

INDIANA VOCATIONAL TECHNICAL COLLEGE
NORTH MERIDIAN CENTER

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INDIANA VOCATIONAL TECHNICAL COLLEGE
NORTH MERIDIAN CENTER
DEDICATION
JULY 31, 1985

**A History of the North Meridian Center
Of
Ivy Tech State College**

By

Susan Mannan

And

Frank Moman

Ivy Tech State College, Indianapolis, Indiana

October, 1998

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Front Cover: Photocopy of a sketch card designed for the dedication of the building as the North Meridian Center on July 31, 1985.

Front Cover Verso: College seal from the back of the sketch card.

Back Cover: Dedication program from the North Meridian Center dedication ceremony, July 31, 1985.

Inside Back Cover: Short history of the building from back of the dedication program.

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**PREFACE
AND
ACKNOWLEDGEMENTS**

Embarking on this historical research project, we were not sure how much information we would find to write our paper. Our story turned out to have many contributors who dug back into their memory and enjoyed recollections or dug down into their files to provide dates and costs. We would like to thank all of those who contributed their time to this make this story more complete. Those people (with their current titles) include:

College Central Administration Staff

Gerald I. Lamkin	President
Richard Tully	Executive Director of Facilities and Institutional Planning
Perry Hammock	Executive Director of Resource Development, Ivy Tech Foundation
Robert Holmes	Assistant Treasurer
William Morris	Vice President for Administration

Central Indiana Regional Campus

Meredith Carter	Vice President/Chancellor
Marvin Daugherty	Program Chair, Computer Information Systems Program
Deanna Hollowell	Director of Administration and Finance
Judy Hutchins	Secretary, Administration and Finance
Jerry Koenig	Purchasing Manager and Business Office Coordinator
Bernadette Cinkowske	Instructor, Computer Information System Program

American United Life Insurance Company

Jim Freeman	Vice President of Corporate Communications
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METHODOLOGY

A combination of archival and interview techniques were used for this paper. Formal interviews were conducted with several current College officials who had a part in the story. Those interviews are cited in the references at the end of the paper and include conversations with the following: Meredith Carter, Marvin Daugherty, Deanna Hollowell, and Gerald Lamkin. Quotations in the paper from any of these people are taken from these interviews. In addition, several informal conversations with other people at the College yielded information that has occasionally been quoted.

Data was gathered from the archival files of the statewide Executive Director of Facilities and Institutional Planning and the regional Director of Administration and Finance. Documents used extensively from these files are listed in the references.

The photographs on pages 6 and 7 were reprinted with permission of the American United Life Insurance Company from their book, From the Days of Knights: A History of the American United Life Insurance Company of Indianapolis, Indiana, 1877-1977.

Although every effort was made to cross check details and statements, time did not permit as thorough a triangulation as the authors would have liked.

It should also be noted that both authors of this paper are currently employed by the Central Indiana campus of the College. Frank Moman is an instructor in the Computer Information Systems Program and has been with the College since 1997. Susan Mannan is Manager of Information Services and has been with the College since 1978, thus having lived and worked through the full transition told of in this paper. This research project was undertaken as a project in ELAF 687, History of Higher Education, in partial fulfillment of the requirements for a Ph. D. in Educational Administration at Indiana State University.

THE BEGINNING

In 1979 Ivy Tech President Glen W. Sample called the acquisition of the building at Fall Creek and North Meridian “a landmark for the College.” He said he couldn’t recall an event since the school’s inception in 1965 that could match it in significance. (“Finance Board”, 1978). The building was later named the Glen W. Sample North Meridian Center in his honor. A building so highly regarded deserves to have its story told, and this is its story—who built it, how it came to be part of Ivy Tech, and what it has meant to the College.

Colleges have always been about the business of building and expanding, but it is not always apparent that this is as much a political process as a growth process. College administrators and trustees create their plans and push for them in the appropriate arenas, but often external forces and people influence those plans, and institutions must adapt to circumstances which may in some ways be advantageous but in others not so desirable.

Such was the case with Ivy Tech in the late 1970’s as the Indianapolis campus was outgrowing its current home at 1315 East Washington Street. The College had occupied three buildings at the East Washington Street location since its humble beginnings there in 1966 when it opened with 357 students. Two of these were occupied by lease and one by purchase. But the buildings were old; and by the late 1970’s with a student body that had grown to 3,900, College officials were looking for more space in a better location. President Glen Sample and regional Vice President/ Dean Warren Haas were about the business of looking for a new location. Their team visited various buildings around the city including The Meadows on the east side of the city and Arsenal Tech High School, an Indianapolis public school that had a lovely campus-like setting near downtown.

But while these deliberations were going on, others in the city were having other deliberations that were to affect the course of events. Indianapolis was beginning its era of down town re-development and expansion, making a bid to become a national player, and was looking to attract businesses that could contribute to the presence of the area in a significant way. The city began talking with American United Life Insurance Company, which occupied a large building north of the down town area at Meridian and 26th Street. The life insurance company, often called AUL, had outgrown its home office building and was interested in a new location and some help in making its move. Negotiations began in an effort to find a way to offer the company some incentive to stay in the area and build a new building down town. Ultimately a deal was struck between Indianapolis Mayor Bill Hudnut, American United Life Insurance President Jack Reich and Ivy Tech President Glen Sample. Ivy Tech would buy the building with state appropriated funds, lease it to AUL while the company bought land down town and constructed its new building, and move in once AUL had migrated to its new down town location. Dr. Meredith Carter, then the Dean of Instruction for the College, recalls the day he was with President Sample in the Marrott Building across the street from the AUL location. According to Dr. Carter, the President took him to the window, pointed to the AUL building across the street and said, “That’s going to be your new home” (Interview with

Dr. Meredith Carter, September 14, 1998). So much for ground-up planning. The city fathers, the “powers that be”, had set the course.

Even with the backing of the Mayor, the Chamber of Commerce, and the Greater Indianapolis Progress Committee, this deal and final approval did not come quickly or easily. The case had to be made to the State Budget Director, John Huie, and the Commissioner for Higher Education, George Weathersby, that the College actually needed a facility as large as the AUL building. They needed proof, and President Sample pointed to Ivy Tech’s future potential and its current “creaking physical plant in a high-crime area with inadequate parking and no freeway access” (Gaus, 1990, p. 29). Meanwhile other interests were making their case. A proposal to relocate Ivy Tech at the Meadows was put forward. And negotiations did not go smoothly with AUL. At one point in mid-1978, company officials announced they were terminating negotiations after the State Budget Committee failed to approve the purchase. Both of these events were about money. AUL wanted considerably more than the Meadows and considerably more than the legislature would appropriate. There was a \$2 million dollar difference between their asking price and the \$8.5 million the state would give. (Gaus, 1990, p. 30) Lilly Endowment came to the rescue by putting \$500,000 into the pot, and it was further agreed that this money could be put into a short-term investment to earn interest towards the purchase. This brought the two parties closer and kept the deal alive.

The College would now set about the business of planning for and adapting to its new future home. There would be many adaptations as the College worked to make an office building into an educational facility, but that is getting ahead of our story. Suffice it to say, there were those in the College who had been dreaming of living on the tree-filled campus of Arsenal Tech High School, but that was not to be. Ivy Tech in Central Indiana would not have a tree-filled campus in the city or in the suburbs. It would take its place at the bustling corner of Fall Creek and North Meridian, the intersection of two major state highways, 31 and 37, a highly visible spot close to downtown, where its new urban campus could grow, be noticed, and attract the residents of the city. Reflecting on how the College came to this point, William Morris, Assistant to the current Ivy Tech President Gerald I. Lamkin, said: “It was the right choice politically” (Oral Communication, September 11, 1998). It was the largest and most costly building the College had ever acquired in its entire state-wide system. It would require huge resources to renovate and maintain, but it would return for that investment a much-improved image for the College.

THE ORIGINAL BUILDING

The building, which overlooks Fall Creek, giving views of the downtown Indianapolis skyline from its upper floors, is actually a combination of three different building projects that AUL undertook as it grew through the years. The original structure was built in 1931, in the midst of the Great Depression, by the then American Central Life Insurance Company for a cost of one million dollars. The company’s president,

Herbert M. Wollen, had traveled to Europe in the 1920's and had admired the royal palace in Oslo, Norway. Its classical façade and portico with Ionic columns were the inspiration for the new building. (From the days of knights, 1977, p. 57) The building, designed by Indianapolis architects Rubush and Hunter, filled the entire block along Fall Creek Boulevard from Meridian to Illinois Street, looking toward downtown Indianapolis. It was

307 feet long and fifty-two feet wide, with three stories in front and four on the Twenty-Sixth Street side. It was built of fireproof steel and reinforced concrete, with an exterior of Indiana limestone. Construction was handled by the Hunkin-Conkey Construction Company of Cleveland, which had also built the magnificent Scottish Rite Cathedral and the War Memorial in Indianapolis.

Inside, a bronze vestibule opened into an elegant lobby which joined bronze accents with walls of travertine marble and a floor of Tennessee, travertine and Belgian marble. English oak paneled a large lounge on the upper floor and an adjoining library, as well as the presidential office and board room on the middle floor, which boasted a fine built-in console radio. An auditorium with a seating capacity of 350 included a pipe organ, rescued from an early motion picture theater, which was played from a balcony above the entrance. Oak screens and ceiling beams decorated the cafeteria east of the auditorium, and seven large clerical work-rooms flanked executive offices in the center of the building.

