

Board Meeting
May 11, 2006

ROLL CALL

APPROVE PROJECTS FOR
DEFERRED MAINTENANCE PROGRAM, CHICAGO AND URBANA

Action: Approve Projects for Deferred Maintenance Program, Chicago and Urbana

Funding: Institutional Funds Operating Budget and Future Sale of Certificates of Participation

In November 2005, the Board approved a University-wide facilities renewal program and in April 2006 the Board further approved a student fee to be used to address the facility deficiencies on the campuses of the University of Illinois. The initial effort to address the University backlog of these facilities would focus primarily on the facilities envelope of roofs, skins, windows, and doors to stop further deterioration of the facilities and provide a solid basis to begin interior remediation as funds, time, and program scope allow.

Accordingly, the Chancellors at Chicago and Urbana with the concurrence of the appropriate administrative officers recommend the following projects be approved:

1. University of Illinois Hospital Fire Alarm System. This \$2.5 million project will replace the existing fire alarm system and provide installation of voice communications systems in each stairwell and at every fifth floor as well as a selective one-way communication system between fire command panel and elevator lobbies, stairwells, and corridors.

2. Life Safety Various Buildings Phase I. This \$3.3 million project addresses life safety needs for the Disability, Health and Social Policy Building (DHSP) and Clinical Sciences Building (CSB). The major work will be replacement of the fire alarm system and installation of a fire sprinkler system in DHSP and completion of the fire alarm and sprinkler systems in CSB.
3. Science Engineering Laboratories Vertical Transportation. This \$2.9 million project will replace outdated controllers, cables, and other traction elevator components, hydraulic pump units, control valves, signal fixtures, and elevators cabs as well as repairs and upgrades to the hoistway doors and frames at all elevators and related work for all elevators systems including equipment rooms, air conditioning, fire alarm recall, detectors, code corrections, and accessibility upgrades.
4. Altgeld Hall--Repair Doors and Windows. This \$3.25 million project will remove or replace most of the windows, doors, and soffits. The deterioration of the wood-framed windows and doors with single-pane glazing sealants, wood-framed bell tower eave soffits, and select masonry/grout erosion have led to air infiltration and moisture migration complications throughout the building.
5. Krannert Center for Performing Arts Life Safety Corrections. This \$3.0 million project will address outstanding life safety issues in the building identified in previous studies with work to focus on the fire suppression, fire alarms, emergency lighting, and exit signage in priority areas of the building.
6. Library--Repair Exterior Envelope. This \$6.0 million project will repair or replace much of the building envelope, both sub-structure and super-structure, that has been damaged and is in need of repair or replacement.
7. Noyes Laboratory--Repair Exterior Envelope. This \$4.0 million project is to repair or replace much of the exterior envelope damaged by age, antiquated design details, and long-term exposure to cyclical climate.

8. Psychology Building Life Safety Corrections. This \$4.0 million project will focus on two major deficiencies: an automatic sprinkler system and replacing the fire alarm system for the building.
9. Roger Adams Laboratory--Replace Air Handling Units and Controls. The original Roger Adams Laboratory building was constructed in 1948 with a south addition in 1964. This \$5.5 million project will replace the original equipment that still serves most of the building systems.
10. Natural History Survey--Repair Exterior Envelope. The \$5.5 million project will repair or replace deteriorating roofing systems, storm water control systems, and windows throughout the building.
11. Library--Replace Air Handling Units and Controls. This \$2.0 million project will complete a comprehensive plan for phased equipment replacement.

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 future sale of Certificates of Participation. Any project planning costs incurred prior to the sale of the Certificates will be funded initially from other University institutional funds operating budget with anticipated reimbursement from the subsequent proceeds of the Certificates of Participation sale.

The President of the University concurs.