

New arts tenancies at Judith Wright Arts Centre

Expression of Interest

Introduction

Judith Wright Arts Centre (JWAC) is a vibrant arts and cultural facility located in the heart of Fortitude Valley's entertainment precinct. Celebrating 19 years in 2020, the centre is owned and operated by the Queensland Government and managed by Arts Queensland. It features a 300-seat performance space, an 80-seat multipurpose space, art galleries, a screening room, purpose-built administration and storage amenities, meeting rooms, function spaces and rehearsal spaces.

JWAC aims to be a place that:

- champions the development of Queensland artists
- celebrates and creates contemporary work and bold ideas
- connects artists with audiences, collaborators and partners
- explores and showcases our unique cultural identity
- creates a destination in the heart of Fortitude Valley.

The centre houses a number of arts and cultural organisations such as the Aboriginal Centre for Performing Arts, ArTour, AusDance Queensland, Australasian Dance Collective, BlakDance, Circa Contemporary Circus, Creative Partnerships Australia, Flying Arts Alliance, Institute of Modern Art and Musica Viva, as well as commercial tenants Carbon Creative, and Slingshot Bar Gallery. The arts and cultural tenants work both separately and in partnership with Arts Queensland to invigorate and enliven the Centre as a site of creation, innovation, collaboration and arts presentation.

In 2019 the Queensland Government undertook refurbishment of the centre's frontage and foyers to better meet the centre's aims. The work, completed in June 2020, created a new gallery space, café, foyers and tenancy spaces at the front of the building.

The opportunity

Arts Queensland is seeking Expressions of Interest (EOIs) from small to medium arts organisations to occupy new tenancy spaces at JWAC. The two available tenancies have shopfronts and shared kitchen facilities with access to centre facilities including the theatre space, meeting rooms, rehearsal and event spaces. The new tenancy spaces are located within:

Judith Wright Arts Centre, 420 Brunswick Street, Fortitude Valley

Real Property Description: Lot 60 on Crown Plan SP139799, Parish of North Brisbane, County of Stanley, Title Reference 50362225.

The property is approximately 1.2 radial kilometres North-East of the Brisbane GPO. Fortitude Valley has a mix of approximately 140 creative organisations and is a growth area regarded as a CBD fringe office and retail location. The surrounding development comprises a mixture of ground level retail and dining outlets along Brunswick Street, with residential apartments, and a medical centre nearby.

The Valley is well serviced with public transport facilities including Brisbane City Council bus services, which operate along Brunswick Street and the nearby Fortitude Valley Railway Station. There are a number of secure car parking facilities within the vicinity of the sites.

The property is located approximately 200 metres to the South-East of the Brunswick Street Mall in Fortitude Valley, Brisbane.

Expression of Interest

The EOI forms part of a two-stage process aimed at seeking and securing relevant and interested parties to reside and contribute to JWAC's arts and cultural community.

- Stage 1: EOI submissions and evaluations.
- Stage 2: Direct negotiations with shortlisted parties to secure leases.

Key Dates

Description	Date
STAGE 1	
EOI Open	From 11 August 2020 to 8 September 2020
Industry Briefing , defining the opportunity	18 August 2020
JWAC Guided Site Tours	19-21 August 2020
Final Date for Clarifications	28 August 2020
EOI Submission Deadline	4:00pm 8 September 2020
Evaluation of Offers	From 9 September 2020
STAGE 2	
Direct Negotiations , by invitation only to shortlisted parties	From 14 September 2020
Execute Lease and Send Notifications	From 17 September

- Expressions of Interest are to be submitted by email via JWACstreetfrontspaceEOI@arts.qld.gov.au, by 4pm (strictly) on Tuesday 8 September 2020, to satisfy requirements.
- Enquiries and inspections: eddy.garcia@arts.qld.gov.au

EOI Eligibility Criteria

Eligible EOI applicants must:

- Be based in Queensland;
- Have an active ABN;
- Be operating in an arts/cultural/creative industry context, and/or have core business objectives in these specialty areas;
- Have the operational and financial capacity to commit to an initial 12-month agreement with Arts Queensland;
- Have satisfied the reporting requirements of any previous Arts Queensland funding;
- Not be a current employee of a state government agency;
- Not be a current or former Arts Queensland employee who ceased employment less than six months before applying.

