**Illinois State**

**University**

**Board of**

**Trustees**

**Resolution No. 2015.02/01**

**Nelson Smith Building and Julian Hall**

**Roof Replacement**

Whereas, the Nelson Smith Building and Julian Hall are facilities owned and operated by Illinois State University, and

Whereas, regular maintenance and improvements to increase longevity are routine occurrences in University facilities, and

Whereas, the roof of the Nelson Smith Building was installed in 1995 and the roof of Julian Hall was installed in 1987 and both are now in need of replacement;

Therefore, be it resolved that the Board of Trustees authorizes a capital project for replacing the roofs at the Nelson Smith Building and Julian Hall, including establishment of budgets, development of required design and construction documents, awarding of public bids and undertaking of construction.

Therefore, be it further resolved that the Board of Trustees authorizes expenditures not to exceed $1,300,000 for this project.

Board Action on: Postpone:

Motion by: Amend:

Second by: Disapprove:

Vote: Yeas: Nays: Approve:

ATTEST: Board Action, February 20, 2015

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**Board of Trustees**

**Illinois State University**

**Supplemental Information for Nelson Smith Building and Julian Hall Roof Replacement**

Nelson Smith was constructed in 1970. It houses the University’s Police Department, Environmental Health and Safety, Human Resources, Mail Services, and Printing Services. Several improvements have been made within the facility, including the recent construction of the Emergency Operations Center on the second floor. The existing membrane roof is beyond its planned service life and has undergone patching for the past several years in an effort to extend its life. In the past few years, an increasing number of emergency repairs have been needed to address roof leaks. Roof repair work and further investigations have resulted in a recommendation for complete roof replacement for this building. This project provides for the roof to be replaced with a rubber adhered roof membrane system with rigid insulation substrate to provide an energy efficient rated roofing assembly.

Julian Hall was also constructed in 1970. A portion of the middle floor has served as the campus data center since the facility was built. The facility also houses offices for Administrative Technologies, the School of Biological Sciences and Department of Chemistry. The existing roof is a gravel ballasted built up roof system. This is an obsolete roofing system technology that is extremely difficult to maintain. A number of emergency repairs have been required. Several recent improvements have been made within Julian Hall, including the recent upgrades to the Data Center and offices on the second floor. However, those areas are also susceptible to leaks. Roof repair work and further investigations have resulted in a recommendation for complete roof replacement for this building. This project provides for the roof to be replaced with a rubber adhered roof membrane system with rigid insulation substrate to provide an energy efficient rated roofing assembly.

# **Resource Requirements**

Construction $1,200,000

Design Fees -0-

Contingency 100,000

Total Project Cost $1,300,000

Source of Funding: General Revenue Operating