

# WESTERN ILLINOIS UNIVERSITY BOARD OF TRUSTEES

December 17, 2010

## Report No. 10.12/6 Fiscal Year 2011 Master Plan Update

### Background

The Western Illinois University Board of Trustees approved *Campus Master Plans* for the Macomb and Quad Cities Campuses in March 2007 and June 2006, respectively. Both *Campus Master Plans* identify general (macro) parameters for the future physical development of new and existing facilities, grounds, technology, and infrastructure to support the academic mission and service operations of Western Illinois University.

The University has also developed specific implementation plans that are carefully aligned to *Campus Master Plans*. These component plans include the *University Housing and Dining Master Plan*, *Target Western Forward* plan for athletic facilities, *Institutional Strategic Plan for Technology*, and the *Utilities and Infrastructure Master Plan*.

With both *Campus Master Plans* and component plans, the University has a strong history of achieving its goals. This report, the fifth in an annual series of *Campus Master Plan Updates*, documents institutional master plan accomplishments over the last year. New this year is also a summary for the Macomb Campus of all Master Plan actions since adoption of the plan. As the Quad Cities Campus grows, a similar display will be included in future Master Plan Updates.

### Annual Accomplishments

Western Illinois University's *Campus Master Plans* are based on eight planning principles. As shown below, these principles placed in bold text continue to guide work in facilities, grounds, technology and infrastructure on both campuses.

**A Learner-Centered Campus** supports new and remodeled academic facilities. These facilities and supporting technologies reinforce institutional values of academic excellence and educational opportunity.

Scheduled to be opened in spring 2011, the newly renovated Memorial Hall will house faculty and staff from Career Services, Disability Resource Center, Communication, Communication Science Disorders, Counseling Center, University Advising and Academic Services Center, University Television, and Western's English as a Second Language Institute. The building will also feature seven electronic classrooms, two non-electronic classrooms, meeting space, and a University Technology laboratory.

Anticipated to be completed no later than fall 2011, and currently running ahead of schedule, Phase I on the newly developing Western Illinois University-Quad Cities Riverfront Campus, will house faculty and staff supporting all academic programs from the College of Business and Technology; undergraduate programs from the Colleges of Arts

and Sciences, Education and Human Services (excluding Curriculum and Instruction), and Fine Arts and Communication; and University Administration The building will feature 18 classrooms, two computer laboratories, and discipline-specific laboratories for Engineering and Manufacturing Engineering Technology. All instructional spaces will be equipped with state-of-the-art electronic classroom technology and flexible furnishings.

With adoption of the *Institutional Strategic Plan for Technology*, Western Illinois University committed to upgrading electronic classrooms. Through combined efforts of staff from Physical Plant, University Technology, Quad Cities Technology, and Academic Affairs, 42 of the University's 127 general instructional electronic classrooms (33.1%) have been upgraded in the last three years. When Memorial Hall and Phase I of the Riverfront Campus are on-line, this total will raise to 67 of 154 (43.5%) of the University's electronic classrooms.

In addition to classroom technology, Fiscal Year 2010 was the fourth year of a multi-year commitment to develop and maintain faculty computers on a four-year rotation cycle. When this program was established there was a 26-year range between the oldest (1981) and newest (2007) operable faculty computers. Moreover, 382 faculty computers were purchased prior to 2000. Currently, 56.5% of the 2,174 faculty computers are on a four-year rotation, up from 52.4% in Fiscal Year 2010.

**Linkages Between Campus Areas** are demonstrated by accessibility improvements, strong landscape, and convenient pedestrian flow.

The University Union's new south entrance elevator provides access to building locations and amenities. Likewise, new ramp access in Morgan 101A and Waggoner 319, the sound booth in Memorial Hall, as well as designated seating for students who use wheelchairs in Currens, Morgan, Simpkins, and Waggoner Halls promotes accessibility.

