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**FISCAL YEAR 2006
FACILITIES PLANNING UPDATE
OFFICES OF THE VICE PRESIDENT FOR
ADMINISTRATIVE SERVICES; VICE PRESIDENT OF
STUDENT SERVICES; AND PLANNING, BUDGET
AND INSTITUTIONAL RESEARCH**

**WESTERN ILLINOIS UNIVERSITY
BOARD OF TRUSTEES MEETING
SEPTEMBER 9, 2005**

Executive Summary

Western Illinois University's two campuses represent a 4.5 million square foot infrastructure that supports over 13,500 students, 1,960 faculty and staff, and 95,000 alumni. Administratively, the Auxiliary Facilities System, reporting to the Vice President for Student Services, manages and oversees the development of University Housing and Campus Dining Services, University Union, and Campus Recreation. The Physical Plant, reporting to the Vice President for Administrative Services, manages and oversees the development of all other campus facilities. Together, Western Illinois University's facilities managers create beautiful, safe, and accessible campuses where life-long relationships are established, ideas are tested, and learning is inspired.

This *Report*, the first in an annual series, updates the campus community and Western Illinois University Board of Trustees on facilities accomplishments during the past year and plans for the coming year (see table below). Future facilities updates will use the campus master plan as the basis for reporting. When fully developed, the campus master plan will represent a comprehensive institutional framework of policies, goals, priorities, and guidelines that shape and organize the physical environment (facilities, grounds, utilities, technologies, and infrastructure) in support of the University's Strategic Plan, *Higher Values in Higher Education's* mission, vision, and goals.

Fiscal Year 2005 Accomplishments

1. Completing bond issuance for all residence halls and university-owned apartments not currently sprinkled, and Phase I baseball stadium enhancements.
2. Hiring a campus planner in charge of all university landscape and design. Promoting campus We Care (environmental) enhancements, recycling in the residence halls, and purchasing new campus-wide trash receptacles.
3. Implementing a new campus signage and banner program.
4. Initiating Phase I study for the existing brick building at the Western Illinois University-Quad Cities Riverfront Campus.
5. Installing energy efficient lighting in Stipes Hall.
6. Modernizing the Lincoln-Washington Dining Center and men's basketball locker room.
7. Opening the Human Performance and Biomechanics Laboratory, Kathy Veroni women's softball locker room, South Quad computer laboratory, and New Hall.
8. Purchasing, updating, and furnishing the new International House.
9. Rehabilitating elevators in Browne, Corbin, and Olson Halls.
10. Relocating current Memorial Hall occupants to facilitate remodeling; and engaging in \$400 thousand in residence hall renovations (carpeting, furniture, and First Year Experience meeting space).
11. Remodeling, technology and/or ADA enhancements in Tillman, Browne, and Wagner Halls.
12. Resurfacing Western Illinois University-Quad Cities entryway and Sherman Drive.
13. Updating Heating Plant efficiencies.

Fiscal Year 2006 Plans

1. Enhancing University landscapes and beginning Phase I environmental remediation at the Western Illinois University-Quad Cities Riverfront Campus site.
2. Completing Memorial Hall relocation and initiating facility remodeling.
3. Engaging in permanent (maintenance) improvements.
4. Finalizing master pre-planning and initiating campus master planning.
5. Investigating the feasibility and use of Certificates of Participation to fund the new Multicultural Center and a new Document and Publication Services/Property Redistribution and Storage Center.
6. Partnering with the City of Macomb and other governmental agencies to improve access/entryways to campus and housing quality in areas near campus.
7. Proceeding with Phase I enhancements to Hanson Field and remodeling to Corbin and Olson Halls.
8. Rehabilitating elevators in Currens, Sherman, and Knoblauch, Corbin, and Olson Halls.
9. Replacing roofs in Horrabin, Stipes, and portions of Simpkins and Western Halls.
10. Seeking state funding for a Performing Arts Center; Phase I of the Western Illinois University-Quad Cities Riverfront Campus; a new Multicultural Center, Phase I life-safety enhancements, and permanent (maintenance) improvements at Western Illinois Macomb.
11. Sprinkling Bayliss and Henninger Halls, and repairing waterlines in Higgins Hall.

Fiscal Year 2005 Accomplishments

Higher Values in Higher Education called for the establishment of a physical master plan for all campus facilities, grounds, technology, and infrastructure. A master pre-planning committee with representation from the President's Office and each Vice Presidential division was established and completed a QBS selection process for choosing an architectural and engineering firm to help the University prepare for campus master planning. The selected master pre-planning firm will work collaboratively with the campus community, following precedent established in development of the University's Strategic Plan, in designing the future physical development of Western Illinois University.

