



EXPRESSION OF INTEREST 690-2009 FOR THE MANAGEMENT AND OPERATION OF THE PANTAGES PLAYHOUSE THEATRE

The City of Winnipeg, Planning, Property and Development Department is inviting interested parties to submit an Expression of Interest for the management and operation of the Pantages Playhouse Theatre, located at 180 Market Avenue, Winnipeg.

The EOI submission should give consideration to the following criteria:

1. The proponent is responsible for the management of all aspects of the building operations.
2. The proponent is responsible for the maintenance and repair/replacement of all equipment and the supply of any new equipment required for the operation of the building.
3. The proponent is responsible for the payment of all operating costs including utilities, building repairs and maintenance, and janitorial.
4. It is the expectation that the successful proponent would be operational by early 2010.
5. The EOI response is the preliminary stage in determining the successful proponent. Only those responses deemed to of interest to the City will be requested to provide a more detailed business plan, as early as October 30, 2009. The City shall review, clarify and evaluate the EOI Submissions on the basis of their own merits and the related benefits to the City, based on broad financial, operational and strategic merit to the City. If the City deems that none of the EOI Submissions are acceptable, proponents will be so notified and no further discussions will be held. The City shall have no obligation to come to a final agreement with a proponent.

SUBMISSION INSTRUCTIONS

6. The proponent should provide the following in their EOI:
 - a. Proposed lease term, including annual rent to be paid to the City;
 - b. Brief summary of business plan, including intended uses and marketing plan;
 - c. Details of other establishments, owned and/or operated, providing a similar service.
 - d. Description of any proposed improvements to the premises, including funding sources
7. Site may be viewed on September 24th and October 1st at 10:00 AM. Please Contact Wayne Bollman to make arrangements
8. The following schedules are attached for your reference:
 - A) a brief history of the Pantages Playhouse Theatre
 - B) site plan
 - C) floor plans
 - D) summary of utilities and operating costs
 - E) current building condition
 - F) historical designation
9. Sealed EOI's marked Pantages Playhouse Theatre, EOI 690-2009, addressed and delivered to
City of Winnipeg
Materials Management Division
Main Floor, 185 King Street, Winnipeg MB R3B 1J1
10. EOI's will be accepted up to the deadline of 4:00 p.m. Winnipeg time October 15, 2009
11. EOI's received later than the submission deadline may not be accepted and will be returned upon request.
12. EOI's submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

For further information please contact:

THE CITY OF WINNIPEG
PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT
WAYNE BOLLMAN (204) 986-5056 Fax: (204) 944-8476
Email – wbollman@winnipeg.ca

SCHEDULE "A"

PANTAGES PLAYHOUSE THEATRE HISTORY

The historic Pantages Playhouse Theatre was constructed in 1913 with its official opening on February 9, 1914 by the Unit Ownership Company of Canada in association with vaudeville impresario Alexander Pantages in, as he was quoted, "the real heart of Winnipeg, City Hall Square."

The ownership of the theatre changed hands several times during the next 31 years. On July 31, 1944 the City obtained the then called Playhouse for taxes instead of selling it as they did the Walker Theatre. Council, stated that "...it is desirable that music, art and culture should be fostered and promoted by the City of Winnipeg for the advancement of its inhabitants..." and "...the Playhouse Theatre which is widely recognized as a fine and outstanding theatrical structure "and passed a resolution "That the Playhouse Theatre be withdrawn from the list of city properties for sale, and be reserved, kept and used as a municipal project."

The management and operation of the theatre has been with several different entities and enterprises of the City of Winnipeg since 1944, and in 1977 became part of the responsibility of the then Civic Properties Department. It was declared a Grade II historical building on January 5, 1981. The Pantages Playhouse Theatre's mandate is to provide the citizens of Winnipeg and our visitors with a quality facility, for public assembly for both entertainment and education. This is achieved through its rental for production of stage plays, concerts, lectures, conventions, recitals and associated activities.

During the early 80's two reports, the "Cultural Arts Survey" commissioned by the Core Area Initiative and "The Space and Capital Requirements of the Arts in Manitoba" were released. In the latter, the restoration of the Playhouse Theatre was identified as a priority in meeting the needs of the performing arts community. Also, during this time there was some repair/restoration work done within the historic components.

Following Council approval of the Pantages Playhouse Theatre Initiative on May 8, 1985 and in 1986, the City commenced purchasing and clearing properties on Main Street from the Confederation Life Building to the corner of Market Avenue.

