

NEW WESTMINSTER SECONDARY SCHOOL REPLACEMENT

Massey Theatre

Presentation to
Massey Theatre Society Board
July 2010



The Situation

- In 2003 the Province approved the project to replace the Secondary School – safety a main driver
- Replacement was approved as it was the most effective solution – safe, modern and efficient facility providing the best value for the expenditure
- Massey Theatre is in need of a major upgrade; complete modernization through renovation is costly and difficult to achieve due to the existing configuration and type of construction
- The cemetery uses and the location of the Massey Theatre limit the efficient site options for the replacement school

Options

- Upgrade and renovate existing school
- Demolish Massey and build new school at 8th and 8th
- Build smaller capacity secondary school on NWSS site and build additional capacity elsewhere in the District
 - a) Senior middle school model
(requires elementary space)
 - b) Junior middle school model
(requires a second secondary school)

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City Perspective

- City has agreed to take over the responsibility for Massey Theatre with intent to have Massey Theatre Society continue to operate it
- Faced with choice of keeping existing theatre with existing and future liabilities; or invest in a new facility up to current civic theatre standards
- Cost to maintain existing theatre for next 10 -15 years equal to investment required by City for a new theatre; unique opportunity to leverage Ministry of Education investment
- Safety concerns/liability re: existing theatre – eventually needs to be addressed – upgraded to meet modern codes
- City is committed to full size replacement high school; Mercer track/field complex; civic theatre on the site – believes this is best for community. Reconfiguration of the Massey Theatre area is the only way to accomplish this.

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Massey Theatre

- Opened in 1949
- 1240 capacity
- Wood frame construction
- Operated by Massey Theatre Society



Massey Theatre Condition

Structure:

- Less than 20% strength required under current Building Code
- Building expected to behave very poorly in even moderate seismic events (such as San Francisco in 1989 or Seattle in 2001)

Other Considerations

- ✓ Fire Safety deficiencies
 - Combustible materials & structure
 - Fire separation deficiencies
 - Smoke removal system deficiencies
 - Stairs, railings and closures
 - sprinkler system deficiencies

- ✓ Refurbishing costs for the finishes, fixtures and equipment – 60 years of use

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Condition Summary

- Structural – the building may collapse in a moderate earthquake
- Life Safety – the existing systems have deficiencies which expose occupants to risks in the event of a fire
- General unsafe conditions – there are building materials and conditions that create daily risks to occupants
- Aging building systems – there are components which have reached the end of their expected service life and require replacement - through scheduled maintenance or following system failure
- Several assessments completed

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Upgrade Costs

\$8M to
\$10M

\$16M to
\$20M



- Structural upgrade
- Building isolation
- Code upgrade

- Replace Exterior Siding
- New Electrical service & lighting
- Heating & ventilation
- Refurbish interior
- Recover seating
- Upgrade washroom fixtures and piping

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Massey Theatre Disruption

- Regardless of how the needs of Massey Theatre are met, there will be significant disruption to the theatre operations during the high school construction period (up to 30 months)
- Access, parking, construction noise and phasing will have major impacts on the operation of the theatre during the NWSS replacement

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Proposed Partnership Solution

Take existing theatre facility out of service & incorporate the new Massey Performing Arts Centre within the new secondary school

1. Footprint of new facilities minimized
2. New facilities developed on portion of site with least sub-surface risks
3. Outdoor instructional areas, parking, traffic circulation can be accommodated effectively
4. Mercer Track and Stadium remain in service
5. Existing sports fields remain in service

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The Partnership Opportunity

- The community will enjoy all of the benefits of a long-term arrangement; 50 year lease with a guarantee it will remain a community theatre for the life of the building
- MTS can enter into long-term operating agreement with City
- Board qualifies for 2,350 sq.m. of additional area for programs to support the community
- Board to allocate 90% of this space for a 650 seat theatre
- Province to fund this area at an appropriate rate for school theatre space
- City to fund enhancements to create the community theatre size and quality
- City retains approval of form and character
- SD has 45 days of use a year with conditions

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The Vision

- A New Massey Performing Arts Centre as part of the new school
 - Sized to meet regional community theatre demand
 - Presence, configuration, amenities and quality to appeal to the public and performers
- Long-term operating arrangement to enable performing arts to flourish in New Westminster

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School Theatre

1. School District responsible for a 650 seat theatre
2. Features
 - Stage and backstage areas
 - Dressing rooms
 - Orchestra Pit
 - Sound & light systems typically found in school theatre
 - Shared community entrance and lobby
 - School storage

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Community Theatre

1. City to fund incremental costs of additional capacity (1000 seats), features and quality
2. City to fund additional features
 - Fly tower
 - Enhanced sound & light systems to standard typically found in community theatre
 - Enhanced entrance and lobby
 - Theatre Office and Box Office
 - Community storage

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Implementation Challenge

Replacement of Massey Theatre - out of service for the period of construction – *possibly 30 months*

Construct New Massey as part of the new school in partnership with City																										
Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Remove contents for reuse	█	█																								
Isolate the construction area and demolish the theatre	█	█	█	█	█																					
Construct the phase including the theatre and a portion of the school				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
construct the parking lot, walkways and landscaping																										
Commission the theatre block and portion of the school																										
Install and adjust theatre equipment plus train staff																										
unforeseen conditions affecting the schedule																										
Isolate the next phase of the project																										

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Massey Theatre Society Impacts Mitigation Strategy

1. City wants MTS to operate performing arts facility included in civic complex (*scheduled for completion in 2013*)
2. SD to arrange for MTS to have use of regional theatres in neighbouring municipalities
 - a) Michael J. Fox Theatre (*Burnaby South*)
 - b) Bell Theatre (*Sullivan Heights*)
3. SD to provide financial assistance to MTS for costs associated with business interruption
4. SD to negotiate lease extension to existing lease until theatre can no longer be used

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Schedule of Construction

Date	Activity
2011/12	Construct new Elementary School
2012/13	Construct new Middle School
2013/14	Begin Construction of new Secondary School & Massey Theatre
2015/16	Complete construction of new secondary school

Represents the most aggressive and optimistic schedule possible

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Next Steps

1. Massey Theatre Society invited to become a partner with the SD and City to plan and construct a new theatre
2. SD and City to conduct public engagement on Neighbourhood Learning Centres which will include consideration of a community theatre at the secondary school
3. Following the public consultation process, SD and City independently consider support for the plan and determine if they will proceed
4. Should the parties agree to proceed, the SD and City will finalize the agreements on capital contributions, lease terms and joint use

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Discussion

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