Brief

Rogers Marvel Architects, PLLC and its consulting engineers Ove Arup, were contracted by the Office of Facilities Planning in the Summer of 2000 to develop a master plan for the expansion of the Arts Center at Dartmouth College. The four-part process began with a programming phase to determine future space needs for the Hood Museum, five Academic Departments, the Hopkins Center Administration, Student Ensembles, Workshops, Hinman Boxes, Courtyard Café, FOM Facilities and the Heating Plant. Two of the three reports entitled Hopkins Center Program Summary and Hood Museum Program Summary were issued on August 24, 2001. The third document entitled Infrastructure and Site Analysis, will be issued pending decisions by the Office of the Vice President and F&M about the expansion of the heating plant. This planning report is the final phase of the master plan and includes summaries of the programming reports, planning criteria that inform design decisions, proposed building massing, and program distribution diagrams, concluding with phasing alternatives and their related costs.

Assumptions

Over a twelve month period Rogers Marvel Architects developed documents to facilitate the phased expansion of the Arts Center at Dartmouth. Guided by campus planner Lo-Yi Chan's 1998 Dartmouth College Master Plan the area bounded by Lebanon, Wheelock and Crosby Streets is designated the campus center for the arts. Within this precinct the proposed plan doubles the size of the current Hopkins and Hood facilities over five phases.

Objectives

The project team, including the Office of Facilities Planning, and an Executive Committee for the project, has distilled the scope into the following six objectives:

- Documentation and analysis of current physical conditions
- Assessment of current and future program needs
- Analysis of life safety, infrastructure, building systems, site opportunities and requirements
- Development of planning criteria guided by College and Town constraints
- Development of program location and distribution
- Development of cost estimate and phasing plan

Methodology

The project team developed the following strategy to respond to project goals:

RMA assembled and synthesized documents obtained from the Rauner Special Collections Library, the College Archives, the Office of Facilities Planning and outside consultants. The Faculty, Staff, Administration, Students and Community all participated in the programming of their new space by answering lengthy questionnaires, and participating in a series of debriefing sessions to further clarify individual needs and concerns. After these meetings there was further opportunity for input through interaction with the Executive Committee.

RMA then examined and interpreted both existing documents as well as Ove Arup Engineers' original documentation relating to life safety, zoning, and building systems and utilized the analysis in program space planning. Research was also conducted on open space, access, departmental and college relationships, circulation, landmarks, Historic materials and density.

Utilizing the planning criteria, results of the questionnaires, and life safety and zoning issues, a conceptual program layout was developed across the site. An overall phasing plan and cost breakdown was also developed to allow departments to remain in operation while the expansion takes place. Costs are broken down into four phases corresponding to the construction and renovation of a new Visual Arts Building, the Hopkins Center, the Hood Museum, Wilson and Hallgarten Halls. The final part of the project addresses life safety issues from the Facility Survey (1996,2001) by Robert H. Fuller & Associates, Inc. and Code and Fire Safety Analysis by P.R. Sherman, Inc. (2000). In addition it would include a College wide reception space and renovation of Wilson to accommodate the Art History Department, should it decide to move.

Participants

This report represents the collaboration and participation of the following groups:

- The Faculty of Drama, Music, Studio Art, Film Studies, and Art History
- The College Administration, Office of Facilities Planning, Hopkins Center Administration, Hood Museum of Art, Arts Computing, Arts Libraries and Student Music, Student Workshops, Community Dance, Studio Art, Exhibition/Artist in Residence Program, Students, Community, Hinman Mail Boxes, Courtyard Café, Custodial Services, Facilities Operation & Management, Department of Safety and Security, Computing Services, P.R. Sherman Inc., Dartmouth Real Estate Office, The Town of Hanover, College Planner Lo-Yi Chan.

Conclusions

The goal of the master plan is to maintain the more public/performance related activities in the Hopkins Center and to house more private/production oriented activities of the Studio Art and Film Departments in a new separate structure. The Hood Museum, positioned between the two, would expand toward Lebanon Street, creating a new Campus facade along an invigorated Lebanon Street commercial/cultural corridor. The Hood’s new presence is a symbol for the expanded Arts Center.

The plan establishes Lebanon Street as an active component of both the Town and the College. This will be accomplished by strengthening the pedestrian connection along what was formerly South College Street, increasing building density along the north side of the street, supporting commercial ground floor tenants, widening sidewalks and adding trees. In addition, the new buildings will become landmarks for those arriving at the campus from I-89.

The work can be completed in five phases over the next 10-12 years at an estimated cost of $106 M. The first phase is the completion of a Visual Arts building for $26 M. This construction would free up space within the Hopkins Center so that the performing arts departments could expand and meet their space needs. The second phase has three sub-components including a $16M expansion of the Hood Museum, renovation and expansion of the Hop including creation two new theaters for $18 M, and reconstruction of the middle of the Hop for $32M. The third phase includes the renovation of Wilson Hall for $5M. Lastly a $9M phase would cover the final addition and renovation of the Hopkins Center including a reception space/performing arts library facing the Green.
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HOPKINS CENTER

Introduction
In its 1997 Long-Range Plan, the Hopkins Center Space Committee determined that the existing arts facilities needed to be enlarged and improved to support both current and projected arts programming. Evolution of academic arts departments, expanded Hop programming, a larger more diverse student population and addition of the culminating experience to the curriculum have all increased demand for space within the Hop. This report summarizes the objectives and process of the programming studies and presents analysis and findings in a comprehensive planning report.

