

Arts Centre

The Bowen Island Arts Council (BIAC) has provided both a “Community Hall and Arts Centre” Business Plan, and a Municipal “Cultural Master Plan” (CMP) that have contributed to this document. The CMP designates BIAC as the “leading advisory organization to municipal council for arts and cultural development, with responsibility to direct the implementation of the island’s Cultural Master Plan”.

Two BIAC members have participated on a regular basis on the C.F.W.G. This previous documentation and the Arts Councils’ current role as the organizational lead has informed the program and logically will form the basis for the organization of the operation of the facility itself.

The Bowen Island Arts Council (BIAC) is dedicated to representing and coordinating the creative efforts and programs of all cultural groups on Bowen Island. BIAC strives to stimulate the development of arts and cultural projects and activities and promote and encourage the advancement of the arts and opportunities for local artists. BIAC also fosters an interest and pride in the cultural heritage and history of Bowen Island.

Bowen Island has an abundance of arts and community groups who are in desperate need of a Multi-Purpose Cultural Space to stage all manner of events, including such activities as: theatre, concerts, community dances, recitals, conferences, film nights, receptions, workshops, meetings, tai chi, and yoga. The Arts Council’s CHAC Committee has a mandate to plan, design, locate and realize the creation of a Community Hall and Arts Centre on Bowen Island.

