

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Requisition No. 2018.12/42
Acquisition of the Mifflin
80 Acre Farm, Chenoa, IL**

Resolution

Whereas, the Board of Trustees of Illinois State University has the authority to acquire real property for University use, and

Whereas, Illinois State University's *Master Plan 2010-2030: Looking to the Future*, endorsed by the Board of Trustees on February 18, 2011, includes a recommendation to "Acquire strategic properties near the campus", and

Whereas, Illinois State University has been approached by the current owners of the Mifflin 80 Acre Farm located at County Road 2550 E in Chenoa, Illinois, located immediately north of and adjacent to the University Farm at Lexington, Illinois, regarding the University's interest in purchasing their property, and

Whereas, the Mifflin 80 Acre Farm would be a strategic acquisition to expand the contiguous farm acreage footprint and meet the College of Applied Science and Technology (CAST) needs at the University Farm at Lexington, and

Whereas, the University desires to acquire this strategic real property:

Therefore, be it resolved by the Board of Trustees that:

1. The Board authorizes the purchase of the Mifflin 80 Acres Farm, Chenoa, Illinois (the "Farm"), for a total purchase price not to exceed \$800,000, plus closing costs not to exceed \$10,000; and

2. The Board authorizes the President to enter into and execute an agreement for the purchase of the Farm and such other documents and related agreements, and to take such other actions in connection with such purchase as may be necessary or advisable to effect the purchase of the Farm, the execution of any of which by him shall be construed to be authorized hereby and by virtue of such execution thereof is hereby approved, confirmed and ratified in all respects as if expressly contemplated and set forth herein.

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

ATTEST: Board Action, December 15, 2018

Secretary/Chairperson

**Board of Trustees
Illinois State University
Acquisition of the Mifflin 80 Acre Farm, Chenoa, IL**

Illinois State University's *Master Plan 2010-2030: Looking to the Future*, endorsed by the Board of Trustees on February 18, 2011, presents a long-range plan for the physical development of the campus in size, form, character and environment. Among the recommendations in the plan is to "*Acquire strategic properties near the campus*".

The owner of the Mifflin 80 Acre Farm property located at County Road 2550 E, Chenoa, IL, contacted the University to inquire about the University's interest in purchasing this property. The property is currently used as a farm land crop operation and contains approximately 80 acres. This property is of strategic value to the University because of its location immediately adjacent to the north border of the University Farm at Lexington.

The University had the Mifflin 80 Acre Farm property site inspected by licensed engineers and secured a Phase I environmental audit. The audit states in the executive summary that "no evidence of recognized environmental conditions with the subject property was found during the investigation". Based on this Phase I environmental audit investigation finding, no additional action will be required on the site in the event of future development.

Subsequently, the University commissioned an appraisal of the property by Paul R. Finch, MAI, of Finch Appraisal Inc. The appraisal was completed on October 8, 2018 and placed, as is, fee simple value on the premises of \$810,000.

Following initial discussions and the receipt of the property appraisal the University and the current property owners have entered into formal negotiations over the price and related terms of sale. The University and the owners have agreed on a final purchase price of \$800,000 for the property.

The long-term plan for the property is to use it for additional farming operations and agricultural research.

Funding Source: University Reserves

**ILLINOIS STATE
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**BOARD OF
TRUSTEES**

Resolution No. 2018.12/43
Braden Auditorium – Acoustical Panel
Installation and Auditorium Painting

Resolution

Whereas, Braden Auditorium opened in 1973 to host on-stage performance events, and is owned and operated by Illinois State University, and

Whereas, the 3,456 seat auditorium was constructed with motorized banners and curtains to enable acoustic tuning of the space for the variety of events planned, and

Whereas, the acoustical elements have deteriorated to the point of failure and have become non-functional, and

Whereas, this project replaces the banners on each sidewall of the house seating and the curtains at the rear of the house, the mezzanine and the balcony areas with permanent, manufactured fabric covered acoustical panels, and

Whereas Braden Auditorium was last painted 20 years ago and is in need of a refresh. A companion painting project will use scaffolding erected for installation of the acoustic panels to reduce painting costs:

Therefore, be it resolved that the Board of Trustees authorizes this acoustical improvement project for Braden Auditorium along with maintenance painting of the orchestra, mezzanine, and balcony seating areas in an amount not to exceed \$625,000.

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

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

ATTEST: Board Action, December 15, 2018

Secretary/Chairperson

**Board of Trustees
Illinois State University
Braden Auditorium – Acoustical Panel Installation and Auditorium Painting**

Braden Auditorium was designed as a multi-purpose 3,456 seat performance hall that opened in 1973. It was constructed with motorized banners and curtains to enable acoustic tuning of the space for the variety of events planned.

Background. Original features of Braden Auditorium allowed tailoring the acoustical space for non-amplified events. Motorized Sidewall banners and back wall curtains when raised and opened increase reverberation time in the auditorium. Over the last 10 years, acoustic properties that were integral to the initial design have deteriorated to the point of minimal benefit, compromising the acoustic properties of the auditorium. Professional investigation into the integrity of the acoustic system has determined that the banner fabric is failing at its moorings and at risk of falling to the floor. To restore acoustic quality the failing sidewall banners and the back wall curtains need to be replaced. This would address known acoustical issues including flutter echoes, rear wall echoes, and reverberation.

Project Scope. This project will remove the existing banners and draperies and replace them with professionally designed manufactured, fabric covered, acoustical panels that will be installed in select locations to enhance the sound quality of the auditorium. These panels will be fixed along the rear wall of the house seating, the mezzanine, and the balcony areas and on each sidewall of the house seating area. The sidewall panels will be mounted as high as 60' and will require scaffolding to be installed. The window of work opportunity will be used to repaint the auditorium space of the orchestra, mezzanine and balcony seating areas. The auditorium was last painted 20 years ago.

