

CALL FOR EXPRESSIONS OF INTEREST

For the provision of
Architectural Design Services
 for a
National Music Centre
 in Calgary, Alberta, Canada



Collection Programs Community

Collection • Programs • Community

CANTOS MUSIC FOUNDATION

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 info@cantos.ca



Part education research centre, part museum, part recording studio, part live music venue, this newly refurbished and upgraded 80,000-square-foot facility will create a new gallery space for innovative and creative programs for people of all ages to facilitate learning, performance, research, collaboration and rehearsal for music of all kinds. Please see the appendix or visit www.cantos.ca for more information on Cantos Music Foundation, it's world-class Collection and its unique existing programs.

1. INTRODUCTION

Cantos Music Foundation seeks Expressions of Interest (EOI) from suitably qualified and experienced architects for the creation of a new national music centre in Calgary's East Village. This project will integrate Cantos' existing operations of historic musical instrument collection and public programs in an expanded new unique facility which will combine the adaptive re-use of a portion of the existing King Edward Hotel heritage space and transform it into a new iconic facility for Calgary, Canada and the world.

This EOI is the first phase of a two-phase process. As described by the RAIC (Royal Architects Institute of Canada) this competition is a non-endorsed two-stage process with open 1st phase followed by an invited 2nd phase.

The following timelines for the letting of this contract are anticipated only and may be subject to change.

Expression of Interest closing date: March 31, 2009

Short-listing of applicants: April, 2009

Issue of RFP documents to short-listed applicants: April, 2009

Close of RFP and beginning of design competition: May, 2009

Evaluation & selection of winner: June-July, 2009

Contract commencement date: TBD

Contract completion date: TBD

A. THE VISION

This EOI represents an opportunity to be involved in the creation of a facility like no other in Canada. This project will be the catalyst for the revitalization of one of our city's most historic communities. It's visionary, it's bold and it's unique and this iconic project will help shape the architectural and cultural future of this dynamic city.

Cantos envisions a world-class music education, entertainment and experience destination by incorporating, expanding and honouring the existing historic King Edward Hotel to house the innovative and unique interpretative programs and collections at Cantos Music Foundation.

Cantos expects that within one to two years of opening, the venue will attract between 80,000 and 120,000 visitors annually. Through the facility, Cantos will also connect other members of the arts community locally, nationally and internationally in order to foster greater cooperation and understanding of the power of music and the arts in our communities.

Project Budget: CDN \$50 million - \$55 million including architectural/engineering, related construction management services and building construction. This budget DOES NOT include costs for exhibit design, fabrication and installation which will be issued as a separate EOI/RFP in the coming weeks, with a budget range of CDN \$7.5 million to \$15 million

B. PRELIMINARY FACILITY PROGRAM

- The preliminary plan is to construct a new national music facility on the footprint of the restored brick shell of the existing King Edward Hotel - expanding it westward and upward above the existing building.
- This unique facility will combine adaptive re-use of the existing heritage space. The intent is to restore the original "blues bar" on the main floor of the King Eddy to become a new "all music" live-music venue, restaurant/bar with gift shop.
- The venue will include a recording studio featuring the large Trident Recording Console used by such luminaries as George Harrison, David Bowie and Lou Reed.



- The new facility will also house a broadcast radio studio that supports and plays independent and local music.
- The Cantos Music Collection, programs and workshops will be situated among galleries that are self-guided, highly interactive and that encourage exploration and learning.
- Cantos' Rolling Stones Mobile Recording Studio will be restored and modernized to facilitate the recording of new music by resident and visiting artists alike and will be placed adjacent to the King Eddy live music venue for easy access and use.
- Meeting spaces, practice rooms, a digital library resource centre and other office facilities for music related arts organizations will also be developed in the new space.
- Future expansion to neighbouring properties could include new gallery space for additional music collections (i.e. guitars, violins etc.) that have yet to be acquired and a concert hall.

C. THE SELECTION PROCESS

Cantos will conduct a two-phase process to make a final selection of the architect.

PHASE 1. Request for Expressions of Interest (this document):

This process will result in a shortlist of four or more firms.

PHASE 1a. Short-listing of EOI applicants

PHASE 2. Request for Proposals and Selection: The firms short-listed in Phase 1 will be invited to submit a formal proposal outlining their ideas to incorporate our vision into this unique facility. The short-listed firms will express their own in-depth related experience for the project with a conceptual design based on a completed program statement to be provided. Each of these firms will be paid an honourarium of USD \$50,000 with the winning firm being awarded the project.

D. EVALUATION

Submissions will be evaluated by the Cantos architectural advisory committee, which will be composed of eight to nine members, including:

- 2-3 architects (1 local, 1 national, 1 international)
- 1 local visual artist with national exposure
- 2 museum Presidents/CEOs (1 national, 1 international)

- Cantos Executive Director
- A highly-respected citizen of Calgary
- A Canadian musician of international stature

Submission will be evaluated according to the following criteria:

Previous experience with similar projects

- Specific experience with music/museum-related projects.
- Experience blending exciting new design and heritage spaces.
- Similarity in scope and scale of cited project.
- Demonstrated success in planning of large-scale and multi-disciplinary projects.
- Delivery of project within time frames and budget.
- Method of project delivery comparable to this project.
- Involvement of LEED Certified professionals.
- Client references.

