

May 2016

Rarick Hall: Defense of Proposed Classroom Building

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Recommended Citation

Fort Hays State University, "Rarick Hall: Defense of Proposed Classroom Building" (2016). *Rarick Hall*. 19.
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*Buildings - New
Classroom*

DEFENSE OF
PROPOSED CLASSROOM BUILDING
FOR FORT HAYS STATE

ENROLLMENT

THERE HAS BEEN NO INDICATION THAT FORT HAYS STATE WILL DECREASE IN HEADCOUNT ENROLLMENT. WE HAVE INCREASED FROM 4,603 HEADCOUNT ENROLLMENT IN THE FALL OF 1973, TO 5,303 HEADCOUNT ENROLLMENT IN THE FALL OF 1976. THIS INCREASE HAS BEEN DIRECTLY CONTRARY TO VARIOUS ENROLLMENT PROJECTIONS WHICH REPEATEDLY SHOW FORT HAYS STATE DECLINING IN ENROLLMENT. (SEE FIGURE 1.) EVIDENCE FOR A CONTINUED GROWTH PATTERN CAN BE FOUND IN THE NUMBER OF APPLICATIONS FOR ADMISSION FOR FALL 1977. THE NUMBER OF PERSONS WHO HAVE DECLARED THEIR INTENT TO ENROLL AT FORT HAYS IS ⁸⁹³730, COMPARED TO ⁸³⁹706 WHO HAD DECLARED THAT INTENT LAST SPRING AT THIS TIME, AN INCREASE OF ~~3.4%~~ 6.4%.

March 14
7.890
increase

WE ARE NOT PARTICULARLY CRITICAL OF THE MOST RECENT ENROLLMENT PROJECTIONS MADE, AND IN FACT, GENERALLY AGREE THAT THE POPULATION OF TRADITIONALLY AGED STUDENTS OF 18-22 WILL DECLINE IN THE NEXT FEW YEARS. HOWEVER, FORT HAYS HAS ATTEMPTED, IS CURRENTLY SUCCEEDING (AS EVIDENCED BY A RAPIDLY AGING STUDENT BODY AND ENROLLMENT IN NEW PROGRAMS), AND PLANS TO CONTINUE TO APPEAL TO AND ATTRACT GROUPS OF PERSONS 1) DESIRING PROFESSIONAL BETTERMENT IN REAL LIFE OCCUPATIONS, 2) WISHING TO BEGIN AND/OR COMPLETE A COLLEGE EDUCATION AT A LATER AGE, AND 3) WHO SIMPLY WISH FOR A FEW COURSES, NON-DEGREE ORIENTED, IN A PARTICULAR SUBJECT, BE IT PRACTICAL, PERSONAL, OR INTELLECTUAL. WE HAVE SEEN THESE TRENDS IN OUR RAPIDLY "AGING" STUDENT POPULATION. AS WE HAVE LOST IN THE 18-22 AGE RANGE, WE HAVE GAINED IN THE OLDER AGE GROUPS.