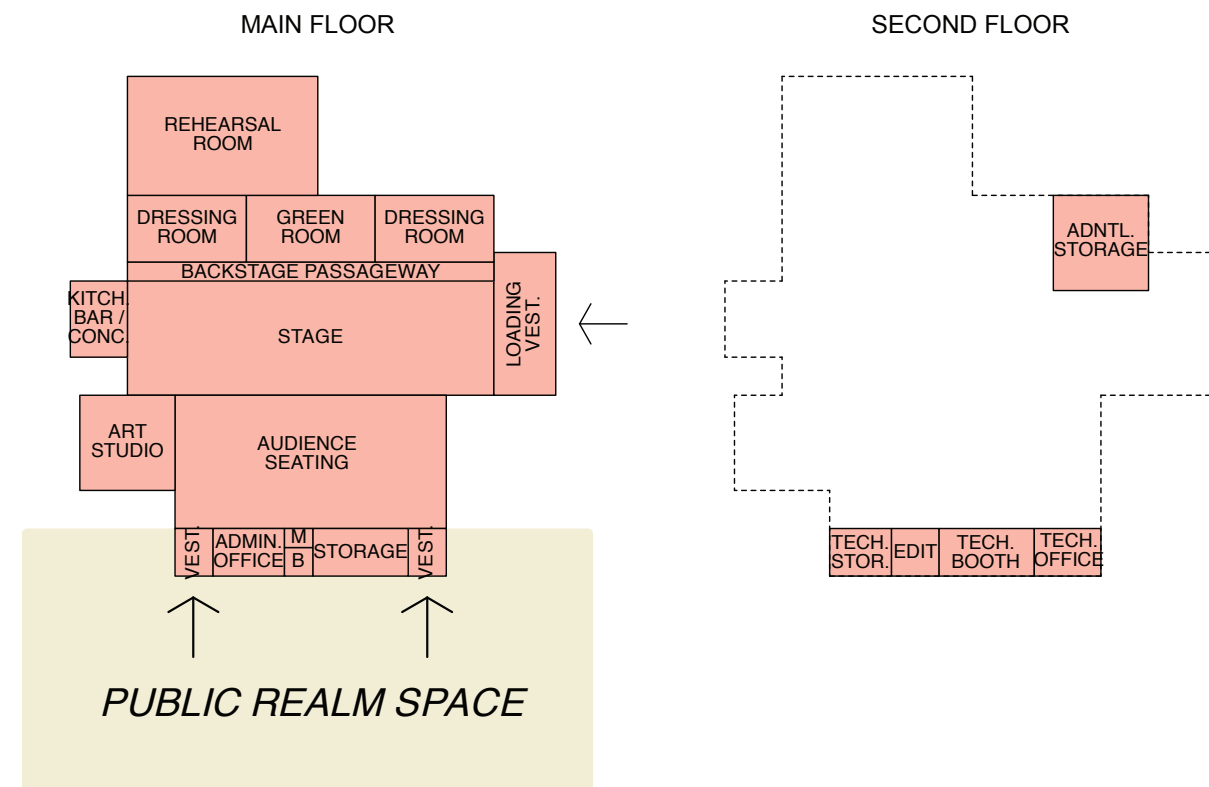
Activities that Need to be Accommodated

At the present time, BIAC coordinates and/or sponsors a multitude of arts and culture-related events (listed briefly below).

- All performance disciplines, both amateur and professional (music, dance, theatre, film)
- Community dances
- Conferences, community workshops
- Rehearsals, dance classes, soft fitness and recreation (yoga, pilates, Tai chi, Seniors, etc.)
- Art workshops

For detailed program information, see the “Current Cultural Programming – Full-Year Cycle” chart.

Arts Centre Component Diagram



Staffing Requirements

Staffing Requirements for the Arts Centre:

- 1.0 (FTP) Arts Component Manager
- 0.5 (PTP) Arts Component Programmer
- 1.0 (FTP) Technical Director, flexible hours
- 0.5 (PTP) Technical Assistant/Operator, flexible hours

Total: 3.0 FTP

This is a best case scenario, and should cover the needs for running, booking and supervising the arts facilities, including having technical people present for evening performances.

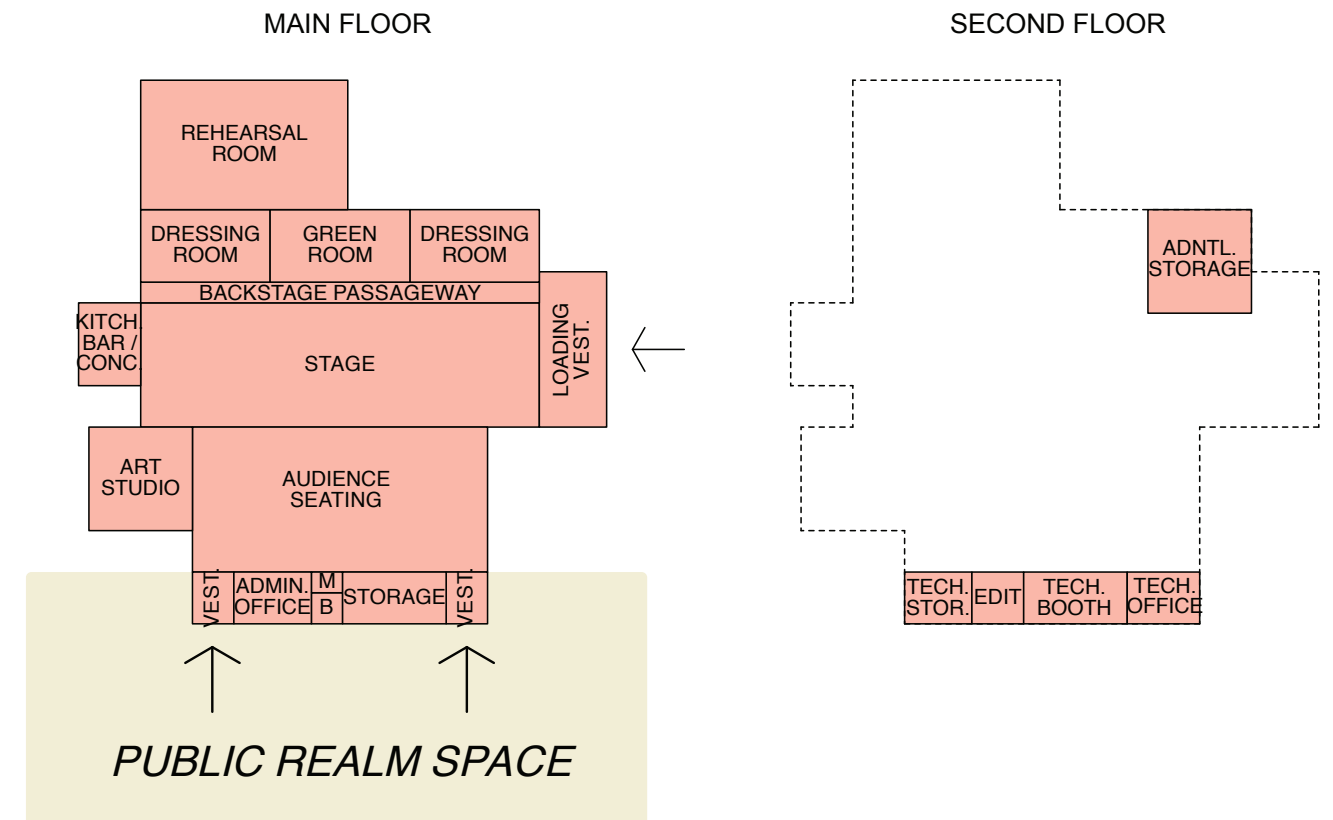
This excludes maintenance staff, as the Governance model that the C.F.W.G. is building will have these positions hired and reporting directly to a part time Executive Director, who is responsible for the entire facility.

