

ILC Building Committee Report to the Coordinating Council

April 18-19, 2007

Since September, 2006, the ILC Building Committee (ILCBC) has focused its efforts primarily on the renovation of Ingram Hall. This approach was deemed advisable and necessary for the following reasons:

- Energy efficient renovations would have an immediate and positive impact on the ILC budget
- Empirical progress would generate interest and support for the overall Academic Center (AC)/Ingram Hall project
- Immediate renovations would halt existing deterioration of Ingram Hall
- Estimates provided to the ILC Long Range Planning Committee (ILCLRPC) had to be verified and quantified prior to the final design phase of the AC project

In effect, the ILCBC faced something of a log-jam in that we first had to validate both the concept and cost of the ILCLRPC proposal regarding the renovation and reuse of Ingram Hall. To do that, rough estimates for the various components of the Ingram remodel had to be translated into firm bids. Before firm bids could be secured, a wide variety of decisions had to be made regarding HVAC, siding, window replacement, insulation, re-roofing, handicap accessibility, and the like.

The Committee also thought it prudent to further investigate the feasibility of local, state, and federal grants that might be available to cover some of the cost of the renovation of this historic building. Largely through the work of Mr. Steven Sydow, the ILCBC is now convinced that, for a variety of reasons, grant money will not be an option for this project.

Ingram Action

After extensive investigation into a wide variety of options, the following actions have been taken on the Ingram Remodel aspect of the AC-Ingram Hall Project:

- 1) Bid awarded to Dell's Architectural Antiques of Eau Claire to purchase and remove all salvageable materials from the third floor of Ingram (which essentially will now serve as the attic of Ingram Hall and house 2nd Floor HVAC systems)
- 2) Bid awarded to T & R Recycling to remove existing boiler, basement piping, ductwork, and non-salable cast iron radiators (\$800 - plus \$500 to remove radiators on 1st, 2nd & 3rd floors)
- 3) Bid awarded to Hovland Inc. to install new high efficiency forced-air "dual fuel" HVAC system, fans, and interior electric upgrade (\$112,000)
- 4) Bid awarded for redesign and re-roof of Rotunda and Library Porch (\$11,800)
- 5) Bid awarded to Eau Claire Insulation to bring wall insulation to R-13 by dense-pack (foam) insulating exterior walls (\$7,500)
- 6) Determined to retain original redwood shake siding and will contract to have it heat-stripped, re-primed, and painted (Estimated cost \$40,000)
- 7) Existing windows to be removed and replaced with high efficiency window insert kits (Estimated cost \$50,000)
- 8) Currently in negotiations with Xcel Energy to upgrade electric service to Ingram while providing for future service for the AC (Estimated cost \$2,000)
- 9) Evaluating need, feasibility, and options for handicap access to 1st floor of Ingram
- 10) North wall shutters will be replaced with low-maintenance operating composite replicas

Verified costs at this stage of the Ingram Remodel Project tell us that final project costs will fall well within the acceptable, cost-effective range recommended by the ILCLRPC and approved by the 2006 Convention (\$275,000 estimate, \$375,000 maximum).

Historic Concerns

The ILCBC received a great deal of correspondence urging consideration of the historic character and value of Ingram Hall, together with a plea to maintain the original look and feel of the building wherever possible. The response of the ILCBC to these concerns was direct mailed to all who corresponded, and posted to the ILC website. In general, the ILCBC is dedicated to the preservation of the historic character of Ingram Hall wherever feasible, but not at the expense of the overall project. We are particularly mindful of the signature aspect of the Ingram Front Entrance. Antique and/or replica materials will be used wherever possible, provided such upgrades are not cost prohibitive.

Summary and Direction

Having validated the feasibility and cost of the original Ingram re-use proposal, the ILCBC has now returned to the final design phase of the Academic Center itself. We have now confirmed, among other things, that we will need to locate space in either the AC or Reim Hall for the Student Library, and that Ingram Hall will in fact be able to host all other classroom, seminary library, office, and storage functions originally allocated to that space by the ILCLRPC. It is our intention to develop final design concepts for the AC from both a high-spec (Commons) and low-spec (Reim Hall) stricture and to present our recommendation to the September 2007 Coordinating Council.

Respectfully,

ILC Building Committee

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