



***Governors State***  
**U N I V E R S I T Y**

**Governors State University**  
**Capital Improvement Requests**  
**Budget Year FY2025**

**GOVERNORS STATE UNIVERSITY  
 LARGE PROJECT PLAN  
 BUDGET YEAR FY2024/2025**

<u>Projected Fiscal Yr</u>	<u>PROJECT NAME</u>	<u>TOTAL Planning Amount</u>	<u>State Appropriation</u>	<u>GSU Debt COP2018</u>	<u>OTHER</u>	<u>STATUS</u>
<b>NEW CAPITAL INVESTMENT</b>						
TBD	Library and Learning Commons	\$38,755,000	\$38,755,000			
TBD	Center for Instruction and Innovation	\$29,865,000	\$29,865,000			
TBD	Student Success Center	\$32,250,000	\$32,250,000			
TBD	Center for Health & Equity (Health Sciences Building)	\$26,323,000	\$26,323,000			
TBD	Building C Addition for Student Security & Safety	\$2,850,000	\$2,850,000			
<b>REBUILD ILLINOIS PROJECTS - NEW CAPITAL: Need Appropriated Funds Released</b>						
TBD	Academic Building E Extension	\$3,530,000	\$3,530,000			
<b>REBUILD ILLINOIS PROJECTS - CAPITAL RENEWAL: Need Appropriated Funds Released</b>						
TBD	Building E (Sherman Hall & Art Studio Annex) Renovation	\$3,225,000	\$3,225,000			
TBD	Renovation / Replacement Library: Library area	\$5,817,000	\$5,817,000			
TBD	Renovation / Replacement Library: Student Space	\$6,895,000	\$6,895,000			
TBD	Vehicular/Pedestrian/Parking Lot Renovations: North/West Campus	\$7,756,000	\$7,756,000			
TBD	Vehicular/Pedestrian/Parking Lot Renovations: South/East Campus	\$1,142,000	\$1,142,000			
<b>FY2025 CAPITAL RENEWAL</b>						
TBD	Vehicular/Pedestrian/Parking Lot Renovations: South/East Campus	\$4,029,000	\$4,029,000			
TBD	Building Envelope (Including Window Systems) Phase I	\$7,237,000	\$7,237,000			
TBD	Building Envelope Phase II	\$2,887,000	\$2,887,000			
<b>FY2019 / 2021 EMERGENCY CAPITAL: Projects Currently In Progress with CDB</b>						
2021	Emergency Capital for Roof Replacement	\$3,244,940	\$3,244,940			99% Complete
2022	Emergency Capital for Deteriorating Piping	\$3,815,150	\$3,815,150			75% Complete
2023	HVAC Replacement and Upgrade (*2022 Emergency Funds for Piping)	\$3,884,850	\$3,884,850			
2021	HVAC Replacement and Upgrade (*REBUILD IL FUNDS)	\$4,264,200	\$4,264,200			Design Phase
<b>SUPPLY CHAIN INNOVATION CENTER: Project with CDB</b>						
2022	GSU SCICBI (Hantack House) Renovation	\$800,000	\$400,000		\$400,000	A

