

**REPORT OF THE FERGUSON PROPERTY STUDY COMMITTEE  
TO THE CHRISTOPHER NEWPORT UNIVERSITY  
BOARD OF VISITORS**

**January 15, 1996**

**INTRODUCTION**

On November 14, 1995, Rector Peebles appointed Robert Freeman, Lewis McMurran and Myrl Hairfield to serve as members of the Ferguson Property Study Committee. The purpose of this Committee was to study the immediate and long-term use of the Ferguson property and to make appropriate recommendations to the Board of Visitors. The Committee has toured the property and met with University President Paul Tribble, key members of the Administration, Provost Powell and Deans Webb and Purtle and with Tom Tingle of Guernsey-Tingle Architects who performed the initial study of the Ferguson property. The Committee obtained an understanding of the structure and condition of Ferguson, the adaptability of the building and property for academic use and identified the immediate and long-term requirements of the University.

The Committee believes that the University is fortunate to have the Ferguson property because it will benefit the entire University community. The following discussion outlines an action plan that will meet the current and long-term critical needs of CNU.

**ANALYSIS**

The Committee identified six separate areas of the existing structure: the Main Building, the Annex, the Auditorium Area, the Old Gymnasium, the Cafeteria, and the Main Gymnasium. These areas are identified on the attached Exhibit "A".

The Main Building is a two-story structure containing classrooms and other areas that can be converted into faculty offices, meeting rooms and other academic spaces.

Like most of the building, it would require significant renovation to adapt it for University use. The Annex is a two-story, stand-alone building behind the Main Building containing classrooms and other spaces. Likewise, it would require substantial renovation. The Old Gymnasium is part of the original building and contains two small gymnasiums. Given its current use, the Cafeteria would need to be completely renovated for academic uses. The Main Gymnasium is vastly superior to the smaller gyms, although the locker rooms and shower areas would require substantial renovation before they could be used. The Auditorium Area contains an 800 seat facility with several large practice rooms. It appears to be in good condition and could be used with little renovation.

The Provost and Deans presented to the Committee a detailed analysis of the University's needs and how those needs could best "fit" into the Ferguson building. The Committee concludes that the Main Building could meet almost all of those needs, but will require significant renovation. The Committee further concludes that the leisure studies and physical education programs could use the Main Gymnasium until a Sports and Convocation Center is constructed. Other spaces could be used or demolished as outlined below.

### **RECOMMENDATIONS**

The Ferguson Property Committee recommends occupancy of the Ferguson building beginning July 1, 1996.

The total area to be occupied under this plan is approximately 132,000 gross square feet, representing 67% of the total available gross square feet. This area is shown on the attached drawing inside the dark line (Exhibit "A").

#### **Specifically the Committee recommends the following actions:**

1. Retain the Main Building as a long-term structure beginning with interior renovations to meet the immediate needs of the University as outlined

below and hire an architect to design an exterior renovation plan.

2. Renovate the Main Gymnasium to be used for leisure studies and physical education until a Sports and Convocation center is constructed. This facility would then be eliminated to permit better utilization of the Ferguson property.
3. Renovate the Auditorium area to be used for performing arts, classrooms, etc. When the new Performing Arts Center is constructed, the facility would be razed.
4. Use the Annex as transitional space during the renovation of the Main Building. It is likely that the Main Building renovation may be accomplished in several phases. Therefore, the Annex would be used on a temporary basis to relocate classes and faculty. Upon completion of the work, this facility could be renovated or razed to make room for new structures or needed open spaces.
5. Demolish the Cafeteria and Old Gymnasium. The critical needs of the University can be met without incurring the cost of renovating these areas and this action will permit fuller use of the Ferguson property.

