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**Illinois State**

**University**

**Board of**

**Trustees**

**Resolution No. 2015.02/15**

**Bone Student Center**

**Revitalization Project, Phase I**

**Construction**

**Resolution**

Whereas, in May 2014 the Board of Trustees authorized $2.0 million for planning the Bone Student Center Revitalization, Phase 1 project involving relocation of the catering kitchen, revising the loading dock, expanding the food court, renovating Brown Ballroom, adding Campus Dining Services administrative offices, a new area for welcoming visitors to the campus, and improving entrances on the west and northeast sides; and

Whereas, the University has successfully completed the Schematic Design Phase of the project and has identified appropriate spaces for the identified program elements and other desirable objectives to address within the project; and

Whereas, the architectural consultants have developed an estimate for new construction, renovations, kitchen equipment, food venue fit-out, ballroom improvements, and office and seating furnishings for the first phase of the Bone Student Center Revitalization; and

Whereas, a funding plan has been developed for this project utilizing reserve funds in Campus Dining and the Bone Student Center, proceeds from a new future bond issue, and funds from the Dean of Students Office; and

Whereas, the funding for this project comes primarily from available reserve funds and no new student fee or increase in existing student fees will be necessary to pay for new bonds issued for the project:

Therefore, be it resolved that the Board of Trustees authorizes a capital project for the first phase of the Bone Student Center Revitalization, development of required design and construction documents, advertisement, receipt and award of public bids and construction.

Therefore, be it further resolved that the Board of Trustees authorizes expenditures not to exceed $32.9 million for this project.

Board Action on: Postpone:

Motion by: Amend:

Second by: Disapprove:

Vote: Yeas: Nays: Approve:

ATTEST: Board Action, May 8, 2015

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Secretary/Chairperson

**Board of Trustees**

**Illinois State University**

**Supplemental Information for Bone Student Center Revitalization, Phase I Construction**

This item seeks Board of Trustees approval for the construction of the Bone Student Center Revitalization, Phase I project.

**Background.** *Master Plan 2010-2030: Looking to the Future,* approved by the Board of Trustees in February 2011, presents a long range plan for the continuing transformation of the University’s facilities and environment. One of the recommendations in the plan calls for the renovation of the Bone Student Center, a facility constructed in 1973 that has received only minor upgrades since it opened over 40 years ago. As the facility that serves as the gateway for many campus visitors, including prospective students and their families, revitalization of Bone Student Center is important to enhancing the appearance of the north entrance to the campus and north Quad as well as to enhancing services for students, faculty, staff and others.

The Board of Trustees initially approved up to $2.0 million for planning the first phase of the Bone Student Center Revitalization project in May 2013. A public Quality Based Selection (QBS) process was completed with collaboration from project stakeholders, including Bone Student Center, Campus Dining Services, Dean of Students Office, Provost’s Office, Milner Library 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. During the course of the initial planning, opportunities to address other objectives in the first phase of the project were realized, and the Board approved a revised project scope in May 2014. As planning progressed, the relocation of the bookstore to the first floor of the facility was identified as a desirable objective to meet within the project scope as well.

**Project Scope.** The revised first phase of the Bone Student Center revitalization project includes the six major component approved by the Board of Trustees in May 2014 and one new major component; brief descriptions of each component are presented below:

1. Relocating 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 and meeting rooms on the first floor of Bone Student Center. Further, this will save staff time and provide a safer method of food delivery.
2. Reconfiguration of the loading dock. The existing loading dock on the north side of the building offers a poor welcome presentation for the University. Truck access to the dock is very poor. Currently, trucks must back-up a significant distance from University Street 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 environmental barriers for protection, allowing winter cold air and summer hot air to penetrate the building’s lower level. The planned revised loading dock improves functionality, the building environmental control, service efficiency and truck access. The new configuration of the loading dock and building north elevation will be more aesthetically appealing and provide an improved north side public presentation of the facility.
3. Renovating the area vacated by the catering kitchen’s relocation to the first floor. This area will be renovated to accommodate expanded food venues and the Student Involvement Center. This will open up, enliven and brighten the existing food court area. This reconfiguration will allow additional venues and open up the main concourse to considerably more of the north side of the building. An additional objective is to introduce more natural light into the facility.
4. Construct new entrances on the west and northeast. The new west entrance will provide an additional entrance and pre-function space for the Brown Ballroom. The Brown Ballroom will be revised allowing it to be subdivided for greater flexibility and use of the space. The new pre-function space to the south and east will provide more area to accommodate guest movement in and out of the ballroom during events. The new northeast entrance will be easily identified and provide a clearly defined and desirable path from the north visitor parking lot to the building. New exterior stairs will provide a more inviting, clearly defined path to the University quad.
5. Space to accommodate Campus Dining Services administrative offices that will be relocated from the John Green Building.
6. An addition to the Bone Student Center to create an area for welcoming campus guests, including prospective students and their families, to the University.

