

**PUBLIC UNIVERSITY  
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

**Submitted for:** Action.

**Summary:** This item recommends approval of the following public university noninstructional capital projects:

<u>University of Illinois at Urbana/Champaign</u>	
Illini Union	\$ 10,000,000
Residence Hall/SOI Commons	46,700,000

<u>Eastern Illinois University</u>	
Scoreboard System – O'Brien Stadium	\$ 590,791

**Action Requested:** That the Illinois Board of Higher Education approve the noninstructional capital projects described in this item.



STATE OF ILLINOIS  
ILLINOIS BOARD OF HIGHER EDUCATION

**PUBLIC UNIVERSITY  
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

The University of Illinois Board of Trustees and the Eastern Illinois University Board of Trustees approved the noninstructional capital projects described in this item at their respective institutions and are now seeking Illinois Board of Higher Education approval in order to proceed. For each project, this item provides information from University agenda items and additional details provided by the institutions regarding the project scope, financing, and schedule.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
1) University of Illinois at Urbana/Champaign:	
A) Illini Union	\$10,000,000
B) Residence Hall/SOI Commons	46,700,000
2) Eastern Illinois University:	
Scoreboard System – O'Brien Stadium	\$590,791

1) University of Illinois at Urbana/Champaign

**A) Illini Union**

Project Scope

The Illini Union is the hub of student, staff, and visitor activity at the University of Illinois at Urbana/Champaign campus. The Union totals approximately 300,000 gross square feet and is home to a wide variety of shops and restaurants, a bowling alley and wellness center, registered student organization offices and meeting rooms, the Courtyard Café, the Quad Shop, a banking center, meeting rooms, and hotel rooms. Many of the original mechanical systems serving the building are 40 to 60 years old and now well beyond their life expectancy. In 2002, the University of Illinois conducted a Campus Facility Audit to identify the renovations and repairs needed to preserve campus facilities and address life, health and safety issues impacting faculty, students, and staff. The facility audit determined that many of the infrastructure systems at the Illini Union were either out of compliance, in poor condition, or obsolete.

On January 15, 2009, the University Board of Trustees approved a \$10.0 million project to address the infrastructure repairs needed at the Illini Union. Specifically, the project includes

the replacement of electrical distribution panels, motor control centers, and associated feeders along with providing new service transformers, switchboards, and associated equipment. New branch circuitry will be added to provide ample outlets equipped with proper surge protection. Outdated HVAC systems will be replaced and new air handlers will be installed to enhance energy efficiency and provide proper air flow and air exchange. This project also includes updating the fire alarm system to meet current code requirements and will address a wide variety of miscellaneous and related repairs.

### Project Financing

The Illini Union infrastructure upgrade project cost is estimated at \$10.0 million. This estimate is based on the 2002 facility audit and includes construction costs, equipment costs, estimated cost escalation, labor costs, and contingencies for items that were not deficient at the time of the survey but may now be critical. The Union project will be conducted in two phases, \$5.0 million each. Overall, the estimated \$10.0 million total project budget includes:

HVAC Replacement	\$ 4.2 million
Electrical System, Branch Circuits, Wiring, Main Service	2.3 million
Miscellaneous, Roofing, Equipment, Controls	1.1 million
Architect/Engineer (A/E) Fees	0.8 million
Fire Alarm Code Compliance	0.6 million
<u>Contingency</u>	<u>1.0 million</u>
Total	\$10.0 million

Funds for the project are available from the operating budget of the Illini Union and anticipated proceeds from the sale of Auxiliary Facilities System bonds, although the specific financing terms are not yet known. The debt service on the bonds will be paid using Auxiliary Facilities System revenues and the proceeds of a General Fee increase. The General Fee supports various components of the Auxiliary Facilities System, including student programs, operating costs, and debt service. As seen in Chart 1, the General Fee will increase \$11.00 per semester, or 4.4 percent, for full-time students in FY2010. Of this \$11.00 increase, the component identified as specific support for the Union project is \$1.66 per semester. This fee increase, along with all other fee increases for FY2010, was reviewed by the Student Fee Advisory Committee, recommended by the Chancellor and Vice President/CFO, and approved by the Board of Trustees on January 15, 2009. The fee increase will become effective in the fall of 2009.

Chart 1  
University of Illinois at Urbana/Champaign  
General Fee FY2008-10  
(\$ per Semester)

### General Fee

FY2008	\$237.00 per semester
FY2009	\$248.00 per semester
<u>FY2010</u>	<u>\$259.00 per semester</u>
FY09-FY10 Increase	\$ 11.00 per semester*

\*Includes \$1.66/semester for the Illini Union project.

### Project Schedule

The Union infrastructure repairs will begin in fall 2010 with an expected completion date of fall 2012. The facility will be available for use during the construction period.