<u>Projected Fiscal Yr</u>	<u>PROJECT NAME</u>	<u>TOTAL Planning Amount</u>	<u>State Appropriation</u>	<u>GSU Debt COP2018</u>	<u>OTHER</u>	<u>STATUS</u>
<b>GSU COP2018: Projects Currently In Progress</b>						
2020	HVAC Replacement & Upgrade	\$4,273,630		\$4,273,630		99% Complete
2022	Fire Suppression & Communication Replacement	\$2,275,000		\$2,275,000		95% Complete
<b>GSU COP2018: Projects Completed</b>						
Complete	Pathway Lighting (Vehicular/Pedestrian Circulation Renovation)	\$836,246		\$836,246		
Complete	Athletic Field Renovation/Reconstruction	\$256,724		\$256,724		
Complete	Cafeteria - Equipment/Infrastructure Replacement	\$4,546,838		\$4,546,838		
Complete	Roof Replacement / Parking & Roadway Repair	\$205,000		\$205,000		
<b>CAPITAL RENEWAL: Projects Proposed</b>						
2024	Social Justice Building	\$2,500,000			\$2,500,000	A IBHE BOT Approved
2025	Athletic Soccer Field	\$3,200,000		\$1,300,000	\$1,900,000	E IBHE BOT Approved
2024	Biology Environmental Field Station	\$800,000			\$800,000	D
2024	Financial Services Deferred Maintenance	\$450,000			\$450,000	B
2023/24	Library Services Deferred Maintenance	\$450,000			\$450,000	B 80% Complete
2024	Parking West Lot 2	\$300,000			\$300,000	C
2024	Prairie Place Access Walkway	\$200,000			\$200,000	B
2025	Parking East Lot 2	\$300,000			\$300,000	C
2025	Main Building Entrance Way Improvements	\$250,000			\$250,000	C
<b>NOTE: GSU DEFERRED MAINTENANCE BALANCE</b>		<b>\$69,013,820</b>				
<b>TECHNOLOGY: Projects Proposed</b>						
2024/25	GSU WEB (External URL & Internal Portal) Rebuild	\$900,000			\$900,000	A
2024	WIFI Access (Latest Standards, Security & Speed)	\$665,000			\$665,000	A
<b>OTHER Funding Sources Summary</b>						
	A Capital Reserves					
	B University Facilities Fees					
	C Campus Access & Safety Fee					
	D Farm Revenues					
	E External Fundraising					

**NEW CAPITAL INVESTMENT**

**Library & Learning Commons**

**\$38,755,000**

The Library & Learning Commons is a blend of a modern 21st century library and a vibrant academic support center. In this innovative academic hub, services would include the University Library, Academic Resource Center, Disability Services, Undergraduate Advising Center, TRiO Support Services, and the Writing Center. The current University Library at GSU is a 50,000 square foot portion of the second floor of the University's main building, which wraps around a main staircase and an elevator. The library is open to a classroom complex on the third floor. During the periods immediately before and after classes noise generated by students filters down to the Library, producing an environment not conducive to collaboration, study, or research. Interior renovations to the Library over the years have produced seminar rooms, classroom facilities, and a public bank of computer stations, as well as an enhanced entryway.

Future renovations to the existing space, however, cannot increase the Library's capacity nor facilitate a universal design. GSU is in need of a new University facility, accessible to everyone, to provide adequate space for student support services including places for quiet studying and research and rooms for small group interactions while also housing its collections.

We envision a free-standing building of approximately 70,000 square feet located near the heart of campus.

**Center for Instruction & Innovation**

**\$29,865,000**

We request capital investment for a new building on the GSU University Park campus to develop the Center for Instruction and Innovation through capital funds that have been lacking over the last decade. Our request for "Budget Year" funding is 10% of the total for planning and design costs. The Center for Instruction and Innovation will address the lack of classroom spaces that can hold more than 60 students and facilitate active learning environments, forum lectures, breakout spaces, and open collaboration areas. Currently, the lack of these spaces is limiting growth opportunities including potential enrollment and degree program growth. This center is planned to provide fully equipped, state-of-the-art instructional space including technology equipped multimedia classrooms preparing students for their future.

Governors State University is the only Illinois public university without a Student Union. Accordingly, our current facilities must incorporate space for student-centered activities normally held in a student union. A new classroom building will free up more usable space in other buildings to support those activities.

**NEW CAPITAL INVESTMENT (continued)**

**Student Success Center**

**\$35,250,000**

Academic and Social Support Student Services and Life spaces at GSU are currently placed throughout the campus. After meeting with several Student Support Focus Groups, there is an overwhelming desire for a consolidated Student Success Center on campus offering a comprehensive one-stop-shop for instructional and academic support services on campus.

- Create a new “front door” for the campus that is dynamic, welcoming, engaging, easily recognizable, assists students to navigate available academic resources and support services;
- The Student Success Center will be designed as a high-impact, dynamic center that will aid students in fulfilling their academic potential by providing intentional and developmentally appropriate guidance and direction.

