

# Immanuel Lutheran College Planning Committee Report

## Historical Mandate for the Current Proposal

In 1988 the ILC Long-Range Planning Committee (ILCLRPC) established the following priority list for future building projects on the ILC campus and presented its recommendations to the 1990 CLC Convention<sup>1</sup> (Timeline and Convention *Proceedings* references are cited in the Appendix):

1. Student Commons/Dining Facility
2. Remodeling of Ingram Library
3. New Classroom Building
4. Remodel the Field House
5. Expand dormitory space
6. Construct new gymnasium.

Both the CLC Board of Regents (BoR) and the 1990 Convention accepted the ILCLRPC recommendations and began the process for the construction of the current ILC Commons.<sup>2</sup> In 2006 the ILCLRPC presented another comprehensive report to the convention, recommending, in part:

1. That the Ingram Hall renovation be included in the Academic Center Project
2. An initial feasibility study and cost estimate for a new gymnasium, and the repurposing of the existing fieldhouse into a multi-purpose “Chapel/Theater Arts/Musical Arts facility.”<sup>3</sup>

The convention concurred with the ILCLRPC’s recommendations and resolved to form a standing ILC Facility Expansion Program Committee (ILCFEPC).<sup>4</sup> Although several attempts were made to alter the building queue at Immanuel (through convention memorials and convention mandated studies on the desirability of a dedicated chapel)<sup>5</sup> the previously adopted construction schedule was reaffirmed, and the standing ILCFEPC has recommended no changes. In 2020 a significant bequest not only allowed us to pay off the Academic Center loan but left us with a balance in the ILC Building Fund of approximately \$1,000,000. Based on the existing schedule for ILC building projects, the Coordinating Council authorized President Eichstadt to appoint an ILC Planning Committee (ILCPC) to formulate plans for the construction of a new gymnasium and the repurposing of the existing fieldhouse, and to present their findings to the 2021 CLC Convention.

## New Gymnasium Parameters

The parameters or minimum requirements of a new gymnasium essentially established or verified three things: 1) the need, 2) the size, and 3) to a certain extent the location. Because of historic scheduling challenges for practice times, the new gym had to include two full basketball/volleyball courts. Scheduling conflicts also required separate facilities for organ practice, and for ILC play and

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<sup>1</sup> 1990 *Proceedings* p.46

<sup>2</sup> 1990 *Proceedings* pp. 47,56

<sup>3</sup> 2006 *Proceedings* pp. 49-52

<sup>4</sup> 2006 *Proceedings* pp. 83-84

<sup>5</sup> 2002 *Proceedings* pp. 47, 102; 2004 *Proceedings* pp. 46-47

musical practices. To host WIAA sanctioned tournament games, spectator seating had to accommodate 750. The inside height of the structure (court to low point of ceiling) had to be approximately 28 feet to accommodate volleyball. Both the height and footprint of the building led the 2006 ILCLRPC to identify the hillside south or west of the current Commons as the most suitable location. The ILC campus essentially has three levels: Level 1 is professor housing, AC, North and South Halls, and Ingram Hall. Level 2 includes the Commons, the existing gym, and the Maintenance Building. Level 3 includes the athletic fields and tennis courts. To build a 32-foot-tall building on anything but Level 3 would dominate the current look of the campus and adversely affect many of the existing viewsheds. The required height also lent itself to a two-story construction model.

