

# WESTERN ILLINOIS UNIVERSITY BOARD OF TRUSTEES

December 19, 2014

## Report 14.12/9 Fiscal Year 2015 Master Plan Update

*Campus Master Plans* for Macomb and the Quad Cities guide the future physical development of Western Illinois University campuses. These *Plans* also support priorities and goals of the University's *Higher Values in Higher Education Strategic Plan*. This report, the tenth in an annual series, identifies master plan accomplishments and actions in progress.

### **Western Illinois University-Macomb**

The *Campus Master Plan 2012-2032: Enhancing the Student Experience* represents a 20-year vision for facilities, grounds, and infrastructure. This *Plan* updates the *2007 Macomb Campus Master Plan*. It emphasizes realistic, yet visionary solutions to reach the University's priorities and goals by building upon five guiding principles. Items placed in bold text represent actions specifically called for in the *Master Plan*. Additional items discussed in this *Update* also advance the five guiding principles of the *Master Plan*.

#### Guiding Principles and Accomplishments

*Enlivening The Academic Environment* establishes new learning facilities and re-configures existing buildings to support the University's values of academic excellence and educational opportunity.

1. Governor Quinn announced the release of \$60 million for the construction of the **Center for Performing Arts (CPA)** in April 2014. Construction documents are currently in the bidding process, and work is anticipated to begin in spring 2015.
2. In preparation for the CPA construction, the new Memorial Hall **replacement parking** lot is complete and the University engaged in a \$2.3 million capital renewal project to upgrade the switchyard (electrical distribution system) and replace fifty-year-old switches.
3. A new **Greenhouse** was constructed to support agricultural instruction, research, service, and grant opportunities.
4. A new residence at **Horn Field Campus** was opened. The 92-acre campus supports a large number of campus events and activities, including the Wilderness First Responder Course, Outdoor Skills Workshops, Corn Maze, and contests on the Challenge Course.
5. Facilities Management painted 15 classrooms; replaced 71 windows; installed 3,500 feet of floor tile in Horrabin Hall, Tillman Hall, and the Agronomy Building; and completed roof repairs in Malpass Library and Western Hall.
  - a. Classrooms in Waggoner (3, 54, 113, 196), Morgan (307), Tillman (208), Stipes (112,120, 122, 130,132, 217, and 225), Browne (270), and Garwood (37) were painted.

- b. Scratched plexiglass windows in door entrances to Waggoner, Currens, Horrabin, Simpkins, and Tillman Halls were replaced with clear tempered glass to make the buildings more inviting.

*Enhancing The Student Experience* supports renovation to dining, housing, athletic, and recreational facilities to support personal growth and social responsibility opportunities.

1. The University hosted a Ribbon Cutting for the grand re-opening of the **University Union**. Renovations to the Union focused on the most heavily used areas of the facility, including the food court, Murray Street Café, LaMoine Room, and North Terrace, in addition to installation of a new patio with heated snowmelt system, and **ADA access** from the northwest entry.
2. Union renovation also involved replacing original building mechanical equipment and addressing infrastructure enhancements. Asbestos abatement was completed on the ground floor, and original 1962 building mechanical equipment was replaced.
3. The University hosted a Ribbon Cutting for the renovated **Thompson Hall** lobby that features a new information desk, enhanced lighting, digital signage, and custom wall graphics. This was the final phase in a project initiated in February 2012 to replace exterior walls, windows, and the heating, ventilation, and air conditioning systems; and to update all residential carpet, overhead lighting, paint, and room furniture.
4. Other completed projects include the decommissioning study for Higgins Hall, installation of the new floor on the LeRoy A. Ufkes court in Western Hall, operation of the new **Hanson Field** video scoreboard, and bike rack installation at Morgan Hall and Grote Gall.

*Strengthening Campus Identity* focuses on enhancements to iconic facilities, pronounced entry to Western Illinois University, and proud display of purple and gold.

1. Sherman Hall wall repair and Cupola design projects were completed.
2. The University received a \$135,000 private donation to complete Phase II of Alumni House enhancement. Phase I added a new lighted sign and landscape enhancements. Phase II provides funding to replace the front patio and support site improvements.
3. New columns serving as an entry point to campus were installed at the intersection of Western Avenue and West Adams Street.
4. New Banners have been placed along University Drive near Vince Grady Field.
5. The University continues to display purple and gold feather flags along University Drive during high profile events, including commencement, athletic events, and Discover Western.
6. The Student Alumni Leadership Council hosted the annual Paint the Paws event that involves painting more than 200 paws along University Drive and Western Avenue in advance of homecoming.
7. Facilities Management is partnering with the City of Macomb on its initiative to update the Adams Street experience by adding a turn lane, signage, and improving streetscapes and sidewalks.