**Center for Health Equity Building (Health Sciences Building)**

**\$26,323,000**

The Center for Health Equity Building will support our capacity to conduct instructional, clinical, and collaborative activities central to addressing the physical, mental, and social health of communities in the Southland. As a substantial contributor to the health and human services workforce in the region, we seek to provide state-of-the-art models of care and practice and instill the values of equity and inclusivity. This innovative interdisciplinary space will unite multiple disciplines under one roof, including: Occupational Therapy; Physical Therapy; Speech-Language Pathology; Social Work; Psychology and Counseling; Nursing; and Health Administration and Health Informatics. It will present new opportunities for teaching and practicing, and for engaging the community in health- and wellness-promoting activities. We envision approximately 45,800 square feet providing laboratories, meeting rooms, offices, and clinical spaces, which will allow our students and faculty to provide services and conduct research designed to enhance health equity in the region.

**Building C Addition for Student Security & Safety**

**\$2,850,000**

GSU’s safety and security needs increased substantially when GSU became a 24/7 campus with student housing in FY15. Our Department of Public Safety is greatly in need of an area that would hold vehicles and allow for transfer of any persons subjected to personal assault or in custody without going through the public areas of the main building and HR waiting area. We currently utilize small internal spaces like utility and storage closets for holding areas, fingerprinting, and interviews. This space would allow for the use of these internal spaces as their intended purpose.

**REBUILD ILLINOIS PROJECTS: Need Appropriated Funds Released \$32,990,000**

Public Act 101-0029 appropriates \$32,725,000 in funding from the Capital Development Fund to CDB for GSU for the construction of an expansion of academic Building E, and other capital improvements. Additionally, \$265,000 was re-appropriated from previous residual funds. \$4,264,000 has been released for the emergency project HVAC Replacement and Upgrade. The balance of the funding needs to be released so the projects can be effectively coordinated to avoid additional costs / reconstruction. It is critical that these funds be released as soon as possible in order to provide state of the art resources and learning environments and to contribute to student success inclusive of more student services as well as places for study, research and collaborative group interactions. Use of Rebuild Illinois funds will enable Governors State University to recruit and serve more first generation and Illinois students and grow enrollment according to university strategic planning.

**REBUILD ILLINOIS PROJECTS: New Capital (Need Appropriated Funds Released)**

**Academic Building E Extension** **\$3,530,000**

FY2020 HB62 SFA 1 NEW CAPITAL MONEY: CDB has allocated \$3,530,000 for the renovation and extension of Building E. This project will incorporate and develop further the Spagnolo Enterprises, LTD Mechanical Systems Evaluation report for the Art Studio areas, the renovation of Sherman Hall, and additional space build out to accommodate new programs and teaching spaces.

**REBUILD ILLINOIS PROJECTS: Capital Renewal (In Progress)**

**HVAC Replacement & Upgrade** **\$4,264,200**

Several university boilers, HVAC equipment, and RTU (Roof-top Units) have ongoing issues because of poor design, improper ductwork, air distribution, and the age of the equipment. Because most of GSU's buildings are connected into one large facility, an urgent situation in one place affects many other areas. Replacements are necessary to bring our facility up to current code, as well as creating greater safety and efficiency.

**REBUILD ILLINOIS PROJECTS: Capital Renewal (Need Appropriated Funds Released)**

**Building E (Sherman Hall & Art Studio Annex) Renovation** **\$3,225,000**

CBD has allocated \$3,530,000 for the renovation and extension of Building E. this project will incorporate and develop further the Spagnolo Enterprises, LTD Mechanical Systems Evaluation report for the Art Studio areas, the renovation of Sherman Hall, and additional space build out to accommodate new programs and teaching spaces.

**REBUILD ILLINOIS PROJECTS: Capital Renewal (continued)**

**Renovation / Replacement Library: Library Area \$5,817,000**

The University Library area requires repairs of both a safety and space utilization concerns including reinforcement of public accessible counters, shelves, and media storage. Additionally, to remain a Library of the future, with universal design and accessibility by everyone, innovative technologies need to be implemented.

