

**BOARD OF REGENTS**  
**EASTERN MICHIGAN UNIVERSITY**

SECTION: /
DATE: October 21, 2005

**RECOMMENDATION**

**FY 2007 CAPITAL OUTLAY BUDGET REQUEST**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve the FY 2007 Capital Outlay Budget Request. The modernization of Pray-Harrold has again been identified as the University's top capital project.

**STAFF SUMMARY**

Pray-Harrold, which serves more students than any other classroom building at the University, is in critical need of improvement. For the past 36 years, the building has been utilized extensively - serving approximately 10,000 students each instructional day. Modernizing Pray-Harrold will positively affect more students than any other capital need of the University. Investing in this project will extend the life of the building, reduce operational costs and offer a more effective learning environment. The University is prepared to act immediately upon funding authorization and to provide matching funds.

Enclosed is the FY 2007 Capital Outlay Project Request – Pray-Harrold Renovation. Additionally, the State requires identification of other capital projects, state-funded and self-funded, to be included in the Five-Year Capital Outlay Plan. A summary of those projects is also enclosed.

**FISCAL IMPLICATIONS**

The estimated cost to renovate Pray-Harrold is \$52,694,936. The University is proposing to provide a match of \$24.4 million or 46.3 percent. This includes \$15 million for construction of an addition to Pray-Harrold and the 25 percent required match of \$9.4 million. The University's share will be provided from the sale of bonds.

**ADMINISTRATIVE RECOMMENDATION**

The proposed Board action has been reviewed and is recommended for Board approval.

\_\_\_\_\_  
University Executive Officer

\_\_\_\_\_  
Date

## **EASTERN MICHIGAN UNIVERSITY CAPITAL OUTLAY REQUEST FY 2007 IMPLEMENTATION PLAN**

Established in 1849, Eastern Michigan University has one of the oldest campuses in the State of Michigan. EMU has not had a capital outlay project funded by the state since 1996. Despite enrolling more than 8 percent of the students attending a Michigan public university over the last 10 years, EMU has received less than 2 percent of the approved capital outlay funding and ranks last in percentage of capital outlay funding among the 15 public universities.

Several of EMU's major classroom buildings are in serious need of renovation, including the Pray-Harrold Classroom Building, the Mark Jefferson Science Complex, Strong Hall and Sill Hall. EMU's top capital priority is the \$52.7 million renovation of the Pray-Harrold Classroom Building, the largest classroom building on campus. EMU is prepared to provide a 46.3 percent match for the project.

Faculty and students have identified issues with Pray-Harrold for at least a decade. Deficiencies include inadequate technology infrastructure; inadequate HVAC systems that are not designed for new technology; a taxed electrical system operating at maximum capacity; energy inefficient original windows and other building envelope maintenance issues; inadequate handicap accessibility; overcrowded classrooms and laboratory space; lack of student commons areas; and outdated departmental and faculty offices. Equally pressing is the lack of infrastructure to support modern technology—technology that is available in many of the high schools and community colleges that our students have attended.

### **STATE COST PARTICIPATION REQUESTS**

#### **Pray-Harrold Classroom Building Renovation**

Pray-Harrold Classroom Building Renovation is EMU's top priority capital outlay request for state funding for FY 2007. The project request is for \$52.7 million, of which EMU proposes to match 46.3 percent or \$24.4 million and is requesting the state to partner on this project with capital funding of \$28.3 million or 53.7 percent of the total project.

Pray-Harrold is the largest classroom building on EMU's campus, serving 10,000 students each day. It was built in 1969 when EMU's student population was approximately 17,000. Today, EMU serves almost 24,000 students which has increased the building's utilization by more than 40 percent since it opened in 1969. This project has been included in EMU's capital outlay requests to the state since 1999. A project description, other alternatives considered, programmatic benefit and funding resources are detailed in the FY 2007 Capital Outlay Project Request.

Other capital projects anticipated in the future in which state cost participation will be requested include: Mark Jefferson Science Building Renovation, Science Laboratory Addition, Strong Hall Renovation, Sill Hall Renovation and Fine and Performing Arts Building.

### **Mark Jefferson Science Building Renovation**

The renovation and modernization of the Mark Jefferson Science Building has been identified in the University's Five-Year Capital Outlay Plan since 1998. The Mark Jefferson building houses the Biology, Chemistry and Psychology departments. Built in 1969, the 180,802 square-foot building has deficiencies that include aging mechanical and electrical system conditions and capabilities, lack of specialized academic spaces and a lack of technology. Structural erosion, health and safety issues and other critical building systems require immediate attention so as not to compromise the integrity of the building.

The scope of the renovation and modernization of Mark Jefferson will focus on infrastructure including mechanical system, electrical systems/building transmission loop, structural improvements to the building exterior, roof replacement, interior improvements and scientific instrumentation. Renovations to this building would be Phase 2 and in addition to infrastructure and systems needs, would address classrooms, faculty office updates and student commons space.