*Engaging The Strategic Plan* supports priorities related to campus safety, accessibility, efficiency, technology, and sustainability, in addition to community economic development.

1. The Office of Public Safety responds to inquiries, conducts patrols, assists motorists, secures campus events, offers safety classes, and answers medical calls for assistance.
2. Facilities Management installed 16 handrails in Waggoner, Morgan, Stipes, Sherman Halls, and the Heating Plant Annex. Old non-ADA compliant rails were replaced with new ADA compliant stainless steel handrails that do not require future painting.
3. Stairway repairs were completed at the Spencer Recreation Center and East Village.
4. The ADA Advisory Committee informs university accessibility planning by evaluating and developing strategies for addressing physical and program barriers for individuals with disabilities
5. Facilities Management Director Coker and Associate Provost Neumann led space study completion to ensure optimal utilization and efficiency in future construction and renovation.
6. The University received \$435,000 in Fiscal Year 2014 Department of Commerce and Economic Opportunity grants for lighting, electrical, piping, water, and other efficiency systems.
7. Facilities Management updated the Facilities Condition Assessment (FCA) to quantify the University's maintenance backlog. The Master Plan Implementation Team in consultation with the Deans are refining the Strategic Renovation Matrix that uses FCA data and Master Plan information to prioritize future construction and renovation projects.
8. The University renewed its electrical procurement contract with Eastern Illinois University, Illinois State University, and Southern Illinois University-Carbondale and Edwardsville. Institutional participation has saved Western \$1.6 million in the first eight years of contract implementation.
9. University Technology installed wireless access points in all residence hall floors, and upgraded 27 electronic classrooms.
10. Facilities Management planted 81 new trees and removed 65 this year. Most of the three removals were due to the harsh winter that saw extended periods of extreme low temperatures, and some were a result of the Emerald Ash Borer (EAB). Proactive measures by Facilities Management saved 57 trees that were treated for EAB last year.
11. Western Illinois University maintained its Tree Campus USA designation by the Arbor Day Foundation for the second consecutive year. The University supports its tree advisory committee, follows a campus tree care plan, dedicates annual expenditures toward trees, hosts an Arbor Day observance, and sponsors student service-learning projects.
12. Governor Quinn announced a \$35 million state investment to continue work on the **Macomb Bypass** in October 2014. The bypass will take motorists around the west side of Macomb. The additional funds will construct a new six-mile, two-lane highway to link U.S. Route 67 and Illinois Route 336/110.

*Developing Visionary, Yet Implementable Strategies* emphasizes large-scale projects discussed in this *Update*, as well as smaller scale projects that enhance interactions between students, faculty, staff, and guests of the University. For example:

1. The second floor of Beu Health Center was remodeled.
2. The Seal Hall Courtyard is a donor driven activity that has resulted from the sale of 104 bricks generating \$10,000 for the project.
3. There is a new patio at East Village.
4. There is a new crushed granite walkway at Wetzel Park.

#### Master Plan Actions in Process

Current *Master Plan* actions in progress focus on institutional commitments to sustainability, and successful achievement of the highest priorities and goals for facilities.