Background
When Ernest Martin Hopkins assumed presidency of the College in 1916 he pledged to improve the arts facilities at Dartmouth. From this early leadership and following WWI, planning began for a complex in his honor to promote the integration of teaching, creation, performance and exhibition of the arts. In 1957 architect Wallace K. Harrison along with President John Sloane Dickey unveiled a model of the proposed Hopkins Center. The four-acre complex opened in 1962 as a place for the exchange of ideas and inspiration for artists, musicians, actors and crafts people. By means of large glass openings, adjacency to the Hinman mail boxes and a café, the Hop allowed non-art students to have a window into the arts. The Hood Museum was built next door in 1985 along with a museum shop and an expanded snack bar. The success of the building and its programs has caused overcrowding, and complaints about lack of space.

Existing Conditions
The Hopkins Center was built almost forty years ago and many of the building systems need to be repaired and/or upgraded. The popularity of the Center has led to overcrowding among student, faculty and public users. The Hopkins Center Programming Report issued by RMA on 08.24.01 outlines in detail the dire need for additional space for the academic departments, workshops, mail center, and Hopkins Center Administration. The 2000 Fuller and P.R. Sherman Reports also document building improvements necessary to meet current life safety and accessibility codes.

Process
RMA’s Program Reports of August 24, 2001 are the result of information collected by means of questionnaires, interviews, meetings, and site tours with key individuals representing the departments of Drama, Film & Television Studies, Music, Studio Art, Art History, as well as the student ensembles, workshops, Hinman boxes, courtyard Café, Library Services and the Hopkins Center Administration. Numerous text documents, drawings, and digital files were collected, researched and reviewed in the preparation of the program documents. Research was conducted under the direction of the Office of Facilities Planning (OFP). While net assignable square footages were used for the program reports, adjustments were made with the direction of the OFP for gross square footage of spaces.

Recommendations
81,000 additional net square feet of space will be needed to accommodate arts expansion over the next twenty years. The greatest space needs are for the Studio Arts Department and Student Ensembles, two groups that have experienced significant growth in student interest and participation since the Hop was opened in 1962. There are many spaces that require considerable increases that can be shared between departments. These spaces will be reviewed with the Provost Office and Registrar for campus-wide redundancies and the space requirements will be adjusted. This number does not include space to accommodate the relocated Art History Department, a new 300 seat concert hall or maintaining the Loews Auditorium within the expanded arts complex. These are treated as alternates. The all-inclusive total square footage is approximately 218,000 SF.

New buildings as well as additions and renovations of existing buildings are needed to accommodate both current and future art space needs. Lewis Crickard, in a discussion with Rogers Marvel Architects, suggested that “The original concept for the Hop was bold for its time and new proposals need to address the future with the same boldness and continue the tradition of excellence.” The expansion of the facility seeks to fulfill this mission with a philosophical premise abstracted from the Long Range Plan of 1997. It states: “the public aspects of the arts programs: performances and exhibitions - should remain within the existing Hop facility. Private activities - those conducted in classrooms, studios, workshops and rehearsal spaces - could, in many cases be reassigned to satellite spaces, ideally in structures immediately adjacent to the Hopkins Center.” Many existing spaces in the Hopkins Center were intended to increase participation in the more private activities like the making of art. What has resulted is a culture of observation rather than active participation. The new arts building housing the Studio Art and Film Departments would make a place for the production of art and open up more spaces for the exhibition and performance of art within the Hop.
HOOD MUSEUM

Introduction
The Hood Museum has experienced unprecedented growth since its opening in 1985. Beyond being an outstanding College Art Museum, it is an exemplary cultural amenity for the community and region. To remain a leader among college and university museums the current facilities need to be expanded and reorganized. The combination of structural changes within the organization, expanded collections, and increased number of visitors, in addition to the capacity of existing facilities. The tradition of excellence established when the building was planned is being compromised by its current inefficiency. Expansion is required in order to maintain the long term goals of the academic/ regional museum.

Background
Prior to 1840, art objects were housed with Natural History collections in various locations including Dartmouth, Thornton and Reed Halls. After the Civil War the painting collection was moved to the Dartmouth Library. It was not until Frank B. Carpenter donated funds to the Art Department that teaching, exhibition and study of art could happen in one place. This tradition continued with the construction of the Hopkins Center in 1962 that dramatically increased the donation of Art to the College. By 1976 it was clear that if the College was to maintain its leadership position in the Arts and continue to grow its collections it would need to build a state of the art Museum and Study Center. In 1985 the Hood Museum designed by architect Charles Moore opens and quickly designated by the American Association of Museums as a model for College Museums. In 1988 the Hood Museum annexed part of Clement Hall for a Storage and Study Center.

Existing Conditions
The Hood Museum is located adjacent to the Hopkins Center on Wheelock Street. Although it faces the Dartmouth Green, the entrance to the building is located behind a gate which recedes behind the Hop loggie. It is, at the outset, difficult to find. The lobby, while comfortable and appealing for individuals, does not work well for larger groups and lacks amenities like a coat check, restrooms and an integral gift shop. The galleries are gracious and work well for traditional media but are less appropriate for some contemporary pieces. The lack of a dedicated entertaining space within the building means that receptions are often held in the galleries endangering both the security and condition of art works. The Loews Auditorium does not adequately serve the Museum’s needs. It has an awkward entrance, no stage and poses security problems when used during off hours. The office spaces are too small for the current staff, and there is insufficient space for meetings, printing and faxing and secure file storage. While the existing storage facilities have a high level of security and climate control, they are insufficient to accommodate future growth of the collection. The Bernstein Storage Study Space adjacent to the object storage area is versatile and allows museum staff to readily accommodate most requests for the study of collections not on view.

