**Illinois State**

**University**

**Board of**

**Trustees**

 **Resolution No. 2014.10/29**

**Williams Hall Window Replacement**

**Resolution**

Whereas, Williams Hall is a facility owned and operated by Illinois State University, and

Whereas, regular maintenance, repair and replacements to increase longevity are regular occurrences in University facilities, and

Whereas, the windows in Williams Hall were installed as part of the original construction of the original building and each subsequent addition and are now in need of replacement:

Therefore, be it resolved that the Board of Trustees authorizes a capital project for replacing the windows at Williams Hall, establish budgets, develop required designs and construction documents, advertise, receive and then award public bids and undertake construction, and

Therefore, be it further resolved that the Board of Trustees authorizes expenditures of $1.15 million for this project.

Board Action on: Postpone:

 Motion by: Amend:

 Second by: Disapprove:

 Vote: Yeas: Nays: Approve:

 ATTEST: Board Action, October 24, 2014

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**Board of Trustees**

**Illinois State University**

**Williams Hall Window Replacement**

Williams Hall was constructed as the Illinois State University library in 1940. Additions to the building were completed in 1957, 1963 and 1978. The library collections were moved to the new Milner Library in 1974. From 1974 to 2005 Williams Hall was home to the College of Business. Since 2005 the building has been used for surge space during renovations of other facilities and the classrooms within remain in the pool of assignable teaching spaces.

Located on the University Quad, Williams Hall is an excellent example of Illinois State University Collegiate Georgian architecture. However, the windows in the facility are original to the building and are in poor and non-working condition. These windows are not energy efficient and of single-glazed construction. They are wood-framed or steel variety and are severely deteriorated. This project will replace all the wood and steel windows with aluminum clad wood framed units with appropriate double-glazing and UV resistant coatings. The exterior aluminum cladding will ensure long life and durability, while the wood framing, visible from the inside of the spaces, will be architecturally appropriate for the historical nature of the building. Doors in need of replacement will also be installed as part of this project. These window replacements will stop current water infiltration and damage to the building, improve energy efficiency, and reduce utility costs.

 After engagement of Architectural Preservation/Building Envelope Consultants, through the Quality Based Selection process, and preliminary design work, the most appropriate and historically responsive solution for Williams Hall is the aluminum clad wood units.

# **Resource Requirements**

Construction $ 900,000

Design Fees 100,000

Contingency 150,000

Total Project Cost $1,150,000

Source of Funding: General Revenue Operating