

STAGE CENTER: REQUEST FOR PROPOSALS

THE Central Oklahoma Chapter of the American Institute of Architects on behalf of the OKLAHOMA CITY COMMUNITY FOUNDATION invites the presentation of written proposals for the purchase or lease and redevelopment of the award-winning and iconic Stage Center building in Oklahoma City.



This internationally significant piece of architecture was designed by John M. Johansen, a student of Walter Gropius and Frank Lloyd Wright, and is considered one of Johansen's most influential buildings. It received the prestigious American Institute of Architects National Honor Award in 1972. That same year, the Museum of Modern Art in New York City accepted the building model into its permanent collection.

Stage Center is located in Oklahoma City on approximately 2.7 acres on Sheridan Avenue between Hudson Avenue and Walker Avenue. The performing arts building contains both an arena theater (capacity 240) and a thrust-stage theater (capacity 592), as well as offices, lobbies, storage, rehearsal, and other performance support spaces.

The redevelopment of the building may include rehabilitation as a theater or other economically viable use or mix of uses. The redeveloper, however, must ensure that the significant characteristics of the building and property are retained and maintained. All proposals must be compatible with ongoing and planned development of downtown Oklahoma City. The proposed project must be financially viable and should not be contingent upon a fundraising effort or grant application process.

The Oklahoma City Community Foundation (the Foundation), a 501(c)(3) public charity, owns the Stage Center property. The Foundation serves in a trustee role for the property, with the beneficiaries being a number of non-profit activities in the community. The Foundation has agreed to allow the Central Oklahoma Chapter of the American Institute of Architects to solicit written proposals for the possible purchase or lease and redevelopment of the property. The Trustees are willing to review and consider proposals submitted as part of this process but are not obligated to accept any proposal submitted.

All written proposals for the redevelopment, rehabilitation and operation of Stage Center will be received by the AIA Central Oklahoma Chapter, 3535 N. Classen Boulevard, Oklahoma City, OK 73118 **by 4:00 p.m. on February 29, 2012.**

I. CONTEXT

A. STAGE CENTER HISTORY AND DESCRIPTION:

Stage Center is located in the core of downtown Oklahoma City. Many city residents and visitors have attended or performed in presentations and events at the Stage Center during its 40+ year history. The building is known around the world in architectural circles as an iconic piece of architecture representative of the Modern Movement.

The building first opened in 1970 as the home of the Mummers Theatre, a local theatre company headed by artistic director Mark Scism, but the idea for it began almost a decade earlier in conversations between Mummers Theatre leadership and the Ford Foundation. After many years operating as a financially successful and well-loved community theatre, Scism hoped to transition Mummers Theatre to a professional theatre company. As part of that transition, with a grant from the Ford Foundation, Mummers Theatre leadership commissioned architect John M. Johansen, a student of Walter Gropius and Frank Lloyd Wright and a member of the "Harvard Five", to design the building. Stage Center, considered one of Johansen's most influential buildings, received a National Honor Award from the American Institute of Architects in 1972.

When Mummers Theatre folded in 1971, Philanthropist John E. Kirkpatrick led a community group to establish Oklahoma Theater Center at Mummers Theatre, a cooperative community theatre organization. The Kirkpatrick Center paid the remaining mortgage, and the Oklahoma Theater Center operated the building until the oil bust of 1986 took its toll on ticket purchases and philanthropic support. The Oklahoma Theater Center closed in 1986.

In 1987, the Arts Council of Oklahoma City purchased the building (but not the land) from the Kirkpatrick Center, with the purpose of renovating it to address energy efficiency and other functional problems. Local architect Rand Elliott served as the architect for the \$2 million renovation project. Stage Center reopened in 1992, and was operated by the Arts Council for more than ten years.

In 2003, Webb Management Services was hired by the Oklahoma City Arts Council to evaluate the need for arts and cultural facilities in general and, in particular, the future of Stage Center. This study concluded that although there was limited demand for performance space, there was a need for support facilities, such as rehearsal, production, storage and administration.

Jack Hagler from Schuler Shook, made a series of recommendations on how to upgrade Stage Center to make it safer and more functional and proposed multiple physical improvement plans. Webb Management Services outlined two business plans: one scenario suggesting how to improve Stage Center's then-current operating model including working with its users and resuming a performance series and another scenario partnering with University of Oklahoma to operate the facility. As part of the business plan, Webb Management Services recommended operational improvements that addressed security, publicity, Stage Center's mission and other topics.

In March 2006, Oklahoma City Council voted to help operate and maintain Stage Center. The City expected to invest \$184,000 a year on a five-year lease, which included the option to renew the contract for another five years in 2011. The Arts Council agreed to pay the City \$100,000 per year for operating the building.

After the 2010 flood, the Arts Council utilized property insurance funds for limited repair work including the removal of damaged drywall and other materials.

In July 2011, ownership of Stage Center was transferred back to the Kirkpatrick Center Affiliated Fund at the Oklahoma City Community Foundation, which also owns the land where Stage Center is located.

The building appears to be structurally sound. Limited functional utilities remain, as a result of the flood and subsequent vandalism or theft. It has been vacant since 2010.

