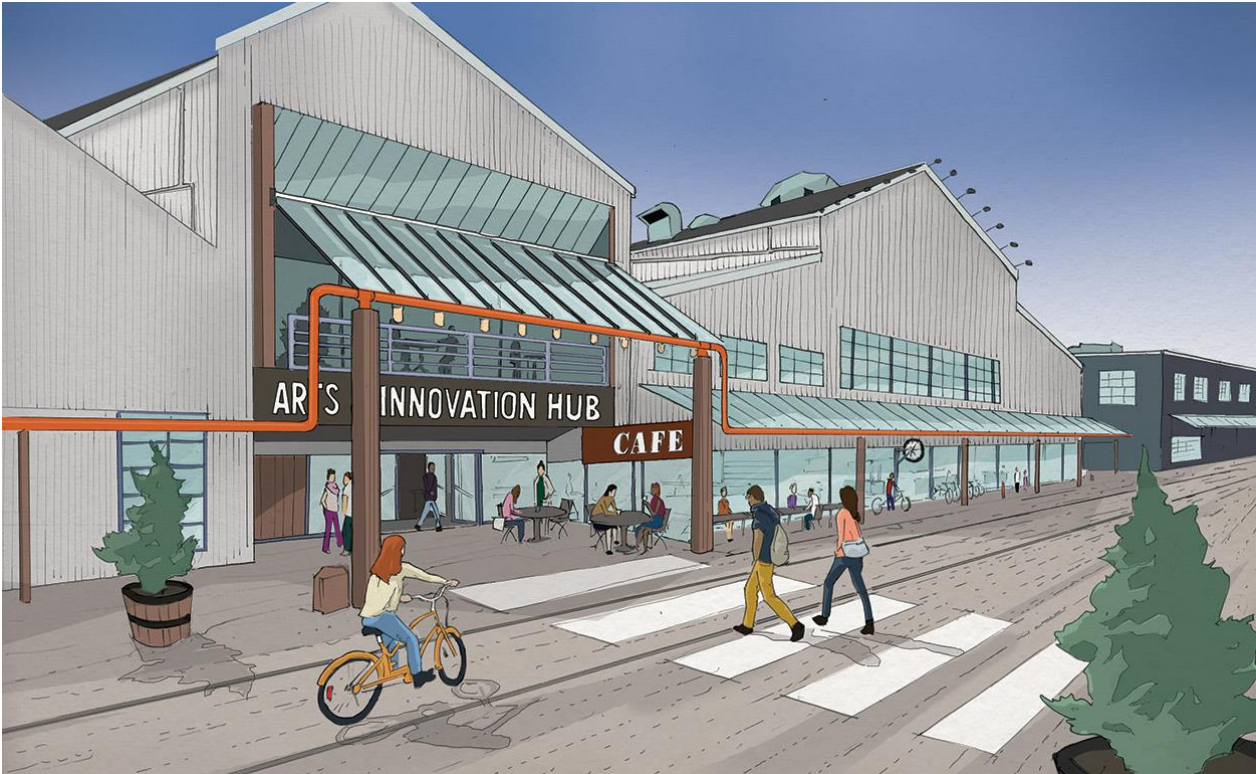


Granville Island Arts and Innovation Hub

Request for Expression of Interests (RFEOI)



Issue Date: September 11, 2024
Submission Deadline: December 31, 2024, 5:00pm PDT



CMHC-Granville Island is located on the traditional territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tseil-Waututh) First Nations.

Introduction

Granville Island, managed by Canada Mortgage and Housing Corporation (CMHC), is inviting qualified respondents to submit an Expression of Interest (EOI) for the re-imagining and adaptive cultural re-use of the former Emily Carr University of Art + Design (ECUAD) North Building, located at 1399 Johnston Street on Granville Island.

Through this Request for Expressions of Interest (RFEOI) process, CMHC-Granville Island is seeking to identify experienced organizations that can demonstrate an understanding of the uniqueness of this opportunity, as well as an appreciation of the significant challenges in seeking to reuse the building.

About this Opportunity

The Opportunity

Located in an urban, waterfront location and steeped in rich industrial and maritime heritage, Granville Island is an award winning and uniquely beautiful Vancouver destination that attracts millions of visitors each year from the Lower Mainland and around the world.