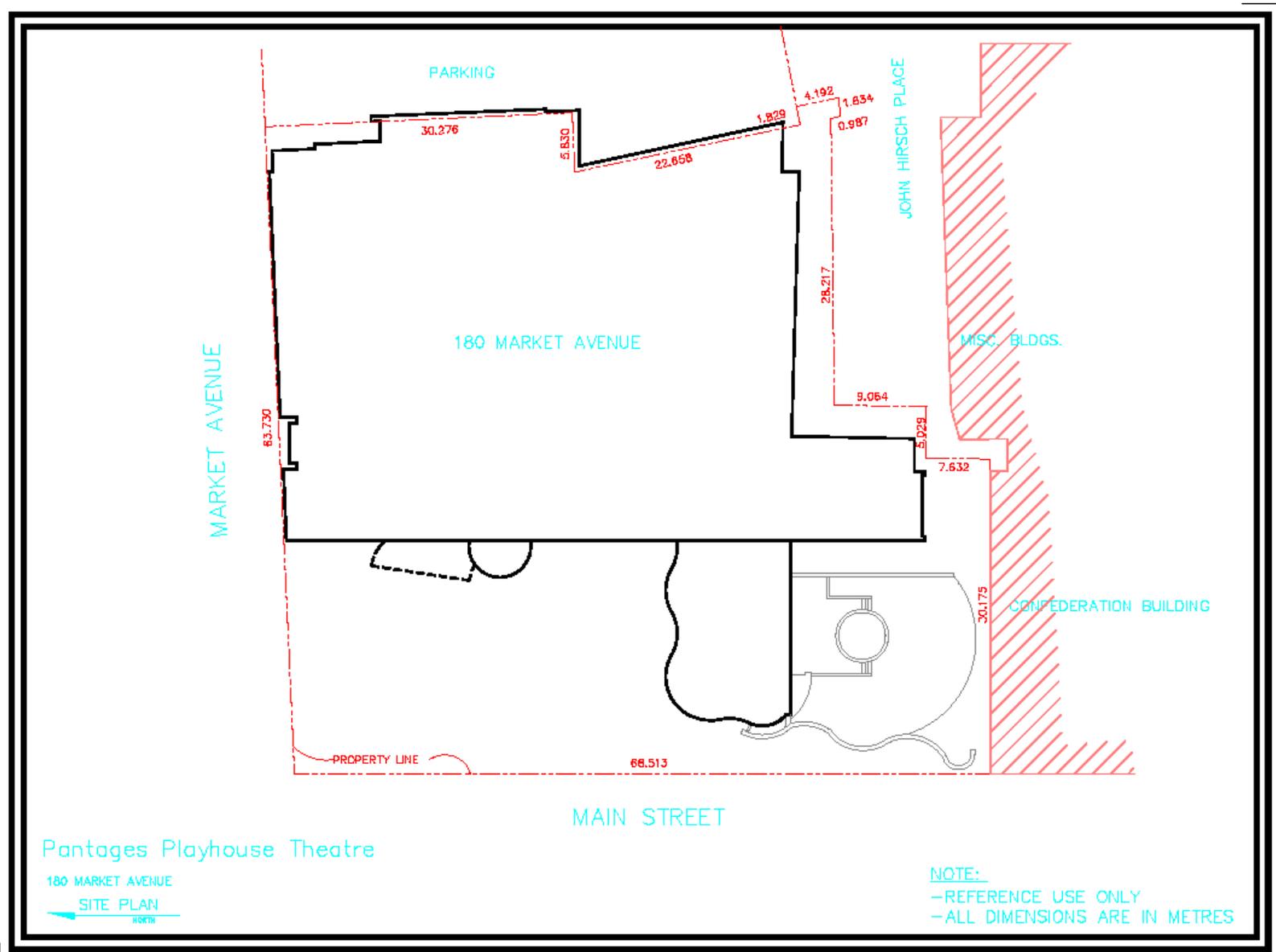
Subsequent to further approval by Council of the Pantages Playhouse Theatre Initiative, the following addition and renovation work commenced:

- Installation of modern stage lighting; new sound and rigging (fly) systems; installation of associated new electrical system; upgrading of fire exits and stage access; and purchase of miscellaneous stage equipment
- New loading and receiving areas (reducing stage hand costs for lessee with faster and easier load-ins)
- A crossover providing access from stage left to right
- Expansion of stage left wing space
- New environmentally friendly heating, ventilating and air conditioning system
- New lobby area fronting on to Main Street (approx. 3,700 sq. ft.)
- Barrier free addition with improved access to the existing theatre by provision of an elevator
- New coat check and concession kiosks, ticket office and vestibule, main floor washroom facilities, greenroom, dressing area, workshop, boardroom, administration offices, Visiting Production Manager's office, and multipurpose room
- Provision for the weather protected walkway system for future connection to the Concert Hall and the Confederation Life buildings
- Provision of an urban plaza on Main Street with enhanced streetscaping on Market Avenue along with both a north and south courtyard

