



**NMSU ART BUILDING
DAN W. WILLIAMS HALL
RENOVATIONS AND ADDITIONS**

**PROGRAM FOR DESIGN
EXECUTIVE SUMMARY**

20 JULY 2015

Executive Summary

The NMSU Department of Art Program for Design includes the following:

- Analysis and recommendations for a decision regarding the feasibility, cost and schedule implications of renovation vs. replacement (new construction) of existing buildings Williams Hall and Williams Annex.
- Development of program basis for design, which outlines scope of work based on spatial, budget, schedule, functional and aesthetic requirements.
- Concept Design and Sketches

Renovation vs. Replacement

The Existing Williams Hall/ Williams Annex Complex: Current Condition

The existing complex consists of a renovated gymnasium constructed in 1938 (Williams Hall) and an annex constructed in 1983 (Williams Annex). Williams Hall and Williams Annex total net usable square footage is approximately 36,465 square feet.

The Williams Hall (gymnasium) was converted to a two-story art education and art gallery building in the 1970's, adding a second floor that extends through the gymnasium volume (and the concrete bleachers). The concrete bleachers provide a huge and awkward imposition on the building's functionality and any comprehensive renovation must include their removal. Analysis indicates that this renovation will be extremely expensive (more than new construction), logistically challenging and a high risk in terms of the potential for collapse during construction. Since no drawings or design documentation of the original structure are available re-engineering will be at best inexact. From a code perspective, the building is lacking in all applicable aspects of code compliance.

The Williams Annex, built in 1983, is a steel framed, metal stud single story building that was renovated in 2010. Its deficiencies include no windows or natural light and numerous IBC and ADA code shortcomings. Unless this wing is left completely untouched it will need to be fully brought up to compliance with current codes. Although the Annex's current structural condition is satisfactory, changes such as new openings in the exterior walls may trigger lateral or seismic design structural upgrades.

