

CSPACE
KING
EDWARD

ARTIST STUDIO CALL FEB 2020

CALL FOR PROPOSALS
INFO PACKAGE

WWW.CSPACEKINGEDWARD.COM

CONTENTS

PAGE 3

INTRODUCTION

PAGE 5

ABOUT CSPACE

PAGE 7

ARE YOU A FIT FOR CSPACE?

PAGE 8

IS KING EDWARD A FIT FOR YOU?

PAGE 10

BUILDING FEATURES

PAGE 11

BASE UNIT FEATURES

PAGE 12

TO APPLY

PAGE 13

LIMITATIONS (THE LEGAL STUFF)



INTRODUCTION

cSPACE is excited to announce availability for an artist studio for February 1, 2020.

cSPACE King Edward offers dedicated, below-market space for creation, production, exhibition and performance for non-profits and professional artists to build community, take risks and amplify their practice, missions and enterprises. We are seeking pioneering creatives who want to shape Calgary's future. Join us at cSPACE King Edward, a place for people at the creative edge of change!

Here's some highlights of what you can expect at cSPACE KING EDWARD:

- Creative work space in a vibrant, arts friendly neighborhood close to downtown, 17th Avenue and Marda Loop
- Below-market rental rates with flexible leases fom 1-10 years in a building that is dedicated to supporting innovation and creativity
- High ceiling, light-filled character spaces
- Artist studio spaces with enhanced ventilation, natural light, utility sinks and operable windows
- 10 hours per month of shared meeting room usage (free)
- High-speed fibre internet
- An adaptable 138-seat studio theatre and multiple event/rehearsal spaces
- Unique indoor and outdoor exhibition and performance infrastructure
- Members-only shared kitchen, 4th floor outdoor deck and art-infused social spaces throughout the building
- A healthy and vital workplace with sustainability as a core value including LED lighting, rainwater capture, and on-site solar power generation
- Transit access, free parking options, bicycle storage and shower facilities
- Montessori childcare options and cafe in-building



About cSPACE

cSPACE was established in 2011 to address an immense need for affordable, inspiring and sustainable space for artists, non-profits and cultural entrepreneurs to connect, collaborate and engage.

Formed through a partnership of Calgary Arts Development and the Calgary Foundation, we have a shared vision for Calgary as a city where creative enterprise thrives in vibrant communities.

We believe that entrepreneurial communities of artists, designers, musicians and makers can shape our city for the future. Through projects like the King Edward, we aspire to connect creative people and amplify their ideas through places that ignite community, collaboration and change - this is our purpose and what drives our team every day.

cSPACE King Edward was conceived from best practices around the world to provide the conditions that diverse communities of creatives need to remain vital, sustainable and innovative. Dividends generated for Calgarians across the city include:

- **Shared Space** – affordable, flexible and inspiring spaces that are responsive to the evolving needs of new practices, missions and enterprises while delivering unique gathering places for all Calgarians
- **Vibrant Community** – diverse and meaningful opportunities to engage with peers and collaborators, amplified through greater connectivity to surrounding neighbourhoods
- **Entrepreneur Support** – specialized and responsive workshops, services and peer-to-peer mentorship focused on nurturing creative entrepreneurship, building confidence in artists, designers and makers to generate innovative cultural products and experiences for Calgary and the world.



Fundamental to achieving our mission, we value:

- **Creativity and the conditions that enable it to flourish** – we rethink space as a platform for diverse creative purpose.
- **Community and the transformative power of engaged citizens** - we connect creativity and community, for the benefit of both
- **Collaboration and the innovation this unlocks** - we seek out diverse and meaningful partnerships to shape our projects and amplify their impacts.
- **Change and the culture that fosters it** – we cultivate a wide view of sustainability to realize greater vibrancy in our city.



ARE YOU A FIT FOR CSPACE?

cSPACE is a managed, creative work space. "Culture" is everything in making our hub successful. We seek people and organizations who are creatively engaged in community building and collaborative activity. We are a hybrid multi-tenant centre, combining the vibrancy, affordability and flexibility of a professional arts hub with the added-value services of a co-working incubator to help build a vibrant creative sector in Calgary.

