

SCHEDULE 1 - INFORMATION

for Leased Space at The Orange Hub

This information is for a proposal call for The Orange Hub – Market Rate Lease Space. It is anticipated that tenants and space allocations will be confirmed in **July 2018**.

The Orange Hub Vision:
“an intercultural and interagency community hub for arts, recreation, wellness and learning”.



THE FACILITY

Name: The Orange Hub
Built/ Space: 1981 (259,000 gross square feet)

Address: 10035 -156 Street, Edmonton Alberta
Location: Centered between West Jasper Place, Glenwood, Britannia Youngstown, and Canora neighborhoods

Occupancy: Facility transferred to City on Sept. 29, 2017
Other Details:

- Located at the corner of 156 Street and 100 Avenue
- 4 story educational facility with wide open corridors and common spaces
- Accessible public washrooms
- Approximately 10 specialty space opportunities (up to 20,000 ft²)
- Purpose-built spaces include: theatres, production spaces, rehearsal studios, music/art studios, classrooms, meeting rooms and office spaces.

For further information, check The Orange Hub web site:

https://www.edmonton.ca/projects_plans/communities_neighbourhoods/jasper_place/macewan-west-campus.aspx

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AN EMERGING VISION

In 2012 as a result of McEwan University's plan to consolidate all their arts programs at their main downtown campus by the fall of 2017, the City formally agreed to purchase McEwan West with the long-term goal of using the land to support future LRT expansion interests and repurposing the overall facility into:

The Orange Hub Project Vision

An intercultural and interagency community hub for arts, recreation, wellness and learning.

Facility's Mandate

Provide affordable and accessible spaces for the non-profit sector, while also supporting opportunities that encourages connections and collaboration between organizations and people and builds vibrant local communities.

TENANCY, OPERATING and GOVERNANCE MODELS

The following tenancy and governance models were supported by City Council on Nov 21, 2016.

Tenancy Mixed Use/Hybrid Model

Anchor tenants occupy around 60% to 70% of the leasable space in a co-sharing model with remaining space allocated to other tenants in the building.
The remaining 30% to 40% of the space, including purpose built art spaces, would be allocated to arts groups, non-profit organizations, commercial entities and the City.

Governance/Operating Model

City will initially be responsible for facility operations and tenant leases. During the first 5-years, a new management board will be established comprised of facility tenants and other volunteers that would gradually assume this role. New board will also be involved with funding development to help offset operational and facility expenses.
The City will supports ongoing building maintenance & renewal costs

RELATIONSHIP WITH SURROUNDING COMMUNITY

There are a number of principles which will determine interactions between The Orange Hub facility and local communities.

Rooted in Community: The facility will provide space and opportunity to those in the community through programming, events and public spaces.

Children and Family Friendly: The facility needs to be welcoming to all, including families and youth.

Connected to Current Revitalization Plans: The facility will be a welcome addition to the neighborhood and help further revitalization efforts, including connecting with the local business community.

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APPLICANT INFORMATION

This facility is an exciting and innovative opportunity for community groups to collaborate, share space and offer programs and services in The Orange Hub in west Edmonton.

LEASING CONSIDERATIONS

While more detailed terms will be clarified through subsequent lease development and negotiation processes with potential applicants, the following are some initial considerations for potentially interested tenants:

- **Facility Hours:** anticipated open 7 days/week, 9am-9pm weekdays, 9am - 5pm weekends (closed Alberta statutory holidays).
- **No real estate brokerage fees are paid by The Orange Hub** – should tenants decide to be represented by a real estate brokerage, the tenant will have to pay any fees associated with the real estate brokerage.
- **Leasing Costs:** Eligible organizations will be charged fixed gross rental rates for their leased space that will be adjusted as outlined below.
 - **Gross Rent:** Includes power, heat, water and common area costs - tenant to insure, clean and maintain its premises, and secure its own data and communication services. Building washrooms are provided by the landlord. Tenants shall be responsible to pay property taxes (unless exempted by City Assessment under the non-profit category exemption process) Additional details will be included in the final lease agreement. Note - Gross rent is quoted on the “usable area” of the premises rather than on the “rentable area”.
 - **Annual increases to gross rent:** No increase for two years and future increases will be based on 2% increments calculated and compounded annually. Lease terms over five years will include a market rent rate review every five years.
- **Lease Terms:** 3 year, 5 year, and 10 year terms. Additional lease renewal terms may be considered.
- **Facility Access:** public transit, bike racks and on-site paid parking options (not included in lease rate).

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- **Facility Rentals:** additional spaces may be available for rental (not included in lease rate).
- **Tenant Lease Space Responsibilities also include:**
 - controlling access within assigned lease space
 - supplying all required furnishing, fixtures or equipment
 - paying for required phone/internet, parking and applicable insurance costs
 - obtaining City consent prior to any potential sub-leasing, renovations or changes in use
- **Tenant Space Improvements:** Space is provided as-is. If tenant improvements are required, tenants will be required to seek approval from the Landlord for renovations, pay for the cost of their improvements and work with a City process to obtain approvals and oversee the work.
- **Parking:** Parking provisions may change over time.
- **Insurance:** A copy of your liability insurance will be required for the lease. All tenants are required to obtain insurance for their leased space as required by the Lease.

Submission TIPS

The following are tips to consider when completing the Proposal and Space Forms:

- ✓ Complete **ALL** portions of the Proposal Form and Space Form to the best of your current knowledge.
- ✓ To learn more about the facility please attend one of the tours.