### **Science Laboratory Addition**

A new addition to the Mark Jefferson Building for science laboratories and research space to serve the biology, chemistry and psychology departments would encompass Phase 1 of the Mark-Jefferson Science Complex. Specialized laboratory space for College of Technology research and added research space for science faculty are included in the new addition.

The estimated costs for Phase 1 and Phase 2 range from \$100 million to \$136 million pending final program statement development.

### **Strong Hall Renovation**

Strong Hall was built in 1957 as an 80,713 square-foot, three-story building to house the physical science programs that include geography and geology and physics and astronomy. The building has had no major renovations and is in need of classroom upgrades, technology repair and replacement of infrastructure and building improvements including mechanical and electrical systems, removal of asbestos, etc. The foot-print of the building will remain unchanged. Although program statements are incomplete, the estimated cost to renovate Strong Hall is \$25 to \$35 million.

### **Sill Hall Renovation**

Sill Hall was built in 1965 as a 92,635 square-foot facility originally for industrial education. In 1980, the College of Technology was established and assigned to Sill Hall.

Sill Hall is 40-years old and has not been renovated to accommodate the expanded College of Technology programs, centers and institutes. The College of technology has requested renovation of Sill Hall to provide adequate instructional research and outreach environments for COT students and faculty. An accreditation team from the National Association of Industrial Technology found Sill Hall to have insufficient space for instruction and research; ineffective and obsolete mechanical systems and insufficient air handling; handicap accessibility issues; old and inefficient windows; insufficient and inefficient lighting; insufficient office and interior spaces; and lack of technology. No program statement has been completed for Sill Hall.

### **Fine and Performing Arts Facility**

A new Fine and Performing Arts facility is needed to house the fine and performing arts programs in one building. Presently, the performing arts (Communication and Theater Arts, Music and Dance) are housed in seven different buildings on campus. The visual arts programs are housed in five different buildings. One facility for the fine and performing arts programs will alleviate the need to address individual programmatic needs and provide a cost-efficient approach to enhance space utilization for an integrated arts curriculum. Feasibility studies, preliminary program statement and cost estimates are yet to be determined.

## **SELF-FUNDED PROJECTS**

### **Multipurpose Indoor Facility**

A multipurpose indoor facility is proposed for construction as a self-funded project by the Intercollegiate Athletics Department. The facility will house an Academic Center for student-athletes and serve as a practice area for several sports programs including football, baseball, women's softball, women's soccer, men's and women's golf and men's and women's track. The facility also would be utilized for strengthening and conditioning of all student athletes. This facility will enhance EMU's ability to attract, recruit and retain quality student-athletes and maintain competitiveness within the State of Michigan and the Mid-American Conference. The estimated cost to construct the facility on the west campus Athletics Complex is \$15 million. Sources of funding include fundraising, rental fees, corporate sponsorships and athletics revenues.

### **Residence Hall Renovations**

Over the next five years, EMU plans to renovate 11 residence halls built between 1955 and 1969. These residence halls need renovations and modernization. Additionally, both of the major dining facilities will require substantial upgrades. Cost estimates vary depending on the facility

and a thorough analysis of auxiliary facilities for housing and dining is underway. However, based on the experience of a major renovation of a 300-bed residence hall in 2004, it is estimated that an average of \$2 to \$4 million will be required to renovate each hall. Priority consideration will be given to a residence hall designated for honor students.

**EASTERN MICHIGAN UNIVERSITY  
FY 2007 CAPITAL OUTLAY PROJECT REQUEST  
PRAY-HARROLD RENOVATION  
TOTAL PROJECT COST \$52,694,936**

<i>Is the Project a Renovation or New Construction?</i>	Ren ( X )	New ( X )
<i>Is there a 5-Year Master Plan available?</i>	Yes ( X )	No ( )
<i>Are Professionally-Developed Program Statements and/or Schematic Plans Available Now?</i>	Yes ( X )	No ( )
<i>Are Match Resources Currently Available?</i>	Yes ( X )	No ( )
<i>Has the University Identified Available Operating Funds?</i>	Yes ( X )	No ( )

**A. Project Description Narrative**

The Pray-Harrold Classroom Building is the largest classroom building on the Eastern Michigan University (EMU) Campus, serving 10,000 students each day. When it was opened in 1969, it was the largest classroom building in the State of Michigan. Pray-Harrold houses the offices of the College of Arts and Sciences and the Departments of English Language and Literature, History and Philosophy, African American Studies, Economics, Computer Science, Mathematics, Political Science, Sociology, Anthropology and Criminology, as well as the Writing Center and the Mathematics Center. Pray-Harrold also houses the University's Information and Communications Technology (ICT) Department. Virtually every undergraduate student who attends EMU has classes in Pray-Harrold.

