

Board Meeting
January 18, 2007

ROLL CALL

APPROVE PROJECT FOR LINCOLN HALL, COLLEGE OF LIBERAL ARTS AND SCIENCES, URBANA

Action: Approve Project for Lincoln Hall, College of Liberal Arts and Sciences, Urbana

Funding: State Capital Appropriations, Institutional Funds Operating Budget, Future Sale of Certificates of Participation, and Gift Funds

Lincoln Hall currently serves the University of Illinois at Urbana-Champaign as a major classroom/office building housing the College of Liberal Arts and Sciences, the largest instructional unit on the campus. The building is located on the Quad and supports a very large volume of instructional activity and classroom use. The western half of the building was constructed in 1911, and the eastern half and theater were built in 1930. Since that time, there have been no major renovations, and the original interior and infrastructure remain largely the same.

Renovation of Lincoln Hall has been a formal component of the University-wide capital budget request since Fiscal Year 2000. Since FY 2004 the Lincoln Hall renovation has been the top-ranked individual project on the University-wide priority list, behind only system-wide Repair and Renovation and Deferred Maintenance requests. The project has been among the top six statewide priorities of the Illinois Board of Higher Education since FY 2005.

Amounts requested for the Lincoln Hall project have varied from \$9.5 million in FY 2000 to \$53.1 million in the current (FY 2008) capital request. The scope of the initial request was to renovate the fourth floor of the building, vacated by the move of the World Heritage Museum to the newly-constructed Spurlock Museum of World Cultures, and to develop a master renovation plan for the entire facility. Beginning in FY 2002 funds to plan and complete a comprehensive renovation have been sought instead of the earlier phased approach.

A planning appropriation of \$2.0 million in State of Illinois Capital Development (CDB) Funds was approved by the Illinois General Assembly and Governor in FY 2004. An additional \$3.0 million in CDB planning funds were appropriated in FY 2006, and in the spring of calendar year 2006, all planning funds were formally released through the Office of the Governor to initiate the detailed planning process for the project.

Following process requirements of the Capital Development Board, in March 2004 the Board of Trustees approved selection of OWP&P Architects, Chicago, for architectural and engineering (A/E) professional services on the Lincoln Hall renovation project. Employment of the A/E and fee negotiations for those services are under control of the Capital Development Board. As outlined in the 2004 Board item, prior to the Capital Development Board's employment of OWP&P as A/E for the project, the University contracted with OWP&P for conceptual, feasibility, and program definition services.

Beginning when relocation of the World Heritage Museum became a reality, the scope of a potential renovation of Lincoln Hall both to upgrade building

systems and infrastructure and to meet program needs in the College of Liberal Arts and Sciences has been considered from multiple perspectives. Based upon OWP&P's conceptual, feasibility, and program development work, over the past summer the Chancellor, Provost, and Dean of LAS reviewed options for the scope of work needed for the project. The lowest cost option resulted in a reduction of approximately 25,000 gross square feet in the facility. The highest cost option would have created additional space to accommodate most of the program requirements. Due to the combination of cost and program impact, the lowest cost of these options was selected. The option that has been selected reconfigures all existing space in the building while providing a comprehensive renovation that will make the facility serviceable for the long term.

This renovation is critical to the successful continuation of existing programs within the building and includes meeting current life safety code requirements. All aspects of the building will be upgraded including deferred maintenance, exterior envelope, electrical, plumbing, heating, ventilation, air-conditioning, and communication systems. The project will reconfigure space in Lincoln Hall to provide a variety of classroom sizes by grouping instructional space on the first two floors, offices on the upper floors, and teaching assistant areas on the fourth floor, along with renovation of the Auditorium supported in part by private gifts.

The project will be supported from several sources of funds:

• State appropriation for planning	\$ 5.0 million
• State appropriation for construction	\$53.1 million
• Deferred Maintenance corrections	\$ 6.3 million
• Private Gifts	<u>\$ 2.0 million</u>
Project Total	\$66.4 million

The state planning appropriation, deferred maintenance funds, and private gifts are in hand. Construction funding of \$53.1 million is the third priority project in the University's FY 2008 capital budget request, behind only the University-wide repair and renovation and deferred maintenance requests. (Depending upon timing, deferred maintenance funding for this project may come from the second phase of the deferred maintenance debt issue.)

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends the Lincoln Hall project be approved at a project cost of \$66.4 million. Project approval by the Board of Trustees is required by the Capital Development Board before the formal planning process can proceed.

Funds for the project are available from FY 2008 State appropriated capital funds, FY 2008 institutional funds operating budget with anticipated reimbursement from the proceeds of a future sale of Certificates of Participation, and gifts for the project.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*, *The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The President of the University concurs.