

Dahl Arts Center Remodel and Expansion

Architectural Narrative

September 27, 2006

Project Scope

The Dahl Arts Center Remodel and Expansion includes the remodel of the existing Dahl Building Spaces, the remodel of the existing MDU building and a 10,850 square foot Expansion building between the two existing facilities.

The remodel of the Dahl Arts Center spaces includes relocating the Administration and Educational functions to the remodeled MDU building and relocating the theater function to the Event Center space planned in the expansion building. The space gained in the Dahl facility will be used to expand the gallery space and the curation and collections areas. The existing theater will be remodeled into a large gallery space and the administration area will be remodeled to house the kids' gallery. The addition of these gallery spaces will expand the available display area from 3000 sf to approximately 5500 sf. The curation area and the collections area will utilize the entire basement area which is a significant expansion to the improvised curation and collection spaces currently utilized.

The remodel of the MDU building will create space for Arts Education, Administration, and Community Arts Programs. The 15,774 square foot, two-story with basement, MDU building was built in 1955 and was recently purchased by the city of Rapid City for the use of the Dahl Arts Center. The 5,258 square foot main level of the facility will be remodeled to include three arts classrooms with accessory spaces, a teacher preparation space and a multipurpose space with a customer relation station. The second level of the MDU building will be remodeled to house the Dahl Arts Center administration functions including three enclosed offices, an open office space with ten workstations and a two-office suite for future tenant space. A large production room will accommodate groups working on printed mailings, pamphlets or flyers and the conference room may be rented by outside groups. The basement of the MDU will be minimally remodeled, however, building systems will be planned to accommodate renovation in the future.

The alley between the existing Dahl building and the existing MDU building has been vacated to accommodate the expansion building that will connect the Dahl to the MDU. The primary entry to the proposed Dahl Arts Center facility, with the main lobby and information desk, will be created in the Expansion building. The main space in the expansion building will be the 3200 square foot Event Center Room. This room will be a multipurpose space that will house a variety of events including: theatrical performances, musical performances, film, catered receptions, and seminars. The support spaces for the Event Center include the perimeter staging and storage spaces, a large bank of toilets and the catering space. A raised tech booth will be provided along the south wall of the space with access through the main level tech room. The proposed freight elevator will be located in the space north of the proposed Adelstein gallery to move art collections from the loading area to the curation and collections space. The freight elevator will also be used for to access the basement retail storage space which will hold additional stock for the proposed Retail Space by the main entry.

Project Phasing

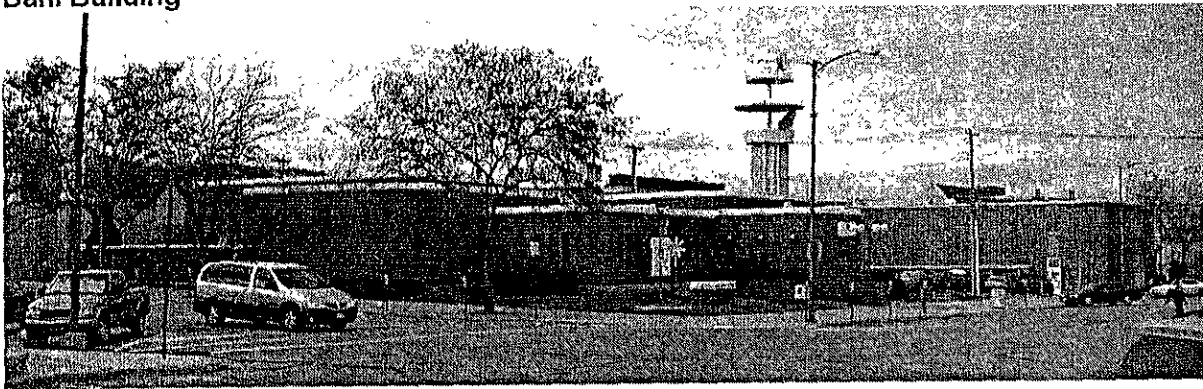
The construction and remodel for the Dahl Arts Center will be in three parts with overlapping start and completion dates to accommodate the current Dahl functions and staff. Remodel of the MDU building is Phase 1A and the Expansion building (excluding the loading area) will be

Phase 1B. The remodel of the Dahl building will be phase 2A and the loading dock addition will be phase 2B. The building project will have two start dates, the first for the remodel of the MDU and construction of the expansion building and the second for the remodel of the Dahl building and the loading area addition. There will also be two completion dates to accommodate the existing functions of the Dahl Arts Center, one for the MDU building and one for the expansion building and the Dahl building. The Dahl functions will be moved over to the MDU once its renovation is complete and then renovation will start at the Dahl. Due to the location of the existing HVAC equipment for the Dahl, the loading area addition will start once the Dahl building is unoccupied.