**Renovation / Replacement Library: Student Space \$6,895,000**

The Student Space within the University Library requires modifications to allow for the different new trends of student group study, research, and participation. Creating break out rooms and ability to use such spaces in a controlled environment when the Library is closed would allow students to have more flexibility to completing their work in a safe productive setting. For safety concerns, there is dire need in developing a connecting public corridor through the current library student space such that the entire second floor is connected.

**Vehicular/Pedestrian/Parking Lot Renovations: North/West Campus \$7,756,000**

With (1) the addition of a 300-bed student residence facility in the fall of 2014, (2) the first fielding of intercollegiate athletic teams during 2014-15, and (3) the expansion of outreach activities at the Center for Performing Arts, the Nathan Manilow Sculpture Park and the GSU Visual Arts Gallery, GSU has added notably to the volume of pedestrian traffic on its campus and to the variety of the entries and exits that those pedestrians seek. The walkways which circulate through the campus and provide the primary means of access to the building for students, faculty and staff need significant repair; new walkways are needed to accommodate the circulation patterns of resident students and visitors between buildings; and the provision of lighting along these paths (both the renovated and the newly constructed) is a high-priority safety concern. The vehicular circulation for people with disabilities and K-12 school busses to the Center of Performing Arts creates difficulties that can be addressed by developing an alternate way to reduce vehicular/pedestrian conflicts.

**Vehicular/Pedestrian/Parking Lot Renovations: South/East Campus \$5,171,000**

The Eastern Entrance Roadway was originally planned to circumvent the parking lots by going behind them, and only a small service road used by limited traffic would be between the parking lots and campus buildings. This was not completed; thus, a large volume of traffic uses this small service road, which has awkward turns and a high volume of pedestrian vehicle conflicts, which have caused numerous accidents. The project requested here would help to resolve these issues and, in doing so, make the GSU campus more inviting and more easily navigated. More importantly, it would substantially increase the safety of all those using it - pedestrians and drivers alike.

**FY2025 CAPITAL RENEWAL**

**Building Envelope Phase I** **\$7,237,000**

The building envelope i.e., building enclosure is all the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and facilitate climate control. The University has many leaks (water and air) throughout its 50+ year old buildings. Reparations are needed to the outer doors, windows where single pane glazing in steel frames have deteriorated beyond repair, building soffits where flashing heights are not aligned where wall systems meet roofs, masonry tuck pointing, and other areas of exposed concrete.

**Building Envelope Phase II** **\$2,887,000**

The building envelope i.e., building enclosure is all the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and facilitate climate control. The University has many leaks (water and air) throughout its 50+ year old buildings. Reparations are needed to the outer doors, windows where single pane glazing in steel frames have deteriorated beyond repair, building soffits where flashing heights are not aligned where wall systems meet roofs, masonry tuck pointing, and other areas of exposed concrete.

**FY2019 / 2021 EMERGENCY CAPITAL: Projects Currently in Progress with CDB**

**Roof Replacement/Safety Upgrading** **\$4,950,000**

**Deteriorating Piping** **\$3,815,150**

**HVAC Replacement & Upgrade** **\$3,884,850**

Several university boilers, HVAC equipment, and RTU (Roof-top Units) have ongoing issues. Most of GSU's buildings are connected into one large facility, thus an urgent situation in one place affects many other areas. Replacements are necessary to bring our facility up to current code and ensure air quality.

**GSU SUPPLY CHAIN INNOVATION CENTER: Project Currently in Design with CDB**

**GSU SCICBI (Hantack House) Renovation** **\$800,000**

\$500M was appropriated from the Build Illinois Bond Fund to the CDB to fund the Illinois Innovation Network system and their initiatives. Of that, \$400,000 was designated to GSU for renovations needed for Hantack House, future home of SCICBI (Supply Chain Innovation Center and Business Incubator) including basement water treatment, HVAC replacement, air quality assessment, parking lot pavement, lighting, signage, security cameras, gutters, downspouts, etc.



