

**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

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| 1. SIUE/Indoor Softball Practice Facility | \$980,000 |
| 2. SIU/School of Medicine: Warehouse Renovation | \$662,000 |
| 3. SIU/School of Medicine: Clinical IT Office Space | \$762,100 |

Eastern Illinois University

- | | |
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| 4. University Court Parking Lot Improvements | \$900,000 |
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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 Eastern 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, and schedule.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
1.) Southern Illinois University Edwardsville: Indoor Softball Practice Facility	\$980,000
2.) SIU/School of Medicine: Warehouse Renovation	\$662,000
3.) SIU/School of Medicine: Clinical Information Technology Office Space Renovation	\$762,100
4.) Eastern Illinois University: University Court Parking Lot Improvements	\$900,000

1.) Southern Illinois University Edwardsville

Indoor Softball Practice Facility \$980,000

Background

Southern Illinois University (the University or SIU) is seeking IBHE approval for a non-instructional capital project at its Edwardsville campus that proposes the construction of an indoor practice facility for its women's softball team. The proposed project features the construction of a 12,100 square foot facility that will include a minimum of four batting cages and a full-size softball infield with artificial turf. The estimated cost of the project is \$980,000 which will be funded using private donations and university funds. The SIU Board of Trustees unanimously approved the project at its April 14, 2011 meeting. The project was also endorsed by the SIU Edwardsville Intercollegiate Athletics Advisory Council which is comprised of faculty members, staff, and students.

Project Scope

On December 9, 2010, the SIU Board of Trustees approved the planning for an indoor practice facility for the SIUE softball program at the Edwardsville campus. The purpose was to plan a facility that could meet the team's needs for indoor practice space in cold and inclement weather and that could be used to store equipment in the off-season. Practice for the softball season begins in February, and the team currently rents space off campus that is inconvenient, expensive, and not well suited for the purpose. The result of the planning study is the proposed construction of a 12,100 gross square foot facility that will include a minimum of four batting cages and a full-size softball infield with artificial turf. A Qualifications Based Selection (QBS) process selected Oates Associates as the University's "on-call" architect to design the project. The building will incorporate the University's Design Guidelines for buildings beyond the campus core and will include a pre-engineered metal building with a standing seam sloped roof and a split-faced block exterior to match the adjacent buildings. On April 14, 2011, the SIU Board of Trustees approved the project at an estimated cost of \$980,000.

Project Cost and Funding Source

The total estimated cost of the project was calculated by Oates Associates on October 28, 2010 and is summarized in Table 1. The construction cost is expected to be approximately \$60 per gross square foot. University officials and the architect are comfortable that this estimate is within industry standards for a project of this type and size. The project will be funded using University Plant Funds and private donations. No student fee revenue will be used for this project.

Table 1
SIUE Indoor Softball Practice Facility Estimated Project Cost by Component

Project Component	Estimated Cost
Construction Estimate	\$715,000
Furniture, Fixtures, Equipment	50,000
Architect Fees	50,000
Contingency	160,000
Other costs	5,000
Total	\$980,000

Project Schedule

The project schedule is summarized as follows:

BOT Project Approval	April 14, 2011
IBHE Consideration	June 7, 2011
SIU BOT Award Contracts	September 8, 2011
Construction	Sept. 2011- Dec. 2011

2.) Southern Illinois University/School of Medicine

Warehouse Renovation \$662,000

Background

Southern Illinois University (the University or SIU) is seeking IBHE approval for a non-instructional capital project at the School of Medicine located in Springfield that will renovate and expand an existing warehouse to create more space needed for storage. The planned expansion will supplement current warehouse capabilities to support recent growth in the medical school. The total estimated cost of the project is \$622,000 and will be funded using university non-appropriated operating funds. No student fee revenue will be used for this project. The project was approved by the SIU Board of Trustees on May 12, 2011.

Project Scope

The SIU School of Medicine is currently facing a serious space shortage. The proposed project would expand the warehouse located in the 327 W. Calhoun Avenue Building which is made up of both administrative offices and warehouse space. The warehouse currently has a 24 foot ceiling and this project will add a second story, approximately 6,814 gross square feet in size, within the existing structure. The renovations will also include modifications for heating, lighting and fire protection. The new space will be used for storage of SIU School of Medicine and SIU Health Care medical records, medical forms, furniture, research and medical equipment, paper goods, and maintenance supplies. The new space will accommodate storage needs and meet State of Illinois mandated medical records retention requirements. The medical records and medical forms, which currently occupy rooms 254, 256-261, 264, and 265 in the 327 W. Calhoun Avenue Building, will be relocated to the new space. The space vacated in those rooms will be renovated to accommodate the relocation of the Clinical Information Technology Unit; see project number three in this item. The University has concluded that the modification of this existing facility would be considerably more economical than leasing or building new facilities. The project was approved by the SIU Board of Trustees on May 12, 2011.

Project Cost

As detailed in Table 2, the estimated cost of the Warehouse Renovation project is \$622,000 as calculated by the SIU School of Medicine Capital Planning and Service Operations in consultation with Hanson Engineers on April 8, 2011. The construction cost is expected to be approximately \$69 per gross square foot. University officials and the architect are comfortable that this estimate is within industry standards for a project of this type and size. The project will be funded using university non-appropriated operating funds.

