



LEVEL ONE RECONNAISSANCE SUBMITTAL

FINE & PERFORMING ARTS CENTER

LARAMIE COUNTY COMMUNITY COLLEGE

MAY 20, 2015

ARCHITECTS AND DESIGNERS

May 20, 2015

Mr. Tim Macnamara, Director Physical Plan
Laramie County Community College
1400 East College Drive
Cheyenne, WY 82007

Dear Tim:

We are pleased to provide you with this Revised Level 1 Reconnaissance Study for a new Fine & Performing Arts building at LCCC. We look forward to review by LCCC Trustees and Staff, and would be glad to respond to any questions.

This Level 1 document provides

- A description of the proposed project
- A rationale for the campus's need for the project
- Program square footages for the project components
- Conceptual plan diagrams
- Conceptual site plan
- An opinion of probable cost based on aggregate costs of comparable projects in the Front Range

We are indebted to the work of the Arts and Humanities Task Force, chaired by Interim Dean Nicole Bryant, for their groundwork and preparation for this report. It has been a pleasure to work with them in moving this important project forward.

Sincerely,
Semple Brown, PC



Chris Wineman
Principal

A. PROJECT DESCRIPTION

Laramie County Community College proposes to develop a new Fine and Performing Arts Building on its Cheyenne campus. The proposed building would provide purpose-built instructional facilities for visual art, music and theatre on the campus and provide a facility for public performance and exhibition – capability the College currently lacks.

The existing theater (playhouse) was built in 1973. It is a somewhat enlarged classroom space, with minimal ceiling height and almost complete lack of support spaces such as loading access, dressing rooms or scene shop. The existing Fine Arts Building was built in 1981 – disconnected from the Playhouse -- and houses the instructional spaces for music, theater and visual arts. The west portion of the building has never been renovated.

The existing facilities occupy 22,604 sf of space.

In 2006, LCCC engaged Semple Brown Design to revise the 2003 Campus Master Plan and provide implementation plans for a Health Sciences Center (since constructed), a campus central utility plant (since constructed) and a Fine and Performing Arts Center. In 2011, the LCCC Campus Master Plan identified a site for a Fine and Performing Arts Building and designated it as one of the campus's most "necessary and desired" facilities. In 2012, the LCCC Building Forward Facilities Plan identified this project as Priority 4; the projects preceding it have all been completed or are under construction.

In 2014, LCCC President Joe Schaffer convened an Arts and Humanities Task Force to evaluate the programmatic needs of those academic programs. The Task Force completed their report March 23, 2015, documenting needs for both a new Fine and Performing Arts Building and renovated spaces for the Humanities programs in the space vacated by Fine and Performing Arts. In 2015, LCCC re-engaged Semple Brown Design to provide programming and conceptual design services for this Level 1 Reconnaissance Study. The proposed new building would move all of the visual and performing arts instructional space out of the Western Fine Arts Building, plus the Clay Gallery. It would also contain a facility the campus has never had, which is a 400-seat performance venue and its support facilities. The new facility is projected to require 49,080 gross square feet of area.

A facility of that size and complexity would typically require a year of design time, with 16-18 months of construction time.

Laramie County Community College Fine & Performing Arts Building Space Program 5-15-15

				% of Building Area
400-seat theater/stage	6500	sf		
Control Booth	300	sf		
Loading Dock/Deliveries	800	sf	7600	23.23%
Gallery	1200	sf		
Lobby	2500	sf		
Catering Kitchen	300		4000	12.22%
Music Ensemble Studio	2000			
Instrument Storage	500			
Chair/Stand Storage	300			
Piano Lab	860			
Practice Rooms	1400			
Music Tech Lab	1200			
Music Library	300		6560	20.05%
Theatre Ensemble Classroom	1600			
Dressing Rooms	1400	sf		
Wardrobe/Costumes	1000	sf	4000	12.22%
Fabrication Shop (Shared)	1800		1800	5.50%
Ceramics Studio	2600			
2D Studio	1600			
3D Studio	1400			
Digital Studio	1600		7200	22.00%
Faculty Offices	8	120	960	
Bullpen			600	
			1560	4.77%
			32720	net SF
			49080	gross SF

Mission and Vision: The Arts at LCCC

Arts and humanities enhance life and enrich society. Through arts and humanities programming at Laramie County Community College (hereinafter “LCCC” or “the College”), we foster innovation and creativity and meaningfully engage and interact with the world and each other. We explore and challenge boundaries and strengthen our capacity for empathy and access to diverse perspectives.

