CAPITAL CAMPAIGNS FOR THE HASKELL ARCHWAY AND SOUTH STADIUM

HASKELL ARCHWAY: The Haskell Foundation commenced Capital Campaigns to preserve the Haskell Archway and Haskell South Stadium, two iconic structures treasured by the Haskell and greater Indigenous and Non-indigenous communities that are part of the rich history of Haskell Indian Nations University (HINU). Both structures were dedicated in 1926, with the Archway dedicated as a memorial to the 415 "Haskell Warriors" who contributed to the United States effort during World War I. Both structures are registered with the National and State registry of historic sites.

The Douglas County (Kansas) Heritage Preservation Council granted the Haskell Foundation $10,000 in 2019 to obtain a professional "preservation plan" for the Archway. The engineering firm of DGM Consultants, in collaboration with a testing laboratory, roofing expert, environmental and lead paint testing companies completed an assessment and preservation plan for the Archway, with an estimated total preservation cost of $391,000. In 2020, the Haskell Foundation was further supported by the Douglas County Preservation Council with an additional $15,000 grant to re-roof the Archway to help prevent further deterioration of the concrete structure from moisture. There remains approximately $375,000 in need to complete the preservation project. PLEASE SEE THE ATTACHED HASKELL ARCHWAY CONDITION AND CLOSE ASSESSMENT. PLEASE ALSO SEE PICTURES OF THE ARCHWAY.

SOUTH STADIUM: The South Stadium to the Haskell Stadium is used for locker rooms for the Haskell men's and women's cross-country teams, women's softball and men's golf teams. Due to water leaks into the Stadium, along with a lack of sufficient heating, cooling and the need for significantly updated facilities, the South Stadium sits mostly unused. Stan Hernly, Kansas historical preservation architect has performed a Rehabilitation and Schematic Design Study that provides a "big picture" of the work needed to transfer the Stadium into a first class facility that would substantially enhance the athletic programs of HINU. The Design Study provides for indoor training facilities, public restrooms, new locker rooms for the teams, coaches offices, a media room and a training room. Estimated cost of the renovation is $5,285,000. PLEASE SEE THE ATTACHED SOUTH STADIUM REHABILITATION AND SCHEMATIC DESIGN STUDY REPORT.

About the Haskell Foundation

The Haskell Foundation is a not-for-profit 501 (c) (3) organization, created to financially support Haskell Indian Nations University, an educational institution that fosters the growth, education and leadership development of Alaska Native and American Indian students from across the United States and Alaska.

HASKELL INDIAN NATIONS UNIVERSITY

HASKELL ARCHWAY
Condition Assessment and Close Assessment

December 2019

Hernly Associates, Inc.
1100 Rhode Island Street
Lawrence, Kansas 66044

This study was completed with funding from the Douglas County Heritage Conservation Council.

Hernly ASSOCIATES, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS
1100 Rhode Island Street
Lawrence, KS 66044

December 6, 2019

Mr. Aaron Hove, Executive Director
Haskell Foundation
155 Indian Ave
Lawrence, KS 66046

Re: Preservation Plan for The Haskell Stadium Archway

Aaron,

Following is the report prepared for the 2019 Natural and Cultural Heritage Grant Project Agreement from the Douglas County Heritage Conservation Council for Project No: HCC 2019-06. The primary product of the project is a preservation plan that includes a condition assessment with close access, material sampling, and analysis testing of the Haskell Stadium Archway.

In order to complete the condition assessment, we engaged various consultants as part of the project team. Each consultant's assessment is assembled into this final report. The consultants included are:

DGM Consultants, PA (Don McMican) – close assessment and documentation
AMT Laboratories – concrete petrographic testing and paint/coating testing
Hernly Environmental, Inc. – lead-based paint testing & report
J. B. Turner and Sons Roofing – roofing/roof coating inspection

Following is an Executive Summary that highlights the key findings of the separate condition assessments.