As a tenant you will enjoy leasing space from 1-10 years (with options to renew for longer). This gives you access to stable, affordable facilities as well as the amenities provided throughout the building. Tenants have first rights to the bookable Studio Theatre and event spaces as well as involvement on the advisory committee for the building.

While we hope to attract a diverse range of members to King Edward from the community, non-profit and commercial sectors, we are focused on building our anchor community with the following types of organizations and artists:

- Organizations that operate under a professional arts mandate (e.g. organizations active in arts service; presenting, performing and exhibiting; and festival)
- Innovative community organizations that partner, promote, and collaborate regularly with the arts
- Organizations that are registered as a non-profit corporation or society in the Province of Alberta;
- Organizations that maintain a majority of activities that primarily support Calgary professional artists*;
- Professional artists* (from emerging through established points in their career) interested in studio space

For questions regarding your organization's fit for the building, please contact cSPACE prior to the deadline.

*Professional Artist, as defined by the Canada Council for the Arts: "A professional artist has specialized training in his or her artistic field (not necessarily obtained in an academic institution); is recognized as such by his or her peers (artists working in the same artistic tradition); is committed to devoting more time to the artistic activity if this becomes financially feasible; and has a history of public presentation."



Is King Edward a fit for you?

Our vision for the King Edward is to support collaboration and convergence across creative, artistic, social and technological communities.

The King Edward is not designed to be one-dimensional because creativity isn't. From hip-hop music to aboriginal art, digital media to traditional crafts, we know that our city's creative vitality is not defined by one lens. We believe that innovation happens when disciplines intersect, boundaries are crossed and barriers between sectors are eliminated. Collaboration is triggered and risk is shared by engaging the different skills of many. Expertise in ecology meets design. An innovative social practice intersects with sculpture or with theatre. New media shares resources with set design. cSPACE will support risk-taking, inter-disciplinary exchange and learning. The richer the mix, the more likely we are to generate good ideas.



Our Values

If this sounds like a place and a community that you want to be a part of, here's what we can provide you at the King Edward

Inspiring, affordable and healthy space to support your projects, mission and enterprise.

We took a light touch to redeveloping the spaces of our historic building, leaving 100 year-old slate chalkboards, wood trim and large historic windows in place to inspire our community every day. Beauty matters to us and we have designed our spaces thoughtfully and with purpose to make sure our building nurtures your creativity and health. Behind the scenes, we invested heavily in upfront improvements to our building systems so that your operating costs are minimized. Our energy efficiency has direct impacts on the long term affordability of the building for the community. With a cost-recovery model and a building that is half as energy intensive as a typical Calgary office building, cSPACE can offer lease rates that are 65-70% of inner city market rates.

Shared resources are key to cSPACE's value.

Access to numerous meeting rooms, event spaces, hallway galleries, outdoor event spaces, high-speed internet, social kitchen and more decrease your space costs so you can apply critical resources to programming and creative practice. By providing affordable, high quality spaces that are typically out of reach for small non-profits and artists, we hope to reduce your stress, improve your productivity and elevate your impact.

Vibrant communities are nurtured at the King Edward through our approach as a facilitator, convener, animator and collaborator.

We manage the building but we're not a typical landlord. Yes, we collect the rent cheques and keep things running smoothly but we aspire to much more. Our purpose with the King Edward is to support collaboration and cross-pollination, nurture risk-taking, and support impactful careers.

Building Features and Amenities

cSPACE's mission is to provide affordable, sustainable and collaborative facilities that are healthy, efficient and inspiring environments for artists, cultural entrepreneurs and small non-profit organizations.

cSPACE King Edward balances the retention of heritage features with modern amenities to provide Calgary's most unique creative workspace.

