APPROVED
AUGUST 6, 2013

Item # IV-12
August 6, 2013

PUBLIC UNIVERSITY
NON-INSTRUCTIONAL CAPITAL PROJECT APPROVAL

Submitted for: Action.

Summary: This item recommends approval of the following public university non-instructional capital projects:

Southern Illinois University Carbondale / School of Medicine	
Support Services Facility	$ 2,962,500
University of Illinois at Chicago	
Curtis Granderson Stadium	$ 7,000,000
University of Illinois at Urbana-Champaign	
State Farm Center (Assembly Hall) Renovation	$ 165,000,000

Action Requested: That the Illinois Board of Higher Education approve the non-instructional capital projects described in this item.

Item # IV-12
August 6, 2013

STATE OF ILLINOIS
ILLINOIS BOARD OF HIGHER EDUCATION

PUBLIC UNIVERSITY
NON-INSTRUCTIONAL CAPITAL PROJECT APPROVAL

Southern Illinois University and the University of Illinois are seeking Illinois Board of Higher Education 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.

Institution/Project	Total Estimated Cost
1.) Southern Illinois University Carbondale / School of Medicine: Support Services Facility	$ 2,962,500
2.) University of Illinois at Chicago: Curtis Granderson Stadium	$ 7,000,000
3.) University of Illinois at Urbana-Champaign: State Farm Center (Assembly Hall) Renovation	$165,000,000

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1) Southern Illinois University Carbondale / School of Medicine

Support Services Facility

Project Background & Scope

Southern Illinois University (SIU) is seeking IBHE approval for a non-instructional capital project that involves the construction of a Support Services Facility on vacant property within the School of Medicine's, Springfield campus. SIU has identified the need to consolidate multiple units, records and archives spread throughout various locations into one central facility. The support services facility will house SIU School of Medicine and SIU Healthcare institutional records, patient records, museum archival items, and medical library archival items. In addition, staff occupying the facility will work with medical electronic health records for patients and coordinate required microfilming of records. On May 9, 2013, the SIU Board of Trustees approved construction of a Support Services Facility and a $2.9 million budget. The University is seeking approval from the Illinois Board of Higher Education at its August 6, 2013 meeting.

Project Rationale

Southern Illinois University School of Medicine and SIU Healthcare needs a facility to house multiple units and materials that support institutional records. These needs include consolidation of the SIU Healthcare medical records and micrographics unit in on location. The medical records are currently located in eight sites in several buildings totaling 10,378 square feet, and also in a third party warehouse totaling 1,500 square feet. The SIU School of Medicine has 2,744 square feet of state mandated records maintained in a SIU warehouse facility that does not have optimum environmental conditions for this type of media storage. The School of Medicine also has 1,900 square feet of space for archived books and periodicals in a space that could be renovated for offices/classrooms to be used for educational or training purposes. In addition, the medical school leases 1,900 square feet of space in an off-site warehouse for medical museum archives which is not climate controlled for these historical artifacts.

Staffing for all of these services and storage functions is spread throughout the various buildings, and a central location would be conducive to better access and management of these materials, as well as create staffing efficiencies. The new 25,000 square feet support services building will house the medical records unit, micrographics unit, space for the museum curator functions, student records retention and library archiving. The new facility will be extremely cost effective by reducing approximately 6,404 square feet of leased space and enhancing staff productivity and operational efficiency. As space on the School of Medicine campus is in critically short supply, any space vacated as a result of the consolidation can assist in other unmet needs for classroom support, patient care, department growth, and other warehousing items. The facility will be located on current SIU School of Medicine property (northwest corner of the intersection of Hay Street and Reisch Street) and will be designed for future expansion needs. Table 1 shows the current space vacated through the construction of a consolidated support services facility as well as future uses and lease savings from these facilities