Organizational Structure

- Size of organization and involvement of Principal(s) throughout project duration
- Capacity to undertake multiple projects
- Connections to local architectural, design and contracting firms.

E. SUGGESTED READING

www.cantos.ca/kingeddy - The EOI-specific micro-site contains links to relevant documentation including this EOI document, municipal by-laws relevant to historical buildings, media clippings regarding the site, historical images and links to other relevant information.

www.calgarymlc.ca - The Calgary Municipal Land Corporation has extensive information on the revitalization of East Village, of which this site is a part.



2. SUBMISSION

A. INFORMATION REQUIRED

Applicants are required to submit all relevant information for assessment by Cantos Music Foundation. This should include:

- The firm's understanding of the project and vision statement.
- Organizational structure and roles of partnerships or joint ventures.
- Proof of relevant experience with client references.
- Resumes of proposed key personnel.
- A proposed approach and methodology for undertaking a project of this nature and scope.

B. GUIDELINES AND LIMITATIONS

Page limit: 8 double-sided, standard-size pages (8.5 x 11 or equivalent)

Appendices: Appendices are permitted, but must total no more than 25 double-sided pages and must be bound in a separate document provided with the submission.

C. CONFIDENTIALITY

All submissions will be treated as confidential between Cantos and the applicant. Cantos will not disclose their contents to other applicants or the general public. Cantos reserves the right to discuss submissions with its consultants and related parties.

D. SUBMISSION DEADLINE

Please submit five hard copies and one electronic copy (in PDF format on CD ROM or USB stick) of your submission to:

Cantos Music Foundation Expression of Interest

c/o Cantos Music Foundation
2nd Floor, 134 - 11 Avenue SE
Calgary, Alberta, Canada T2G 0X5
Attention: Andrew Mosker, Executive Director

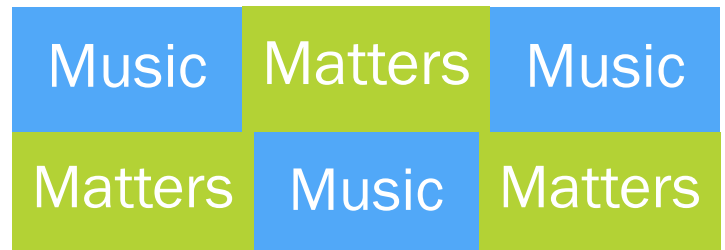
No later than: March 31, 2009 at 2:00 p.m. MST

Enquires will only be accepted in writing and are to be directed to info@cantos.ca.

Respondents are asked not to contact Cantos Music Foundation board members or other staff of the organization.

Late or faxed submissions will not be accepted.

Cantos is not bound to accept any EOI. Registrants should be aware that no contractual relationship with Cantos will arise upon submission of EOI nor upon the inclusion of any registrant on the short list to submit a formal proposal. All submissions become the property of Cantos Music Foundation.



Appendix 1: Background Information



About Calgary

Calgary is the largest city in the province of Alberta, Canada. It is located in the south of the province, in an area of foothills and high plains, approximately 80 km (50 mi) east of the front ranges of the Canadian Rockies.

Calgary is the third largest civic municipality, by population, in Canada. As of the 2008 civic census, Calgary's population was 1,042,892.

Calgary is well-known as a destination for winter sports and ecotourism with a number of major mountain resorts near the city and metropolitan area. Economic activity in Calgary is mostly centred on the petroleum industry; however, agriculture, tourism, and high-tech industries also contribute to the city's economic growth. Calgary holds many major annual festivals which include the Calgary Stampede, the Folk Music Festival, the Lilac Festival, One Yellow Rabbit High Performance Rodeo – Calgary's International Festival of the Arts, Wordfest: Banff-Calgary International Writers Festival, Calgary International Spoken Word Festival, One World Festival (GlobalFest), and the fourth largest Caribbean festival in the country (Carifest). In 1988, Calgary became the first Canadian city to host the Olympic Winter Games, and one of the fastest long track speed skating ice rinks in the world was built at the University of Calgary to accommodate these Games.

Calgary was ranked the world's cleanest city by Mercer Quality of Living in a survey published in 2007 by Forbes magazine.

International architecture in Calgary is also blooming with Norman Foster's "The Bow" currently under construction and a Santiago Calatrava bridge in design.

Our Site in East Village

East Village was the birthplace of the city 130 years ago. It is nestled at the scenic confluence of two rivers. It is steeped in visions of the past and dreams of the future while wrestling with the social issues of the present. It is home to the homeless. It is heartbreaking and dream making and it represents decline and

potential at once. Now, Calgary's East Village is on the verge of realizing the potential of becoming one of the most innovative communities in Canada. It now has the potential to become the crossroads: a public place where music becomes the catalyst for fusing innovation, discovery and renewal, creating a district unrivalled anywhere else in Canada. The revitalization of the King Edward Hotel as a new music centre is the beginning of a bigger long-term vision; the King Eddy is the soul of this district; the first major revitalization step of many that will catalyze a vision that is bold, big and destined to put another piece of Calgary and Canada on the international map.