**Additional Scope:**

1. Barnes and Noble Bookstore relocation. During the project programming and schematic design phase, the architectural consultants investigated and presented an option to relocate the existing Barnes and Noble bookstore. This option proposed moving the bookstore from its current second floor location to a first floor space adjacent to the new northeast entry. Having the bookstore in this area enlivens the new entry better than the proposed dining administrative offices. Moving the bookstore to the first floor would open space on the second floor in which dining administration offices would be accommodated. The second floor is a more suitable location for dining administration. Subsequently, discussions with Barnes and Noble Corporation have indicated a willingness to agree to and accept this alternate location.

**Status Update**

Working with the stakeholder project steering committee, the design team developed a schematic plan for a three-story addition on the northeast side of the building that includes a lobby, coffee shop, and an area for welcoming prospective students and their families. Included with this northeast building addition is an exterior stair and ramp that connects the current two levels at the north end of the Bone-Milner plaza, overcoming this current access barrier. This new exterior stair and signage provide an enhanced campus gateway to the Bone-Milner plaza and the University Quad. The proposed architecture and site improvements provide a campus focal point and a clear and desirable path from the north visitor’s parking lot to the Bone Student Center and the Illinois State University campus.

Planned first floor renovations include a better defined and easily accessed entry with central amenities, including a new coffee shop venue in the vacated Dean of Students area that is open to the existing plaza courtyard. The existing second floor bookstore is relocated to the first floor northeast side, allowing for a separate entrance from the visitor’s parking lot. The second floor catering kitchen is relocated to the first floor, adjacent the loading dock. The loading dock is relocated, enlarged and reconfigured for better access for receipt and delivery of goods. The Bone Student Center and the Brown Ballroom are improved by constructing a new west entrance and adding pre-function space. The ballroom is reconfigured with moveable partitions to allow multiple functions to be scheduled simultaneously.

Planned second floor work includes a new plaza south lobby facing the Quad from the Bone-Milner Plaza and a reconfiguration, enlargement and improvement of the food court area with new windows introducing natural light to the building interior. The faculty staff commons is relocated from the first floor to a new easily accessible northeast location adjacent the Prairie Room. Second floor transition space is occupied by student involvement office and activity space for student leadership organizations. Dean of Students staff and Dining Services administrative staff are relocated to the vacated second floor bookstore space.

The planned northeast addition includes a prominent campus architectural focal point housing an area to welcome visitors to campus, including prospective students and their families. This new space will create an easy to find *“Illinois State University Destination”* and meeting space and provide a view of the Quad to the south. This will improve campus way-finding and the arrival experience and provide an arrival

sequence for the campus. The new space is intended to serve multiple functions and includes a large presentation room, interior spaces, and exterior spaces.

**Funding Plan.** The estimated cost of the first phase of the Bone Student Center Revitalization project totals $32.9 million. Funding for the project will come from multiple sources as follows:

**Source of Revenue**

Campus Dining Services $17,530,000

Bone Student Center Reserves 8,070,000

New Revenue Bond Issue 6,000,000

Private Contributions 900,000

Dean of Students 400,000

Total $32,900,000

The new revenue bonds will be issued in 2017 or 2018 following the time in which current bonds related to the initial construction of Bone Student Center are paid off, resulting in a reduction in annual debt service requirements. Therefore, no new student fee or increase in student fees is needed to support this project.

# **Resource Requirements**

New Construction $ 9,000,000

Renovation 12,000,000

Kitchen Equipment 3,500,000

Furnishings 1,900,000

Contingency 3,550,000

Design Fees 2,950,000

Total Project $32,900,000

Source of Funding: Bond Revenue (Campus Dining Reserves, Bone Student Center Reserves and New Bond Issue), Dean of Students Operating and Private Contributions