

OCCASIONAL CAMPUS COMMUNIQUE

July 1, 2011

The purpose of this early summer communiqué is to provide information to faculty and staff on two related topics: (a) summer campus improvement projects and (b) initial design and site work for the proposed science and community life building.

Summer Campus Improvement Projects

Summer is an ideal time to complete campus improvement projects, especially those that disrupt normal activities in the respective buildings. Though not a complete list, the following items are being addressed this summer.

- **SIM Lab Completion** – Located in the Foster Avenue office and apartment building (on the first floor, immediately adjacent to the Health Center), this high tech nursing lab will be used to simulate and record hospital training sessions in which nursing students respond to a variety of changing patient conditions. This is a project of considerable scope and will offer a substantially improved teaching and learning environment for students in the School of Nursing. This project is scheduled to be completed for the beginning of the fall semester.
- **Sohlberg Hall** – Living and common spaces are being repainted and recarpeted; the entry lounge is being renewed, and doors are being replaced with Salto (ID operated) locks.
- **Ohlson House and Lund Apartments** – A number of improvement projects will be completed including the replacement of some windows and installation of Salto locks where needed.
- **Student Services Building** – The roof and gutters of this building will be repaired to make permanent a temporary fix that was installed last year after a storm blew off the roof of this building.
- **Apartment Maintenance** – A number of projects in several residences used by both Seminary and undergraduate students will be completed; these include new roofs, new exit stairs, new boilers, etc.
- **Carlson Tower** – A series of major deferred maintenance and code-mandated items will be started during the summer and completed over a longer period. These include:
 - Rebuilding the elevators
 - Beginning to retrofit the sprinkler systems
 - Installing a new fire alarm protection system

- Improving emergency exit provisions from the outside deck
- Office Improvements and Classroom Furniture Upgrades – Selective work will be completed to provide new office space and/or improved seating in various classrooms.
- Nyvall Hall – Some upgrades in painting, carpeting, and furniture replacement will be completed, along with an engineering analysis of possible ways to install air conditioning in Olsson Lounge and N-25 (with this work completed at a later date).

New Building – Initial Design and Site Work

With the growing success of Campaign North Park we anticipate construction of a new campus building in the near future. To achieve this it is necessary to initiate work in several ways that will support this project.

- Schematic Design – Charrettes with a number of campus working groups were completed during the spring semester. Throughout the summer our architects from VOA are collaborating with consultants from HERA (Health, Education and Research Associates) to establish design parameters for the science labs and research spaces. Science faculty members are assisting with this work. As this work is completed schematic design of each floor will be undertaken.
- Site Preparation – A number of activities have been contracted over the summer that address information required early in the building design and construction process. These include site borings, civil engineering surveys, and utility assessments.

We also are undertaking work in three additional areas related to the new building. Because these are topics of special interest to all of us I will comment more fully on each.

Replacement of Seminary Student Apartments on the Construction Site

Construction of the new building will require removal of the three three-flat units along Christiana Avenue. These apartments are usually occupied by students enrolled in the seminary.

Though the buildings will remain in place through the 2011-2012 academic year we are presently seeking to purchase buildings in the near neighborhood to replace these apartment units. One four-unit building has already been contracted for purchase and a bid also has been submitted on a second two-flat building. Both of these buildings are located close to the campus just north of Foster Avenue. Additional units will be considered for purchase during the coming year as they become available on the real estate market.

Removal of the Mulberry Tree Adjacent to the Three-Flats

Like the apartment buildings, the mulberry tree is located within the building footprint and will need to be removed to allow for construction. Knowing this, over the past couple of years we have solicited the advice of three consulting firms: (a) Hoerr-Schautd Landscape Architects, (b) Horigan Urban Forest Products, Inc., and (c) Bartlett Tree Experts.

We asked these experts if the tree could be transplanted to another campus location. Indeed it can be relocated, but at considerable cost and some significant risk. The cost to relocate the tree could be over \$100,000, and the experts advised us that due to both the age and existing condition of the tree there is a high likelihood that the tree would not survive replanting. Each of our consultants recommended against this approach and we believe relocating the tree would reflect poor stewardship of our financial resources.

We also asked if the tree could be propagated; that is, could seedlings be created from the tree prior to its removal so these could be replanted elsewhere on the campus. We were informed that seedlings could be propagated and at a reasonable cost. However, the seedlings could not be planted elsewhere on the campus because this specific species is included on the city's not-to-plant list which prohibits the planting of new mulberry trees within the city.

As a third alternative we are committed to identifying ways to memorialize the tree either within the building or elsewhere on campus. This means we will harvest the tree in such a manner that wood from the tree can be re-used in a number of ways. These ways potentially include architectural elements within the building that are featured in a special manner, furniture crafted specifically for the building, one or more sculptures for installation in the building and/or elsewhere on the campus, paneling to be installed in some portion of the building, and the creation of an institutional symbol for use on special occasions (such as a new processional cross for commencement and other university convocations). These options will be evaluated more fully after the wood from the tree has been harvested and a determination can be made regarding the amount and condition of the useable wood.

The tree will be removed in the early part of July. By harvesting the tree this summer we can allow sufficient time for the wood to be custom milled and then kiln dried during the coming year. In this manner the wood will be prepared properly for re-use within the building at the time of construction.

Continuing Enhancement of the Central Campus Landscape

Additionally, we note that the trees and large shrubs that occupy the building site just south of the alley which runs adjacent to Ohlson House were placed in this location during the central campus landscaping project some years ago. At that time we called this our temporary nursery as those trees and shrubs were intended to be relocated to other campus areas as needed. This relocation will happen as part of the new building construction project.

This project also will include a substantial landscaping effort in this part of campus that not only maintains the central campus green but continues to improve the appearance of this important part of our campus. Over recent years we have practiced a substantial commitment to enhancing our campus greenery (with the planting of over 100 trees in recent years). In fact, three years ago North Park University received the 2008 Award for Excellence in Landscape Architecture from the American Institute of Architects and the Society for College and University Planning for this exciting renewal of the central campus. We continue to be committed to the future planting of additional trees, especially as these are part of an urban forestry plan to replace our aging tree stock over time. This work will continue to be done under the tutelage of our landscape architects, Hoerr-Schaudt Landscape Architects.

For Further Information

Carl Balsam leads work in these various campus improvement projects, assisted by Carl Wistrom and other staff members in our physical plant operation. We welcome your continued interest in this part of campus development; as you have questions or comments about our work please discuss these with Carl (or Carl!).

Wishing you the best of summer,

David L. Parkyn
President