Goals of the Arts at LCCC

Recognizing the value of the arts, and the commitment LCCC has toward embracing these values through rich and diverse arts-based programming, the College has established the following goals for our Fine and Performing Arts programs, services and activities:

- To develop professionally viable artists.
- To promote a healthy economy and a vibrant society.
- To create opportunities for the community to observe, consume, participate and contribute to a culturally enriched society and an appealing quality of life.
- To create opportunities to encounter and appreciate a broader world.
- To empower communication: visually, aurally, in writing, through languages and media, with respect to varied cultures.
- To create opportunities to encounter, connect, inquire, and enjoy lifelong learning through the study of humanities, languages and philosophy, and to examine the power of communication in arts and letters.
- To offer academic programs leading to degrees, transfer opportunities, and careers in the arts.
- To offer an arts and humanities-enhanced general education curriculum that develops and enriches an appreciation for the arts and diverse forms of expression.
- To offer opportunities for students and the community to participate in arts activities and experience arts expression through cultural events.

Vision for the Building

The new Fine and Performing Arts Building will provide increased opportunities for our community and individuals seeking a career in the arts and enrich the cultural fabric of Laramie County. This educational and performance center

will meet the needs of Laramie County by creating alternative performance spaces absent or over-programmed within the community, and amend the limited and aging instructional and performance facilities on campus, fostering the interdisciplinary and critical thinking necessary in twenty-first century industrial practices.

Goals for the Building

Through the efforts of the project task force, and in broad consultation, the following goals for the Fine and Performing Arts Building have been established:

- To continue our mission to enrich the lives of students through artistic expression, cultural awareness, and empowered communication.
- To enhance connections between our community, students, and campus.
- To offer a collaborative environment for focused, programmatic learning and general education coursework.
- To attract local, regional, national, and international talent to Cheyenne.
- To retain our young adults who relocate to other communities that provide programs and opportunities which are currently limited in Laramie County.
- To accommodate growing programs and the infrastructure they require.
- To offer a progressive, innovative and interdisciplinary educational space for current and future arts and humanities programming at LCCC.
- To provide cultural events venues for performances and productions offered to the campus and community.

Concept Design

Based upon the Prospectus Report by the Arts and Humanities Task Force, the concept design developed by Semple Brown includes:

400-seat theatre: this venue is planned as a multi-disciplinary facility, supporting music performance, theatre performance, guest artists, campus speaker series and other academic and community-related performances and assemblies. It should include enough stage space for storage of an orchestra shell, provide a forestage orchestra pit and lift, and be designed and equipped for high acoustical quality.

Support spaces: the control booth and loading area should support both campus and community programming.

Gallery: the relocated Clay Gallery should be located adjacent to the lobby of the facility and be supported by a catering kitchen to support receptions and special events. The walls of the Gallery should be reinforced to support hanging works, and provide appropriate lighting and media support for art of a wide variety of media and disciplines.

Music space: in order to make the theatre available for performance use, the music program requires appropriate instructional and rehearsal facilities separate from the main stage. Those include a large, high-volume rehearsal studio with acoustical treatment, a piano lab, music technical lab, and support/storage spaces.

Theatre space: the theatre program likewise requires space apart from the performance venue in order not to occupy the main stage as a classroom/rehearsal space. The theatre ensemble classroom should support both instruction and rehearsal, and the dressing rooms and wardrobe/costume areas will be utilized both as production support space and as instructional spaces for makeup and costume design and fabrication.

Fabrication shop: this large wood shop can be shared by both the theatre and

visual arts programs. A high-volume, clear-span space with dust collection, loading access and industrial finishes, the Fabrication Shop will need to be collaboratively scheduled to manage access for sculpture and scenery work.

Visual Arts space: the planned visual arts spaces essentially relocate existing spaces. In general, they include industrial finishes and materials, with higher volume and clear spans. Natural light (north) should be provided for all but the digital studio, and the ceramics studio requires loading access/exterior egress and a dedicated, covered kiln yard.