Assessment Criteria

Arts Queensland and sector representatives will assess EOIs against the following criteria:

Knowledge and Experience

- Demonstrated experience in running a successful operation that employs Queensland artists, leverages opportunities, creates new works and builds professional capabilities;
- Demonstrated ability to foster local cultural and community benefits and bring value to the Queensland arts industry from utilising JWAC spaces and facilities.

Business and stakeholder management

- Demonstrated strong financial and operational management;
- Outline of company governance structure and business plan including concepts for the proposed new tenancy;
- Demonstrated experience in developing and managing networks and partnerships that deliver results;

Viability and innovation

- Evidence of financial viability including previous year audited financial statements and balance sheet demonstrating financial capacity and stability to support operations;
- Outline of any value added benefits, including non-financial to the local arts ecology;
- Demonstrated ability to identify, develop and implement innovative practices that enhance service delivery and drive sustainable outcomes.

How to Submit an EOI

Stage 1: Expression of interest, applicants are required to submit, by the closing date, an EOI by providing a statement addressing each of the assessment criteria above.

Please complete and submit your EOI **with any relevant attachments, via email to JWACstreetfrontspaceEOI@arts.qld.gov.au**, by 4pm (strictly) on Tuesday 8 September 2020, to satisfy requirements.

Please note that Expressions of Interest are not expected to exceed 2 pages. Your submission should also include

- the tenancy you are interested in;
- the preferred lease start date;
- any special conditions of the lease.

Stage 2: Direct negotiations, by invitation only the shortlisted parties will be invited to enter into negotiations with Arts Queensland. The intent of the negotiations phase is to assist in validating and examining written claims made in the EOI, and to satisfy the Evaluation Panel and or potential advisors that the requirements of the EOI are met.

Note: Joint EOIs from two or more organisations proposing to share a tenancy are permitted.

Unsuccessful Expressions - if an EOI is not successful, Arts Queensland will notify the party in writing within 30 days of the EOI closing date.

Acceptance - Successful applicants will be advised by phone and in writing from 17 September 2020. Lease documents will be provided to review and execution prior to occupation of the site.

Arts Queensland's Sole Discretion

Arts Queensland may in its sole and absolute discretion:

1. Negotiate with any interested party on any of the terms in which case:
 - a. Arts Queensland need not inform any other interested parties of those negotiations or any changes to terms; and
 - b. Those negotiations do not constitute a counter offer and an EOI remains valid and can be accepted by Arts Queensland despite those negotiations.
2. Accept any EOI whether or not it is the highest offer.
3. Make enquiries in relation to any Interested Party, including its identity, financial capacity or details of its directors or shareholders (if applicable).
4. Withdraw the property from offer at any time.
5. Extend the closing date for acceptance of EOI's.

Confidentiality - An interested party must not disclose or permit to be disclosed any information provided or obtained by the interested party in relation to the proposed lease of the Property that is not generally available or is not required to be disclosed by law.

Available Tenancies

Level	Tenancy ID		Net Lettable Area (m ²)	Description
JWAC, 420 Brunswick Street, Fortitude Valley				
2	Office 1		30	Open plan office area
2	Office 2		30	Open plan office area

See **Attachment A** for office plans of the tenancies.

Arts Tenants at JWC can access performance, exhibition, rehearsal and meeting spaces in-kind, along with shared kitchen facilities, male and female amenities (including showers) and foyer lounges.

Rental Rates and Arts Tenant Subsidy

The spaces are offered with the tenancy to be rent in-kind to 31 December 2021, after which time the rental rates noted below will apply. Tenants who can demonstrate, to Arts Queensland's satisfaction, that they have a direct nexus with, or are complementary to, the arts and cultural community of the Centre (i.e. Arts Tenants) will receive a discount from the base rate as noted below.

Rates applicable for available tenancies

Tenancy ID	Net Lettable Area (m ²)	Base gross rent – per annum (GST exclusive)	Arts Tenants gross rent - per annum (GST exclusive)
JWAC, 420 Brunswick Street, Fortitude Valley			
Office 1	30	\$16,110	\$11,277
Office 2	30	\$16,110	\$11,277

The available tenancies are offered at an “as is” condition with responsibility for connecting services, modifications and fit out placed with the tenant.

Attachment 1: Map of tenancies

