

Community Center Request for Qualifications Response

To Whom It May Concern:

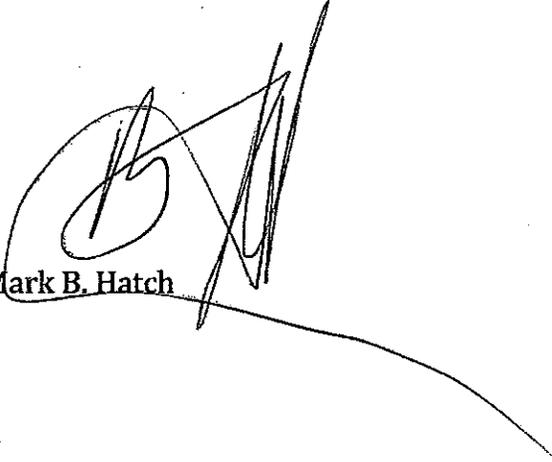
On behalf of the team of the following people, I am pleased to present this response to the Request for Qualifications for the former Community Center as outlined in the corresponding document.

The intent of this response is to fall under the addendum, and to form a Public/Private Non-Profit partnership for the purpose of using the former Community Center as a vehicle for Economic Development that directly addresses the need for space from both the business and creative community, as well as the artists and artisans of Provincetown.

I respectfully submit this response for the Provincetown Creative Collaborative:

**Karen Cappotto
Jay Critchley
John Dowd
Peter Hocking
Rik Ahlberg
Matt Clark
Paul Kelly
Kevin McLaughlin
Bill Evaul
Katherine Rafter**

Mark B. Hatch



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Project Description

The Provincetown Creative Collaborative proposes that the former Community Center be repurposed as a center for economic development in a public/private partnership with the Town of Provincetown. The Collaborative is a non-profit cooperative that would be interested in leasing the building long-term, and taking over the maintenance and operations of both the space and the building from the Town of Provincetown. This would allow the Collaborative to concentrate on the rehabilitation of the building and also the operational aspects of the proposal without the undue burden of raising capital for the purchase. This also frees the Collaborative from any mortgage or use contingencies.

The Collaborative proposes NO changes to zoning, appearance, of primary use of the building. The existing building would be reconfigured to provide the following:

- Community Work Spaces
- Private Work Spaces
- Shared resources to include:
 - Printing
 - IT
 - Easels
 - Kiln
 - Classroom/Exhibition space
 - Shared Kitchen
 - Keycard Security System

In its investigative process, the Collaborative has found that there are currently approximately 25 people waiting for free space at the Provincetown Library, that artists have asked for space to hold classes, and many people have also expressed interest in having studio space, especially for younger artists who come to Provincetown to study and work in the seasonal months. The non-profit expects these needs to provide steady income for operational costs, and also expects to raise money to help keep the cost of the workspaces reasonable to attract as many talented young people as possible. The Collaborative further feels that donations to this are quite separate from the other artistic enterprises in the Town, and would also potentially benefit them by providing extra work spaces, teaching facilities, or exhibition space as their needs arise.

This proposal also assumes a full-time hire to be the administrator and coordinator of the building, adding others as budget and needs arise.

From a broad financial perspective, the goal of the Collaborative is to make this completely self-funding through the use of fees for space and use, supplemented by

fund raising efforts in order to subsidize many of the artist spaces. The non-profit will assume all responsibility for negotiating a lease that outlines the aspects of the partnership that will be mutually beneficial to the Town, as well as the creative community.

The Collaborative's expressed purpose in this endeavor is to provide a leg up to the creative community in Provincetown, thereby providing a space that will directly contribute to the Economic Development of year-round activity in Provincetown. Be it the hard arts, digital and remote working community, or business development space, this Collaborative will directly address this unmet and pent-up need within the Town. This building has the space, and the configuration, to address all these needs, and provide a true economic engine to drive these communities forward addressing our Town's stated goals of providing year-round economic development.

Collaborative Board

The people listed below have all expressed interest in both participating in the Non-Profit formation and governance.:

Karen Cappotto
Jay Critchley
John Dowd
Peter Hocking
Rik Ahlberg
Matt Clark
Paul Kelly
Kevin McLaughlin
Bill Evaul
Katherine Rafter

Each of these people bring a history of diverse experience to address the demands of bringing this project to fruition. Taking into account the non-profit experience of Jay Critchley, Katherine Rafter, and Peter Hocking, to luminaries in the local artist community such as John Dowd, Bill Evaul, Peter Hocking, and Karen Cappotto, to the business acumen of Mark Hatch, Kevin McLaughlin and Rik Ahlberg, this deep experience is coupled with the practical community needs assessments of Matt Clark, so that this group has all the talent required to make this project a success. Paul Kelly has also graciously volunteered his time and expertise to provide all the architectural planning to bring the space in line with the needs assessment we've presented, as well as provide project management and guidance.

Financial Ability

Many of the above mentioned people have pledged time and money to get the preliminary phases of this project off the ground, and upon acceptance of this proposal, Jay Critchley and Katherine Rafter will provide fundraising expertise as we move forward with planning.

Project Ability

The past business ability of the group including Paul Kelly's development project experience, coupled with Mark Hatch's start-up experience and deep management and project development experience, will provide the guidance as we move forward on the business end of the endeavor. This is a powerful combination of individuals, bringing to bear their accumulated knowledge of the local needs, true business acumen, and high sensitivity to the local artist and business community's needs.

Conclusion

The Provincetown Creative Collaborative is please to provide this outline, and this vision for what the Community Center can become as an Economic Development driver. If you have any further questions, please do not hesitate to bring them to the attention of the group. The following people have generously provided their contact information should the need to answer a question arise.

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Jay Critchley reroot@comcast.net
Rik Ahlberg rikahlberg@mac.com
Karen Cappotto karencappotto@gmail.com
Paul Kelley pk@manitouarchitects.com
John Dowd johndowd@earthlink.net