

## **THEATER/CREATIVE ARTS BUILDING PROJECT**

The HEPC bond sale has produced a total allocation to Shepherd University of \$12.5 million. The Federal earmark of \$10 million provided by Senator Byrd will fully fund the needed new building for the Nursing Education program. This will allow the entire \$12.5 million of State funds to be applied to the next priorities.

The Theater/Creative Arts project is an immediate need for the campus building program. The University Master Plan also places a new Student Center as a leading priority. Relocation of the Wellness Center and Pool to the Butcher Center must occur in order to make demolition of the existing Sara Cree Hall possible. The early phases of the institutional assessment of prospective capital fundraising increased the institutional focus on the new pool project. It is therefore recommended that \$2.5 million of the State funds be reserved for that project.

The application of the remaining \$10 million of State funds requires some strategic choices to be made. Although ideally it would be desirable to use as much of this funding as possible for immediate construction, the phasing of construction for the complete Theater/ Creative Arts building may require a significant early commitment to design of the facility.

A broad-based committee of representatives of the campus Facilities Department, Art Department, CATF, and University administration are working as a coordinating committee for the project and have reviewed these issues.

The architects have been approaching the project as having three phases.

- PHASE 1: “Loft” to house Art Department instructional and theatre workshop spaces.
- PHASE 2: Completion of Art Department instructional and gallery areas, as well as all Theater instructional and performance areas.
- PHASE 3: Housing for the festival in the summer and artists in residence during the academic year.

The University now contemplates instructing Holzman Moss Architects to divide the construction of Phase Two of the project into two sub-phases, so that some Theater performance space and most remaining Art facilities could be completed in the first sub-phase. They will provide five phases of work: schematic design, design development, construction documents, bidding services, and construction administration services. At this time, the University may ask the architects to proceed with all of these services or each service may be approved separately as the project progresses.

Because private support will be needed for the substantial majority of this project, the design efforts must be coordinated with fund raising activities. The design of the project will play a critical role in the fundraising campaign. Potential donors will need to see how their money will be used and be confident that the University and CATF will complete the project. Each phase of architectural work will result in a greater refinement of the design. As the detail and clarity of the project increases, the ability to attract donors will improve and costs estimates will be more accurate. “Flyover” presentations that show computerized models of the design can be furnished by the architects at the completion of the design development stage and the construction document phase. Sufficient detail to produce “flyover” presentation would have to come from full design, including construction documents.

A complete design of all phases will reduce the risk of delays and cost overruns because the coordination of the mechanical systems can be thoroughly designed. However, if the program or budget changes for the later phases, additional costs associated with the rework of the design will be incurred. The construction of the first phase and the completion of construction documents can be funded by the HEPC bond proceeds. \$8.5 million would be used for phase I and \$1.5 million would be used to complete design documents for phase II.

Three possible alternatives, and the advantages and disadvantages of each, are provided below. These alternatives are presented in the relative order of preference of University staff.

## **Alternative I**

Fund phase I through complete design and construction of loft project including \$1.5 million for phase II construction documents.

### **Items to consider**

Accurate and detailed display models and renderings for fund raising activities will be developed.

The most accurate documents for cost estimates (plus or minus 5-10%) will be produced.

University will be prepared for bidding and construction of the first three phases.

Institutional commitment to potential donors will be demonstrated.

There will be coordination of architectural and engineering work between phase I and II.

The Architects can do a flyover CD for potential donors.

Work will have to be redone on phase II if there are budget or program changes.

\$1.5 million may be spent in excess of the design and construction costs for the loft space if private funds are not raised to build phase II.

## **Alternative II**

Fund phase I through building completion for the loft space and \$665,000 for phase II Design Development.

**Items to consider**

Less accurate display models and renderings will be developed.

Cost estimates will be within plus or minus 15%.

There will be some coordination of design with engineers.

The architects can do a flyover CD for potential donors, but with less detail.

The demonstration of commitment to the project from the University is weaker.

Work will have to be redone to accommodate drastic budget changes.

The design would have to be reworked if the program changes drastically.

This alternative requires 6-8 months to develop and be ready for implementation upon restart.

\$665,000 may be spent in excess of the design and construction costs for the loft space if private funds are not raised to build phase II.

**Alternative III**

Fund phase I through building completion for the loft space and \$285,285 for phase II schematics.

**Issues to consider**

Minimal display models and renderings will be developed.

Cost estimates will be within plus or minus 20%.

The demonstration of institutional commitment to potential donors will be minimal.

There will be no coordination of design with engineers.

This alternative requires 9-12 months to develop and be ready for implementation upon restart.

The architects cannot do flyover CD for potential donors.

\$285,285 may be spent in excess of the design and construction costs for the loft space if private funds are not raised to build phase II.