The offices planned are enough for the faculty members of the academic programs represented in the facility, plus a bullpen for adjunct faculty members.

Theater, Controls, Loading - 23.23%

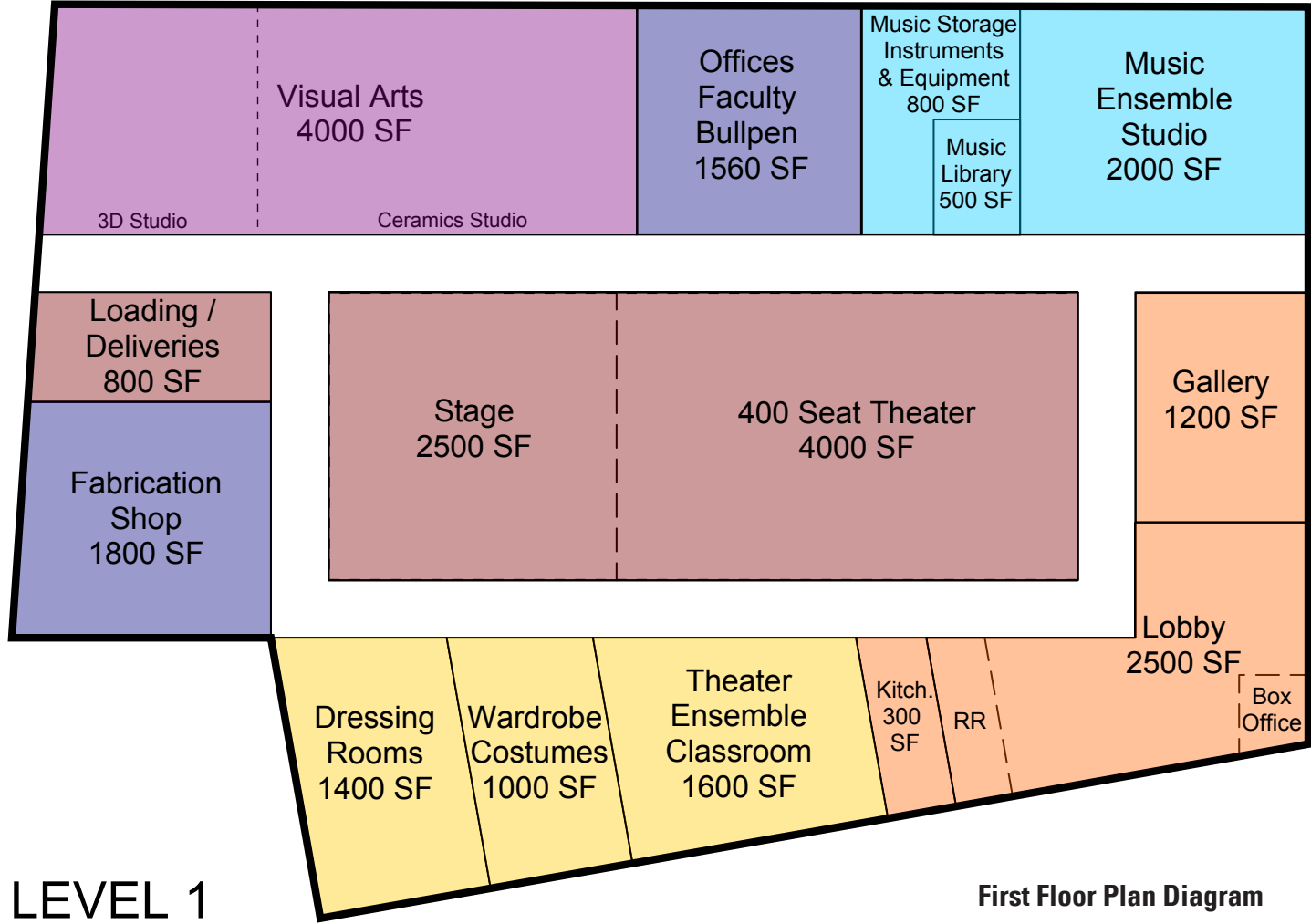
Theater Classrooms, Dressing Rooms, Wardrobe - 12.22%