**These actions will result in the following academic departments being relocated to the Ferguson building:**

- Nursing
- Art
- Government
- SEVANET
- Music

- Speech
- Education and Leisure Studies
- Continuing Education
- Psychology
- Sociology, Social Work and Anthropology

**Occupying the Ferguson building as recommended will enable the University to do the following:**

1. Vacate all academic departments from the Residence Hall
2. Vacate all academic departments classrooms from the Crestar Bank Building
3. Add ten additional classrooms
4. Add six additional Psychology and Nursing laboratories
5. Add two large classrooms
6. Provide space for a multi-media production studio
7. Provide space for a Community Resource Center
8. Establish eight student commons areas on the main campus and at Ferguson.
9. Create an Academic Resource Center for student learning in McMurran Hall from space created by various departments moving to Ferguson
10. Eliminate all classroom trailers

**On-campus moves will include the following academic departments:**

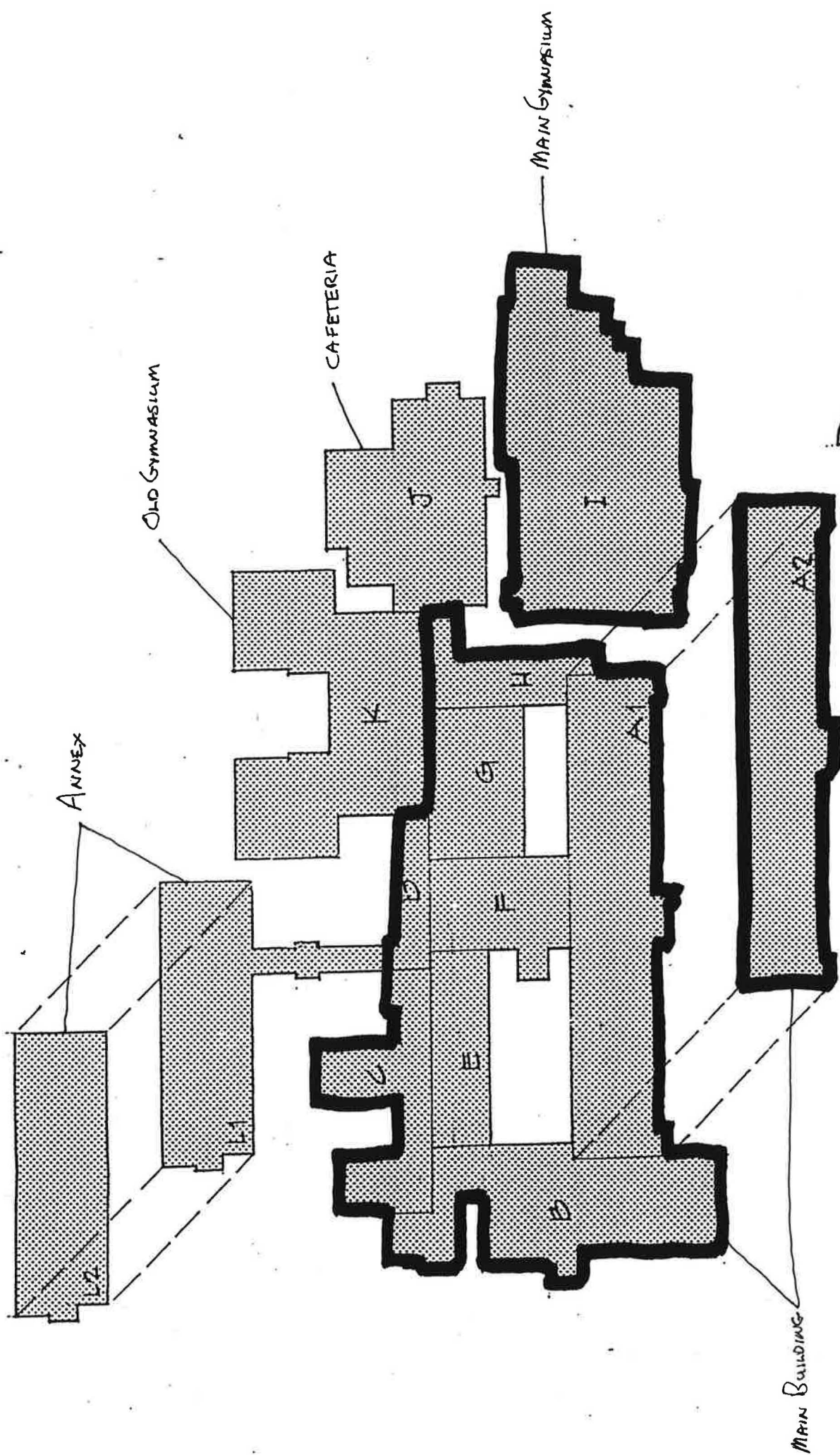
- Math to Gosnold Hall
- Philosophy and Religious Studies to Smith Annex
- The Writing Center to McMurran Hall

