

*Volume 2e*

# Cost Estimate



UNIVERSITY OF  
**ILLINOIS**  
SPRINGFIELD



# UIS Master Plan 2020 Unit Cost Development

Facility Type	New Construction Average Cost in Dollars per Square Foot	Origin	New Construction Average Cost in Dollars per Lineal Foot	Origin	Repair and Renovation Average Cost in Dollars per Square Foot	Origin	New Construction Average Cost in Dollars per gateway	Origin
Academic / Multi-Use	\$470.00	1			\$250.00	3		
Administration / Office	\$470.00	1			\$200.00	4		
Science / Technology	\$530.00	2			\$751.00	5		
Auxiliary / Residential (Student Housing) / Student Services	\$470.00	1			\$308.00	6		
Residential/Student Housing - Apartments	\$275.00	2			\$250.00	2		
Residential/Student Housing - Dormitory	\$388.00	2			\$250.00	2		
Athletics	\$470.00	1						
Storage/Physical Plant Facilities	\$250.00	1						
Art Gallery					\$384.00	7		
Performing Arts					\$345.00	8		
Demolition					\$5.00	9		
Exterior façade replacement					\$10.00	10		
Exterior façade removal					\$2.00	14		
Parking - resurface					\$4.00	11		
Utility Planning - Electric			\$188.00	12				
Utility Planning - Water			\$75.00	12				
Utility Planning - Sanitary			\$80.00	12				
Utility Planning - Stormwater			\$80.00	12				
Utility Planning - Communication			\$175.00	12				
Roadway Realignment	\$210.00	15						
Pedestrian & Bicycle Connectivity - Vehicular Loading	\$9.00	16						
Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$9.00	13						
Parking Expansion	\$5.00	13						
Landscape	\$3.00	12						
Primary Gateway							\$42,150.00	1
Secondary Gateway							\$16,150.00	1

## UNIT COST SOURCES AND DERIVATIONS

The following high level cost estimate was prepared for the UIS 2020 Master Plan. It is a tool the University can use to request, allocate and plan fiscal resources to implement the initiatives and recommendations outlined in the Master Plan Report.

The following assumptions have been made and the following sources were utilized to validate the unit costs. For the purpose of this Master Plan cost estimate, unit cost/SF by facility type were applied to arrive at a total project cost.

Refer to the "Comments" column on the following cost estimate and individual project pages in Volume 1b for additional information.

1. UIS historical cost of new building construction for the UIS Student Union of \$435/sq ft in 2018. This baseline cost was escalated 4% over 2 years for 2020 dollars.
2. Construction Planning and Management Campus Construction Report 2015 for new construction Science and Technology. This baseline cost was escalated 4% over 5 years for 2020 dollars.
3. The Higher Education Coordinating Board - Texas State System 2018 Project Construction Cost Analysis (Regionally adjusted from the representative geographical areas in Texas to Decatur, Illinois via the 2019 conversion factors published in RS Means and escalated 4% over 2 years for 2020 dollars). This particular item's cost originates as noted as 3 on the attached Exhibit A.
4. The Higher Education Coordinating Board - Texas State System 2018 Project Construction Cost Analysis (Regionally adjusted from the representative geographical areas in Texas to Decatur, Illinois via the 2019 conversion factors published in RS Means and escalated 4% over 2 years for 2020 dollars). This particular item's cost originates as noted as 4 on the attached Exhibit A.
5. The Higher Education Coordinating Board - Texas State System 2018 Project Construction Cost Analysis (Regionally adjusted from the representative geographical areas in Texas to Decatur, Illinois via the 2019 conversion factors published in RS Means and escalated 4% over 2 years for 2020 dollars). This particular item's cost originates as noted as 5 on the attached Exhibit A.
6. The Higher Education Coordinating Board - Texas State System 2018 Project Construction Cost Analysis (Regionally adjusted from the representative geographical areas in Texas to Decatur, Illinois via the 2019 conversion factors published in RS Means and escalated 4% over 2 years for 2020 dollars). This particular item's cost originates as noted as 6 on the attached Exhibit A.
7. Construction Planning and Management Campus Construction Report 2015 for Museum renovation. This baseline cost was escalated 4% over 5 years for 2020 dollars.
8. Construction Planning and Management Campus Construction Report 2015 for Performing Arts renovation. This baseline cost was escalated 4% over 5 years for 2020 dollars.
9. RS Means 2018 for Building Demolition. This baseline cost was escalated 4% over 2 years for 2020 dollars.
10. RS Means 2019 for brick veneer installation. This baseline cost was escalated 4% over 1 year for 2020 dollars.
11. Illinois Department of Transportation 2018 Pay Item Reports. This baseline cost was escalated 4% over 2 years for 2020 dollars.
12. Juneau Associates historical cost library for the 2017 Alton Regional Multimodal Transportation Center . These baseline costs were escalated 4% over 3 years for 2020 dollars.
13. Juneau Associates historical cost library for the 2016 Scott-Troy Trail project . This baseline cost was escalated 4% over 4 years for 2020 dollars.
14. RS Means 2019 for brick veneer removal. This baseline cost was escalated 4% over 1 year for 2020 dollars.
15. Construction Planning and Management Campus Construction Report 2015 for Storage/Physical Plant Facilities. This baseline cost was escalated 4% over 5 years for 2020 dollars.
16. Juneau Associates historical cost library for the 2017 Alton Regional Multimodal Transportation Center . These baseline costs were escalated 4% over 3 years for 2020 dollars.

