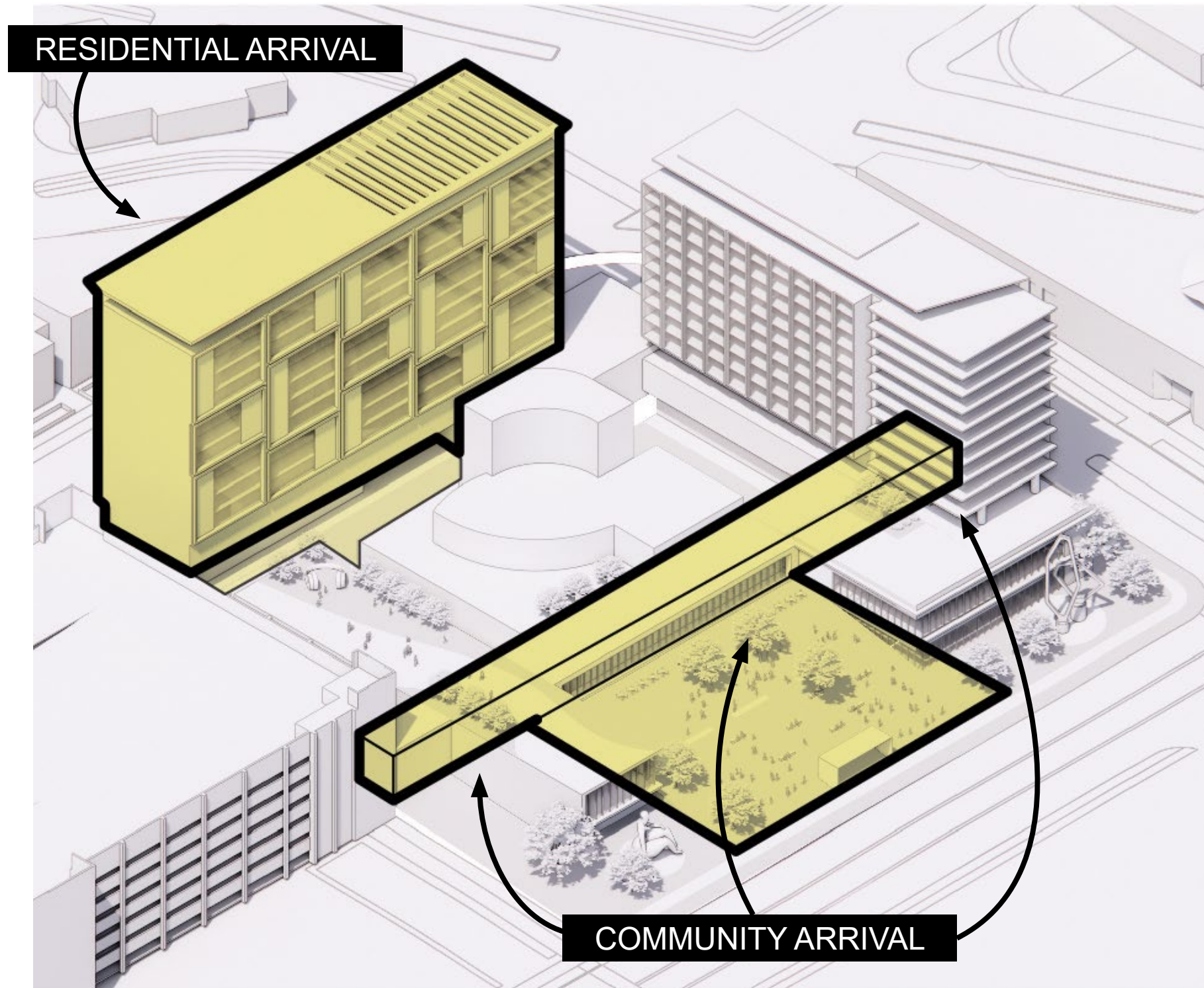


The 175-room hotel creates a constant stream of visitors and perpetually renewed curiosity. This influx not only enriches the local experience, but also stimulates the surrounding area's vibrancy.

Its restaurants and bars provide a gastronomic journey for both residents and tourists alike, while its grand ballroom further extends and diversifies the range of venues available on the site.

USER EXPERIENCE

COMMUNITY



The intricate tapestry of unique spaces not only operates as a public domain for the community, but also emerges as a bustling social nexus, richly endowed with amenities and experiences.

The dynamic nature of the site allows the community to encounter fresh experiences, ensuring that the hub remains relevant, engaging, and a magnet for social interactions.

ACT FOUR: CARRYING FORWARD THE ARCHITECTURAL HERITAGE OF FORT WORTH

QUIETLY PROFOUND, RICHLY TEXTURED & EXPERIENCE-DRIVEN

REFERENCES FOR PROPOSED DESIGN



When pondering the architectural essence of Fort Worth, no single edifice dominates one's perception. Rather than being characterized by a singular, dazzling icon, the city prides itself on its subtlety: crisp lines & pragmatic designs blend seamlessly with rich textured materials.

The city's true architectural charm lies in its craftsmanship, its thoughtful details, the interplay of light and shadow, and the deep human connections they nurture. It's this understated yet profound character that forms the enduring voice of Fort Worth's architectural narrative and that is shared by the new Art & Culture Center.



Q&A / DISCUSSION



THANK YOU!





Thank you

Submit all comments by **4:00 PM, October 16, 2023** to
FMSPurchasingResponses@fortworthtexas.gov
Subject: "Attn: Charles Benson RFP 23-0071 Public Meeting"

*Preliminary and final proposals will be concepts presented to the evaluation panel, and once selected is open to negotiation.