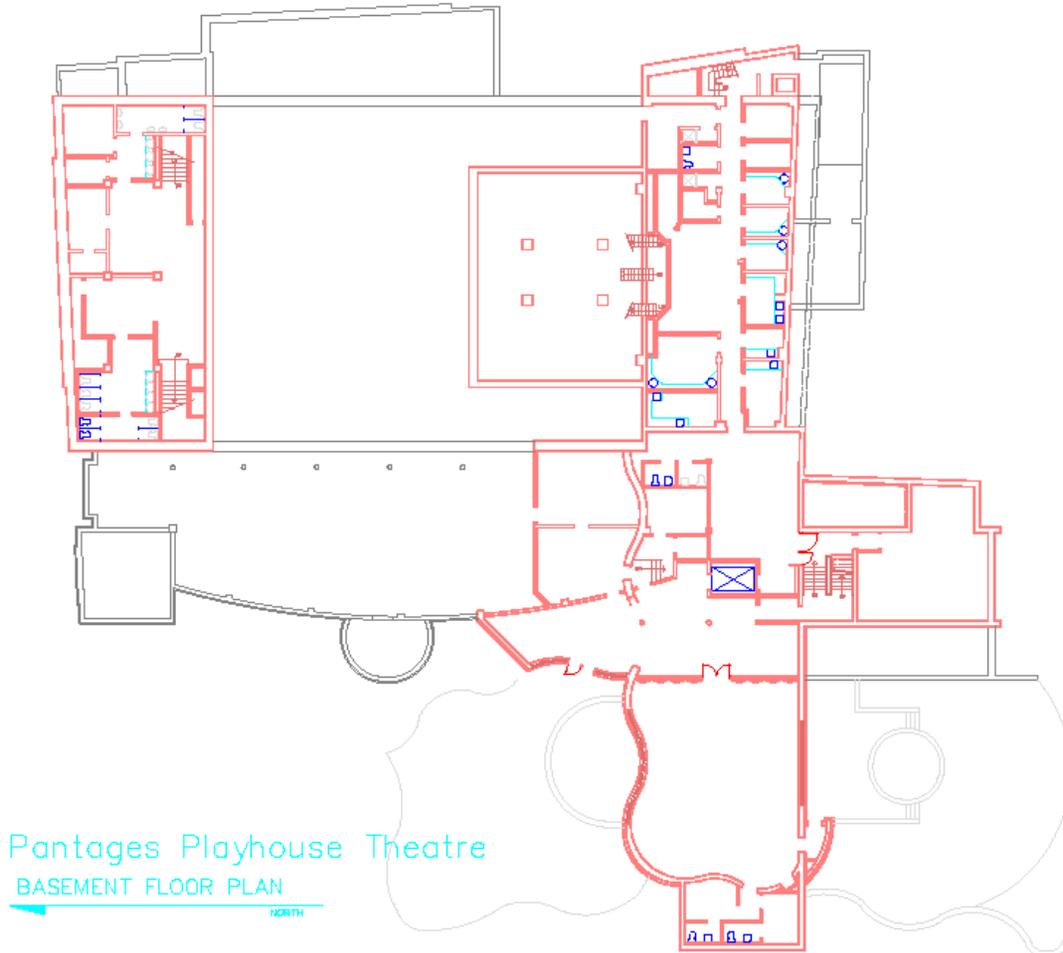
The total square footage of the building is 44,580 including 24,580 sq. ft. of old space and 20,000 sq. ft. new.

The Pantages has a total of 3,290 sq.ft. rental office space comprised of 1,700 sq.ft. of new space, along with 1,590 sq.ft. of old.