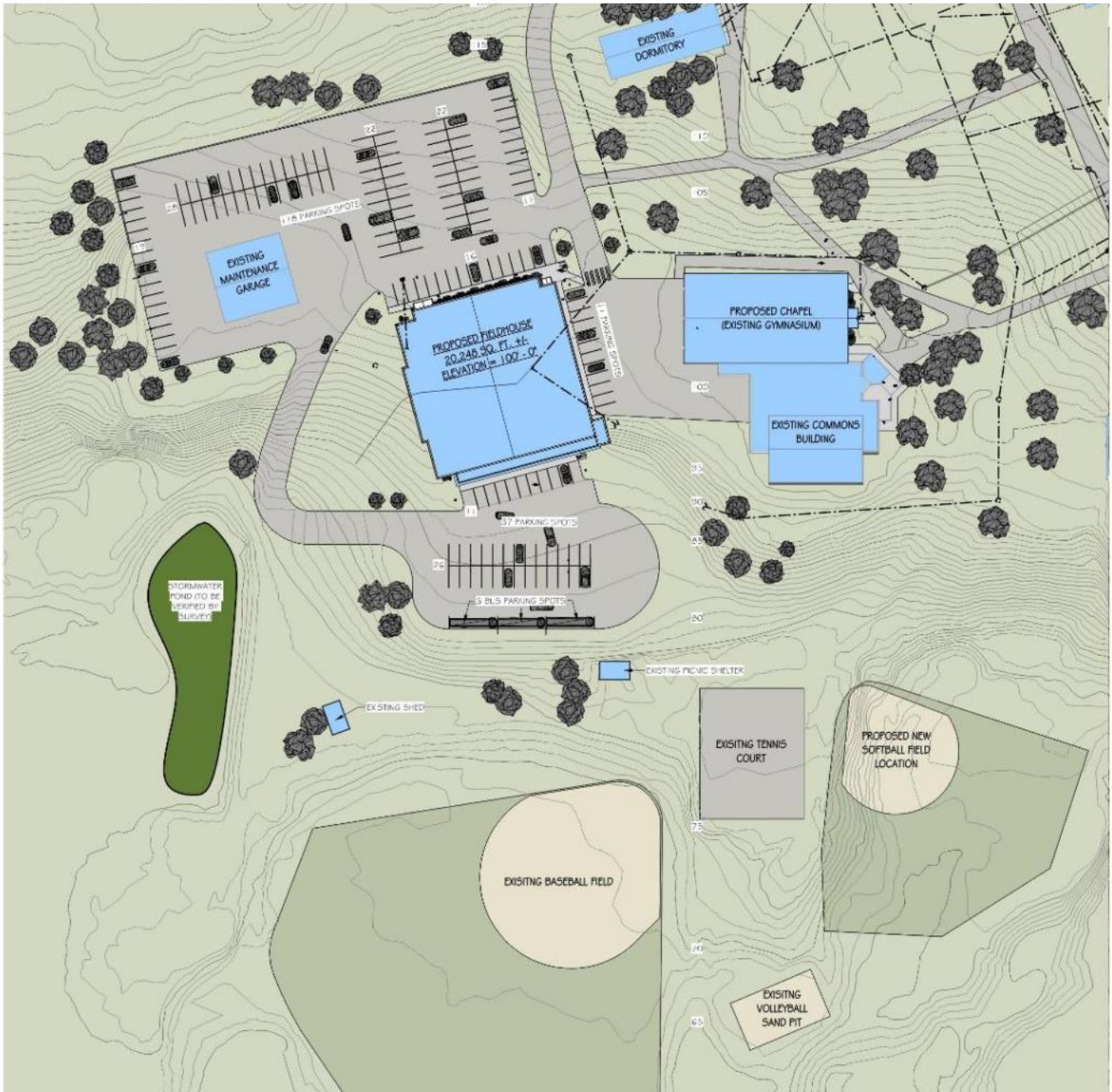
### **Other Considerations**

The ILCPC regard it as mandatory to maintain the established vehicle traffic policy, which dictates that vehicle traffic intersect pedestrian traffic as little as possible. The new gymnasium had to be easily accessible both to resident ILC students and to visitors, ticketed visitors had to be directed to a single entrance, and interior foot traffic had to be directed away from the gym floor. A separate entrance was also desirable for non-ticketed visitors (players, coaches, officials, etc.) The new gymnasium has also been identified as the venue for graduation services, and we recognized the need to significantly increase available parking.

