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Sheridan

Renovation to be done before February 1991

By **REBECCA OBORNY**
Leader managing editor

Sheridan Coliseum should actually be finished by next fall and in use by next spring.

Eric King, director of facilities planning, said the construction company is currently targeting Dec. 26, 1990, as the date for substantial completion for the third and final phase of Sheridan construction.

"That date doesn't mean they can move in the 27th though," King said.

"This is the date I go in and inspect. I'm going to probably find a hundred things wrong. It's the time for me to go in and be really picky."

But those hundred things, King said, should only be minor problems, such as loose door knobs or sticking cabinet doors, that can be fixed in about two weeks to a month.

King said everything he finds wrong will be put on a punch list, and then as each item is corrected to his specifications, it is marked off.

The Dec. 26 date also marks the beginning of the guarantees on the equipment installed in the building.

"At that time we'll turn on the mechanical systems, and if we find anything wrong, we'll take care of it at that time," King said.

This deadline does not include all the finish work, such as wall and floor coverings, painting trim, curtains, furniture, etc.

But King said he believes the finish work will not take very long.

"Once we get out of this area, we should be moving really fast," King said.

In relation to when the offices will be able to be moved

in, King said, "I see nothing preventing them from moving in at the end of January or first of February."

Official re-dedication ceremonies for renovated Sheridan and the new performing arts center are planned for Feb. 2.

The substantial completion date had been originally placed at November 1990 but was pushed back due to a few interruptions.

The first occurred when the construction crews first went into the building.

This is the date I go in and inspect. I'm going to probably find a hundred things wrong. It's the time for me to go in and be really picky.

— Eric King, director of facilities planning

The final setback resulted from the loss of \$960,000 in 1989 due to an inadvertent lapse in the appropriations given for the project during fiscal year 1989 on June 30.

"What happened is that a technicality in the law, which permitted the transfer of funds from one fiscal year to another, was left out of the writing," Hammond said in a September 1989 interview.

In early January 1990, re-allocation of the funds was approved, allowing the project to continue.

Actual construction for all three phases of the project cost \$7.32 million.

The other \$1.092 million will be divided among architectural fees; movable equipment, or equipment that is not firmly attached to the building; project contingency, which is basically money to be used if major changes in the construction plans are needed; and miscellaneous fees, which include printing of blueprints, soil tests, mechanical testing and King's attendance at meetings in Topeka.

One important concern considered in the planning for Sheridan was making it handicap accessible, but the building as a whole is in no way totally accessible.

"We are doing the best we can. I have made some changes. I don't want anyone to think you can get anywhere in the building with a wheelchair," King said.

"I wish I could say it is totally accessible."

Places that King said he found nearly impossible, if not totally impossible, to make accessible included the balcony, the stage catwalk and projection room.

"I don't hesitate to say that the offices are totally accessible," King said.

Ramps located in various parts of the building and two elevators added during construction aid in the accessibility. A wheelchair lift was also put in the basement.

"We've worked at making all areas of the building wheelchair accessible, at least most of the building," Maska said.

They also plan on including sound systems for the hearing impaired.

They discovered asbestos, which resulted in money being spent that the university did not plan on spending.

The second mishap, a case of arson on the site, occurred on Nov. 5, 1989.

The incident destroyed more than \$5,500 worth of elevator parts, according to Edward Howell, University Police sergeant.

No one was ever charged in the case.

Two years ago the project suffered what King termed as a nightmare for all involved.

"During the second phase of construction, we ran \$2.4 million over budget," King said.

President Edward Hammond went after additional money and was able to keep the project on schedule, King said.

Jake Maska, inspector for Mann and Company from Hutchinson, said there had been no other setbacks.

"There hasn't been any problems that were too major, at least not yet," Maska said.

