



# RE-IMAGINING 1300 GENDY STREET

PROPOSAL FOR REDEVELOPMENT OF COMMUNITY ARTS CENTER  
RFP 23-0071 | **SUPPLEMENTAL INFORMATION** NOVEMBER 7, 2023

## Evaluation Committee:

Thank you for allowing our team to present our proposal and vision for the future of the Fort Worth Community Arts Center at 1300 Gendy Street. Based on our conversation during last week's presentation, we would like to provide additional information regarding our discussion topics. While Goldenrod plans to fully fund the cost for our proposed hotel and multifamily residential buildings, the cost of the renovated and newly constructed cultural spaces would be determined as we further develop plans with city's input on design and content. Below are our initial estimates and assessments for specific program areas.

**Artist Building & Black Box Theatre:** We estimate a cost range of \$150 – \$200 per square foot for the core and shell of this component, with interior costs to be determined after further planning is completed.

**W.E. Scott Theatre Preservation & Renovation:** Our team intends to preserve the iconic architectural character of the theatre while updating its systems to meet modern standards of accessibility, operation, and user experience. Through a more detailed discussion with the city and consultants, we will be able to create a precise plan with associated costs. Preliminary items our team anticipates updating include ADA compliance, asbestos abatement, and water mitigation of the creek. We would also seek to better understand exterior upgrades and lighting programs.

**Outdoor Public Plaza:** We will engage with the city and consultants to develop a full cost estimate for the plaza spaces, including the front grand plaza and the access plaza connecting visitors arriving from the garage and Lancaster Avenue.

As input from the city and its stakeholders will be a driving factor in the final design, our team looks forward to the opportunity to engage with you further to provide more comprehensive cost breakdowns. As stated in our original proposal, our team is ready to serve as your collaborative partners to create a redevelopment that will be a catalyst for future projects in the Cultural District and the greater Fort Worth area.

Thank you,



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Gensler