University landscape enhancements include the front of Mowbray Hall, Grote Hall patio, Student Recreation Center addition, and identifying potential landscape enhancements to improve the aesthetic of the Heating Plant. Additionally, 28 trees were planted this year and 22 were removed due to disease (4) construction (2) general decline (5) and storm damage (11). We Care activities on the Macomb Campus included planting mums in school colors, work in Thompson Prairie, mulching, and general clean-up. On the Quad Cities Campus activities included campus clean-up, lawn plantings on 60th Street, and tulips outlining Phase II construction on Riverfront Campus.

The new University Union entrance, coupled with decommissioning of Casa Latina, opening of the new multicultural center, and landscaping in front of Mowbray Hall reflects a revitalized Dr. C.T Vivian Way, as a major east-west connector for both pedestrian and vehicular traffic. The new entrance also enhances north-south campus accessibility. The programming study for Phase II construction on the Quad Cities Riverfront Campus reinforced the east-west spine and a pronounced north-south entry to the University.

To reduce pedestrian/vehicular congestion, Physical Plant implemented bike and car share programs in Macomb. The Rocky Bikes, bike share program, has over 180 registered users and 350 reservations. The Connect by Hertz car share program brought a Toyota Prius, Camry, and Mini Cooper to campus. The program has over 80 members and 1,000 hours of utilization, and will be expanded to include members of the Macomb community. On the Quad Cities Campus, University Administration, the Student Government Association, and

Metrolink will carefully consider a fee increase (estimated at .25 cents per credit hour) to give students universal bus access on Metrolink. The campus is also working with the City of Moline on 34<sup>th</sup> Street enhancement and construction of a new road on the south border of campus to improve the aesthetic and decrease potential pedestrian / vehicular conflict.

An **Aesthetically Pleasing Appearance** is demonstrated by new and renovated facilities that reflect campus pride and the University's commitment to sustainability.

In addition to facilities enhancements documented earlier in this report, new and renovated facilities include implementation priorities from the *University Housing and Dining Master Plan*.

- Corbin-Olson construction is expected to be complete in summer 2012. Renovation includes all heating, ventilation and air conditioning (HVAC) systems; electrical system upgrades; new lighting systems; complete bathroom replacement; student room furniture replacement; Dining Center rehabilitation; introduction of electronic classrooms; new office space; and improved recreation space.
- Lincoln-Washington bathroom renovation is in design. Construction is scheduled to occur during summers 2011 and 2012; it will include complete bathroom replacement with an expanded square footage.
- Washington Hall student room renovation is in progress using an in-house Physical Plant crew. Construction is scheduled to be complete in summer 2011. Room renovation will include electrical upgrades, lighting improvements, and furniture replacement. Similar activity for Lincoln Hall is expected to be completed in summer 2012.
- Wetzel Hall decommissioning/demolition begins with a quality based selection process to hire an architect by spring 2011 to detail plans, processes, and timelines.
- Phase I exterior renovation of Thompson Hall is based upon findings and recommendations from the *Facilities Condition Assessment*. Work began with short-term renovations to repair water leaks. An architect will be selected in spring 2011 to assist with leakages and other exterior building water infiltration problems.
- Lamonie Village will be taken off line in two phases. Building One will be taken off in summer 2011, and the remainder of the facility will follow in summer 2012.
- Higgins Hall will be taken off line in fall 2012 after Corbin and Olson Halls are re-opened.

Within Intercollegiate Athletics:

- The Stan Hyman Memorial Halo was dedicated at Boyer Baseball Stadium.
- A dedication and naming of Lee Calhoun Memorial Plaza was made in conjunction with the annual Lee Calhoun Memorial Track Meet.
- Western Hall lighting replacement is complete. All of the metal halide light fixtures were replaced with high output t5 fluorescent fixtures to eliminate the humming noise, improve light color and quality, and reduce the restrike time. An institutional team investigating doing a similar project in Brophy Hall.
- From the *Target Western Forward* athletics facilities enhancement plan, Intercollegiate Athletics remodeled the Student-Athlete Academic Support Center in

Brophy Hall, made infield improvements to McKee Softball Stadium and Boyer Baseball Stadium, and is designing a sprinkler system for the Baseball Stadium.