EXECUTIVE SUMMARY

The existing structure is built of reinforced concrete walls and interior concrete frame. It appears the exterior wall surfaces were finished with a sand/cement stucco coat, most likely applied at the time of original construction in 1926. It also appears the structure was rehabilitated in 2001 and included patching of the stucco finish, coating the exterior walls with an elastomeric paint finish, and covering the flat roof areas with asphalt coating.

The close assessment was completed by Don McMican of DGM Consultants on September 13, 2019. This work included physical inspection of the exterior and interior of the arch structure. It also included the use of a 65' lift to observe the upper portions of the arch exterior.

Physical testing by AMT Laboratories included taking two 2" d. concrete core samples approx. 8" deep from upper areas of the arch, and collecting fallen spalled samples of exterior stucco and elastomeric finish. Lead-based paint testing was conducted by Hernly Environmental using an LPA-1 X-ray Fluorescence analyzer. The roof condition was assessed by Randy Wilson of J.B. Turner and Sons Roofing & Sheet Metal also on September 13, 2019.

No existing drawings of the structure were available. Hernly Associates staff took measurements and prepared as-built drawings of the existing structure. No testing was conducted to identify or locate reinforcing steel within the concrete structure. The as-built drawings were used to better understand the structure and to calculate areas of needed rehabilitation in preparing the probable rehabilitation cost.

PRIMARY FINDINGS

The detailed condition assessments provide a great deal of information. The primary findings of those reports are:

1. The condition of the concrete is not consistent throughout the structure of the arch.
2. The upper portions of the south half exhibit a higher degree of deterioration than the rest of the structure.
3. The tested core samples taken from the upper south area indicate the concrete in this area has a low air-entrainment content, making it more susceptible to deterioration.
4. The entire concrete surface needs to be tested by sounding (striking with a hammer or steel rod and interpreting the sound produced to determine if the concrete is spalled, delaminated, or contains voids).
5. All delaminated stucco and deteriorated concrete needs to be removed to sound material. Any rusted reinforcing steel should be cleaned or replaced prior to patching the recesses. Patching repairs should be done with materials specifically designed for the patching process specified, trowel applied or formed and cast-in-place. Trowel applied repairs are best for shallow areas and formed and cast-in-place repairs are recommended for deep repairs.
6. The existing elastomeric paint coating is well adhered to the concrete, even where the concrete is deteriorated and moisture has penetrated into the concrete. This indicates the coating is "breathable", that it allows the passage of moisture vapor and doesn't trap it within the concrete structure.
7. The elastomeric coating can fairly easily be removed with chemical paint stripper. However, it is likely the stucco finish under the elastomeric finish does not create a visually attractive appearance due to patching and cracking. Most importantly, the elastomeric coating provides a protective finish over concrete that is susceptible to deterioration because of its inherent low air-entrainment. After concrete repairs a high-performance elastomeric coating should be applied to all surfaces not roofed.
8. The asphalt roof coating is deteriorated and new roof coating is needed.
9. The only lead-based paint present on the structure is on wood window and metal door components. There is no lead-based paint on the exterior finish of the structure.

Based on the condition assessments and calculated areas from the as-built drawings a Probable Cost Projection has been prepared for complete rehabilitation of the Haskell Arch structure. The details of the Probable Cost Projection is provided on the following page. The total Probable Cost Projection is approximately **$392,000.**

CONCLUSION

The close assessment of the Haskell Archway has determined a substantial amount of concrete and finish rehabilitation is needed for the structure. If rehabilitation is completed, and ongoing maintenance of the exterior coating is provided, the structure can survive well into the future. If rehabilitation is not completed, deterioration of the concrete will continue as water infiltrates even further into the structure, eventually causing severe damage that endangers the long-term viability of the structure.

Please call if you have questions regarding the report, and thanks for this opportunity to assist with the preservation of the Haskell Archway.