American Central's new home was dedicated on June 1, 1931...Business sessions, a banquet and dancing completed the three-day formal opening of the handsome building, which was called by one reporter a "majestic structure of classic architecture...in a dignified natural setting" (From the days of knights, 1977, p. 58-59).

This original structure of 56,456 square feet was nearly doubled in 1957 when a \$2.5 million, 31,909 square foot section was added to the north side of the building. The five story T-shaped structure was built of buff brick and Indiana limestone that matched the exterior of the original building. Air conditioning was installed in both the older and new sections of the building. "A contemporary entrance and foyer behind a curving drive faced Twenty-Sixth Street, and across the street a block-deep parking lot of 200 cars was constructed" (From the days of knights, 1977, p. 105). The architectural firm of McGuire and Shook that designed this addition would be on Ivy Tech's payroll in years to come as the College adapted the building to its educational needs.

As an interesting sidelight, AUL's self-written history tell this story from the time of the 1957 project addition:

Signboards erected apologizing for the construction were the origination of a tradition that became an American United Life trademark. As the addition neared completion, (AUL) President Jackson conceived the idea of posting clever sayings on the signs and, with his ready wit, contributed many of the

quips that amused motorists driving on Meridian and Illinois Streets (From the days of knights, 1977, p. 105).

When Ivy Tech moved into the building years later, they agreed not to post clever sayings on the signs, allowing AUL to carry that tradition with them to their new downtown location.

Again in 1965, the insurance company's growth called for more space and a second five-story wing of 77,000 square feet increased usable working space by seventy per cent. This wing extended north along Illinois Street from the original building and matched the original structure in design and exterior facing (From the days of knights, 1977, p. 113).

Thus Ivy Tech was not the only institution with growing needs. As AUL approached its 100th anniversary in 1977, it was dreaming of urban skyscrapers and looking for an incentive to build one in Indianapolis. Ivy Tech, the city of Indianapolis, and the state of Indiana gave them that incentive, and that takes us to the next chapter in our story.

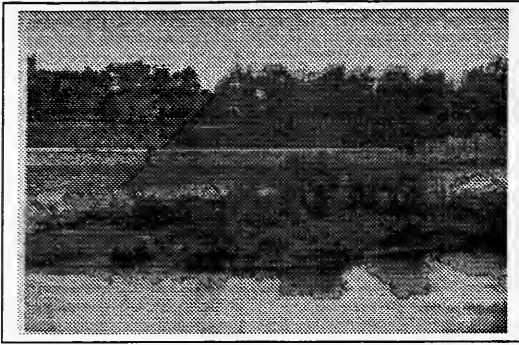


PLATE ONE
1931 BEFORE THE BUILDING



PLATE TWO
1931 EDITION
CONSTRUCTION

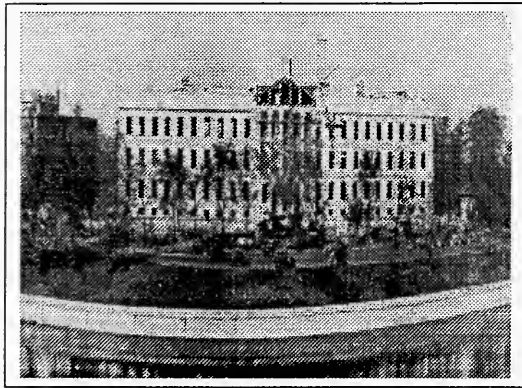


PLATE THREE
1931 EDITION

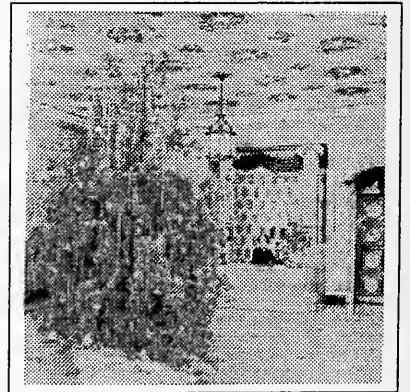


PLATE FOUR
1931 LOBBY

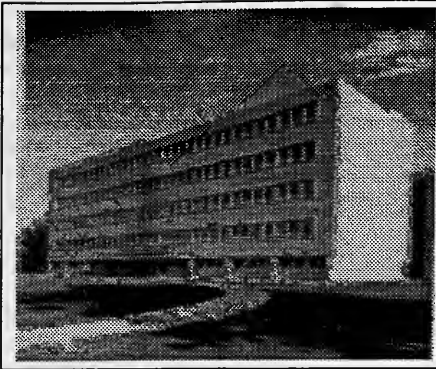


PLATE FIVE
1957 BUILDING EDITION

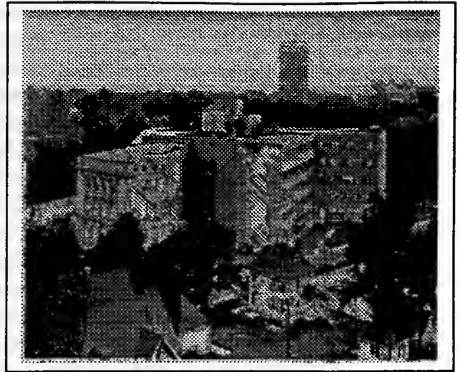


PLATE SIX
1965 ARIEL VIEW

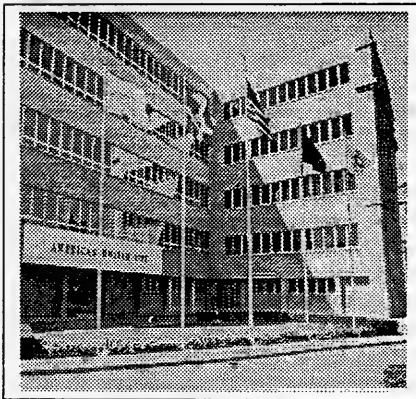


PLATE SEVEN
1957 AND 1965 EDITIONS

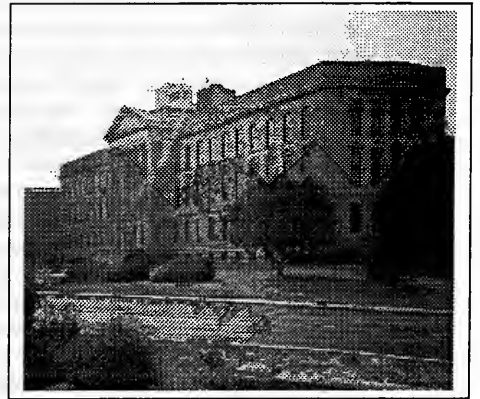


PLATE EIGHT
1998 IVY TECH STATE COLLEGE

CREDITS: Plates one through seven are pictures out of From The Days Of Knights and plate eight is from photographer Frank Moman.

THE DEAL AND THE MOVE

The plan agreed to by AUL, the City, and the College was for Ivy Tech to buy the building while AUL still occupied it and lease it to the company until they could purchase land and build a new building downtown. AUL would have six months to secure a new downtown site or void the agreement. Once AUL occupied its new building, the College would move into the former insurance company building.

The first resolution of 1978 made by the State Board of Trustees authorized the President to proceed with negotiations to acquire the property and building (Resolution 78-1). After several months of controversy and negotiation, the College signed an Agreement on Sale of Property on September 12, 1978 to purchase the building and fifteen acres surrounding it. The agreement was contingent upon getting \$8,500,000 from the Indiana state legislature and \$500,000 from Lilly Endowment, Inc. by October, 1978 to put towards the purchase. Both sums, according to the Agreement to Purchase and Sell, (p. 2) could be invested for a short term to help pay for the sale which would total \$9,400,000. In addition, AUL would stay in the building rent free for over three years, adding a sizable benefit to the deal. The company had come close to its \$10.5 million asking price and had bought the time it needed to build its new building. The purchase was to include the building and its immediate grounds, a parking lot north of the building, a carriage house on the northwest corner of 26th and Meridian Streets, and a parking lot west of Illinois Street. (See map in Appendix A.) The College was going to acquire the potential for an expanded campus. The property north of 26th also held several single and multiple family residences. Many of these would have to be acquired in years to come as the College expanded. President Sample said in announcing the acquisition of the new building in July of 1979, that the future plans for the school on the new site included a new modern laboratory building for electronic and heavy-industry training in eight to ten years. He was right on target. That plan was actually funded in the 1987-89 biennium for the College, again with the help of the Lilly Foundation.

The complicated deal was coming together. The legislature and Lilly Foundation came through with the \$9,000,000, making good the purchase of the building and property in 1978. On June 29, 1979, Ivy Tech signed a second agreement with AUL, leasing the property back to them through October 20, 1982. The lease stated that AUL would continue "diligently to pursue acquisition of a site for its new office building and garage and diligently to pursue construction of the office building on a schedule which" (Lease, p. 3) would allow it to move before the expiration of the lease. No rent was to be paid during this initial period; however, if an extension was required, AUL would pay \$1,000 per day during a first extension period of 180 days and \$2,000 a day during a second. College officials were permitted by the lease to enter the building for the purpose of making studies of the space and its adaptability to their coming needs. AUL was to provide Ivy Tech with quarterly reports of its new building progress.

AUL's new building project kept on schedule. But this was to be a period of administrative change for Ivy Tech. In January, 1980, five year President Glen Sample died of a heart attack. Until a successor could be found, fellow founding father and

Board Member John Barnett, sat in as interim president. By 1981 the new president, Mike Eicher was at the helm. At this time regional chancellor, Warren Haas, moved up to be the new President's Executive Assistant, and Meredith Carter moved from the regional Director of Instruction to the regional Chancellor position. This musical chairs was further compounded when President Eicher resigned in August of 1982 citing personal and health reasons. By December of that year, the College had again selected a new President, Gerald I. Lamkin. Coming from the Muncie campus of the College, President Lamkin is another of the people who have been with the College since its beginning, starting as a part-time instructor in the Indianapolis Mallory Building.

