

ROLL CALL

APPROVE PROJECT BUDGET FOR RENOVATION, TOWNSEND HALL AND
WARDALL HALL, ILLINOIS STREET RESIDENCE HALLS, URBANA

Action: Approve Project Budget for Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls

Funding: Institutional Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds and Auxiliary Facility System Repair and Replacement Reserve Budget

In January 2018, the Board approved the Renovation, Illinois Street Residence Halls, Townsend Hall and Wardall Hall project with a budget of \$55.5 million. This project will renovate 220,767 gross square feet of residential housing space serving 629 students in Townsend Hall and 550 students in Wardall Hall; address accessibility issues; and upgrade building infrastructure including mechanical systems, electrical systems, plumbing systems, new windows, and new single occupant showers. This project was approved in parallel with the Renovation and Addition, Illinois Street Residence Halls Dining Facility project and the projects are being constructed concurrently. In September 2018, the Board approved employment of a Construction Manager.

A Feasibility Study completed in 2014 recommended window replacement and limited exterior masonry and precast repairs to include sealing and tuckpointing. During the Conceptualization Phase of the project, field investigative work confirmed progression of deterioration of the green colored precast concrete wall panels and steel anchors due to water infiltration to a point that warrants work to remove the precast concrete panels as part of the renovation project. The precast panels will be replaced with a metal panel that will be internal with a new curtain wall window system. Additional funds are needed to support this change in scope. In order for the project to proceed, it is necessary to increase the budget to \$59.5 million, an increase of \$4.0 million. The funds will be transferred from residual funds available from the Renovation and Addition, Illinois Street Residence Halls Dining Facility project. The surplus is a result of favorable bid results. The Illinois Street Residence Halls Dining Facility Renovation and Addition budget will be reduced from \$77.5 million to \$73.5 million.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the Board approve an increase in the project budget to \$59.5 million, an increase of \$4.0 million.

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.

Funds for this project are available from the institutional funds operating budget of the University of Illinois at Urbana-Champaign with anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds and Auxiliary Facility System Repair and Replacement reserve budget.

The President of the University concurs.