

**APPROVED  
APRIL 30, 2020**

Item #D-1  
April 30, 2020

**CONSIDERATION AND APPROVAL OF NONINSTRUCTIONAL CAPITAL  
PROJECTS FOR FISCAL YEAR 2020**

**Submitted for:** Approval.

**Summary:** This item recommends approving the Illinois State University (ISU) noninstructional capital plan for the following projects:

Reconfiguring of the Bone Student Center North parking lot into two separate parking lots and constructing a new north campus entry pedestrian gateway path that bifurcates the two new parking lots.

Redesigning and renovating the Multicultural Center building into a new Multicultural Center for Illinois State University. The new Multicultural Center facility will include student organization office space, a kitchen, meeting spaces, performance and practice spaces, change rooms, casual gathering spaces, a multi-purpose space, lactation room, a computer lab, administrative offices, and storage.

Repair to include the Watterson South and North Towers independent air handling units and exhaust fans located in the penthouse above each tower as a part of continuing planned maintenance of Illinois State University facilities and providing necessary air supply to building residents and occupants.

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

STATE OF ILLINOIS  
 BOARD OF HIGHER EDUCATION

**CONSIDERATION AND APPROVAL OF NONINSTRUCTIONAL CAPITAL  
 PROJECTS FOR FISCAL YEAR 2020**

**Bone Student Center**

The scope of work for the Bone Student Center North Parking Lot redevelopment plan involves reconfiguring this parking lot into two separate parking lots and constructing a new north campus entry pedestrian gateway path that bifurcates the two new parking lots. The existing parking surfaces will be re-surfaced with a new three-inch ultra-thin concrete installation and the existing lighting will be replaced with new LED lights and poles for better lighting levels and coverage. After re-surfacing is complete, re-stripping of the parking lots will be undertaken to improve efficiency. A new visitor parking payment ticketing system will also be installed. A significant design feature of this redevelopment plan is the new north campus entry pedestrian gateway. This will connect Locust Street at the campus edge to the new east Bone Center entrance plaza, new east Bone Center entrances, and grand stairway to the Bone/Milner Plaza that connects via the College Avenue bridge to the Quad.

Board of Trustees of the Illinois State University

<i>Approximate Cost:</i>	\$4,100,000
<i>Anticipated Source of Funds:</i>	University Bond Revenue Reserves (Parking)
<i>Estimated Annual O&amp;M Cost:</i>	Decreased cost from current O&M Cost
<i>Anticipated Source of O&amp;M Funds:</i>	University Bond Revenue Reserves (Parking)
<i>Board of Trustees Meeting Date (action or information):</i>	Board of Trustees Meeting Date – February 21, 2020
<i>Estimated final BOT action date and estimated date IBHE request for approval will be submitted (if known):</i>	Board of Trustees Meeting Date – February 21, 2020

**Multicultural Center**

The scope of work for this project involves redesigning and renovating this building into a new Multicultural Center for Illinois State University. The existing building has 16,205 gross square feet. The building has been evaluated and has structural deficiencies and does not comply with current building codes, due to the proposed change in occupancy classification. The new Multicultural Center facility will include student organization office space, a kitchen, meeting spaces, performance and practice spaces, change rooms, casual gathering spaces, a multi-purpose space, lactation room, a computer lab, administrative offices, and storage. The program and student support services the Multicultural Center will provide include instruction, financial aid, academic support, advising, counseling, career services, and faculty and staff meeting spaces. The plan is to complete the work during the fall of 2020.

Board of Trustees of the Illinois State University

<i>Approximate Cost:</i>	\$5,500,000
<i>Anticipated Source of Funds:</i>	Illinois State University Auxiliary Facilities System Revenue Bonds
<i>Estimated Annual O&amp;M Cost:</i>	Reduced from current O&M Cost
<i>Anticipated Source of O&amp;M Funds:</i>	Illinois State University Auxiliary Facilities System Reserves
<i>Board of Trustees Meeting Date (action or information):</i>	Board of Trustees Meeting Date – February 21, 2020
<i>Estimated final BOT action date and estimated date IBHE request for approval will be submitted (if known):</i>	Board of Trustees Meeting Date – February 21, 2020
<i>Constituency input information-student referenda, meeting dates, community issues, etc. (if applicable):</i>	ISU student and ISU Multicultural Center staff and stakeholder involvement and approval during design process

**Watterson Towers**

The Watterson Towers complex are two 28-story dormitory buildings that houses 2,200 students and opened in 1969. Watterson South and North Towers are currently served by independent air handling units and exhaust fans located in the penthouse above each tower. Conditioned ventilation air is introduced to the public spaces on each floor via central vertical distribution shafts. The public spaces are directly exhausted through the restrooms. There are two large mechanical penthouses on the roof of each of the towers at Watterson Towers Residence Hall. These penthouses contain the air handling units and exhaust fans that provide fresh air supply and exhaust to all 28 stories of each of the two tower buildings. The air handling units scheduled for replacement are original (installed in 1969) to the building. This project is essential to the continuing planned maintenance of Illinois State University facilities and providing necessary air supply to building residents and occupants. Project work will require coordination through Facilities Planning and Construction Management with Housing administration and Facilities Management.

Board of Trustees of the Illinois State University

<i>Approximate Cost:</i>	\$4,200,000
<i>Anticipated Source of Funds:</i>	ISU University Housing Services Bond Reserves
<i>Estimated Annual O&amp;M Cost:</i>	Reduced from current O&M Cost
<i>Anticipated Source of O&amp;M Funds:</i>	ISU University Housing Services Bond Revenues
<i>Board of Trustees Meeting Date (action or information):</i>	Board of Trustees Meeting Date – February 21, 2020
<i>Estimated final BOT action date and estimated date IBHE request for approval will be submitted (if known):</i>	Board of Trustees Meeting Date – February 21, 2020
<i>Approximate Cost:</i>	\$4,200,000

**Staff Recommendation**

The staff recommends adoption of the following resolution:

*The Illinois Board of Higher Education hereby approves the three Public University Noninstructional Capital Projects included in this item.*