The creation of an Arts & Innovation Hub is a once-in-a-lifetime opportunity to transform the currently vacant 125,000sf former ECUAD north building into Canada's largest and highest-profile centre for arts and innovation, dedicated to fostering dynamic, risk-enabling and resilient arts, crafts and culture at Granville Island.

CMHC-Granville Island is seeking a proponent with the skills, experience and creativity required to deliver a vibrant, multi-user arts space that will serve the local arts community and help advance Granville Island's vision of being [the most inspiring public place in the world](#). This proponent will have clear understanding of the significant challenges in leading this complex project that will see the transformation of this building into a thriving, active hub for arts and creativity in alignment with the vision for the Arts & Innovation Hub articulated in [Granville Island 2040](#). The proponent will demonstrate a deep understanding and appreciation for Granville Island's unique mandate, as set out in the [Granville Island Reference Document](#).

The opportunity is for a potential proponent to obtain control and responsibility for the building on a long-term land lease. **The building would be provided in “as-is” condition.** The successful proponent would act as the head lease holder and would assume responsibility for overseeing all necessary building upgrades and renovations, as well as all activities related to the management of the facility, including leasing, operations and maintenance for the entire building.

The Vision

The Arts and Innovation Hub will build on and enhance Granville Island's reputation as a leading centre for arts and culture, by providing a mix of production, presentation, and learning spaces for artists, as well as opportunities for public engagement and inspiration.

The building will provide a mix of spaces with diverse uses, including affordable spaces for artists and makers. Other envisioned uses for the Arts and Innovation Hub will complement the arts uses, as well as the overall character of Granville Island. Such uses may include, but are not limited to:

- Arts and creative industry education
- Gallery and exhibition space
- Performance venue/event space

- Publicly accessible shared arts studio or workshop space
- Restaurant/café
- Co-working/maker space
- Indoor/outdoor public space and public art
- Pop-up retail and incubator space for new ventures
- Arts-related retail

Other uses, as proposed by proponents, will be evaluated against technical and other criteria, including for compatibility with CMHC’s mandate and vision for Granville Island. A mix of spaces and types of uses will provide an attraction for visitors to the Island, contribute to providing opportunities for pop-up and seasonal performances and retail opportunities, and enable a mix of for-profit and non-profit enterprises.

Building Context

The building is located on Granville Island, which is on the traditional territory of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) First Nations. The entirety of Granville Island is owned by the Government of Canada and managed by CMHC on behalf of the Federal government. Granville Island voluntarily uses the City of Vancouver’s development and building permitting processes, which it would also do in the case of this project.

As locational context, the building is situated on the eastern portion of the Island. Immediately adjacencies to be taken into consideration are: to the west is Heidelberg Materials (Ocean Concrete), which has an active presence both on the street and the water; to the north is Pier 32 office building, which is physically attached to the building at the second level, and Sea Village, a group of 12 floating homes; to the south is Arts Umbrella, an arts education centre for ages 2 – 22, and Opus Art Supplies retail store; and to the east is a surface parking lot, and Circle Wellness, a Japanese-inspired thermal spa experience.

Building Description

The existing building offers over 11,000 square metres (125,000 square feet) over two storeys and is situated in a unique waterfront location on Granville Island. The building offers potential to be repurposed for a variety of uses (see “Vision” section above), and includes some expansive open floor areas, double-height areas, and spaces with good access to natural light and/or city and water views. An expansive ground floor offers opportunities for access to the waterfront through the building, as well as a several gallery spaces. The second floor offers a variety of spaces previously used as studios, offices, and classrooms, many having clerestory windows allowing for additional natural light access.

The structure comprises three separate wood-frame buildings originally constructed circa 1920 to house industrial uses. These three buildings were adjoined and adaptively repurposed for use by ECUAD when the institution was relocated to Granville Island in 1980. Prior to their conversion by ECUAD, the individual buildings, from west to east, were known as the Sangster, Westex, and Infill Arrow buildings. There is an at-grade breezeway between Westex and the Infill Arrow, running from Johnston Street north to the rear of the building. The Pier 32 building, which is attached to the building at the second level, is separately leased and not included in this RFEI. As part of the renovations made by ECUAD prior to 1980, extensive renovations were made to the buildings, including the addition of beams to support suspended concrete floors, as well as the addition of various steel elements. Most currently (i.e., before relocation of ECUAD to their current Great Northern Way Campus) the building included the following uses: the Charles H. Scott gallery, a two-storey concourse gallery, offices, classrooms, studios, and workshops.

