

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Resolution No. 2023.07/39
Authorization for Raab Road
Renovation and Staff Relocation
to Support ISU College of
Engineering Project**

Resolution

Whereas, the Board of Trustees approved in May of 2021 (2021.05/09) for the University to request Illinois Board of Higher Education (IBHE) approval for Illinois State University (ISU) for a new Unit of Instruction in Engineering, and;

Whereas, the Illinois Board of Higher Education (IBHE) approved ISU for a new Unit of Instruction in Engineering in March 2022, and;

Whereas, the College of Engineering Pre-Construction Services Project was approved by the Board of Trustees on May 6, 2022 (Item 2022.05/15) to program, plan, design, and produce the required documents to publicly bid the renovation of the John Green Food Service Building and the Carter Harris Administration Building into the future home of the College of Engineering;

Whereas, the authorization to acquire land and purchase property at 715 and 755 Raab Road, Normal, Illinois was approved by the Board of Trustees on July 22, 2022 (Item 2022.07/34) in support of the new ISU College of Engineering project, and;

Whereas, to facilitate the upcoming construction and renovations for the future home of the College of Engineering, requires relocation of all existing ISU staff currently located at the John Green Food Service and Carter Harris Administration Buildings to ISU's Raab Road facility, and;

Whereas, ISU's Raab Road facility will require extensive interior renovation and moving costs in order to adequately accommodate the staff currently located at the John Green Food Service and Carter Harris Administration Buildings, and;

Therefore, be it resolved that the Board of Trustees authorizes expenditures not to exceed \$5,520,000 for all necessary project design, construction, and moving costs to the Raab Road facility to facilitate the staff relocation from both the John Green Food Service and Carter Harris Administration Buildings in support of development of the future home of the College of Engineering.

Board Action on: _____
Motion by: _____
Second by: _____
Vote: Yeas: _____ Nays: _____

Postpone: _____
Amend: _____
Disapprove: _____
Approve: _____

ATTEST: Board Action, July 28, 2023

Secretary / Chairperson

**Board of Trustees
Illinois State University
Authorization for Raab Road Renovation and
Staff Relocation to Support ISU College of Engineering Project**

Background

The Illinois State University (ISU) Board of Trustees approved in May of 2021 (2021.05/09) for the University to request Illinois Board of Higher Education (IBHE) approval for a new Unit of Instruction in Engineering. The IBHE approved this request in March 2022.

The College of Engineering Pre-Construction Services Project was approved by the BoT on May 6, 2022 (Item 2022.05/15) to program, plan, design and produce the required documents to publicly bid the renovation of the John Green Food Service and the Carter Harris Administration Buildings to house the new engineering program.

The Board approved on July 22, 2022 (Item 2022.07/34) for the University to acquire property located at 715 and 755 Raab Road, Normal, Illinois in support of the new ISU College of Engineering project.

To facilitate the upcoming construction and renovations at the John Green Food Service and Carter Harris Buildings requires relocation of all existing ISU staff currently located at these buildings into the 715 Raab Road facility.

Project Intent

The University plans to use this newly acquired space at 715 Raab Road to help facilitate the relocation of certain facility services division personnel from the John Green Food Service and Carter Harris Buildings to this facility once it has been renovated. Once the renovation of 715 Raab Road is complete, the John Green Food Service and Carter Harris Buildings will be vacated and available for construction of the planned future home of the College of Engineering.

Project Scope

The 715 Raab Road facility covers approximately 20,000 gross sq. ft. In August 2022, the University utilized general revenue funds to pay approximately \$2 million for this facility. The facility was previously owned and operated by Lincoln College as a teaching campus serving the Bloomington, Normal IL community. The majority of the 20,000 space was originally designed in a classroom format with very limited administrative spaces. The majority of the renovation expenditures in this request are to convert open classroom spaces into functional administrative spaces including offices, open cubicle areas, conference rooms, breakroom, and staff training rooms.

The first phase of renovation will focus targeted efforts on approximately 12,000 sq. ft. (or 60%) of the total building space. This effort will accommodate approximately 40 staff members from the Office of Energy Management and Facilities Operations & Management Services, currently located in the Carter Harris building and John Green Food Service Building. Future renovation efforts, if approved, of the remaining unrenovated spaces in this facility will help the University potentially relocate approximately 40 additional staff from other locations across campus, including Nelson Smith, Parking Services, and College Uptown Crossing, permitting the repurposing of certain prime building space to address critical staffing space needs in other divisional areas.

The estimated total project renovation costs, including furniture, fixtures, and equipment (FF&E) and relocation costs at \$5.52 million, as well as the original cost of \$2 million to purchase the property, places a total general revenue investment in this facility at approximately \$7.52 million (\$376 per sq ft). This amount is significantly lower than the projected total costs to construct a new facility of similar size and purpose, especially given current high inflationary construction costs trends as well as the limited timeline required to support the new College of Engineering facility and desired student enrollment plans.

Project Implementation and Schedule

To implement this plan, ISU Facilities Planning, Design and Construction (FPDC) completed a Request For Proposal for retainer for the required Architecture and Engineering (AE) services for the project and received an approved \$350,000 presidential concurrence on 2.21.2023 for AE services. Subsequently, FPDC hired Soloman Cordwell Buenz (SCB) to complete required AE services. SCB has completed the design and is currently preparing construction documents for public bids. The current plan is to have ISU Purchasing procure public bids from July 5, 2023 to July 26, 2023. After receipt of bids and Board approval, ISU will award contracts with all construction work and moves planned to be complete by June 30, 2024 to facilitate the planned construction start of the future home of the College of Engineering on July 1, 2024.

This resolution requests the Board of Trustees to authorize expenditures, not to exceed \$5,520,000, for all necessary Raab Road renovation and relocation costs in support of the new College of Engineering project. Funds will be used to program, plan,

design and produce the required documents to vacate the John Green Food Service and Carter Harris Buildings of all ISU staff, and directs the University administration to establish a budget, and appoint architects and engineers and other necessary project consultants, bid the work, hire contractors and move staff.

Resource Requirements

A/E Fees	\$350,000
Construction Costs	\$3,750,000
Fixtures and Equipment	\$100,000
Moving Costs	\$620,000
Project Management Fees	\$175,000
<u>Contingency</u>	<u>\$500,000</u>
Estimated Total Project Costs	\$5,520,000

Source of Funding: General Revenue Resources.

Where permissible under state and federal lending rules, the University plans to evaluate the cost/benefit of including these costs into the future debt offering for the College of Engineering project to preserve available university general revenue cash reserves.