



The Dahl

Presentation of Dahl Conceptual Design

Linda Anderson, Executive Director

Steve McCarthy, Owner representative

Heather Krafka & Fred Thurston, enVision Design, Inc.

Rapid City Arts Council

5/09/06 Public Works

Goals of the project

- Upgrade public facility
- Meet community needs within budget available for construction
- Keep operational costs as low as possible through efficient, functional design
- Create safe, accessible public arts spaces for community
- Leverage Vision 2012 contribution to obtain grants and donations for construction dollars

How were space needs estimated and architects' opinion of probable cost calculated?

- Review of current facility use and unmet needs
- Surveys of community users and potential users
- Review of site surveys and available space for construction
- Detailed program sessions to determine how to best use space available to meet the identified needs

Design highlights

- Improved galleries with climate controls to preserve and protect art
- Multi-purpose spaces outside of galleries for after-school programs, receptions, events and small performances
- Fully equipped, safe arts classrooms accessible to people of all ages and abilities
- Storage for Dahl's permanent collection of art and archives
- Programmed for maximum flexibility and efficiency
- Infrastructure upgrades and repairs to 31 year old public building

Summary of Rapid City Arts Council request

*1. Approval of project scope * see attached spreadsheet*

2. Direction to City staff to negotiate architectural contract with enVision Design, Inc. and bring to City Council and Rapid City Arts Council board for review



May 9, 2006

Dahl Arts Center Expansion Conceptual Design





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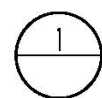
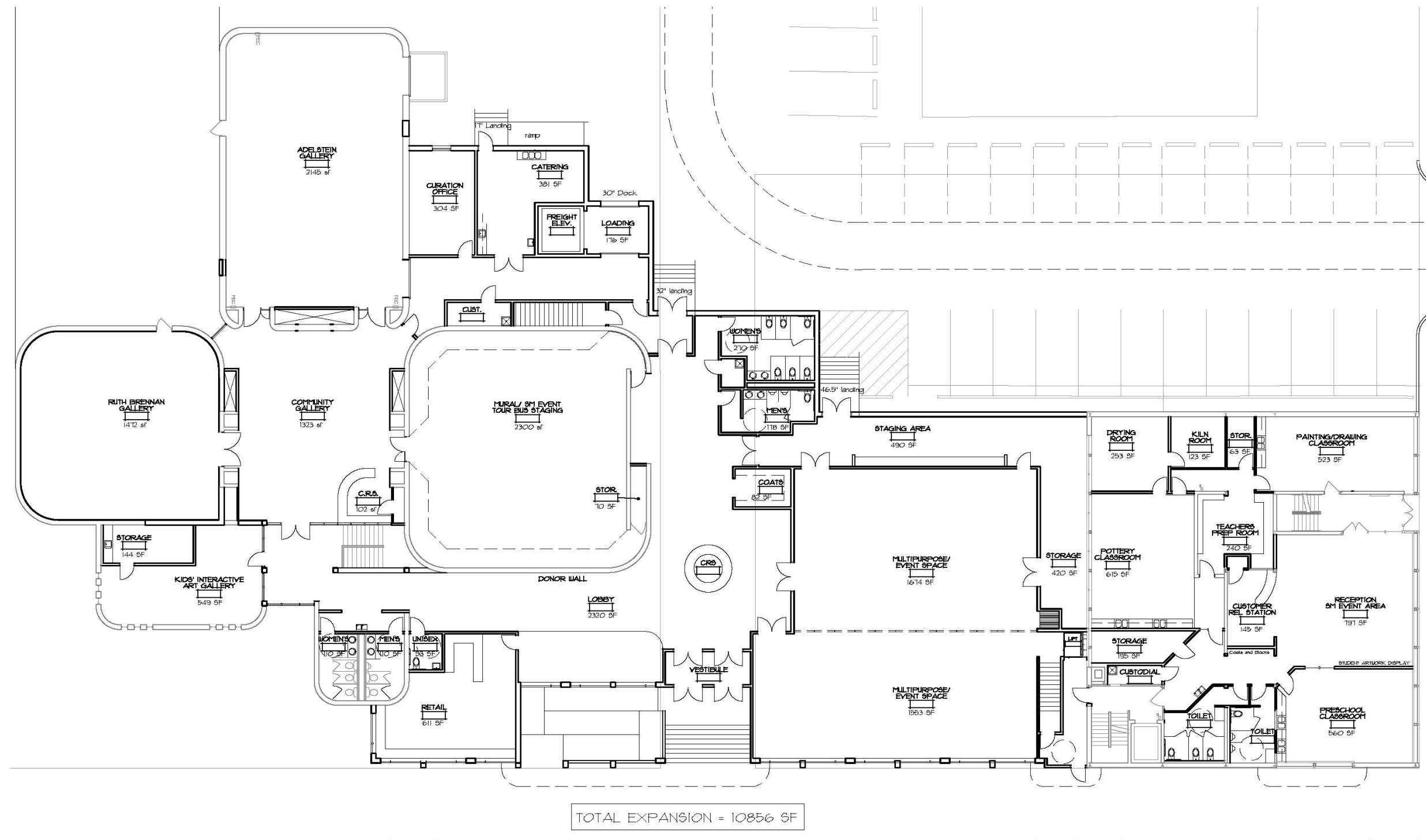


