

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

**SECTION: 16**

**DATE:**

October 19, 2010

**RECOMMENDATION**

**FISCAL YEAR 2011-2012 STATE CAPITAL OUTLAY REQUEST**

**ACTION REQUESTED**

It is recommended that the Board of Regents approve the University's FY 2011-12 Capital Outlay Request to the State of Michigan. The renovation of Strong Hall continues to be identified as the University's top capital project priority.

**STAFF SUMMARY**

Strong Hall is part of Eastern's Science Complex and houses the Geology and Geography and Physics and Astronomy departments. It is part of the University's largest college, the College of Arts and Sciences. Built in 1957, Strong Hall has not received any significant improvements or renovations since its construction. The project narrative that will be submitted to the State is attached.

The Strong Hall project will include renovation of the entire 87,500 gross square foot structure including classrooms, lecture halls, student commons areas, and faculty offices. The renovation will be spread across 3 floor levels, and 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 updating; replacement of architectural, structural, mechanical and electrical systems. All renovations are designed to meet LEED Silver Criteria and comply with the American with Disabilities Act.

The Strong Hall 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.

Eastern has identified the Integrated Arts, Communication and Applied Technology Village as its second capital project priority. A summary description of this project is also included in the attachment.

**FISCAL IMPLICATIONS**

The estimated cost to renovate Strong Hall is \$38 million. At 75% State / 25% Eastern, the University's cost share would be \$9.5 million. The preliminary cost estimate for the Integrated Arts, Communication and Applied Technology Village is \$80 million.

**ADMINISTRATIVE RECOMMENDATION**

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

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University Executive Officer

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Date

## **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 ( )

### **Introduction**

Established in 1849, Eastern Michigan University has one of the oldest campuses in the State of Michigan. Eastern 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 and it is with great pleasure that the University is submitting its FY2012 Capital Outlay Project Requests.

### **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 soon to be renovated Mark Jefferson building and current construction of a new science facility connecting both buildings, make up Eastern's Science Complex. Built in 1957, Strong Hall has not received any significant improvements or renovations since its construction. Eastern has invested \$90 million in renovation of Mark Jefferson and construction of 80,000 square feet of new academic science facilities including a planetarium. Based on its age, use and wear, Strong Hall now has several deficiencies, including:

- Outdated and overcrowded classrooms and laboratory space;
- 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;
- Interior systems and finishes have long exceeded their life cycle;
- Outdated departmental and faculty offices.

The project will include renovation of the entire existing structure including; classrooms, lecture halls, student commons areas and faculty offices. 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; and 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 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 into 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 project planning can begin as early as January 2011 and the project would be completed within 36 months.

Annual operating costs are estimated to be unchanged as energy efficiencies will offset the added technology infrastructure. The operating costs are funded from the University's General Fund.

## **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 connects 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 could 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 proximity 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 building 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 critically needed new construction jobs over three years. 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

### **D. Funding Resources**

Eastern Michigan University currently has the ability to provide the required matching funds.

### **Additional State Funding Project Request**

#### **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.