

SECOND PLACE

BEST NEW
DEVELOPMENT OR RENOVATION
RESIDENTIAL



PHOTOGRAPHER / DAVID LA HAYE

CARROLL UNIVERSITY - PIONEER HALL

324 W. COLLEGE AVE., WAUKESHA

PROJECT CREDITS

OWNER/DEVELOPER:
Clysmic Properties LLC

TENANT:
Carroll University

UNIVERSITY REPRESENTATIVE:
Concord Group

OWNERS' REPRESENTATIVE:
Moore Construction Services

GENERAL CONTRACTOR/CONSTRUCTION MANAGER:
Trisect Inc.

SITE SUPERINTENDENT:
Tarantino & Co.

ARCHITECT:
AG Architecture

CIVIL ENGINEER:
Edgewood Engineering Group Inc.

INTERIOR DESIGNER:
Creative Business Interiors

PROJECT COST:
\$13 million

Formerly the site of an abandoned rubber factory, the property at 324 W. College Ave. is now home to Pioneer Hall, a majestic, state-of-the-art, 143,000-square-foot residence hall for Carroll University in downtown Waukesha. And city planners couldn't be more thrilled.

"The completion of that project really established the first phase of creating the gateway, along Grand Avenue, to our downtown business district," said Steve Crandell, city of Waukesha community development director. "It created a wonderful public-private partnership."

That partnership started a few years ago when Waukesha-based Clysmic Properties LLC took a chance in buying the site, anticipating that Carroll University would need more on-campus housing for students. The developer already manages a number of properties in downtown Waukesha.

"We've always had an interaction with the university," said Alan Huelsman, Clysmic's managing member. "We felt pretty confident there was a need."

Clysmic's gamble paid off. Carroll decided it did, indeed, want to lease the building. By fall 2007, AG Architecture had drawn up designs for the \$13 million project. The biggest challenge was completing the job in 11 months so the facility could open to students for the 2008-09 school year.

"There is no way of slipping two months on that kind of schedule," Huelsman said. "If you're going to add even a little bit of time, you need to add the

entire year."

To meet that deadline, crews finished their jobs in record time — even working around the clock once the building was enclosed. There were yet more obstacles that stood in their way, however.

During the excavation process, the team discovered hundreds of buried glass bottles from an old bottled water factory.

Waukesha is known for its spring waters, and Clysmic Spring — where the developer got its name — operated there from about 1890 to 1915.

The team also worked through the winter of 2007-08, which saw record snowfalls in the Milwaukee area.

Workers found themselves shoveling snow out of the upper floors.

"We had to have almost all of the trades here at once in order to finish the project on time," Huelsman said.

The facility, completed on Sept. 15, 2008, features 66 four-bedroom suites and one resident director unit. Each floor includes lounge space, laundry facilities and a full kitchen. On the first floor, there is a computer lab, classroom, coffee bar, fitness area, learning commons, lounge and game room. Pioneer

Hall has become the "place to live" on the Carroll campus and an attractive addition to the downtown, Huelsman said. The site, which was previously an eyesore with its barbed wire fences and broken-asphalt parking lot — is now home to an eye-



PHOTOGRAPHER / DAVID LA HAYE

catching building that enhances the area.

Crandell said the building project also has helped the city move toward one of its major goals — redeveloping the Williams Street neighborhood with taxable property.

Clysmic already is planning the next phase of the project. The developer has bought a strip mall adjacent to Pioneer Hall and hopes to construct a facility that will offer residence space and student fellowship and study areas.

— Beth Earnest