Building Features and Amenities (all provided in “as-is” condition)

The building will be provided in “as-is” condition. Building features and amenities include:

- A main entrance off Johnston St. opens to entry desk and large gallery atrium space.
- One existing elevator serves the entire building.

- Corrugated metal cladding exterior of varying condition.
- Existing roofing consists of architectural metal roofing, skylights, and low-slope membrane.
- Existing boiler plant, HVAC, and electrical systems.
- Many studios are connected to the building's extraction system, providing heat extraction for kilns, gas extraction for welding, dust extraction for wood, and gas/vapor extraction for printing, fiberglass, and paint activities.
- Existing wall partitions and finishes vary by room type and use (typically painted drywall).
- Existing sprinkler system.
- Existing floor finishes, typically concrete.

Note that many systems within the building have been assessed as being at or near the end of their useful life cycles.

Please see the Appendix for a site plan, which shows the extent of lease area; existing floor plans; and interior/exterior photographs that describe the existing conditions of the building.

Improvements

The head lessor will be responsible for all necessary repairs and improvements to bring the building to an operational state and level suitable for their intended uses. The proponent will also assume responsibility for the design, approvals, and construction having to do with the proposal.

Proposals may contemplate varying levels of intervention and change of use, but the proponent will need to demonstrate an understanding of the impact of varying degrees of intervention on cost, schedule, and risk. The proponent will also be required to demonstrate the financial capacity and/or previous experience on projects with a comparable ambition and scale of opportunities and challenges.

Building Limitations

As all building repairs, alterations, and improvements will be the responsibility of the successful proponent, it will be important for the proponent to understand the limitations placed on re-use/development by the state of the existing building. Since the departure of ECUAD in 2017, the building has received only necessary maintenance. Many necessary maintenance items were deferred by ECUAD in the years leading up to their departure. There is evidence of water ingress through the building envelope at several locations, and it is understood that many of the mechanical systems are at, or nearing, the end of their operational life expectancies.

CMHC-Granville Island voluntarily requires that all buildings on Granville Island obtain the necessary approvals through the City of Vancouver's Development and Building departments, in accordance with the Vancouver Building By-Law and its requirements for existing buildings (Part 11). Any proposed change of use and/or alterations will be subject to all applicable City processes and requirements.

Proponents should therefore take into consideration that any proposal that contemplates a significant change in use over the entire building may be subject to significant upgrades under Part 11 of the Vancouver Building By-Law. Conversely, a proposal that is consistent with the prior use of the building (eg, school) may not be subject to the same level of upgrades.

About the RFEOI Process

This RFEOI is the first of a two-part process. Following the RFEOI phase, CMHC may invite eligible proponents or consortia to refine their concepts in a pre-project phase, leading up to the development and submission of proposals through a Request for Proposals (RFP) process. Individual organizations may be part of more than one EOI submission.

The RFEOI process itself will include the following stages:

Stage 1 Process

This initial stage is envisioned as a low-barrier opportunity for a proponent to provide basic and preliminary information that will allow CMHC to identify proponents with the requisite project experience and skills, and to ensure that all potential re-purposing concepts to be further considered are in alignment with the vision for the Arts & Innovation Hub.

Interested parties shall submit required information for Stage 1 (see “Submission Requirements” for Stage 1) for consideration. Submissions will be evaluated for merit based on the Stage 1 criteria (see “Assessment Criteria”). Proponents who meet the Stage 1 submission requirements will be shortlisted and invited to participate in Stage 2 of process.

Stage 2 Process

Shortlisted proponents will proceed into Stage 2 of the RFEOI process. During Stage 2, proponents will provide additional information and will be required to participate in a mandatory walk-through of the building.

This stage will see the shortlisted proponents refine their overall vision for the project, with the outcome being a full EOI document from each proponent. The purpose of the mandatory walkthrough of the building is to aid proponents in understanding the site, spatial layout, existing conditions and state of different systems and parts of the building. Additional information (reports, technical/financial information, etc.) will be made available to the proponents during this stage.

