

Flint Institute of Arts

Addition and Renovation - Phase I and II

CONTRACT VALUE	Phase I—\$10,042,000 Phase II—\$10,119,283
PROJECT SIZE	Phase I—18,000 square foot addition and 90,000 square foot renovation Phase II—19,000 square foot addition
TYPE OF CONTRACT	Construction Management Design/Build Guaranteed Maximum Price
OWNER/LOCATION	John Henry, 810.237.7303 Flint Institute of Arts 1120 E. Kearsley Street Flint, MI 48503
CONTACT	Fred Auch, 248.649.1015 J.B. French Consulting 2145 Crooks Road, #203 Troy, MI 48084
ARCHITECT	Frederick Fisher & Partners Joe Coriaty, 310.820.6680 12248 Santa Monica Blvd. Los Angeles, CA 90025
PROJECT MANAGER	Sahar Abdallah
COMPLETED	Phase I—2005 Phase II—September 2006

SCOPE OF PROJECT

The Flint Institute of Arts (FIA) project was an extensive renovation and expansion to the Institute's existing facility. Founded in 1928 as an art school, the FIA now features both exhibition and educational programming, and the museum's permanent collection includes over 7,000 works of art, many of which are by renowned artists from the past and present.



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The FIA sought to create a new state-of-the-art education facility and museum/gallery space for permanent and travelling exhibitions, in addition to relocating all collection, art storage and Institute office space. Public spaces, including entrances, lobby, auditorium, sculpture, courtyard and public event hall have also been included.

The work was done in phases to maintain Owner operations. Both phases of the \$20 million project were designed by Frederick Fisher and Partners to facilitate a seamless transfer in construction from one phase to the other, to the benefit of the project budget and schedule. Completion of the 128,000 square foot project occurred in September 2006. **The project was done on Guaranteed Maximum Price—not to exceed and was done under budget and on time.**

The project was a challenge as the FIA was adding to an existing building that was constructed in 1958, with additions from 1968 and 1980, and no as-built drawings were available.

Other challenges included relocation of major utilities that served the entire campus while keeping everything in operation; securing millions of dollars of museum artwork in a vault which required exact temperature and humidity controls; and underpinning of the existing building to add a new basement addition.

Phase I renovations were aimed at more efficiently using existing spaces to improve collection storage conditions, administrative functions, public spaces and the art school. Specifically, Phase I included a new lobby, multi-use space, Starbucks café, gift shop and renovations to nine instructional studios, 10 collection galleries and the building's facade (renovations to 90,000 square feet of existing building as well as the construction of 18,000 square feet of new additions).



"Your staff has gone out of their way to accommodate our needs. All of the work was completed on or ahead of schedule," said Monique Desormeau, Curator of Education at the Flint Institute of Arts.



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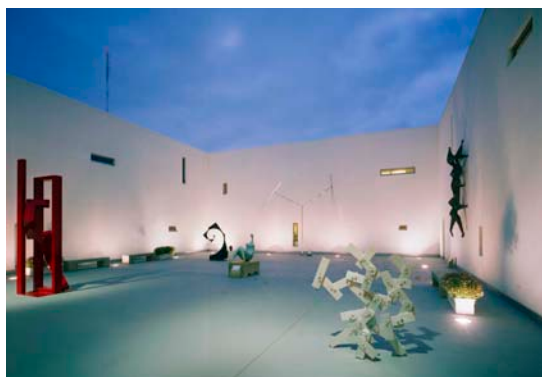
The renovation work included replacement of the entire mechanical system; the electrical system, which included a cost-effective energy system; replacement of all windows with better insulating glass; replacement of all ceiling and flooring throughout the whole building; new paint; doors, frames and hardware; and upgrades to the existing building to meet all required fire safety and code compliance.

The Phase II expansion addressed the need for additional galleries and collection management spaces. The scope of Phase II included a 12,000 square foot addition to gallery spaces on the east side of the building plus a 7,000 square foot loading dock on the south side of the building. The project also included 1,000 square feet of new basement.

The new museum design creates a strong architectural identity for the Flint Institute of Arts. The exterior facade is composed of alternating brightly colored glazed brick and glass panels. A dramatic skylit public space unifies the improved public entres and the museum's activities by running from the front of the building, past a contemplative outdoor sculpture court, to the rear entry.

One construction surprise was finding two pristine, circa-1958 mosaic murals hidden under sheetrock on a wall that was to be demolished. Staff members knew they were there, but assumed they had deteriorated beyond repair. "Through the ingenuity and hard work of team members from Sorensen Gross, the murals were safely relocated along the south corridor where they now receive the public attention they deserve," said Franklin Pleasant, development administrator for the Flint Institute of Arts.

All trades were involved. Work included major utility relocation for water, sewer, electrical and phone lines. Sorensen Gross Construction Services maintained constant communication to coordinate the Owner's ongoing activities.



I am especially grateful to the management team who met weekly to review the project's progress and to respond to the multitude of questions and unforeseen issues that arose," said John B. Henry III, Director of the Flint Institute of Arts. Their expertise and hard work kept the project on track, on time and on budget."



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