In the midst of these leadership changes, the College put a large request before the state legislature for remodeling the building. This request was unpopular with the legislature and would require a special strategy to win; but that takes us to the next phase of our story. Before his resignation, President, Mike Eicher, appointed a Transition Committee to make plans for moving and, remodeling. A memo from Warren Haas to President Eicher on December 14, 1981 detailed the AUL Transition Committee Report. It laid the plan for a phased move and looked at issues such as parking, food service, and operating costs. The report stressed the importance of hiring a "Building Manager" soon and the need for a "Master Land Use Plan" to be professionally developed (Memo, 1981, p. 6). The report said, "The biggest single project in the history of the College, both physically and politically, certainly deserves a careful and professional overview by an 'outside' party" (p. 6). It recommended making this a cooperative effort with the city's North Meridian Corridor planning group. Operating costs for 1983-84 were estimated to be \$854,974 (Memo Exhibit A).

Before the move was started, President Eicher resigned, but the move continued on schedule as the College searched for a new president. During this same time period, one last effort was made to turn Ivy Tech away from the AUL building and in another direction. In the spring of 1981, the Indianapolis Public Schools were studying the possibility of closing one of the city's high schools. The unpleasant and controversial task resulted in citizen displeasure and a proposal to move Ivy Tech onto the Arsenal Technical High School campus (Gaus, 1990, p. 32-33). State Senator Virginia Blankenbaker asked the Senate Budget Committee "to look into the possibility of putting on hold" Ivy Tech's plans to remodel the building for classrooms" (Indianapolis Star, 1982, p. p. 29). According to the Indianapolis Star article, the Senator wanted the College to relocate into the vacant Shortridge High School and unused portions of Arsenal Technical High School, and proposed converting the AUL building into a state education building. There was even a General Assembly recommendation at that late date that Ivy Tech sell the AUL building and accept a "custom designed" facility (Gaus, 1990, p. 33). Despite these uncertainties and controversies, the College was determined to stay the course set for it by the Governor, the Mayor, its President, and AUL back in the 1970's. College officials proceeded with plans without deviation. The Commission for Higher Education finally approved the College's request for remodeling funds on July 9, 1982 and the issue was put to rest.

The College would now turn its attention to moving into the building that circumstances and its own determination had brought it. Moving into a newly constructed building might have been easier. The challenge to Ivy Tech would be to move in to the old office building and prepare it for educational use at the same time. In an interview (September 10, 1998), Marvin Daugherty, Chair of the Computer Information Systems Program, who has been with the College almost since its inception, recalled serving on a committee that was to determine how the space could be best used. That committee, he said, looked at the building even while AUL still occupied it. This was done under the guidance of Robert Miller, who had been hired by then as facility manager for the new building. According to Mr. Daugherty, the College's goal, anticipating that the request for renovation funds would be unpopular in the legislature, was to occupy the building quickly, showing the legislature that the College could use space but needed money to renovate it.

The first phase of the move included bringing the College Executive Headquarters Computer Operations from the 86th Street Headquarters building owned by the College on the north side of the city into the AUL computer room. Following this, the Executive Headquarters and Foundation staff moved in. This move was especially important to President Lamkin, who was eager to be in a building "with the students" instead of in the isolated facility on the north side of the city. Also during this stage the regional Computer Programming Program brought their computer, faculty, and students to the building. The cost estimate given to the College Legal Counsel for these moves was \$696,895 (Internal Document). This was just the beginning of cost outlays that would be needed to occupy the building and make it fit. The quick move strategy worked. According to Robert Holmes, current Assistant Treasurer of the College, the legislature appropriated \$1.5 million for the 1983-85 biennium to make the initial changes to the building. President Gerald Lamkin recalled that this funding was still unpopular enough that it was not openly earmarked for the building (Interview, October 12, 1998), but the College knew what it was for and set to work making good use of it.

The College had a few items left behind from the AUL days to work with. Among them were houserman wall panels, a kitchen, flagpoles, and the organ that had been acquired years before and placed on a balcony at the back of the auditorium. Suffice it to say that the houserman wall panels and the flagpoles would get a great deal more use than the organ in the years to come. For an official list of items left behind by AUL, see Appendix B.

Both the Executive Headquarters computers and those of the region were moved into the former AUL computer room that was already equipped with the raised floors and cooling units and other accommodations needed to house large mainframe computers and their accessories. That was a plus, but one of the few. From the start, major renovations and changes were needed. The first one to be attended to was revamping the sprinkler system to bring it to fire code specifications for a College. Initially that was only done on the first and second floors and so in the early months of occupation, the elevators stopped on the second floor and the remaining three floors were largely blocked from access. On February 28, 1983, the faculty and 800 students of the Computer Program moved into

offices and six classrooms on the second floor. (Details recalled in an interview with Marvin Daugherty, September 10, 1998).

Another challenge came from AUL's operational philosophy. The insurance company had operated under an "open office" concept that left huge open spaces that were unsuitable for the holding of separate classes. A major revamping of the building would take place in the next few years. In the beginning, carpeted dividers left by AUL were used to set up make-shift temporary classrooms in the huge spaces. The faculty and students struggled to concentrate and hear over the class "next door". Along with this first program came a small, related library, established in a first floor closet, and a skeleton Student Services crew in the form of Perry Hammock, hired as Operations Coordinator in 1983 to manage the services for the building. Mr. Hammock, now Executive Director of Resource Development for the Ivy Tech Foundation recalling those early days, said, "It was like an anthill, a construction project in action. We were trying to get what students and everyone needed."

And so life in the new building began. Before long two programs of the Health and Human Services Division moved into the building. Then on July 31, 1985 the College held a formal dedication ceremony and named the building the North Meridian Center, referred to henceforth in College shorthand as the NMC, and on the College inventory sheet as Building 4. It was described on the dedication program as a "symbol of Hoosier development and success." (See front and back covers of this paper.) In June of 1997 the College honored President Glen Sample by formally naming the building the Glen W. Sample North Meridian Center.

ADJUSTMENTS

The grand old office building at Fall Creek and North Meridian would provide a good home for the growing campus. One of the first tasks was to establish an official address for the College. AUL had used a Fall Creek address since the 1931 building was originally designed for entry from that side. There had even been provisions for parking. However, through the years, the busy street had changed that and the 1957 building had built a circular drive on 26th Street that became the main entrance. Although it was not a simple task, the College did establish its address as One West 26th Street.

The Indiana State Historical Landmark Commission would survey the building and determine that it was historically significant. That was the first step toward getting the building designated as a state historical landmark. Because of this development, the College now consults with or notifies the Commission before doing any major renovations or changes to the building. Director of Administration and Finance, Deanna Hollowell, recalls one of the several times she contacted the Commission--when the brass was taken off the old elevators in the 1931 wing. The College was asked to store the fixtures for possible future use by the Indiana State Museum.

Business leaders of the city were also aware of the significance of the building. During the early 1980's, part of the city's effort to upgrade to national status was focused

on an area known as the "North Meridian Corridor." (See map in Appendix C.) The intent was to ensure the attractiveness and vitality of this main avenue into the city. The Ivy Tech North Meridian Center was very much a part of this area and was viewed as a positive presence. College officials became active members of the North Meridian Corridor Subcommittee and its work, and several of its "beautification" projects were motivated by a desire to maintain its positive presence. New signs and logo sculptures were placed on the Fall Creek east and west corners. To help the College maintain and expand the beautiful lawn and landscaping design that AUL had started, Lilly Endowment funded landscaping improvements during the early years of College occupation. The College also took on responsibility for maintaining the flower boxes on the Fall Creek bridges (Interview with President Lamkin, October 12, 1998). In another early effort to maintain the image and presence of his business predecessor, President Lamkin even ordered all blinds in the building to be closed at sunset every night, a tradition carried over from the AUL days.

The President was very conscious of the importance of keeping up the good image the building presented. It would go a long way towards winning friends in the city and growing the image of the College. One of the more recent outside renovation projects (1998) involved the repair of the large ionic columns at the Fall Creek entrance. The columns were beginning to crumble at the base and had to be removed for repair. During this removal process, workman also discovered a 500 pound decorative piece that was ready to fall. The old 1931 building has begun to need some serious external attention.

Of course most of the money and effort used to adapt, renovate, and update was put into the inside of the building. It would take a great deal of both through the years to adapt the facility to educational needs, to the growth of the College, and just simply to keep the "old" building going. In 1998 regional Director of Administration and Finance, Deanna Hollowell, tells of these difficulties. She reports that the building still has its original plumbing. The plumbing in the old 1931 section of the building is so old that replacement parts for things like toilet and sink bowls can no longer be found. When pieces of this system fail, they cannot be replaced and stand non-functional. Ms. Hollowell reports that included in the current College budget proposal is a request for \$2,336,000 to replace the plumbing in the aging building during the next four years. With so many other pressing needs at the College, this is a serious diversion of major funds just to make the building livable.

And plumbing isn't the only infrastructure problem the College faces. The building also still has its original electrical infrastructure. Even the 1965 wing is hard-pressed to accommodate the major increases in electrical power and wiring needs that a technical educational institution has had over the last fifteen years with the growth of personal computer networks and telecommunications expansion. In 1998 the College has more workers and more students, all of whom are putting new and different demands on the old power infrastructure all over the building. With a goal of doubling the enrollment in the next few years, the College will face even more serious building challenges in this area.