Process
The program information documented in detail in the Hood Museum Planning report was based on questionnaires, interviews, meetings, and site tours with key individuals representing the Museum and other College support groups. Research was conducted under the direction of the Office of Facilities Planning (OFP). Numerous text documents, drawings and digital files were collected, researched and reviewed in the preparation of the programming documents. While not assignable square footage were used for the program reports adjustments were made with the direction of the OFP for gross square footage of spaces.

Recommendations
When The Hood Museum of Art opened to the Public in 1985, it was heralded for its innovative design, efficiency and attractiveness. As the Museum approaches its twentieth anniversary its collections have grown by the thousands, professional staff increased and the expectations of the HMA as a teaching museum have broadened. The growing collections of photography, large scale sculpture and new media central to contemporary art practice were not planned for in the original design and lack adequate exhibition spaces. As an integral part of an effort to promote the role of visual culture as part of a liberal arts education and to highlight the crucial dimension the arts add to the curriculum and to campus life, HMA remains committed to providing the highest quality exhibitions, programs, and activities. Existing space limitations restrict the types of initiatives, the scale of these undertakings, and the level of student and public participation. Most importantly, the museum’s ability to address the needs of the constituencies it currently supports, to say nothing of new audience groups that it would like to engage, is highly compromised.

The proposed renovation and new construction would reinforce and enhance the cultural profile of Dartmouth College. With its location at the core of the new arts precinct, it acts as both the physical and metaphorical center of the arts complex. New galleries, multi-use reception areas, flexible workshop spaces, and smart classrooms that would accommodate larger audiences and additional programs for students, faculty and the larger arts community would complement the arts center as a whole. While the site is limited, a priority in the overall planning is to leave space open for expanded galleries and storage facilities to help the collections to maintain or even increase the growth experienced over the past two decades. Outdoor spaces developed across the complex would provide space for informal interaction as well as the display and production of performance and large-scale outdoor sculpture. A larger, balanced facility would further establish HMA’s prominence as a leading educational and cultural resource for the region. For Dartmouth, the museum’s expansion would signal the College’s commitment to the Arts as well as enliven the intellectual and extracurricular life of the students.
INFRASTRUCTURE AND SITE ANALYSIS

Report Summary

Introduction
The area designated for the expansion of the Arts is shared by utilities that serve the entire campus. The Site/Infrastructure Analysis report examined changes to these facilities as well as the mechanical, electrical and plumbing systems of the Hopkins Center, Hood Museum, Wilson and Hallgarten Halls. Building accessibility, life safety and security were also examined. Site issues including development of a buildable area envelope, parking requirements, and demolitions were also analyzed in this document.

Campus & Site Utilities
The College plans to build many new buildings over the next decade and as a result mechanical systems serving the Campus as a whole will need to be expanded. There are three options for expansion of the heating plant including taking space to the east, to the south and relocating new and replacement boilers in an alternate site. The chillers for the Hop, Hood and the south end of campus should remain on site and space allowances made for their inclusion. A geotechnical survey would determine the feasibility of using ground water to augment this system. Lastly the electrical systems will need modification and updating. The main electric switchgear room currently serving the campus is at capacity and due for expansion. There is an electrical substation and generator house on the site that needs to be relocated. Care must be taken not to disturb existing data communications lines emanating from the main switch. In addition, the main data communication switch in the Hood will need to be replaced in five to seven years at a cost of several million dollars.

Building Specific Infrastructure
The Hopkins Center is almost forty years old and thus many of its mechanical systems are nearing the end of their life spans. Other building systems need repairs and/or modification due to age, including roofing and windows and many of the finishes in the building do not conform to life safety and building code requirements. According to the PR Sherman Code and Fire Safety Report there is an acute danger of ‘a large loss incident’ because of deficiencies in the notification, suppression and egress systems within the Hopkins Center.

The Hood Museum has a good climate control system but the mechanical systems will need to be replaced in about ten years. While the roof of the Hood is in good condition, it needs modification to eliminate the dangers of falling ice and snow. Limited circulation handicapped accessibility need to be addressed particularly at the elevators and annex that are not accessible. The staircase from the Loews Theater to the galleries is open causing significant problems. Wilson and Clement Halls require envelope repairs with the scope of the work on Clement based whether it remains as swing space or is demolished.

Process & Space Needs
The process for the production of the infrastructure document differed from that used for the other planning books. The College had commissioned three studies (the Fuller Surveys of 1996 and 2001 and the Code and Fire Safety Analysis by P.R. Sherman) that provided important information for many aspects of the document. This information combined with original design and planning by Arup Engineers was analyzed and synthesized by RMA after a series of meetings with F&M and the Office of Facilities Planning. The results were then examined in relation to the plan and a graphic representation of priorities designed. This information helped prioritize where work was most acutely needed. Meetings with the Town of Hanover and the College Real Estate office helped to clarify zoning, parking and the legal limits of the site.
1. INTRODUCTION

The following summaries outline the process, research, analysis and conclusions generated for The Hopkins Center Planning Summary, The Hood Museum Planning Summary and the Site/Infrastructure Planning Summary. The three detailed planning documents, created over a period of twelve months by Rogers Marvel Architects, provide information that is the basis for this planning study for the expansion of the Arts at Dartmouth College.

