

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2025.07/25**  
**Authorization to Approve**  
**Wonsook Kim College of Fine**  
**Arts Building Project**

**Resolution**

Whereas, the Wonsook Kim College of Fine Arts (WKCFA) is comprised of multiple buildings, all owned and operated by Illinois State University, and

Whereas, in 2024, the State of Illinois via the Capital Development Board (CDB) announced full funding of the revised project budget in the amount of \$82,745,258.00, and

Whereas, the State of Illinois Capital Development Board requires the Illinois State University Board of Trustees to authorize this project prior to the CDB approval.

Therefore, be it resolved that the Board of Trustees approves the CDB project for the demolition of Centennial West, renovation to portions of the Center for Visual Arts and Centennial East, additions to the Center for Performing Arts and the Center for Visual Arts, and the new construction of a Commons Building in place of the original Centennial West in the amount of \$82,745,258.00.

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

ATTEST: Board Action, July 25, 2025

Secretary / Chairperson

**Board of Trustees  
Illinois State University  
Authorization to Approve Wonsook Kim College of Fine Arts Building Project**

Most of the current buildings used for training and instruction in the fine arts complex are not designed for their current use and require frequent repair to keep them safe and functional. The Centennial buildings were built in 1959, the Center for Visual Arts was built in 1973, and the Center for the Performing Arts was built in 2002.

The project includes major renovations to decades-old facilities, demolition of the Centennial West building, and multiple building additions within the fine arts complex for music, theater, dance, visual arts, and classroom space. The original project called for renovation and construction of approximately 437,000 square feet. However, the delay in funding appropriation has reduced the amount of renovation that can be completed of the existing building. There are approximately 160,000 square feet of space in the WKCFA that will not be renovated under this project.

In FY 2010, \$54.25 million was appropriated to the CDB by the State of Illinois for WKCFA upgrades, improvements, and replacements. Illinois State University, in collaboration with CDB, completed a Quality Based Selection (QBS) process and selected Ratio/HGA Architects and AEI Engineers who proceeded to complete the Program and Preliminary Design phase of this project in early 2015. Due to difficult financial issues facing the State of Illinois at that time, on July 1, 2015, the CDB delayed the project indefinitely.

In FY 2019, the project was re-appropriated at \$61.9 million and restarted in 2020 by Governor Pritzker in his six-year “Rebuild Illinois” campaign. Upon funding approval by the State, CDB reengaged the original architectural and engineering firm, Ratio/HGA, to cost value engineer the available funds (\$61.9M) to successfully complete the WKCFA Rehabilitation project. The CDB-funded WKCFA project scope involves the full demolition of Centennial West, the construction of three building additions, and comprehensive renovations of the CVA building.

As design was nearing completion, it was recommended by CDB that to maximize the full renovation value of the available construction funds provided by the State, as well as minimizing the safety and disruption to the campus community, the WKCFA construction was planned to be completed in one consecutive phase. To meet the project completion requirements recommended by CDB, ISU needed to provide temporary instructional classroom, lab, student collaboration, and office administration space for WKCFA students, faculty, and staff. In May 2019, the Board of Trustees approved \$15 million to renovate four locations on campus to serve as temporary space. Renovations for those spaces have been designed, and construction has been completed.

Following the completion of the temporary spaces and architectural and engineering contract renewals, a revised estimate was completed, indicating that the new total project budget is \$82,745,258. The project requires approval from the Board of Trustees as well as the CDB.