

# EAST CAROLINA UNIVERSITY

## Dail House – Chancellor’s Residence

### SUMMARY OPTIONS:

**Residential Option** – The residential option renovates the entire house with the intention of limiting social events to typical residential gatherings (small dinner parties). The primary concern regarding the openness of the public spaces to the private second floor spaces would be mitigated by limiting function size. Deferred maintenance of MEP systems will be addressed by replacement with a new plumbing system, new mechanical system, and a completely new electrical system. Presently, leading edge technologies for each have been budgeted. Lights will be LED throughout. The mechanical system is budgeted to maximize individual controllability and integration into smart technologies. All new plumbing fixtures throughout have been budgeted. Meeting the federally mandated ADA requirement for disproportionality should be met without needed to add an elevator to access the second floor. While none of the second floor would be accessible without an elevator, a plan for accommodation could suffice to meet ADA. This would need to be vetted in the final design process.

While the entire residence would require renovation, the primary area undergoing extensive alteration in this option is limited to approximately 1,000 SF. This work is concentrated on the western side of the first floor and will improve the kitchen, public restroom (making it ADA compliant), and the mud room area. Some of the alternations may also impact the existing TV Room/Den adjacent to the existing restroom. Due to the construction being a mix of wood framing and plaster over masonry, the MEP systems replacements will likely trigger a broad reaching need to address finishes throughout the house. Similarly, the replacement of antiquated plumbing with modern plumbing will likely disturb the existing restroom finishes to the extent that replacement is more feasible than patch and repair.

**Assembly Option** – Alternatively, this option focuses on meeting the needs of gatherings that require a larger institutional function in a residential setting. A large number of social events in excess of 20 people have traditionally been scheduled in the house. Due to the open nature of the floor plan, adequate isolation of the private residential spaces from the public social spaces below has been challenging. In this option, the need to accommodate social functions of 75 to 100 people would be given priority. The upper portion of the house would not be utilized for living purposes, thereby eliminating the need for more separation.

In this scenario, approximately 5,500 SF would likely be altered to accommodate the larger groups. Events such as cocktail parties with tall tables would need to accommodate the upper extreme, with seated dining events being limited to +/-20 people. To accommodate this, a modest amount of steel is being considered to create larger span spaces on the ground floor. This will likely impact the extent of demolition and trigger some new foundation work. Moving to a small assembly type use will trigger the need for improvement to life safety systems and a residential grade fire protection system. Accommodating the A/V for such assemblies will likely increase electrical costs, require more HVAC capacity for cooling particularly, and could result in the need to improve/automate some of the window treatments. Putting a focus on entertaining and events will trigger the need for more restrooms and improved ADA access throughout the ground floor (many of the existing thresholds are ~2” tall).

In this scenario, while the entire house will have systems upgrades, the intention not to use the upper floor for residential purposes should allow the MEP costs to be concentrated in the altered 5500 SF.

The kitchen would be reformatted in this option to be commercial grade and laid out for catering, not personal cooking.