Building Exterior

The Dahl Arts Complex will be comprised of three distinct yet connected buildings with complementary materials and forms; the existing Dahl building, the existing MDU building and the expansion building that will be constructed between the two.

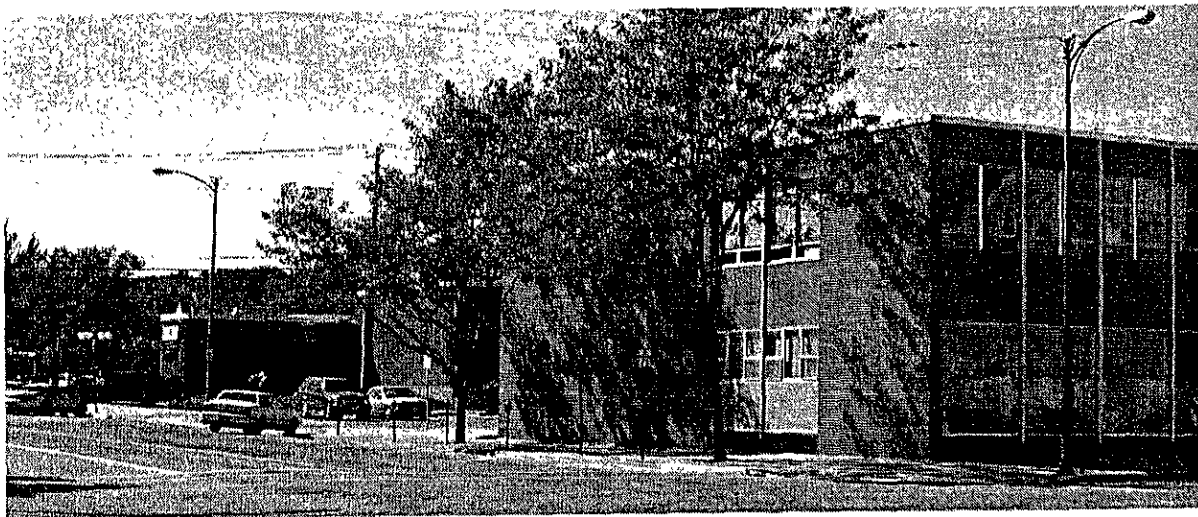
Dahl Building



The existing Dahl Arts Center facility was built in 1973. The rounded corners that characterize the building make a strong architectural statement. The main exterior finish is a vertical red brick in an alternating pattern. The facility has few windows and has bronze colored metal fascia in several locations.

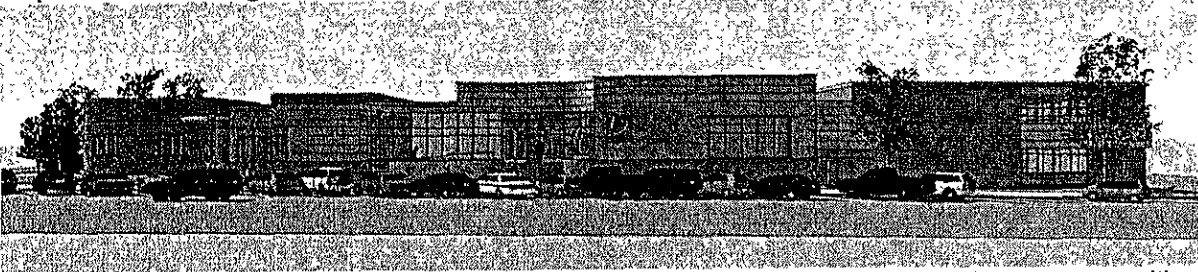
The majority of the Dahl exterior will remain intact with some of the exterior brick exposed in the interior of the expansion building. The existing metal soffit will be replaced by metal panels to match the panels on the proposed expansion building. The circular landscape walls at the existing Dahl facility entry will be retained, however, the brick flatwork that has been a maintenance issue will be removed and replaced by turf or concrete walk. The existing landscape walls around the sculpture garden are in poor condition and will be removed. The existing brick stairs leading to the main entry will be also be retained and a sculpture pad will be located where the main entry door landing is currently located. The main entry doors will be replaced with aluminum framed windows to match the windows proposed for the new facility. This window will allow viewing the sculpture from inside as well and will bring natural light into the gallery lobby area. A window will also replace the southwest door out of the Community Gallery.