Resource Requirements:

Construction	\$587,000
Contingency	<u>38,000</u>
Total Project Cost	\$625,000

Source of Funds: Bond Revenue and General Revenue funds

**ILLINOIS STATE
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**BOARD OF
TRUSTEES**

Resolution No. 2018.12/44
Emergency Roofing Projects –
Science Lab, Ropp & Turner

Resolution

Whereas, the Science Laboratory Building, Ropp Agriculture Building, and Turner Hall are research and teaching academic facilities all owned and operated by Illinois State University, and

Whereas, Illinois State University maintains a priority roof replacement list of its facilities based on field investigations and maintenance records, and

Whereas, the Science Laboratory Building, Ropp Agriculture Building, and Turner Hall roofing systems are beyond their useful life and have deteriorated to the point of failure, and

Whereas, in 2018 the State of Illinois and the Capital Development Board funded a project to replace the roof systems on these three buildings in the amount of \$2,253,000, and

Whereas, the Capital Development Board requires the Illinois State University Board of Trustees to authorize this project prior to the Capital Development Board approval in January 2019:

Therefore, be it resolved that the Board of Trustees approves the Capital Development Board project to replace the roof systems on the Science Laboratory Building, Ropp Agriculture Building, and Turner Hall in an amount not to exceed \$2,253,000.

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

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

ATTEST: Board Action, December 15, 2018

Secretary/Chairperson

**Board of Trustees
Illinois State University
Emergency Roofing Projects - Science Lab, Ropp & Turner**

Background. Illinois State University maintains a priority roof replacement list of its facilities based on field investigations and maintenance records. The Science Laboratory Building, Ropp Agriculture Building, and Turner Hall Building roofing systems are beyond their useful life and have deteriorated to the point of failure.

Project Scope. The existing roof on Turner Hall was completed in 1998. The EPDM roof membrane system is beyond its useful life and is deteriorated to the point of failure. This project will remove the existing roofing system completely and install a new .060” fully adhered EPDM roofing system.

The existing roof on Ropp Agricultural Building was completed in 1995. This roof leaks consistently and numerous repairs are required to be made on this roof each year. This project will remove the existing damaged roofing system completely and install a new .060” fully-adhered EPDM roofing system.

The existing roof on the Science Lab Building was completed in 1996. Approximately two years ago Illinois State University experienced substantial roof failure on this building due to a “high wind incident”. Temporary repairs were made at that time until it could be replaced. This project will remove the existing damaged roofing system completely and install a new .060: fully-adhered EPDM roofing system.

Resource Requirements:

Construction	\$1,900,000
Design Fees	200,000
Contingency	<u>153,000</u>
Total Project Cost	\$2,253,000

Source of Funds: Capital Development Board

**ILLINOIS STATE
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**BOARD OF
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**Resolution No. 2018.12/45
College of Fine Arts -
Emergency Infrastructure Repairs**

Resolution

Whereas, the College of Fine Arts (CFA) is comprised of multiple buildings, all owned and operated by Illinois State University, and

Whereas, in 2018 the State of Illinois via the Capital Development Board has funded a project involving Phase 3 of the CFA emergency infrastructure plan to fix, repair and upgrade mechanical, plumbing and infrastructure systems in the Center for Visual Arts, Centennial East, and Centennial West in the amount of \$3,013,000, and

Whereas, the State of Illinois Capital Development Board requires the Illinois State University Board of Trustees to authorize this project prior to the Capital Development Board approval in January 2019:

Therefore, be it resolved that the Board of Trustees approves the Capital Development Board project for Phase 3 of the CFA emergency infrastructure plan to fix, repair and upgrade mechanical, plumbing and infrastructure systems in the Center for Visual Arts, Centennial East, and Centennial West, in an amount not to exceed \$3,013,000.

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

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

ATTEST: Board Action, December 15, 2018

Secretary/Chairperson

**Board of Trustees
Illinois State University
College of Fine Arts –Emergency Infrastructure Repairs**

Background. Since July 2015, College of Fine Arts buildings have experienced three significant infrastructure system failures causing severe disruption to University facility operations. These failures had a significant negative impact on CFA students and faculty and use of CFA facilities. Illinois State University responded to each of these failures with immediate emergency repairs. These emergency repairs led to the development of a focused 3-phase emergency infrastructure plan that provides detailed plans and actions to maintain operations continuity in CFA facilities.

The 3-phase emergency infrastructure plan was developed in late 2016 and early 2017 by ISU Facilities Planning/Facilities Management/Office of Energy Management staff. The plan is based on investigative work done by AEI Engineers as part of the planned CFA Rehabilitation Project, ongoing planning, maintenance and repair work done by ISU Facilities Planning/Facilities Management/Office of Energy Management on CFA facilities, and a detailed ISU Facilities Planning/Facilities Management/Office of Energy Management evaluation of the Mechanical and Plumbing Engineering Analysis conducted by AEI Engineers.

The first two phases of this emergency infrastructure plan have been completed.

Project Scope. Phase 3 of the CFA emergency infrastructure plan involves 16 discreet projects in the Center for Visual Arts, Centennial East, and Centennial West Buildings. Work encompasses bathroom plumbing and domestic water piping systems, rebuilding and upgrading air handler units, water pump and grease trap replacements, and isolation valve installations. These projects were developed in priority ranking order, and are necessary to keep CFA facilities operational until revitalization of CFA buildings is fully funded and completed.

Resource Requirements:

Construction	\$2,500,000
Design Fees	250,000
Contingency	<u>263,000</u>
Total Project Cost	\$3,013,000

Source of Funds: State of Illinois Capital Development Board