The premise for an Arts Center located on the block defined by Wheelock, Main, Lebanon and Crosby Streets is derived from The Dartmouth College 1998 Campus Plan created by Campus Planner Lo-Yi Chan. Encouraging the development of physical and intellectual relationships among academic departments with similar interests and needs is a priority of the plan. It goes on to suggest that the Arts are among the most constrained of the academic centers with very little space for expansion.
2. PLANNING CRITERIA
Density reestablished on southern side of Lebanon Street, but with voids on the northern side.
PLANNING REPORT
DRAFT 10.24.01
ROGERS MARVEL
ARCHITECTS, PLLC

DARTMOUTH COLLEGE ARTS CENTER
Planning Criteria

Recognize Campus Entry
This is a primary entrance for the campus for many visitors. There is a tremendous opportunity to create a new campus landmark that speaks to Dartmouth's preeminence among colleges and universities nationwide. In addition, an important building in this location devoted to the arts would signal the institution's commitment to the cultural development of its students.

Encourage Sidewalk Activity
Density of retail, commercial, and institutional building on the south side of Lebanon Street help make it an active pedestrian corridor. Street trees and site furnishings add to its popularity. The north side is comparatively stagnant with buildings set back from the street, active driveways for parking lots and FO&M, and little landscaping.
The reestablishment of college street as a pedestrian corridor strengthens the relationship of the town to the campus, and creates a “street” frontage for the Hood Museum entry.

The expansion provides opportunities to organize service routes so that they are less obtrusive and do not interfere with pedestrian circulation.

Connection via former South College Street.

Multiple routes connect the campus to the town.

Interior and exterior links along former South College Street.

College and town edge.
DARTMOUTH COLLEGE ARTS CENTER

Planning Criteria

Ernest Martin Hopkins in his tenure as the the eleventh President of Dartmouth College worked to strengthen the arts at Dartmouth. In 1962 when the Hopkins Center was opened and named in his honor, his vision for a combined arts center was realized. In its early years the Hop attracted students who were attracted by the idea that cross pollination of ideas between the performing arts, visual studies and artisans was important to strengthening their artistic work and vision.

The Hop has grown in popularity over the last 40 years and certain relationships between the departments, workshops and other activities in the complex have proven stronger than others. New construction provides the opportunity to strengthen useful and positive relationships in the arts. While certain adjacencies are more conducive to direct interaction, the need to keep all of the arts programs in close proximity remains of paramount importance.

The presence of the Arts Center on the Green signals the importance of the complex to the culture of the Campus. As the expansion extends the area into an entire arts precinct the Lebanon Street facades will become equally important signals to visitors of the importance of the Arts to the College.
3. PROPOSED PLAN
DARTMOUTH COLLEGE ARTS CENTER

Proposed Plan

PHASE 0 | PRE-CONSTRUCTION

OVERVIEW:
- Preparation of site for construction

OBJECTIVES:
- Relocate Brewster Hall
- Relocate underground utilities
- Remove oil bunker
- Remove west end of FO&M shed for new oil truck access

Site Plan 1"=150'
DARTMOUTH COLLEGE ARTS CENTER

Proposed Plan

PHASE I | VISUAL ARTS BUILDING

OVERVIEW:
- Construction of new Visual Arts Building for Studio Arts Department, Film+TV Department, and shared classrooms

OBJECTIVES:
- 80,067 GSF total
  - Studio Arts = 59,332 GSF
  - Film + TV = 13,315 GSF
  - Shared A-V classrooms = 4,620 GSF
  - Shared academic classrooms = 2,800 GSF
- 7,500 GSF available for commercial use at ground floor
- Departmental entrances and shared facilities located at ground floor
- Allow Clement Hall and oil tanks to remain in place until future removal
- Be compatible with planned green spaces on site
- Initiate development of Lebanon Street corridor

Legend
- Red: Demolished
- Green: New Construction
- Light Green: Renovated
PHASE II | HOPKINS CENTER

OVERVIEW:
- Demolition of Clement Hall
- Demolition of Courtyard Cafe
- Construction of Hop South addition
- Renovation of Hop South existing
- Construction of new Hop Middle

OBJECTIVES:
- Enable Music, Ensembles, Drama, and Workshops to expand within the Hop
- Add new 300-seat and 500-seat halls with expanded lobby/reception areas
- Consolidate Hopkins Center Administration within the Hop
- Provide new Courtyard Cafe, Hinman boxes, gallery, and service spaces
- Improve Hopkins Center Lebanon Street facade and entry sequence
PHASE III | HOOD MUSEUM
DARTMOUTH COLLEGE ARTS CENTER

Proposed Plan

PHASE III | HOOD MUSEUM

OVERVIEW:

- Construction of Hood addition
- Renovation of Wilson Hall
- Construction of new Wilson wing
- Expansion of Heating Plant may begin

OBJECTIVES:

