

**PUBLIC UNIVERSITY
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

Submitted for: Action.

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

Illinois State University

1. Hovey Hall Improvements \$5,500,000

Southern Illinois University

2. SIUC Parking Lot Project \$1,100,000

Western Illinois University

3. Lincoln-Washington Residence Hall Renovation \$5,500,000

4. Hanson Field Artificial Turf and Scoreboard \$1,300,000

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**

Illinois State University, Southern Illinois University, and Western Illinois University are seeking Illinois Board of Higher Education (IBHE) approval of the projects presented in this item in order to proceed. This item provides details regarding the projects' scope, cost and funding source, campus input, and schedule.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
1.) Illinois State University: Hovey Hall Improvements	\$5,500,000
2.) Southern Illinois University: SIUC Parking Lot Project	\$1,100,000
3.) Western Illinois University: Lincoln-Washington Residence Hall Renovation	\$5,500,000
4.) Western Illinois University: Hanson Field Artificial Turf and Scoreboard	\$1,300,000

1.) Illinois State University

Hovey Hall Improvements \$5,500,000

Background

Illinois State University (the University or ISU) is seeking IBHE approval for a non-instructional capital project that involves repairing and remodeling the Hovey Hall administration building. Hovey Hall was built in 1951 and is Illinois State University's main administration building. The four-story, 67,800 gross square foot facility houses the President's Office, the Vice President for Finance and Planning, the Vice President for Student Affairs, Admissions, the Graduate School, Research and Sponsored Programs, the University's General Counsel, Planning and Institutional Research, Internal Audit, and University Events and Media Relations. The scope of the planned work includes remodeling the first floor, repairing exterior columns, and repairing the exterior building envelope. The University plans to issue \$5.5 million in Certificates of Participation (COPs), re-paid with University operating funds, to finance the project. The ISU Board of Trustees approved the project at its meeting on October 22, 2010.

Project Scope and Rationale

The Hovey Hall Improvements project involves three major activities: remodeling the first floor; repairing exterior columns; and repairing the building envelope. These improvements are aimed at advancing the goals of *The Illinois Public Agenda for College and Career Success* and ISU's Strategic Plan, *Educating Illinois 2008-2014*. The project is also consistent with the recommendations included in the University's new master plan, *Master Plan 2010-2030: Looking to the Future*.

The first floor remodeling component of the project will address approximately 16,500 square feet of space that is currently vacant. Units of the Comptroller's Office formerly housed in the area have been relocated to another facility. The intent of the remodeling activity is to relocate the Financial Aid Office from Fell Hall to Hovey Hall and provide an appropriate floor plan that is needed to accommodate the office's administrative activities. The remodeling activities will include the development of office space and areas needed for counseling students and their families, as well as a front lobby area to serve as an entrance on the east side of the building. Relocating the Financial Aid Office in closer proximity to the Admissions Office will make it easier for students and families to work with both offices and help students achieve their educational objectives. The Financial Aid Office assists thousands of students in covering college costs each year and provides a valuable service to students and their families. Nearly 80 percent of the University's students receive some form of financial aid, and this project will help facilitate enrollment and affordability. The educational attainment and affordability goals are two key components of *The Illinois Public Agenda for College and Career Success*. The planned remodeling will also include improvements to mechanical, plumbing, and electric systems. At this time, there are a number of potential occupants for the space vacated in Fell Hall, but the University has not made any final decisions. The eventual use of the space vacated by the relocation of the Financial Aid Office to Hovey Hall will be for academic purposes. The estimated cost of this project component is \$3.3 million.

The column repair component of the Hovey Hall project addresses critical life, health, and safety concerns involving the eight exterior steel structural beams on the east side of the facility. On December 25, 2009, the concrete facade on the northern-most column separated from the beam and part of the column facade fell into School Street and another part fell against the building. The University contracted with a structural engineer to examine the columns and to develop a course of action to avoid future problems with the columns. The firm removed the facade of a second column and recommended the replacement of all remaining pre-cast column elements to avoid future health and safety risks. Temporary braces have been placed on the columns as a temporary measure. The proposed project involves the installation of a new facade on the eight exterior steel support beams located at the east entrance of Hovel Hall. The lower portion of the columns will be covered with concrete and brick, while the upper portions will be covered with a lighter weight, durable material. The project also involves the removal of existing concrete facade on six of the eight columns. The estimated cost of this project component is \$1.2 million.