Assessment Criteria

Stage 1 Criteria

- Compliance with RFEOI requirements
- Project feasibility
- Organization experience and capability
- Organizational and Project Vision Compatibility with CMHC mandate for Granville Island
- Project Vision in alignment with Granville Island 2040 for the “Arts and Innovation Hub”

Stage 2 Criteria

- All Stage 1 Assessment Criteria
- Input from project advisory committee
- Financial capacity and ability to finance the proposed project
- Understanding of potential challenges/ risks
- Quality of EOI

Evaluation of Submissions

Expressions of interest will be reviewed by a project advisory committee, which may include but not be limited to: members of the Granville Island Council and CMHC-Granville Island staff; and external advisors with expertise in areas including, but not limited to: architecture, building code, community engagement, development, and arts and cultural facility operations.

Submission requirements

RFEOI Stage 1 Requirements

1. Statement of Interest

The Statement of Interest should include a high-level summary of the building reuse concept, along with an explanation of how the proposed concept aligns with and helps advance Granville Island's mandate, mission and vision, as well as the specific project vision for the Arts & Innovation Hub as articulated in Granville Island 2040.

Additionally, the ability to attract, nurture and catalyze synergy in an inspirational group of tenants that will dramatically enhance Granville Island as an arts and innovation destination will be a key aspect of the proponent's potential for success. Accordingly, the statement of interest should include an outline of how the proponent will attract outstanding tenants that will thrive and support the overall proposed project vision.

Supporting materials, such as site plans and concept drawings are welcome but not required.

2. Organization Overview

The Organizational Overview should include a description of the organization's structure, including whether it is for-profit, not-for-profit, or other, as well as previous experience with similar projects, being sure to highlight experience and skills that will be relevant to the opportunities and challenges presented by this project.

RFEOI Stage 1 Submission Deadline

- All responses must be submitted using the online portal at <https://admin.granvilleisland.com/arts-and-innovation-hub-rfeoi/>
- Responses must be received by December 31st, 2024, 5:00pm PDT

Next Steps

- Short-listing of proponents and invitation to proceed to Stage 2

Terms and Conditions

No Obligation

The issuance of this RFEOI does not create an obligation for CMHC to issue a subsequent competitive procurement process and does not bind CMHC legally or otherwise, to enter into any agreement(s) or to accept any suggestions from the proponents. CMHC reserves the right to cancel this RFEOI at any point.

This RFEOI process is not a bid solicitation, and an agreement will not result from this request. Neither this RFEOI nor any subsequent selection process will in any way impose an obligation or responsibility on CMHC (i) to execute any agreement with any proponent and (ii) for any costs incurred by a proponent to respond to this RFEOI. By submitting a response to this RFEOI, proponents waive any right to seek costs or damages or any other remedy against CMHC with respect to this RFEOI or other selection process.

Confidentiality

Information provided by respondents through their RFEOI response is subject to the Access to Information Act. Respondents should identify any submitted information that is to be considered as either company confidential or proprietary. CMHC will not reveal any designated confidential or proprietary information.

Information Will Not Be Returned

The RFEOI response and any accompanying information or documentation provided by a respondent will not be returned.

Information in RFEOI Only an Estimate

CMHC makes no representation, warranty or guarantee as to the accuracy of the information contained in the RFEOI or issued by way of addenda. Any quantities shown or data contained in this RFEOI, or provided by way of addenda, are estimates provided only as general background information.

Language

RFEOI submissions are to be provided in one of the two official languages of Canada (English or French).

Governing Law

This RFEOI process will be governed by and construed in accordance with the laws of the province of British Columbia and the federal laws of Canada applicable therein.