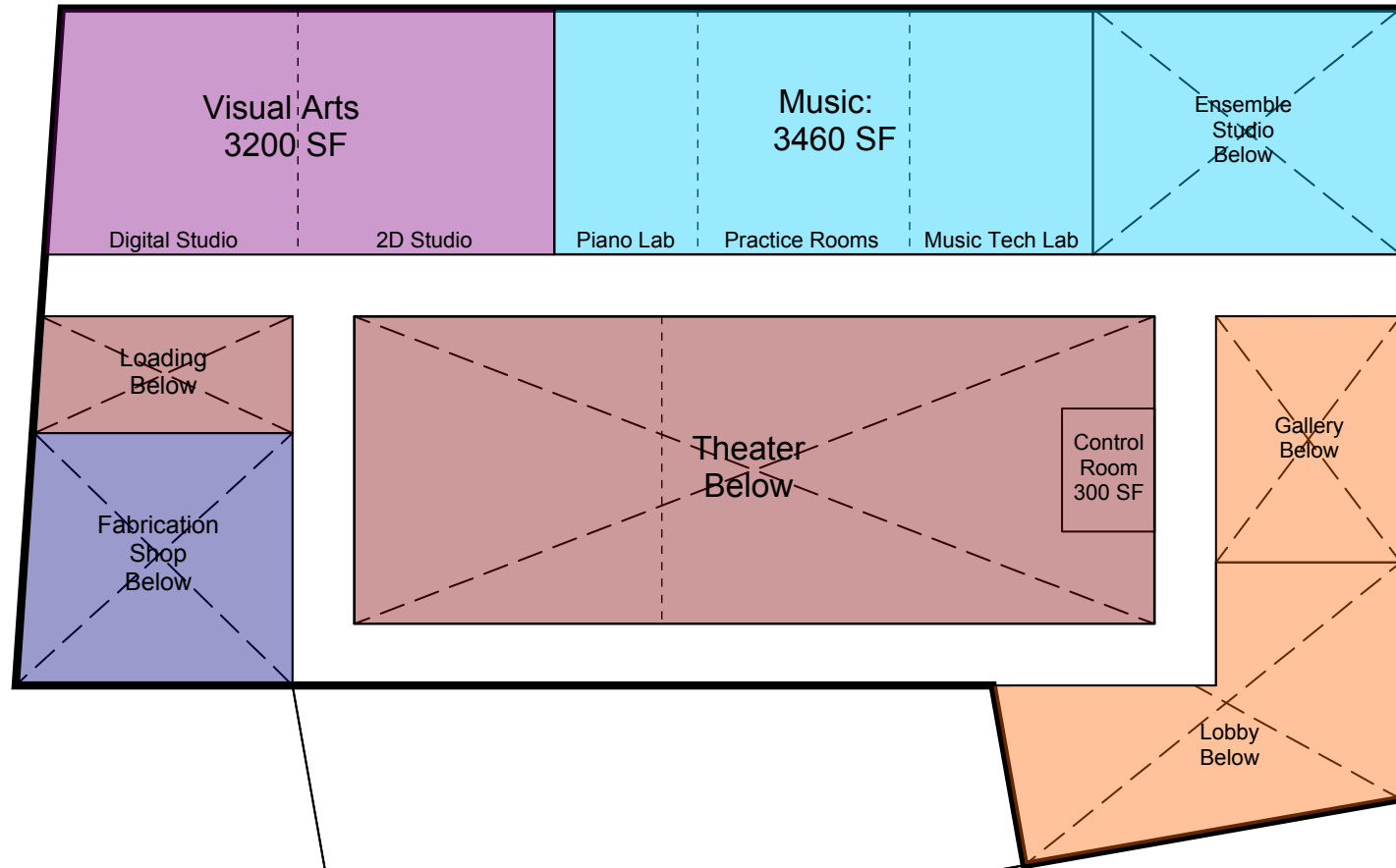
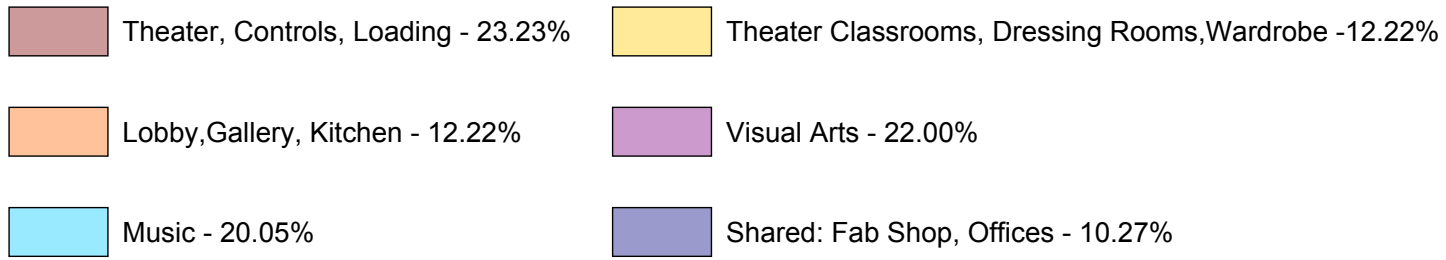
Lobby, Gallery, Kitchen - 12.22%

