

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Resolution No. 2025.02/05
Authorization for Additional
Capital for the Bone Student
Center Parking Lot**

Resolution

Whereas, the Bone Student Center Visitor Parking Lot Project was approved by the Board of Trustees on February 21, 2020 (Item 2020.02/07) with an original authorized budget of \$4.1 million, and;

Whereas, Illinois State University operates and maintains parking facilities for faculty and staff, commuter students, and campus visitor's vehicles, and;

Whereas, the parking facilities require regular maintenance to remain safe, usable, convenient, and;

Whereas, the Bone Student Center parking lot maintenance upgrade plan requires resurfacing, new lighting and poles, a new visitor's parking ticketing system, to provide appropriate parking facilities, entrance canopy and EV charging stations.

Therefore, be it resolved that the Board of Trustees authorizes additional capital authority not to exceed \$1.0 million for a \$5.1 million capital project for the Bone Student Center Visitor Parking Lot and Pedestrian Safety Improvements project to establish budgets, appoint architects and engineers, develop required designs and construction documents, advertise, receive bids, and then award contracts and complete construction of the defined project work.

Board Action on:	_____	Postpone:	_____
Motion by:	_____	Amend:	_____
Second by:	_____	Disapprove:	_____
Vote:	Yeas: _____ Nays: _____	Approve:	_____

ATTEST: Board Action, February 21, 2025

Secretary / Chairperson

**Board of Trustees
Illinois State University
Authorization for Additional Capital for the Bone Student Parking Lot**

Background

The Bone Student Center Visitor Parking Lot is in a state of accelerating deterioration. Subsequently Illinois State University (ISU) initiated a project to replace and upgrade the main visitor parking lot located to the north of the Bone Student Center. To undertake this work, ISU hired architects for design and engineering services using the ISU Quality Based Selection (QBS) process in 2017. The architect's primary scope was the repair and improvement of the parking surfaces of the Bone Student Center Visitor Parking Lot. In addition, the architects were asked to improve the approach and arrival experience to the newly renovated Bone Student Center and the ISU Campus. Construction documents were completed in early 2019 and the project was publicly bid. This project was approved at the February 21, 2020, ISU Board of Trustees Meeting (Item 2020.02/07) and authorized to proceed. Two prime contractors submitted responsive bids that met all ISU and state procurement requirements. The two contractors, Stark Excavating, for general contracting work and Anderson Electric, for electrical contracting work, received executed contracts and work was authorized to proceed.

However, the Coronavirus Pandemic began a serious escalation in March 2020, resulting in the Governors Shelter-in-Place Restrictions. As a result, then Illinois State University President Larry Dietz placed a permanent hold on this project due to the financial uncertainty this placed on Illinois State financial resources. Due to prevailing and enduring worldwide health concerns and the resultant uncertain university enrollment landscape, the project was canceled.

Justification

The Bone Student Center Visitor Parking Lot serves visitors, special guests, faculty, staff, and students and attendees of events at the Bone Student Center, Braden Auditorium and the Illinois State University campus.

Unfortunately, after cancelling the project in early 2020 no substantive repair or replacement work has been completed on this parking lot and conditions continue to deteriorate. Further, the need to complete this work has increased in priority. The current parking surface material of the Bone parking lot is asphalt and is severely deteriorated. Parking surfaces are uneven and drainage problems are increasing. Large surface cracks have resulted in numerous openings in the parking surfaces. As a result, surface water is penetrating below the parking surface, accumulating, and causing serious damage at an accelerating rate. This condition needs to be corrected in a timely manner or serious damage and increased costs will be necessary to repair and replace the existing parking surfaces at some future date.

Scope

The Bone Student Center Visitor Parking Lot currently has 455 spaces. The existing asphalt parking surfaces will be re-surfaced with new asphalt and the existing lighting will be replaced with energy efficient LED lights and poles for better lighting levels and coverage. After re-surfacing is complete, re-striping of the parking lots will be undertaken to improve efficiency. In addition, a new entrance canopy and parking equipment will be installed, along with three (3) dual EV charging stations.

Current Project Status/Schedule

In early 2023, ISU Facilities Planning, Design and Construction solicited proposals from architect/engineer teams and hired Gensler Architects to complete the design and construction bid documents for this project. The proposed planned completion schedule involves construction documents complete at the end of January 2025, Board of Trustee approval in February 2025, contracts would be executed and construction work starting in May of 2025, and final completion in the fall of 2025.

Resource Requirements

This item requests Board of Trustees additional project capital authority approval to spend up to an additional \$1,000,000 to repair the Bone Student Center North Parking Lot, construct a new pedestrian entry walkway, and install a new visitor parking ticketing system in the Bone Student Center Visitor Parking Lot.

Resource Requirements

Design Fees	\$400,000
Construction	\$3,900,000
Contingency	\$400,000
Total Project Cost	\$4,700,000
<u>Previous Expenditures</u>	<u>\$400,000</u>
Subtotal	\$5,100,000
<u>BoT Approval - 2020.02/07</u>	<u>\$4,100,000</u>
Additional Capital Project Authority Required	\$1,000,000

Source of Funding: AFS Revenues & Reserves