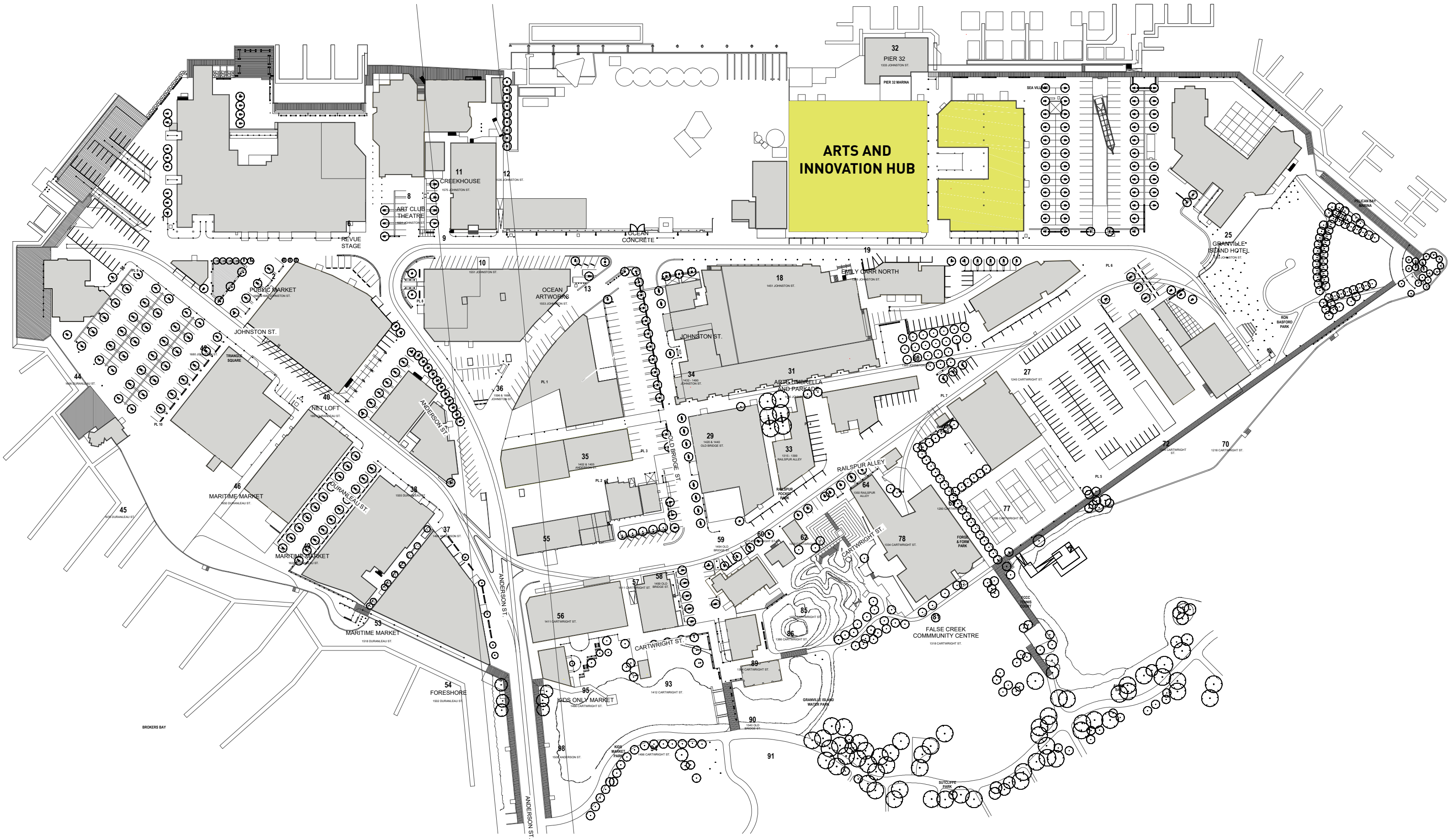
Appendices

Appendix A: Site plan

