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**Illinois State**

**University**

**Board of**

**Trustees**

**Resolution No. 2014.05/14**

**Revised Scope for Bone Student Center Revitalization Project, Phase I**

**Resolution**

Whereas, in May 2013 the Board of Trustees authorized $2.0 million for planning the Bone Student Center Revitalization, Phase 1 project involving relocation of the catering kitchen, redesign of the loading dock, an expanded food court and improved entrances on the west and south sides, and

Whereas, the University has since identified other work desirable to accomplish as part of the Bone Student Center Revitalization, Phase 1 project, and

Whereas, the University has successfully negotiated a design contract with an architectural/engineering team for the Bone Student Center Revitalization, Phase 1 project, but design work has not yet begun, and

Whereas, the amount authorized in May 2013 by the Board of Trustees is sufficient to fund the design work for the revised Bone Student Center Revitalization, Phase 1 project:

Therefore, be it resolved that the Board of Trustees authorizes a revised scope for the Bone Student Center Revitalization, Phase 1 project planning and directs the University administration to develop design and construction documents and establish a budget for further Board consideration of such project.

Board Action on: Postpone:

Motion by: Amend:

Second by: Disapprove:

Vote: Yeas: Nays: Approve:

ATTEST: Board Action, May 9, 2014

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**Board of Trustees**

**Illinois State University**

**Supplemental Information for Revised Scope for Bone Student Center Revitalization, Phase I**

This item seeks Board of Trustees approval for a revised scope for the Bone Student Center Revitalization, Phase I planning project.

**Background.** The Board approved planning for the first phase of the Bone Student Center Revitalization project in May 2013. Following the Board’s approval, a public Quality Based Selection (QBS) process was initiated with collaboration from stakeholders, including Bone Student Center, Campus Dining Services, and the Dean of Students office, and facilities leadership. Fifteen qualified submissions were received. The QBS and interview process resulted in the partnership of Dewberry Architects, Inc. /Workshop Architects being selected to work with the University to plan the first phase of the Bone Student Center Revitalization project. Since the Board approved this project and a design firm selected, the University has identified two other objectives it would like to achieve as part of the first phase of the Bone Student Center Revitalization.

One of the other objectives is to provide space to house Campus Dining Services administrative functions in the Bone Student Center. Facilities Planning and Construction has worked with Campus Dining Services to consider alternatives for housing its administrative and bakery functions in locations other than the John Green Food Service building. Due to operational synergy, the preferred design alternative involves relocating Campus Dining Services’ administrative functions from John Green to the Bone Student Center. Other Campus Dining Services needs will be addressed through constructing an addition to Watterson Commons, a project for which planning funds were approved by the Board in February 2014.

The second objective is to create a welcome center in the Bone Student Center. This area is envisioned as a place in which prospective students and their families would begin their visit to campus. This will support the visitor parking adjacent to Bone by serving as an information center for visitors.

Therefore, it was decided to combine all design elements into one program and negotiate and hire one design firm to complete all design work. This has been completed and the total revised combined negotiated fee for both scopes is $2.0 million, within the amount approved at the May Board of Trustees meeting. However, the estimated overall project scope is expanded and the capital cost will be higher.

**Project Scope.** The revised first phase of the Bone Student Center revitalization project includes six major components; brief descriptions of each component are presented below. The original scope included the first four items listed, the new elements of the project scope appear below as 5 and 6.

1. Relocate the catering kitchen from the second floor to the first floor. The existing catering kitchen is located in the old cafeteria kitchen, which does not provide an optimal environment for preparing food for catering functions. Moving catering to the first floor, adjacent to the renovated loading dock, will result in more efficient transportation of catering products to other campus locations as well as to the meeting rooms on the first floor of Bone Student Center, save staff time and provide a safer method of food delivery.
2. Redesign of the loading dock. The existing loading dock is on the north side of the building and offers a poor welcome presentation of the University to the main visitor parking lot. Truck access to the dock is very poor. Trucks must back-up a significant distance and navigate a sharp, 90-degree angle from the driveway to the face of the loading dock. The dock doors open directly to the north with no barrier for protection, allowing winter cold air and summer hot air to penetrate the building’s lower level. This project plans for a revised loading dock to improve building environmental controls, truck access and the north side presentation of the facility. The new configuration of the loading dock will be more functional and visually appealing.
3. Renovate the area vacated upon relocation of the catering kitchen to the first floor. The area will be renovated to accommodate an expanded food court and Student Involvement Center. The goal of this effort would be to provide a thoroughfare through the existing food court area (Burger King and Pizza Hut). This will allow room for additional venues and connect the main concourse with the Atrium room on the north side of the building, bringing more natural light into a greater portion of the facility.
4. Improve the entrances on the west (circle drive area) and construct a new entrance to allow for a more usable path from the visitor parking lot, to the building, and the rest of campus. The west entrance will consist of a more prominent entry for users, provide additional entrances to the Brown Ballroom, and include modifications to the existing stairwell in that area for easier access to the second floor. The Brown Ballroom will become a room with dividing walls, in order to allow greater usage of the space. A foyer/reception area will be added to the south end of the ballroom to provide a larger area to accommodate guest movement in/out of the ballroom during events. The current reception area, the main concourse, is undersized. A new entrance will be more significant as a two-story element, with stairs and an elevator envisioned to provide a more prominent and accessible entry to the facility from the parking lot.
5. Design and construct an addition to Bone Student Center of approximately 4,000 square feet of space to accommodate Campus Dining Services administrative offices and the required infrastructure support. This function will be relocated from the John Green Building upon completion.
6. Design and construct an addition to Bone Student Center to accommodate a Welcome Center and the required infrastructure support. This function will provide services for both visitors and students.

The revised project scope and expenditures for which Board approval is requested is for scope definition, design and cost estimates. Once the full scope and budget for the project are identified and deemed feasible, the construction project and budget will be presented to the Board for consideration and approval.

# **Resource Requirements**

Total Planning Costs $2,000,000

Source of Funding: Reserves - Campus Dining and Bone Student Center