



# Grand Prize Award

COLLEGE/UNIVERSITY

## **XAVIER UNIVERSITY—ALTER HALL TRANSFORMATION**

Cincinnati, OH

**MSA Architects**

*Photos: Joe Harrison—JH Photography Inc.*

### *Jury comments:*

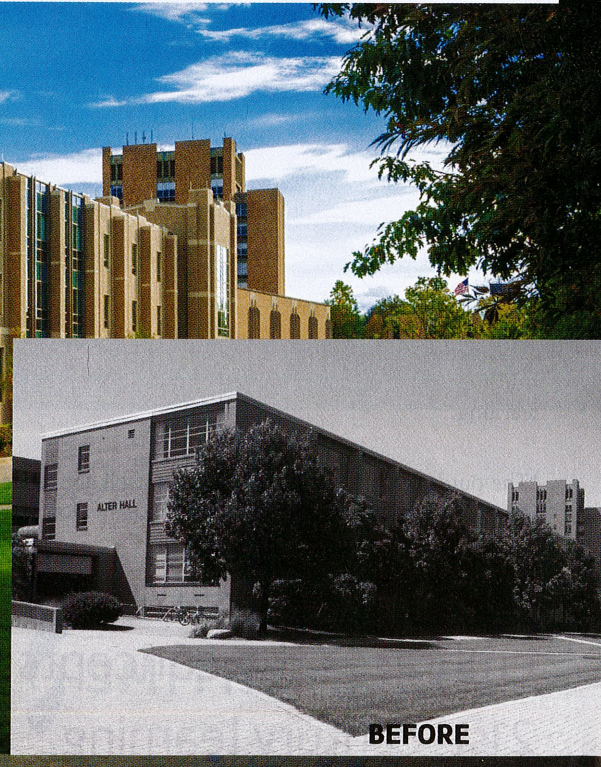
“This is an impressive transformation of the building character, both in terms of the exterior and the learning environments within.”

“Adaptive use, flexible learning environments, strong architectural solutions and palette...this is what we should all do with challenging 1960s buildings.”

**>> To learn more, see page 85.**



“This is what we should all do with challenging 1960s buildings.”

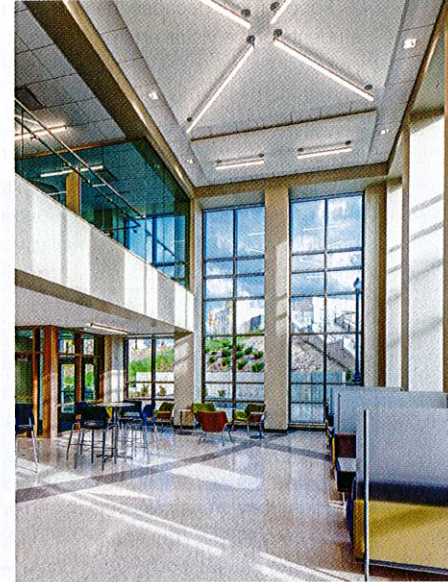


**BEFORE**



# 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, cur-

ricula and pedagogies.

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, multistory 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.

