



## Position Paper - Gunners' Mates Building, #521, Great Lakes Naval Station Landmarks Illinois and the National Trust for Historic Preservation

- Designed by Skidmore, Owings and Merrill (SOM) architects William Priestly and Bruce Graham, the Gunner's Mates School is among the earliest realizations of so-called Miesian "universal space." The building also was the Chicago office of SOM's first glass curtain-wall structure.
- Completed in 1954, the Gunner's Mates School was the world's largest steel mullion and glass curtain-wall structure at the time.
- The Gunners' Mates Building is eligible for listing in the National Register of Historic Places and was included in *The Evolution of 20th-Century Architecture: A Synoptic Account*. (Springer, New York, 2006) by noted architectural historian Kenneth Frampton of Columbia University.
- At Landmarks Illinois' request, Skidmore, Owings and Merrill evaluated Building #521 and determined that:
  1. Its large volume and open span design makes the building very adaptable to multiple re-uses.
  2. Evaluating a food galley/food service reuse (the original use targeted by the Navy for the site), renovation of the building was determined to be comparable in cost to demolition and new construction. The **Initial Cost** of reuse was determined to be **\$680,000 more expensive, based on the Navy's consultant, Teng's** mark-up values. (Teng report March 1, 2007- new facility value).
  3. **The Total Life Cycle Cost** of reuse of the building was determined to be **\$390,400 less expensive** than determined by Teng, in its March 1, 2007 report, based on Teng's life cycle cost values.
- The Navy has taken on sustainable showcase projects which have received LEED version 1 certification from the U.S. Green Building Council. A goal at the base is to construct environmentally friendly facilities with little or no increase in first cost and with lifecycle savings." (U.S. Green Building Council web site) The reuse of this building, not demolition, would achieve that goal.
- In December, 2007, Navy officials informed the consulting parties that the food galley plan for the site was no longer being considered. A future use for the site is now undetermined.
- On December 14, 2007, via email, Commander Beth Lin Hartmann, informed the consulting parties that there are 9 new buildings the Navy hopes to receive approval and funding for in the future. They are:

P713	Barracks	190K SF
P714	SpecOps Barracks/Classroom/Galley	123K SF
P808	SpecOps Fitness Trainer	118K SF
P807	Applied Instruction Laboratory	109K SF
P804	Applied Instruction Facility	175K SF
P805	Applied Instruction Facility	175K SF
P715	Barracks	190K SF
P806	Applied Instruction Facility	175K SF
P716	Barracks	168K SF
- Landmarks Illinois and the National Trust for Historic Preservation and SOM believe these needed facilities could be accommodated in Building #521. The square footage of Building #521 is approximately 95,000 sq feet and the addition of a mezzanine level would provide the additional square footage for any of the other facilities needed.

- The consulting parties have been informed by Navy officials that mothballing is not an option because of the Department of Defense's (DOD) "footprint reduction" mandate. The mandate requires that all unused square footage be demolished if no immediate reuse is identified. This mandate, which puts historic buildings on military bases nationwide at risk, is tied to the bases' funding allocations for new construction. If this mandate was eliminated and an exception was made for buildings of architectural/historic importance, much of the pressure for demolition would be eliminated.
- The National Trust for Historic Preservation and Landmarks Illinois believe mothballing Building #521 is the fiscally prudent and "green" solution that should be taken until the Navy has determined a need for the site and can evaluate if the building can accommodate that use. The hope is DOD would not "penalize" Great Lakes Naval Station its due funding for other future projects as a result.