

# Immanuel Lutheran College (ILC)

## Facility Expansion Program Committee Report

The ILC Facility Expansion Program Committee met in March 2024 to review the committee report presented to the 2022 Convention (2022 *Proceedings*, pp. 84-86). In that report, the committee made the following priority recommendations:

1. New gymnasium with two full-sized courts and a fitness center
2. Theatre/chapel
3. Renovate both the girls (South) and boys (North) dorms (restrooms/HVAC/Furnishings)
4. Improve WIFI
5. Expand maintenance and storage building to include heated shop/work area

**Note:** The 2022 CLC Convention resolved “that we encourage the Board of Regents to research and complete this project (#4 improve WIFI) using their existing resource” (2022 *Proceedings*, pp. 113-114). Therefore, this project has been removed from the prioritized project list.

After discussion, the committee concluded that there were no significant factors that would indicate a need to change the list of prioritized projects nor the priority order. The committee recommends the following 2024 prioritized project list.

1. New gymnasium with two full-sized courts and a fitness center
2. Theatre/chapel
3. Renovate both the girls (South) and boys (North) dorms (restrooms/HVAC/Furnishings)
4. Expand maintenance and storage building to include heated shop/work area

In addition, the committee strongly recommends that the projects be separated so that one expansion project can be completed before consideration of the next project on the priority list.

In service to our Immanuel,  
ILC Long Range Facility Expansion Program Committee

Dr. James Sydow (chairman)  
Dr. Daniel Schierenbeck  
Mr. Paul Heinze  
Mr. Dennis Oster

# ILC Building Committee Report

## Review of the Design Concept

The design concepts of both the new gymnasium and the Chapel-Fine Arts (CFA) building were approved by the 2022 Convention. The following is a review of what was approved two years ago.

## New Gymnasium

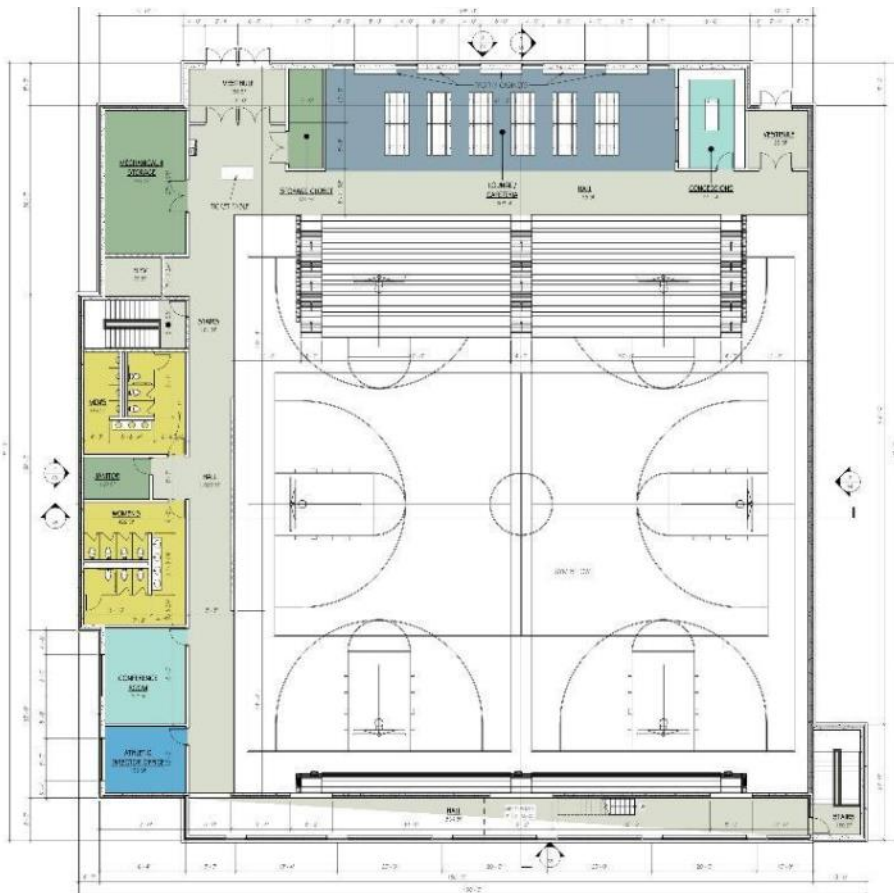
### Parameters

The parameters or minimum requirements of a new gymnasium included two full basketball/volleyball courts, spectator seating to accommodate approximately 750 (which would enable hosting of WIAA sanctioned tournament games), an inside ceiling height (court to low point of ceiling) of approximately 28 feet to accommodate volleyball games, weight room, physical therapy room, Athletic Director office space, meeting room, concessions, locker rooms, changing room for officials, storage rooms, and public bathrooms. 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.