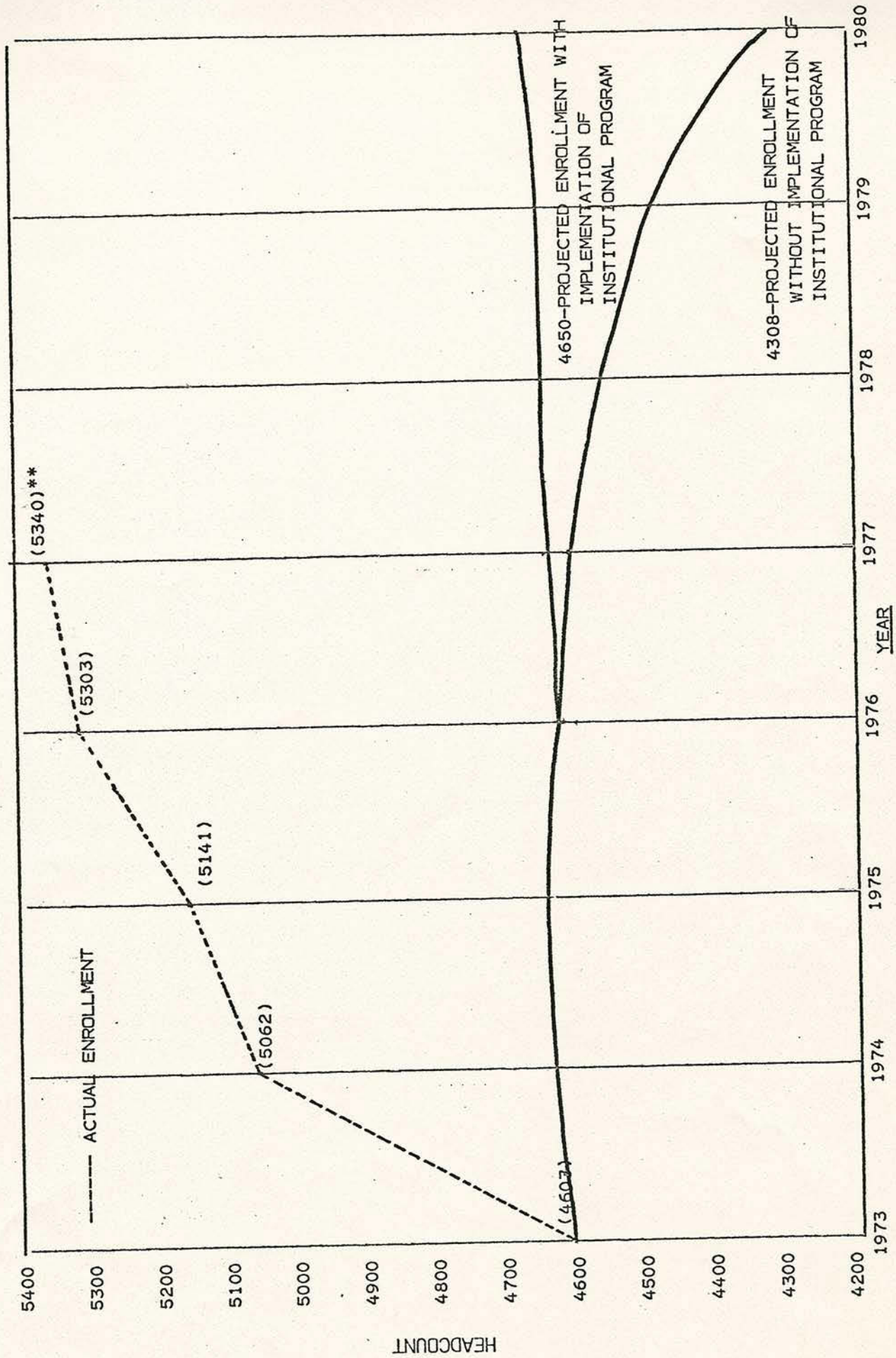
IN THE FALL OF 1976, 19% OF OUR ON-CAMPUS STUDENTS WERE OVER THE AGE OF 24, AND 35% WERE 22 OR OLDER. FURTHERMORE, THIS PERCENTAGE HAS BEEN INCREASING EACH YEAR. THUS, THE ENROLLMENT PROJECTIONS FOR TRADITIONAL STUDENTS MAY BE ADEQUATE, BUT FORT HAYS IS NOT RELYING ON THAT PARTICULAR AGE GROUP FOR MAINTENANCE OF ENROLLMENT OR THE ENROLLMENT INCREASES WE HAVE RECENTLY EXPERIENCED. (~~SEE THE ARCHITECTURAL PROGRAM FOR THE NEW CLASSROOM BUILDING FOR FORT HAYS STATE, P. 6, FOR FURTHER DETAIL.~~)

SPACE CONDITION AND GUIDELINES

CAREFUL INVENTORIES OF ALL EXISTING SPACE AT FORT HAYS HAVE BEEN COMPLETED ALONG WITH EXTENSIVE RECORDS OF STUDENT CONTACT HOURS BY HEGIS DISCIPLINE AND DEPARTMENT. USING THE SPACE FACTORS SUGGESTED BY CRS IN THE LONG RANGE PHYSICAL PLANNING MANUAL AS APPROVED BY THE BOARD OF REGENTS AND OUR RECORDS OF SPACE CONDITION (SATISFACTORY, OBSOLETE, ETC.), WE HAVE DETERMINED THE AMOUNT OF INSTRUCTIONAL AND NON-INSTRUCTIONAL SPACE GENUINELY NEEDED BY FORT HAYS STATE.

FIGURE 1

ACTUAL FALL SEMESTER HEADCOUNT ENROLLMENTS VS. LONG RANGE PHYSICAL PLANNING ENROLLMENT PROJECTIONS*



*AS DEFINED FOR THE PHYSICAL DEVELOPMENT PLANNING WORKBOOK BY CAUDILL-ROWLETT-SCOTT AND APPROVED BY THE KANSAS BOARD OF REGENTS.