Today the University has approximately \$800,000 to undertake these moves and the renovation of the Ferguson building. Additional funds have been requested from the General Assembly which is now meeting in Richmond. A study will be prepared to determine the costs associated with the move and renovation of the property and to establish a priority for renovation. Renovations will occur and cost incurred as funds are available.

ROBERT FREEMAN

LEWIS MCMURRAN

MYRL HAIRFIELD



GNU - FERGUSON  
 SCHEMATIC FLOOR PLAN: PHASE 1 (NO SCALE)

CHRISTOPHER NEWPORT UNIVERSITY  
COLLEGE OF ARTS AND HUMANITIES AND  
COLLEGE OF SOCIAL SCIENCE AND PROFESSIONAL STUDIES

I N T E R O F F I C E M E M O R A N D U M

**TO: President Tribble**  
**FROM: Virginia Purtle, Dean**  
**DATE: January 14, 1996**  
**RE: Gymnasium Space in Ferguson**

**The Leisure Studies and Physical Education program has the following space needs:**

- 2 gymnasiums--They teach 19-20 activities courses per semester. This number will increase as enrollments increase. These classes meet 75 minutes twice a week (MW or TTH) during daylight hours. This means there are only 12 periods per week per gym. Although several of these courses are taught outdoors, they all have to have a gym space for bad weather days.
- Two locker rooms (male and female)
- Exercise physiology and biomechanics labs
- Office spaces for 5 full-time faculty, shared adjunct office, and one secretary
- Storage space for equipment near gyms and out-door areas.

**We are requesting the use of the two small gyms and surrounding areas in Ferguson for the following reasons:**

- The larger of the two gyms has a dividing wall that is in excellent condition. This will allow division into two teaching areas in inclement weather. The smaller gym in the rear is ideally suited for classes such as aerobics and dance classes, but can also be used as the second teaching space on a regular basis. The floors of both gyms are in good condition and already marked for various activities.
- One locker room exists in this area and there was a second one adjacent to the complete locker room. This former locker room can be converted easily due to the tile floors and walls, floor drains and probable plumbing in the floors and walls.
- A row of inside offices and storage areas to the left of the larger gym can be used for the exercise physiology and biomechanics equipment. This is an ideal location between faculty offices and the gyms.
- Space is available for faculty and secretarial offices near the gyms and near the other faculty offices. Again the floors are tile in this area and will not involve any asbestos problems.

- Space is available for one classroom behind the gym. The other large classroom offices and storage areas in that section are needed for Military Science.
- Adequate storage space for equipment is adjacent to the gyms on the locker room side.

The large gym will not meet our gym classroom needs. It has no dividers. If they are put in that section, we will have to teach at least half of our courses in Ratcliff. That will be a big logistics problem for the faculty. The athletic department and intermural sports needs the Ratcliff space. Also, faculty will be a great distance from their offices and less available to students. Locker spaces will have to be reconfigured, and offices will also have to be built if we use the new gym section.