SCHEDULE 'B'
SITE PLAN



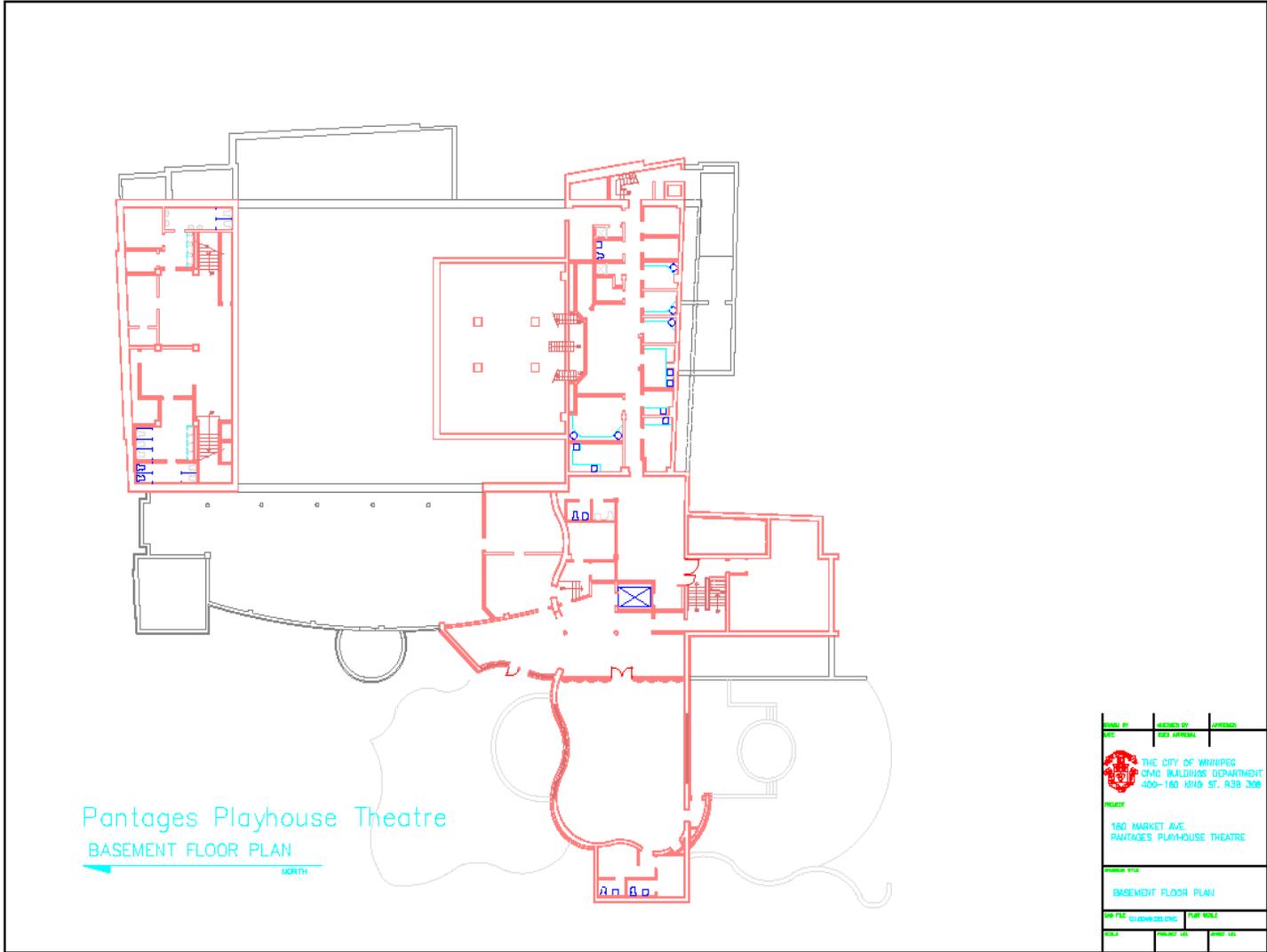
SCHEDULE "C"
FLOOR PLANS



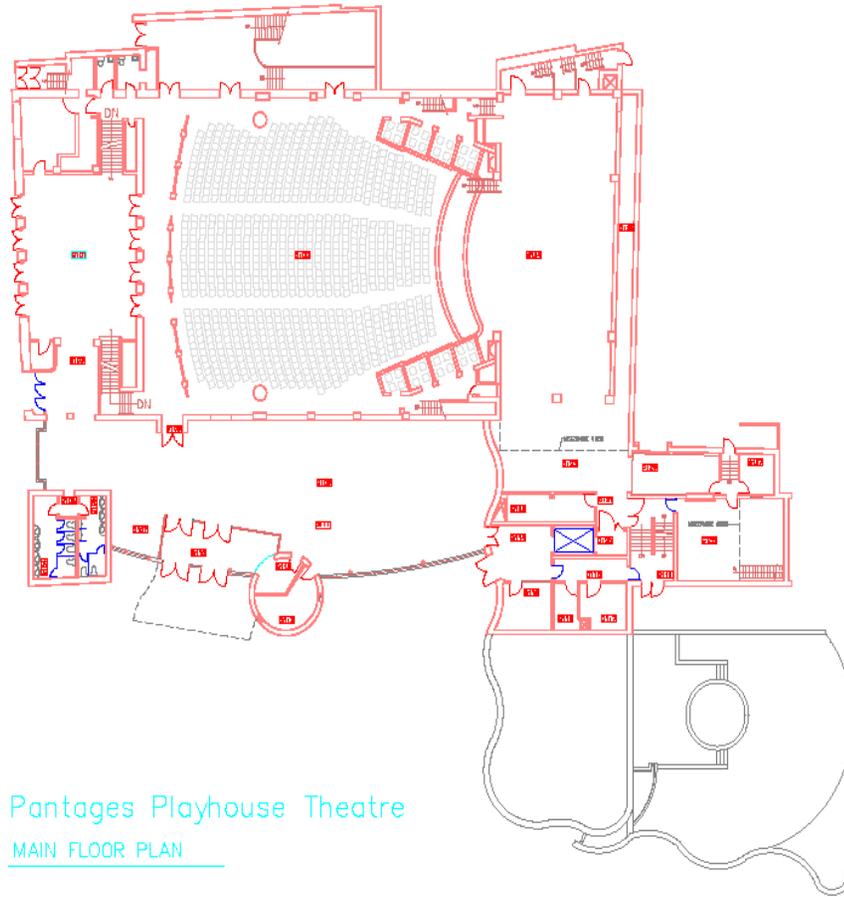
Pantages Playhouse Theatre
BASEMENT FLOOR PLAN
← NORTH