East Village was at the bustling centre of a burgeoning city in the early part of the 20th Century. Developed originally as a mixed residential, hotel, commercial and light industrial area, East Village adjoined Fort Calgary and the city's commercial core. When Fort Calgary was demolished in 1914, rail yards and industrial uses were established in the area, pushing out much of the residential and commercial communities and marking the beginning of a long, slow decline of the area. A substantial portion of the East Village was cleared in the 1970s as part of an urban renewal scheme. The plan, aimed at restoring the residential feel of the area, included the construction of three apartment towers allotted for seniors' housing. The site of Fort Calgary was cleared and commemorated in 1975 as a civic centennial project and since that time, the City has been challenged again and again to find a feasible way to bring the East Village back to life...until now. The creation of the arm's-length Calgary Municipal Land Corporation to manage the revitalization of the community and the CMLC's subsequent choice of Cantos Music Foundation to redevelop the Eddy site has been catalytic for the future of this integral part of Calgary.

“Music expresses that which cannot be put into words and that which cannot remain silent.” Victor Hugo

About the King Eddy

Throughout the East Village's rise and decline over the 20th Century, The Eddy is one iconic building that has survived to witness it all. From its home on the corner of 9th Avenue and 4th Street SE, the historic King Edward Hotel has watched its community thrive and suffer since its construction between 1905 and 1910. After 99 years as a popular bar, a place to lay one's head for working-class travellers, a prohibition-era bootlegging hot spot, a pioneer in ethnic desegregation, a flophouse for the indigent and, most recently, an internationally renowned home of the blues, the Eddy lost its battle to time and closed its doors in 2004.

Immediately, Calgarians rallied behind the beloved Eddy. It was the longest, continually operating hotel in the city and fundamental part of its history. Newspaper editorials argued about what should be done with the cultural icon – if anything. As mold and other ravages of time claimed the Eddy – which, even in its heyday was a modest building – many wondered if the hotel was worth saving.

The King Eddy is worth saving! Not only is it royalty in Calgary's cultural history, it is also an essential part of the East Village's unique character, identity and its revitalization. The King Eddy has been, and once again is, at the crossroads of the East Village's activities. Thankfully, the Calgary Municipal Land Corporation recognized this testament to Calgary's history and this EOI is not only about honouring the Eddy's past, but about realizing its potential to contribute to the revitalization of the East Village in the heart and soul of Calgary.

About Cantos Music Foundation

Cantos Music Foundation was created in 2003 by consolidating the activities of two Calgary arts organizations focused on presenting music in our community: TriumphEnt Foundation and Cantos Music Museum. TriumphEnt, founded in 1990, presented music programs and performances featuring the organ family of instruments. Cantos Music Museum, founded in 1997, acquired, developed and exhibited an international collection of keyboard and electronic musical instruments and related materials. In 2003, the organizations merged to form Cantos Music Foundation and began presenting a broad range of public and education-based music programs both on-site and off-site using the Cantos Music Collection and gallery spaces. Strong partnerships with other community organizations were nurtured and developed with a myriad of Calgary-based organizations, both small and large. Today Cantos is serving approximately 30,000 people annually in the city.

In 2006-2007, Cantos Music Foundation undertook internal and external studies to assess its position within the context of Calgary's cultural preservation and arts education. Foundation board members and Cantos Music Foundation staff contemplated new and innovative initiatives to share the Collection – its musical energy, innovations, and history. Focus groups included stakeholders, educators, community leaders and a diversity of Calgarians. Participants discussed new strategic directions and gallery and program expansion possibilities, including music as a healing force physically, mentally and emotionally – a wonderful metaphor of Cantos' proposed role in the East Village.

Most agreed Cantos' beautiful and culturally significant music collection held stories that resonated beyond Calgary, across Alberta, and throughout Canada – even worldwide. A national music centre for Canada in a new facility gained traction among Calgary supporters.

Cantos Music Foundation convened a community forum of arts and business leaders from Calgary and surrounding areas. Staff engaged architectural advisors and new facility planners. Historic preservationists, artists, music therapists, business leaders, musicologists and pop culture historians added insights, local flavor and intellectual rigor. Economic development specialists and recreation economists contributed a reality check.

In 2006, Cantos hired the museum planning firm of Blount Counsel to evaluate its collective advice, existing and new economic research, and national aspirations. Cantos hired Rob Blount because of his experience working and consulting with North American music museums over the past few decades. The result was a business plan that assesses the financial viability of a national music centre and historic musical instrument gallery of national scope in Calgary's redeveloping Rivers District, a cultural anchor, incubation space and heritage tourism destination.



“Music should never be harmless.” Robbie Robertson