1. The College of Arts and Sciences, Facilities Management, and the Provost's Office completed the programming study for Phase I of a new **Science Building** that includes the construction of a new science building and renovation of Currens Hall. The new science building will support new academic space for Biology and other core science spaces. Currens Hall renovation will allow for space enhancements to nursing, chemistry, and physics.
2. The **Center for Performing Arts** is being constructed as a silver Leadership in Energy and Environmental Design facility.
3. Facilities Management is developing plans for an **Alumni Lake** north of the Western Illinois Credit Union.
4. The Western Illinois University Board of Trustees approved the University's *Fiscal Year 2016 Appropriated Capital Recommendations to the Illinois Board of Higher Education* in October 2014. Following are the projects, costs, and justifications.
  - Priority 1: **New Science Building Phase I** (\$61.2 million). Current science facilities, in Currens, Waggoner, and Tillman Halls are out-of-date. All three facilities were constructed before modern laboratory standards were developed for acceptable indoor air quality and energy efficiency. Antiquated fume-hood systems and poor quality heating, ventilation, and air conditioning systems yield inadequate comfort and humidity control. These lead to detrimental impacts in teaching, research, and student, faculty, and staff recruitment and retention.
  - Priority 2: **New Science Building Phase II** (\$51.4 million). Phase II will continue with improvements to science programs by renovating Waggoner Hall.
  - Priority 3: **New Visual Arts Center** (\$65.4 million). Current facilities used by Art include in Garwood Hall, Sallee Hall and the Heating Plant Annex are inadequate for instructional and design spaces. Many of the spaces do not meet industry and environmental protection guidelines and are not appropriate for teaching and learning practices. A new facility creates a milieu conducive to excellent instruction in a single, space efficient building.
  - Priority 4: **Stipes Hall Renovation** (\$47.3 million). Stipes Hall was constructed in 1968 and has had no major renovations or updates. The University through its *Strategic Building Renovation Matrix* has identified this facility as priority for

renovation. It is a high profile, heavily used part of the academic programs on campus and has a high maintenance backlog.

- **Priority 5: New Education Building** (\$69.3 million). Horrabin Hall was originally constructed in 1965 as a laboratory school and encompassed K-12 grades. The needs of the College of Education and Human Services do not match the building construction.

The University is also requesting from the State \$12.0 million in capital renewal funds for modernizing classrooms; improving heating, ventilation, air conditioning systems and building energy management controls; enhancing electrical and plumbing distribution systems; and renovating campus sidewalks, driveways, and stairways.

Summary and Next Steps

The current *Master Plan* has been in effect for three years. It continues to enhance the campus learning environment through the projects discussed above. From a construction perspective, there have been many achievements.

Table 1 Completed Construction Projects and Selected Renovation Projects	
<u>2014</u>	<ul style="list-style-type: none"> <li>• Memorial Hall replacement parking lot</li> <li>• Agriculture Greenhouse</li> <li>• New Residence at Horn Field Campus</li> <li>• 15 classroom and 17 electronic classroom updates</li> <li>• University Union renovation</li> <li>• Thompson Hall Lobby</li> </ul>
<u>2013</u>	<ul style="list-style-type: none"> <li>• University Grand Entry</li> <li>• 22 classroom and five electronic classroom upgrades</li> <li>• Hanson Field video board</li> <li>• Steam line upgrades</li> <li>• Thompson Hall renovations</li> </ul>
<u>2012</u>	<ul style="list-style-type: none"> <li>• Alumni House Phase I (sign wall installed)</li> <li>• Corbin Hall and Olson Hall renovation</li> <li>• Lincoln Hall and Washington Hall renovation</li> <li>• Properties at 300 W. University Drive decommissioned</li> <li>• Three Dimensional Art Center opened in the Heating Plant Annex</li> <li>• Wetzel Hall decommissioned and Wetzel Park established</li> </ul>

The 32-member Master Plan Implementation Team will continue to coordinate master plan activities. Future master plan updates will continue to keep the Board of Trustees and campus community informed on *Master Plan* accomplishments.

Table 2  
Master Plan Implementation Team Membership

Ted Renner	Deputy Director, Facilities Management/Chair
Tara Beal	Superintendent, Grounds, Facilities Management
Tommy Bell	Director, Intercollegiate Athletics
Bill Brewer	Assistant Director, Physical Plant
Tara Buchanan	Director, Disability Support Services
Jim Buffalo	Building Heat/Frost Insulator, Facilities Management
Billy Clow	Dean, College of Fine Arts and Communication
Scott Coker	Director, Facilities Management
Ann Comerford	Director, University Union
Ray Diez	Chairperson, Engineering Technology
Mandi Green	Program Coordinator, Facilities Management
Jeff Hancks	Professor, University Libraries
Scott Harris	Director, Public Safety
Andrea Henderson	Director, Equal Opportunity and Access
Michael Hott	Architectural Superintendent, Facilities Management
Mike Inman	Mayor, City of Macomb
Lance Johnston	Campus Parking Manager
Gregg Jorgensen	Associate Professor, Curriculum and Instruction
Jude Kiah	Director, Bookstore and Go West Transit
Jeff Laurent	Professor, Psychology
Michael Lorenzen	Dean, University Libraries
Sue Martinelli-Fernandez	Dean, College of Education and Human Services
Wendi Mattson	Office Manager, Theatre and Dance/Civil Service Employees Council Representative
Dana Moon	Assistant to the Dean, College of Education and Human Services/Council of Administrative Personnel Representative
Dennis Moon	Alderman, City of Macomb
Caryn Morgan	Academic Advisor, College of Arts and Sciences
Dan Romano	Director, University Technology
Joe Roselieb	Director, Residential Facilities
Jim Schmidt	Associate Dean, College of Arts and Sciences
Darcie Shinberger	Assistant Vice President, Advancement and Public Services
Erskine Smith	Dean, College of Education and Human Services
Tammie Walker	Professor, Music

