

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: **12**

DATE:

October 20, 2009

**RECOMMENDATION**

**FISCAL YEAR 2010-2011 CAPITAL OUTLAY BUDGET REQUEST**

**ACTION REQUESTED:**

It is recommended that the Board of Regents approve the FY 2010-2011 Capital Outlay Budget Request. The renovation of Strong Hall continues to be identified as the University's top capital project priority.

**STAFF SUMMARY:**

Strong Hall is part of EMU's Science Complex and houses the Geology and Geography and the Physics and Astronomy departments. It is part of the University's largest college, the College of Arts and Science. Built in 1957, 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 classrooms, lecture halls, student commons areas, and faculty offices. 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 and meet LEED Silver Criteria.

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 \$90 million self-funded addition and renovation of the Science Complex, demonstrates the university's commitment to the sciences and would result in first class science facilities on EMU's campus.

The Strong Hall Project Narrative is attached.

**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 and would be funded from University reserves.

**ADMINISTRATIVE RECOMMENDATION**

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

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

\_\_\_\_\_  
Date

10/20/09

## STRONG HALL RENOVATION

<i>Is the Project a Renovation or New Construction?</i>	Ren (X)	New ( )
<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

Strong Hall houses the departments of Geology & Geography and Physics & Astronomy, part of Eastern Michigan University's largest college, the College of Arts and Science. Strong Hall, along with the Mark Jefferson building, makes up EMU's Science Complex. Built in 1957, Strong Hall has not received any significant improvements or renovations since its construction. Based on its age, use, and wear, it now has several deficiencies including;

- 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 including; faculty offices, classrooms, lecture halls, and student commons areas. The renovation to the 87,500 gross square foot building will include; reconfiguration of the existing space to modernize classrooms and labs spaces with new technology and flexible use spaces for both research and instruction; updating of the fire suppression system; replacement of the existing HVAC, plumbing and electrical systems to improve energy efficiency and help reduce existing operating costs. All renovations are designed to meet LEED Silver Criteria and are in compliance with the Americans with Disabilities Act.

The modernized and reconfigured space will provide the students with much needed gathering spaces 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	\$19,000,000
• Technology	\$ 500,000
• Fees, Contingencies, Permits and Administrative Costs	\$ 9,000,000
• Owner Costs	<u>\$ 9,500,000</u>
<b>Total</b>	<b>\$38,000,000</b>

It is estimated that the project can begin as early as January 2010, and would be completed within 36 months.

The 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.

## **B. 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 Building. 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. 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. The state of the art Science facility will make Eastern Michigan University the University of choice for science students across the state of Michigan.

The Strong Hall 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 new construction jobs over three years. The creation of new jobs is critical for this economically depressed area. EMU has a significant impact on the local economy. 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**

Eastern Michigan University currently has the required matching funds of \$9,500,000 and no future student tuition and fee increase will be needed to fund this project.

## **SUMMARY OF MAJOR BUILDING RENOVATION PROJECTS**

Established in 1849, Eastern Michigan University has one of the oldest campuses in the State of Michigan. EMU is pleased and grateful that the state included in its FY2009 Capital Outlay Bill funding for the Pray Harrold Building. It was the first time the University had received funding since 1996.

### **State Cost Participation Requests**

#### **Strong Hall Renovation**

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### **Integrated Arts, Communication and Applied Technology Village**

The Arts, Communications, Technology and Design (ACTd) Village is a creative, innovative endeavor of two EMU colleges – Arts & Sciences and Technology – and five academic units – Art; Communication, Media & Theatre Arts; Music & Dance; Engineering Technology; and Technology Studies. These units have obvious curricular, programmatic and career-oriented synergies, and have experienced considerable growth in both student and market demand in recent years and even decades. Yet they are currently severely hampered by outdated facilities (built from 1903 to 1980) that are spread across the entire campus. The ACTd Village is envisioned to provide space both physically and intellectually for the fusion of these disciplines in a way that would provide a showpiece for the University and actively engage the surrounding community. The ACTd Village creates opportunities for collaboration among the arts and

technology to promote student learning, to diversify students' critical skill set necessary to succeed in the marketplace, and to foster a spirit of innovation and community.

Though a combination of significant renovation and new construction, the ACTd Village would combine four existing campus structures (three academic buildings belonging to disciplines involved in the project and one underutilized facility) to revitalize the east side of campus. The resulting facility is designed in such a way as to serve as a campus gateway from the East.

The goals for Eastern Michigan University's ACTd Village are to:

- ❖ Redesign the uncoordinated collection of spaces currently in use to form a state-of-the-art environment to house an interdisciplinary mix of creative disciplines, such as theatre, music, art, media & film, communications technology, and applied technology by creating a village atmosphere that encourages collaboration and cross-discipline creativity with spaces that meet the specialized technical and environmental needs of each discipline.
- ❖ Create spaces that serve diverse and specialized needs of the arts, communications, technology and design.
- ❖ Incorporate design features that meet current needs and anticipated future programmatic and information technology needs within a structural envelope that is energy-efficient and environmentally friendly.
- ❖ More effectively engage the greater community through the consolidation and upgrading of our exhibition and performance spaces.
- ❖ Provide improved accessibility for the disabled.
- ❖ Provide a more safe and secure environment for learning and teaching with adequate parking.
- ❖ Enhance the University's recruiting initiative as a learning center for the performing and creative arts.
- ❖ Allow for growth in programming both in students served and community impact.
- ❖ Encourage interdisciplinary programming resulting in students who are better prepared to meet the market demand for creative, multi-disciplined, skilled graduates.
- ❖ Create a signature campus complex that serves as another "gateway" to campus and makes a strong visual statement about the disciplines it houses while serving as a magnet for both campus and non-campus populations.

Feasibility studies, preliminary program statement and cost estimates are now available as the University anticipates moving forward with this endeavor. University colleagues, as well as external specialists, who prepared these available materials, believe this project will have a significant impact on students, faculty, the campus community and our external constituents – alumni, community members and patrons of the arts. The preliminary cost estimates for the ACTd Village is \$80,000,000.