



Loretto Heights Theater Campus

Architectural Design Contract – PERKINS EASTMAN
ARCHITECTS, D.P.C

Purpose: To provide a project summary, including scope, schedule, and budget information, in order to communicate transparent justification for this critical effort.

Loretto Heights Theater Campus | Project Vision

Create a Cultural Hub for Southwest Denver:

- Renovate Theater
- Construct Parking Garage
- Acquire former Library (future council action)
- Renovate former Library (future phase)

Denver Arts & Venues (DAV) will add these buildings to its portfolio of venues



Loretto Heights Theater Campus | Architectural Scope

RISE Bond Scope: Provide professional design services for the renovation of the Loretto Heights Theater and build a new parking garage

Additional Scope: Provide professional design services for the adjacent former Library building

Project Location: 3001 S Federal Blvd,
Denver, CO 80236 (Dartmouth Avenue)



Loretto Heights Theater Campus | Design Intent

Scope highlights include:

- Public Engagement
- Accessibility improvements and restroom renovations
- Replacement and reconfiguration of theater seating
- Theater equipment, HVAC and data systems upgrades to meet current code and functionality standards
- Renovation of public lobby spaces for modern functionality and access
- New parking structure, exterior access improvements, and landscaping
- Environmental abatement, as necessary
- Project to meet LEED Gold, per XO 123



Loretto Heights Theater Campus | Project Justification

Advances Cultural Equity and Access

- SW Denver neighborhoods have poor access to arts-related programming including performances, classes and rehearsal spaces.
- Shift from Downtown-focus

Thriving Communities include Arts & Culture

- Time 2 Thrive – DAV's Strategic Plan

Preserves Denver's History and the Legacy of Loretto Heights



Loretto Heights Theater Campus | Budget & Schedule

Total Project Budget: \$50 million (RISE Bond/Phase 1)

- \$30M in bond
- \$20M from Capital Campaign (\$10-15M) and DAV CIP (\$5-\$10M)
- Phase 2 (Library renovation) estimated at additional \$20M

Selected Architectural Team: PERKINS EASTMAN ARCHITECTS, D.P.C
(studio – Pfeiffer Partners) *Selected by competitive bid process.

Professional Services Contract: \$9,279,804; 3-yr duration

Schedule:

Design: Q2 2023 - Q4 2024

Construction (CMGC): Q4 2024 - Q4 2026

(CMGC contract approval is a future council action)



Loretto Heights Theater Campus | Request Approval

Request approval of RR23-0207:

Approves a contract with PERKINS EASTMAN ARCHITECTS, D.P.C for \$9,279,804 and through 3-14-2026 for architectural and engineering design services for the renovation and rehabilitation of the Loretto Heights Theater Campus, located at 3001 South Federal Boulevard in Council District 2 (DOTI-202266192-00)