Another major infrastructure problem the College faced related to asbestos, the fire-retarding substance that was popular in decades when the building was constructed but has since been found to be a serious health hazard. Almost every project undertaken to change or fix infrastructure has begun with asbestos abatement or containment, a slow and costly process that again diverted funds from the educational mission of the College to making the building fit for use.

One of the biggest projects to begin with asbestos abatement and containment was the recent renovation of the air handling system in the 1965 wing. The project became necessary because the building had been so divided into smaller units of classrooms and offices that the original HVAC system, which had been designed for large open areas, was inadequate. This massive project cost four million dollars and took two years from May of 1996 to August of 1998 to complete. Interestingly, the project also funded upgrading of the elevators in all three wings. The main project ran a new air handling chase through all five floors of the 1965 building and required massive displacement of whole departments, including all student services functions, the bookstore, payroll, the business office, and many faculty offices. It was an exercise in renovating while living in your home and required major shuffles of groups from floor to floor like a domino game. Signs were constantly posted telling employees and students alike where individuals and departments could be found at the moment. People, computers, and offices were moved into temporary quarters and then back to their old location. In some cases such as student services, the College took the opportunity to renovate the original area before the move back. Some units moved to new permanent locations. The bookstore left its fourth floor home for a more central permanent location in the Technology Building. Computer labs that needed to move at some point in the project were permanently clustered on the second floor conveniently near the computer faculty offices, some of which were also moved from first floor locations. And as the project came to closure, some regional administrative offices that had not even been required to move did so to bring all directors onto the same floor in a way that had not been possible before. Thus a necessary project that created great inconvenience, as well as a financial diversion, also allowed for changes and improvements that might not have otherwise occurred. Now that the air handling system has been updated, Ms. Hollowell reports that the boilers and chillers will be next on the list (after the plumbing!).

There were also projects through the years that came about because of growth or a desire to improve services. In the 1980's as the College occupied the building, the consulting firm of Pflum, Klausmeier & Wagner was hired to evaluate the region's ability to meet the growing educational needs of the community through their facilities. As part of their work, the consultants researched viable expansion locations within and outside the city. Their final report found the North Meridian Center to be "sound physically and mechanically" (E-3). The consultants further noted that the "North Meridian Center site is extremely well situated in terms of demographic proximity and accessibility. Based upon previous analysis, NMC is the best single full program service delivery location within the Region." (p. 75) That report also recommended moving out of two of the three

original buildings at the East Washington Street (EWC) location, the Arsenal Building and the West Building (the original Mallory building).

Based on this analysis, the consultants also recommended a major renovation of the NMC fifth floor to accommodate the health programs that would be displaced by the closing of the EWC buildings. The College took these recommendations to heart, and in 1987 a \$705,000 investment was committed to improvements on the second, third, and fifth floors of the building, dividing more of the large areas into classroom and office space. The Health Division moved into the newly prepared fifth floor space from its old quarters in the Arsenal and EWC buildings. The Computer and Accounting programs moved into new computer labs on the third floor. And the General Education Division, which had been growing by leaps and bounds, gained additional and more functional space for labs, testing, classrooms, and offices on the second floor. Through the years more projects would follow. These would include the creation of a new and more accessible space for student services functions on the first floor. In 1991 Admissions, Counseling, Financial Aid, the Bursar, and the Registrar moved into this newly designed space, bringing all these services into the same physical location for the first time, and the creation of a new and more visible location for the Foundation offices off the first floor lobby. Appendix D contains a set of building maps created during the early 1990's thereby reflecting most of these developments.

Other projects through the years involved cosmetic improvements to the main lobby, several renovations to the computer room, restroom improvements, re-roofing the 1931 building, and even replacing the windows in that wing. (They were so old that it was determined that replacing them would be less costly than cleaning them!) As the summary chart below shows, this was a costly process.

**SELECTED IVY TECH STATE PROJECTS
NMC BUILDING***

	<u>PROJECT NAME</u>	<u>DATE STARTED</u>	<u>COST (EST)</u>
1.	Heating/Cooling Unit for Computer Room ..	November 1986	\$37,593.
2.	Renovation of 2nd, 3rd, and 5th Floors	November 1987	\$704,926.
3.	5 th Floor HVAC**	December 1987	\$240,000.
4.	Auxiliary Kitchen Remodel.	June, 1988	\$68,000.
5.	Renovation of the 2d Floor, West Wing	April 1989	\$205,193.
6.	Renovation of Restrooms at NMC	September 1989	\$190,048.
7.	Expansion of North Parking Lot	October 1989	\$66,875.
8.	Replacement of Computer Area Floor.....	April 1990	\$31,640
9.	Renovation of Computer Operations Room..	April 1990	\$75,797.
10.	Window Replacement In 1931 Wing	July 1990.....	\$137,379.
11.	First Floor Renovation, Student Services.....	September 1990.....	418,240.
11.	Renovation of Foundation.....	January 1991	\$105,190.

12.	Renovation of 3 rd Floor West.....	January 1992	\$109,115.
13.	Re-Roof the 1931 Wing.....	January 1992	\$110,275.
14.	Renovation of 3 rd Floor North.....	July 1992	\$197,348.
15.	Renovation of 3 rd Floor Offices.....	February 1993	\$87,066.
16.	Computer Room Electrical.....	October 1994.....	\$34,405.
17.	Lobby Renovation NMC.....	June 1994.....	\$59,100.
18.	Computer Room Emergency Power.....	October 1995.....	\$125,700.
19.	1965 HVAC**.....	November 1996	\$3,938,486.
20.	NMC Temporary Offices.....	December 1996	\$77,200.
21.	Removal of Underground Storage Tank.....	September 1997.....	\$28,545.

* Information compiled from files in the Ivy Tech regional Administration and Finance Office.

**HVAC is Heating, Ventilation, and Air Conditioning

And so we reach an interim ending to our story. A growing College looking for a new home was swept up in the political and economic development environment of its times. Making an old office building, stately and impressive as it was, into a College was an ongoing task and cost, but the advantages were easily recognized. The Glen W. Sample North Meridian Center became the centerpiece of a growing campus on a major city intersection, giving the College visibility and giving students easy access. The consultants had recognized that in the 1980's when they recommended the construction of a new Applied Sciences and Technology facility at the NMC site, and it was in part that visibility which made getting funding for the new building easier. In 1990 the Technology Center opened for classes, expanding the presence of the College along Meridian Street even more. The building that the College had acquired in 1978 through a deal to help the city develop—the building on which the College had spent so much money and effort to adapt and renovate over the years--had been through its location and its presence a key factor in the growth of the College facilities and enrollment. Undoubtedly, more money and effort will be put into the building in years to come, but as this story shows, there should be no regrets. The efforts paid off and made friends for the College. The building has become an image enhancer and a facilitator of growth, helping the College achieve its mission and serve the community. President Lamkin called it “a reflection of change” which points to the Ivy Tech of the future.

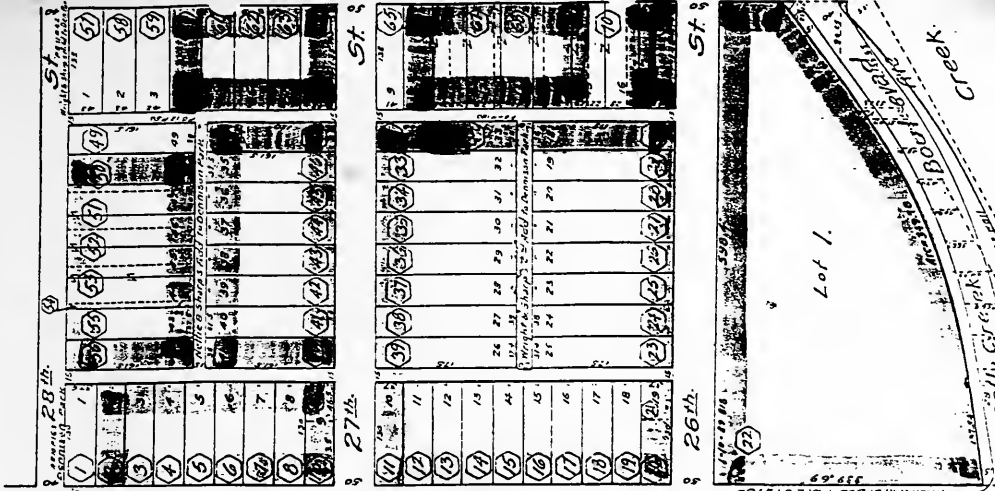
APPENDIX A

Exhibit B from the Agreement on Sale of Property, 1978

According to the Agreement, all highlighted areas were included in the sale.

City of Indianapolis

Pl. NW 1/4 Sec. 25, Twp. 16, N. R. 3E.



Pl. E 1/2 Sec. 26, Twp. 16, N. R. 3E.

