

# OPERATIONAL MISSION - REVISED

***The Foundry:** An adaptive reuse project to build a self-sustaining center for creativity and collaboration for the Cambridge community with a mix of arts, cultural, educational, fabrication and commercial activities.*

*Located at the intersection of the Kendall Square Innovation District and the East Cambridge neighborhood, the Foundry building will be designed and operated to provide space and programs for the visual and performing arts, entrepreneurship, technology and workforce education within its historic, industrial setting.*

*The Foundry will seek to provide access for all Cambridge residents, especially lower income communities, to the dynamic, creative and entrepreneurial work and learning environment of Kendall Square.*



# BASIC PROGRAM CONCEPTS

## Create Spaces for Multiple Uses, with Resident Artists & Anchor Organizations

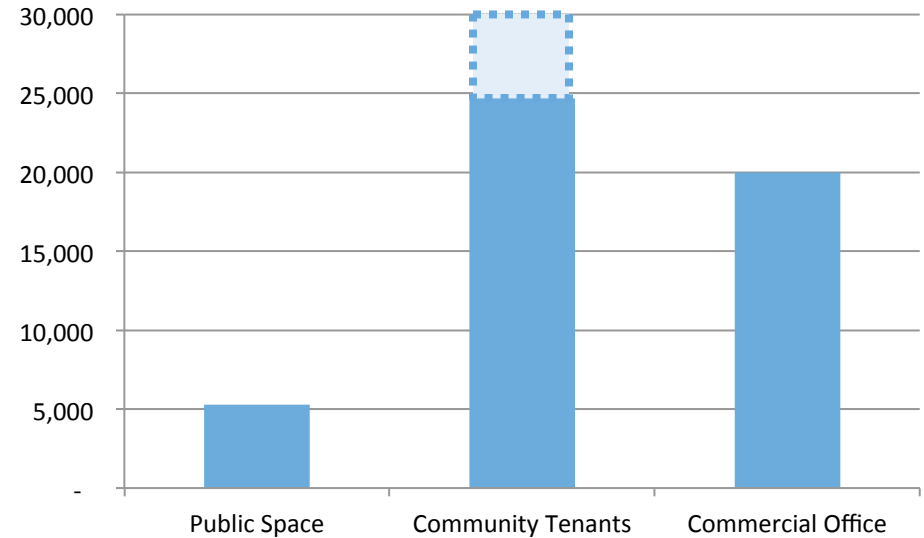
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1. **Lobby** – informal gathering, art shows, special events
  2. **Black Box** – theatre, music performances, speaking events, community events
  3. **Community Room** – meetings, events, senior programs, small performances
  4. **Café/Kitchen** – food for events, classes, incubator projects
  5. **Work Shop** – makerspace, tool and equipment shop
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6. **Classrooms** – job training/skill development, visual arts, youth programs, meetings
  7. **Multi-Purpose Rooms** – events, fitness classes, youth activities, dance classes, yoga
  8. **Studios** – shared art studios, music recording studios
  9. **Gallery** – art shows, special events, music performances
  10. **Innovation Office** – non-profit / market rate, private and/or co-working
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# CONCEPTUAL PROGRAM

Uses	Program Area (net sf)
Black Box with support	3,000
Community Room	3,000
Café/Kitchen	1,000
Work Shop	3,000
Lobby + Gallery	1,000
Multipurpose/Classrooms	4,000
Studios	3,000
Office-Non Profit	5,000
<b>Sum Community/Public Uses</b>	<b>23,000</b>
Office-Market Uses	15,500
<b>Total NET</b>	<b>38,500</b>
Net/Gross Ratio	77%
<b>Total GROSS</b>	<b>50,000</b>
Original floor area (gsf)	57,000
Lost floor area (gsf)	7,000

