

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2024.02/06**  
**Authorization for ISU College of**  
**Engineering Building Preparatory Projects**

**Resolution**

Whereas, in the Fall of 2019, the University hired Cannon Design to complete an Engineering Master Plan for the implementation of a new Engineering Program at Illinois State University that identified the ISU John Green Building and Carter Harris Administration Building as the preferred location for the initial enrollment phase, and;

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 for three new units of Instruction including a College of Engineering, and departments of mechanical engineering and electrical engineering, and the Illinois Board of Higher Education (IBHE) approved Illinois State University for the three Units of Instruction in Engineering in March 2022, and;

Whereas, the Board of Trustees approved in May of 2022 (2022.05/15) for the University to expend up to \$3 million for necessary Pre-Construction Services for a renovation of the John Green Building and the Carter Harris Administration Building for a new College of Engineering, and;

Whereas, there are two major preparatory projects necessary to ensure the timely delivery of the renovation of the John Green Building and the Carter Harris Administration Building into the new ISU College of Engineering Building.

Therefore, be it resolved that the Board of Trustees authorizes expenditures not to exceed \$3 million to complete all necessary design and construction work for preparatory projects to facilitate the design and construction of a new College of Engineering Building.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, February 16, 2024

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees**  
**Illinois State University**  
**Authorization for College of Engineering Building Preparatory Projects**

**Background**

The Illinois State University (ISU) Board of Trustees approved in May of 2022 (2022.05/15) for the University to expend up to \$3 million for necessary Pre-Construction Services for a renovation of the John Green Building and the Carter Harris Administration Building for a new College of Engineering.

During the construction documents development/due diligence phase of project development, Cannon discovered new project issues. These issues need to be addressed in a timely manner to maintain the current project schedule. If these issues are not addressed now, the new College of Engineering Building project schedule will be negatively impacted.

**Justification**

This resolution will address three main issues; 1) the scope and schedule for required asbestos abatement work; 2) the relocation of ISU main campus northern fiber trunk data/telecom service lines located inside the John Green Building, and; 3) the available approved funds to proceed with this preparatory project work preventing future project delays later.

The first issue is the amount of asbestos currently in the John Green Building and the subsequent magnitude of the abatement required and the time necessary to complete this design and completion of this work. The second issue is the current location of ISU main campus northern fiber trunk data/telecom service lines inside the John Green Building that need to be relocated to facilitate the new College of Engineering Building. These lines need to remain in service during and after the construction of the new College of Engineering Building, presenting some project schedule challenges.

While these issues could be bundled into the overall project bidding and construction process, waiting will delay the project by the time durations necessary to complete this work prior to starting the construction work for the new College of Engineering Building. In summary, not enough money has been currently approved (3M) to proceed with this unforeseen/unplanned work now.

Providing approval of this work now allows these preparatory projects to proceed now and run concurrently with Cannon's completion of construction documents, public bidding, ISU Board of Trustees approval and construction contract awards.

**The Project Plan**

The location for Phase 1 implementation is the ISU John Green Building and Carter Harris Administration Building located on the north side of Gregory Street. Currently the John Green building and Carter Harris Administration Building contains University Facilities Services, Housing and Event Management, Dining and Hospitality (EMDH) services, equipment, and storage.

The project plan calls for the new College of Engineering to take over the John Green Building and Carter Harris Administration Building in their entirety. This plan requires the relocation of all the current occupants and equipment, vacating both buildings, demolishing all current interior improvements of the John Green Building down to the exterior building shell, constructing a new mezzanine in the high bay warehouse, and renovating/outfitting the new 2 story John Green Building for the new College of Engineering program. Existing spaces in the Carter Harris Administrative building will be renovated for faculty research labs.

**Current Project Status/Schedule**

To facilitate the planning and design of the new engineering building, ISU conducted two public Quality Based Selection (QBS) processes after Board of Trustees approval in 2022, in accordance with State of Illinois procurement requirements and hired Cannon Design as the architect/engineer for this project and Farnsworth as the commissioning agent for the project in early 2023.

Cannon Design, Farnsworth and ISU have worked collaboratively to develop and complete a program, the project schematic design, and design development phases for the new College of Engineering functions in the ISU John Green Building and Carter Harris Administration Building. Cannon Design is currently working to complete construction documents so that bidding can occur in June of 2024. The current schedule calls for public bids to be submitted in late June, receiving future ISU Board of Trustees approval in July of 2024 and construction contracts to be executed by August of 2024, at which point construction will commence, with a scheduled completion of January of 2026.

This resolution requests the Board of Trustees to authorize expenditures, not to exceed \$3 million, for all necessary College of Engineering Preparatory Projects - to program, plan, design, bid, and construct the necessary work to prepare for the renovation of the John Green Building and the Carter Harris Administration Building into the new ISU College of Engineering Building.

**Resource Requirements**

Architect/Engineer Fees	\$500,000
Asbestos Abatement	\$1,000,000
Construction	\$1,200,000
<u>Contingency</u>	<u>\$300,000</u>
<b>Total Project Costs (Not to Exceed)</b>	<b>\$3,000,000</b>

**Source of Funding:** General Revenue Reserves financed through tax exempt COPS debt.