

Bowen Island Community Hall and Arts Centre

Rationale

The Cultural Master Plan, BIAC “Community Hall and Arts Centre Business Plan” (CHAC), and the Civic Facilities Task Force all identified a critical need for a cultural and community event facility that is publicly accessible and practical for a variety of uses. Currently available facilities are often profoundly inadequate, and are subject to serious limitations on access, content and use.

A high level of support for performing arts and community events exists in on Bowen. Studies have consistently identified not only a significant number of performing arts groups in the community, but also numerous community members who feel that culture is important to them personally, who regularly attend arts events, and who believe that the arts are a viable part of the island’s economy.

As Bowen’s population continues to grow so does the demand for community space. As stated, many venues previously used for performance and community gatherings are no longer available or are heavily booked. The growth in population has also meant an increase in audience size and in the number and quality of performances and events. The island is home to a large number of performers and artists who hope to perform and market their art on island, but who find it increasingly difficult without an adequate venue.

There are currently more than 1500 Bowen Islanders per year looking for a hall in which to perform or present in their home community. The users of a community hall and arts centre would include the general Bowen population, as well as local performers and presenters, visiting or touring events, conferences and educators, and community groups holding meetings, exhibits, dances and fundraisers.

Our lack of either a community hall or a performance space does not arise from a lack of users. On the contrary, we believe that the lack of such a facility is seriously limiting the number and type of event that can occur on Bowen Island. These well-supported areas of community life require an adequate and publicly available facility in order to continue and grow.

The CHAC Committee’s vision of a community hall and arts centre is of a space designed specifically for both performance and community events with staging, seating, lighting and sound equipment located and stored on site. Because the hall includes retractable seating, it can convert the facility quickly from tiered (presentational) seating to a large neutral, multi-purpose open space, and would be able to accommodate all manner of community events, including conferences, lectures, workshops, dance lessons, Tai chi, yoga, community dances, film nights plays and concerts. The building would provide a truly public venue for community assembly, as well as meeting the specific technical needs of the performing arts, music and cinema.

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Specifications

The CHAC Committee enlisted the expert assistance of a theatre design consultant to prepare conceptual plans based on our research. Having surveyed local users, researched similar facilities, and consulted with our professional advisors, the following optimum community use and performance space specifications were created.

- 5000 SF auditorium, exclusive of lobby
- 155- 185 seat performance space, accommodating wheel chairs
- Ability to be configured for presentational or multi-purpose use
- 106' x 107' footprint of building. Subject to change if necessary
- Stage area - 38' x 24', or 77' x 24' when wings are included
- Moveable riser units for use as additional stage
- House height – 20' (27' with lighting grid)
- 2 backstage dressing rooms with washrooms, showers and makeup tables.
Folding partition between them allowing for crossovers
- Access from backstage to front-of-house without going into the house
- Loading bay with double doors directly onto stage
- Maintenance room with deep sink
- Secure storage for miscellaneous equipment, props, set pieces, etc.
- Moveable or telescoping risers for audience seating, plus storage for risers
- Folding or stacking padded locking chairs, plus storage for seating
- Permanent Tech (sound and lighting) booth, with secure storage for lighting and sound equipment
- Projection facilities for film- screen, projection booth, and audio patch to house sound system
- All structural and electrical infrastructure included in initial construction to allow updating of theatre equipment at a future date, as funds permit
- Soundproof structure with good acoustics for theatre and music
- Lobby with kitchen/concession
- Box office
- Administration office space
- 2 Public washrooms
- Possible rehearsal hall/general purpose space/gallery, and meeting room
- Partially covered exterior entrance
- Heritage style building

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Furniture, Fixtures and Equipment Costs

Lighting and sound equipment costs can initially be kept to a minimum by augmenting existing equipment through judicious purchases and rentals. Future donations in kind of equipment from potential individual or corporate supporters could also build up our inventory significantly over time, without incurring large cost.

Item	
Audio	\$30,000.00
Drapes & Rigging	\$45,000.00
Grid	\$60,000.00
Lighting	\$30,000.00
Miscellaneous	\$30,000.00
Retractable seating risers	\$85,000.00
Stacking multi purpose seats	\$20,000.00
Total FF&E Costs	\$300,000.00

Total Costs with FF&E included

Premier Heritage Style concept	\$2,395,727.00
Basic Heritage Style concept	\$1,662,290.00

These estimates may be reduced by up to \$150,000 if FF&E is introduced on a phased basis, used equipment is purchased, and with the advent of new technology.

Site Costs

Land Purchase	\$0.00	Municipal Land
Site Servicing	\$125,000.00	
Roads & Parking	\$75,000.00	
Total Site Costs	\$200,000.00	