An examination of the exterior building envelope conducted by a structural engineering firm revealed a modest amount of deterioration in the curtain wall system, pre-cast concrete, roofing, and glazing on the east wing of Hovey Hall. This section of the building was constructed in 1966. At this time, repairs are needed to protect the facility from further deterioration and ensure its continued use. The project involves repairing the pre-cast elements on the exterior building wall as well as replacement of all gaskets and caulking on windows. The estimated cost of this work is \$500,000.

Project Cost and Funding Source

The total estimated cost of the Hovey Hall Improvements project is \$5.5 million and is detailed by project component and by activity in Tables 1(A) and 1(B). On October 22, 2010, the University's Board of Trustees authorized the Hovey Hall Improvements project at a cost not to exceed \$5.5 million. On February 18, 2011, the Board of Trustees approved the issuance of Certificates of Participation (COPs) to fund the project. The University expects the net interest rate of the issuance to be approximately 5.4 percent and will use University operating funds to repay the estimated \$534,000 in annual debt service payments associated with the project over a 15-year period. No student fee revenue will be used for this project. The Commission on Government Forecasting and Accountability (COGFA) approved the University's COPs issuance at their February 9, 2011 meeting.

Table 1(A)
ISU Hovey Hall Improvements Project: Estimated Project Cost by Component

Project Component	Estimated Cost
First Floor Remodeling	\$3,300,000
Column Repairs	1,200,000
Exterior Building Envelope Repairs	500,000
Contingency	500,000
Total	\$5,500,000

Table 1(B)
ISU Hovey Hall Improvements Project: Estimated Project Cost by Activity

Project Component	Estimated Cost
Remodeling and Repairs	\$4,000,000
Design Fees	500,000
Furnishings	500,000
Contingency	500,000
Total	\$5,500,000

Project Schedule

The project schedule is summarized as follows:

ISU Board of Trustees Project Approval	October 22, 2010
COGFA Approval of Financing	February 9, 2011
ISU Board of Trustees Financing Approval	February 18, 2011
IBHE Consideration	April 12, 2011
First Floor Remodeling	Spring 2011- Spring 2013
Column Repair	Spring/Summer 2011
Exterior Envelope Repairs	Spring/Summer 2011

2.) Southern Illinois University

SIUC Parking Lot Project \$1,100,000

Background

Southern Illinois University (the University or SIUC) is seeking IBHE approval for a non-instructional capital project that involves the expansion and construction of parking lots in conjunction with the Student Services Building project on the Carbondale campus. On February 15, 2011, the IBHE approved the SIUC Student Services Building project. That item noted that, at a later date, the University would seek Board approval for a project to provide additional parking spaces designated for visitors to the building and expand nearby lots. The original cost of that project was estimated at \$1,335,000; however, the Notice of Intent and project request now place the cost at an estimated \$1,100,000. The project will be funded by reserves held by the Traffic and Parking Fund, which were derived from the sale of parking permits. On December 9, 2010, the SIU Board of Trustees approved the Student Services Building at SIUC and on February 10, 2011 approved the Parking Lot Project and the \$1.1 million project budget.

Project Scope

The Student Services Building, approved by the Board on February 15, 2011, includes the construction of a new facility to improve efficiency, accessibility, and customer service for current and prospective students and their parents. The four-story, steel-framed, brick veneer structure of approximately 95,000 gross square feet will require the demolition of an existing 344 space parking garage that is in deteriorating condition. To provide sufficient parking for the Student Services Building, the University plans to: construct 30 spaces designated for visitors to the Student Services Building; reconfigure and expand parking lots 10A and 10B located south of Anthony Hall for an additional 81 spaces; and reconfigure and expand Lot 13 east of the Student Center for an additional 233 spaces. In addition, modifications to the existing storm sewers and landscaping will be a necessary component of this project. Overall, the project will provide 344 new spaces that will be available for students, faculty, staff, and visitors and will include handicapped accessible spaces and motorcycle parking. Finally, the project also includes the installation of new lighting and the infrastructure needed for future security enhancements, including closed circuit surveillance.