The selected master pre-planning firm is The Campus Studio based in Ann Arbor, Michigan. The Campus Studio offers many advantages to Western Illinois University, including national leadership in professional organizations (The American Association of Higher Education Facilities Officers and the Society of College and University Planning) and a distinguished record of clientele with aesthetically pleasing and environmentally friendly campuses (including the University of Chicago, Michigan State University, The Ohio State University, and Pennsylvania State University). Most importantly, being based in Ann Arbor and working with the University of Michigan, The Campus Studio understands the importance of "campus towns" and seamless community-university boundaries, which is similar to opportunities at Western Illinois University-Macomb. At the same time, The Campus Studio appreciates unique opportunities and challenges for urban universities, such as Western Illinois University-Quad Cities.

Master pre-planning, and ultimately master planning, will define how all campus facilities, grounds, utilities, technologies, and infrastructure support Western Illinois University's vision of becoming the leading comprehensive university in the United States. The guiding principle to these efforts will be recognizing that the entire campus is the classroom and that physical development must support the University's core values. This commitment to values-based physical planning is apparent from the University's Fiscal Year 2005 facilities accomplishments (detailed below).

Academic Excellence provides optimal physical environments encouraging and supporting lifelong development of learners, scholars, teachers, and mentors. Fiscal Year 2005 accomplishments include:

- Completing classroom remodeling and technology enhancements in Tillman 301
- Creating the Human Performance and Biomechanics Laboratory for the Kinesiology Department in Brophy Hall.
- Finalizing *Americans with Disability Act* accessibility enhancements and other classroom and laboratory remodeling in Browne and Waggoner Halls.
- Implementing a new campus signage and banner program to promote cohesive university image on both Western Illinois University campuses.
- Opening a new South Quad computer laboratory.
- Relocating current Memorial Hall occupants to facilitate future remodeling of this facility.

Educational Opportunity provides accessible facilities for high quality educational programs and co-curricular services. Fiscal Year 2005 accomplishments focused on providing the infrastructure to support increasing student capacity in terms of number and geographic diversity, and include:

- Completing Phase I study for the existing brick building on the Western Illinois University-Quad Cities Riverfront Campus property utilizing a state economic development grant.
- Modernizing the Lincoln-Washington Dining Center and opening a food convenience store.
- Opening New Hall. This is the first university housing option with private paths and suite-style living.
- Purchasing, updating, and furnishing a former sorority house to serve as the University's new International House.
- Engaging in \$400 thousand in university residence hall improvements (carpeting, furniture, and First Year Experience meeting space).

Personal Growth values the development of the whole person inside and outside of the classroom, and reinforces the campus commitment to safety and environmental sustainability, as evidenced by:

- Completing bond issuance for all residence halls and University-owned apartments not currently sprinkled.
- Completing Phase I baseball field improvements, including dug outs, batting cage and field improvements, new sod, and designing updated spectator seating and amenities.
- Coordinating efforts of the campus We Care committee to complete a 200 foot berm extension along the Q-Lot and University Avenue, planted annuals and mums across campus to promote school pride for homecoming, and began preparations for the development of an indigenous Illinois prairie area adjacent to Thompson and Higgins residence halls.
- Hiring a campus planner in charge of all university landscape and design.
- Opening the new Kathy Veroni women's softball locker room in Brophy Hall, adjacent to McKee Stadium.
- Remodeling the men's basketball locker room.

Social Responsibility serves as a stimulus to promote economic, educational, cultural, environmental, and community development. Fiscal Year 2005 accomplishments include:

- Facilitating stewardship of institutional resources for future generations by rehabilitating elevators in Browne, Corbin, and Olson Halls; initiating elevator reconstruction for the Currens Hall freight elevator; implementing Heating Plant upgrades (including eliminating environmental concerns (deficiencies) in coal-side steam generation and planning for baghouse filtration improvements); and completing design for campus roof replacements.
- Initiating contract negotiations with an architectural and engineering firm to perform sprinkler design for all non-sprinkled residence halls and University-owned apartments.
- Installing energy efficiency lighting in Stipes Hall with the assistance of a federal grant.
- Promoting recycling in campus residence halls and purchasing new campus wide trash receptacles.
- Resurfacing the Western Illinois University-Quad Cities entryway and Sherman Hall Drive. The latter also includes *Americans with Disabilities Act* sidewalk improvements and utility repair.
- Seeking state partnership funding for the University's highest facility priorities: A Performing Arts Center at Western Illinois University-Macomb; Phase I funding for the new Western Illinois University-Quad Cities Riverfront Campus; a new Multicultural Center, Phase I life-safety enhancements, and permanent improvements at Western Illinois University-Macomb.