**1977 BUDGETED ENROLLMENT PROJECTION.

THE NEEDS HAVE BEEN DEFINED USING FALL, 1975 DATA AS FOLLOWS:

CLASSROOM SPACE	28,107 NASF ¹
LABORATORY SPACE & ART ANNEX	35,070 NASF
OFFICE SPACE	26,584 NASF
RESEARCH/DEPT. LIBRARY/MISC.	<u>2,257 NASF</u>
	92,018 NASF

¹NET ASSIGNABLE SQUARE FEET.
SEE FIGURE II FOR MORE DETAIL.

YET, FORT HAYS STATE HAS ONLY REQUESTED 89,256 NASF IN THE NEW CLASSROOM BUILDING. IF WE WERE TO RECALCULATE OUR NEEDS BASED ON FALL, 1976 INFORMATION, THE NEEDS WOULD APPEAR EVEN GREATER, AND OUR REQUEST THAT MUCH MORE CONSERVATIVE.

Using CRS guidelines
NUMERICALLY, OUR JUSTIFICATION IS APPARENT. BUT, MORE IMPORTANTLY, WE SEE THE JUSTIFICATION ON OUR CAMPUS EVERY DAY IN THE FOLLOWING:

- 1) EITHER CROWDED OR NONEXISTANT OFFICE SPACE FOR FACULTY,
- 2) IN THE BUILDINGS WHICH ARE OCCASIONALLY ENDANGERING THE LIVES OF OCCUPANTS AND EXTERNAL PEDESTRIANS DUE TO LACK OF SAFETY FEATURES,
- 3) IN THE OBSOLETE AND CROWDED CLASS/LAB SPACE IN WHICH WE MUST EDUCATE OUR STUDENTS.

THIS PROPOSED NEW BUILDING WILL PROVIDE SATISFACTORY SPACE TO MEET CODE AND SAFETY REQUIREMENTS AS WELL AS PROVIDE SPACE REQUIREMENTS FOR TEACHING AND/OR LEARNING CONDITIONS TO MEET CURRENT STANDARDS. THIS PROJECT WILL REPLACE ALL 1.0 INSTRUCTION SPACE PRESENTLY SHOWN TO BE IN OBSOLETE SPACE CONDITION AND WILL PROVIDE SPACE TO MEET THE DEFICIT SPACE NEEDS AS REPORTED IN THE PHYSICAL DEVELOPMENT PLANNING WORKBOOK TO THE BOARD OF REGENTS. ALL REGENTS SCHOOLS HAVE BEEN FOLLOWING THESE GUIDELINES IN THEIR BUILDING AND SPACE PROGRAMS, AND IN JUSTIFICATION FOR RECENTLY BUILT BUILDINGS. FORT HAYS STATE IS NOW PROPOSING TO DO THE SAME.

FORT HAYS STATE HAS HAD NO NEW BUILDINGS IN RECENT YEARS, BUT NOW GENUINELY FEELS THE NEED FOR ONE. THESE NEEDS ARE BASED ON THE OBSOLETE CONDITION OF OUR CURRENT FACILITIES, NOT THE DESIRE FOR MORE SPACE. THIS PROJECT WILL PRIMARILY REPLACE INADEQUATE AND OBSOLETE SPACE (SEE ATTACHED PHOTOGRAPHS) AND SHOULD BE FUNDED FOR THAT REASON. WE BELIEVE THAT OUR ENROLLMENT COULD DECLINE ROUGHLY 20-30% AND THAT WE COULD STILL JUSTIFY THE NEW BUILDING AS A REPLACEMENT FOR INCREDIBLY UNSAFE SPACE. AS RECENTLY AS FEBRUARY 24, 1977, A WINDOW BLEW OUT OF RARICK HALL DUE TO THE WIND, AND WOULD HAVE KILLED OR SERIOUSLY INJURED ANYONE WHO HAD BEEN STANDING BELOW ON THE SIDEWALK. FORTUNATELY, NO ONE WAS. THIS WAS NOT AN ISOLATED INCIDENT. IN THAT IN THE PAST TWO YEARS, THREE LARGE PIECES OF STONE HAVE FALLEN OFF THE COLISEUM, ANY ONE OF WHICH WOULD HAVE BEEN FATAL TO A PASSERBY WALKING ON THE SIDEWALKS ON WHICH THEY FELL. THE PICTURE BECOMES EVEN MORE CLEAR WHEN IT IS TAKEN INTO CONSIDERATION THAT OVER 1/3 OF OUR FACULTY AND NINE OF OUR DEPARTMENTS ARE CURRENTLY ATTEMPTING TO TEACH AND OFFICE IN THOSE CONDITIONS, AND THAT THE NEW FACILITY WILL NOT ONLY REPLACE THEIR EXISTING SPACE DRAMATICALLY, BUT IMPROVE AND INFLUENCE THE WORKING CONDITIONS OF SUCH A LARGE PORTION OF OUR CAMPUS.

