

# REQUEST FOR EXPRESSION OF INTEREST INFORMATION ON PROPOSED FACILITIES FOR ARTS & CIVIC USE TYSONS, VIRGINIA

Issued November 28, 2016

Response deadline extended to January 11, 2017



## Introduction:

Capital One is expanding its Tysons headquarters with a 125,000 square-foot meeting and performance facility including a large auditorium, black box multipurpose room, and two classrooms. The Arts Council of Fairfax County is currently seeking expressions of interest from arts organizations, arts divisions of institutions, and consortia that wish to conduct arts programming in the new facility. The purpose of the RFEI is to:

- assist Capital One and the County in learning about potential users of this facility;
- gather input from a range of respondents that may be interested in establishing a presence in the new facility;
- determine how the new facility may meet community needs for arts amenities; and
- assess the *potential rental fee levels* to be paid by nonprofit arts organizations.

## Project Overview:

Banking industry leader Capital One is proposing to expand its Tysons, Virginia headquarters by late fall of 2019 with a performing arts center, residential housing, and a Wegmans grocery store. Capital One will make the performing arts facility available for civic use, for limited and specified periods of time, throughout the year. The use of the facility proposed by Capital One is intended to meet the proffer requirements of Fairfax County. Capital One will contract a management company to oversee day-to-day scheduling, operations, and maintenance of the facility.

## Facilities Specifications:

The new Capital One facility will include a 1570 seat professionally designed and equipped performance theater, a 250 seat black box multipurpose room, and two classrooms for educational and rehearsal activities. (See attached Supplementary Information)

- **1570 seat auditorium with proscenium stage, 48' x 107'.** Main level with 839 seats, Balcony 1 with 320 seats, and Balcony 2 with 411 seats. The auditorium/stage will be fully equipped with a fly system, dressing rooms, and lighting/sound/rigging systems.
- **250 seat black box multipurpose room, 60' x 66',** with flexible seating configurations, lighting, audio/visual equipment, and a large blackout window overlooking the street below.
- **Two classrooms, 23' x 35',** each of which will be dividable into 23' x 17' classrooms.
- **Loading dock,** at stage level with two dedicated berths.
- **Lobby/Reception areas,** with seating for 850 at Foyer level, 650 at Balcony Gallery level, and 250 in the Black Box Multipurpose room.
- **Professional venue management company,** including box office and technical staffing.
- **Parking:** Adequate parking for arts program attendees will be available in Capital One parking garages within walking distance of the performance venue. In addition, the performance venue will be within walking distance of the McLean Metro station.
- **General Building Security**

## Facilities Scheduling:

- The **1570 seat auditorium** will be available for non-profit Fairfax County arts organization use. Available days will include all load-in, rehearsal, performance, and load-out time required.
- The **250 seat black box multipurpose room** will be available for non-profit Fairfax County arts organization use. Available days will include all load-in, rehearsal, performance, and load-out time required.
- The **Classrooms** will be available for non-profit Fairfax County arts organization use. The classrooms are suitable for education and training activities, meetings, and practice or rehearsal.

The County and Capital One are working to determine the number of days available in the auditorium, black box multipurpose room, and classrooms for non-profit Fairfax County organization use. Response to this Request for Expression of Interest will assist the County and Capital One in understanding arts organization demand for the use of the facility.

## Facility User Fees

The facility will be available to Fairfax County nonprofit performing arts groups on a limited basis. Rental fees have not yet been established but are expected to be comparable to local venue rates. The use of a sliding fee scale or subsidized rates may create more availability. Interested organizations are asked to indicate a range of rental rates they can support.

## User Criteria:

This RFEI is not intended as a formal offer for future negotiated transactions. Selection of the users will be at the *sole discretion* of the management company on behalf of Capital One.

- Users must be **501(c)(3) organizations** located and operating within Fairfax County.
- Users must acquire the level of **general liability insurance** set by the venue management company for each rental contract.

## Submissions:

As noted, the principle purpose of this RFEI is for the Arts Council of Fairfax County to gather information and establish respondents' interest, qualifications and requirements. Responses will be used in advising Capital One and county officials of potential community usage and fee schedules.

RFEI responses must be submitted by email to [LMariam@artsfairfax.org](mailto:LMariam@artsfairfax.org) no later than January 11, 2017.

## Questions:

Questions should be emailed to Lisa Mariam, Director of Grants and Services, at the Arts Council of Fairfax County at [LMariam@artsfairfax.org](mailto:LMariam@artsfairfax.org).

## Attachments:

- Capital One Center: Supplementary Information for Fairfax County
- TYSONS 2015-2016 Progress Report on the Implementation of the Comprehensive Plan: [http://www.fairfaxcounty.gov/tysons/implementation/download/2016\\_annualreport\\_final.pdf](http://www.fairfaxcounty.gov/tysons/implementation/download/2016_annualreport_final.pdf)
- Washington Business Journal article on the Capital One Development: <http://www.bizjournals.com/washington/news/2016/09/26/capital-one-sharpens-vision-for-hq-campus-with.html>

**REQUEST FOR EXPRESSION OF INTEREST  
FOR PROPOSED FACILITIES FOR ARTS & CIVIC USE  
TYSONS, VIRGINIA**  
*Information Form*

Name of Applicant Organization:

Address:

Telephone:

Email:

Contact Person (plus telephone and email if different than organization):

Telephone:

Email:

Primary Discipline (dance, music, theater, etc.):

Year Founded:

Primary Role (performance, education):

Facility Space(s) of interest: (Yes or No)

Large Auditorium:

Black Box Multipurpose Room:

Classrooms:

Describe organization's proposed public programming for Capital One facility use:

(250 word limit *per space* if more than one space use is desired)

Time requirement per program (include load in/out, rehearsals and proposed number of occurrences/performances. Indicate preferred time of year for each):

What is actual program attendance and current venue for the same program(s) or similar program(s) in the most recently completed cycle:

Indicate what you are currently paying for facility rental space:

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Indicate the range of rental fees your organization would be willing to pay for Capital One facility use: *(For each space if more than one is desired)*

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If your organization is not interested in using Capital One facility space, please describe why:

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Level of general liability insurance carried by the organization:

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**Organization Background**

Mission Statement: \_\_\_\_\_

Programming Areas: \_\_\_\_\_

Awards: \_\_\_\_\_

**Annual budget:**

(Attach 990 or audit. For consortium, please include 990 or audit for each partner)

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**Funding Percentages:**

Corporate	
Foundation	
Individual	
Government	
Earned	
Total	100%

**Number of full-time and part-time staff members:**

(Indicate management and artistic separately)

	Management	Artistic	Other	Total
Full-time Regular				
Part-time				
Total				