



RESOLUTION

AUTHORIZING THE RELEASE OF A REQUEST FOR PROPOSALS FOR A PERFORMING ARTS VENUE AND A MOVIE THEATER ATOP THE ELM STREET AND HIGH STREET GARAGES

CITY OF NASHUA

In the Year Two Thousand and Fourteen

WHEREAS, the well-being of Nashua is dependent upon the quality of life in Nashua's downtown;

WHEREAS, the vitality of Nashua's downtown enhances the reputation of the City and is a benefit to all its citizens through an increased tax base and increased economic and social opportunities;

WHEREAS, downtown visitors provide essential consumer spending for downtown businesses and stimulate the development of various new businesses for a balanced mix of downtown uses;

WHEREAS, the rooftop areas of the two parking garages are largely unused, and the garages are significantly underutilized in the evening hours; and

WHEREAS, it is important for the future economic vitality of downtown that the arts have a presence downtown, to improve the quality of life for downtown residents and to draw additional visitors into the downtown.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Nashua that the City determine whether or not the parking garages are structurally capable of supporting the venues described below, and if deemed necessary update the performing arts study done some years ago.

AND, FURTHER, BE IT RESOLVED by the Board of Aldermen of the City of Nashua that the City issue a Request for Proposals for the development of two new arts venues to be located on the rooftop levels of the Elm Street and High Street parking garages:

- 1) A performing arts center; and
- 2) A movie theatre.

And additionally:

- 3) For the installation of solar electric generating facilities on the above two structures.

Responses to the request for proposals shall be evaluated on the following criteria:

- 1) For the performing arts venue:
 - a) Seating capacity and auditorium design
 - b) Flexibility of the venue to serve performances of different expected draws
 - c) Usability of backstage and fly spaces, and the ability of the facilities to attract performances
 - d) Amenities provided for users of the theater
 - e) Integration of a freight elevator into the existing structure to serve the venue
 - f) Management agreements to operate the venue
- 2) For the movie theater:
 - a) Flexibility of the venue to serve performances of different expected draws
 - b) Ability of the facility to provide small “art film” performances
 - c) Amenities provided for users of the theater
 - d) Integration of a freight elevator into the existing structure to serve the venue
 - e) Management or lease agreements to operate the theater
- 3) For the solar generation:
 - a) Capacity of the generation facility
 - b) Design integration with the surrounding use
 - c) Management agreements that provide power for the garage and arts venue use, as well as the ability to provide charging facilities in the garage for electric vehicles, and the use of “net metering” to offset electric costs.

In evaluating the responses, the city may substitute, add or remove any evaluation criteria as may seem prudent to the city.

The Request for Proposals (RFP) shall also state that by issuing said request, the city makes no commitment to adopt any proposal or to enter into an agreement with an entity for use of the parking garage. Adoption of such an agreement in response to the RFP shall be at the sole discretion of the city.

LEGISLATIVE YEAR 2014

RESOLUTION: R-14-045

PURPOSE: Authorizing the release of a request for proposals for a performing arts venue and a movie theater atop the Elm Street and High Street garages

ENDORSERS: Alderman-at-Large Brian S. McCarthy

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

ANALYSIS

This legislation resolves that the City issue a Request for Proposals for a performing arts venue and a movie theater atop the Elm Street and High Street parking garages, and lists criteria to be used to evaluate the proposals.

The legislation also resolves that the City determine if the parking garages are structurally capable of supporting the performing arts venue and movie theater, and if necessary, update the city's performing arts study. A companion resolution, R-14-046, provides funding for this structural evaluation and arts study update.

Approved as to form:

Office of Corporation Counsel

By: Dorothy Clarke

Date: June 19, 2014