

Shepherd University Board of Governors  
May 12, 2005  
Agenda Item No. 4

## **McMURRAN HALL PROJECT APPROVAL**

Staff has been working with Bushey Feight Morin Architects, Incorporated and Boggs Environmental Consultants, Incorporated, to develop plans for limited repairs and repainting of the exterior of McMurrans and Reynolds Hall.

A variety of aspects of the condition of the buildings make this an especially complex and expensive project.

The building has an extremely thick coating of paint on it at the present time. The paint is consistently high in lead content. Lead paint must be removed consistent with EPA standards for hazardous materials, so that work is engineered by Boggs Environmental.

Building shutters also need repainted, but the aged, wood shutters are thought to be incapable of surviving a comprehensive lead abatement, so they will instead be scraped and then repainted without removing all lead paint.

A number of the eaves for the building are believed to have varying degrees of weather damage, and repairs will be made on an as-needed basis.

Once the lead paint has been eliminated, a comprehensive examination of the brick to assess the need for re-pointing will be possible. Thereafter, the entire building will be repainted. In compliance with community sentiment, the present color will be maintained.

The project will also include limited repairs to the stone steps at the front entrance.

The project budget would be as follows:

Lead paint abatement, painting and exterior renovations:	884,000
Architectural Services:	75,000
Environmental Consultant:	60,000
Contingency	100,000
 Total	 \$1,119,000

The following resolution is recommended for adoption by the Board:

**RESOLVED,** That the Shepherd University Board of Governors approves the designs and project budget of \$1.119 million for the McMurrin / Reynolds Hall Project as presented at the May 12, 2005 Board meeting.