Deficiencies in Pray-Harrold include the following:

- Inadequate technology infrastructure;
- Inadequate HVAC systems that are not designed for new technology;
- A taxed electrical system operating at maximum capacity;
- Energy inefficient original windows and other building envelope maintenance issues;
- Inadequate handicap accessibility;
- Overcrowded classrooms and laboratory space;
- Lack of student commons areas;
- Outdated departmental and faculty offices.

The project will include renovation of the existing structure and an addition to the building housing large classroom and lecture spaces as well as student commons areas. Renovation of the existing 234,500-square-foot structure will include reconfiguration of existing space to accommodate additional classroom and computer lab space as well as new technology; a new dedicated electrical primary service; replacing and modifying the HVAC system; wiring for information technology; replacement of architectural, structural, mechanical and electrical systems; upgrading to comply with ADA standards; and addressing code issues including life safety.

The 45,000 net square-foot addition will include classrooms, lecture halls and student commons areas.



The total project is estimated to cost \$52,694,936 broken down in the following components:

• Infrastructure	\$14,800,000
• Renovation	6,553,850
• New Addition	11,885,250
• Technology	3,007,940
• Fees, Contingencies, Permits and Administrative Costs	11,229,504
• Owner Costs	<u>5,218,392</u>
<b>Total</b>	<b>\$52,694,936</b>

It is estimated that the project can begin as early as January 2006, and would be completed within 26 months.

The estimated additional annual operating costs are \$171,700 and would be funded from the University's General Fund. There will be no impact on student tuition and fees.

#### **B. Other Alternatives Considered**

Demolition and replacement of the Pray-Harrold Classroom Building was considered and abandoned for several reasons. As the largest classroom building on campus, the University cannot offer its full academic program without continuous use of this facility. There is no other academic building that can accommodate the 10,000 students who attend classes there daily or the faculty whose offices are located on the top floors. More than \$10 million was invested in Pray-Harrold in 2000 following a fire in the Mechanical Room. The fire restoration project included replacement of an air handler, asbestos abatement, new lighting system, ceilings, partial replacement of the roof and reconstruction of the Mechanical Room. We believe it is fiscally responsible to renovate this academic facility and to preserve the investment already made.

The building is centrally located on the campus, close to residence halls, other academic facilities, including the library, and parking. There is no other space on the central campus that can accommodate the foot print needed for the building. Relocating the building to another site loses its centrality to the core campus, would require additional parking and new infrastructure for utilities at costs that far exceed renovation costs. The building's structure is in good condition and therefore warrants renovation rather than a new building. Pray-Harrold would still have to be renovated or razed should a new edifice be constructed.

Eastern Michigan University is the second oldest campus in the State of Michigan, with the University of Michigan being the oldest institution. The state's investment in buildings and infrastructure should be preserved when possible and financially feasible to do so. The construction costs associated with a new building were carefully studied and found not to be fiscally prudent given the constraints on available state and institutional funds for capital projects. We believe, when possible, existing buildings that are structurally sound should be renovated and modernized as opposed to razing buildings for new structures.

**C. Programmatic Benefit to State Taxpayers and Specific Clientele or Constituencies**

The programmatic benefit of this project will be to better serve current and future students through enhanced learning spaces and technology and to help the University recruit and retain students and faculty. Classes are held in Pray-Harrold six days each week (Monday through Saturday), up to 14 hours per day. As many as 10,000 students attend classes in Pray-Harrold on a daily basis, which is more than 40 percent of EMU's student population. As the most utilized classroom building on campus, renovation of Pray-Harrold will impact virtually every undergraduate student, many graduate students and the largest number of faculty in any building on campus.

At the time Pray-Harrold opened, EMU served a student population of approximately 17,000. Today, EMU serves almost 24,000 students, which has resulted in an increased utilization of Pray-Harrold of more than 40 percent since it opened. Faculty and students have identified issues in Pray-Harrold for at least a decade, including HVAC issues and the constant breakdown of elevators. But most pressing is the lack of infrastructure to support modern technology such as data ports for student laptops and computer-assisted instructional capabilities for faculty. This 21st century technology is available in many of the high schools and community colleges that our students have attended.

The Pray-Harrold Renovation Project will provide economic benefit to the City of Ypsilanti and the eastern Washtenaw County area, both economically depressed areas, through the creation of more than 250 new construction jobs over 26 months. The creation of new jobs is critical given the announcement of an impending Visteon Ypsilanti Plant closing. EMU has a significant impact on the local economy, estimated at \$507 million annually in the most recent economic impact study. For this area of Washtenaw County, it is imperative that EMU remain a vital and vibrant institution. Further, this project will renovate existing facilities in order to utilize existing infrastructure and promote reinvestment on EMU's central campus.

**D. Funding Resources**

The funding for the University's share of the total project cost will come from bond proceeds, with debt service on those bonds paid out of the General Fund. The University is committed to fund the cost of the addition (\$15 million) and 25 percent of the remaining cost of the project (\$9.4 million). Therefore, EMU is prepared to fund \$24.4 million or 46.3 percent of the project with the State of Michigan funding \$28.3 million or 53.7 percent.