- Meet Hood’s needs for new administration, collection, and exhibition space
- Enable Paddock Music Library to move out of the Hop and expand into full Performing Arts Library
- Provide 10,000 GSF new space in Wilson wing for additional arts library functions and for shared facilities
- Connect to new Hood addition for shared use by Performing Arts Library and Hood Museum
- Preserve architectural autonomy of Wilson Hall and its presence on the Green
- Hood facade is the centerpiece to completing the Lebanon Street cultural corridor

Site Plan 1"=150’

Legend

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<thead>
<tr>
<th>Color</th>
<th>Description</th>
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<tr>
<td>Red</td>
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<tr>
<td>Gray</td>
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</tr>
<tr>
<td>Green</td>
<td>New Construction</td>
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DARTMOUTH COLLEGE ARTS CENTER

Proposed Plan

PHASE IV | FUTURE PROJECTS

OVERVIEW:
- Long-term projects for Arts Center site

OBJECTIVES:
- Renovate Hop North to complete Drama upgrades
- Relocate FO&M offices, shops, and sheds off of Arts Center site
- Relocate oil tanks to eliminate truck access from Lebanon Street
- Allow for future expansion of Hood Museum
- Fulfill southeast corner’s potential as campus entrance from I-89
- Provide parking structure to serve Arts Center and athletic complex to the east
- Provide new reception space/alternate arts library location adjacent to the Top of the Hop, facing the Green
4. PLAN ANALYSIS
Multiple routes connect the campus to the town.

Connection via old South College Street.
The Hopkins Center for the Performing Arts and the Hood Museum of Art currently connect with one another via bridging and courtyard spaces. This interconnectedness occurs along the former South College Street.

The extension of the Hood Museum to Lebanon Street, the new ‘wrapper’ around the Hop, and the new Visual Arts Building will emphasize the old College Street path as a zone of interaction. With the performing arts concentrated to the west and the visual arts to the east, the former South College Street becomes a meeting point between the presentation and the making of the arts, between the town and the campus.
View through Hood Museum along former South College Street

Historic view of gardens along former South College Street
The Dartmouth Green is the forever-open heart of the campus, visually connecting academic, administrative, library, and arts facilities.

The Arts Center acknowledges the importance of green spaces to the campus by reinforcing existing courtyards and proposing new ones. A string of green weaves through the Arts Center, connecting the various buildings of the complex as well as the town and the campus. The buildings create the boundaries of these open-air rooms to be occupied by students, faculty, town residents, and visitors.

These spaces invite participation with the arts activities taking place around their edges, and even within them.
Diagram from Downtown Hanover Vision illustrating activation of Lebanon Street north edge.

Figure 7: Lebanon Street recommended section.
CAMPUS EDGE | TOWN EDGE

The Arts Center becomes a threshold between the pastoral space of the campus and the commercial environment of the town.

The College buildings gathered around the Green sit individually in a field. The town buildings tend to cluster side-by-side along the sidewalk and the street.

The Arts Center faces the Green with individual gestures: Wilson, the Hop, and the recessed Hood entrance between. As the Center unfolds towards Lebanon Street, it will become more ‘urban’ and will complete the street edge. Its facades and portals will participate in the daily life of downtown, its screens projecting the activity of art within.
5. PROGRAM DISTRIBUTION
DARTMOUTH COLLEGE ARTS CENTER
Program Distribution

COMPLEX PLAN AT ELEVATION 517*

LEGEND
- Studio Art
- Music
- Drama
- Film and Television
- Art History
- Hood Administration
- Student Ensembles
- Student Workshops
- Hood Education
- Hood Collection
- Hood Exhibition
- Post Office
- Library
- Shared Spaces
- Café

Scale: 1” = 60'

*feet above mean sea level
COMPLEX PLAN AT ELEVATION 557°
DARTMOUTH COLLEGE ARTS CENTER
Program Distribution

COMPLEX PLAN AT ELEVATION 565*

LEGEND

- Studio Art
- Music
- Drama
- Film and Television
- Art History
- Hood Administration
- Student Ensembles
- Student Workshops
- Hood Education
- Hood Collection
- Hood Exhibition
- Post Office
- Library
- Shared Spaces
- Cafe

Scale: 1" = 60'

Feet above mean sea level

PLANNING REPORT
DRAFT 10.24.01
ROGERS MARVEL ARCHITECTS PLLC
6. PHASING & COSTS
## PHASING PATH OPTION ‘A’