FORT HAYS KAN. STATE COLLEGE
 SPACE JUSTIFICATION
 TOTAL INSTITUTION

FALL 1975

CODE	NAME	UNIT	TOTAL ACTIVITY LOAD	ROOM TYPES	GUIDELINE VALUE*	PROJECTED AREA (NASF)	EXISTING SPACE	REQUESTED NEED (NASF)
1.0	Instruction	WSH	59,220	100	1.0	59,220	54,540	Def. 4,680 Obs. 9,817 Total 14,497
		WSH	27,742	200	variable	106,792	86,751	Def. 20,041 Obs. 6,602 Total 26,643
		FTEFS	333.5	300	170	56,695	41,888	Def. 14,807 Obs. 11,777 Total 26,584
		FTEFS	333	400/600	30	9,990	7,733	Def. 2,257 Obs. 0 Total 2,257

Total Deficit NASF----- 41,785
 Total Obsolete NASF----- 28,196
 Total Needed NASF----- 69,981
 Annex in Classroom Building----- 8,427
 Classroom Building----- 13,610
 TOTAL NASF FOR CLASSROOM BUILDING-----92,018

**Include existing 1.0 Instruction NASF from Davis Hall "Art" Annex in Classroom Building
 ***Include existing 1.0 Instruction NASF from Picken Hall in Classroom Building

Physical Development Planning Manual" established for the Kansas Board of

* Guideline Values are taken from the "Physical Development Planning Manual" established for the Kansas Board of Regents by Caudill-Rowlett-Scott.
 ** Space in Davis Hall "Art" Annex will be converted to the Print Shop which is now in Martin Allen (Obsolete condition).
 *** Space in Picken Hall will be converted to Administration when Picken Hall is remodeled into an Administration Building.

SUMMARY

Justified Instructional (1.0) N.A.S.F. 92,018
 Factor (Sect. 322.4 PDPM) x 1.5

FIGURE II

REMODELING

THE MAJORITY OF SPACE WE ARE PROPOSING TO BE REPLACED HAS BEEN CLASSIFIED AS "OBSOLETE" BY THE STATE ARCHITECT. THIS MEANS IT WOULD TAKE AT LEAST 50% OF THE BUILDING REPLACEMENT COST TO REMODEL IT (PROBABLY 90% IN THE CASE OF RARICK HALL). EVEN IF REMODELING WERE FEASIBLE, WE WOULD END UP WITH LESS THAN 1/4 THE SPACE AND 3/4 THE COST OF THE NEW PROPOSED BUILDING. (IT WOULD COST ROUGHLY 3-4 MILLION TO REMODEL VS. 6 MILLION FOR THE NEW BUILDING WHICH WOULD GIVE US FOUR TIMES THE SPACE RARICK WOULD.) THUS, WE DO NOT SEE REMODELING AS AN ALTERNATIVE.

OVERALL, WE FEEL THERE IS A STRONG, IN FACT, IRREFUTABLE CASE FOR A NEW CLASSROOM BUILDING AT FORT HAYS. WE FEEL THAT WE HAVE BEEN CONSERVATIVE BY MOST STANDARDS IN OUR REQUESTS AND GENUINELY HOPE YOU WILL APPROVE THEM AS THEY NOW APPEAR.

2/25/77

NEW CLASSROOM BUILDING
Fort Hays Kansas State College

FY 1977 APPROPRIATION:

\$320,000 - Associate Architect fees for complete plans and specifications; soil boring test holes and lab report; printing plans, and duplication of specifications for bidding purposes; mailing costs to provide bidders with plans and specifications.

FY 1978 APPROPRIATION:

\$300,000 - To cover first month's (May or June 1978) cost of construction and/or razing of existing building.

FY 1979 APPROPRIATION:

\$3,000,000 - To cover cost of construction from July 1978 thru June 1979.

FY 1980 APPROPRIATION:

\$2,776,000 - To cover cost of construction from July 1979 to completion in July 1980.

\$6,396,000 - Total estimated cost of project.

KECD
2/21/77
EGB

FORT HAYS KANSAS STATE COLLEGE

Time Schedule On
New Classroom Building

September 1976	Program approved by Board of Regents
March 1977	Selection Committee selects architect
October 1977	Preliminary plans complete
April 1978	Working drawings and specifications complete
May 1978	Bids for construction
June 1978	Construction begins
August 1980	Occupy building for Fall term

FY 1977	Funds Available (For planning)	\$ 320,000
FY 1978	Appropriation (Complete plans--start construction)	300,000
FY 1979	Appropriation	3,000,000
FY 1980	Appropriation	<u>2,776,000</u>
	TOTAL	\$6,396,000