Table 2
Warehouse Renovation: Estimated Project Cost

Project Component	Estimated Cost
Construction Cost	\$470,000
Architecture Fees	90,000
Contingency	62,000
Total	\$622,000

Project Schedule

The Warehouse Renovation project will begin during the summer of 2011 and be completed by early 2012. The schedule is summarized as follows:

BOT Project Approval	May 12, 2011
IBHE Consideration	June 7, 2011
Contracts Awarded	July 15, 2011
Begin Construction	July 16, 2011
Project Completion	January 31, 2012

3.) Southern Illinois University/School of Medicine

Clinical Information Technology Office Space Renovation \$762,100

Background

Southern Illinois University (the University or SIU) is seeking IBHE approval for a non-instructional capital project at the School of Medicine in Springfield that involves the renovation of warehouse space currently used for medical records storage into office space for the Clinical Information Technology (IT) Department. The project will renovate space currently used for medical records storage that will become available upon the completion of the Warehouse Renovation project. The project will renovate 6,400 square feet of space on the second floor of the 327 W. Calhoun Avenue facility and will accommodate 30 staff, conference and training rooms, and computer space. The Clinical IT staff will relocate from their current facility at 801 N. Rutledge to the renovated space. The total estimated cost of the project is \$762,100 and will be funded using university non-appropriated operating funds. No student fee revenue will be used for this project. The project was approved by the SIU Board of Trustees on May 12, 2011.

Project Scope

Currently, IT staff members are located in several facilities in different areas of the School of Medicine. The proposed renovation project will create office space at the 327 W. Calhoun Avenue facility to accommodate the consolidation of the Clinical Information Technology Department of the SIU HealthCare into one location. The proposed project will renovate several rooms on the second floor that will be vacated when the medical records and medical forms currently stored in rooms 254, 256-261, 264, and 265 are relocated to the newly renovated warehouse. The 6,400 square feet of space vacated in those rooms will be renovated to accommodate 30 staff, conference and training rooms, and computer space. The Clinical IT staff will relocate from their current facility at 801 N. Rutledge to the renovated space. Space vacated at 801 N. Rutledge will be renovated for used by Clinical Research at minimal costs. The total estimated cost of the project is \$762,100 and will be funded using university non-appropriated operating funds. The project was approved by the SIU Board of Trustees on May 12, 2011.

Project Cost

As detailed in Table 3, the estimated cost of the Clinical Information Technology Office Space Renovation project is \$762,100 as calculated by the staff from the SIU School of Medicine Capital Planning and Service Operations in consultation with Hanson Engineers on March 15, 2011. The construction cost is expected to be approximately \$92 per gross square foot. University officials and the architect are comfortable that this estimate is within industry

standards for a project of this type and size. The project will be funded using university non-appropriated operating funds.

Table 3
Clinical Information Technology Office Space Renovation: Estimated Project Cost

Project Component	Estimated Cost
Construction Cost	\$546,224
Architecture Fees	112,508
Furniture, Fixtures, Equipment	37,576
Contingency	65,792
Total	\$762,100

Project Schedule

The Office Space project will begin during the summer of 2011 and be completed by the end of the year. The schedule is summarized as follows:

BOT Project Approval	May 12, 2011
IBHE Consideration	June 7, 2011
Contracts Awarded	July 15, 2011
Begin Construction	July 16, 2011
Project Completion	December 31, 2011

4.) Eastern Illinois University

University Court Parking Lot Improvements \$900,000

Project Scope

Eastern Illinois University is seeking IBHE approval for a non-instructional capital project that will make improvements to the University Court parking lot. The University Court is an apartment complex that consists of eleven 3-story apartment buildings located on the south end of the campus. The current parking lot, which features approximately 280 parking spaces, lacks proper drainage features, and as the curbs have deteriorated, rain water run-off flows into the bottom floors of the student living spaces. In addition, the parking lot has numerous large potholes and is generally in poor condition. The project will include removal of the existing lot surface paving, installing an underground drainage system, and repaving the parking lot. This project will address the west half of the existing parking area and the remaining half of the lot will be addressed in future years when funding is available. Local parking fees will be used to fund the project.

Project Cost and Funding Source

In 2010, this parking lot project was put out for bid and the winning proposal came in at \$779,323. Due to a lack of sufficient funding, the project was put on hold. On April 25, 2011, the EIU Board of Trustees approved the project at a cost not to exceed \$900,000. The project will

be financed using funds generated by local parking fees which were established in FY 2009 to maintain the lots.

Table 4
University Court Parking Lot

Project Component	Estimated Cost
Paving Removal	\$33,454
Drainage System	276,718
Paving and Marking of Lot	467,169
Staking, Insurance, Erosion Protection	49,995
Contingency & Miscellaneous	72,664
Total	\$900,000

Project Schedule

The University Court Parking Lot project schedule is summarized as follows:

BOT Project Approval	April 25, 2011
IBHE Consideration	June 7, 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.