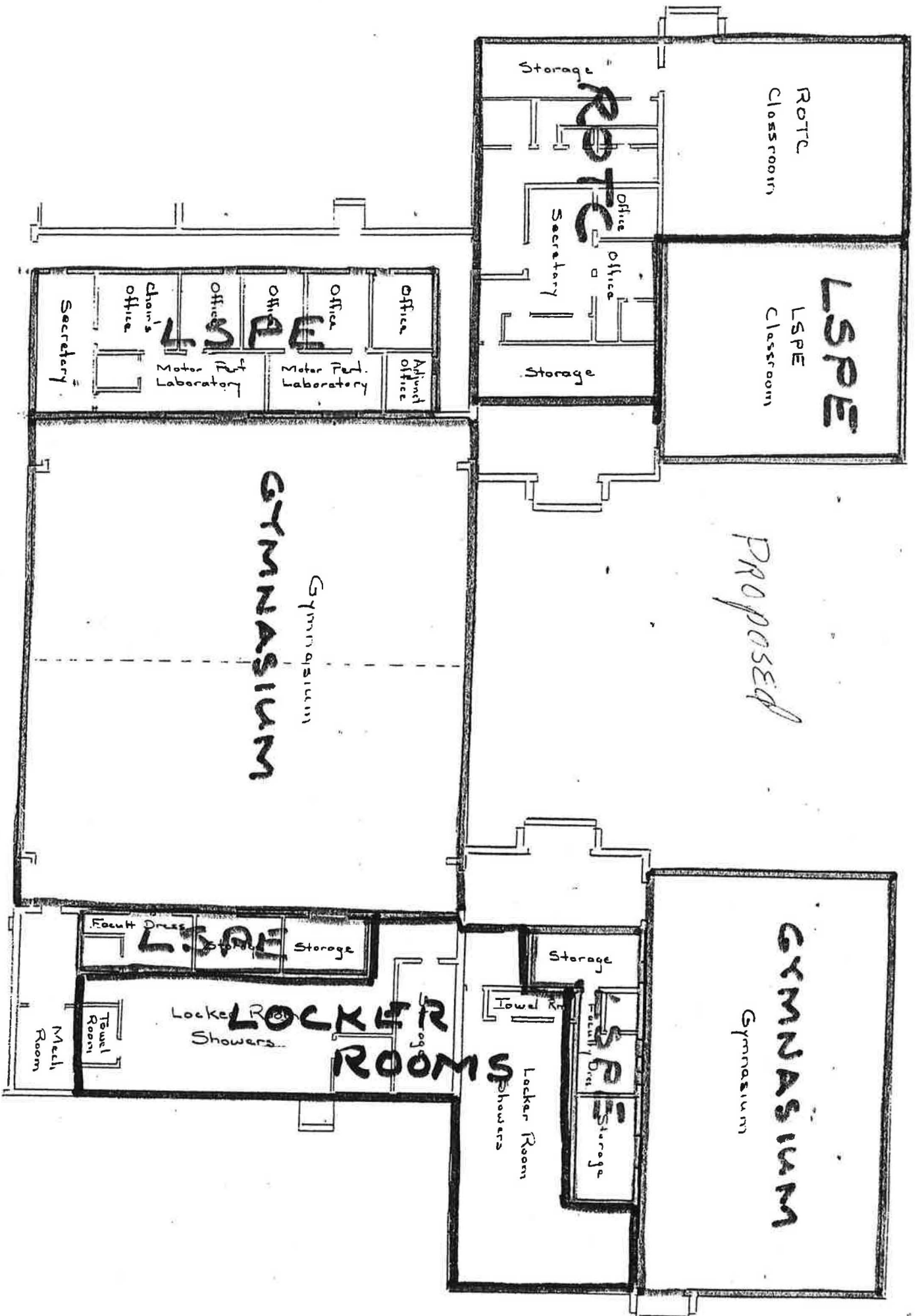
Enclosed are copies of the current and proposed configurations for the space we are requesting.