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- Art workshops

For detailed program information, see the “Current Cultural Programming – Full-Year Cycle” chart on pages 18-19 of this report.

Preliminary Arts Component Diagram



Activities that Need to be Accommodated

Space Requirements

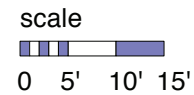
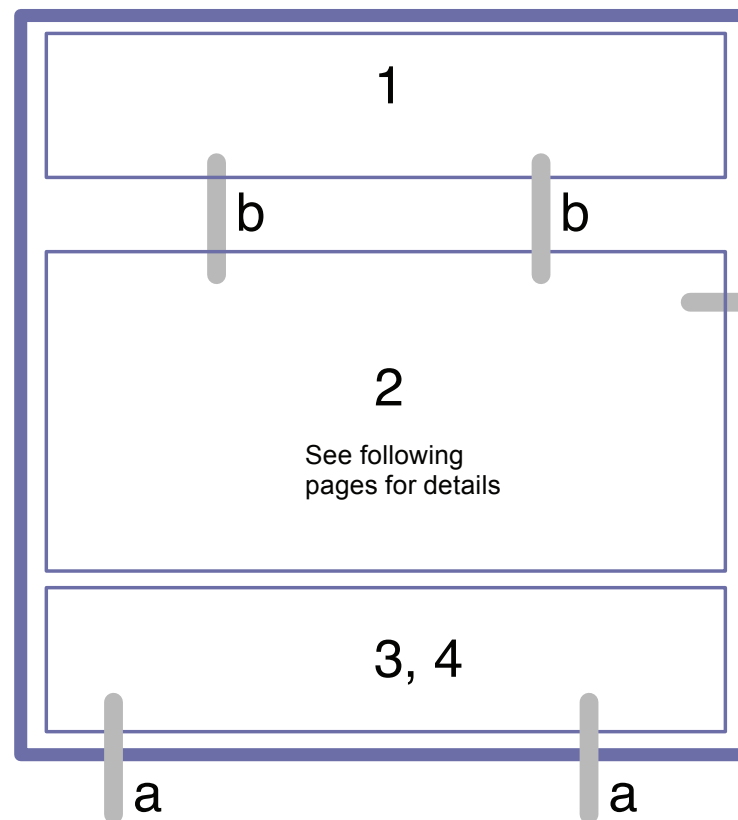
Requirements specific to each space, or space type, are documented on the Space Data Sheets following.