Sincerely,

Stan Hernly, AIA
Historic Preservation Architect

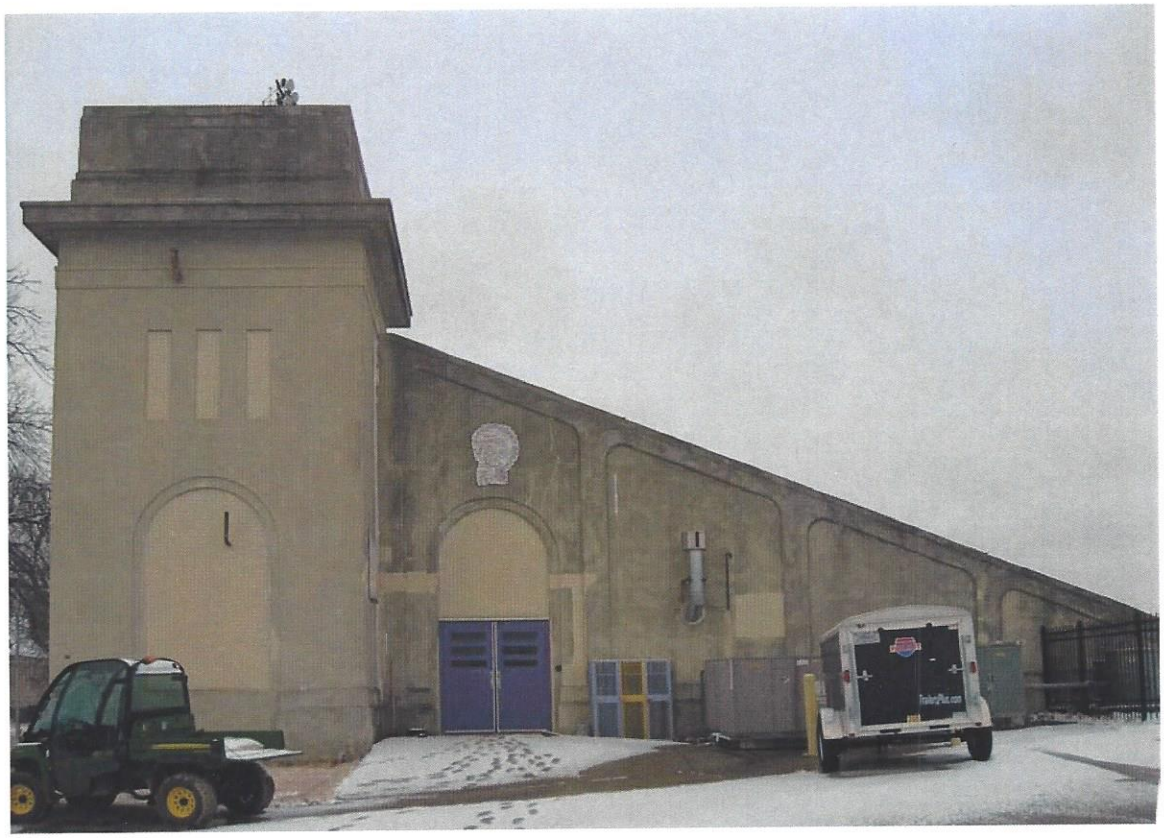
ROOFING	UPPER ROOF - REMOVE EXISTING COATING & INSTALL NEW ROOFING (PER JB TURNER)	1	EA	$5,400.00	$ 5,400
	LOWER EAST ROOF - REMOVE EXISTING COATING & INSTALL NEW ROOFING (PER JB TURNER)	1	EA	$3,120.00	$ 3,120
	LOWER WEST ROOF - REMOVE EXISTING COATING & INSTALL NEW ROOFING (PER JB TURNER)	1	EA	$3,360.00	$ 3,360
MASONRY	REPAIR CONCRETE - SHALLOW SURFACE PATCHING	600	SF	$120.00	$ 72,000
	REPAIR CONCRETE - REPAIRS TO 2" DEPTH	660	SF	$210.00	$ 138,600
	REPAIR CONCRETE - DEEP REPAIRS AT SE & SW CORNERS	100	SF	$230.00	$ 23,000
	PREP REBAR ALONG WITH CONCRETE REPAIRS	1	EA	5000	$ 5,000
	SOUND CONCRETE SURFACES FOR VERIFICATION OF CONDITION	10,640	SF	$0.90	$ 9,576
	POWER WASH ALL CONCRETE SURFACES NOT BEING REPAIRED	10,640	SF	$0.60	$ 6,384
PAINT	REPAINT ENTIRE EXTERIOR OF ARCH	12,000	SF	$3.60	$ 43,200
WINDOWS	INSTALL NEW SINGLE-HUNG ALUMINUM TICKET WINDOWS (FULL SIZE OF MASONRY OPENING)	6	EACH	$2,400.00	$ 14,400
DOORS	REPLACE NON-HISTORIC DOORS WITH NEW SECURITY DOORS AND HARDWARE	2	EACH	$1,800.00	$ 3,600
LIGHTING	INSTALL NEW EXTERIOR LIGHTING (YARD SPOTLIGHTS AIMED TOWARD EXTERIOR OF ARCH)	16	EACH	$600.00	$ 9,600
LIGHTING	REPLACE INTERIOR LIGHTING	8	EACH	$300.00	$ 2,400
LIGHTING	INSTALL EMERGENCY LIGHTING FIXTURES	2	EACH	$180.00	$ 360
ELECTRICAL	REPLACE PANEL TO ALLOW FOR FUTURE EQUIPMENT	1	LS	$3,000.00	$ 3,000
ELECTRICAL	REROUTE ELECTRICAL SERVICE ENTRANCE TO INTERIOR TO VISUALLY CLEAN UP EAST ELEVATION	1	LS	$3,600.00	$ 3,600
ELECTRICAL	INSTALL NEW GENERAL PURPOSE RECEPTACLES	8	EACH	$240.00	$ 1,920
SUBTOTAL					$ 348,520
CONSTRUCTION	CONTINGENCY - PRICES ABOVE INCLUDE 20% CONTINGENCY IN AREA OR COST			0.00%	$ -
				CONSTRUCTION TOTAL	**$ 348,520**
DESIGN	ARCHITECTURE & ENGINEERING - DESIGN & CONSTRUCTION DOCUMENTS			9.00%	**$ 31,367**
DESIGN CREDIT	ARCHITECTURE & ENGINEERING - CREDIT FOR PREPARATION OF PRESERVATION PLAN				**$ (9,000)**
A/E CD'S FEE	ARCHITECTURE & ENGINEERING - CONSTRUCTION ADMINISTRATION SERVICES			3.00%	**$ 10,456**
A/E CA FEE	ARCHITECTURE & ENGINEERING - EVALUATION SERVICES (VERIFICATION OF REPAIRS & AREAS)			3.00%	**$ 10,456**
				PROJECT TOTAL	**$ 391,798**