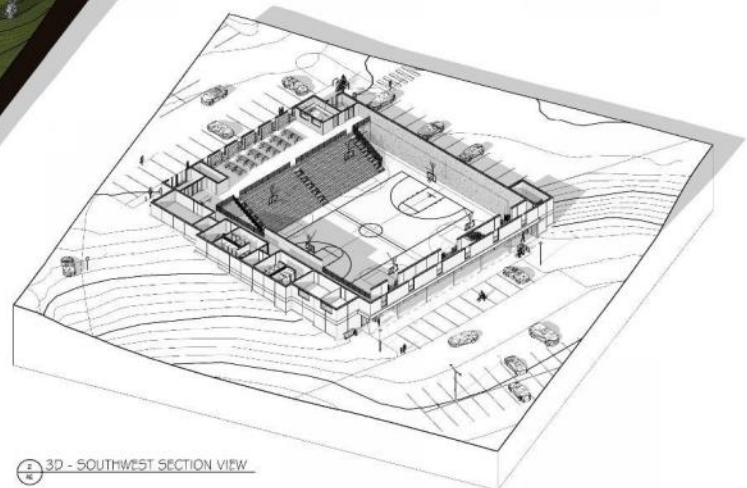
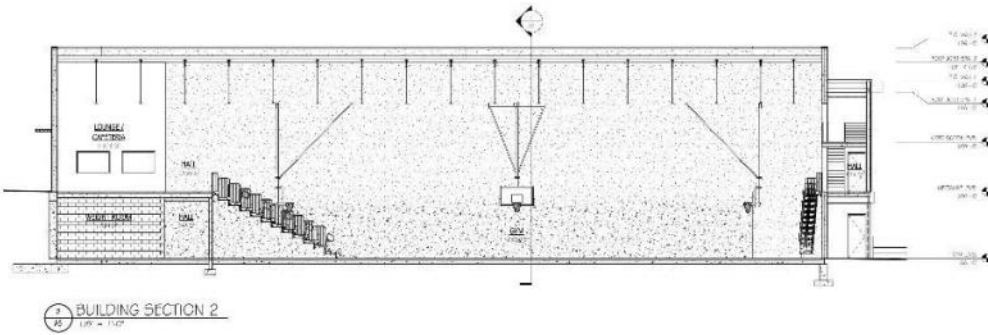
**Location of the proposed gym relative to some of the existing buildings on the ILC campus, as well as the new location of the softball diamond and the expanded parking areas.**



**Floorplan of upper or mezzanine level of the new gymnasium.** 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.



**Floorplan of lower or court level.** Visiting teams would typically enter via the SW entrance. Locker rooms, weight training room, and physical therapy room are also on this level.