MDU Building



The MDU building was constructed in 1955. The façade of two-story facility is modular brick on three sides with a north face of aluminum framed windows with a metal panel bands over CMU backup. A portion of the east façade has the non-thermal aluminum framed windows with metal panel as well. The existing base below the windows is granite. The band of windows on the south face will be infilled due to the adjacent construction, and the single-pane aluminum-framed windows will be removed and replaced with thermally broken aluminum-framed windows. The metal panel bands will be replaced with a metal panel system to match the panel used on the expansion building. To give the north façade more interest, green tinted and spandrel glazing will be added in several areas to break up the metal panel bands. The main entry doors will be replaced with an aluminum framed storefront system and a metal awning with curved edges will be added.

Expansion Building



The majority of the facade for the proposed Art Center expansion building will be masonry with metal panel accents. The east facade of the expansion building will have a base material (up to 1'0" above finished floor line) of 24"x12"x4" burnished block with chamfered edges. Above the base will be a standard brick with metal stud backup. The high portion of the wall over the Event Center and several accent areas will be faced with a metal panel system. The complementary shaped curved window wall at the main entry will be of curtain wall construction and the windows in the punched openings will be aluminum framed with exterior metal window shades. All window framing will be thermally broken and have insulated glazing with a low-e coating. The alley facades will be painted CMU furred out on the interior for rigid insulation and finished with gypsum board.

Site Components

Main Entry

The main entry to the facility is located central to the block in the expansion portion of the project. At this point, the sidewalk grade is approximately 5'4" below the finished floor of the facility. During the early phases of schematic design, it was determined that the finish floor elevation of the expansion building be set to match the finish floor of the existing Dahl building. Setting the expansion floor elevation to match the Dahl allows for better connection between the main entry lobby, the galleries, the event center and the shared support spaces. The main finished floor elevation at the MDU building is approximately 6'6" below the existing finished floor at the Dahl. A Platform Lift will connect the two levels. The Kansas City Street entry for the MDU building will be at grade.

Kansas City Street Upgrades

Kansas City Street is currently being upgraded by the City of Rapid City to include a bike lane, planters and a corner landscape node with benches and colored and patterned concrete that ties to the corner nodes that have previously been completed throughout the main street and downtown area. An upgrade project has also been proposed for the corner of 7th and Quincy Streets.

Parking

The majority of the parking for the facility will be provided by on-street city parking. Parking counts have been completed to show that adequate parking is available. Approximately 10 parking stalls will be provided in the alley for staff parking and after-hours event parking. The Dahl is working with the City to dedicate 4-5 parking stalls near the main entry that can be used for child drop off/pick up for classes as well as for performance drop off/pick up.

Alley access

The alley that exists between the Dahl facility and the MDU building has been vacated by the City. An access easement will be provided along the west side of the MDU property. The art loading dock and performance/event loading will be from the alley side of the facility. The loading dock is planned to accommodate up to a 45-foot semi trailer.

The utilities that currently are located in the vacated alley will be mostly relocated and run over (power) or around (gas) the facility, with the exception of the sewer which will be encased and run below the building due to the slope required.

Landscape

Due to the constraints of the size and the needs of the Arts Facility, the landscape for the project is limited to the southeast corner of the site and the existing sculpture garden. The circular landscape walls at the existing main entry to the Dahl will be retained as will the main entry steps. The brick flatwork that is a maintenance problem will be removed. The sculpture garden design reflects the round landscape concept at the main entry and will include both turf areas and landscape pavers with shade trees and ornamental shrubbery.

Room Summaries (for key program spaces)

Lobby

The main lobby is in the Expansion building central to the Gallery, Retail and Event Center spaces. The focal point as you enter will be the main Customer Relation Station that is situated next to the northeast exterior rounded corner of the existing Mural Room. The existing vertical brick will be partially exposed in the main lobby space. The floor will be stained, sealed concrete and the dark painted ceiling will have exposed structure, mechanical and electrical systems. The industrial look will be complemented with light colored curved gypsum soffits that create horizontal banding in relation to the existing exterior surfaces. The walkway to the Gallery Entry has the donor wall on the lower portion of the Mural Room exterior wall. The donor wall is planned to have glass panels with etched lettering that will be lighted with spots from the opposite soffit.

Event Center

The 3200 square foot Event Center room is designed to provide a flexible space that can accommodate events ranging from receptions to small drama productions. To provide additional flexibility a folding panel partition is planned to separate the space into two approximately 1600 square foot rooms. Catering, storage, and staging areas have direct access to the space and are planned to provide flexibility for movement into and out of the Event Center Space. The ceiling height in the space is 18'0" to the bottom of the joists to accommodate performance lighting and add more volume for the acoustics of the space. The structure will be exposed and movable acoustical reflectors are planned to hang over the performance areas utilizing the lighting pipe grid that runs perpendicular to the roof joists at 3'0" on center. A modular riser and stage systems will provide the flexibility needed for the multiple uses including a proscenium style set up with a 700 sf stage and seating for 240 people and an arena style set up with a 400 sf stage and seating for up to 260. Wall and Floor Finishes will be determined based on acoustic recommendations and tectum panels will be provided on the underside of the deck. The blackout curtains planned for the east windows in the space will also provide necessary absorption of sound at the back of the space. An in-floor duct system will provide flexibility for sound and lighting connections needed for each of the main performance layouts. The tech booth is accessed through the staging area and will allow for a raised vantage point for lighting and sound technicians.

