

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Resolution No. 2024.02/02
Authorization for Expanded
Williams Hall Former Stack
Space Rehabilitation & Reno-
vations Project Pre-Construction
Services**

Resolution:

Whereas, the Williams Hall Rehabilitation & Center for Integrated Professional Development (CIPD) Renovations Pre-Construction Services Project was approved by the Board of Trustees on February 17, 2023 (Item 2023.02/06) with an original authorized budget of \$1.75 million, and;

Whereas the original strategic impetus for this project in Williams Hall was for a CIPD consolidation and improvement project to fulfill a commitment to CIPD for vacating the Instructional Technology and Development Center (ITDC) building to facilitate the Multicultural Center (MCC) project. Necessary Williams Hall infrastructure and building improvements were added to the scope to facilitate the Williams Hall CIPD project completion, and;

Whereas the project scope continued to develop and be refined to obtain professional services quotes. Concurrent discussions with Illinois State University administrators and design consultants raised questions about the future of approximately 20,000 square feet of adjacent vacant stack space and the need for similar investigations and preconstruction work to develop viable options and pricing for the former stack space, and;

Whereas, to design the Williams Hall Rehabilitation & CIPD Renovation Project, Illinois State University conducted two public Quality Based Selection (QBS) processes and has identified the architecture and engineering firm of Bailey Edwards and the commissioning firm of Farnsworth for this project. Negotiations for these professional services are currently incomplete and a contract has not been executed with either firm for the QBS identified scope on this project to date. This provides ISU with an opportunity to expand the consultants project scope prior to contract negotiation completion and contract award to include the former stack space, and;

Therefore, be it resolved that the Board of Trustees authorizes expenditures not to exceed an additional \$1.75 million for all necessary Williams Hall Former Stack Space Rehabilitation & Renovations Project Pre-Construction Services for a project to program, plan, design and bid the additional renovations to former Stack Space at Illinois State University in the existing

Williams Hall Building, and directs the University administration to establish a budget, and appoint architects and engineers and other necessary project consultants.

Board Action on:	_____	Postpone:	_____
Motion by:	_____	Amend:	_____
Second by:	_____	Disapprove:	_____
Vote:	Yeas: _____	Nays: _____	Approve: _____

ATTEST: Board Action, January 25, 2024

Secretary / Chairperson

**Board of Trustees
Illinois State University**

Authorization for Expanded Williams Hall Former Stack Space Rehabilitation & Renovations Project Pre-Construction Services

Background

Williams Hall is a facility owned and operated by Illinois State University (ISU). Williams Hall was originally built as ISU's library in 1939. ISU completed building additions in 1957 and 1963 to expand the stacks and add more reading room space. After completion of a new Milner Library building and transfer of the University Library collection to that building in 1974, the entire building was renovated in 1978 and 1979 for the ISU Business School. From 1974 to 2005 Williams Hall was home to the College of Business. After the State Farm Hall of Business was completed in 2005 the ISU Business School moved into their new building, Williams Hall became primarily classrooms, and temporary swing space for the University.

ISU hired Cannon Design in 2019 to complete an analysis and recommendations for future uses for Williams Hall. The Cannon study identified building code, historical preservation, deferred maintenance, functional fragmentation, egress, access, wayfinding, and space use issues. The four fragmented additions resulted in the floor-to-floor heights in the existing buildings varying substantially between the older and newer Williams Hall Building sections. The resultant remaining building spaces and volumes of space reflect several very different functions the building was used for during its historical journey. As a result, Williams Hall was identified with numerous building code, wayfinding, access, egress, and space utilization issues.

ISU subsequently hired Sightlines in 2020 to complete a Facility Condition Analysis (FCA) and make recommendations to maintain the viability and functional use capabilities for ISU. The Sightlines FCA analysis recommended significant investments in deferred maintenance and infrastructure upgrades and repairs required for Williams Hall to maintain the viability and functional use capabilities for ISU.

ISU's Center for Integrated Professional Development (CIPD) was formerly the Center for Teaching, Learning and Technology (CTLT) and was the sole occupant of ISU's Instructional Technology and Development Center (ITDC) facility located at 301 South Main Street, Normal. In 2019, ISU developed a plan to repurpose this building for a new ISU Multicultural Center (MCC). However, this required CIPD to be relocated to alternate ISU space on campus. To facilitate the MCC project, ISU administration approved Williams Hall as the temporary location for CIPD and they were moved into vacant pockets throughout Williams Hall in 2019. In 2019, the future CIPD plan was that CIPD would become the Faculty Success Center and be located on the first and fifth floor of Milner Library. However, that original plan was changed to recommend that CIPD remain in Williams Hall.

Project Justification

The Williams Hall Rehabilitation & CIPD Renovations Pre-Construction Services Project was approved by the Board of Trustees on February 17, 2023 (Item 2023.02/06) with an original authorized budget of \$1.75 million. However, as the project scope continued to develop and be refined to obtain professional services quotes. Concurrent discussions with ISU administrators and consultants raised questions about the future of approximately 20,000 square feet of adjacent vacant stack space and the need for similar investigations and preconstruction work to develop viable options and pricing for ISU's Williams Hall former stack space. To design the Williams Hall Rehabilitation & CIPD Renovation Project, Illinois State University conducted two public Quality Based Selection (QBS) processes and has identified the architecture and engineering firm of Bailey Edwards and the commissioning firm of Farnsworth for this project. Negotiations for these professional services are currently incomplete and a contract has not been executed with either firm for the QBS identified scope on this project. This provides ISU with an opportunity to expand the consultants project scope prior to contract negotiation completion and contract award to include the former stack space.

The current former stack space cannot be used in its current condition due to significant building issues involving the existing metal stack structures, inadequate floor to floor dimensions, egress, access, heating, ventilating and air conditioning (HVAC), and roofing issues. The scope of this project is to add this planned project scope to the Williams Hall Rehabilitation & CIPD Renovations project and complete significant deferred maintenance, infrastructure upgrades and repairs required to make the space useable for an ISU future undefined use.

Williams Hall Rehabilitation & CIPD Renovations Project Plan

Resource Requirements:

A/E Pre-Construction Fees	\$1,250,000
Project Commissioning Fees	\$225,000
Project Management Fees	\$175,000
Project Cost Estimating Fees	\$100,000
Total Project Pre-Construction Cost - Not to Exceed	\$1,750,000

Source of Funding: General Revenue Resources