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<td>1. Site prepared</td>
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<td>a) Brewster removed</td>
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<td>b) Oil bunker demolished and soil abated</td>
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<td>c) Utilities relocated for new construction</td>
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<td><strong>2. Visual Arts building constructed</strong></td>
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<td>a) Studio Art program moves out of Clement</td>
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<td><strong>$13.16M</strong> NSF</td>
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<td>b) Studio Art program moves out of Hop</td>
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<td><strong>$10.70M</strong> NSF</td>
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<td>c) Studio Art department moves into new Studio Art/Film + TV building</td>
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<td>d) Film + TV program moves out of Clement</td>
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<td>f) Film + TV department moves into new Studio Art/Film + TV building</td>
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<td>g) Shared visual classrooms open in new Studio Art/Film + TV building</td>
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<td>h) Shared Academic Arts classrooms open in new Studio Art/Film + TV building</td>
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<td>4a. Clement Hall vacated</td>
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<td>5a. Clement Hall demolished</td>
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<td><strong>5a. Heating Plant expansion can begin</strong></td>
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<td><strong>$21.5M</strong> NSF</td>
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<td>4b. Hop South vacated</td>
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<td><strong>$12.80M</strong> NSF</td>
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<td>Music and Ensembles temporarily move out of Hop South and into old Studio Art spaces at Hop Middle and extra space in Wilson vacated by Film (1,783 NSF): Existing Music to be relocated temporarily = 9,910 NSF Existing Ensembles to be relocated temporarily = 2,897 NSF Total = 12,800 NSF (&gt; 12,483 NSF available)</td>
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<td><strong>$1.922M</strong> NSF</td>
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<td>5b. Hop South addition constructed (15,600 gsf @ 517, 527, 541 each): Hop South existing 517, 527, and 541 lobby renovated</td>
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<td>Hop South occupied: Music and Ensembles move back into Hop South and expand into 6,975 NSF available @ 517 in addition to 500-seat hall and 300-seat hall/Loew (can expand more @ 517 + 527 if no new 300-seat hall or Loew)</td>
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<td>6b. Hop South occupied: except for MER @ 517 + 527</td>
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<td><strong>9. New Hop Middle constructed (levels 517 – 565)</strong></td>
<td></td>
<td></td>
<td><strong>$29.54M</strong> NSF</td>
</tr>
<tr>
<td>517 = 12,300 GSF</td>
<td></td>
<td></td>
<td><strong>$12.80M</strong> NSF</td>
</tr>
<tr>
<td>527 = 12,300 GSF</td>
<td></td>
<td></td>
<td><strong>$12.80M</strong> NSF</td>
</tr>
<tr>
<td>541 = 17,225 GSF</td>
<td></td>
<td></td>
<td><strong>$17.22M</strong> NSF</td>
</tr>
<tr>
<td>557 = 20,325 GSF</td>
<td></td>
<td></td>
<td><strong>$20.32M</strong> NSF</td>
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<tr>
<td>565 = 20,325 GSF</td>
<td></td>
<td></td>
<td><strong>$20.32M</strong> NSF</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td></td>
<td><strong>$71.5M</strong> NSF</td>
</tr>
<tr>
<td>10. New Hop Middle occupied (Wilson Hall vacated)</td>
<td></td>
<td></td>
<td><strong>$31.6M</strong> NSF</td>
</tr>
<tr>
<td>Hop Admin, Drama, Shared moved out of Wilson Music, Drama, Ensembles, Shared M+E, and Shops occupy lower levels (517 and 527) Hop Ad box office, Café, PO, Service, Student Area, Drama, Gallery occupy 541 Drama, Ensembles, Hop Admin occupy upper levels (557 and 565)</td>
<td></td>
<td></td>
<td><strong>$24.600M</strong> NSF</td>
</tr>
<tr>
<td><strong>11a. Wilson-Hood wing constructed</strong></td>
<td></td>
<td></td>
<td><strong>$4.9M</strong> NSF</td>
</tr>
<tr>
<td>11b. Wilson-Hood wing constructed</td>
<td></td>
<td></td>
<td><strong>$10.0M</strong> NSF</td>
</tr>
<tr>
<td>Extra space required for PRL (assuming conventional shelving) Shared library spaces</td>
<td></td>
<td></td>
<td><strong>$3,000,300</strong> NSF</td>
</tr>
<tr>
<td><strong>12. Wilson Hall + wing occupied</strong></td>
<td></td>
<td></td>
<td><strong>$8.9M</strong> NSF</td>
</tr>
<tr>
<td>Paddock moves into Wilson and becomes Performing Arts Library Shared library spaces open</td>
<td></td>
<td></td>
<td><strong>$8.866M</strong> NSF</td>
</tr>
</tbody>
</table>

### Notes:
- Hood Exhibition addition may begin anytime after Clement demolition.
- Costs/SF used in calculating estimated costs provided by Dartmouth College: New construction = $300/SF Addition construction = $350/SF Renovation construction = $110/SF
DARTMOUTH COLLEGE ARTS CENTER
PLANNING REPORT
DRAFT 10.24.01
ROGERS MARVEL
ARCHITECTS, PLLC

PHASE II-A
Phasing Path Option ‘A’

**Clement**
- $650,000
- Vacated
- Wilson

**Hop South**
- $20,800,000
- Occupied
- Wilson wing

**Hop Middle**
- $31,600,000 (based on new construction costs)
- Occupied

**Hop North**
- $8,900,000
- Occupied

**Hood**
- $11,600,000
- Occupied

**FO&M**
- (Heating Plant expansion may begin anytime after Clement demolition)

Legend
- Vacated
- Demolished
- Renovated
- Constructed
- Moved
- Occupied

**PHASE II-B**

**Hood Admin add'n**
- constructed
- 15,650 GSF

**Hood Exhib add'n**
- constructed
- 17,407 GSF

**Heating plant**
- expanded

**Hood Exhib add'n**
- constructed
- 17,407 GSF

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF
- (617, 527, 541 lobby)