DESIGNED BY CFC	CHECKED BY DCC APPROVAL	APPROVED
 THE CITY OF WINNIPEG CIVIC BUILDINGS DEPARTMENT 400-180 KING ST. R3B 3G8		
PROJECT		
180 MARKET AVE. PANTAGES PLAYHOUSE THEATRE		
PROGRAM TITLE		
BASEMENT FLOOR PLAN		
CDP FILE #	112894025.0103	PLAT WORK
SCALE	PROPERTY USE	GROUP USE

**SCHEDULE "C"
FLOOR PLANS**



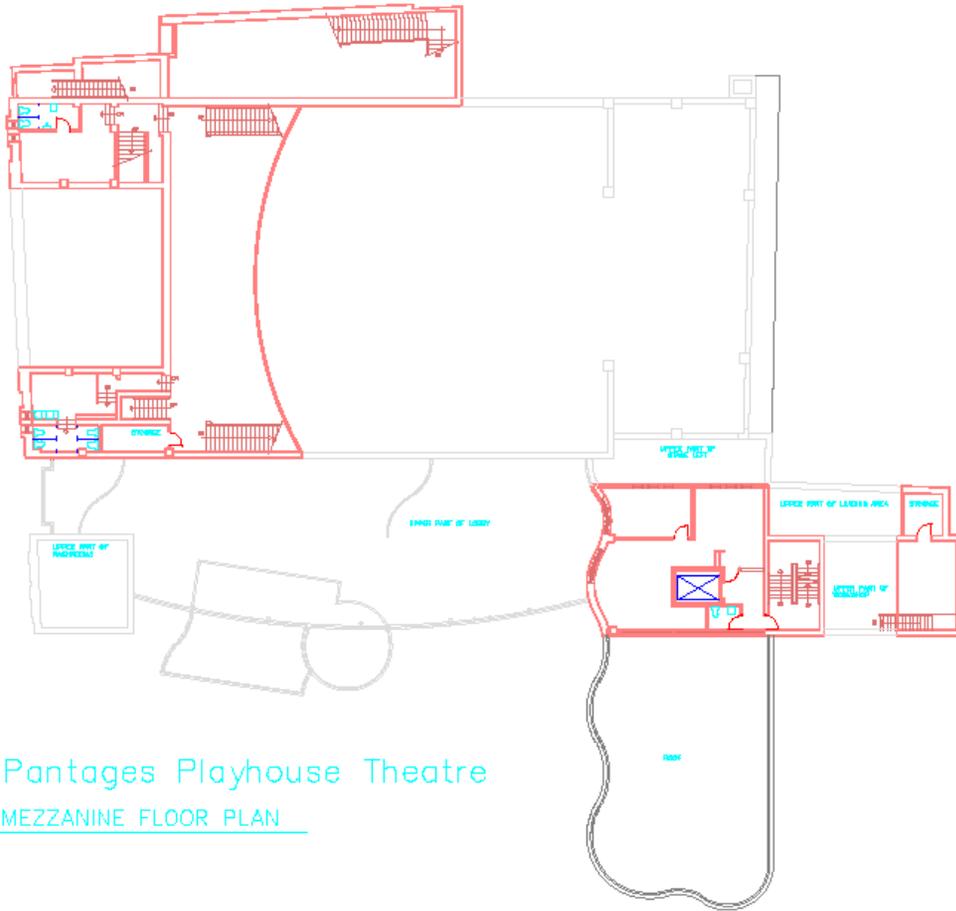
SCHEDULE "C"
FLOOR PLANS



Pantages Playhouse Theatre
MAIN FLOOR PLAN

DATE	DESIGNED BY	APPROVED
01/18/2021	ERIC HARRAL	
 THE CITY OF WINNIPEG CIVIL BUILDINGS DEPARTMENT 400-180 KING ST. R3B 3A8		
PROJECT		
PANTAGES PLAYHOUSE THEATRE 180 MARKET AVE.		
VERSION TITLE		
MAIN FLOOR PLAN		
DATE	PROJECT NO.	DRAW NO.
01/18/2021		