- Through *Target Western Forward* and the University's comprehensive fundraising campaign, Western will continue to seek support for athletic facilities enhancements, including Hanson Field improvements and west section renovation; a press box, team benches, permanent seats, and lights for men's and women's soccer; lights for the Softball Stadium and a practice field; and expansion of the Student-Athlete Academic Support Center.

Institutional commitments to sustainability are demonstrated on both campuses and across our learning locations. For example:

- Lighting Grant V from the Illinois Clean Energy Foundation, currently in progress, will complete lighting upgrades for all academic buildings on the Macomb Campus. An institutional team is researching applying for lighting grants to support the residence halls.
- The Horn Environmental Learning Project is open to all students interested in helping with projects at Horn Field Campus and other environmental projects around campus and the community. Projects include adopt-a-street, Outdoor Skills Seminar, campus clean-up days and other opportunities for outdoor, environmental education through direct experience.
- Western once again participated in the national collegiate competition, RecycleMania. With a source reduction and cumulative recycling rate of 22.2%, Western ranked 176<sup>th</sup> out of 267 participating institutions. The University placed 5<sup>th</sup> of 14 Illinois colleges and universities in cumulative recyclables collected at 105,440 pounds. Pounds collected ranged from a low of 1,255 at Millikin University to 555,453 at the University of Illinois-Chicago. In this peer set, Western ranked 10<sup>th</sup> in the amount of cumulative recyclables collected per person, indicating that there opportunities for the campus to become even more sustainable in its policies, procedures, and practices.
- Helping lead these efforts is the Campus Sustainability Coordinator, Ms. Mandi Green. In just her first year Mandi worked with many across campus to reduce paper consumption, purchase green products, engage in composting, purchase new recycling containers, and support sustainable transportation alternatives (i.e., car share, bike share, Go West transit) to name just a few examples.
- To build on these efforts, Western will join the American Association for Sustainability in Higher Education's *Sustainability Tracking Rating and Assessment System*. Participation will give the University benchmarking information from over 230 institutions nationally and internationally (ranging from Illinois in-state institutions such as Southern Illinois University-Edwardsville to Yale University and the University of British Columbia) in sustainability education, operations; and planning; and it will help inform campus strategies to reduce energy consumption and carbon emissions.
- Representatives from the College of Arts and Sciences and Western Illinois University-Quad Cities are currently pursuing a National Science Foundation grant and other private sources to support new classrooms and laboratories at the Alice L. Kibbe Life Science Research Station. The Kibbe Station, which is home to a diversity of plant and animal species, provides students with hands-on experience in field research.

- Western Illinois University-Quad Cities is currently seeking a grant from the Illinois Clean Energy Foundation to support Phase II as a Gold Certified Leadership in Energy and Environmental Design construction project.
- The Macomb Campus continues to support native Illinois plantings, and the Quad Cities Riverfront Campus will support natural vegetation in its landscape to promote environmental sustainability (survival) in case River Drive floods.
- The Quad Cities Campus signed an agreement with Eastern Iowa Community College to allow Western to hold classes at Nahant Marsh. In addition to the 513-acre nature conservancy, located next to the Mississippi River in southwest Davenport, the Marsh's educational center supports a fully equipped laboratory, a classroom/meeting room, and a computer room. There are plans for the facility to be utilized by the Colleges of Arts and Sciences and Education and Human Services.

**Accommodating Growth** adds net assignable square feet to support the academic mission and service operations of the University. The University has short- and long-term plans to accommodate growth.

When opened in Spring 2011, Memorial Hall will add over 83,000 gross square feet, 12 classrooms, and a technology laboratory to the University's inventory. Phase I of Riverfront Campus will add 60,000 gross square feet, doubling the size of the current campus, in addition to 18 new classrooms, 50 faculty/staff offices, and new computing and discipline-specific laboratories.