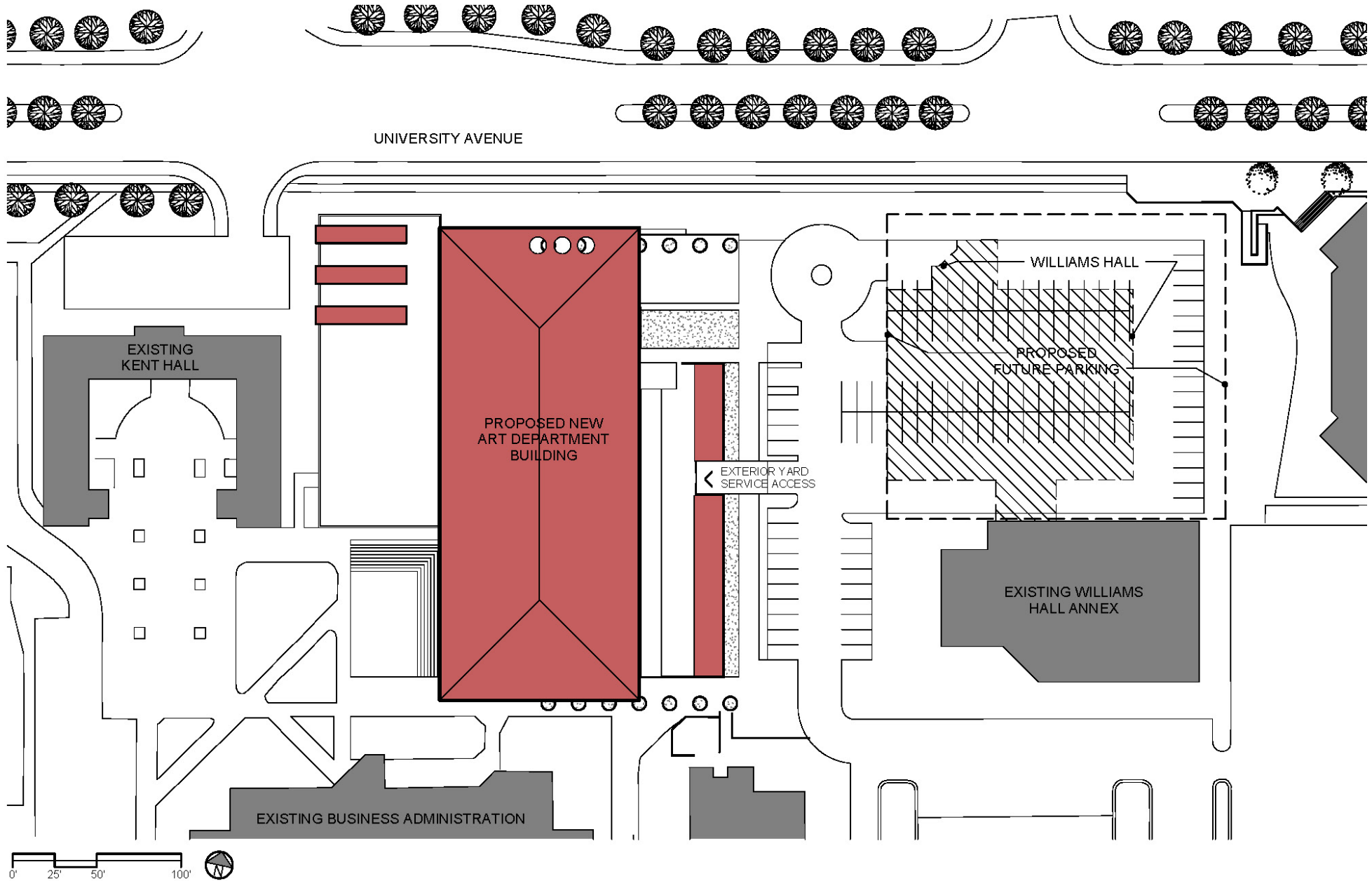
Recommendation

Six options for renovation vs. replacement were developed as part of this program exercise. Issues including relocation logistics and cost (in the event of renovation) and renovation costs compared to new construction costs were considered. The option proposing a newly constructed replacement facility and demolishing Williams Hall has been selected. Major advantages include avoiding relocation (since the department can remain in the existing building during construction), lower construction cost and best long term value.