### Western Illinois University-Quad Cities

The Western Illinois University Board of Trustees approved a *Campus Master Plan* for the Quad Cities Campus in 2006. The *Plan* identifies the future decommissioning of 60<sup>th</sup> Street and development Riverfront Campus.

#### 60<sup>th</sup> Street Decommissioning

The University received special legislation to sell the **60<sup>th</sup> Street** facility and retain the proceeds of the sale for future operations and maintenance needs. In preparation for selling 60<sup>th</sup> Street:

1. The Vice President for Quad Cities and Planning received Higher Learning Commission approval to close 60<sup>th</sup> Street and open Riverfront Campus as the University's Branch Campus in the Quad Cities.

2. A team from Facilities Management, Office of the Vice President for Administrative Services, Office of the Vice President for Quad Cities and Planning, Provost's Office, Property Control, and Quad Cities Facilities are working with end-users to develop and establish a property redistribution plan for furniture, fixtures, equipment and technology to be redistributed to the Macomb Campus and Central Management Services.
3. The Vice President for Administrative Services is leading the state-mandated selection process for a 60<sup>th</sup> Street realtor. The goal is to have 60<sup>th</sup> Street on the market at the start of calendar year 2015.

Riverfront Campus Phase II

**Phase II** opened on time and within budget prior to the start of fall 2014 classes. The \$42 million 95,000 square feet construction project features five interconnected buildings with 15 classrooms (five video conference capable), six conference rooms (two video conference capable), five scientific laboratories with two preparation areas, three computing laboratories, 83 offices, Counselor Education Clinic, two-story library with five group study rooms, and vending and catered food service area.

Phase II also features formal and informal lawns and landscapes of native vegetation, outdoor seating areas, and 297 additional parking spaces. This is in addition to all new technology supported by project funds from the Illinois Capital Development Board.

The Quad Cities Facilities Implementation Team successfully completed planning, purchase, coordination, and implementation of all aspects of the physical move to Phase II from 60<sup>th</sup> Street and Phase I. Months of advanced planning resulted in the team opening Phase II in a very short June-August timeframe.

Table 3 Quad Cities Facilities Implementation Team Membership	
Kristi Mindrup	Assistant Vice President, Quad Cities and Planning, Co-Chair
Bill Brewer	Assistant Director, Facilities Management, Co-Chair
Andrea Allison	Research and Instruction Consultant
Suzanne Bailey	Associate Professor, Law Enforcement and Justice Administration
Amanda Bergeson	Office Support Associate, WQPT
Chris Brown	Administrative Aide, Office of the Vice President, Quad Cities and Planning
Karin Chouinard	Instructional Technology Systems Manager, Quad Cities Technology
Christopher David	Assistant Director, Quad Cities Technology
Tom Finley	Librarian, Quad Cities Library
Debbie Lee	Assistant Professor, Curriculum and Instruction
Charles Lydeard	Department Chair, Biological Sciences
Jim Patterson	Assistant Dean, College of Business and Technology
Lois Retherford	Admissions/Records Officer, Western Illinois University-Quad Cities
Dan Romano	Director, University Technology
Alison Shook	Office Manager, Western Illinois University-Quad Cities
Erskine Smith	Interim Dean, College of Education and Human Services
Jeanette Thomas	Professor, Biological Sciences
Tammy Werner	Assistant Professor, Sociology and Antropology
Steve Whan	Facilities Manager, Western Illinois University-Quad Cities
Curtis Williams	Associate Director, Quad Cities Student Services

Riverfront Campus Phase III

The Assistant Vice President for Quad Cities and Assistant Director of Physical Plant led a programming study for **Phase III**. The process began with completing a state-mandated Quality Based Selection process to select an architectural and engineering firm to work with the campus on Phase III programming. The selected firm was Holabird and Root.