Appendix B: Existing floor plans

Appendix C: Interior/exterior photographs

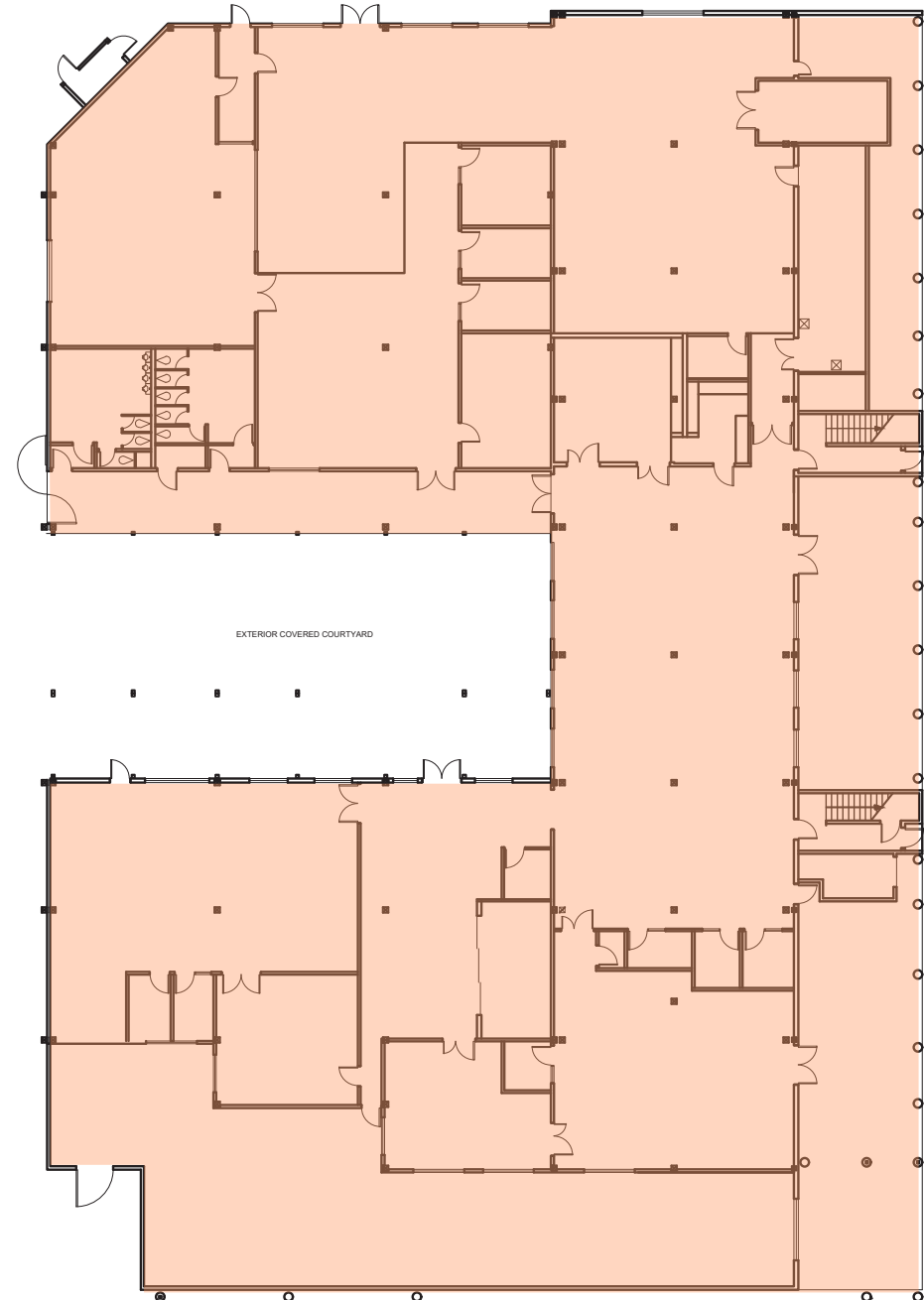
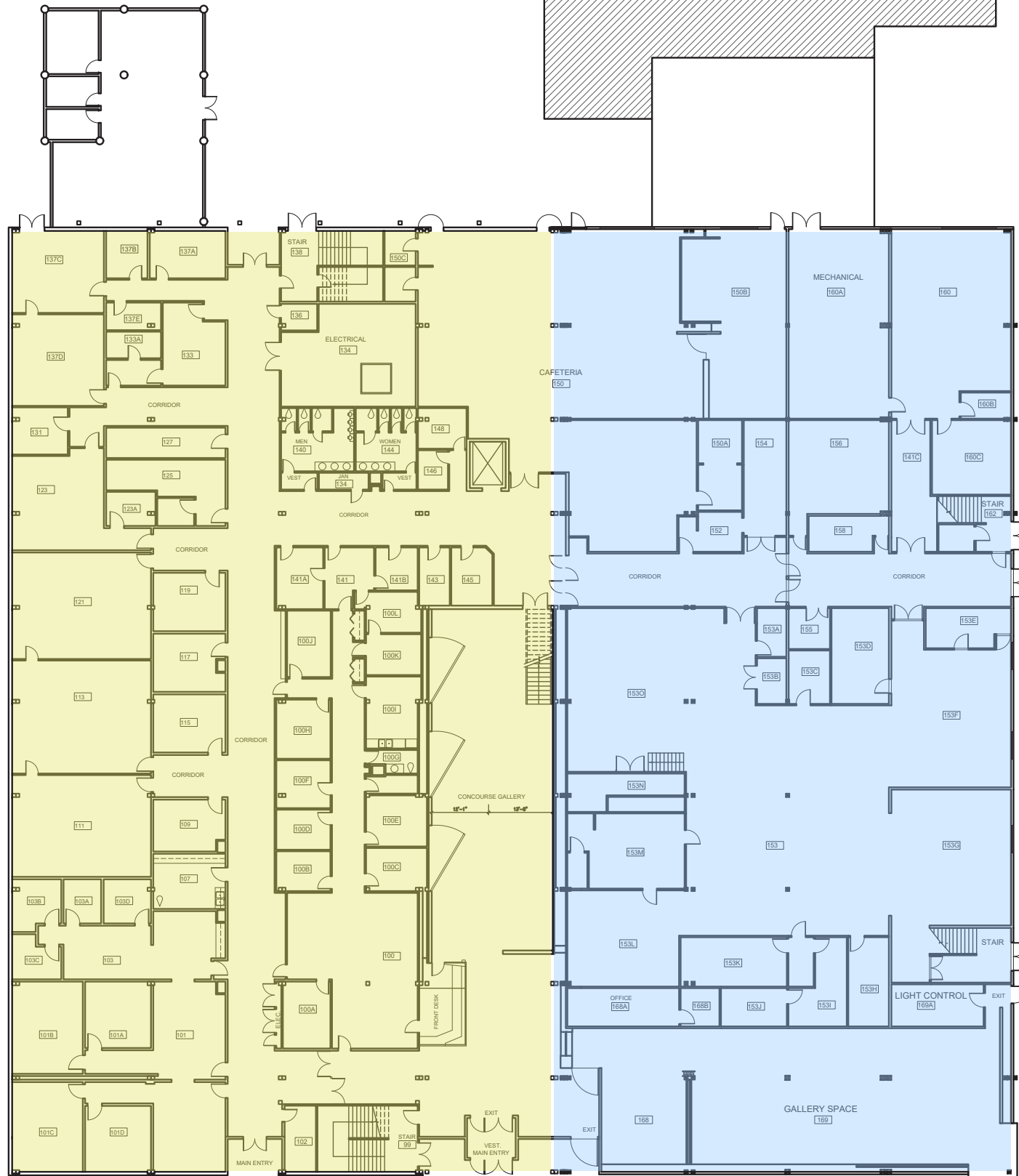
APPENDIX A: SITE PLAN