Table 1
Current Space Vacated

Location	Current Use	Square Footage	Future Use	Estimated Cost of Renovation	Lease Cost Recovery
327 West Calhoun	Library Archives	1,900	Training	$175,000	N/A
327 West Calhoun	Records Management	2,744	Office or Storage	TBD	N/A
327 West Calhoun	Medical Records	2,664	Office or Storage	TBD	N/A
119 West Calhoun	Museum Archives	1,900	N/A	N/A	$8,070/yr.
St. John's Hospital	Medical Records	2,000	Additional Clinical	TBD	N/A
Moy Building	Medical Records/Office	4,365	Additional Clinical	$500,000	N/A
Baylis Building	Medical Records/Office	342	Additional Clinical	TBD	N/A
Simmons Cancer Institute	Medical Records Staff	345	Population Health	TBD	N/A
Psychiatry	Medical Records/Office	315	Additional Clinical	TBD	N/A
Noll Medical Pavilion	Medical Records/Office	97	Additional Clinical	TBD	N/A
Family & Community Medicine	Medical Records/Office	250	Additional Clinical	TBD	N/A
Local Vendor-Hillier	Medical Records/Office	1,500	N/A	N/A	$5,500/yr.

This project promotes the non-instructional objectives of Southern Illinois University as well as the goals of *The Illinois Public agenda for College and Career Success*. This project is the first phase of several proposed projects to be undertaken to open up existing storage space across the campus for much needed departmental offices, classrooms, exam rooms, and education and training needs. The additional space created by this project plays an important role in enhancing the SIU School of Medicine and SIU Healthcare's research and public service mission, as well as providing greater educational opportunities for students.

Project Cost & Financing

The total estimated cost of the Support Services Facility is $2,962,500. The estimated costs for construction, A&E fees and contingencies are shown in Table 2. The total cost equals approximately $118 per square foot. There are no furniture, fixture or equipment costs included as existing equipment and furniture will be used.

Funding for the project will come from Inter Governmental Transfer (IGT) funds and local reserve funding from prior years. IGT funds are payments from the Illinois Department of Healthcare and Family Services for reimbursement of a portion of the cost to provide patient care to Medicare recipients. The estimated $225,000 in annual operating and maintenance costs will be funded through Physical Plant operating funds which include both state and local sources.

Table 2
SIU School of Medicine & SIU Healthcare Support Services Facility
Estimated Project Costs

Construction	$2,300,600
A&E Fees	391,102
Contingency	270,798
Total	$ 2,962,500

Constituency Input/Decision-Making

This project has been recommended by the SIUC Chancellor and the Dean and Provost of the School of Medicine. On May 9, 2013, the SIU Trustees unanimously approved the construction project and the $2.9 million budget.

Project Schedule

The construction phase of the support services facility will begin in December 2013 with an expected completion date in December 2014.

May 9, 2013	SIU Board of Trustees Approval
August 6, 2013	IBHE Consideration
September 2013	Design Completion
November 14, 2013	BOT Award Contracts
December 2013- December2014	Construction

3) University of Illinois at Chicago

Curtis Granderson Stadium

Project Background & Scope

The University of Illinois is seeking IBHE approval to proceed with a non-instructional capital project at the University of Illinois at Chicago (UIC) campus. The project submitted for consideration is the construction of a new baseball stadium on the south campus. The stadium is named after Curtis Granderson a 2003 alumnus of UIC and an outfielder with the New York Yankees whose financial pledge is funding a significant portion of the stadium project. The new stadium will be built around the existing baseball field - Les Miller Field. The project includes construction of a 1,200 seat stadium and two grassy berms for fan seating, plus one level of disability seating and another level of enhanced press amenities. The new grandstand will be placed behind home plate extending to the end of the two dugouts. The project also includes new dugouts, restroom and concession amenities, ticket booth, retail space and storage for baseball activities. In total, new square footage is projected at just over 14,000. On May 29, 2013, the University Of Illinois Board Of Trustees approved construction of the Curtis Granderson Stadium and a $7.0 million budget. The University is seeking approval from the IBHE at its August 6, 2013 meeting.

Project Rationale

The Curtis Granderson Stadium is an example of an alumnae giving back to the University and the surrounding community that is served by UIC. The construction of the stadium extends UIC's already strong ties to the local community through new relationships with multiple community partners and provides more opportunities for underserved youth in Chicago. Among these partnerships are Major League Baseball's Reviving Baseball in the Inner City and the Urban Youth Academy which will provide opportunities for local youth to play baseball in a first-class facility in a safe university environment. Additionally, opportunities will be offered to the Chicago Public Schools and local high schools to utilize the field for games.

This project promotes the non-instructional objectives of the University of Illinois as well as the goals of the *Public Agenda*. Intercollegiate athletics plays an important role in recruiting and retaining students, enhancing the student college experience, and engaging alumni at UIC. This project is also expected to have a positive impact on the local community and underserved youth ages six to eighteen.