The information is intended to provide the design team with direction for initial schematic design. However, during design development it is expected that the team will consult users directly to detail the elements within the space (eg. millwork, service locations etc.) as well as to review alternate ideas as appropriate.

Where relevant, the data sheets include a prototypical space layout diagram. This is intended for illustrative purposes only and the actual design may result in a different spatial arrangement. In note form the remaining data concerns:

- Elements accommodated within the space (eg: furniture and equipment)
- Shell characteristics (eg: minimum dimensions, finishes, access requirements etc.)
- Servicing characteristics (eg: illumination, power, water, etc)

Arts Centre Components



Component: Arts Centre
Space: Multi-Purpose Cultural Event Space

Net Floor Area: 7,353 sq.ft.

Description: Multi-Purpose Cultural Space (flat floor throughout)

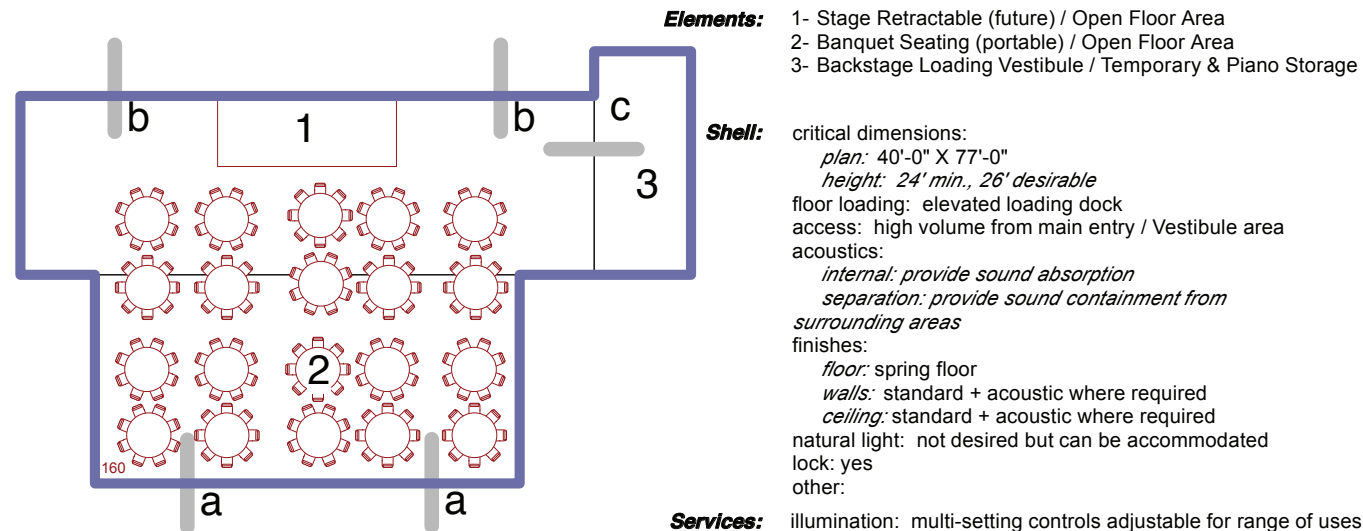
Elements:
 1- Backstage
 2- Multi-Purpose Cultural Space
 3- Front of House
 4- Second Floor technical (above Front of House)

Shell:
 critical dimensions:
plan: 76'-0" X 77'-0"
height: see detailed sheets
 floor loading: standard + elevated loading dock
 access: high volume from main entry area
 acoustics:
internal: provide sound absorption where required
separation: provide sound containment from surrounding areas where required
 finishes:
floor: see detailed sheets
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes
 other:

Services:
 illumination: multi-setting controls adjustable for range of uses
 power: to perimeter; multiple outlets at performance location & for special lighting
 communications: telephone connections at perimeter
 data: wireless and at perimeter
 water: see detailed sheets
 HVAC: suitable to assembly loads with low noise requirement
 other: provisions for performance sound system and light installation
 potential to accommodate film