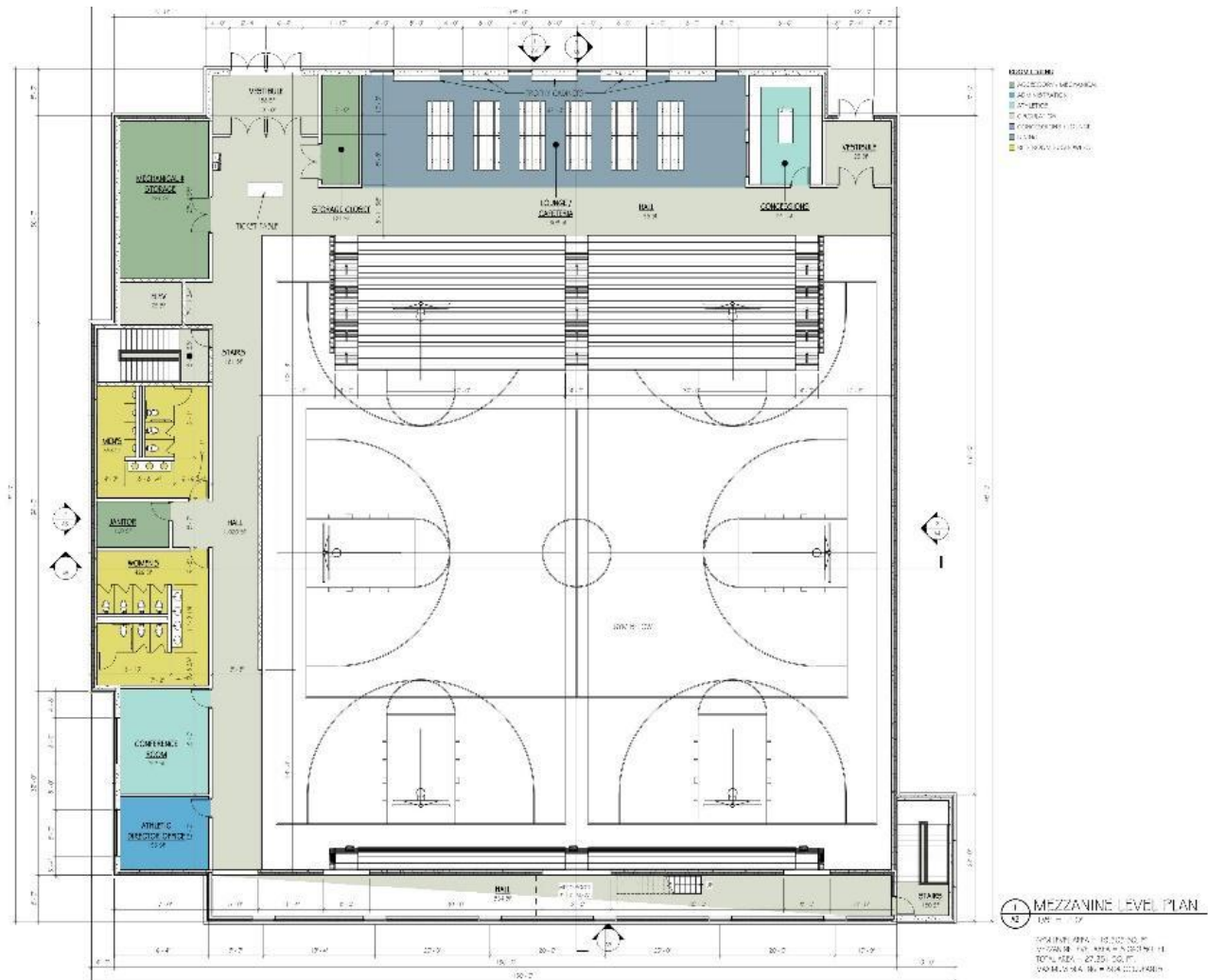
Because the current gymnasium would need to be used until the new gym is completed, this would need to be a two-phase project – first phase beginning in the spring of a year and the second phase following after completion of the first phase when funds are available. The existing softball diamond would also have to be relocated.

### **Current Designs, Floor Plans, and Renderings**

The ILCPC has been working with River Valley Architects, the same firm that designed the Academic Center, as well as the construction firm of Market & Johnson, which has provided cost estimates and scheduling parameters at no charge.