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in

**Hop South**
- vacated
- Music and Ensembles move to previous SART and Film spaces

**Hop South**
- add'n constructed
- 46,800 GSF

**Hop South exist renovated**
- 22,650 GSF

**Hop South**
- occupied
- Music, Ensembles, 500-seat hall, Cafe move in
# Phasing Path Option ‘B’

## Estimated Cost

<table>
<thead>
<tr>
<th>Step Description</th>
<th>NSF</th>
<th>GSF</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>$1.042M</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1.</strong> Site prepared</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Brewer removed</td>
<td></td>
<td></td>
<td>$1,850,000</td>
</tr>
<tr>
<td>b) Oil bunker demolished and soil abated</td>
<td></td>
<td></td>
<td>$250,000</td>
</tr>
<tr>
<td>c) Utilities relocated for new construction</td>
<td></td>
<td></td>
<td>$600,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1.9M</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2.</strong> Visual Arts building constructed</td>
<td></td>
<td></td>
<td>$24,000,000</td>
</tr>
<tr>
<td>a) Studio Art program moves out of Clement</td>
<td></td>
<td>80,067 GSF</td>
<td>$20,482,000</td>
</tr>
<tr>
<td>b) Studio Art program moves out of Hop</td>
<td></td>
<td>80,067 GSF</td>
<td>$20,482,000</td>
</tr>
<tr>
<td>c) Studio Art department moves into new Studio Art/Film + TV building</td>
<td></td>
<td>59,332 GSF</td>
<td>$17,800,000</td>
</tr>
<tr>
<td>d) Film + TV program moves out of Clement</td>
<td></td>
<td>59,332 GSF</td>
<td>$17,800,000</td>
</tr>
<tr>
<td>e) Film + TV program moves out of Wilson</td>
<td></td>
<td>59,332 GSF</td>
<td>$17,800,000</td>
</tr>
<tr>
<td>f) Film + TV department moves into new Studio Art/Film + TV building</td>
<td></td>
<td>13,315 GSF</td>
<td>$4,162,000</td>
</tr>
<tr>
<td>g) Shared visual classrooms open in new Studio Art/Film + TV building</td>
<td></td>
<td>13,315 GSF</td>
<td>$4,162,000</td>
</tr>
<tr>
<td>h) Shared Academic Arts classrooms open in new Studio Art/Film + TV building</td>
<td></td>
<td>2,000 GSF</td>
<td>$640,000</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$24M</td>
<td></td>
<td>$80,067 GSF</td>
</tr>
<tr>
<td><strong>4a.</strong> Hop South vacated</td>
<td>-12,800 NSF</td>
<td>17,920 GSF</td>
<td>$1,971,200</td>
</tr>
<tr>
<td>Music and Ensembles temporarily move out of Hop South and into Clement Hall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4b.</strong> Courtyard Cafe closes temporarily</td>
<td></td>
<td>6,100 GSF</td>
<td>$1,830,000</td>
</tr>
<tr>
<td><strong>5.</strong> Hop Middle demolished except for MER @ 517 – 527</td>
<td></td>
<td>-39,850 NSF</td>
<td>$2,000,000</td>
</tr>
<tr>
<td><strong>6a.</strong> New Hop Middle constructed (levels 517 – 565)</td>
<td>-9,743 NSF</td>
<td>+64,400 GSF</td>
<td>$29,540,000</td>
</tr>
<tr>
<td>517 = 12,300 GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>527 = 12,300 GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>541 = 17,225 GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>557 = 20,325 GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>565 = 20,325 GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6b.</strong> Hop South addition constructed (15,600 gsf @ 517, 527, 541 each)</td>
<td>+46,800 GSF</td>
<td></td>
<td>$16,380,000</td>
</tr>
<tr>
<td>Hop South existing 517, 527, and 541 lobby renovated</td>
<td>22,650 GSF</td>
<td></td>
<td>$2,491,500</td>
</tr>
<tr>
<td><strong>7a.</strong> New Hop Middle occupied (Wilson Hall vacated)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hop Admin, Drama, Shared moved out of Wilson</td>
<td></td>
<td>+26,400 GSF</td>
<td>$8,440,000</td>
</tr>
<tr>
<td>Music, Drama, Ensembles, Shared M+E, and Shops occupy lower levels (517 and 527)</td>
<td>21,225 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hop Ad box office, Cafe, PO, Service, Student Area, Drama, Gallery occupy 541</td>
<td>21,225 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drama, Ensembles, Hop Admin occupy upper levels (557 and 565)</td>
<td>40,780 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7b.</strong> Hop South occupied: Music and Ensembles move back into Hop South and expand into 6,975 gsf available @ 517 in addition to its 500-seat hall and 300-seat hall/Loew (can expand more @ 517 + 527 if no new 300-seat hall or Loew)</td>
<td>+12,800 NSF</td>
<td>6,975 GSF</td>
<td>$28,975,000</td>
</tr>
<tr>
<td><strong>7c.</strong> Clement Hall vacuumed</td>
<td>-1,295 NSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hop Admin in Clement moves into Hop middle</td>
<td>17,451 GSF</td>
<td></td>
<td>$1,919,610</td>
</tr>
<tr>
<td><strong>8a.</strong> Wilson Hall renovated</td>
<td>+10,001 NSF</td>
<td>4,541 GSF</td>
<td>$3,000,300</td>
</tr>
<tr>
<td>Extra space required for PAL (assuming conventional shelving)</td>
<td>5,460 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared library spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8c.</strong> Clement Hall demolished</td>
<td></td>
<td></td>
<td>$450,000</td>
</tr>
<tr>
<td><strong>9a.</strong> Wilson-Hood wing constructed</td>
<td></td>
<td>27,452 GSF</td>
<td>$9,992,000</td>
</tr>
<tr>
<td>Paddock moves into Wilson and becomes Performing Arts Library</td>
<td>27,452 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared library spaces open</td>
<td>27,452 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>9b.</strong> Heating Plant expansion can begin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>10a.</strong> Hood Addition</td>
<td></td>
<td>15,650 GSF</td>
<td>$5,477,500</td>
</tr>
<tr>
<td>Administration</td>
<td>15,650 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>10b.</strong> Hood North renovated and program reconfigured</td>
<td></td>
<td>80,600 GSF</td>
<td>$8,866,000</td>
</tr>
<tr>
<td>Shared D + E moves into 527; Drama reconfigured @ 527</td>
<td>80,600 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drama reconfigured @ Shakespeare Alley; Himman Post office converted @ 541</td>
<td>80,600 GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alumni Hall and Top of the Hop renovated @ 557; Drama expands @ 557</td>
<td>80,600 GSF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- Hood Exhibition addition may begin anytime after Clement demolition.
- Costs/SF used in calculating estimated costs provided by Dartmouth College:
  - New construction = $300/SF
  - Addition construction = $350/SF
  - Renovation construction = $110/SF
## DARTMOUTH COLLEGE ARTS CENTER