Notes:
 a: adjacent to Main Circulation / Entry
 b: connection to Dressing Rooms and Green Room
 c: adjacent to Loading Area

Component: Arts Centre
Space: Multi-Purpose Cultural Event Space - Performance Area
Net Floor Area: 2,834 sq.ft.
Description: Multi-Purpose Cultural Event Space / Theatre

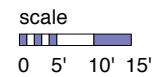


Elements: 1- Stage Retractable (future) / Open Floor Area
 2- Banquet Seating (portable) / Open Floor Area
 3- Backstage Loading Vestibule / Temporary & Piano Storage

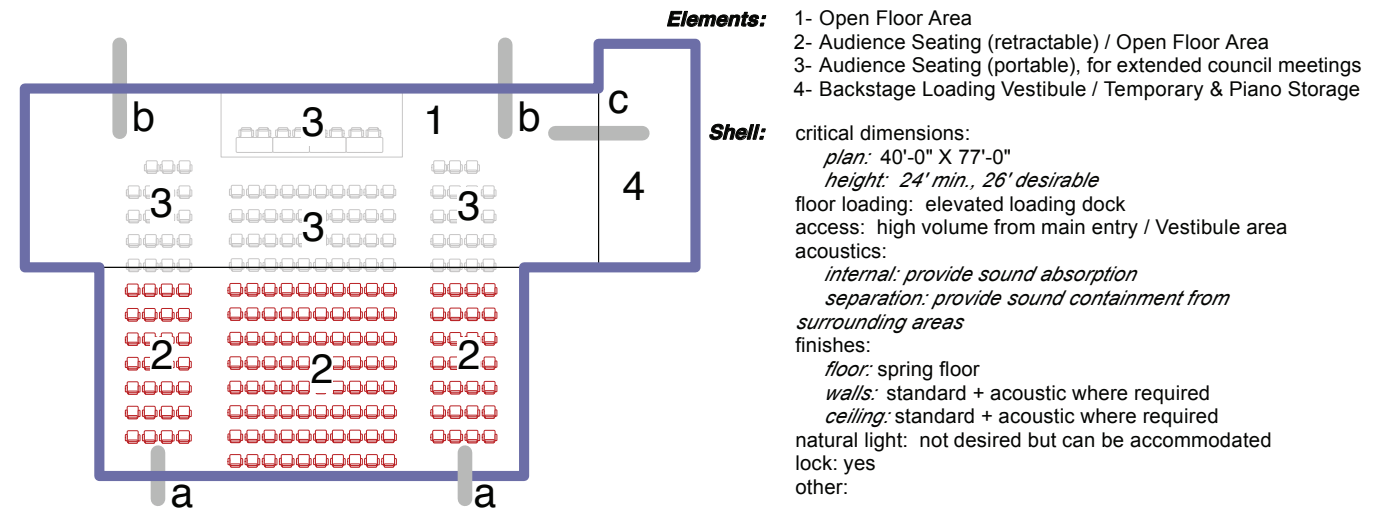
Shell: critical dimensions:
plan: 40'-0" X 77'-0"
height: 24' min., 26' desirable
 floor loading: elevated loading dock
 access: high volume from main entry / Vestibule area
 acoustics:
internal: provide sound absorption
separation: provide sound containment from surrounding areas
 finishes:
floor: spring floor
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes
 other:

Services: illumination: multi-setting controls adjustable for range of uses
 power: to perimeter; multiple outlets at performance location & for special lighting
 communications: telephone connections at perimeter
 data: wireless and at perimeter
 water: not required
 HVAC: suitable to assembly loads with low noise requirement
 other: provisions for performance sound system and light installation

Notes: a: adjacent to Main Circulation / Entry
 b: connection to Dressing Rooms and Green Room
 c: connection to delivery access & loading facilities