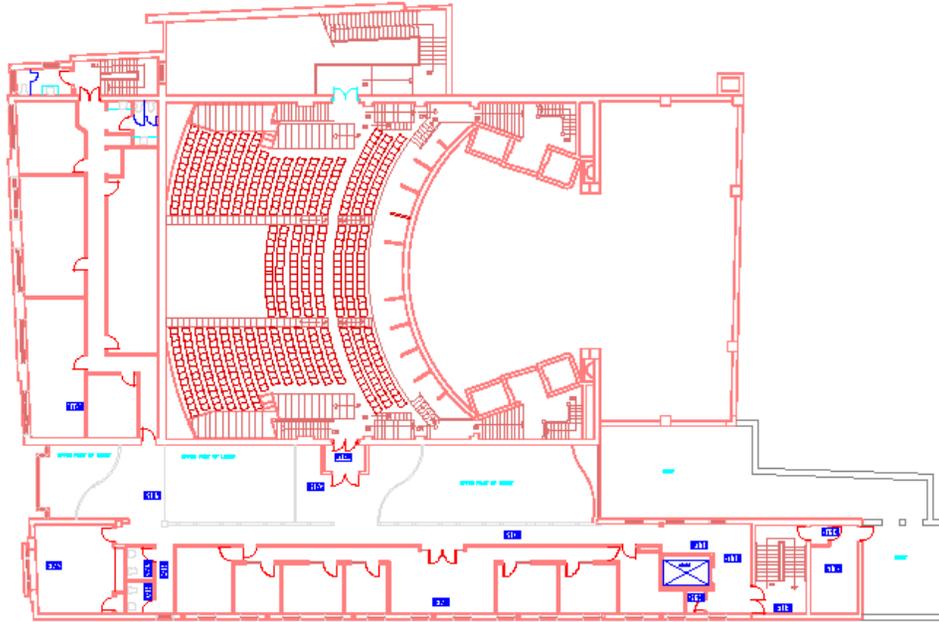
SCHEDULE "C"
FLOOR PLANS



Pantages Playhouse Theatre
MEZZANINE FLOOR PLAN

DESIGNED BY SFC	DRAWN BY DEB ARREOLA	DATE UNRECORDED
 THE CITY OF WINNIPEG CMHC BUILDINGS DEPARTMENT 400-180 KING ST. R3B 3A8		
PROJECT		
180 MARKET AVE. PANTAGES PLAYHOUSE THEATRE		
DRAWING TITLE		
MEZZANINE FLOOR PLAN		
DATE 1/20/2019 12:00	PLANT NO.	
SCALE	PROJECT NO.	SHEET NO.

SCHEDULE "C"
FLOOR PLANS



Pantages Playhouse Theatre
Second Floor Plan

PLAN UPDATED AUG. 1, 2006

DESIGN BY DATE	DRAWN BY DATE	APPROVED DATE
 THE CITY OF WINNIPEG CIVIC BUILDINGS DEPARTMENT 400-180 KING ST. R3B 3G8		
PROJECT		
180 MARKET AVE. PANTAGES PLAYHOUSE THEATRE		
DRAWING TITLE		
SECOND FLOOR PLAN		
CD FILE	PROJECT NO.	PLAT NO.
20060801.DWG	20060801	20060801
DATE	PROJECT NO.	PLAT NO.

SCHEDULE "D"

OPERATING COSTS

Expense item	2008	2007	2006
Utilities			
Natural Gas	\$50,438	\$41,975	\$42,713
Electrical	\$43,605	\$40,318	\$40,221
Water	\$ 9,088	\$ 5,198	\$ 6,680
Maintenance			
General	\$43,101	\$62,432	\$41,391
Cleaning Supplies	\$16,450	\$19,655	\$14,113
Security	\$ 8,300		