Two other projects from the 2009 *Illinois Jobs Now* capital construction bill will add to the portfolio of Western Illinois University.

- The Performing Arts Center on the Macomb Campus will feature a 1,400-seat proscenium theatre auditorium, a 250-seat thrust stage and a 150-seat studio theatre for student convocations, recitals, theatre and dance productions, Bureau of Cultural Affairs programs, Performing Arts Series events, lectures, graduation ceremonies, local arts, and civic functions.
- Phase II on the Quad Cities Riverfront Campus will provide an additional 100,000 gross square feet to the Quad Cities Campus and will house the Colleges of Arts and Sciences, Education and Human Services, and Fine Arts and Communication, in addition to University Administration and WQPT—Quad Cities Public Television.

The Western Illinois University Board of Trustees *Fiscal Year 2012 Capital Recommendations to the Illinois Board of Higher Education* reflect a long-term commitment to facilities and infrastructure growth. This includes Macomb campus utility infrastructure enhancements, Riverfront Campus phase III, life-safety and accessibility enhancements, Science Building planning, Visual Arts Center planning, and capital renewal.

**A Strong Utility and Technology Infrastructure** is essential to sustain campus operations and fulfill the institutional commitment to new facilities equipped with the latest technologies.

- In March 2010, the Western Illinois University Board of Trustees approved issuance of a Certificate of Participation for Phase I steam line replacement serving approximately 1.5 million square feet of space, including four academic buildings and

six residence halls; construction of 1,500 linear feet of walk and shallow tunnels to replace the original direct-buried steam lines; \$1.5 million for the University's sprinkler system; and the cost of certificate issuance. Phase I of steam line replacement is under construction. Physical Plant is currently designing the second and final phase.

- Heating Plant is currently converting from #6 to #2 fuel oil to improve reliability and efficiency of the gas boilers. Plans are also in design to replace the Masonry coal stack, replace electrical switchgear and recase/retube gas boiler #5.
- The cooling tower from Wetzel Hall was relocated to support Browne and Simpkins Halls. The internal transfer from the University's Auxiliary Facilities System prevented the University from having to purchase or lease new equipment.
- The Steam Absorption chiller for Bayliss and Henninger failed before school started so a rental chiller was used. It has been removed for the season. Physical Plant and University Housing and Dining Services are evaluating replacement options.
- The air handler and roof replacement for the dining center supporting Lincoln, Washington, and Grote Halls (South Quad) is complete.
- Physical Plant is designing installation of a new water main to Grote Hall to improve water supply to the fire protection pump.
- The Chiller in the University Data Center (Morgan 103) that houses the mainframe and university servers was failing in summer 2010. Should temperature raise above 80 degrees in the Center, university equipment would shut down. Temporary and rental equipment was used to maintain environmental quality. A quality based selection request has been forwarded to the Illinois Capital Development Board for a permanent solution.
- A Voice Over Internet Protocol system successfully deployed in University's Technology's Support Center, WQPT, and the Quad Cities Campus as departmental and building tests. Based on these successes, VOIP is now being planned for new construction (Memorial Hall and Riverfront Campus), in the residence hall common areas (individual rooms do not have phones), and the Vice President for Quad Cities, Planning and Technology is drafting proposed financing models to complete the rest of campus.
- Based on increasing consumption and demand, University Technology for the second consecutive year purchased an additional 50 megabits (Mb) of bandwidth for the Macomb Campus. This raises the campus bandwidth total by 25% from 200 Mb to 250Mb.
- University Technology is currently installing completely new voice, video, data, and wireless networks in Memorial Hall and planning has started on the same projects for Phase I on Riverfront Campus.
- Starting with new construction in Memorial Hall and Phase I on Riverfront Campus, University Technology committed to complete wireless networks, VOIP, and access control systems (instead of keys) for technology laboratories in new construction and renovation. University Technology will also implement recommendations from the Computing Lab Task Force as approved by the President's Cabinet.
- In fall 2010, the Vice President for Quad Cities, Planning, and Technology charged a working group to examine the future of University Technology labs, given rates of student utilization, a spring Macomb-Campus survey that indicates the vast majority

of students bring computers and other mobile technology devices to campus, recommendations from a Printing Committee to move to a “Pay to Print” option, and the need to consider/implement potential cost savings. A report will be given to the President’s Cabinet in spring 2011.