A 2011 study conducted by Webb Management at the request of the Arts Council, the Kirkpatrick Center Affiliated Fund, Devon Energy, and the OKC Cultural Trust found that there was no viable local operator interested in using Stage Center. A copy of that report is available online at: www.aiacoc.org/stagecenter.

B. RECENT DOWNTOWN DEVELOPMENT HISTORY

Once the vibrant center of the City's social, retail, and business life, downtown Oklahoma City experienced a decline similar to most mid-sized cities in the post World War II period. The recent resurgence began in the early 1990s when an ambitious plan was formulated to revitalize downtown. The plan involved a series of major capital works projects to develop or renovate key downtown public event facilities and attractions. Entitled MAPS (Metropolitan Area Projects), the plan was funded with a voter approved 5.5 year sales tax that raised approximately \$310 million (\$362 million with interest). The projects supported by MAPS included:

- major expansion of the Convention Center,
- new AAA baseball stadium,
- water canal in the Bricktown entertainment district,
- new indoor sports and entertainment arena,
- series of dam and riverfront improvements along the Oklahoma River,
- new central downtown library,
- establishing a downtown trolley system, and
- improvements to several facilities at the state fairgrounds.

As a result of MAPS, downtown Oklahoma City has undergone a significant economic resurgence. The Chamber of Commerce estimates total private sector involvement to be over \$1 billion, with commensurate growth and new employment.

Oklahoma City is continuing the momentum of MAPS through two additional voter-approved programs: MAPS II, which funded the renovation or new construction of every public school in the school district, and MAPS III, a \$777 million initiative to develop eight significant public projects, all funded by a one-cent sales tax that was approved by voters in 2009 to be collected through November 2017. The specific projects include:

- a new downtown convention center (\$250m), proposed to be located one block from Stage Center;
- a 70-acre park connecting the core of downtown to the Oklahoma River (\$120m);
- a downtown modern streetcar system (\$130m);
- improvements to the Oklahoma River, primarily to further efforts to develop the river as a world-class rowing and kayaking facility (\$50m);
- health and wellness aquatic centers (\$50m);
- fairgrounds improvements (\$60m);
- bicycling and walking trails (\$30m); and
- additional sidewalks (\$10m).

For more information see <http://www.okc.gov/maps3/>.

In 2008, Devon Energy Corporation announced plans to construct a new 50-story office tower in downtown Oklahoma City, at an estimated cost of \$700 million. Upon completion in late 2012, the tower will be the tallest building in the state of Oklahoma. The building site is located directly northeast of Stage Center, across West Sheridan Avenue and North Hudson Avenue. Myriad Gardens, located on Stage Center's eastern side across North Hudson Avenue is just completing

a \$38 million renovation. Additionally, the site across South Walker on Stage Center's western side has been selected to build a new elementary school (funded by MAPS II).

The streetscape on all sides of Stage Center – like that of all of downtown -- is undergoing a complete redesign as part of "Project 180," a four-year, \$160 million public project to improve the appearance of the central core and make it more pedestrian-friendly. The project includes the complete resurfacing of all streets and sidewalks and the addition of landscaping, marked bike lanes, decorative street lighting and street furniture, public art, and new on-street parking spaces. Construction is scheduled to be completed by January 2014.

Stage Center is now at a crossroads - Around it, the vision for downtown is moving ahead into an exciting new phase. Although Stage Center is situated on a prime downtown location, its potential and contribution to Oklahoma City's downtown renaissance is yet unrealized as it lies vacant and in need of significant investment.

C. MATERIALS AND INFORMATION

Existing information about the building, such as the Facility Renovation Study by Schuler & Shook (December 2003) and the reuse feasibility study conducted by Webb Management Services (July 2011) is available online at: www.aiacoc.org/stagecenter. An optional pre-proposal conference, including a tour of the building, will take place at 1 p.m. on February 1, 2012, at the McAlpine Center, 428 W. California Avenue, Oklahoma City. Parties intending to make a proposal may also be able to arrange a private tour of Stage Center by contacting Ms. Melissa Hunt, Executive Director, AIA Central Oklahoma Chapter, by email (aiacoc@sbcglobal.net) or by telephone (405.948.7174).

All parties considering submitting a proposal are requested to submit contact information, including name, email address, and telephone as soon as possible to aiacoc@sbcglobal.net in order to be provided with new or additional information as it becomes available. Questions may also be submitted via email to that address, and answers will be provided to all parties who have provided their contact information.

II. REVIEW PROCESS

After receipt of formal written proposals, the submissions will be reviewed for completeness.

The next phase of the review process will consist of evaluation of the redevelopment proposals, based upon the criteria provided by these instructions, by the Stage Center Redevelopment Review Panel appointed by the Foundation. It is possible that one or more of the proposals will be acceptable. The Foundation may grant a conditional developer designation to one or more of the proposers as warranted.

The final phase of the process will consist of negotiations to obtain such terms and conditions as the Foundation deems desirable and satisfactory. The Foundation will consider all reasonable proposals for transfer of the property at fair market value, for the benefit of other public charities in the Oklahoma City area. Terms and conditions shall be memorialized in a Contract for Sale (or Lease) and Redevelopment between the Foundation and the Redeveloper, which will, in the case of a sale, provide for conveyance by Special Warranty Deed, subject to such restrictions as required by the Foundation.