SCHEDULE "E"
CURRENT BUILDING CONDITION



Funding Needs Report

by Asset Number

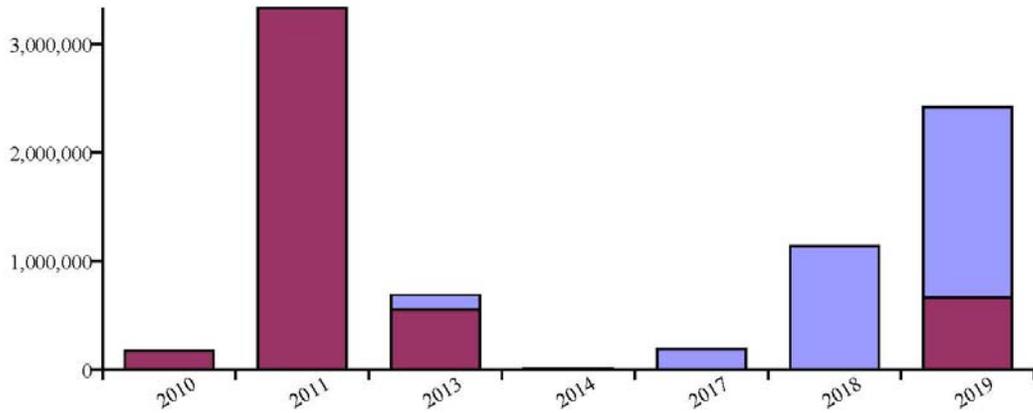
Stairs: Guards Non-Compliant - Original Theater	2019	-	136,101	136,101
Roof: Add steel stairs safety with Annual Roof inspection	2019	-	13,498	13,498
	Total	3,222,948	4,720,360	7,943,308

All costs in CAD. Inflation Rate=0%

Region:
THE CITY OF WINNIPEG

Campus:
Civic Accommodations(CB, HB, HD, PW, LB, LO, PK, PS)

Asset Number:
LO-23



■ Requirements
■ Renewal

Year	Renewal	Requirements	Total
2010	0	174,449	174,449
2011	0	3,329,301	3,329,301
2013	133,875	553,765	687,640
2014	6,238	0	6,238
2017	192,993	0	192,993
2018	1,134,105	0	1,134,105
2019	1,755,738	662,845	2,418,583
Total	3,222,948	4,720,360	7,943,308

All costs in CAD. Inflation Rate=0%

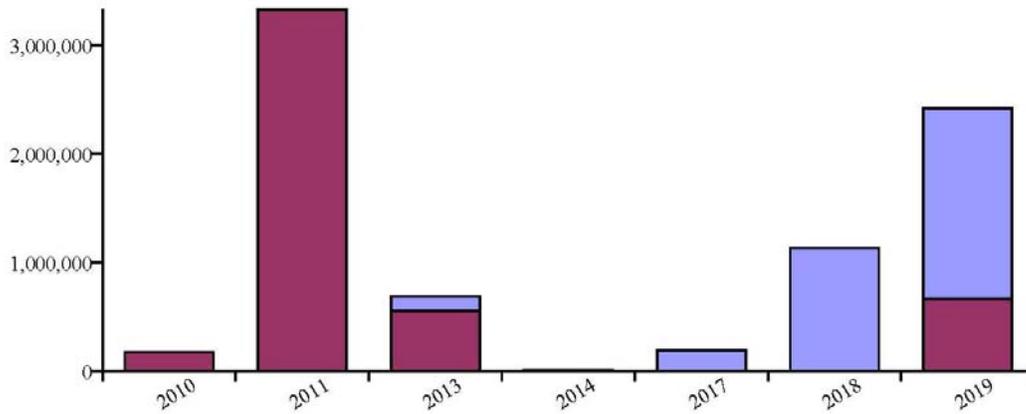
Region: THE CITY OF WINNIPEG
 Campus: Civic Accommodations(CB, HB, HD, PW, LB, LO, PK, PS)

Asset Name: Pantages Playhouse Theater
 Asset Number: LO-23

Address 1	180 Market Street	Address 2	-
City	Winnipeg	State	Manitoba
Country	CANADA	ZIP	-

Replacement Value 16,267,990

Size 68,125



- Requirements
- Renewal

Name	Year	Renewal	Requirements	Total
Interior Doors: Rated Assembly Missing	2010	-	8,406	8,406
Means of Egress: Obstructions in Stairwell	2010	-	335	335
Stairs: Non-Compliant Assemblies - Stage	2010	-	8,988	8,988
Furnishings: Fire Curtain Lacks Visible Fire Rating	2010	-	156,720	156,720
Lighting Fixtures: Aged Interior Fixtures	2011	-	330,914	330,914
Emergency Light and Power Systems: Aged Exit Signs	2011	-	26,004	26,004
Security System: Aged	2011	-	2,920	2,920
Communications: Aged CCTV System	2011	-	3,198	3,198
Terminal and Package Units: Rooftop Unit Aged	2011	-	173,069	173,069
Restroom Exhaust System: Aged	2011	-	10,760	10,760
Emergency Lt and Power Systems: Aged Emergency Lights	2011	-	70,700	70,700
Washrooms: Severely Antiquated and Deteriorated	2011	-	281,265	281,265