HASKELL INDIAN NATIONS UNIVERSITY

TINKER HALL (SOUTH STADIUM)
Rehabilitation and Schematic Design Study

April 2020 (Rev. September 2020)

Hernly Associates, Inc.
1100 Rhode Island Street
Lawrence, Kansas 66044



Hernly ASSOCIATES, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS
1100 Rhode Island Street
Lawrence, KS 66044

September 29, 2020

Haskell Indian Nations University
Ms. Tonia Salvini
Vice President of University Services
155 Indian Ave
Lawrence, KS 66046

Re: Tinker Hall (South Stadium), Rehabilitation and Schematic Design Study.

Following are documents that outline rehabilitation and potential schematic design adaptation of Tinker Hall (South Stadium) for current athletic programs at Haskell Indian Nations University. The primary products of the study are a conceptual design and probable cost projection for the complete rehabilitation of Tinker Hall.

In December 2019, Hernly Associates, Inc. completed a "Condition Assessment and Close Assessment" of the Haskell Archway, which is directly NW of Tinker Hall. That structure was built at the same time as Tinker Hall in 1926; many construction and condition similarities are shared by the two structures. Some of the findings of that report were used to complete this study.

Following is an Executive Summary that highlights the key topics of the "Rehabilitation and Schematic Design Study".