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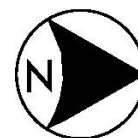


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1 FIRST FLOOR PLAN

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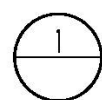
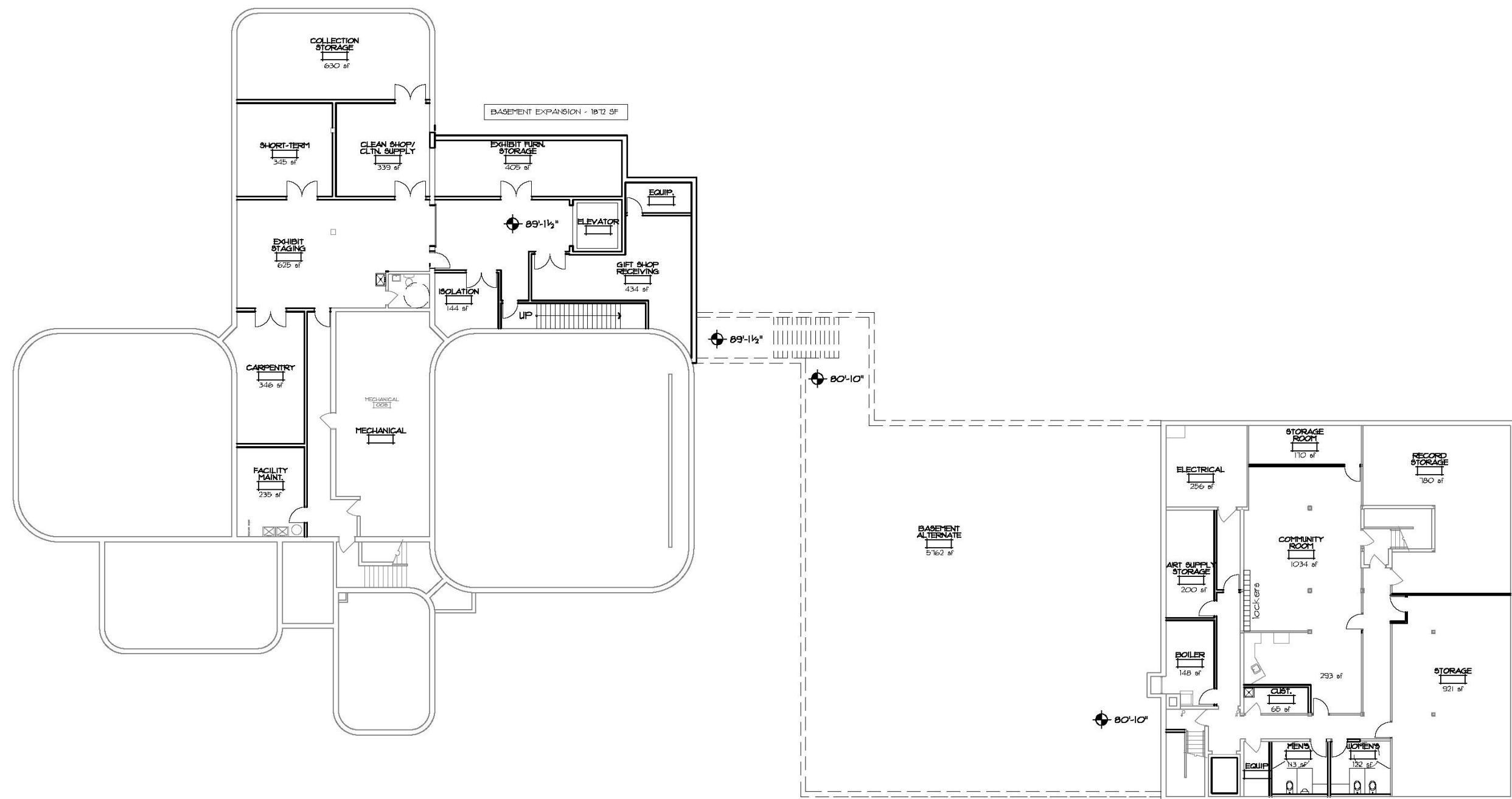