The process continued through implementation of an inclusive planning process resulting in the formation of a six-story Innovation Center to support science, mathematics, engineering, technology, interdisciplinary inquiry, and support and programmable spaces for university students, faculty and staff.

Bill Brewer	Assistant Director, Facilities Management, Co-Chair
Kristi Mindrup	Assistant Vice President, Quad Cities and Planning, Co-Chair
Tim Dietz	State of Illinois Capital Development Board
Lindsay Fender	Assistant to the Vice President, Quad Cities and Planning
Tom Finley	Instructor, University Libraries
Pete Jorgensen	Chairperson, Department of Communication
Lora Lidaywa	Purchasing Officer, Purchasing Office
Sue Martinelli-Fernandez	Dean, College of Arts and Sciences
Janet Mathis	Executive Director, Renew Moline
Lea Monahan	Director, School of Nursing
Steve Nelson	Community Member
Jim Patterson	Assistant Dean, College of Business and Technology
Bill Pratt	Director, School of Engineering
Mary Pruess	Director, WQPT
Lois Retherford	Admissions/Records Officer, Western Illinois University-Quad Cities
Jim Schmidt	Associate Dean, College of Arts and Sciences
Erskine Smith	Interim Dean, College of Education and Human Services
Lori Turner	Alderman, City of Moline
Roger Viadero	Director, Institute for Environmental Studies
Michael Weinrich	Instructional Technology Systems Manager, Quad Cities Technology
Curtis Williams	Associate Director, Quad Cities Student Services

Governor Quinn announced the release of \$5 million to begin design planning in October 2014. The Phase III Planning Team is being formulated at the time of writing this report. The Team will be charged with designing construction of an 85,000 square foot academic building with classrooms, general education laboratories, high-bay specialized laboratories, offices, student resources, service, and support space. The total estimated project cost is \$34.6 million. Similar to previous phases, Phase III will be sustainably designed, constructed, and operated.

Other Related Riverfront Projects

The Mills, privately owned student apartments, opened their first phase of development with 292 beds in August 2014. This is part of an \$82 million private development in housing, restaurants, and retail next to Riverfront Campus. This private development keeps revenue on local tax roles and represents initial and ongoing cost savings and avoidance in construction, operations, maintenance and personnel to Western Illinois University.

Governor Quinn and the Illinois Department of Transportation announced the release of \$23 million for improvements to Burlington Northern Santa Fe Railway's Eola Yard in Aurora at an October 2014 press conference. Funding supports track improvements and all necessary signal



and capacity upgrades to accommodate additional train utilization, with estimated completion in Summer 2015.

This project will facilitate additional passenger trains on the 109-mile stretch between Chicago and Wyanet and help to improve operational efficiencies for existing service between Chicago and Quincy that serves Macomb. The restoration of passenger service to the Quad Cities for the first time since 1979 will begin with two daily round-trips, with stops in LaGrange, Naperville, Plano, Mendota, Princeton, and Geneseo.

### Summary and Next Steps

The *2006 Campus Master Plan* successfully guides Western Illinois University in the physical development of the Quad Cities Campus. The University has grown its presence through sequential and phased development, evidenced by the following accomplishments. Future master plan updates will continue to keep the Board of Trustees and campus community informed on *Master Plan* accomplishments, goals, and priorities.

Table 4  
Master Plan Accomplishments

#### 2014

- Phase II opens
- The Mills (privately owned student apartments) opens
- Phase III Programming Study complete
- Western receives design funding for Phase III

#### 2013

- Phase II construction begins
- Phase III programming study begins
- Museum Studies receives renewal to remain located at the Figge Art Museum

#### 2012

- Phase I opens
- School of Engineering relocates to Riverfront Phase I

#### 2010

- Renovation on Riverfront Phase I begins

#### 2009

- Western receives state funding for renovating the former John Deere and Company Technical Center to create Riverfront Campus Phase I
- Western receives design and construction funding for Phase II
- Caxton Building (lease space) used for the School of Engineering

#### 2008

- Western receives State of Iowa and Higher Learning Commission-North Central Association of Colleges and Schools approval to house Museum Studies at the Figge Art Museum in Davenport, Iowa