



The Dahl

Creative hearts of Rapid City.

LF020106-02

DATE: 1/25/06  
TO: City Council  
RE: Dahl Arts Center Expansion, Executive Summary  
FROM: Rapid City Arts Council

### **Purpose and Summary of Recommendations**

The Dahl Arts Center is a valued commodity to the community. This facility is in need of basic infrastructure and code compliance improvements. In addition, the facility does not meet the demands of the public's need; hence, an improvement and expansion project is required for this facility.

The improvement project has experienced many twists and turns in its evolution over the last several years. The users and operators of the Dahl Arts Center have clarity and direction for progression of this project and are ready to make a recommendation to move the project forward. This document will briefly provide the following information:

- Background information on the facility
- The facility's operational and functional needs
- Summary of the space requirements
- Design intent to meet the space requirements
- Recommendations

### **Background**

The city-owned Dahl is a public resource center where artists, arts and community groups meet, perform, generate income, exchange ideas and promote the work they do. The art they produce provides the general public and visitors to our community with opportunities to learn about and participate in the rich, authentic culture of the Black Hills. The Rapid City Arts Council at the Dahl, in conjunction with the City of Rapid City works to preserve this culture for future generations.

### **Functional and Operational Needs**

Demand for arts spaces, education and events in Rapid City have increased beyond the capacity of the 31 year old building to house them. Besides upgrading the current building to code and ADA compliance, this project provides the opportunity to portray a positive, well-cared for, flexible and efficient community arts space renovating a historic building in downtown for the benefit of both local citizens and visitors to Rapid City. The facility requires spaces to provide for the following:

- **Community service/rentals:** central location for arts & cultural information and referral for Rapid City; public space for arts and community organizations to meet, work and



- create art for the public; professional development opportunities for artists; service to arts organizations and their volunteers; promotion of arts events to community and tourists
- **Administration:** houses arts center staff, interns, volunteers and city local arts agency
  - **Retail:** museum gift shop, revenue center to support community center's operations
  - **Education:** houses classes that engage kids/adults in positive, healthy ways that increase problem-solving skills, teach positive self-expression, need ADA accessibility and more space to meet growing demand
  - **Events:** community cultural events, low-cost space for community groups use which makes it possible to produce affordable arts events for general public, downtown historic and cultural tourist attraction, rental space to generate income to offset costs of operation and maintenance
  - **Galleries/exhibits:** public space for educational shows, regional artists have access to display work, school & bus tours, cultural tourist attraction, mural of American History
  - **Collections:** preserves cultural heritage of BH area for generations to come, educates general public and visitors to Rapid City about work produced in this area

**Summary of the Space Requirements to Meet the Need:**

Administration	1,774 sf
Community Service and Rental space	3,220 sf
Education Area	5,306 sf
Events Space	7,356 sf
Retail Space	2,067 sf
Galleries	9,768 sf
Exhibit Prep/Permanent Collection Space	5,069 sf
Misc Space	<u>3,800 sf</u>
	38,360 sf

Current space available for renovation:

Dahl	14,500 sq. ft
MDU Building	15,000 sq ft.
New Space	8,870 sp ft

**Design Intent**

In addition to the base line improvements to bring the facility into ADA and building code compliance we intend to add an addition to the North of current Dahl Arts Center and connect it to the MDU Building. The new addition will provide a space for a multi purpose community events room capable of hosting a wide variety of events including receptions, exhibits, seminars, small performance, recitals and after school programming. The renovated space in the MDU building will provide required square footage for much needed education, administrative and community service areas.

This program does not provide for a large theater facility. While the Dahl recognizes the community's need for an expanded theater, we acknowledge that a separate facility is warranted. Separating the larger theatre and performing arts functions (which serve performing arts audiences with large audiences) from the community arts center (which serves educational purposes and emerging artists) will ease the current congestion and allow for audience development.

**Budget:**

The architect's opinion of probable cost is \$4,526,000.00.

**Recommendations:**

The Board of the Rapid City Arts Council recommends partnering with the City to move the expansion of the Arts Center forward by completing the schematic design, presenting it to City Council for final approval and then moving to final design and construction within twelve months. The progress of the project has been delayed due to changing priorities and growing requirements; as such, the original plan for the development of the project design must be revisited. The Arts Council intends to limit the project at the described scope and maintain the estimated budget.

The original design contract has \$477,803.00 remaining. We recommend that we amend the current design contract to reduce the current scope to complete schematic design for a fee of \$77,500.00. The schematic design will be completed in 90 days from the notice to proceed. At the end of the schematic design, a final design contract will be negotiated and executed in a timely fashion, after which a competitive construction contract will be bid with City Council approval.



# AIA® Document G606™ – 2000

## ***Amendment to the Professional Services Agreement***

Amendment Number: 003

**TO:** Rodney K. Johnson, Operations Management Engineer  
(*Owner's Representative*)

In accordance with the Agreement dated: February 02, 2004

**BETWEEN** the Owner:  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

and the Architect:  
enVision design, inc.  
706 West Boulevard  
Rapid City, SD 57701

for the Project:  
(*Name and address*)  
Dahl Arts Center Remodel and Addition  
713 Seventh Street  
Rapid City, SD 57701

Authorization is requested

- to proceed with Additional Services or a Change in Services.  
 to incur Additional Reimbursable Expenses.

As Follows:

This Amendment authorizes resumption of the Work of the original Agreement which was suspended on March 11, 2005. This resumption of Work will be for a project smaller in scope and scale than than outlined by the original Agreement and previous Amendments thereto.

The purpose of this Amendment is to allow the design team to provide reprogramming and Schematic Design services to establish a finite scope and scale of the redesigned facility. This completed Schematic Design will include an updated cost estimate for the reduced scale project. This updated estimate will serve as the basis of negotiations for the subsequent professional services required for completion of the project including the following phases:

- Design Development
- Construction Documents
- Bidding
- Construction Administration

The Parties agree that, provided the schematically redesigned project meets the budgetary constraints and serves the Owner's programmed needs, they will endeavor to equitably negotiate the Professional Services for phases remaining after completion of the Schematic Design phase.

The following adjustments shall be made to compensation and time.

(*Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.*)

Compensation:

A lump-sum reprogramming and Schematic Design fee of seventy-seven thousand five hundred and no/100 dollars (\$77,500.00) shall apply. This fee includes the Architect's anticipated expenses for this phase of the work.

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User Notes: #06 1258 000 - Dahl Arts Center Addition and Remodel - Rapid City, SD

(1447000205)

Time:

The Schematic Redesign Phase will be approximately ninety (90) days.

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**SUBMITTED BY:**

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**AGREED TO:**

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*(Signature)*

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*(Signature)*

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Bryan Vulcan, PE President

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*(Printed name and title)*

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*(Printed name and title)*

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*(Date)*

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*(Date)*



# AIA<sup>®</sup> Document G606<sup>™</sup> – 2000

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Bryan Vulcan, PE President

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*(Printed name and title)*

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