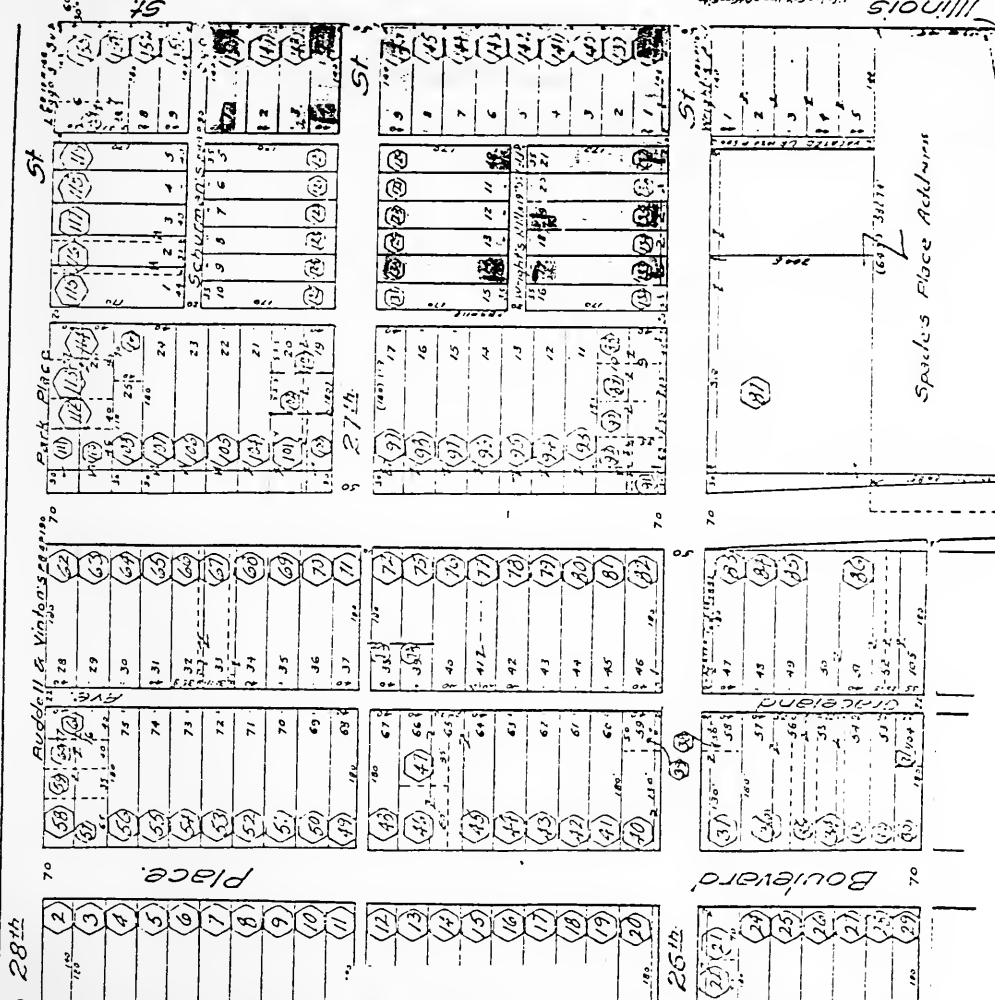


Exhibit A

APPENDIX B

Lease Between Ivy Tech and AUL

Schedule of Exhibit C Property

LEASE BETWEEN IVY TECH AND AUL
SCHEDULE OF EXHIBIT C PROPERTY
EXHIBIT C

Houserman Wall Panels

Carpets

Drapes and Curtains

Paint Surplus

Clock System - 24 Volt System (all clocks worked off of master)

Vault Doors - 3 various sizes (1 C)

A/C EDP (1 C)

Boiler and/or A/C Supplies

Plumbing supplies for fountains-stools-sinks-urinals

Garbage Can Washer (Boiler Room)

Smoke Detection and Fire Alarm System (built in)

Maintenance Lockers - Boiler Room

6 Free Standing Water Fountains and one in Cafeteria

Emergency Lighting Work Areas and Stairwells (attached and built in)

All Lighting Fixtures and Spares

Chalk Board - EDP (1 NW)

Two Standby A/C (1 NW) Key Room (one does not work)

Wall Display Cases and Center Floor Display Case-1931 Lobby (2 C)

Investment Committee Room-Bulletin Board and Pull Down Screen (2 E)

Spare Carpeting

EDP A/C Support (2 West - Stairwell Landing)

Partitions - Landscaping - Rosemont (3 N)

Board Room - Remote Control Screen

Control Panel - Projection Room Off Board Room

NW Dining and Meeting Room - Remote Screen

NW Dining and Meeting Room - Cabinet - Wall and Floor

Kitchen - All affixed equipment stays except ice cuber-ice flaker
and Cold Drink Dispenser

Rostrum - Auditorium

Flagpoles

Organ - Auditorium

APPENDIX C

Memo on the AUL Transition Committee



EXECUTIVE HEADQUARTERS
P.O. Box 1763
Indianapolis, IN 46206
Phone 317/872-3210

DATE: December 14, 1981

TO: Mike Eicher

FROM: W. Haas

RE: AUL Transition Comm. Report

RECEIVED

DEC 18 1981

PERSONAL OPERATIONS

ISSUES

1. Shall Ex. Hdqrs., Regional Adm., and region 08 instructional staff all move at the same time or in Phases?

Move should be in phases

1. Ex. Hdqrs. Computer Operations
2. Ex. Hdqrs., Region 08 Administration
3. Business Div.
4. Health Div.
5. Food Service

2. Whose office will be in what space?

Region 08 office space has been assigned, but because of organizational changes the layout will be reviewed by Meridith Carter and recommendations presented by March 30, 1982.

Ex. Hdqrs. only gross space has been assigned. B. Miller will meet with Dept. Heads and recommend office areas for assignment by March 30, 1982.

3. What service contracts does AUL currently have which we might want to continue or cancel?

The committee explored the possibility of combining the following service areas of Ex. Hdqrs. and Region 08.

1. Receptionist - Phone System
2. Mail Room
3. Physical Plant Maintenance
4. Copy Center - Major Runs
5. Cafeteria
6. Shipping and Receiving
7. Security

Scheduling

The committee added four (4) additional issues for discussion.

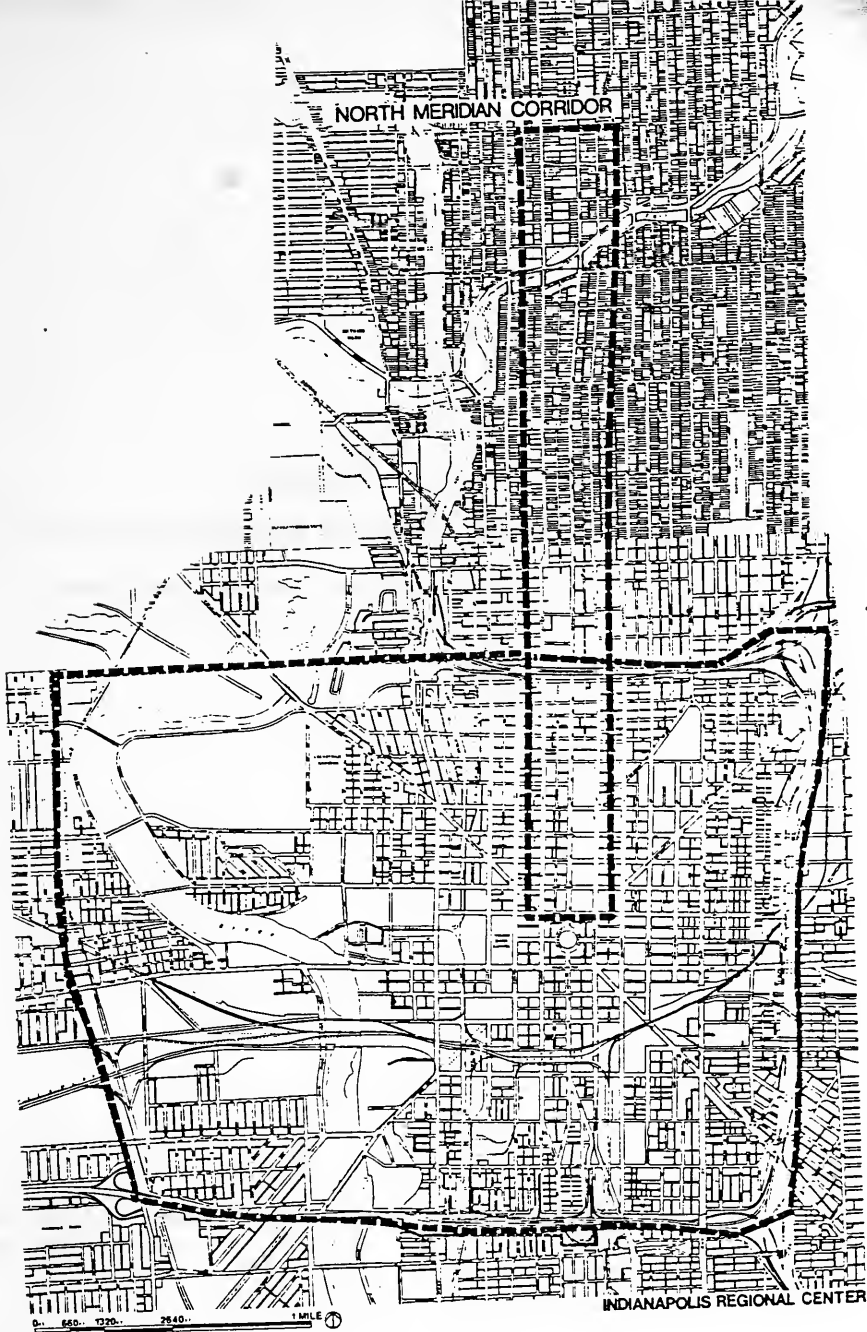
1. The importance of hiring a "Building Manager" by July 1, 1982. It will take the period from July to October to become thoroughly familiar with the complex systems in the building, as well as plan the details of both the R & R project and the move.
2. The need for a "Master Land Use Plan" to be professionally developed. The biggest single project in the history of the college, both physically and politically, certainly deserves a careful and professional overview by an "outside" party. This project should be a cooperative effort with the North Meridian Corridor planning, utilizing outside funding resources.
3. The need for further clarification regarding the overall philosophical relationships.
4. Utilization of the current Ex. Hdqr. facility.