Project Cost & Financing

The total estimated cost for construction of the Curtis Granderson Stadium is $7.0 million. The estimated costs for construction, A&E fees and contingencies are shown in Table 1. Funding for the project will come entirely from private donations; no State, tuition, or student fees will be used for construction of this new facility. The estimated $50,000 for yearly operating and maintenance costs will be funded through facility rental fees.

Table 1
Curtis Granderson Stadium
Estimated Project Costs

Construction	$4.8 million
A&E Fees/Soft Costs	$1.6 million
Contingency	$ 485,000
Total	$ 7.0 million

Constituency Input/Decision-Making

UIC athletic facilities both intercollegiate and campus recreation are a significant and important feature of the south campus redevelopment project. These facilities serve the University and surrounding community and provide green space within a crowded urban environment. The partnership with Mr. Granderson serves the university's desire to make the baseball facility a more prominent facility in south Chicago. On May 29, 2013, the University of Illinois Trustees unanimously approved the construction project and the $7.0 million budget.

Project Schedule

The construction phase of the new stadium will begin in late August 2013 with an expected completion date in of late February or early March 2014. The tentative project schedule is outlined below.

May 29, 2013	UI Board of Trustees Approval
Late July 2013	Design Completion
August 6, 2013	IBHE Consideration
Mid August 2013	BOT Award Contracts
Late August 2013 – Early March 2014	Construction

3) University of Illinois at Urbana-Champaign

State Farm Center (Assembly Hall) Renovation

Project Background & Scope

The University of Illinois is seeking IBHE approval to proceed with a non-instructional capital project at the University of Illinois at Urbana-Campaign (UIUC) campus. The project submitted for consideration is the renovation and addition of Assembly Hall, now known as State Farm Center. On May 29, 2013, the University of Illinois Board Of Trustees redesignated Assembly Hall as State Farm Center to recognize State Farm's significant 30-year, $60 million commitment to this project and the University.

This project will upgrade much of the State Farm Center and also add new spaces to enhance the facility's functionality, improve the experience for event attendees, and address

various safety and accessibility issues. Overall, design plans call for 152,000 square feet of space to be renovated and 66,000 square feet to be added, an additional 33,000 square feet will remain unchanged. A new grand entry from the west along with an east entry featuring new administrative offices will be constructed and club and suite level seating will be added. Major elements of the renovation include new bowl seating; additional restroom facilities; replacement of mechanical systems and controls, including the addition of air conditioning; replacement of building lights and controls; replacement of electrical distribution system; addressing code and ADA requirements; and enlarging the concourse for added circulation, restroom, and concession space.

Overall, the renovation will slightly reduce total seating capacity for all venue configurations except theater space. However, student seating in the lower bowl will almost double. Table 1 below reflects current and projected total seating capacity for State Farm Center.

Table 1
State Farm Center Seating Capacity

Venue Layout	Current Seating	Projected Seating Following Renovations
Basketball	16,600	15,150
Center Stage Concert	16,789	15,975
End Stage Concert	11,441	10,650
Theater	5,995	6,250

On December 2, 2011, the University Of Illinois Board Of Trustees approved a contract with AECOM of Chicago to begin the programming and schematic design phases for the project. In March 2013, the Trustees approved an amendment to the contract for the professional services required for the design phase of the project. On May 17, 2013, the University notified IBHE staff that they would be seeking IBHE approval for the project at its August Board meeting. On May 29, 2013, the University of Illinois Trustees approved the State Farm Center project and the $165.0 million budget.

Project Rationale

As a multi-use facility, the State Farm Center provides a gathering place for all forms of entertainment from rock shows to Broadway to family shows and Fighting Illini basketball along with numerous University and community events. Since opening in 1963, the signature "flying saucer" shaped facility has been an icon on the Urbana-Champaign campus. While the building was ahead of its time when it opened, significant changes in arena design have occurred over the past fifty years. Over the last several years, the University has been examining options to upgrade the facility, including consulting with the original architect, Max Abramovitz, on design conceptualization prior to his passing.

