

## **Renovation at OSU helps civil engineering students**

*Portland Business Journal - by Lloyd Woods Business Journal Associate Editor*

Like most buildings on the campus of Oregon State University in Corvallis, Kearney Hall has numerous classrooms. With the recent remodeling of the 110-year-old structure, though, the entire 30,000-square-foot building can be considered as one classroom.

The redesigned three-story building is home to the School of Civil and Construction Engineering. It serves as a teaching tool for students in the school, as most every building element used is exposed for study.

“Every construction material that’s there we left open to view so that when the professors are teaching construction they can go and show them this is how it’s built, this is what it looks like — this is the sequence of construction,” said Kurt Schultz, a principal with SERA Architects in Portland.

Students can see the steel structure, the plumbing, the mechanical features and the seismic braces.

Schultz worked with the faculty of the engineering school to redesign the third building built at OSU in the late 1800s. Prior to the \$12 million renovation, which was completed last year, the building was called Apperson Hall. The new name honors OSU alumni Lee and Connie Kearney, who donated \$4 million toward the renovation.

The redesign called for gutting the building, leaving only the historic outside walls. The timber-framed interior was not worth keeping.

“It was like a ship in a bottle, where we inserted a new building in the old shell of the existing building with a new steel structure.” Schultz said.

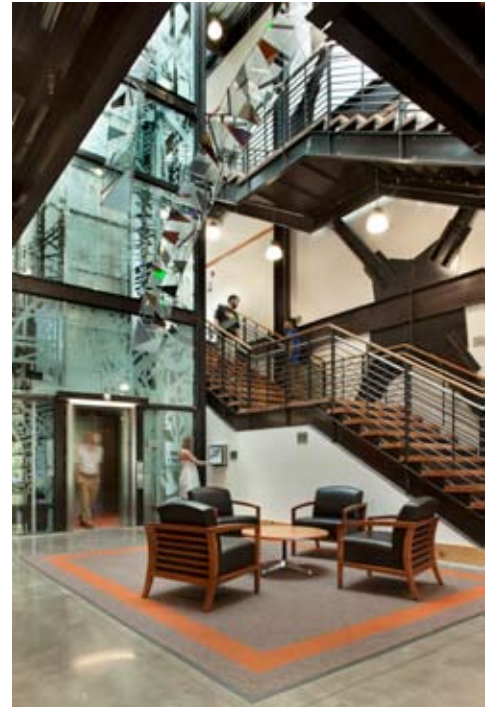
With the exterior stone walls shored up, and the new steel structure inside those walls, the remodeled Kearney Hall meets the needs of 21st century education, he said.

Those entering the building for the first time get a big surprise, Schultz said. They see a historic building on the outside, only to walk into a light-filled contemporary building.

“It’s a lot of fun to walk into,” he said, “because you’re not expecting to see that big atrium in the center.”

Scott Ashford, head of the School of Civil and Construction Engineering, said students like the exposed elements.

Ashford said he recently saw an appreciative student intently studying the mechanics of a glass-enclosed elevator.



Schultz said the building was “designed to be as sustainable as possible.”

He estimated that 75 percent of the former interior was recycled into the new interior. Heavy timbers from the original structure, for example, were salvaged to incorporate into benches, stair treads and accent trim.

As a result, Kearney Hall received gold certification from the Leadership in Energy and Environmental Design program of the U.S. Green Building Council, the second major facility at the university to achieve that LEED standard for environmentally sensitive design and construction.

Kearney Hall also qualifies for a business energy tax credit that the university may transfer to a private business partner.

Among the green features of the building and the practices used to construct it:

- Mechanical systems, building insulation and sensor controls should save 30 percent more energy than a typical structure that meets Oregon building codes.
- Heating, cooling, ventilation and lighting equipment installation, calibration and operation is optimal.
- Due to low-flow toilets, sensor-operated faucets and other innovations, the water use should be 42 percent less than in ordinary buildings.
- Operable windows, lighting controls, and layout maximize use of daylight and comfort for users.
- Air quality was preserved by minimizing the volatile organic compounds in materials, adhesives, finishes and paints.

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