January 15, 2009	UI Board of Trustees Union Project Approval
January 15, 2009	UI Board of Trustees FY2010 Fee Rates Approval
June 2, 2009	IBHE Consideration
Fall 2010	Phase I of Project expected to begin
Fall 2012	Project expected to be completed

### **B) Residence Halls/Stanley O. Ikenberry Commons**

#### Project Scope

On August 23, 2005, the Illinois Board of Higher Education approved a \$75.7 million noninstructional capital project at the Urbana/Champaign campus that included the construction of a 144,400 GSF student dining and residential program building and a four-story, 70,000 GSF residence hall. The project also called for the demolition of the Peabody and Gregory Dining Halls, the Weston residence hall, and the Illini Orange Snack Bar facility. These projects are currently underway, and the multi-phased Champaign Housing Redevelopment Plan now calls for Phases C and D to proceed. At its September 2008 meeting, the University of Illinois Board of Trustees approved the Residence Hall/Stanley O. Ikenberry (SOI) Commons Phases C and D residence hall project with a budget of \$46.7 million. This project includes the construction of Residence Hall West and demolition of Garner Hall. Residence Hall West will consist of a 99,000 GSF facility that will provide more than 300 beds to the housing division and will complete the SOI Commons, which also includes the Dining Hall and the Residence Hall North, as a single building. The design will offer larger student rooms while at the same time reducing the student to bathroom ratio. LEED building standards will be followed with a goal of LEED Silver certification.

#### Project Financing

The total cost of the Residence Hall West and Garner Hall Demolition, Stanley O. Ikenberry Commons Phases C and D project is \$46.7 million. This includes the following cost components.

Construction, including contingencies	\$ 33.8 million
Management and coordination costs*	6.3 million
Professional Services, A/E Fees	4.2 million
<u>Furniture, fixtures, equipment</u>	<u>2.4 million</u>

Total	\$46.7 million
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\* Includes Garner asbestos removal and demolition as well as work and final preparation to make the new facility complete and usable, phones, keying, signage, cleaning.

The requested facilities will become part of the University's Auxiliary Facility System. Funds for the project are available from the system's restricted funds operating budget to be reimbursed from the proceeds of a future revenue bond sale. Revenues generated from student

housing charges will be used to retire the debt. The room and board charges for FY2010 were approved by the University BOT in January 2009. The typical room and board plan at the Urbana/Champaign campus, a double-occupancy room with a basic meal plan, will increase \$243, or 5.9 percent, per semester (see Chart 2). No state general funds, tuition, or fee revenues are associated with the project.

Chart 2  
University of Illinois at Urbana/Champaign  
Room and Board Charges\*  
(\$ per semester)

FY2009	\$ 4,099
<u>FY2010</u>	<u>\$ 4,342</u>
Increase	\$ 243 (5.9%)

\* Rates per semester, standard double occupancy room with meal plan.

#### Project Schedule

The construction phase of the residence hall project will begin in summer 2010 with the demolition of Garner Hall expected in summer 2012.

January 15, 2009	UI Board of Trustees Residence Hall Project Approval
January 15, 2009	UI Board of Trustees FY2010 Housing Rates Approval
June 2, 2009	IBHE Consideration
Summer 2010	Construction expected to begin
Summer 2012	Demolition phase expected to begin

#### 2) Eastern Illinois University

Scoreboard System - O'Brien Stadium

#### Project Scope

Eastern Illinois University plans to purchase a new, integrated scoring/video display/sound system at O'Brien Stadium. The current scoreboard is approximately 20 years old and is becoming increasingly unreliable. The new scoreboard system will be comprised of a wide-screen LED video display, an LED fixed-digit scoreboard, a stadium sound system and cabinet, six advertising panels, two non-backlit logo/identification panels, three delay-of-game clocks, five locker room clocks, all required controllers, and one statistics interface computer. The new system will allow for instant replay action, running advertisements, and news/scores of interest. The system will be available for use at EIU football games and track meets as well the annual Illinois High School Association (IHSA) state track meets that take place at the stadium. The EIU Board of Trustees approved the score board purchase at its April 27, 2009 meeting.

#### Project Financing

The total cost of the new score board system, including installation, a five-year warranty, and contingency costs, is \$590,791. The university has received approximately \$400,000 in donations to support this project and will continue to solicit for funding support as the project

proceeds. Any remaining balance needed to help fund the cost of the project will come from the university athletic fund. No increase in student fees will be required for this project.

#### Project Schedule

The university anticipates that the project will be completed by September 1, 2009.

#### **Recommendation**

Staff has reviewed these projects and found them to be in accordance with the Board's *Noninstructional Capital Project Guidelines*, approved by the Illinois Board of Higher Education in August 2002, and administrative rules. The project is consistent with the mission and scope of the institution; provides needed additional, replacement, or more efficiently utilized space; and is economically feasible, as required by administrative rules.

The staff recommends adoption of the following resolution:

*The Illinois Board of Higher Education hereby approves the noninstructional capital projects included in this item.*