In order to continue serving as a premier multi-use facility for Urbana Champaign and East Central Illinois, an upgrade is necessary to equip the arena with specific necessities and amenities for a venue of this stature in 2013. In addition, the educational experience students of 2013 expect is much different than when the State Farm Center was constructed. Student affairs and student life opportunities are an important part of the college experience. Through

programming at the State Farm Center, students at UIUC are afforded varied opportunities to enhance their student life experiences.

This project promotes the non-instructional objectives of the University of Illinois as well as the goals of the *Public Agenda*. Intercollegiate Athletics and student life play an important role in recruiting and retaining students, enhancing the student college experience, and engaging alumni at UIC. This project is also expected to have a positive impact on the local and regional community.

Project Cost & Financing

The total estimated costs for enovation and addition to the State Farm Center is $165.0 million. The project is currently in the design development stage; as more details emerge as a part of this process, the University will have a better idea of an overall budget. At this time, the estimated costs for construction, A&E fees and owner's costs are shown in Table 2.

Table 2
State Farm Center
Estimated Project Costs

Construction	$140,000,000
A&E Fees & Contract Management	20,000,000
Contingency	5,000.000
Total	$ 165,000,000

cImmediate funding for the project is available from institutional funds of the UIUC campus with reimbursement from the proceeds of a future sale of auxiliary facility system revenue bonds and gift funds. At this time the University is looking at a 30-year bond issuance to finance the entire project cost with a projected bond issue date of January/February 2014. The interest rate is estimated at 5.0%, but will be driven by market conditions at the time of financing.

Repayment of the bonds will be funded through various sources including donor funds, naming rights, seat licensing, student fees and athletic department funds. The University anticipates ¾ of the cost will be borne by private fundraising through donations and sponsorships. As a key component of project financing, fundraising is proceeding well as evidenced by the State Farm gift and premium club seating agreements. The project also relies on a student fee increase of $25 per semester. The student fee portion of the funding plan was passed by a student vote in February 2013 for implementation in the fall of 2014 pending Board of Trustee approval next winter/spring. Currently, there is an Assembly Hall fee of $38.88 per semester for the upcoming academic year. This fee was part of an upgrade several years ago to the State Farm Center (Assembly Hall) that allowed for the expansion of the loading dock, staging, dressing rooms and support spaces to enable larger productions to take place at the arena. The current fee and the $25 increase are part of the UIUC General Fee changed to students each semester.

Operating costs following completion of the renovation and addition should increase marginally due to the installation of air conditioning. However, with air condition, the State Farm Center will have the capability to hold programming in the summer month which was previously

not possible. The increased programming opportunities should offset any additional operating costs. The facility must generate operating and maintenance funds through user fees.

Constituency Input/Decision-Making

While the building design of the State Farm Center was well ahead of its time, there have been significant design changes in arena construction over the last fifty years. The University recognized these changes as far back as the early 2000's, and a feasibility study delivered in 2002 was the initial attempt to make the State Farm Center more accommodating and fan friendly. Little progress was made on advancing a plan to renovate and modernize the facility until 2011 when the initiative was resurrected to the point of viability. At that time, with Board of Trustee approval, the UIUC campus hired and architectural and engineering firm to perform programming and schematic design in anticipation of renovation.

As part of the effort to approve a new student fee associated with this project, a committee of student was active in educating and advocating to their fellow students on the benefits of the Assembly Hall renovation as part of the "Re-Assemble Assembly Hall" campaign. A student referendum on the fee increase was voted on and passed by UIUC students with over 6,000 affirmative votes.

At each stage in the project development process, the Board of Trustees has given approvals where necessary. As a joint use facility between the Division of Intercollegiate Athletics and Vice Chancellor for Student Affairs, each side has had extensive input as the project moves from conception to construction. On May 29, 2013, the University of Illinois Trustees unanimously approved the construction and renovation project and the $165.0 million budget.

Project Schedule

The construction phase of the State Farm Center project is scheduled to begin in January 2014, with an expected completion date in November 2016. The State Farm Center will be in operation during the construction phases as basketball games will continue to be played at the facility. Therefore, the construction phase is staged strategically over a two to three year period. The university will accept two bid packages with six phases of construction. Design development is currently in progress.

May 29, 2013	UI Board of Trustees Approval
August 6, 2013	IBHE Consideration
November/December 2013	Construction Documents
January 2014	Bid Award
November 2016	Construction Complete

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.