Component: Arts Centre
Space: Multi-Purpose Cultural Event Space - Performance Area
Net Floor Area: 2,834 sq.ft.
Description: Multi-Purpose Cultural Event Space / Theatre



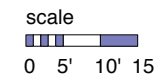
Elements: 1- Open Floor Area
 2- Audience Seating (retractable) / Open Floor Area
 3- Audience Seating (portable), for extended council meetings
 4- Backstage Loading Vestibule / Temporary & Piano Storage

Shell: critical dimensions:
plan: 40'-0" X 77'-0"
height: 24' min., 26' desirable
 floor loading: elevated loading dock
 access: high volume from main entry / Vestibule area
 acoustics:
internal: provide sound absorption
separation: provide sound containment from surrounding areas
 finishes:
floor: spring floor
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes
 other:

Services: illumination: multi-setting controls adjustable for range of uses
 power: to perimeter; multiple outlets at performance location & for special lighting
 communications: telephone connections at perimeter
 data: wireless and at perimeter
 water: required in the Backstage Loading Vestibule / Temporary & Piano Storage
 HVAC: suitable to assembly loads with low noise requirement
 other: provisions for performance sound system and light installation

Notes: a: adjacent to Main Circulation / Entry
 b: connection to Dressing Rooms and Green Room
 c: connection to delivery access & loading facilities

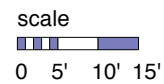
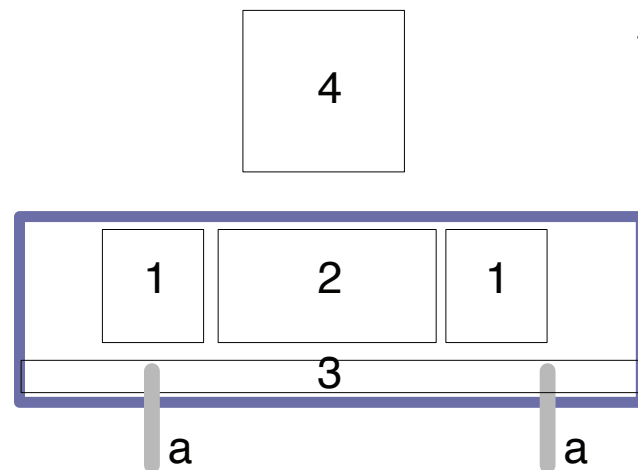
see following page for additional layout option



Component: Arts Centre
Space: Multi-Purpose Cultural Event Space - Backstage

Net Floor Area: 1,786 sq.ft.

Description: preparation and support area for Multi-Purpose Cultural Space



Elements:
 1- Dressing Room
 2- Green Room
 3- Backstage Crossover Passageway
 4- Additional Storage (above Dressing and Green Rooms)

Shell: critical dimensions:
plan: 77'-0" X 23'-0"
height: 24' min., 26' desirable
 floor loading: standard
 access: from the Stage through backroom Crossover Passageway
 acoustics:
internal: provide sound absorption
separation: provide sound containment from surrounding areas
 finishes:
floor: sponge floor
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes

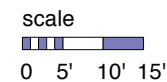
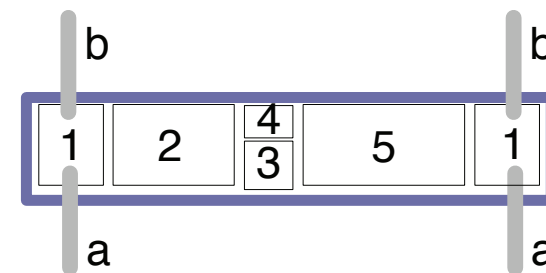
Services:
 illumination: multi-setting controls adjustable for range of uses
 power: to perimeter
 communications: telephone connections at perimeter
 data: wireless and at perimeter
 water: not required
 HVAC: standard

Notes: a: adjacent to Stage

Component: Arts Centre
Space: Multi-Purpose Cultural Event Space - Front of House

Net Floor Area: 570 sq.ft.

