**Illinois State**

**University**

**Board of**

**Trustees**

**Resolution No. 2016.07/15**

**Milner Library Renovation**

**Resolution**

Whereas, Milner Library is a valuable resource for the University’s students, faculty, staff and local community, and

Whereas, the Milner Library facility was constructed in 1976, and due to its age and the condition of its support infrastructure is in need of repair to replace the exterior plaza, to repair the building envelope, and to renovate central bathrooms and interior spaces damaged by water infiltration, and

Whereas, the Board of Trustees authorized the University in December 2013 to proceed with planning and preparing for the issuance of certificates of participation to finance, in part, capital improvements to academic facilities, including Milner Library, and

Whereas, the University issued certificates of participation following the Board of Trustees approval in February 2014 making funds for $5.0 million in academic facilities improvements available:

Therefore, be it resolved that the Board of Trustees authorizes a $3.48 million capital project for renovating Milner Library, establish budgets, appoint architects and engineers, develop required designs and construction documents, advertise, receive and then award public bids and undertake construction.

Board Action on: Postpone:

Motion by: Amend:

Second by: Disapprove:

Vote: Yeas: Nays: Approve:

ATTEST: Board Action, July 22, 2016

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Secretary/Chairperson

**Board of Trustees**

**Illinois State University**

**Supplemental Information for the Milner Library Renovation Project**

This item requests Board of Trustees approval for a $3.48 million project involving replacing the Milner plaza deck roof, repairing interior first floor areas damaged by water infiltration, repairing the exterior brick façade, and remodeling bathrooms.

**Background** – Milner Library is an active partner in the teaching, learning, research and public service activities of the University. Milner librarians provide research assistance and library instruction customized to meet the needs of students and faculty. Reference collections include general, as well as subject-specific, print and electronic research tools. Milner has over 1.6 million print volumes, over 81,000 electronic serial titles, and nearly 1,950 print journal titles. Some 152,000 volumes are stored remotely at an off-site warehouse due to insufficient current space in Milner. Milner print collections are housed in a combination of open and closed stacks. The library also offers a number of public workstations, classroom workstations and laboratory workstations along with collaborative work spaces for students and traditional quiet study spaces. The library is open 120 hours per week, and longer during the end of each semester. There are approximately 749,000 in-person visits to the Library annually.

Milner Library was constructed in 1976 and is located on the northeast corner of the Quadrangle. This six story building has 237,554 gross square feet of space and serves over 20,000 students and more than 3,000 faculty and staff. This 40-year old facility is in need of renovation to replace the exterior plaza, to fix the exterior building envelope, and to remodel the central bathrooms and interior spaces damaged by water infiltration. The plaza has been leaking for a number of years, damaging interior spaces on the first floor. Plumbing in the bathrooms is original to the facility and in poor condition. This past fall, bricks from the exterior upper façade began to spall creating a potential safety hazard; protective netting was installed in the area as a temporary measure to prevent bricks from falling on the plaza.

In December 2013 and February 2014, the Board of Trustees authorized the issuance of certificates of participation for the purpose, in part, of making $5.0 million in capital improvements in academic facilities, including Milner Library. Other capital improvements to academic facilities funded with these certificates of participation include: a new bridge at the University Farm, the Culinary Arts Laboratory in Turner Hall, and remodeling of facilities for Honors, Research and Sponsored Programs and Geology/Geography.

**Milner Library Rehabilitation Project Scope** – This project involves four discrete work scopes: replacement of the exterior plaza roof deck, remodeling of interior spaces on the first floor, replacement of plumbing and remodeling of central bathrooms, and repair of the brick façade.

* Exterior Plaza Roof Deck. Milner Library’s top priority is to fix the exterior plaza to stop the water infiltration into Milner’s first floor space. This exterior plaza functions as a roof over Milner’s first floor space and has been leaking for years. Over the years various repair and project efforts have been completed (such as the installation of the canopy) that reduced or slowed the rate of leakage for a period of time, but did not stop it. The deterioration of the plaza is now increasing at an accelerating pace and over 1,000 books have been damaged to date. Much of the first floor has been closed to public access since summer 2009. The proposed scope of work involves deconstructing 34,400 square feet of the existing Milner plaza roof down to the structural concrete deck, undertaking any necessary structural repairs and installing a new inverted roof membrane and insulation system and then re-installing concrete paving to the current plaza deck pattern and configuration. Work would include permanently removing the plaza inverted tent fabric funnel structures. The estimated cost of the plaza roof deck replacement totals $1.9 million.
* First Floor Remodeling. Interior spaces below the areas where the plaza deck roof has been leaking will be remodeled. Water infiltration has done considerable damage to the concrete structure, first floor finishes and mechanical and electrical equipment during the past 40 years. This project will make necessary interior first floor repairs to make the space functional for Milner Library. The estimated cost of the first floor remodeling totals $420,000.
* Central Bathrooms. Recently a number of emergency repairs to the plumbing system for these bathrooms have been necessary. The pipes are difficult to access, are covered in asbestos containing material, and are 40 years old. The restrooms have had only modest upgrades since the building opened in 1976. Replacing the plumbing triggers a code requirement for modifications to these bathrooms to meet Americans with Disabilities Act (ADA) accessibility requirements. Therefore, the plan is to replace the plumbing system connecting all six floors and renovate the bathrooms to meet ADA requirements. This project will complete the central public bathrooms on floors one through six. The estimated cost of renovating the central bathrooms totals $900,000.
* Brick Façade. In 2015 bricks from the upper facade spalled from the building to the west plaza causing a safety hazard. Temporary repairs have been completed to mitigate the safety hazard. Proposed work involves implementing a permanent repair solution. The estimated cost of repairing the brick façade totals $260,000.

**Resource Requirements:**

Source of Funding: $3.48 million – Certificates of Participation (2014)