**Community Interface** represents welcoming access to the campus and its facilities, and support of neighborhood and economic development in our host communities and regions.

The Division of Advancement and Public Services upgraded the university banner program, with prominent displays throughout campus and in Macomb. The Division has also led the continuing upgrade of the third floor Sherman Hall Auditorium as a campus and community meeting/gathering space. The city has also contributed to the maintenance of the traffic infrastructure by agreeing to re-surface University Drive by summer 2011. Two Macomb City Aldermen also serve on the Macomb Campus Master Plan Implementation Team. Two vice presidents also serve on the Macomb Chamber of Commerce.

In the Quad Cities, institutional representatives and the city are working collaboratively on 34<sup>th</sup> Street enhancement, construction of the new road on the south boarder of Riverfront Campus, and relocation of power poles on the new campus location. Quad Cities staff are also working with representatives from Black Hawk College, Trinity College of Nursing & Health Sciences, and Renew Moline to assess student interest/potential demand for privately owned amenities, such as apartments, retail, and housing.

Western is serving on several other Renew Moline Committees, including E3 (businesses to be located next to the Riverfront Campus), Flex Tech (new business incubators and laboratory space), and new Amtrak station/service. Successful re-development of adjacent property to Riverfront Campus will create a \$100 million taxable base, attract 2,000 new and existing jobs, and create a one-time construction impact in excess of \$150 million.

Members from Renew Moline, Quad Cities Chamber of Commerce, Mass Transit District, Moline City Council, and City of Moline are also serving on the design team for Phase II. These same individuals served on the recently completed programming study that was a precursor to design.

**Flexibility** includes responsiveness to ever-changing expectations of higher education. While the following projects were not originally foreseen at the time of writing *Campus Master Plans*, there have been many significant advancements to our facilities and supporting infrastructure. The University has:

- Completed a *Facilities Condition Assessment* and *Utility Infrastructure Master Plan* to balance the need for new facilities against renovation/capital improvements of our existing architecture.
- Created an institutional asbestos removal team, saving the cost of outsourcing work. The first three projects the team will complete are Corbin-Olson, Lamoine Village, and a small project in Lincoln-Washington Halls.
- Installed fire suppression systems and completed elevator upgrades in all university residence halls, except Higgins Hall, as it will be taken off-line.
- Completed a design and cost estimate to change the function of Physical Plant East to house Annual Fund workers.

- Received construction funding for a new bus garage for GoWest Transit.
- Initiated program and design studies for expanding Beu Health Center, renovating the Heating Plant Annex to be used by the Art Department, and re-designing the University's portion of the Macomb Area Economic Development Corporation building for use by the Illinois Law Enforcement Executive Institute.
- Acquired and provided a new lease location for WQPT until Riverfront Campus is opened.

Summary

The 2007 Macomb *Campus Master Plan* identified 48 new projects to support the future physical development of Western Illinois University. Implementation was considered to be a 20-year vision for the University. In the first four years of implementation, a combined 17 actions, or 35% percent, are either complete or in progress. Likewise, the University is in construction for Phase I and design for phase II for the Western Illinois University-Quad Cities Riverfront Campus, with only Phase III requiring funding.