III. REVIEW CRITERIA

The following key elements should be addressed by each proposal:

1. The project should be financially viable. Viability must be demonstrated for the entire proposed project (both the rehabilitation and operation). Financial viability shall not be contingent on a fundraising effort or grant application approval.
2. The proposed project must be compatible with current and planned development of the surrounding area.

3. The proposal should include a statement of the program and proposed use of the building.
4. The building should be completely rehabilitated or adaptively reused.

A. QUALITY OF DESIGN AND USE OF APPROPRIATE REHABILITATION STANDARDS AND GUIDELINES

The rehabilitation of the Stage Center building will be evaluated for consistency with the standards and recommended approaches to rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (US Department of the Interior, National Park Service), as amended, and other standards and guidelines intended to aid the rehabilitation of historic buildings. Although the historic status of the building has not been formally determined, it is intended that the same shall not be compromised for future designation. The proposer may include the formalization of such designation with a National Register of Historic Places Nomination which may facilitate development using available federal and state preservation tax incentives.

Any accepted proposal will have to abide by all applicable ordinances, including the regulations contained in the Downtown Design District (DBD), available at (http://www.okc.gov/planning/downtown_review/documents/NEW_DOWNTOWN_HANDOUT_A_MENDEDED_6_22_2011.pdf) and administered by the Downtown Design Review Committee.

B. QUALIFICATIONS AND EXPERIENCE OF REDEVELOPER TO CARRY OUT THE DEVELOPMENT

Proposals must contain a summary of the relevant experience of the proposed Redeveloper or Redevelopment Team. The qualifications and experience of the Redeveloper or Redevelopment Team will be significant factors in the selection of the successful Redeveloper. The Redevelopment Team consists of each person or entity which will play a substantial role in the creation and implementation of this redevelopment, and includes the entity designated as Redeveloper, the architectural firm along with key personnel of the design group, and other participants or lessees, if any, who are committed to the project at the date of submission.

C. FINANCIAL ABILITY OF THE REDEVELOPER TO COMPLETE THE REDEVELOPMENT

The financial ability of the prospective Redeveloper to finance and complete the redevelopment will be an essential factor in the selection process. In this regard, the successful Redeveloper must demonstrate, to the satisfaction of the Foundation, its financial capacity to carry out this project.

Proposals must contain the following:

1. An audited financial statement for the previous year of the prospective Redeveloper; however, if the Redeveloper is a newly created or limited purpose entity, an audited financial statement for the previous year must be submitted for the person or entity proposed by the Redeveloper to provide the financial capability to carry out the project. **In order to protect the confidentiality of any financial information submitted, such financial statements must be submitted in a separate sealed envelope labeled "Confidential Financial Information."** In addition, the Redeveloper must provide at least one financial reference from a lender or investor which has provided debt or equity financing to the Redeveloper (preferably for a comparable project); the reference shall include the following: contact name, title, telephone number, and, if applicable, institution and location of the comparable project.
2. A feasibility pro forma for the project indicating prospective project costs and projected sales or rental/operating profiles for the project. In particular these financial pro formas should provide an indication of project financing requirements, financing gaps, and financial feasibility.
3. An outline of a potential financing strategy and potential source of funding for the proposed project.

IV. PLANS AND SKETCHES FOR ADDITIONAL CONSTRUCTION

If the Redeveloper proposes any additional construction on the property, the proposal shall be accompanied by a site plan and sketches of the proposed construction.

Drawings shall be sufficiently detailed to allow the Foundation to make a proper evaluation of the proposal. The plans and sketches shall include, at a reasonable scale:

1. A dimensional plot showing placement, spatial relationship of the building or buildings, loading areas, streets, drives, walks, required landscaped areas, setback lines and easements.
2. One or more elevation drawings, illustrating the exterior appearance of the building or buildings. Photographs or sketches of completed construction similar to that proposed may be submitted in addition. Three-dimensional renderings of the proposed project may also be included.
3. The type of structures and any special features of construction should be illustrated adequately, for example by plans, elevations, sections, and three-dimensional artistic renderings. The materials of the building should be identified on the drawings by means of notations, specifications, notes or descriptions.
4. If the redevelopment plans contemplate expansion of the initial structures at some later date, sketches and drawings shall be furnished which show the proposed redevelopment with and without additional portions. Any of the above requirements may be combined on one or more sheets or drawings, at the discretion of the redevelopment team. Study models are permitted but not required.

V. SUBMISSION OF PROPOSALS

All written proposals for the redevelopment, rehabilitation and operation of Stage Center will be received by the AIA Central Oklahoma Chapter, 3535 N. Classen Boulevard, Oklahoma City, OK 73118 **by 4:00 p.m. on February 29, 2012**. Please submit three copies, with contact information clearly indicated on the cover or first page.

This invitation for redevelopment proposals shall not create any legal obligation for the Foundation to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable. The Foundation reserves the right to reject any and all proposals.