### Phasing Path Option ‘B’

<table>
<thead>
<tr>
<th>PHASE 0</th>
<th>PHASE I</th>
<th>PHASE II</th>
<th>PHASE III</th>
<th>PHASE IV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRE-CONST.</strong></td>
<td><strong>VISUAL ARTS</strong></td>
<td><strong>HOP SOUTH + MIDDLE</strong></td>
<td><strong>WILSON</strong></td>
<td><strong>HOP NORTH</strong></td>
</tr>
<tr>
<td>$1,850,000</td>
<td>$24,000,000</td>
<td>$52,400,000</td>
<td>$4,900,000</td>
<td>$8,900,000</td>
</tr>
</tbody>
</table>

- **Site prepared**
- **Visual Arts bldg constructed** 80,067 GSF
- **Oil bunker demo’d**
- **Utilities relocated**

- **Visual Arts bldg occupied** Studio Art and Film + TV move in
- **Hop South vacated** Music and Ensembles move to previous SART and Film spaces Courtyard Cafe closed
- **Hop Middle demolished**

- **New Hop Middle constructed** 84,400 GSF
- **Hop South add’n constructed** 46,800 GSF
- **Hop South exist renovated** 22,650 GSF (517, 527, 541 lobby)

- **Wilson Hall renovated**
- **Wilson wing constructed** 10,001 GSF

- **Hood Admin add’n constructed** 15,850 GSF
- **Hood Exhib add’n constructed** 17,407 GSF

- **FO&M**
  - **(Heating Plant expansion may begin anytime after Clement demolition)**

<table>
<thead>
<tr>
<th><strong>LEGEND</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacated</td>
</tr>
<tr>
<td>Demolished</td>
</tr>
<tr>
<td>Renovated</td>
</tr>
<tr>
<td>Constructed</td>
</tr>
<tr>
<td>Moved</td>
</tr>
<tr>
<td>Occupied</td>
</tr>
</tbody>
</table>

### HOOD - $11,600,000

- **Hood Exhib add’n constructed** 17,407 GSF
- **Hood Admin add’n constructed** 15,850 GSF
- **Hood Exhib add’n constructed** 17,407 GSF
- **Visc Arts bldg occupied**
- **student move in**
- **Hop North renovated**
- **Wilson wing occupied**
- **Performing Arts Library + associated shared spaces move in**

### HOOD - $11,600,000

- **Hood Admin add’n constructed** 15,850 GSF
- **Hood Exhib add’n constructed** 17,407 GSF
- **Visc Arts bldg occupied**
- **student move in**
- **Hop North renovated**
- **Wilson wing occupied**
- **Performing Arts Library + associated shared spaces move in**

### HOOD - $11,600,000

- **Hood Exhib add’n constructed** 17,407 GSF
- **Hood Admin add’n constructed** 15,850 GSF
- **Visc Arts bldg occupied**
- **student move in**
- **Hop North renovated**
- **Wilson wing occupied**
- **Performing Arts Library + associated shared spaces move in**
7. PARKING ANALYSIS
EXISTING CONDITIONS

Legend
- Existing Campus parking spaces on-site: 128
- Existing spaces leased from College by Town: 67

Total existing parking spaces: 195
PHASE I

Legend

- Proposed construction
- Existing Campus spaces displaced: 46
- Existing Town-leased spaces displaced: 8
- Total parking spaces remaining: 141
PHASE II

Proposed construction
Existing Campus spaces displaced: 34
Existing Town-leased spaces displaced: 11
Total parking spaces remaining: 96
**PHASE III**

Proposed construction

Existing Campus spaces displaced: 0

Existing Town-leased spaces displaced: 24

Total parking spaces remaining: 72

---

Legend

- **Proposed construction**
- **Existing Campus spaces displaced**: 0
- **Existing Town-leased spaces displaced**: 24
- **Total parking spaces remaining**: 72
POTENTIAL NEW PARKING FACILITIES

- New parking structures: 281
- New interim surface parking: 118
- Remaining Campus parking spaces onsite: 10
- Remaining Town-leased spaces: 24

Legend:
- New parking structures: 
- New interim surface parking: 
- Remaining Campus parking spaces onsite: 
- Remaining Town-leased spaces: 

Site Plan 1"=150'-0"