All costs in CAD. Inflation Rate=0%

Wall Finishes: Painted Surfaces Worn and Deteriorated	2011	-	63,675	63,675
Flooring: Carpet Aged and Worn - Theater	2011	-	317,014	317,014
Furnishings: Theater Seating Aged, Worn and Broken	2011	-	1,341,816	1,341,816
Roofing: Aged and Deteriorated	2011	-	358,143	358,143
Flooring: Terrazzo Aged and Deteriorated	2011	-	164,884	164,884
Exterior Doors: Worn and Requiring Repair	2011	-	55,446	55,446
Flooring: Resilient Tile Aged and Worn	2011	-	50,395	50,395
Flooring: Aged Finish on Wood Strip Flooring	2011	-	42,914	42,914
Exterior Doors: Deteriorated and Rotting	2011	-	20,450	20,450
HVAC: Antiquated DX Unit	2011	-	15,736	15,736
C3030-Ceiling Finishes	2013	133,875	-	133,875
Telephone System: Aged	2013	-	29,376	29,376
Plumbing: Replace Drinking Fountains	2013	-	3,150	3,150
Controls and Instrumentation: Replace HVAC Controls	2013	-	118,384	118,384
Plumbing: Sump Pumps - Aged	2013	-	1,550	1,550
Domestic Water: Replace Domestic Hot Water Heaters	2013	-	27,943	27,943
Communications: Aged Public Address System	2013	-	103,650	103,650
Local Area Networks: System Aged	2013	-	37,958	37,958
Flooring: Carpet Aged and Worn - 1993 Addition	2013	-	225,149	225,149
Exterior Windows: Refurbish and Paint	2013	-	6,606	6,606
C3020-Floor Finishes	2014	6,238	-	6,238
D3020-Heat Generating Systems	2017	192,993	-	192,993
D3040-Distribution Systems	2018	996,155	-	996,155
D3040-Distribution Systems	2018	68,707	-	68,707
B30-Roofing	2018	69,243	-	69,243
D5033-Telephone Systems	2019	31,213	-	31,213
D5037-Fire Alarm Systems	2019	338,735	-	338,735
D5092-Emergency Light and Power Systems	2019	89,649	-	89,649
D5092-Emergency Light and Power Systems	2019	31,948	-	31,948
D3050-Terminal and Package Units	2019	13,771	-	13,771
C3020-Floor Finishes	2019	18,223	-	18,223
C3020-Floor Finishes	2019	110,078	-	110,078
D5038-Security and Detection Systems	2019	3,663	-	3,663
D5038-Security and Detection Systems	2019	3,748	-	3,748
C1020-Interior Doors	2019	411,611	-	411,611
C20-Stairs	2019	77,995	-	77,995
C3020-Floor Finishes	2019	625,103	-	625,103
Plumbing: Install Backflow Preventers	2019	-	8,894	8,894
Fire Alarm System: Aged	2019	-	263,300	263,300
Communication: Assistive Listening System Lacking	2019	-	12,364	12,364
Electrical Distribution: GFCI Required in Kitchenette	2019	-	198	198
Means of Egress: Exit Discharge Signage Missing	2019	-	8,365	8,365
Stairs: Handrails Non-Compliant - Original Theater	2019	-	220,126	220,126

All costs in CAD. Inflation Rate=0%

SCHEDULE "F"

Pantages Playhouse Theatre – Heritage Status

180 Market Avenue, Winnipeg

Designated a Grade II Municipal Heritage structure on January 5, 1981 with the following interior elements:

- 1) foyer
- 2) concert hall except ceiling

Implications of Municipal Designation:

The entire structure is protected from demolition. The entire exterior is protected, as well as the noted interior elements, and should be considered vital in maintaining the heritage character of the building.

Any alterations (including additions) to these areas must be considered and approved by the City's Historical Buildings Committee via the design review process and issuance of a Heritage Permit. In general, sympathetic alterations and additions will be considered in order to maintain the economic viability of the structure. City staff is available to building owners to provide guidance and facilitate such matters.

Designated a National Historic Site by the Historic Sites and Monuments Board of Canada (HSMBC) in 1985.

Implications of Federal Designation:

National Historic sites are overseen by Parks Canada, who work towards preserving a site's cultural resources, communicating its heritage values and national significance, and kindling the respect of people whose decisions and actions affect the site. A plaque is usually installed on site commemorating the significance of the building. The designation is honorary, meaning that interventions are reviewed and approved by municipal authorities. Federal staff may be involved in the design review process, but ultimately, the City of Winnipeg is the issuing jurisdiction for Heritage Permits, in which case they would treat the structure as per municipal heritage procedures.

For further information concerning the historical designation of the Pantages Playhouse Theatre, please go to the following website:

www.winnipeg.ca/PPD/historic/historic_municipal.stm
enter in Buildings Conservation List: 180 Market