Exhibit D

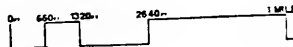
Map of the North Meridian Corridor*

*Taken from the Special Zoning Regulations for the Meridian Street Corridor

NORTH MERIDIAN CORRIDOR



INDIANAPOLIS REGIONAL CENTER



APPENDIX E

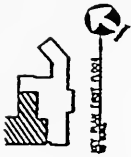
Floor Layout Maps of the North Meridian Center*

Produced and Used by the College during the 1990's

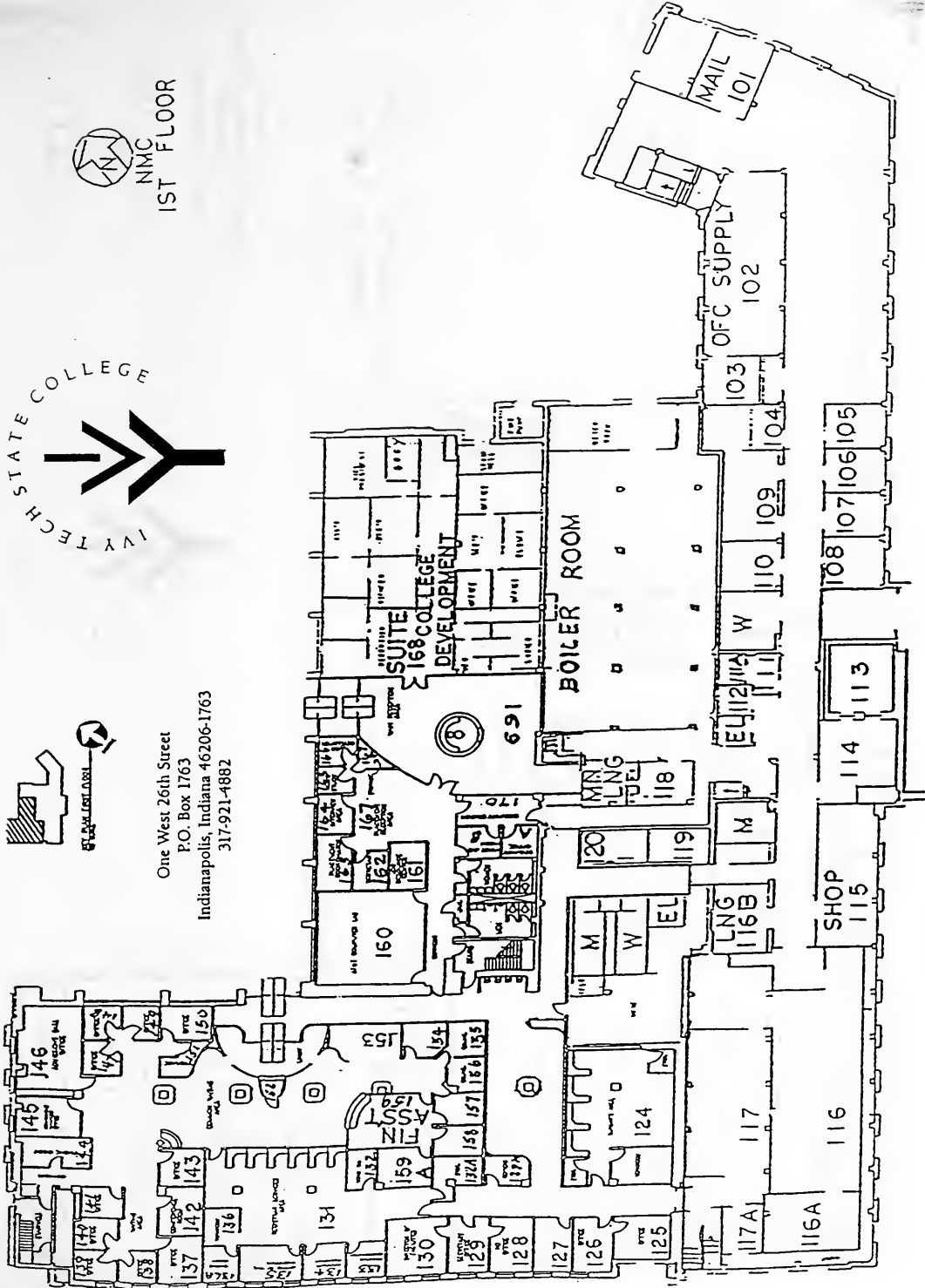
*The first floor map has been marked to show the divisions into the three wings of the building (1931, 1957, and 1965).