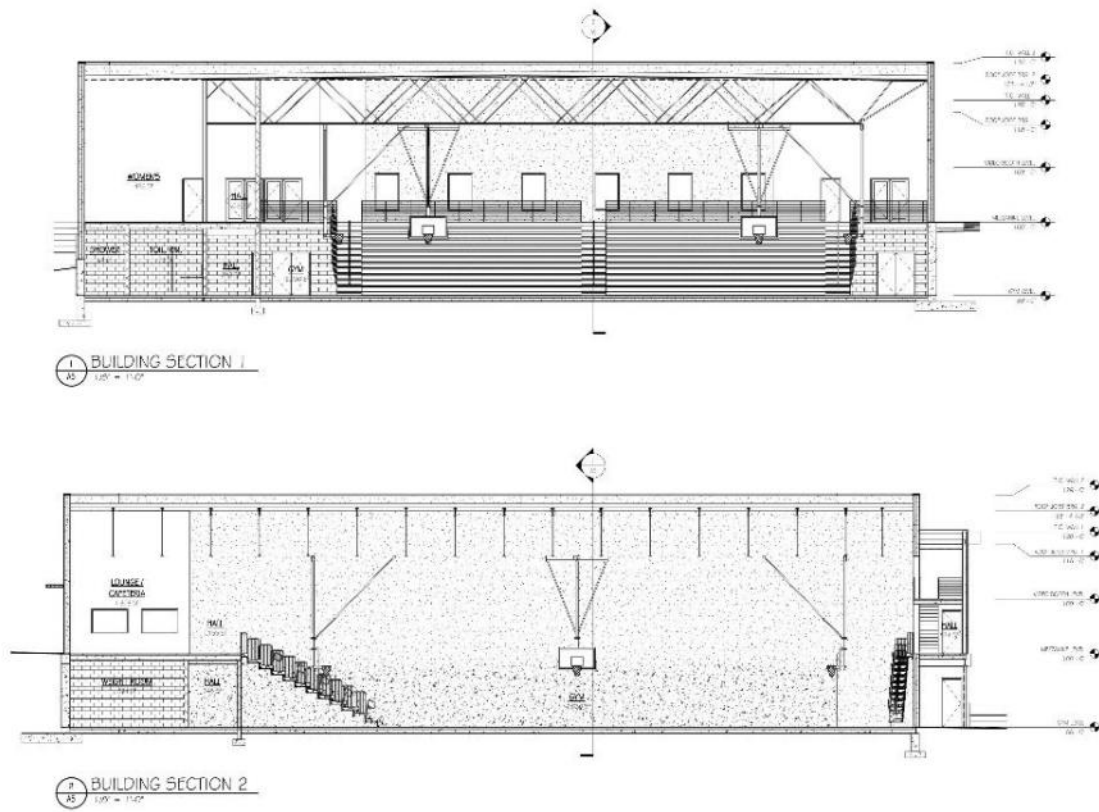
This shows the location of the proposed gym relative to some of the existing buildings on the ILC campus, as well as the new location of the softball diamond and the expanded parking areas.



**Upper or mezzanine level.** Ticketed visitors would enter through the vestibule in the NW corner and ILC students would typically enter via the NE entrance. Fans of visiting teams would occupy the south bleachers (which are shown retracted). Public bathrooms and concessions are also on this level.







Section drawings of the structure, showing height of building and floor levels.



3D views of the site and new gymnasium.



**New gymnasium, exterior view, mezzanine level NW.** All ticketed visitors would enter here.



**New gymnasium, exterior view, mezzanine level NE.** Non-ticketed visitors (ILC students and faculty) could enter through the door on the left.





New gymnasium, exterior view, court level – South.



High level concept of what the remodeled chapel/fine arts building *could* look like – exterior view E. Exterior siding would match the walls of the Commons.





**Remodeled chapel/fine arts building, exterior view – NE.**



**Remodeled chapel/fine arts building and Commons, exterior view – SW.**



**Economical concept of what the remodeled chapel/fine arts building could look like, exterior view – East.**



**Economical remodeled chapel/fine arts building, exterior view – NE.**



**Economical remodeled chapel/fine arts building and Commons, exterior view – SW.**

### **Timing, Cost, and Funding Proposal**

**New Gymnasium** - For a variety of reasons, the earliest possible start date for this project would be spring of 2022. Construction of the new gym would take approximately 10 months. Several factors have combined to make establishing a solid cost estimate challenging. The current gym design relies heavily on steel, which at present is unusually high. At the time of this report, the ILCPC has not fully value-engineered the cost estimate provided by our contractor. As a planning figure, the ILCPC suggests budgeting for a \$6.5M project, and offers the following funding proposal, which includes selling approximately 16 acres of land south of Lowes Creek that is not used, and which is inaccessible from the campus, currently valued at \$250,000-\$400,000:

\$1,000,000 Existing balance in the Building Fund

\$ 250,000 Potential proceeds from proposed sale of ILC property south of Lowes Creek

\$ 750,000 Additional contributions and appreciation of the existing Building Fund balance

\$2,000,000 CEF grant

\$2,500,000 Interest-free 30-year CEF loan (resulting in a monthly mortgage payment of \$6,944\*)

**Total: \$6,500,000**

\*The monthly mortgage payment for the AC/Ingram Hall/ North Hall Project was \$8,000

**Remodel of Existing Gymnasium** – The earliest possible start date for the remodel of the existing gym would depend on the completion of the new gym, ideally the spring of 2023. The final cost could range from \$100,000 to \$1,000,000, depending on the level of both interior and exterior renovation. Much of the renovation work could be self-performed with volunteer labor, and the remodel could be incremental as funding becomes available.