### 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.**

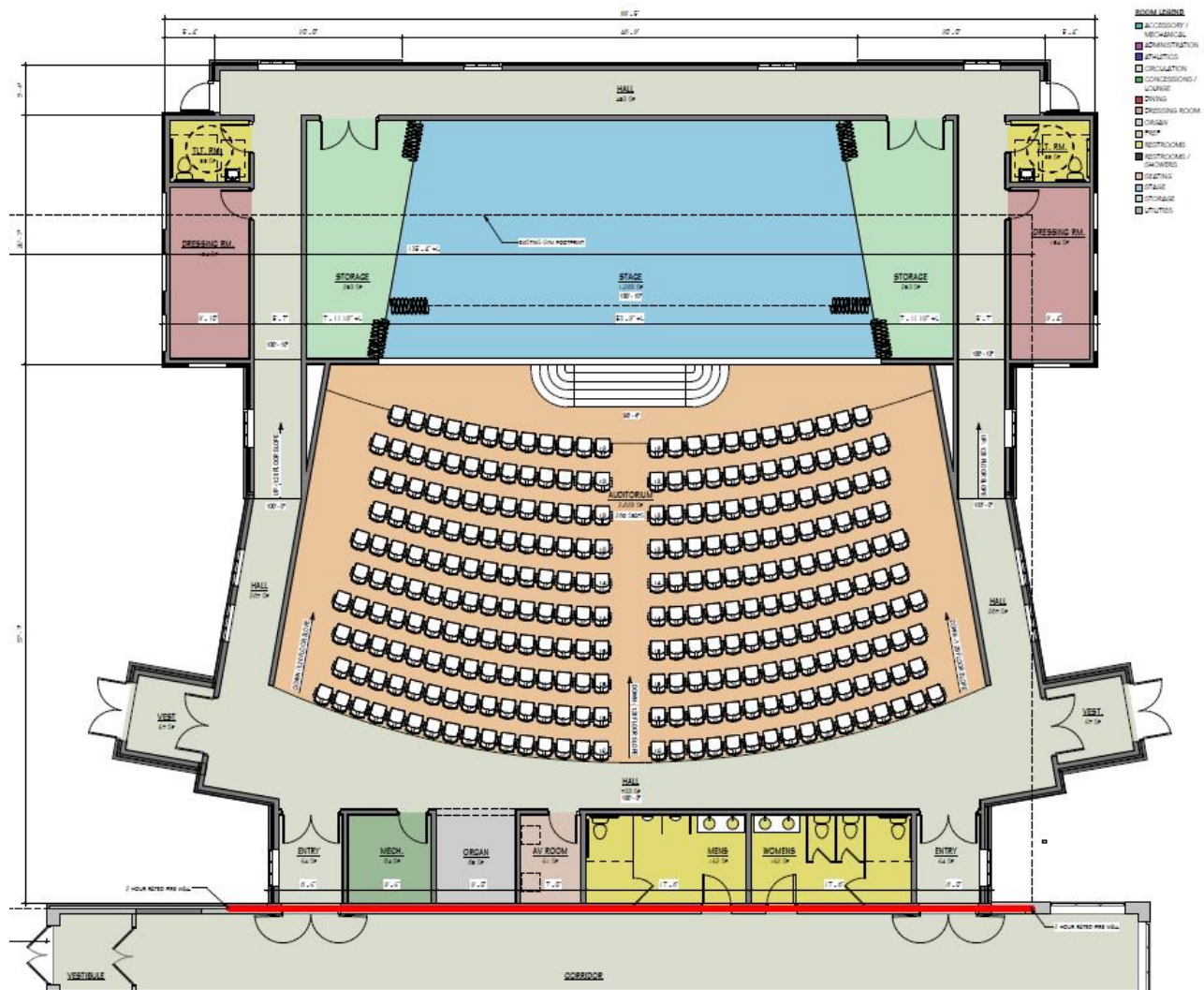


**New gymnasium, exterior view, court level – South**

### **New/Repurposed Chapel/Fine Arts Building**

The design concept approved by the 2022 Convention included the demolition of the current gymnasium and the construction of a new Chapel Fine Arts (CFA) Building on that site.

The new building will be rotated clockwise from its present orientation, which means that the stage area, which was previously on the west end of the building, will be on the north. The new orientation will allow us to have two entrances, and it will avoid the “back of the building” view for visitors traveling from the upper parking lot to the lower.



The new design, which will have seating for 280, is both curved and sloped toward the stage area - greatly reducing the distance from seat to stage and improving sightlines. The stage area is increased substantially and restroom space is doubled. The new restrooms will be situated across from the existing restrooms in the Commons. The exterior design will blend with both the Commons and the new gymnasium.





**View of the “Student Entrance” on the east side of the building**



**View of the “Visitor Entrance” on the west side of the building**





**View from the road leading down to the lower parking lot (looking toward the south-east).**

### **Other Considerations**

The approved design concept accommodated all of the other considerations presented to the ILCBC. It maintains the established vehicle traffic policy, which dictates that vehicle traffic intersect pedestrian traffic as little as possible. The new gymnasium is easily accessible both to resident ILC students and to visitors, ticketed visitors will be directed to a single entrance, and interior foot traffic is directed away from the gym floor. A separate entrance for players, coaches, and officials is provided on the lower level adjacent to bus parking. The new gymnasium will also be large enough to serve as the venue for graduation services, and available parking was significantly increased.

### **Recommendation for Convention Action**

The ILC Building Committee concurs with the recommendation of the ILC Facility Expansion Program Committee that the two projects be separated, and that construction of the new gymnasium be authorized to begin when contributions have been received to within \$3M of the estimated cost of the new gymnasium.

### **Moving Forward**

Given the wildly fluctuating market conditions preceding both the 2021 and 2022 Conventions, a realistic cost estimate was not deemed tenable. Market conditions have stabilized somewhat in the biennium, although lingering inflation remains a significant factor. The result, following the 2022 Convention, was a general reluctance on the part of the CLC membership to contribute to a project of unknown cost, and a general contractor that could not provide a meaningful cost estimate until a time-frame was established. To break that circular conundrum and to move the project forward, the ILCBC instructed our architects to move forward with the approved design

concept and to provide our general contractor with 50% Design Development plans that would provide enough information for them to solicit bids and compile a low-level estimate of the gym project. Our general contractor, Market & Johnson, completed the initial bid process in September of 2023. Based on their data, the current estimate for the gymnasium project alone is approximately \$10M. While certainly a daunting figure, it is encouraging to note that with \$1.5M in the ILC Building Fund and \$3M in the form of a CEF loan, we currently have funding in place for 45% of the estimated cost of the construction of the new gymnasium.

The ILC Building Committee,

Dave Albrecht  
Paul Heinze  
Steve Ludvigson  
Tim Noeldner  
Philip Reim  
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Ross Roehl  
Dan Schierenbeck  
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