NMC
1ST FLOOR



One West 26th Street
P.O. Box 1763
Indianapolis, Indiana 46206-1763
317-921-4882





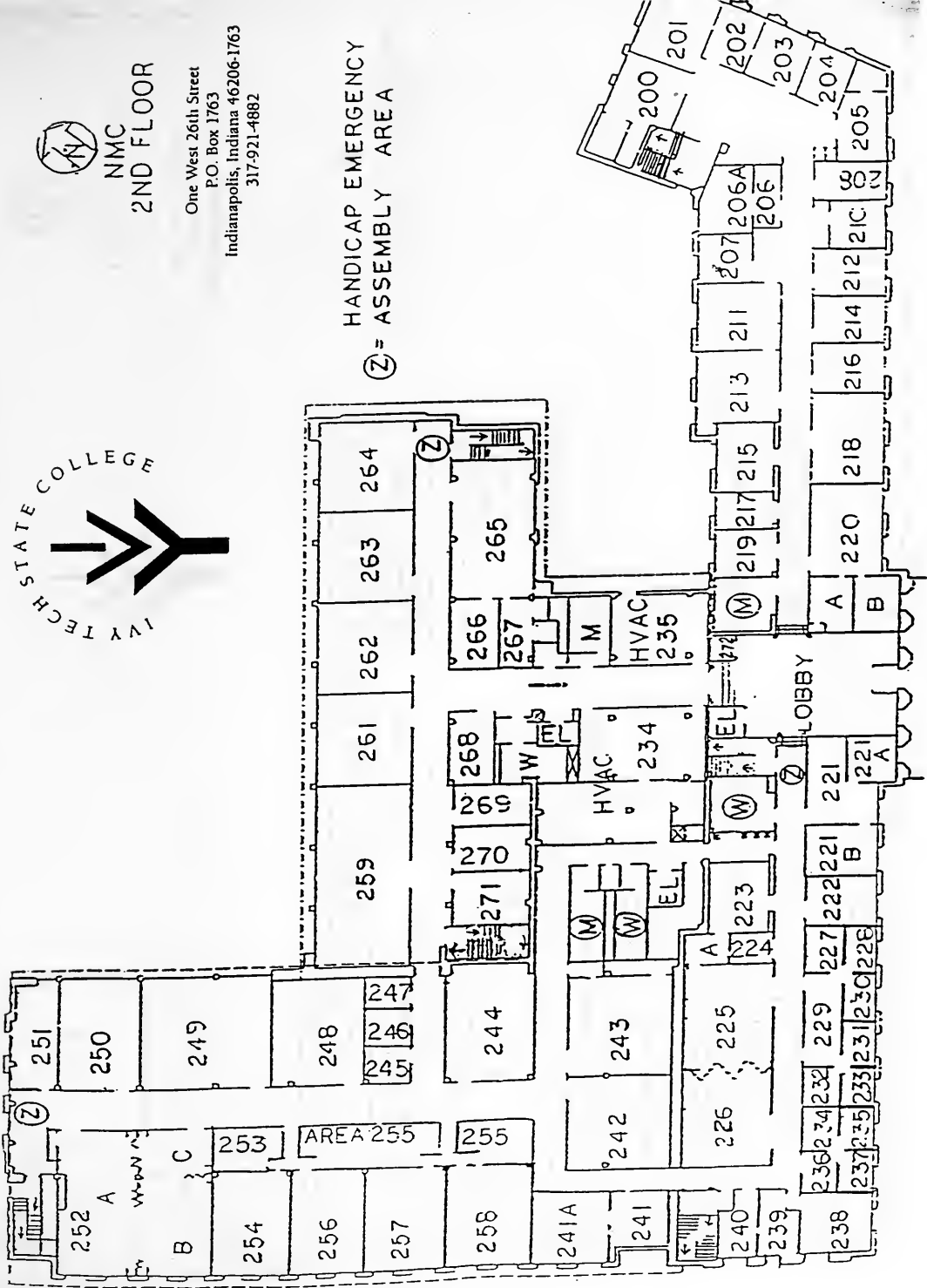
NMC
2ND FLOOR

One West 26th Street
P.O. Box 1763
Indianapolis, Indiana 46206-1763
317-921-4882



HANDICAP EMERGENCY
ASSEMBLY AREA

(Z) = ASSEMBLY AREA



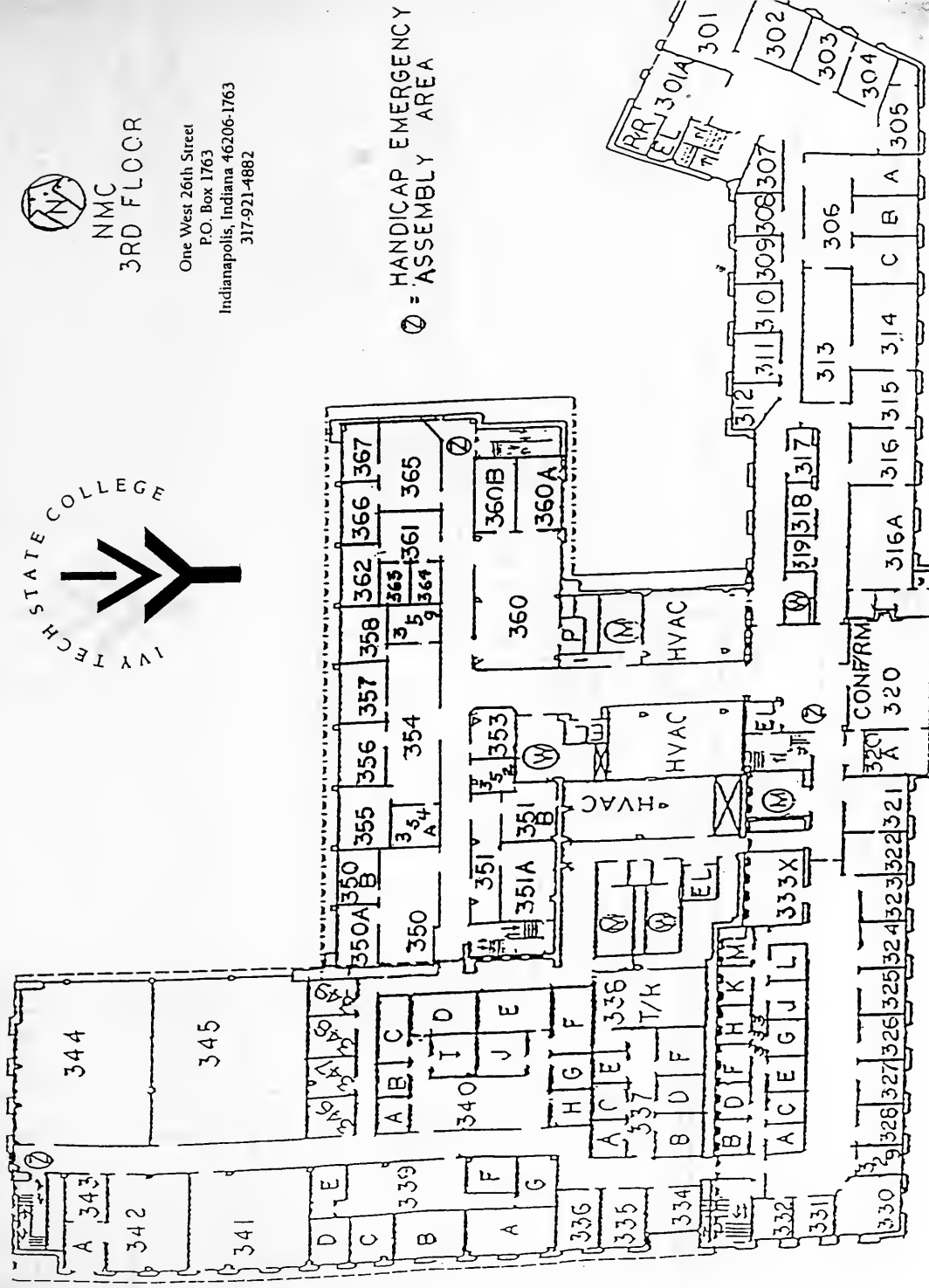


NMC
3RD FLOOR

One West 26th Street
P.O. Box 1763
Indianapolis, Indiana 46206-1763
317-921-4882



HANDICAP EMERGENCY
⊙ = ASSEMBLY AREA



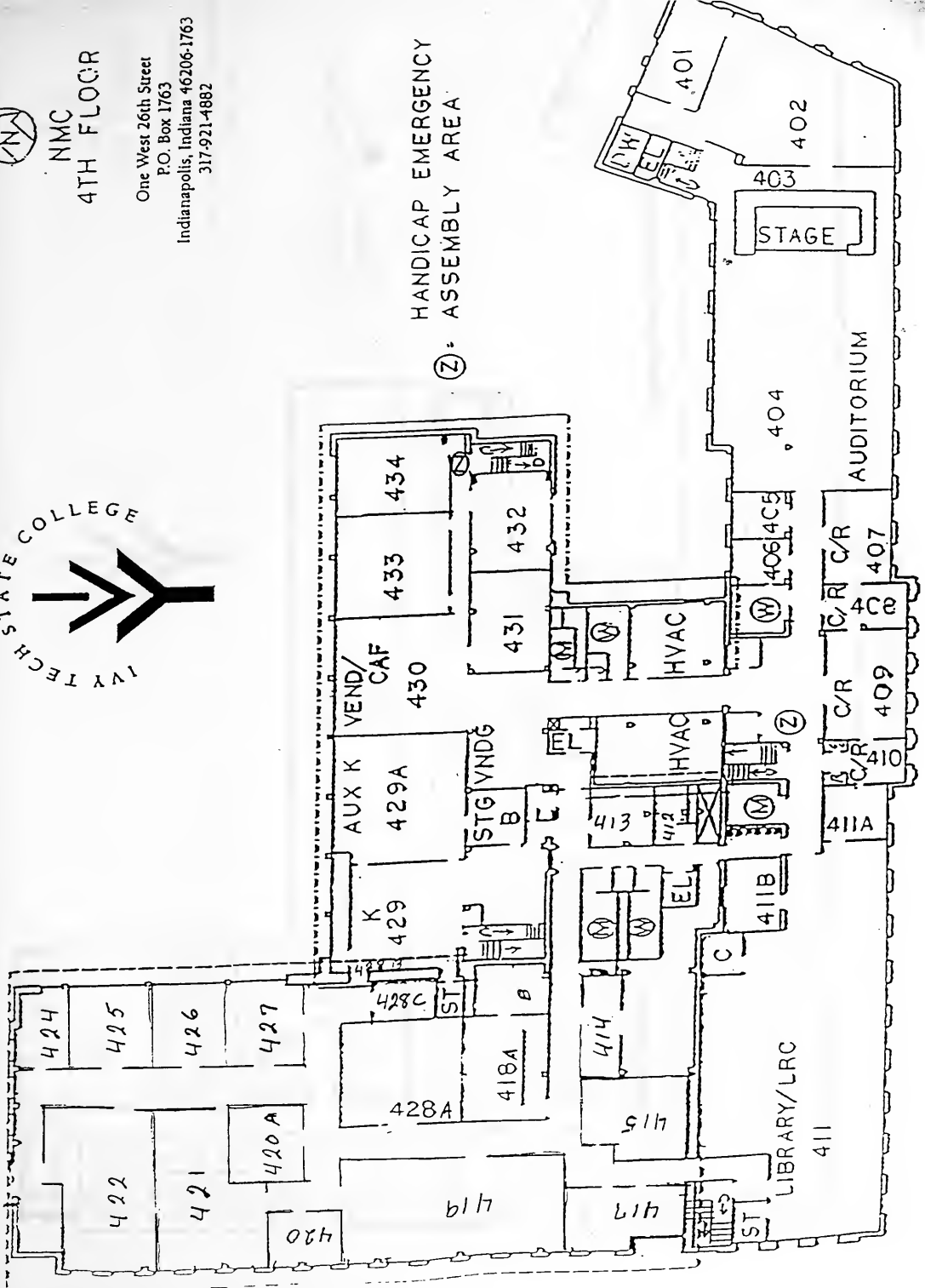


NMC
4TH FLOOR

One West 26th Street
P.O. Box 1763
Indianapolis, Indiana 46206-1763
317-921-4882



HANDICAP EMERGENCY
ASSEMBLY AREA

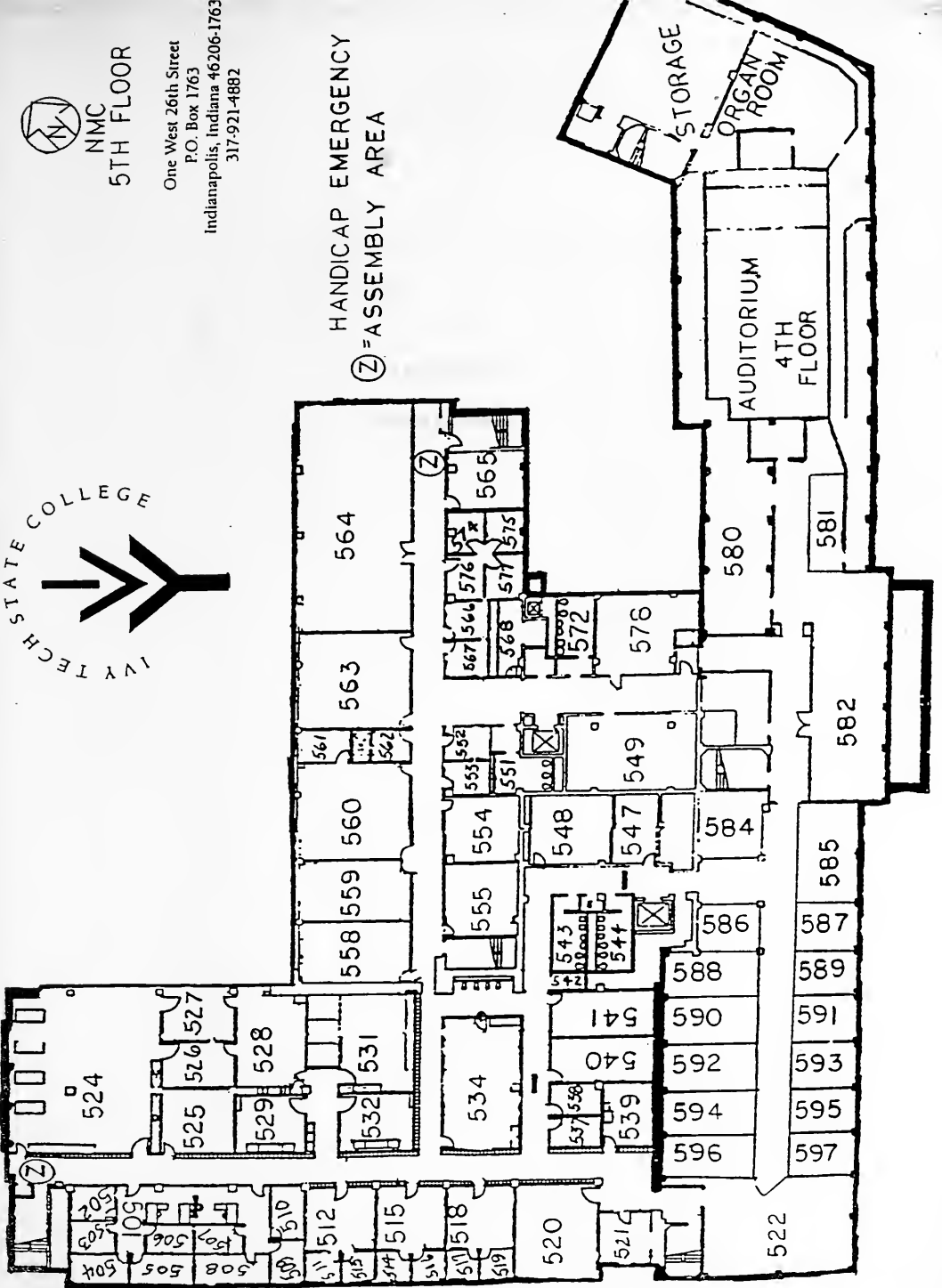




NMC
5TH FLOOR

One West 26th Street
P.O. Box 1763
Indianapolis, Indiana 46206-1763
317-921-4882

HANDICAP EMERGENCY
Ⓩ = ASSEMBLY AREA



APPENDIX F
A Brief Chronology

A Brief Chronology

- 1931 Original building
- 1957 Addition 1
- 1965 Addition 2
- 1966 Ivy Tech Central Indiana begins at the Mallory Building on East Washington Street
- 1970's The College looks for new space
- <1978> Negotiations with AUL going on.
- 1-78 Board of Trustees resolution to proceed with negotiations for purchase
- 9-12-78 Sale Agreement signed
- 9-16-78 State Board of Finance approves transfer of funds.
- 6-29-79 Lease Agreement signed (lease to 10-82)
- 7-79 President Sample announces acquisition
- 1-80 President Sample dies
- Spring 1981 Proposal to go to Arsenal Tech High School instead of AUL
- 1981-8/82 President Eicher
- 7-9-82 CHE approves remodeling funds
- 12-82 President Lamkin takes office
- 2-28-83 Computer Program faculty and students move in
Legislature approves remodeling funds
- 3-15-83 Executive Headquarters administration moves in
- 7-31-85 Building dedication ceremony
- mid-1980's Consultant study on the facilities
- 1987 Renovation of floors 2-3-5
- Summer 1987 Health Division moves from EWC to 5th floor
- 1991 Student Services moves to renovated first floor
- 1996-97 HVAC project

REFERENCES

PRINTED SOURCES

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- AUL, Ivy Tech OK land deals. (1979, July 2). Indianapolis News, p. 37.
- Finance board allows Ivy Tech to buy AUL site for \$9 million. (1978, September 16). Indianapolis Star, p. 1.
- From the days of knights: a history of the American United Life Insurance Company of Indianapolis, Indiana, 1877-1977. (1977). Indianapolis, IN: American United Life Insurance Company.
- Gaus, Larua, S. (1990). Ivy Tech: The first twenty-five years. Indianapolis, IN: Indiana Vocational Technical College with support From the Ivy Tech Foundation.
- Hudnut praises AUL, Ivy Tech officials, cites deal's benefits. (1979, July 3). Indianapolis Star, p. 1.

LEGAL DOCUMENTS, MEMOS, AND INTERNAL REPORTS

- American United Life Project – Indianapolis. Resolution No. 78-1. (1978). Indiana Vocational Technical College State Board of Trustees.
- Basis for AUL phase I estimate. (May 27, 1982). Internal document received by Assistant to the Preseiden Staff Legal Counsel.
- Haas, Warren. (December 14, 1981). Memo to Mike Eicher. Re: AUL Transition Committee Report.
- Indiana Vocation Technical College and American United Life Insurance Company Agreement on Sale of Property. (1978).
- Lease between Indiana Vocational Technical College and American United Life Insurance Company. (1979).
- Long range development plan 1986 to 1995. Indiana Vocational and Technical College, Region 8 – Central Indiana. Prepared by Pflum, Klausmeier & Wagner Consultants.
- Special zoning regulations for the Meridian Street Corridor. Working document attached to Haas memo of December 14, 1981.

INTERVIEWS

- Dr. Meredith Carter, current Vice President/Chancellor of Ivy Tech State College Central Indiana. Interview with Susan Mannan on September 14, 1998.
- Marvin Daugherty, Chair of the Computer Information Systems Program, Ivy Tech State College Central Indiana Region. Interview with Susan Mannan and Frank Moman on September 10, 1998.
- Deanna Hollowell, Director of Administration and Finance, Ivy Tech State College Central Indiana. Interview with Susan Mannan and Frank Moman on September 3, 1998.
- Gerald I. Lamkin, President of Ivy Tech State College. Interview with Susan Mannan and Frank Moman on October 12, 1998.