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1 BASEMENT FLOOR PLAN

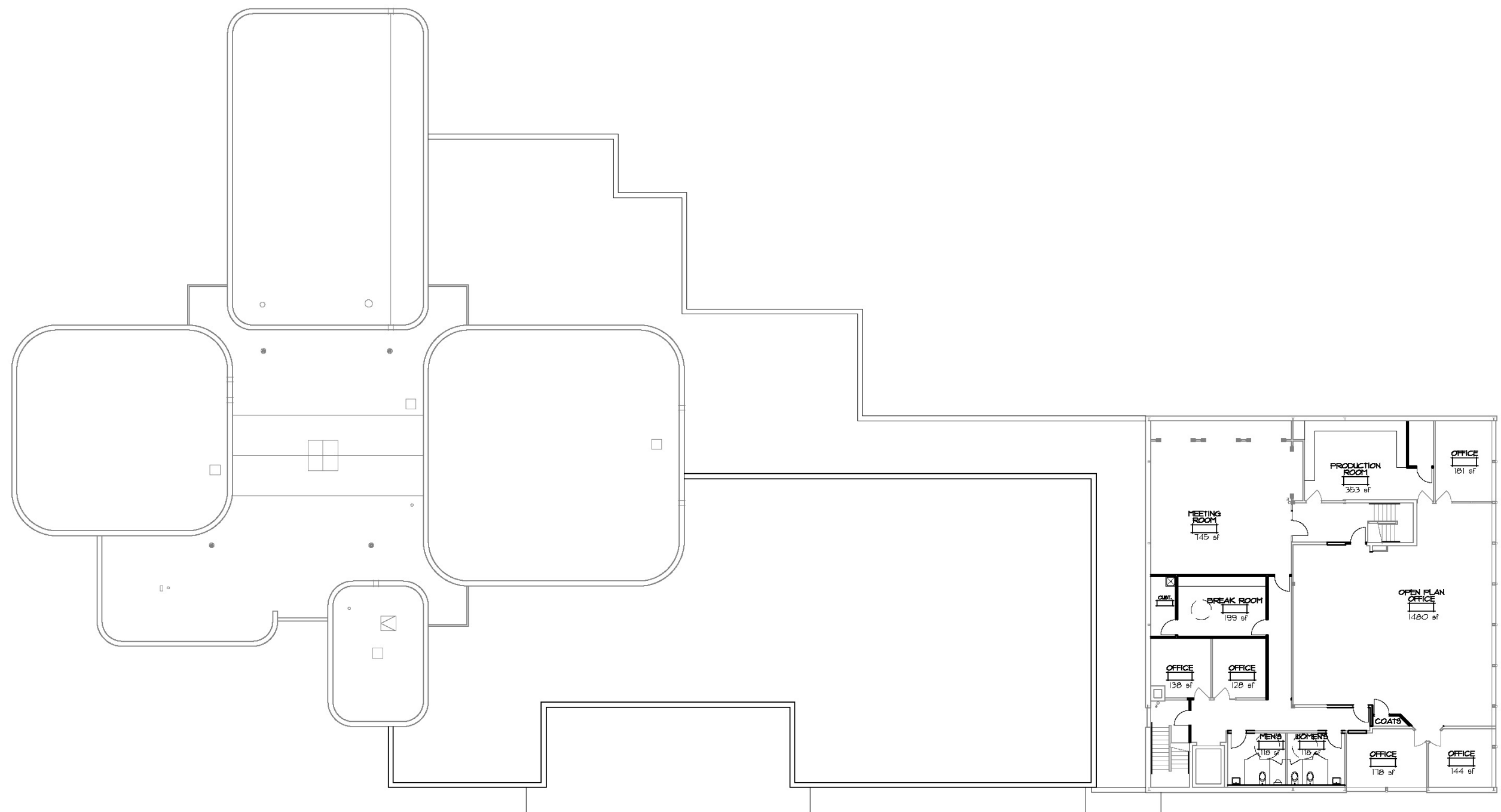
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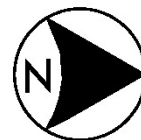
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1 SECOND FLOOR PLAN
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Dahl Arts Center Remodel and Addition
Preliminary Conceptual Option of Cost
5/8/2006

