

Xavier University—Alter Hall Transformation

Cincinnati, OH



Remodel/Adaptive Reuse/ Restoration

Entire school/campus building

MSA Architects

316 West 4th Street • Cincinnati, OH 45202
 www.msaarch.com
 Nestor Melnyk
 513/241-5666

DESIGN TEAM

KLH Engineers, Mechanical, Electrical, Plumbing
 Engineer
 Schaefer, Structural Engineer
 MKSK, Landscape Architect
 The Kleingers Group, Civil Engineer
 DSK, Programming
 Messer Construction Company, Construction Manager

OWNER/CLIENT

Xavier University
 Cincinnati, OH
 Bob Sheeran, Vice President, Facility Management
 513/745-2072

KEY STATS

Grades Served: Post-Secondary
 Capacity: 4,355 undergraduates; 6,325 students
 Size of Site: 0.7 acres
 Building Area: 63,000 sq. ft.
 Space per Student: 69 sq. ft.
 Cost per Student: \$139
 Square Foot Cost: \$202
 Construction Cost: \$12,700,000
 Project Cost: \$16,000,000
 Completion Date: August 15
 Percentage of Renovated Space: 100%
 Sustainability Rating System/Applied/Status/Level:
 Designed to LEED Gold standard

PHOTOGRAPHY: JOE HARRISON - JH PHOTOGRAPHY INC.

Since 1960, Alter Hall has been the university's workhorse classroom building. Over time, its lecture-style classrooms and double-loaded corridors no longer supported contemporary higher education pedagogies and with deteriorating infrastructure, Alter closed its doors in 2013 with the intent of being replaced. Ultimately, due to constraints from the site, soils, schedule and cost, a strategy emerged to fully transform the building by stripping it to its concrete structure, and demolishing and reconstructing the North and South ends. Entirely reinvented as a 21st-century academic building, flexible teaching and learning environments accommodate a wide range of disciplines, curricula and pedagogies.

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Alter's interior represents the collective voice of the faculty for a building that enables collaboration; transdisciplinary teaching and research; and flexibility for students to engage with each other, their faculty and their coursework. Many of these desires were achieved with state-of-the-art materials, furniture and systems with writable surfaces, flexible furnishings, and wireless technologies integrated throughout.

The project site was extremely limited with an existing building constructed directly against its lower levels and a significantly rising grade to the west, creating a physical barrier to campus connectivity. To overcome this, the split-level, multi-story gallery entrance at the building's south end provides both horizontal and vertical transitions, reinforcing a concept of the building as a "crossroads" on campus.

Exterior materials reflect Xavier University's campus aesthetic with an up-to-date approach to detailing and building envelope design including a high-performance envelope coupled with energy-efficiency strategies, such as all-LED lighting and demand control ventilation, that allow the building to achieve the lowest energy consumption of all campus buildings and achieving a LEED Gold design standard. XU Alter Hall was delivered through a Construction Manager at Risk with IDP contractors for major trades engaged during the initial design process to ensure integrated and cost-effective design solutions.