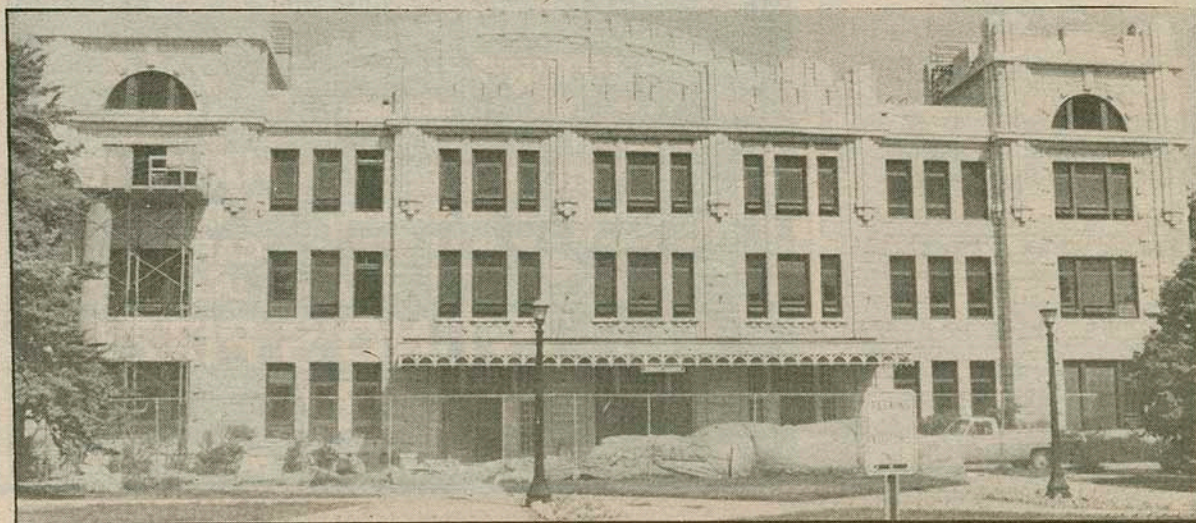
King said, however, they have authorized minor changes that were overlooked when engineering the project as a whole.

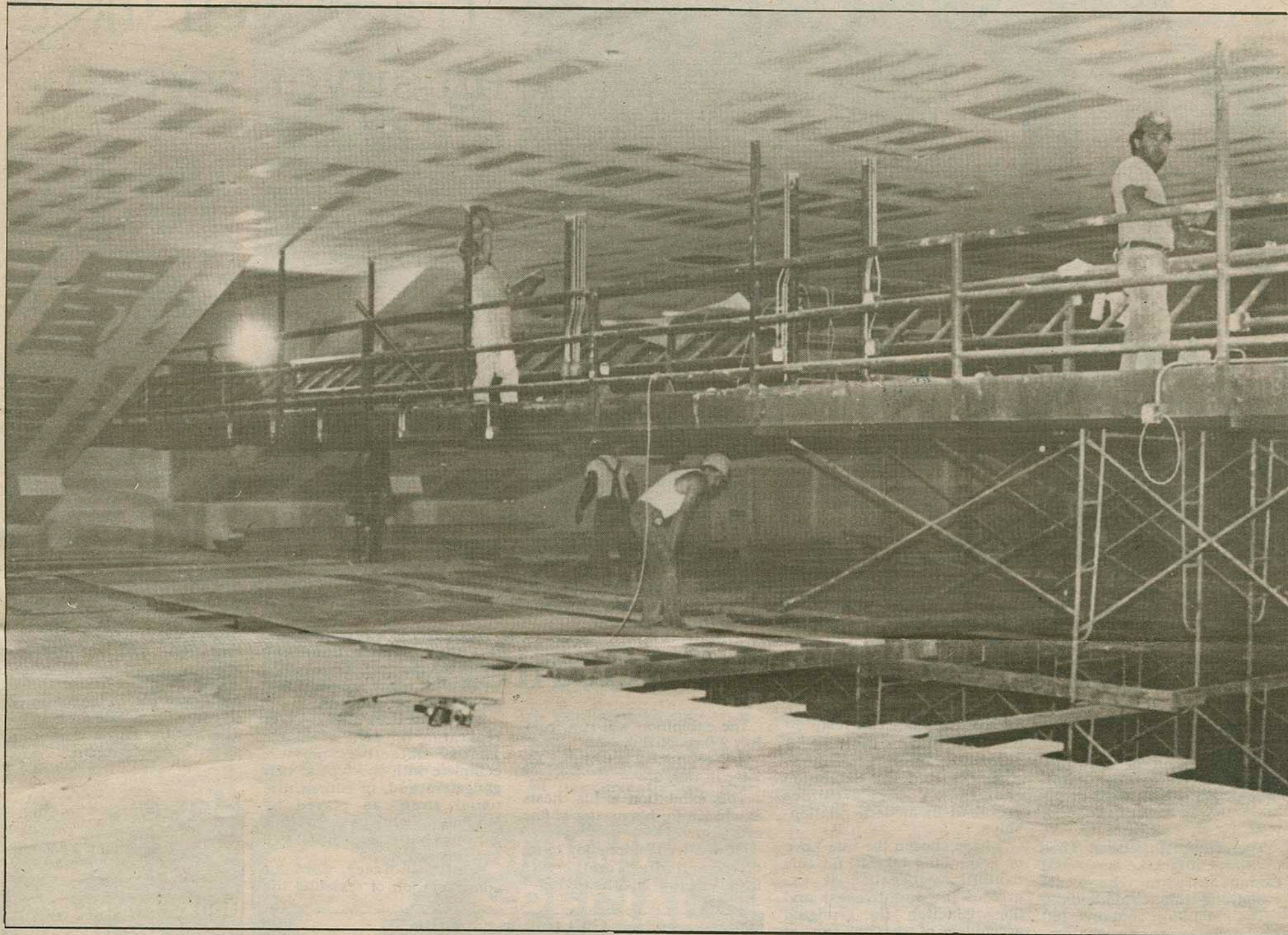
For example, various access doors have been cut in to allow people to retrieve dropped supplies or for future additions such as wiring and computer cables.