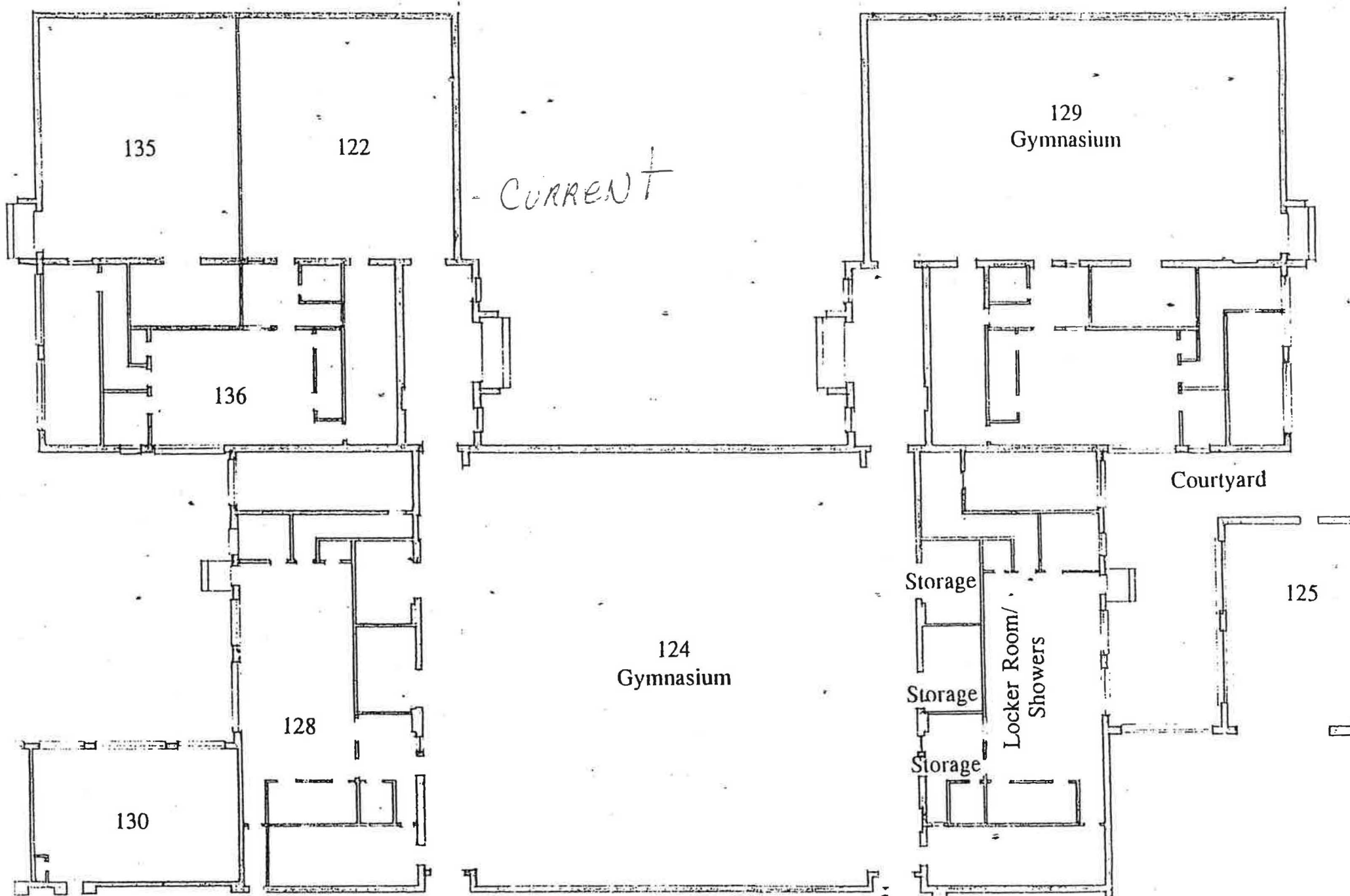
I appreciate your consideration of this request.

A handwritten signature in cursive script, reading "Virginia Furtle". The signature is written in dark ink and is positioned in the center-right of the page.

Enclosures









## FACSIMILE TRANSMISSION FORM

DATE: 1-16-96

TO: Bobby Freeman  
(Name, Office, Agency, Corporation, Function)

873-386 8103  
(area code, facsimile number)

\_\_\_\_\_  
(area code, telephone number for voice contact)

FROM: Paul Triple  
(Name, Office, Division, Department)

\_\_\_\_\_  
(area code, administrative telephone number)

The following transmission consists of 11 pages, including this leader sheet. Please call the sender at the number listed above if you do not receive the correct number of pages.