Visual Arts - 22.00%

Music - 20.05%

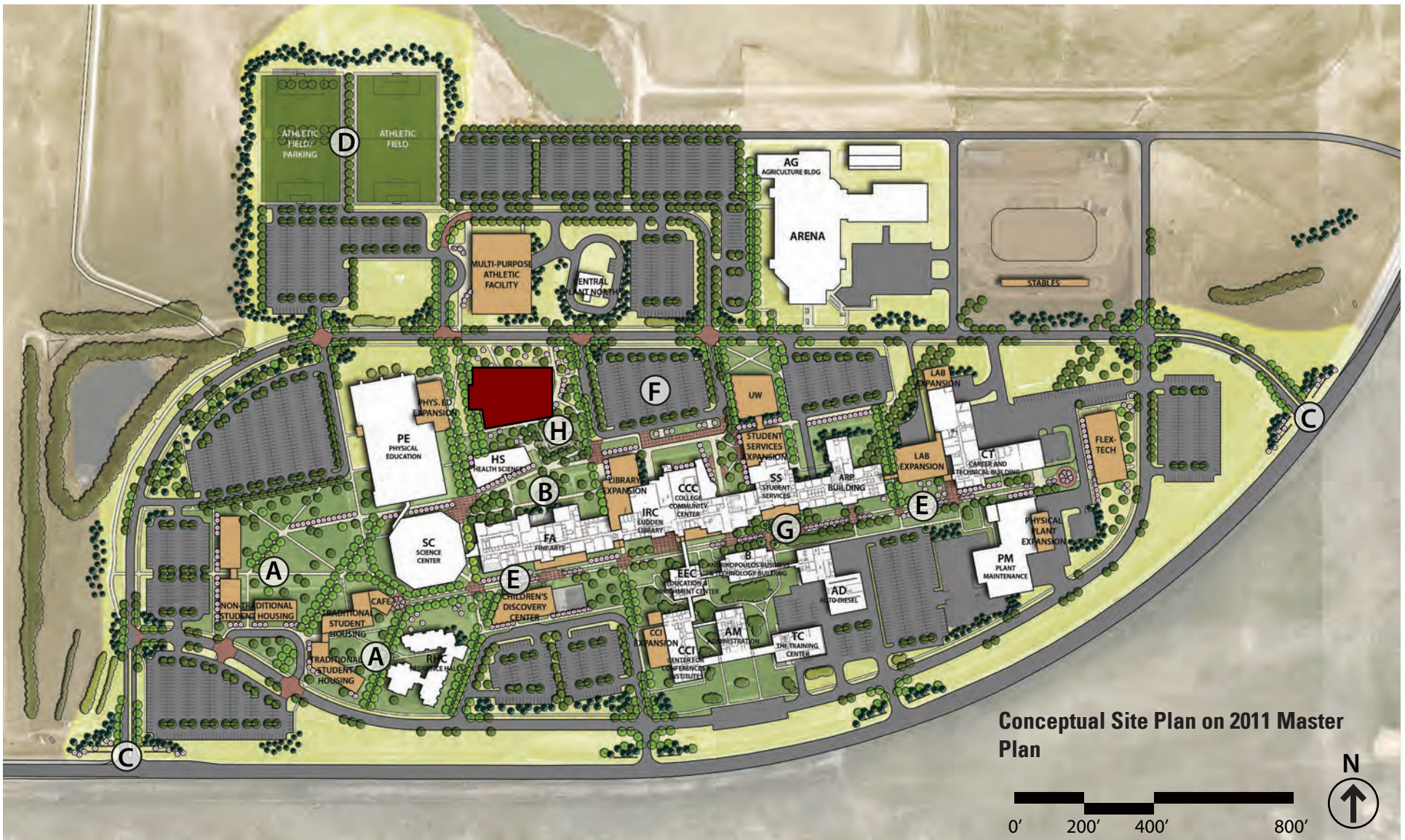
Shared: Fab Shop, Offices - 10.27%





LEVEL 2

Second Floor Plan Diagram



Conceptual Site Plan on 2011 Master Plan

Cheyenne Campus Master Plan

- Existing Campus Building
- Proposed Building

- (A) Residential Quad
- (B) Academic Quad
- (C) Primary Campus Gateways
- (D) Athletic Fields
- (E) Academic Mall
- (F) Primary Arrival Area
- (G) Student Center Plaza
- (H) Outdoor Performance Space

B. NEED FOR THE PROJECT

The Fine and Performing Arts Building would benefit both the LCCC campus and Laramie County community by creating new performance and programming spaces for the publicly-focused Fine Arts programs and, through building renovation, designing updated and technologically savvy spaces for the languages, humanities, and media programming within the existing Fine Arts Building.

Since 2006, higher education has undergone a major paradigm shift from a focus on enrollment to a focus on completion and outcomes. The summary report from the meeting of the American Association of Community Colleges Commissions and Board of Directors, titled *The Completion Agenda, A Call to Action* (2011) urged institutions that “completion should be made a part of the institution’s strategic plan”; “align curriculum with colleges and universities”; and “ensure that transfer is seen as a valid and measurable part of a success rate or completion rate—whether the student takes three credits or 60 credits before transferring” (p.3-4). This shift in focus to transfer and curricular alignment insists that all programs, including those within the fine arts, craft curriculum that will easily transfer in kind and nest within the programmatic framework of a BA or BS at regional universities. This charge is manifested in our own Strategic Plan (Goal 1) and the measures to meet this goal are framed within Policy 2.1 and Procedure 2.1P, which states that “AA and AS degree programs may have a designated major when they include a prescribed sequence and collection of courses...that are part of a documented articulated pathway to a baccalaureate degree