EXECUTIVE SUMMARY

The existing structure is built of reinforced concrete walls and interior concrete frame. It appears the exterior wall surfaces were finished with a sand/cement stucco coat, most likely applied at the time of original construction in 1926. It appears the structure's exterior surfaces have been rehabilitated including coating some or the exterior walls with an elastomeric paint finish, refinishing the stepped-seating areas with a waterproof coating, replacing the bleachers, and refinishing the east interior and the west interior for football locker rooms and support spaces.

No existing drawings of the structure were available. Hernly Associates staff took measurements and prepared as-built drawings of the existing structure. The as-built drawings were used to better understand the structure, to prepare schematic design layout options, and to calculate areas of rehabilitation in preparing the probable cost projections.

PROGRAMMING

The Rehabilitation and Schematic Design Study provides a "big picture" view of the work needed to transform Tinker Hall into a first-class facility that meets the current athletic needs of Haskell Indian Nations University. Our work included establishing the space utilization programming in consultation with former Athletic Director, Nana Allison-Brewer, Acting Athletic Director, Gary Tanner, and Haskell Foundation's Executive Director, Arron Hove.

The following outlines the space programming for Tinker Hall:

- Indoor training facility with heat, lighting, windows, ventilation

- Entrance for public access to bathrooms
- Bathrooms to serve the south bleachers on Tinker Hall; bathrooms would also be accessible for the athletes training indoors
- East End
    - Two Locker Rooms for softball and women's cross-country team.
    - Unisex bathrooms
    - Media room
    - Two offices
- West End
    - Two locker rooms for men's cross-country team and golf team
    - Unisex bathrooms
    - Media room
    - Two offices.
- Training Room
- Laundry room for use by all four programs
- Storage/equipment room for the programs occupying this space
- Sealing of leaks and cracks of the stadium
- Ventilation, electric, insulation, and heat/ac

SCHEMATIC DESIGN

The Schematic Design drawings incorporate the programing information outlined above, and expands upon that in floor plan drawings and perspective images. The primary components include:

- Central area with:
    - Public entrance centered on the south façade and connected through the central "tunnel" to the north stadium seating side of the structure.
    - Public bathrooms to serve event attendees and students using the training facilities.
    - Training hallway along the entire length of south side of the building; approx. 100 yards long
    - Softball training room with two batting cages
    - Golf training room with three practice cages
    - Media room
- East end with:
    - locker room
    - showers room
    - unisex bathrooms
    - two offices
    - training room
    - team meeting area
- West end locker room with showers, unisex bathrooms, two offices, and team meeting area
- Exterior rehabilitation including:
    - Stair and ramp entrance to centered public entrance
    - Entrance canopy at center three bays
    - Opening of three center bays and installation of storefront glazing full-size of arched openings
    - Installation of windows in the remaining 16 south facing arched bays
    - Replacement of stadium bench seats
    - Rehabilitation of concrete defects
    - Rehabilitation of concrete coatings

PROBABLE COST PROJECTION

Based on the schematic design a Probable Cost Projection has been prepared for complete rehabilitation of the Tinker Hall. The details of the Probable Cost Projection are provided following the schematic design drawings. The total Probable Cost Projection is approximately **$5,285,000.**

CONCLUSION

The Rehabilitation and Schematic Design Study has determined a substantial amount of work is needed for Tinker Hall to effectively serve current athletic programs at Haskell Indian Nations University. One important factor is that "Haskell Institute" was nominated in 1987 and is listed in the National Register of Historic Places. There are twelve resources identified as contributing structures in the nomination, including the "Athletic Field", of which Tinker Hall is part. As a historic structure, rehabilitation work on Tinker Hall should follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If rehabilitation is completed, and ongoing maintenance is provided, Tinker Hall can survive far into the future.

Please call if you have questions regarding the report, and thanks for this opportunity to assist with the rehabilitation of Tinker Hall.

Sincerely,

Stan Hernly, AIA
Historic Preservation Architect