**GSU COP 2018**

As a result of the lack of State funding of a capital budget, the University’s deferred maintenance backlog has become critical. GSU estimated \$13.9 million was needed to address the most pressing of the deferred maintenance, and pursued borrowing through Certificates of Participation or Revenue Bonds. On August 15, 2018, Governor State University’s (GSU) Certificates of Participation Series 2018 (COP 2018) was priced at an all-in interest cost of 4.586% over 10 years to fund a list of improvements, prioritization from the list below is currently in progress. Design, bidding and contract award phases will follow.

In FY18, Facility Fee revenue of \$2.6M was utilized for the payment of debt service COP 2008 and 2009 in the amount of \$1.7M with an additional \$500,000 utilized to fund interim repairs and renewal until the deferred maintenance projects could be fully funded. A facility fee increase of \$15 per credit hour was implemented in FY19, resulting in revenues of \$3.8M to fund the combined debt service with residual funds available for continued facility maintenance, repairs and renewal projects.

**COP PROJECTS IN PROGRESS:**

**HVAC Replacement & Upgrade**

**\$4,273,630**

HVAC problems frequently close numerous classrooms. And, it must be said, GSU has a scarcity of instructional spaces to begin with. In January 2018, HVAC problems closed the Family Development Center, forcing us to send babies, toddlers, and preschoolers home. Several university boilers, HVAC equipment, and RTU (Roof-top Units) have ongoing issues because of poor design, improper ductwork, air distribution, and the age of the equipment. These issues were compounded in the 1980’s, when Governors State transitioned from the initial open floor plan to more traditional classroom designs. Because most of GSU’s buildings are connected into one large facility, an urgent situation in one place affects many other areas. Renovations are necessary to bring our facility up to current code, as well as creating greater safety and efficiency. 99% Complete

**Fire Suppression & Communications Replacement**

**\$2,530,000**

GSU’s system has reached 50-year expiration. Project to replace Main building wings A – F with the latest NFPA Requirements. Additionally, replace the fire communications system, currently operated with twisted copper wire, to that with fiber optic cable and configure a logical interconnect based on current safety protocols. 95% Complete

**GSU COP 2018 (continued)**

**GSU COP 2018 PROJECTS COMPLETED:**

<b>Pathway Lighting (Vehicular/Pedestrian Circulation Renovations)</b>	<b>\$836,246</b>
<b>Athletic Field Renovation/Reconstruction</b>	<b>\$256,724</b>
<b>Cafeteria - Equipment/Infrastructure Replacement</b>	<b>\$4,540,656</b>
<b>Roof Replacement / Parking &amp; Roadway Repair</b>	<b>\$205,000</b>

**CAPITAL RENEWAL PROPOSED**

<b>Social Justice Building</b>	<b>\$2,500,000</b>
<b>Athletic Soccer Field</b>	<b>\$3,200,000</b>
<b>Biology Environmental Field Station</b>	<b>\$800,000</b>
<b>Financial Services Deferred Maintenance</b>	<b>\$450,000</b>
<b>Library Services Deferred Maintenance</b>	<b>\$450,000</b>
<b>Parking West Lot 2</b>	<b>\$300,000</b>
<b>Prairie Place Access Walkway</b>	<b>\$200,000</b>
<b>Parking East Lot 2</b>	<b>\$300,000</b>
<b>Main Building Entrance Way Improvements</b>	<b>\$250,000</b>

**GSU DEFERRED MAINTENANCE**

The University adopted the Campus Facilities Master Plan approved by the GSU Board of Trustees August 2022. This critical strategic document is the culmination of input from students, faculty, and staff from all areas of the University and will be used to support the University Mission and supporting Strategic Plan by anticipating and preparing for the future, extending the useful life of the campus buildings, and minimizing disruption from unforeseen industry change. The Facility Condition Assessment (FCA) provides detailed information associated with each building, including overall condition describing the current conditions and highlighting major deficiencies. Based on the FCA, the current Deferred Maintenance Balance is **\$69,013,820** with the highest proportion attributable to age and condition of our heating, ventilation, air conditioning (HVAC) systems. The four most critical deferred maintenance projects are in process.