at a partnering four-year institution” (p. 2). Currently, none of our fine arts programs can offer the full range of courses necessary to align with the University of Wyoming’s programs. Although both music and art are seeking options with universities in Colorado, students receiving Hathaway funding cannot fully take advantage of this scholarship within their home state if they choose to attend LCCC prior to the University of Wyoming. As expected, the enrollment and transfer rates of these programs to UW is lower than other programs across campus. This is harmful for LCCC’s enrollment and recruiting, certainly, but is most harmful to students, especially non-traditional students who may need or want to begin their education in a smaller, more local, less costly community college before transferring to the University.

Existing Building Limitations and Hazards

The Visual Arts, Theater Arts, and Music programs need a new facility to meet basic programming needs and necessary upgrades to ventilation, heating, lighting, and functional spaces that meet code requirements for ADA compliance and safety. The 2011 Facilities Condition Assessment identified the ADA updates alone at an estimated \$432,000.00 to date after adjusting for a 2% increase in cost per year since 2011. The current limitations of outdated ventilation, lighting, safe work space (for large-scale projects), and heating restrict the School of Arts and Humanities from teaching any painting, 2-dimensional, or 3-dimensional courses requiring oil paints, any woodworking as part of sculpture or framing, and any larger-size metalworking beyond jewelry. The lack of scene shop space and storage connected to the Playhouse restricts the college from offering courses in stage lighting and set design. Limitations in courses create gaps within our programming at the freshman and sophomore level that currently inhibit program articulations with the University of Wyoming and limit options in the region. These roadblocks to articulations directly translate into challenges in regards to recruiting, which, in turn, notably impacts enrollment and persistence.

