

REYNOLDS HALL EXTERIOR WALL PROSPECTUS

In late spring 2000, capital project consultants identified a dangerous degree of “bowing” in the north wall of Reynolds Hall. The building was closed for the summer and fall while emergency repairs were made. These repairs were designed from the outset as an effort at achieving stability, rather than complete repair of the underlying conditions which resulted in the bowing. All roof support was released from the wall at that time, to relieve stress on the wall, but no repair was made to the problems in the foundation of the wall. As such, it was clear that the approximately \$100,000 spent on those repairs represented a temporary solution, and that a much broader repair effort would be required within about five more years.

On examination of the wall at this time, it has been concluded that further reliance on the temporary repairs of 2000 is no longer prudent. The structural engineering firm *Regan Matonak and Associates* has determined that the north wall is again unstable. The foundation beneath the wall does not provide adequate support. The lack of support has caused the wall to bow again.

Staff has been working with *Bushey Feight Morin Architects, Incorporated* to develop plans for repairs to the north wall of Reynolds Hall. To restore the wall, structural steel/shoring must be erected to support the building’s roof structure. After the roof supports are in place, the north wall’s existing masonry and foundation will be removed. Concrete pilings will be installed below the foundation level. New exterior masonry and brick veneer will be laid and the foundation will be backfilled. Soffits and fascia as well as the interior spaces disturbed by the renovation will be restored. Finally, the exterior wall will be repainted using existing colors.

The project budget will be as follows:

Wall demolition and restoration:	\$1,440,000
Architectural and engineering services:	60,000
Total	\$1,500,000

The following resolution is recommended for adoption by the Board:

RESOLVED, That the Shepherd University Board of Governors approves the project and project budget of \$1,500,000 for the Reynolds Hall Exterior Wall as presented in the agenda book, and directs the President to proceed with management of the project.