Dahl		<i>sf</i>	@	<i>cost</i>		<i>program</i>
Main Level		9660	\$40	\$386,400		exhibit galleries, kids' interactive gallery, events, mural, tours
Bathrooms		100	\$150	\$15,000		
Basement		3078	\$60	\$184,680		exhibit staging, collections, maintenance
Loading		1872	\$105	\$196,560		catering, exhibit staff, art loading
Basement		1872	\$60	\$112,320		exhibit, gift shop, equip storage
Freight Elevator		1	\$100,000	\$100,000		
Mechanical		16582	\$33.16	\$549,859		
Electrical		16582	\$15.74	\$261,001		\$109/ sf
				\$1,805,820		
Dahl Annex/MDU		<i>sf</i>	@	<i>cost</i>		<i>program</i>
Main Level		4604	\$35	\$161,140		pottery, painting, drawing, preschool education, events
Toilets-main		336	\$65	\$21,840		
Second Level		4688	\$35	\$164,080		administrative and rental office space (SDPB), meeting-event room rentals
Toilets-2nd		252	\$65	\$16,380		
Basement		3924	\$0	\$0		community rooms, record storage, building storage
Mech. room		600	\$20	\$12,000		
Toilets-base		336	\$65	\$21,840		
Elevator		1	\$60,000	\$60,000		
Ext. Upgrades		0	\$30	\$65,580	2186	sf
Mechanical		14,740	\$33.16	\$488,778		
Electrical		14,740	\$15.74	\$232,008		
Asbestos Abatement		1	\$50,000	\$50,000		\$87/sf
				\$1,293,646		
Connecting Bldg		<i>sf</i>	@	<i>cost</i>		<i>program</i>
Lobby		2320	\$105	\$243,600		events, ticketing, receptions, customer service
Multi-purpose 1 ^A		1674	\$105	\$175,770		events, meetings, sm. performance, receptions, film, after-school program, camps
Multi-purpose 2 ^B		1553	\$105	\$163,065		events, meetings, sm. performance, receptions, film, after-school program, camps
Staging/storage		910	\$105	\$95,550		events, meetings, sm. performance, receptions, film, after-school program, camps
Bathrooms		473	\$105	\$49,665		
Retail		611	\$105	\$64,155		gift shop
Coats		82	\$105	\$8,610		events
Stairs		400	\$105	\$42,000		
Entrance/vestibule/hallway		961	\$105	\$100,905		
Mechanical		8984	\$33.16	\$297,909		^A seats up to 120 in performance setting, 112 at sit down banquet event
Electrical		8984	\$15.74	\$141,408		^B seats up to 105 in performance setting, 104 at sit down banquet event
						Multi-purpose rooms combined set up to 260, 215 at sit down banquet
				\$1,382,638		Current seating at Dahl Theater is 156, can seat 65 in banquet in Cyc

Project costs					
Building cost total					\$4,482,103
Site costs					\$191,000
Total project cost					\$4,673,103
Architectural fees (est)					\$408,897
Total project cost inc. F F & E					\$5,332,000

Additional cost items (alternates)					
New basement		5762	\$30		\$172,860
Basement M & E		5762	\$20		\$115,240
Raise gallery ceiling		1950	\$20		\$39,000
Remodel MDU basement		4004	\$20		\$80,080
Landscaping		1	\$35,295		\$35,295
					\$442,475
FF & E					\$250,000