Retail

The Retail area is located directly off of the Main Lobby space. The retail space will have a tile floor and ACT ceiling. A security gate is planned for hours when the Gift Shop is not open. Windows allow for ample natural light as well as viewing sale objects upon entry and from the street facade. Track lighting will allow for highlighting art objects. The zone of the retail space just outside of the security screen and along the window wall is planned as seating for a small snack and coffee bar.

Galleries

Kids' Gallery

The Kids' Gallery will be located in the area that is currently the Dahl Administration. This location allows for view and supervision from the Gallery Customer Relations Station as well as public view upon entry of the Galleries. This space is the only space in the existing Dahl building that has windows providing natural light. A portion of the room will be partitioned off to provide storage and a sink for kids' art projects and activities. The floor in this space will be sealed concrete and the ceiling will be exposed and painted white. Track lighting will provide flexibility for exhibits.

Community Gallery

The Community Gallery is planned for art displays that are not sensitive to natural light. The existing entry door will be replaced with a large aluminum framed window that will provide natural light into the space as well as providing a view to the sculpture pad located just outside the window. The existing skylight central to the gallery will be replaced and a window looking southwest out of the space will provide views of the sculpture garden. The gallery customer relations station is located just past the main stairs as you enter the gallery. The doors into the existing and new gallery space will be glazed to provide views and connection to each of the galleries. The existing ceiling height in this space is 8'6" to the bottom of the joists. To create a more flexible and welcoming space, the ceiling will be raised 2'0". The ceiling structure will be exposed and painted dark and track lighting will be used for display. The floor in this space will be exposed and sealed concrete and the existing brick surfaces in this space will be finished with gypsum board with a plywood backup.

Adelstein Gallery

The Adelstein Gallery is planned in the existing theater space. The stage and tech booth will be removed and the concrete floor will be exposed. The CMU walls will be furred out and plywood and gypsum board will be added. The roof structure is a concrete double 'T' system at 18'0" above the finished floor. The exposed ceiling will be painted dark along with the exposed HVAC ducts and track lighting. The western 12'0" of the space will be planned to be partitioned-off in the future to provide storage as the Dahl art collections grow. Portable gallery walls will be used for display and to divide the space as needed.

Ruth Brennan Gallery

The Ruth Brennan Gallery is the only existing dedicated gallery space. The ceiling will be exposed and painted dark and the floor will be sealed concrete. The existing vertical brick wall surface will be covered with plywood and gypsum board to provide a more appropriate hanging surface. The plywood and gypsum will be held off of the floor approximately 12" and electrical outlets will be concealed beneath the edge, exposing the original wall surface below. The raised edge of the wall surface also created a clean bottom edge for when the display wall surface is painted.

Mural and Small Event Space

The existing mural space will remain much the same to honor the artist's intent when the mural was painted in 1974. The existing perimeter soffit that conceals the lighting track for the narrated show will remain but the 2X4 ACT ceiling central to the soffit will be replaced along with the main room lighting. The type of panels in the new 2x2 grid will be determined based on the acoustic recommendations as the room will be used for gallery talks, small musical performances, gallery space and receptions. Track lighting will be added to accommodate performances and gallery shows. The majority of the carpet will be removed from the space and the existing concrete will be cleaned, sealed and exposed.

MDU Small Event Space

The multi-purpose room located on the first floor of the MDU building will be used for a variety of uses. The Customer Relations Station located central to the layout will be utilized for signing up for art classes, providing information on programs and as a main level reception for the arts administration offices on the second level. The room will be used as a waiting area for parents with kids in art classes or for art students waiting for classes. Student art will be displayed in the space and a small seating area with bookshelves will function as a resource area. The other uses for the space will include meetings, receptions, art project groups and small performances.

Art Classrooms

Three art classrooms will be provided on the main level of the existing MDU building; a Pottery Classroom, a Painting Classroom and a Kids' Classroom. The pottery classroom will be a dedicated space with direct access to the drying and kiln rooms. The painting classroom is the largest of the three classrooms and will be ventilated for working with solvents (limitations for work with solvents are described below). The Kids' Classroom has large windows on two walls and will have casework and furniture that is age appropriate. Below are design notes for the Classroom spaces.