Project Cost and Funding Source

As seen in Table 2, the total cost of the SIUC Parking Lot Project is \$1.1 million and was calculated by SIUC Physical Plant Engineering Services in conjunction with Asaturian, Eaton, and Associates P.C., Engineering and Land Surveying, in Carbondale, Illinois. The project will be funded by the Parking Division and Parking Facilities Replacement and Reserve Fund, which is funded by the sale of parking permits. It is anticipated that the estimated \$21,500 annual operations and maintenance costs for the parking lots will also be paid from the fund. These costs include the cost of sweeping, striping, curb and surface repairs, meter repairs, and lighting costs.

Table 2
SIUC Parking Lot Project: Estimated Project Cost

Project Component	Estimated Cost
Construction Cost	\$790,000
Equipment Cost: Lighting	100,000
Construction Management	28,000
Contingency	82,000
Architect & Engineering Fees	100,000
Total	\$1,100,000

This project was approved by the Chancellor, the Vice Chancellor for Administration and Finance, the Campus Traffic and Parking Committee, and the SIU Board of Trustees on February 10, 2011. This project has been identified as part of the 2006 Campus Master Plan, which was approved by the SIU Board of Trustees on March 9, 2006.

Project Schedule

The Parking Lot Project schedule is summarized as follows:

SIU BOT Project and Budget Approval	February 10, 2011
IBHE Approval	April 12, 2011
SIU Award Construction Contract 10A/10B	April 14, 2011
Construction Complete 10A/10B	August 12, 2011
SIU Award Construction Contract Lot 13	May 12, 2011
Construction Complete	December 31, 2011

3.) Western Illinois University

Lincoln-Washington Residence Hall Renovation \$5,500,000

Background

Western Illinois University (the University or WIU) is seeking IBHE approval for a non-instructional capital project in Macomb that will rehabilitate 26 community restrooms in the Lincoln-Washington Residence Hall Complex. Lincoln Hall and Washington Hall are both 15-story residence hall towers constructed in 1963. Each residence hall features 13 residential floors and a total of 26 community bathrooms. The community style bathrooms in these two residence facilities contain original fixtures, finishes, piping, and associated mechanical systems. The project includes the replacement of all original plumbing systems, complete rehabilitation of bathrooms, replacement of ventilation systems, and remodeling the student lounge area. On March 25, 2011, the WIU Board of Trustees approved the Lincoln-Washington Residence Hall Renovation project and the \$5.5 million project budget. The University will use Auxiliary Facilities System Reserve Funds held for building repairs to fund the project.

Project Scope

The Lincoln-Washington Residence Hall complex was built in 1963. The bathroom facilities in this residential complex are original and have not been renovated during their 48 year history. At this time, significant failures in the plumbing and piping systems, shower pans, and waste carriers have begun to occur. In addition, the bathrooms no longer meet current code requirements or the basic needs of students. The renovated bathrooms will provide more reliable and energy efficient water and electrical systems, as well as improve the overall living environment for the residents by providing increased privacy and wheelchair accessibility. Specifically, this project will include the replacement of 160 toilet fixtures, 156 showers, and 156 lavatories. All showers will provide new shower pans and added privacy for students. Currently, the original shower pans are leaking onto the floor below and are causing damage to the adjacent walls and ceilings. Existing inefficient toilet fixtures, faucets, and shower heads will be replaced with low flow and environmentally conscious alternatives to save water and energy. This project will provide a fully-accessible shower, water closet, and lavatory to all 26 bathrooms. Currently, only one of the 26 restrooms is accessible to students with mobility challenges. The project also will replace and/or modify ventilation systems for the center core of the building which will help control humidity and air quality in the bathroom areas. Finally, all original plumbing systems, both supply and waste piping, will be replaced to address aging and deterioration issues, including holes that are developing in waste piping which represents a student health risk, among other problems. The University is pursuing this project to improve the living conditions and accessibility for its residential students and hopes to make the on-campus environment healthier, safer, and more conducive to learning.

Project Cost and Funding Source

As detailed in Table 3, the estimated cost of the Lincoln-Washington Residence Hall Renovation project is \$5.5 million. Funding for the project will be provided by the Auxiliary Facilities System Housing Repair and Replacement Reserve Fund. The unallocated cash balance of the reserve fund is sufficient to support this project and no increase in room and board rates will be required to support this project. Due to the renovation nature of this project, the University does not expect to incur the entire amount of the construction contingency cost.