Beyond enrollment and programming factors, the building condition raises genuine concerns for safety. The space limitations of the metals lab both limits the enrollment every semester and presents safety considerations, given the chemical and electrical tool usage necessary. The lack of soundproofing and sound baffling in all practice rooms, classrooms, and performance rooms present notable aural health concerns for students and faculty within the Music program.

The Functionality Index and Assessment within the Facilities Condition Assessment of 2011 ranks the Fine Arts Building at a total score of 65 when the entire building is evaluated. However, the west end of the Fine Arts Building (where all Fine Arts programming is located) has not been renovated since it was built in 1981. The east entrance (classrooms, ITS, faculty and staff offices, the LCCC Foundation) was renovated in 2000. The renovated sections of the building are included in the total score and, logically, raise it. Further, the scores connected to spatial configuration, daylighting, and services are evaluated for general purposes without specific evaluation of acoustics (impacted by ceiling height, aspect ratios, room proportions), daylight (necessary for visual arts), and mechanical/plumbing/IT/AV for fine arts studio spaces. Were these specific evaluations added to the Functionality Index and Assessment, the overall score of 65, which is noted within

the “fair” range (50-75) may reduce to a total much closer to the “poor” threshold (25-50).

The Fine and Performing Arts Building would not only allow for expanded and safer educational spaces for Fine Arts programming, it would create new interactive spaces for the community members of Laramie County. The fourth foundational element of the College Mission is “to enrich the communities we serve through activities that stimulate and sustain a healthy society and economy”. The addition of a Fine and Performing Arts building would strengthen the College’s ability to fulfill this portion of the mission by expanding opportunities for our community to connect with the college, its students (both lifelong learners and degree seeking), and its supported arts programming. In this respect, the creation of a space is the opportunity to serve our community through that space and its many uses.

The addition of a 400 seat theater acoustically designed to showcase both theater/speaking performances and musical performances would allow for increased student performances for the community, a venue to host LCCC Foundation cultural events and speakers, and available space for larger community/speaker functions that currently exceed either size capacity or booking capacity within our Centennial Room on campus. Currently, there is no theater of this size within the city of Cheyenne, nor does LCCC have a theater larger than 99 seats. There are no existing performance spaces for music on campus. Community members, parents and families of students, and our students themselves must travel to the high schools, local churches, and the Civic Center to see student musical performances.

Although LCCC houses 276 students within the residence halls, there are limitations in the frequency of public transit connecting the community to the campus (noted in the Campus Master Plan, 2011). For our on-campus students, the addition of performance spaces in proximity of their living opens access to the arts as a part of their college residential experience, which may encourage a lifelong love of or educational pursuit within the arts and will certainly add to the on-campus enrichment opportunities we offer our students as part of their collegiate experience.

49080 gross building area

Division		
1	General Conditions	\$767,161.61
2	Sitework	\$2,356,694.74
3	Concrete	\$1,165,848.82
4	Masonry	\$786,743.74
5	Metals	\$1,457,255.30
6	Wood & Plastics	\$194,397.95
7	Thermal/Moisture Protection	\$1,355,663.14
8	Doors & Windows	\$633,422.74
9	Finishes	\$1,394,578.58
10	Specialties	\$73,591.58
11	Equipment	\$2,323,136.49
12	Furnishings	\$265,714.82
14	Conveying Systems	\$136,789.52
15	Plumbing & Mechanical	\$2,353,727.82
16	Electrical	\$2,714,271.97
Construction Cost		\$17,979,000.00
Contractor Insurance, Permits, Contractor Contingency, Contractor OH/Fee, Performance Bonds, Preconstruction Services		
	14.31%	\$2,572,205.61
Grand Total		\$20,551,205.61
Aggregate cost/sf		\$418.73
SOFT COSTS: Professional Design Fees, Owner's Project Management, Owner's Contingency, Survey, Testing Fees		
Total Soft Costs		\$3,955,380.00
Total Hard and Soft Costs 2015		\$24,506,585.61
Escalation to 2020 3%/yr		\$28,409,849.35

This opinion of probable cost has been based on aggregate costs of comparable fine and performing arts construction projects in the Front Range during the period of 2014 and 2015. It includes professional fees and other soft costs, and is escalated to a bid period of early 2020.