Total project costs w alternates					\$5,115,578
Architectural fees (est)					\$447,613
Total project costs w alternates inc FF & E					\$5,813,192

Funding sources					
Vision 2012					\$3,250,000
Money in bank					\$1,200,000
Grants*					\$600,000
Federal appropriation HUD grant					\$248,000
Additional fundraising**					\$350,000
					\$5,648,000

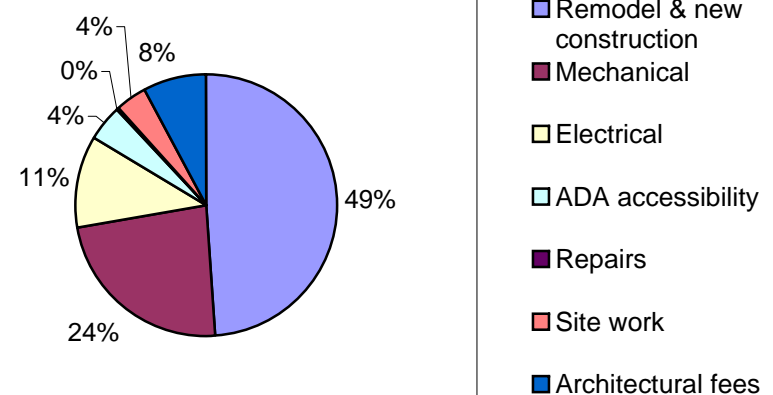
*Bush, SDCF & Larsen Foundation applications, grants awarded Fall 2006

**outstanding pledges, potential gifts to the campaign

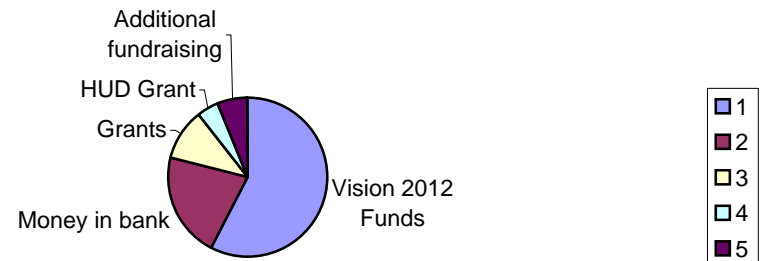
Who in the Community Needs Which Program Spaces?

Galleries	artists, tourists, school tours, tour buses, general public
Cyclorama	tour bus staging, tourists, school tours, general public
Kids' Interactive Gallery	kids and family members that want to experience fun hands-on activities related to exhibits and mural, tourists
Exhibit Staging	exhibit staff, volunteers who help with exhibits, artists, interns
Collections Storage	artists, people who wish to leave art collection for the benefit of the community, conservation staff & interns
Lobby	people needing tickets to community arts events and arts resource info, reception events, volunteers
Multi-purpose Spaces	emerging and indie performing artists, students who attend after-school programs and camps; artists who do workshops, tour companies, wedding receptions, children's performances, groups who produce film events for sm. audiences, groups who space to hold fundraisers, political debates, lectures, meetings, sm event promoters (100 - 260 audience sizes)
Catering Spaces	artists for receptions & CD release parties, caterers for events, groups holding fundraisers, tour buses that rent for banquets
Office/Meeting Space	Dahl/RCAC staff, renters, volunteers, artists in residence, technical staff, interns, service clubs, boards
Education Classrooms	people of all ages that take art classes (pottery, drawing, painting, sculpture), interns, teachers, teaching assistants, volunteers
Retail Space	artists, tourists, general public, students
Community Rooms	people who work on archival projects, want affordable and information meeting space, volunteers for arts groups

Project cost breakdown by category



Projected Funding Sources Dahl Project



Remarks from Steve McCarthy, Owner Representative
Dahl Expansion Project
5/06

The preliminary estimate for a project like this is challenging because of the complexity of remodeling two distinct building and adding a connector building. With that in mind we have spent a considerable amount of time separating the work and estimating it as three individual pieces. Our estimate at this time is very conservative and we are confident that the final design can be constructed within the confines of our original estimate. Although the additional cost items (alternates) would put us over our budgeted amount, we would include them in the project only if the contractor's bids were lower than our estimates. We are confident that the project can be completed for the budgeted amount.