Table 3
Lincoln-Washington Residence Hall Renovation Project: Estimated Project Cost

Project Component	Estimated Cost
Construction/General Contractor Work	\$1,988,000
Architecture & Engineering (Planning & Design)	300,000
Plumbing Contractor/Work	808,200
Heating Contractor/Work	454,000
Electrical Contractor/Work	302,000
Ventilation Contractor/Work	191,900
Fire Protection	24,880
Construction Contingency	1,431,020
Total	\$5,500,000

As mentioned previously, the WIU Board of Trustees approved the Lincoln-Washington Residence Hall Renovation and the \$5.5 million project budget on March 25, 2011. This project was presented to and approved by the Western Illinois University Auxiliary Facilities System Committee, which is comprised of University administrators and student leaders.

Project Schedule

The Lincoln-Washington Residence Hall Renovation project will occur during summer academic break periods in 2011 and 2012 in order to permit continuous occupancy throughout the fall and spring semesters. The schedule is summarized as follows:

WIU BOT Project and Budget Approval	March 25, 2011
IBHE Project Consideration for Approval	April 12, 2011
Project Expected to Begin	June 2011
Project Completion	August 2012

4.) Western Illinois University

Hanson Field Artificial Turf and Scoreboard \$1,300,000

Background

Western Illinois University is seeking IBHE approval for a non-instructional capital project in Macomb that will install an artificial turf surface on Hanson Field and replace the scoreboard system. The installation of an artificial/synthetic surface on Hanson Field will enhance usage opportunities for intercollegiate athletics programs, intramural sports programs, and other student activities. The new scoreboard will feature a video display board with replay capabilities along with pre-programmed advertisements and game day interactive fan media elements. The WIU Board of Trustees approved the project at its March 25, 2011 meeting at a cost not to exceed \$1.3 million. Facility Enhancement Fee revenues will be used to support the scoreboard and artificial turf projects, although no fee increase is needed to fund the project. Both projects are supported by the Student Government Association.

Project Scope

Hanson Field is the home of the WIU Fighting Leathernecks and is located in the center of the WIU Macomb campus. The stadium seats 16,368 fans and was renovated in 2006. The renovations included student bleachers, a new entrance, restrooms, and concession stands. The proposed turf project will include removing the existing grass surface and substrate, installing a gravel sub base to improved drainage, and layering with a top compacted crushed stone base. The synthetic carpet system will consist of artificial thatch in-filled with a rubber/sand mixture to provide cushioning for athletes. The new artificial surface on Hanson Field will cover approximately 82,500 square feet and will provide 12-month usage opportunities for intercollegiate athletics programs, intramural sports programs, marching band, and other student activities.

A new modern scoreboard will replace the existing scoreboard, which no longer functions correctly. The structural supports from the existing scoreboard will be reused and a new scoreboard with both video and football score functions will be installed. The video portion of the scoreboard will be connected to the press box to allow for full replay capabilities. Broadcasting students will run the video portion of the scoreboard during games. This will

provide the students with practical experience related to their coursework. The video portions of the scoreboard will also be fully programmable, allowing track and field the capability to post lane assignments and race results.

Project Cost and Funding Source

The total cost of the Hanson Field Artificial Turf and Scoreboard project is \$1.3 million and includes \$900,000 for the artificial turf and \$400,000 for the scoreboard (see Table 4). The project will be financed using funds generated by the Facility Enhancement Fee. No increase in student fees will be required to fund this project. The current annual full-time undergraduate fee is \$330. The fees are expected to generate approximately \$2.8 million in FY 2011. The project will represent a direct expense out of the resources available in the fund. This project is supported by the University administration and the Student Government Association.

Table 4
Hanson Field Artificial Turf and Scoreboard Project: Estimated Project Cost

Project Component	Estimated Cost
Artificial Turf	\$900,000
Scoreboard	400,000
Total	\$1,300,000

Project Schedule

The Artificial Turf and Scoreboard Project schedule is summarized as follows:

BOT Project Approval	March 25, 2011
IBHE Approval	April 12, 2011
Project Begin - Completion	Summer 2011

Recommendation

Staff has reviewed the projects presented in this item 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; provide needed additional, replacement, or more efficiently utilized space; and are 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.