## Appendix

- 1988** The ILC Long-Range Planning Committee (ILCLRPC) established the following priority list for future building projects on the ILC campus: 1. Student Commons/Dining Facility 2. Remodeling of Ingram Library 3. New Classroom Building 4. Remodel the Field House 5. Expand dormitory space 6. Construct new gymnasium. (1990 Proceedings p. 46)
- 1990** Both the Board of Regents and Convention accepted the ILCLRPC recommendations (1990 Proceedings p. 47&56) and established an ILC Building Committee (ILCBC), a Building Fund, and an ILC Publicity Committee for the Commons Building Project (1990 Proc p. 56). Recognizing salary improvement as the priority, the Convention suspended the implementation of the Commons Project.
- 1992** Convention authorized the Commons Project (1992 *Proceedings* p.83).
- 1994** Convention authorized the construction of the Commons to begin in the Spring of 1995 at a cost of \$1,000,000 (1994 Convention *Proceedings* pp.86-88).
- 1996** ILCBC reported on the completed Commons project at a total program cost of \$1,044,035 (1996 Proceedings pp.54-56). The project was paid in full prior to 2004.
- 2000** In keeping with the ILCLRPC and Board of Regents recommendation, the Academic Center Project was initiated and a Planning Committee authorized (2000 *Proceedings* pp. 11-12, 91).
- 2002** The Convention approved the Academic Center Project and conditionally authorized construction (2002 Proceedings p. 102). A Memorial to the 2002 Convention asked that any building project beyond the Academic Center be suspended pending study of the desirability of a dedicated chapel on the campus of ILC. The Convention reaffirmed its agreement with the Board of Regents that the current fieldhouse is inadequate and therefore authorized no change to the adopted Long-Range Plan, but referred the chapel study to area conferences and study clubs (2002 *Proceedings* pp. 47, 102)
- 2004** Conflicting memorials petitioned the 2004 Convention both to suspend and commence the Academic Center Project (2004 *Proceedings* pp.46-47). The Convention resolved to continue the Project authorized by the 2002 Convention, established a new Long-Range Planning Committee, and directed that Ingram Hall renovation be included within the scope of the Academic Center Project. (2004 Proceedings pp. 80-81).
- 2006** The ILCLRPC presented a comprehensive report to the Convention, recommending the inclusion of the Ingram Hall renovation with the AC project, an initial feasibility study and cost estimate for a new gymnasium, and the repurposing of the existing fieldhouse into a multi-purpose “Chapel/Theater Arts/Musical Arts facility” (2006 *Proceedings* pp. 49-52). The Convention concurred with the ILCLRPC’s recommendations, resolved to form an ILC Facility Expansion Program and a standing ILC Facility Expansion Program Committee (ILCFEPC), and to move forward with the joint AC/Ingram Hall Project, “implementing the construction phase as soon as feasible.” (2006 *Proceedings* pp. 83-84).



- 2008** The ILCBC reported on the nearly completed Ingram Hall renovation and presented final plans for the AC with an initial cost estimate of \$2,500,000. (2008 Proceedings pp. 45-46). The Convention resolved to finance the project immediately through the CEF and to break ground in September of 2008 ((2008 Proceedings p. 61).
- 2010** The ILCBC reported on the completion of the AC/Ingram Hall project, with a final total project cost of \$3,118,000.
- 2012** Half of the AC/Ingram Hall Project loan paid off (\$1,360,000). (2012 Proceedings p. 52).
- 2016** A renovation project for North Hall was approved with an estimated cost of \$267,000. Cost for the project was to be added to the AC/Ingram Hall Project loan. (2016 Proc's p. 62).
- 2020** A significant bequest to the CLC allowed us to pay off the AC/Ingram Hall/North Hall project and left us with an ILC Building Fund balance of approximately \$1,000,000. The Coordinating Council authorized President Eichstadt to appoint a Planning Committee with an initial budget of \$40,000 to plan the construction of a new gymnasium and to repurpose the existing fieldhouse.
- 2021** The standing ILCFEP has suggested no changes to the original long-range plan for ILC, and no convention has, to date, changed the original ILC building project order.

Respectfully Submitted,

The Immanuel Lutheran College Planning Committee

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