

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION:

DATE:

October 18, 2011

RECOMMENDATION
FISCAL YEAR 2012-13 STATE CAPITAL OUTLAY REQUEST

ACTION REQUESTED:

It is recommended that the Board of Regents approve the University's FY 2012-13 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 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 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.

FISCAL IMPLICATIONS:

The estimated cost to renovate Strong Hall is \$40 million. At a funding mix of 75% State / 25% Eastern, the University's cost share would be \$10 million.

ADMINISTRATIVE RECOMMENDATION:

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

University Executive Officer

Date

10/18/11

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. By the mid 2000's, the Pray-Harrold classroom building, having been built in 1969 as the largest classroom building in the country, was in need of repair. It had been Eastern's number one capital outlay project for years. The University was pleased that for the first time since 1996, the state included the Pray-Harrold Renovation project in the State's FY2009 Capital Outlay Bill. Eastern is now proud to say that thanks to this inclusion, that on September 20, 2011, it held the grand-reopening of the Pray-Harrold classroom, 1 ½ years ahead of schedule.

Eastern is now excited to submit the Strong Hall Renovation as its FY2013 Capital Outlay Project Request.

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 newly renovated and addition to the Mark Jefferson building 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; 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 \$40,000,000 broken down in the following components:

• Renovation	\$21,000,000
• Technology	\$ 500,000
• Fees, Contingencies, Permits and Administrative Costs	\$ 9,000,000
• Owner Costs	<u>\$ 9,500,000</u>
Total	\$40,000,000

It is estimated that the project can begin as early as January 2012, and 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 numerous reasons. 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. Secondly, the University's effort to maintain sustainable practices support the revitalization of existing facilities as opposed to new structures.

Strong Hall is centrally located on campus, close to residence halls, other academic facilities, 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 Complex 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.