As far as cost for the project, King said the entire budget totaled \$8.412 million. Private funding constituted \$2 million of the budget, and state contributions equaled \$6.412 million.



Above: Jim, back, and Dan Blevins, both with Midwest Acoustics, put up sections of the wall in the Performing Arts Center. Right: The front of Sheridan Coliseum under construction. Photo by Dan Wieggers.





Several different construction crews work on the suspended ceiling in the theater. R. D. Anderson Inc. from Topeka, has been the general contractor overseeing the entire project since it began in 1986. Photo by Dan Wiegiers.

Offices, center to move into Sheridan

By REBECCA OBORNY

Leader managing editor

In bygone years, Sheridan Coliseum has housed everything from a swimming pool to a basketball arena, math computers to mainframe computers, and jazz concerts to enrollment.

Now construction crews harbor inside the coliseum's walls.

And in 1991 Sheridan will house yet another aspect of Fort Hays State life.

After construction is completed, the administrative offices currently located in Picken Hall will be moved to the second and third floors of Sheridan.

The offices had originally

been located in Sheridan and were temporarily moved to Picken, when the renovation project began.

By the time Sheridan is completed, the administrative offices will have been located in their temporary Picken home for approximately five years.

"Temporary is a dangerous word around here," President Edward Hammond said in a February interview.

Offices included in the move are those belonging to the president, vice president for administration and finance, the vice president for institutional advancement, the vice president for student affairs

and the provost.

Other operational offices also involved in the move include those for university scheduling, institutional research, university relations, financial assistance, continuing education, personnel, business, registrar, records and the Budget Office.

Perhaps the most impressive office suite is that belonging to Hammond.

His suite will be located on the northeast corner of the third floor in Sheridan.

A conference room is also planned for the new President's Office.

"There will be a conference

room above his office with a wooden staircase leading up to it," Eric King, director of facilities planning, said as he pointed to a sub-level above the floor of the office.

As well as FHSU administration, the coliseum will house the new Beach/Schmidt Performing Arts Center.

The auditorium will be separated from the offices by a wide corridor.

The center is named after its two largest donors.

Ross Beach and Bob Schmidt of Hays donated \$750,000 to help the private fund-raising efforts on the project.

The Performing Arts Center

has been constructed in such a manner that it is actually "a building within a building," King said.

The entire perimeter of the theater consists of 12-inch solid concrete.

The reasoning for such a thick wall was twofold.

First, the walls give added support to a building dating back to 1916, and the thicker walls will aid in preventing sound transmissions.

In addition to these walls, two soundproof doors have been installed at a cost of \$75,000.

The new auditorium will seat 650 people on the floor and 450 people in the balcony area.