Table 1  
Status of Macomb Campus Master Plan Projects

<u>Project</u>	<u>Status</u>	<u>Update</u>
Hanson Field East -- Renovation	Complete	Dedicated in 2007
New Document and Publication Services/Property Accounting and Redistribution Center	Complete	Opened in 2007
New Multicultural Center	Complete	Opened in 2009
Student Recreation Center Addition	Complete	Opened in 2008
Valley Improvements	In Progress	The Master Plan Implementation Team is preparing a design guidelines brochure to be used in seeking funds for valley/campus improvements.
Dr. C.T Vivian Plaza	In Progress	Study for future use complete. City of Macomb keep street open as opposed to closing for a pedestrian walkway. However, decommissioning of Casa Latina, coupled with the new Union Entry (in progress) and Multicultural Center, and landscaping to Mowbray Hall enhances street aesthetics.
Boyer Baseball Stadium	Complete	Dedicated in 2006
Avery Street Extension	--	--
Performing Arts Center	In Progress	Design complete. Awaiting release of appropriated state funds to begin construction. Project part of 2009 <i>Illinois Jobs Now</i> capital construction bill.



Table 1  
Status of Macomb Campus Master Plan Projects

<u>Project</u>	<u>Status</u>	<u>Update</u>
Gateway Parking Structure	--	--
Western Avenue Improvements	--	--
Fine Arts Studio Space	In Progress	Physical Plant is conducting a programming study on the Heating Plant Annex for space to be used by the Department of Art. A pre-design document is complete.
West Adams Street Gateway	--	--
Science Laboratory Building	In Progress	Planning funds identified as institutional priority #3 in the University's <i>Fiscal Year 2012 Capital Recommendations</i> to the Illinois Board of Higher Education.
University Drive Improvements	In Progress	The City of Macomb will be re-surfacing University Drive with project completion scheduled by summer 2011.
Parking Structure by Western Hall	--	--
Valley/Pedestrian Underpass	--	--
New Infant and Preschool	--	--
New Student Housing @ University Drive West	--	--
La Moine River Trail		
Sherman Entrance Improvement	Ongoing	Sherman entrance transformed to two-way traffic to eliminate restricted entrances.
Utility Plant—Phase I Improvements	In Progress	Plans are currently in design to replace the Masonry coal stack, replace electrical switchgear and recase/retube gas boiler #5.
New Arena	--	--
New Parking Structure by Arena	--	--
Athletic Commons	--	--
Library Addition	--	--
Sciences Center	In Progress	Phase I would be a new Science Laboratory Building (See Action #14).
New Learning Commons	--	--
Valley/Mall Improvements	--	--
New Horrabin Hall	--	--
College of Fine Arts and Communication Building	--	--

Table 1  
Status of Macomb Campus Master Plan Projects

<u>Project</u>	<u>Status</u>	<u>Update</u>
Academic Quad Improvements	In Progress	See Action #5.
Technology Center and Stipes Addition	--	--
New Student Housing at Valley	--	--
Valley Improvements	In Progress	See Action #5.
Parking Structure @ Dr. C.T Vivian Way and Avery Street	--	--
New University Village	--	--
Pedestrian Bridge Connecting Dr. C.T. Vivian Way and Malpass Library	--	--
Hanson Field West Renovation	In Progress	Part of the University's comprehensive campaign <i>Target Western Forward</i> athletics facilities enhancement plan.
North Lafayette Street Gateways	--	--
Utility Plant—Phase II	--	--
New Student Union	--	--
Academic Building @ Dr. C.T. Vivian Way	--	--
Parking Under New Union	--	--
Science Center Parking Structure	--	--
The Circle	--	--
New Student Housing @ University Drive East	--	--
New Townhouses	--	--

At the same time, this report shows that we continue to successfully balance resource allocation between new construction and permanent improvements. Our **Comprehensive Physical Planning** is achieving the goals and priorities identified our plans and daily operations; and these processes will remain accountable. The Western Illinois University Board of Trustees will receive its next update on the status of *Campus Master Plans* and the actions noted in this report at their December 2011 meeting.