General features

- Sustainably designed and operated (LEED Gold certified)
- Extensive natural light and energy efficient LED lighting
- Individual locked mailboxes
- Fully accessible building and 6' x 8' passenger elevator
- Secure, 24/7 access for tenants via card key/FOB access system
- Public building with access from 8am-8pm, Monday-Saturday
- Wifi throughout common areas and dedicated building intranet
- Access to shared photocopiers
- In-building cafe kiosk and childcare services
- Green cleaning services for common areas
- Hallway art galleries for programming and events
- Shared kitchen facilities
- Diverse selection of bookable event and meeting spaces
- Electric car charging station
- Washrooms on all floors including Level 1 showering facilities
- Dedicated loading stall and free public parking options
- Outdoor green space with direct access to a public park
- Flexible rehearsal/performance/exhibition space
- Event support spaces for catering, box office and dressing room

Individual unit features and base building finishes

- Typical ceiling heights over 12”
- Newly painted ceiling and primed walls
- New resilient flooring
- Extensive natural light with operable windows and internal blinds
- Unit-controlled, energy efficient fancoil heating system
- Energy-efficient LED lighting
- Voice, data, and power receptacles in each unit
- Unique heritage details including original wood doors, trimwork, and slate chalkboards
- Key locks on all doors

Additional improvements beyond base building are the responsibility of the tenant.



TO APPLY

To apply for a studio space, please fill out the [Submission Form](#) here.

If you have more questions, or have trouble with the form, please contact our Facility Administrator
Maxime Beauregard.
maxime@cspaceprojects.com

NEXT STEPS

Following review of submissions, cSPACE will notify respondents of the results of the Call for Tenant Proposals. Successful respondents will be required to sign Offers to Lease and work with cSPACE to refine the tenant improvements proposed for their space. cSPACE reserves the right to further refine and develop possible operating models, including the rent model and rates, prior to finalizing a lease

CONFIDENTIALITY

cSPACE respects your privacy. The information submitted to this Call for Tenant Proposals is collected and used for the administration activities related to the leasing opportunities at cSPACE King Edward. At all times it will be protected in accordance with the Freedom of Information and Protection of Privacy Act.

LIMITATIONS

(the legal stuff)

Any Respondent making a submission in response to this Call for Proposals does so fully accepting the following provisions: This is a Call for Proposals only; it is not a procurement document. The information contained in this Call for Proposals is intended for information purposes only to assist interested parties in assessing whether or not to respond to such request. No representation or warranty express or implied, is made by cSPACE Projects or any of its agents, as to the accuracy or completeness of such information. Neither cSPACE Projects nor its agents will be responsible for, and hereby expressly disclaim, any and all liability for any errors, omissions or inaccuracies in connection therewith. In its response to this Call for Proposals, the Respondent must disclose to the cSPACE Projects, any potential conflict of interest that might compromise this process. If such a conflict of interest does exist, cSPACE Projects may, at its discretion, refuse to consider the response in question.

The Respondent must also disclose whether it is aware that any cSPACE Projects employee or member of the Board of Directors has a financial interest in the Respondent and the nature of that interest. If such an interest exists or arises at any point leading to the selection of the successful Respondent, cSPACE Projects may, at its discretion, refuse to consider the response, or proceed with the Respondent any further in this process unless and until the matter is resolved to cSPACE Projects' sole satisfaction. All information provided by or obtained at any time from cSPACE Projects or its agents in any form in connection with this Call for Proposals that is not publicly available (i) must be treated in a highly confidential manner; (ii) is not to be used for any other purpose other than responding to this Call for Proposals; (iii) must not be disclosed to any other person without the prior written authorization of cSPACE Projects; and (iv) shall be returned to cSPACE Projects immediately upon the request of cSPACE Projects.

This exercise is not a request for tenders. This is a request for information only and no legal obligations will arise hereunder in any circumstances. cSPACE Projects reserves the right to amend the scope of this Call for Proposals, and to carry out discussions with one or more prospective Respondents at any time, or from time to time, for the purpose of attempting to finalize an acceptable agreement, at all times without recourse against cSPACE Projects and its agents, should no such agreement be concluded. cSPACE Projects may proceed as it determines in its sole discretion, including to discontinue or invalidate this Call for Proposals and including to re-issue or proceed with a further Call for Proposals and cSPACE Projects will not be responsible for any losses or costs incurred by any Respondent as a result thereof. cSPACE Projects has the right not to respond to any report or request made by a Respondent and not to distribute copies of any reports or requests received from a Respondent and responses thereto, to the other Respondents. Where cSPACE Projects, in its discretion, considers that such report or request necessitates a change to this Call for Proposals, cSPACE Projects will prepare and issue an appropriate addendum to this Call. cSPACE Projects reserves the right to terminate this Call for Proposals at any time for any reason.