## Draft Proportions of Gross Floor Area



60% / 40% community to commercial uses

Remove parking and some existing floor

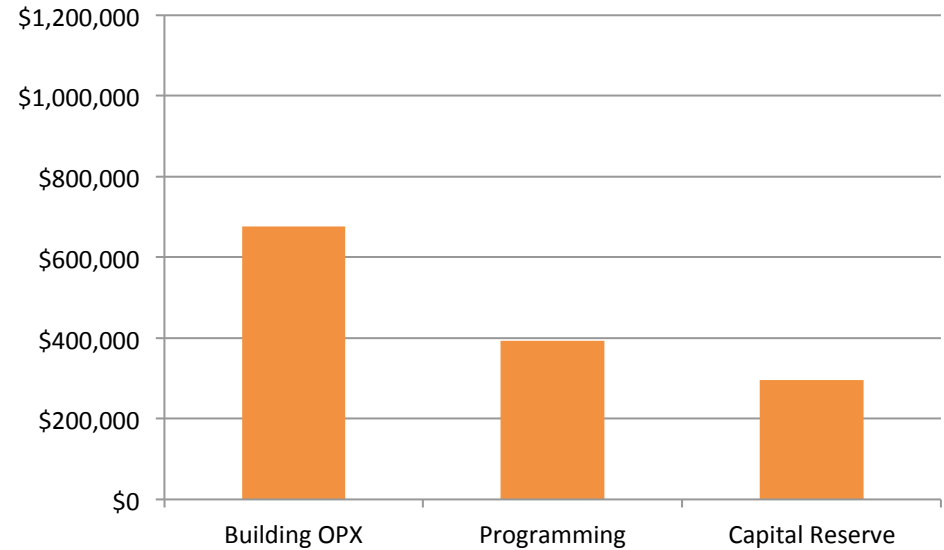
Significant areas of high bay space

Potential for limited additions to west wing

# CONCEPTUAL PROGRAM & OPERATIONAL BUDGET

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## Estimate of Annual Operating Costs



50% = Building OPX (basic operations)

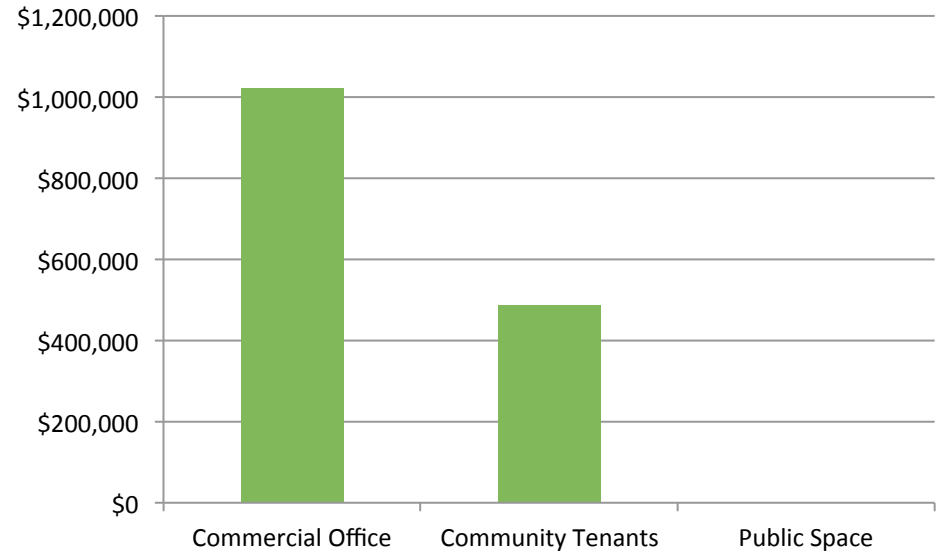
30% = Programming staff (4-5 staff)

20% = Capital replacement reserve

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## Estimate of Annual Revenue



68% revenue from market rents  
32% from community uses

Occasional event fees TBD

Rental tiers approx. \$6 to \$50 / SF

# NEXT STEPS

IMMEDIATE

## Public Outreach / Proof of Concept

- City Council hearings
- CRA Board updates
- Foundry Advisory Committee sessions
- coUrbanize website
- Community forum
- Community group meetings
- Building tours
- **RFI – Operator Input**



UPCOMING

## Technical / Implementation Steps

- Demonstration Plan amendment
- Project management structure
- Designer selection
- Public construction bidding process
- Operator selection