Description: Service and support area for Multi-Purpose Cultural Space



Elements:
 1- Vestibule
 2- Administration Office
 3- Box Office
 4- Mechanical Room
 5- Front-of-House Storage

Shell: critical dimensions:
plan: 57'-0" X 10'-0"
height: 24' min., 26' desirable
 floor loading: standard
 access: high volume from main entry area (in Vestibules only)
 acoustics:
internal: provide sound absorption
separation: provide sound containment from surrounding where required areas
 finishes:
floor: mixed, according to uses
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes
 other:

Services:
 illumination: according to specific uses
 power: to perimeter
 communications: telephone connections at perimeter at Admin. Office
 data: at Admin. Office
 water: not required
 HVAC: suitable to assembly loads with low noise requirement in Vestibules

Notes: a: adjacent to Main Circulation / Entry
 b: connection to Multi-Purpose Cultural Space

Component: Arts Centre
Space: Multi-Purpose Cultural Event Space - Second Floor Technical

Net Floor Area: 570 sq.ft.

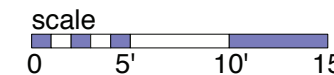
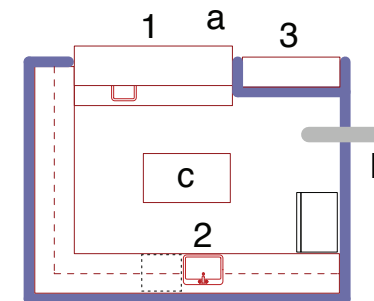
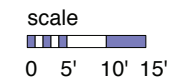
Description: Technical / support areas for Multi-Purpose Cultural Space located above Front of House

- Elements:**
- 1- Technical Booth
 - 2- Technical Office
 - 3- Technical Storage
 - 4- Recording / Editing

Shell: critical dimensions:
plan: 57'-0" X 10'-0"
height: 9'-0" min., 9'-10" desirable
 floor loading: standard
 access: from Front of House
internal: provide sound absorption
separation: provide sound containment from surrounding areas
 finishes:
floor:
walls: standard + acoustic where required
ceiling: standard + acoustic where required
 natural light: not desired but can be accommodated
 lock: yes
 other:

Services: illumination: multi-setting controls adjustable for range of uses
 power: to perimeter
 communications: telephone connections at perimeter
 data: wireless and at perimeter
 water: not required
 HVAC: standard
 other:

Notes:



Component: Arts Centre
Space: Concession

Net Floor Area: 192 sq.ft.

Description: This space will be used to receive supplies and food that have been prepared elsewhere and finish for sales or distribution during events in the facility. This will typically be provided in the form of walk-up bar service for refreshments and light snacks.

- Elements:**
- equipment to be determined with specialist input
 - 1- service counter with display elements
 - 2- back preparation counter and equipment
 - 3- condiment counter

Shell: critical dimensions:
plan: regular shape to suit equipment and counter configuration (12'x16')
height: 9'-6" minimum
 floor loading: standard
 access: public access to service area; internal area controlled for designated staff
 acoustics:
internal: provide noise absorption
separation: provide noise containment from surrounding areas
 finishes:
floor: non-slip washable (to health standards)
walls: washable (to health standards)
ceiling: washable (to health standards)
 natural light: not required
 lock: key lock; locking partition at service bar area
 other:

Services: illumination: general & countertop surface lighting
 power: to perimeter & appliances (special eqpt requirements);
 isolated ground to countertop
 communications: telephone
 data: not required
 water: for countertop sink & dishwasher (incl. drainage); possibly multiple locations
 HVAC: adequate venting for food odours; special equipment requirements
 other: refrigeration cabinets?

Notes: a: adjacent to Main Entrance
 b: connection to delivery access & loading facilities
 c: detailed equipment design is required by food services consultant