

BOARD OF REGENTS

EASTERN MICHIGAN UNIVERSITY

SECTION: 18
DATE: November 18, 2008

RECOMMENDATION

FY 2010 CAPITAL OUTLAY BUDGET REQUEST

ACTION REQUESTED:

It is recommended that the Board of Regents approve the FY 2010 Capital Outlay Budget Request. The renovation of Strong Hall has been identified as the University's top capital project.

STAFF SUMMARY:

Strong Hall is part of the College of Arts and Science, specifically housing the Geology and Geography and the Physics and Astronomy departments. It is located directly northeast of the Mark Jefferson Science Building. Built in 1941, Strong Hall has not received any significant improvements or renovations since its construction.

The project will include renovation of the entire existing structure that will include faculty offices, classrooms, lecture halls, and student commons areas. Renovation of the existing 87,500 gross square feet, spread across 3 floor levels, will include reconfiguration of existing space to modernize classroom and lab space as well as new technology; flexible use spaces for both research and instruction; common student use spaces; fire suppression system; replacement of architectural, structural, mechanical and electrical systems; and additional upgrading to comply with ADA standards.

The modernized and reconfigured space will provide the students with much needed gathering space for impromptu meetings with faculty and other classmates. These improvements will also provide flexibility in classroom configuration to adapt to the changing instructional environment.

This project, along with the construction of the Mark Jefferson Science Complex, demonstrates the university's commitment to the sciences and would result in first class science facilities on EMU's campus.

Attached is the Strong Hall Project Narrative.

FISCAL IMPLICATIONS:

The estimated cost to renovate Strong Hall is \$38 million. The University's cost share is \$9.5 million or 25% of the total project cost.

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 2010
CAPITAL PROJECT COMPARISON NARRATIVE**

STRONG HALL PROJECT NARRATIVE

Strong Hall is part of the College of Arts and Science, specifically housing the Geology & Geography and the Physics & Astronomy departments. It is part of the Science Complex at EMU in conjunction with the Mark Jefferson building. Strong Hall was built in 1941 and it has not received a significant improvement or renovation since its construction. Based on use, age, and the wear, Strong now has several deficiencies:

- Interior systems and finishes have long exceeded their life cycle;
- Mechanical systems are obsolete and in need of replacement;
- Plumbing systems are in need of replacement;
- Electrical systems are in need of replacement;
- Energy inefficient original windows and other building envelope maintenance issues;
- Inadequate technology infrastructure;
- Inadequate handicap accessibility;
- Outdated and overcrowded classrooms and laboratory space;
- Outdated departmental and faculty offices.

The project will include renovation of the entire existing structure that will include faculty offices, classrooms, lecture halls, and student commons areas. Renovation of the existing 87,500 gross square feet, spread across 3 floor levels, will include reconfiguration of existing space to modernize classroom and lab space as well as new technology; flexible use spaces for both research and instruction; common student use spaces; fire suppression system; replacement of architectural, structural, mechanical and electrical systems; and additional upgrading to comply with ADA standards.

The modernized and reconfigured space will provide the students with much needed gathering space for impromptu meetings with faculty and other classmates. These improvements will also provide flexibility in classroom configuration to adapt to the changing instructional environment.

The total project is estimated to cost \$38,000,000 broken down in the following components:

• Renovation	\$19,500,000
• Technology	\$ 500,000
• Fees, Contingencies, Permits and Administrative Costs	\$ 9,000,000
• Owner Costs	<u>\$ 9,000,000</u>
Total	<u>\$38,000,000</u>

It is estimated that the project can begin as early as January 2009, and would be completed within 36 months.

The estimated additional annual operating costs are estimated to be unchanged due to the offset of energy efficiencies with added technology infrastructure. These costs are funded from the University's General Fund. There will be no impact on student tuition and fees.

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CAPITAL PROJECT COMPARISON NARRATIVE**

Strong Hall Other Alternatives Considered

Demolition and replacement of Strong Hall was considered and abandoned for several reasons. Primarily, the reason for renovation in lieu of replacement is the ongoing renovation and addition to Mark Jefferson Science Complex. That project will connect the west end of Strong to the Science Complex which therefore severely diminishes the option of replacing Strong. Furthermore, the cost implications of replacement versus renovation were considered during the preliminary programming and it is expected that replacement may cost up to 25% more than the renovation. Lastly, the University's effort to maintain sustainable practices support the revitalization of existing facilities

Strong Hall is centrally located on campus, close to residence halls, other academic facilities, including the science complex, library, and parking. There is no other space on central campus that can accommodate the collaboration needed with the rest of the science complex and integrated courses of study. Relocating the building to another site loses its centrality to the core campus and 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. Strong Hall 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.