

**PUBLIC UNIVERSITY  
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

**Submitted for:** Action.

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

Southern Illinois University Carbondale  
Research Park – Infrastructure Improvements \$ 475,000

University of Illinois at Urbana/Champaign  
Residence Halls/Stanley O. Ikenberry Commons,  
Phases E & G \$ 78,100,000

**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**

Southern Illinois University and the University of Illinois are seeking Illinois Board of Higher Education approval of the projects detailed in this item in order to proceed. This item provides details regarding the projects' background, scope, financing, and schedule.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
1) Southern Illinois University Carbondale:	
Research Park - Infrastructure Improvements	\$475,000
2) University of Illinois at Urbana/Champaign:	
Residence Halls/Stanley O. Ikenberry Commons, Phases E & G	\$78,100,000

---

1) Southern Illinois University Carbondale

Research Park - Infrastructure Improvements

Project Scope

Southern Illinois University is seeking IBHE approval for a noninstructional capital project that consists of making infrastructure improvements to the site of the next planned building located within the Southern Illinois Research Park (SIRP). The SIRP was formed in 2001 as a not-for-profit corporation. Currently, two buildings are located in the Park, the SIUC Dunn-Richmond Economic Development Center and One Enterprise Place. The planned infrastructure improvements, which include site preparation and extension of utilities to the location, are needed to prepare the site for a third building. The cost of the project is estimated at \$475,000. The University has secured federal funding for this infrastructure project and has submitted a proposal seeking funding from the National Institute of Health to construct a third building on the site. The project site is located within the 41 acre Research Park in the southeastern section of the Carbondale and is directly east of the Dunn-Richmond Economic Development Center.

### Project Cost and Funding Source

The estimated cost of this infrastructure project is \$475,000. Funding for this project will come from a \$475,000 federal appropriation being administered through the U.S. Small Business Administration. The project expenditures are summarized below.

#### Research Park - Infrastructure Improvements

Design	\$ 66,500
Site Work & Utility Extension	\$ 408,500
 TOTAL	 <u>\$ 475,000</u>

### Project Schedule

The infrastructure project is expected to commence in the spring of 2010 and be completed during the summer of 2010. See the project schedule below.

University Board Approval	NA*
IBHE Consideration	October 6, 2009
Design Completion	December 1, 2009
Contracts Awarded	February 1, 2010
Begin Construction	April 1, 2010
Project Completion	June 30, 2010

\*University Board of Trustees approval not required for construction projects with a budget of less than \$500,000.

### 2) University of Illinois at Urbana/Champaign

Residence Halls/Stanley O. Ikenberry Commons, Phases E & G

#### Project Scope

At its May 21, 2009, meeting, the University of Illinois Board of Trustees approved the next phase of the Residence Hall/Stanley O. Ikenberry (SOI) Commons Project. With a budget of \$78.1 million, this noninstructional capital project is a continuation of the Urbana/Champaign campus housing redevelopment plan. The project consists of Phase E -- the construction of Residence Hall # 2; and Phase G -- the demolition of Forbes Hall. Residence Hall #2 will consist of a 180,000 gross square feet facility that will provide more than 450 suites or partial-suite configured rooms to the housing division, as well as public meeting space, office space, mailroom facilities, and storage. LEED building standards will be followed with a goal of LEED Silver certification. Phases A and B of the multi-phased Residence Hall/SOI Commons redevelopment project are currently underway, and on June 2, 2009, the Illinois Board of Higher Education approved Phases C and D of the project.

### Project Financing

The total cost of Residence Hall #2 and Forbes Hall demolition is estimated at \$78.1 million. This includes the following cost components.

#### Phases E & G Cost Components

Construction costs, including contingencies	\$ 59.4 million
Owners Cost*, Professional Services, A/E Fees	16.1 million
<u>Furniture, fixtures, equipment</u>	<u>2.6 million</u>
Total	\$78.1 million

\* Consists of management and coordination costs including Forbes 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 spring/summer 2011 with a completion date expected in summer 2013 for occupancy in the fall 2013.

January 15, 2009	UI Board of Trustees FY2010 Housing Rates Approval
May 21, 2009	UI Board of Trustees Phase E & G Project Approval
October 6, 2009	IBHE Consideration Phase E & G
Spring/Summer 2011	Construction Phase E expected to begin
Summer 2013	Residence Hall Completion; Phase G-Forbes Demolition

### **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 projects are 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.*