APPENDIX B: FLOOR PLANS

GATHERING PLACE
OUTSIDE SCOPE

PIER 32
OUTSIDE SCOPE



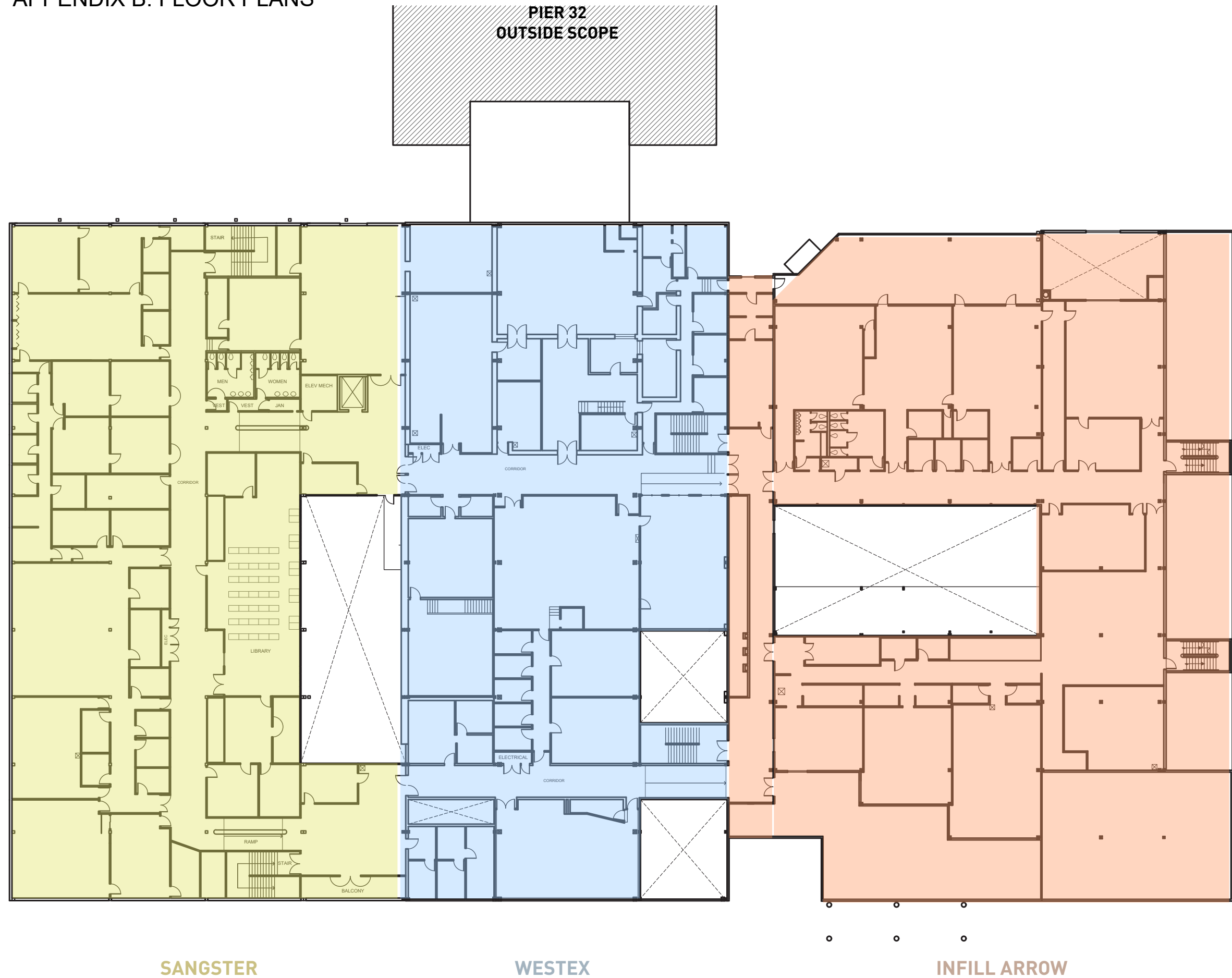
SANGSTER

WESTEX

INFILL ARROW



APPENDIX B: FLOOR PLANS



SANGSTER

WESTEX

INFILL ARROW

Appendix C: Interior/exterior photographs

Photo 1: Concourse Gallery area



Photo 2: Level 2 – North facing interior space

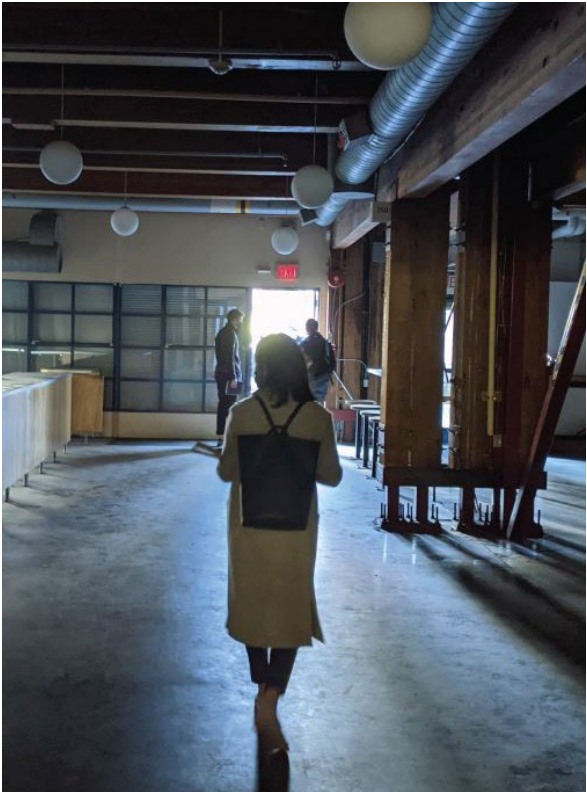


Appendix C: Interior/exterior photographs

Photo 3: Main entrance lobby area



Photo 4: Cafeteria area



Appendix C: Interior/exterior photographs

Photo 5: Covered exterior corridor



Photo 6: Covered exterior courtyard (shown here being used for storage)



Appendix C: Interior/exterior photographs

Photo 7: East side of building and adjacent parking area



Photo 8: Front entrance, Johnston Street



Appendix C: Interior/exterior photographs

Photo 9: Pier 32 - Connected to building at 2nd level (outside of scope of this RFEOI)

