

11/10/2021 Dakota Wesleyan University would like to demolish (2) buildings on the Mitchell, SD, campus. The (2) buildings are Music Hall and Science Hall.

### **Music/Prather Hall**

Music Hall has not been occupied since August of 2018 as various environmental and structural issues proved too costly to continue. The foundation under the structure has deteriorated to the extent that the roof above the patio area has started to settle and separate from the main building. A proposal by Puetz Corporation dated 4/13/2010 was to address only the repair of the front porch and porch roof area for \$148,395. Taking into consideration supply chain and inflation, this number has increased dramatically.

The basement walls are of the stone-block construction and show deterioration from years of moisture and stress from the support of the building.

Much of the electric wire is still of the knob and tube inside the floor joists and interior walls. As upgrades were made throughout the years, some of this has been replaced, but much is still in use.

The plumbing is old with galvanized and copper supply lines and cast-iron waste piping.

The windows are all of wood construction and the structure and glazing is beyond repair.

The wood shake roof has leaks and damage in several places. There is extensive deterioration in the soffit area around the entire building.

DWU will try to repurpose any exiting oak woodwork where feasible before demolition. DWU will also try to find a market or repurpose of the stone from the exterior walls.

The space where the building sits will be used to expand the parking lot. More student parking is needed as the enrollment at DWU continues to grow. Additional campus green space will be considered as well.

### **Science Hall/Hughes Hall**

There is one class held in Science Hall at this time, however the building will be unoccupied beginning December 15<sup>th</sup>, 2021. The one remaining class will be moved to the DWU School of Business and Innovation set for occupancy January 5<sup>th</sup>, 2022.

Science Hall housed the chemistry and biology department, offices, and smaller classrooms. There is also a theater on the 3<sup>rd</sup> floor where productions and performances were held.

A budget number from Puetz Corporation dated 12/07/2011 quoted renovation costs at \$6,599,555. Taking into consideration supply chain and inflation, this number has increased dramatically.

The building still uses steam radiators for heat and the only air conditioning is in the theater. All asbestos has already been removed.

The wood roof trusses and rafters were beginning to show signs of cracking and shear several years ago, so metal support structures were added in the attic as a temporary repair. This temporary repair is reaching the normal life expectancy.

The soffit system and internal roof drains failed several years ago and allowed moisture between the exterior stone and the interior plaster walls. The entire exterior of the building needs tuckpointing and repair of the stone in several places. The mortar has deteriorated to the point that it crumbles when touched, creating a chance for potential shift or dislocation of the large exterior stone veneer.

The clay tile roof needs to be replaced as well as all windows and any wood framework around them.

The plumbing and sanitary sewer are very limited and all in need of updates and replacement. There are still some galvanized supply lines, and most waste piping is cast-iron.

The electrical service is functional, but in need of complete upgrade. Any continued use of the space would require complete replacement. The fragmented repair work over the years has created an electrical service that is untrustworthy.

DWU will recycle any of the building where feasible. There is oak woodwork throughout that should be marketable and there are stained glass windows that will be removed and relocated when a suitable place for installation is found.

The area where the building now sits will be used as a "green space" with possibility of a courtyard or something to commemorate the existence of the building. The area would become outdoor space for student activities.

Science Hall and Music Hall are the only remaining historical structures at Dakota Wesleyan University which is listed on the National Registers of Historic Places, however, Dakota Wesleyan University owns and maintains the Dakota Discover Museum, as well as the original Friends of the Middle Border Museum building, the Farwell Church, the Beckwith House, and the Dimock Depot.

Thank you for your help in this process,

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