Fiscal Year 2006 Plans

As master planning progresses, Western Illinois University will continue to prioritize our future physical development. The University will continue to implement/evaluate the effectiveness of our funding strategies to ensure continued conservative fiscal management; advancement of University priorities and goals; and stewardship of individual, institutional, and state resources.

During Fiscal Year 2006, the University will continue to seek state partnership funding for the highest facilities priorities (identified above). The University will also seek supplemental funding to support future physical development. This includes investigating the feasibility and use of Certificates of Participation to fund construction of a new Multicultural Center and a new Document and Publication Services/Property Redistribution and Storage Center¹. Additionally, the University will support enhancements to the student section of Hanson Field as a demonstration project for current and prospective donors.

The University has also secured funding to support the following projects

- Completing elevator rehabilitation in Currens (passenger elevator), Sherman, and Knoblauch Halls; waterline repairs in Higgins Hall; and beginning long term residence hall enhancement planning. The latter includes elevator rebuilding for Lincoln and Washington Halls and sprinkling of Thompson Hall in Fiscal Year 2007. It also includes elevator rebuilding in Bayliss and Henninger Halls and sprinkling of Lincoln and Washington Halls in Fiscal Year 2008.

- Continuing to work in partnership with the City of Macomb and other governmental agencies to improve the access and entryways to campus; and continuing to work with the City of Macomb to improve the housing quality in areas near campus through regulation and cooperation.
- Enhancing University landscapes with sensitivity to issues of maintenance and water conservation and preference for species native to Illinois.
- Engaging in campus permanent (maintenance) improvements.
- Evaluating sources of pollution, considering prevention and reduction, and pursuing mitigation.
- Finalizing Memorial Hall occupant relocation, with actual design and construction work occurring during the next three years.
- Initiating campus sprinkling of University residence halls and apartments, with Bayliss and Henninger Halls currently planned as the first projects.
- Proceeding with development of a Multicultural Center, Phase I enhancements to Hanson Field, and remodeling to Corbin and Olson Halls.
- Replacing roofs in Horrabin, Stipes, and portions of Simpkins and Western Halls.
- Reviewing transportation systems in light of health, safety, and environmental issues with particular attention to the use of all vehicles and vehicular traffic.
- Upgrading baghouse at the Heating Plant.
- Utilizing the University's first Housing and Urban Development grant to begin Phase I environmental remediation at the Western Illinois University-Quad Cities Riverfront site, and supporting the recommendations of *Blueprint 2010* and the Blue Ribbon Task Force in the Quad Cities.

As the comprehensive plan for all future physical development for the two campuses of Western Illinois University, the collaborative campus master planning process will be based on campus and community-wide dialogue to produce a single document linking all related plans and processes. The master plan will become the institution-wide blue print for change; cultivate the University's identity; address facilities needs and issues; expand infrastructure capacity and functionality; and enhance circulation, regional connectivity, and environmental sustainability. The campus community and Western Illinois University Board of Trustees will continue to receive routine updates on the status of campus master planning projects. All projects and financing requiring Board of Trustees approval will continue to be presented to the Board first, before institutional action is taken.

ⁱ *Certificates of Participation have been recently used in facilities projects at Eastern Illinois University, Northern Illinois University, Southern Illinois University-Carbondale, and the University of Illinois. These, as allowed by Illinois public law and described by the University's Financial Advisor, are similar to a capital lease and provide off balance sheet financing, which does not effect the University's bond rating (currently at A2 by Moody's Investors Service and A- by Standard & Poor's) or other financial ratios. Pending further staff work, planning, and appropriate campus approvals, the Multicultural Center would be supported by a seven dollar per semester credit hour Campus Enhancement Fee and using the new facility as collateral. The new Document and Publication Services/Property Redistribution and Storage Center building would be supported by revenue from Document and Publication Services, a self-supporting entity, and from appropriated dollars realized (and internally reallocated) from salary savings for the Property Redistribution and Storage Center. The new facility would serve as collateral.*