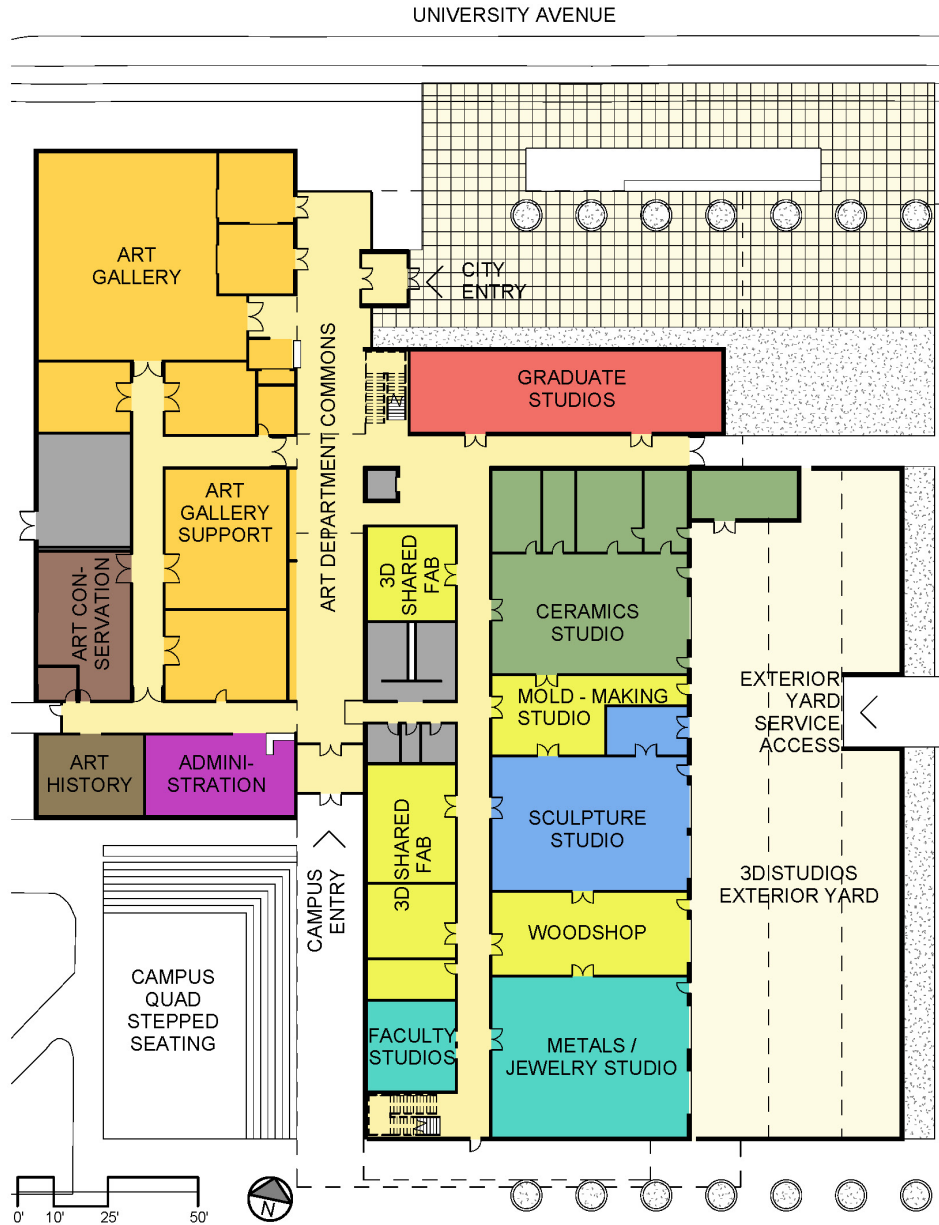
1938 remodeled
gymnasium facility

Executive Summary – Concept Site Plan

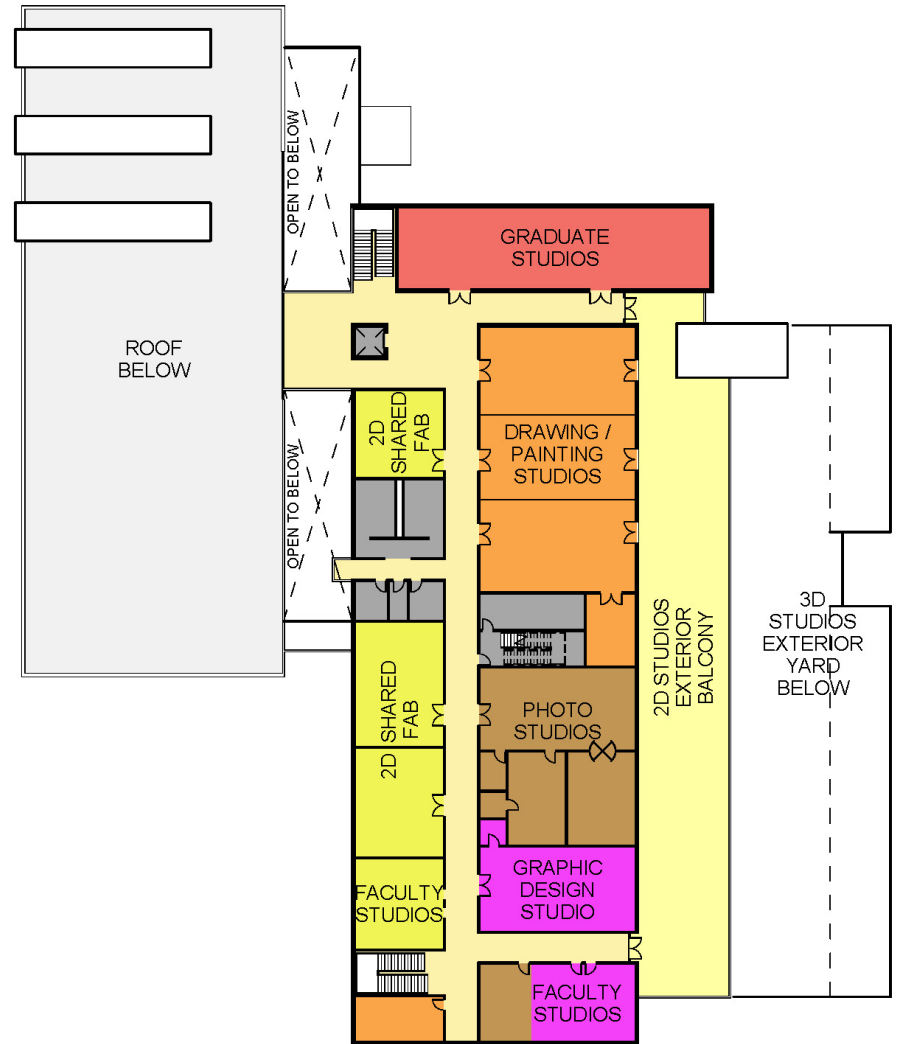


Site Plan

Executive Summary – Concept Floor Plans



Level 1 Plan



Level 2 Plan