The North Meridian Center

The North Meridian Center is a symbol of Hoosier development and success. Originally constructed to house a local insurance company, the building was planned during a time when the State of Indiana faced the Great Depression. Nevertheless, the company wanted a new building to house its successful, growing operations. Its president, who traveled frequently during the 1920's through Europe, wanted the new building to reflect the architectural style of the Royal Palace in Oslo, Norway, which he greatly admired.



Ground for the building was broken in 1930 at the corner of North Meridian Street and Fall Creek Parkway. Designed to look south across a scenic stretch of Fall Creek and its graceful bridges, it would face toward Monument Circle and the State Capitol. The building was 307 feet long and 52 feet wide with an exterior of Indiana limestone. Its construction was handled by the same builders who also built the stunning Scottish Rite Cathedral and the War Memorial in Indianapolis.

The interior features of the building include a bronze vestibule; a lobby with walls of travertine marble and a floor of Tennessee and Belgian marble; several rooms paneled in English oak; and an auditorium complete with a theatre-style organ.

The new building was dedicated June 1, 1931. The dedication was celebrated with parties, trips to the 500-mile race, and amateur shows presented by company employees. It was a time of happiness and great pride for the people who worked in the building.

Through expert marketing and skillful management and mergers with other insurance companies, the company, today known as American United Life Insurance, continued its success. It was necessary to build handsome additions to the building as the years progressed. Eventually it became apparent to American United Life that the building could no longer be expanded to fit its ever-growing success. A new building was planned and a buyer sought for the building being dedicated today.

In the spring of 1978, the Indiana General Assembly appropriated funds which, added to a substantial gift from the Lilly Endowment, enabled Indiana Vocational Technical College to purchase the building. The College, young in comparison to other state educational institutions, was in need of space to educate and train growing numbers of Central Indiana Hoosiers. After occupancy by Ivy Tech in 1982, extensive renovations began to create an educational environment within the building which the College named the North Meridian Center. Today, the North Meridian Center houses the region's students of the Business, Office and Information Systems Technologies division and two programs of the Human Services and Health Technologies division. Classes for the Applied Science and Technologies division and the Human Services and Health Technologies division remain at Ivy Tech's East Washington Street Center. North Meridian Center also is the home of the statewide College administrative offices and the Central Indiana Regional administrative offices.





Dedication

Indiana Vocational Technical College — Central Indiana Region

North Meridian Center

July 31, 1985

Presiding

James E. Pauloski

Secretary, Board of Trustees

Central Indiana Region

Indiana Vocational Technical College

Acknowledgements and Comments

Meredith L. Carter

Vice President/Dean

Central Indiana Region

Indiana Vocational Technical College

Comments

Jack Reich

Chairman of the Board and

Chief Executive Officer

American United Life

The Honorable Joseph A. Slash

Deputy Mayor of Indianapolis

Clyde T. Ingle

Commissioner for Higher Education

Marvin Daugherty

Computer Programming Chairperson

Vallie Hornbeak

Student, Administrative Secretarial

Program

The Honorable William Crawford

State Representative

Dale Baker

Chairperson, Board of Trustees

Central Indiana Region

Indiana Vocational Technical College

Jess Helsel

Chairperson, State Board of Trustees

Indiana Vocational Technical College

Presentation of Dedication Plaque

Gerald I. Lamkin

President

Indiana Vocational Technical College

Musical Selections by Musica Reservata

Pamela McGovern, Violin

Ron Nobles, Cello

Cara Day, Second Violin

Louralai Farlow, Viola

Time Capsule Ceremony following this Program — Southwest Fall Creek Lawn

