**TOPIC**: Towson University: Smith Hall Project Alternative Site Study

**COMMITTEE**: Finance

**DATE OF COMMITTEE MEETING**: October 17, 2013

**SUMMARY**: Towson University is currently studying three conceptual design schemes to determine which design will provide the best value to the University and deliver an optimum student science learning and research environment. Two of the schemes involve renovating the existing building and constructing an addition.

The third scheme explores the development of a new 316,000 gross square foot building on parking lot 1, located on York Road between Stephens Hall and the 7800 Building. Detailed analysis of the existing Smith Hall complex conducted by the architectural and engineering team during conceptual design have found significant deficiencies in the building envelope, specifically failing exterior brick veneer and the inability of the existing structural system to accommodate the additional weight of mechanical equipment required by modern science facilities and needed to meet current building codes.

Additional costs and risks associated with the renovation and addition schemes include temporary construction build outs to accommodate multi construction phases, reduced course offerings and research opportunities due to renovations, and potential additional unknowns associated with renovating an existing 40 year old building. These factors, along with the construction efficiencies of a single phase project and square footage efficiencies associated with a new building design, may lead to the delivery of a new building at or very close to the current project budget. Other advantages of a new site for a science facility include:

- The ability to have uninterrupted student science learning environments supporting STEM and UTeach initiatives while the new facility is constructed.

- A new science facility that would provide a physical connection to the 7800 Building and link to the other two departments in the college, Mathematics and Computer Science and help to build better long term operational efficiencies within the college.

- The potential reuse of existing Smith Hall, without an addition, for academic units better suited to the existing building limitations that require less mechanical infrastructure than a science facility. Future needed renovations could be constructed in a vacated Smith Hall, eliminating multi-phase construction costs and occupant disruption.

- A better use of the allocated project budget to deliver science classrooms, laboratories and research facilities.

The University intends to further study and analyze the cost, operational, and student learning benefits of constructing a new science facility on parking lot 1. The University will also approach the Department of Budget & Management (DBM) with the new concept for its input and feedback. Since the project has been funded in the Governor's CIP in its current format—renovation and addition—Towson would like to gauge the sentiment of DBM related to a change in scope/concept.

**ALTERNATIVE(S)**: This item is presented for information purposes.

**FISCAL IMPACT**: This item is presented for information purposes.

**CHANCELLOR'S RECOMMENDATION**: This item is presented for information purposes.

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COMMITTEE RECOMMENDATION: Received for information DATE: 10/17/13

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BOARD ACTION: DATE:

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SUBMITTED BY:

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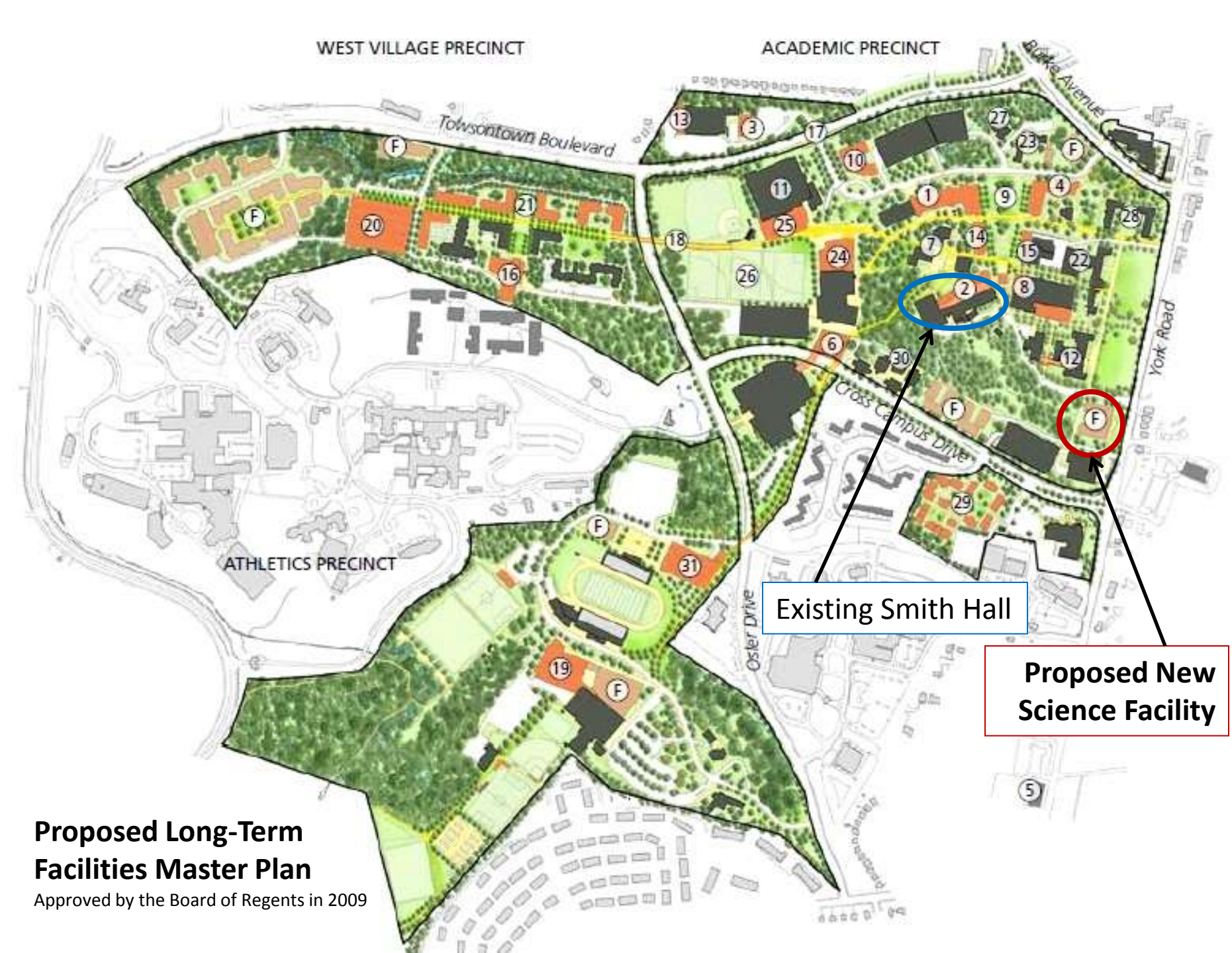


**Proposed Long-Term Facilities Master Plan**

Approved by the Board of Regents in 2009