

# All Agency Project Request

2013 - 2015 Biennium

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<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	River Falls	285-0J-0007	KLEINPELL FINE ARTS

<b><u>Project No.</u></b>	14E3I	<b><u>Project Title</u></b>	KFA Abbott Concert Hall Renv
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## **Project Intent**

This project provides investigation and research, pre-design, and design services to renovate the Abbott Concert Hall a repair, renovate, or replace various infrastructure components, assemblies, systems, and finishes. The concert hall building services, equipment, furnishings, and finishes will be evaluated to identify deficiencies, develop design solution alternatives and phases, and recommend appropriate corrective measures.

## **Project Description**

Project work is anticipated to include the following items:

1. Lighting: Replace the house, stage, and theatrical lights with current technology. New lighting will also improve energy efficiency of the space. New lighting will be mounted to allow the fixtures to be lowered to the floor for re-lamping.
2. Lighting Control System: Replace the concert hall lighting control system.
3. Audio/visual systems: Upgrade the audio/visual systems with current technology. Provide an overhead projector, motorized projection screen, and lecture podium with controls. Include rigging points for event equipment. Lighting control and A/V electronics equipment will be added to make the room multi-functional. Add cameras and equipment to record concerts.
4. Perform a professional acoustical analysis of the room and provide proper acoustic panels for the concert hall. Provide new fabric on panels to remain.
5. Minor HVAC Upgrades: The building HVAC systems received a major upgrade in 2010. The HVAC inside Abbott Concert Hall was not in the scope of the major project. A minor amount of work is required in Abbott Concert Hall for duct work serving the hall. Additional ventilation is needed for the control room which houses the dimmer racks. A small split-system air conditioning system is needed for the Concert Grand Piano Storage Room for temperature and humidity control. Replace radiant heating around stage.
6. HVAC Controls: Replace pneumatic controls with Direct Digital Controls (DDC)
7. Fixed Seating: Replace fixed seats with tablet arms for multi-function use of the space. New aisle LED lights will be installed in the seats. The aisle carpeting will be replaced.
8. The wood trim and stage walls is in need of upgrade, repair, and re-finishing.
9. Interior concert hall curtains will be replaced and a stage curtain added.
10. Orchestra Pit Platform: Replace movable temporary platform structure with a permanent stage extension over the unused orchestra pit. Address ventilation concerns under the platform in the orchestra pit.
11. Enlarge the doors to the concert grand piano storage room off the stage to provide adequate room to properly store the piano without damage from moving it from and to the storage room.
12. The catwalk floors need reinforcement or stronger flooring material. Safety tie-off points are needed on the catwalks.
13. Replace failing components on the built-in pipe organ.
14. Evaluate noises from building movement during windy conditions that are detrimental to the sound quality of the concerts. Evaluate rear exterior building wall for movement and repair.
15. Miscellaneous improvements as necessary to make the concert hall fully functional.

## **Project Justification**

# All Agency Project Request

2013 - 2015 Biennium

The Kleinpell Fine Arts building was constructed in 1973 with a music recital hall, which was later named the Abbott Concert Hall. The concert hall has had only minor upgrades since original construction. Abbott Concert Hall is used by the university's Music Department instruction, recitals, concerts, and other university events. The concert hall seats 402 people. The Music Department offers high-quality programs leading to bachelors and master's degrees. This upgrade is necessary to provide the high quality music concert performance space.

The 250-watt incandescent house lights are original to the building. The stage lighting does not meet the needs of the occupants using the space. Replacing these lights with LED fixtures would improve the lighting in the space and reduce the lighting energy consumption. Replacement of lamps is difficult and raises safety concerns.

The Strand lighting control system has components that have failed and replacement parts are no longer available. Due to the system not working completely and reliably, occupants are prone to leave the lights on between events and wasting energy.

The audio/visual systems in the room are in need of upgrade to current technology to improve the multi-function uses for the room and increase the space utilization. Modifications to this room require a review of the acoustics and possible acoustic panel changes.

The control room temperature has exceeded the dimmer rack equipment ratings and increased ventilation is required. The concert grand piano, valued at \$100,000, requires precise temperature and humidity control. HVAC system upgrades from pneumatics to DDC will allow for improved control of HVAC and energy savings.

The fixed seating in the 40-year-old concert hall is showing structural and folding mechanism component failures, and the seat fabric is in poor condition. Parts for the seats are no longer available.

The concert hall was constructed with an orchestra pit in front of the stage. During the original construction, a manually adjustable stage platform system was installed over the orchestra pit. This 40-year-old platform system is not used, does not serve the needs of the music program, and has raised structural safety concerns due to its age.

## **A/E Consultant Requirements**

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of comprehensive theatrical space renovations (acoustics, audio/visual, architectural, mechanical, electrical/lighting/telecommunications) as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

## **Commissioning**

Level 1

Level 2

# All Agency Project Request

2013 - 2015 Biennium

<u>Project Budget</u>	<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost: \$	GFSB - Facilities Maintenance & Renovation [Z060]	\$0
Haz Mats: \$	PRSB - []	\$0
Construction Total: \$	Agency/Institution Cash [AGF0]	\$69,000
Contingency: 15% \$	Gifts	\$0
A/E Design Fees: 8% \$	Grants	\$0
DFD Mgmt Fees: 4% \$	Building Trust Funds [BTF]	\$0
Other: \$	Other Funding Source	\$0
<b>\$1,297,000</b>		<b>\$69,000</b>

## Project Schedule

SBC Approval: 11/2016  
 A/E Selection: 11/2015  
 Bid Opening: 03/2017  
 Construction Start: 05/2017  
 Substantial Completion: 09/2017  
 Project Close Out: 12/2017

## Project Contact

Contact Name: Alan Symicek  
 Email: <alan.symicek@uwrf.edu>  
 Telephone: (715) 425-3827 x

## Project Scope Consideration Checklist

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1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction.    
*All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
2. Is the project an extension of another authorized project? If so, provide the project #...
3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?    
*Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is available on Wisconsin's Asbestos & Lead Management System (WALMS) <<http://walms.doa.state.wi.us/>>.*
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?    
*All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?
6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope.
7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?    
*Type III.*

# All Agency Project Request

2013 - 2015 Biennium

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8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here.
9. Are there any other issues affecting the cost or status of this project?
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution.    
*Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.*
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent?    
*Completion of this project will decrease operational maintenance costs.*
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s).
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here.
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here.