# UIS Master Plan 2020 Estimate Summary of Projects

MP Item	Project Name	Use	Estimated Total Budget (2020)	Estimated Total Budget Immediate Need (2020)	Estimated Total Budget Near Term (2025)	Estimated Total Budget Stand Alone Requirements and Opportunities(2030)	Comments
<b>Exterior - Site</b>							
1	Enhance University Gateways	Landscape	\$ 265,000	\$ 265,000			4 Primary gateways @ \$42,120 each and 6 Secondary gateways @ \$16,150 each, respectively. Cost includes an allowance for landscape and lighting
2	West Quad development	Landscape	\$ 504,000		\$ 604,800		
3	East Quad development	Landscape	\$ 590,000	\$ 590,000			
4	Land Reserved for future solar energy farm	Plant / Utility / Infrastructure					
5	Construct Recreation & Athletics practice fields	Athletics	\$ 3,399,000			\$ 4,758,600	Each of the 9 Recreation & Athletics practice fields cost \$377,660 in 2020, including cost for field lighting & parking facilities.
6	Richard Wright Drive/Carl Sandburg Lane Realignment & Parking Lot F	Roadway Realignment	\$ 1,183,000	\$ 1,183,000			
7	William Maxwell Lane realignment	Roadway Realignment	\$ 1,100,000	\$ 1,100,000			
<b>Renovation</b>							
8	<b>University Hall Building (UHB)</b>						
a.	Construct Student Services One Stop (1st Floor)	Auxiliary / Student Services	\$ 1,500,000	\$ 1,500,000			
b.	Modernize classrooms (2nd floor)	Academic / Multi-Use	\$ 1,975,000	\$ 1,975,000			Unit Cost used - \$250
c.	Construct GIS Lab (2nd floor)	Academic / Multi-Use	\$ 300,000	\$ 300,000			Unit Cost used - \$150 + 2 yr. escalation.
d.	Construct Social & Mixed Media Labs (3rd Floor)	Academic / Multi-Use	\$ 1,068,000		\$ 1,281,600		Unit Cost - \$170 + 2 yr. escalation.
e.	Relocate Math Department (3rd Floor)	Administration / Office	\$ 740,000		\$ 888,000		Unit Cost used of \$200 + soft costs
f.	Construct Sales & Trading Labs (4th Floor)	Academic / Multi-Use	\$ 681,000			\$ 953,400	Unit Cost used - \$170 + 2 yr. escalation.
9	<b>Public Affairs Center (PAC)</b>						
a.	Construct Art Gallery (1st Floor)	Art Gallery	\$ 200,000	\$ 200,000			UIS provided Cost
b.	Establish Center for Lincoln Studies (1st Floor)	Administration / Office	\$ 35,000	\$ 35,000			UIS provided Cost
c.	Construct Sangamon Experience (1st Floor)	Art Gallery	\$ 400,000	\$ 400,000			UIS provided Cost
d.	Modernize conference rooms (1st Floor (North))	Administration / Office	\$ 1,297,000	\$ 1,297,000			
e.	Modernize conference rooms (1st Floor (South))	Administration / Office	\$ 3,509,000			\$ 4,912,600	
f.	Renovate Sangamon Auditorium Lobby (2nd Floor)	Performing Arts	\$ 5,000,000			\$ 7,000,000	Construction currently on-going
g.	Replace Sangamon Auditorium Seats (2nd Floor)	Performing Arts	\$ 1,080,000			\$ 1,512,000	
h.	Renovate for College of Education & Human Services (3rd Floor)	Administration / Office	\$ 1,573,000	\$ 1,573,000			
i.	Modernize conference room/classroom (4th Floor)	Academic / Multi-Use	\$ 456,000	\$ 456,000			
10	<b>Brookens Building (BRK)</b>						
a.	Renovate Brookens Auditorium (concert hall) (1st Floor)	Performing Arts	\$ 764,000			\$ 1,069,600	
b.	Relocate & renovate Archives Technical Services & Library Systems, Construct Digital Humanities Lab (1st Floor)	Academic / Multi-Use	\$ 1,607,000	\$ 1,607,000			
c.	Construct Student Affairs & Wellness Center (2nd Floor)	Auxiliary / Student Services	\$ 1,579,000		\$ 1,894,800		
d.	Expand Center for Lincoln Studies (3rd Floor)	Academic / Multi-Use	\$ 1,343,000		\$ 1,611,600		
e.	Construct Modern Offices (3rd Floor)	Administration / Office	\$ 1,161,000	\$ 1,161,000			
f.	Modernize classrooms (3rd Floor)	Academic / Multi-Use	\$ 69,000	\$ 69,000			
g.	Relocate Human Resources, Ethics & Relocate Office of Business & Financial Services (4th Floor)	Administration / Office	\$ 6,000,000		\$ 6,000,000		UIS provided Cost
11	<b>Health &amp; Sciences Building (HSB)</b>						
a.	Modernize teaching & research labs	Science / Technology	\$ 6,295,000	\$ 6,295,000			UIS provided Cost
b.	Construct Student collaboration space (1st & 2nd Floor)	Academic / Multi-Use	\$ 100,000	\$ 100,000			UIS provided Cost
12	<b>Visual &amp; Performing Arts Building (VPA)</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 255,000	\$ 255,000			
b.	Modernize classrooms, practice rooms & studios	Academic / Multi-Use	\$ 2,000,000		\$ 2,000,000		UIS provided Cost
13	<b>Student Life Building (SLB)</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 360,000	\$ 360,000			
b.	Modernize classrooms, hallways & restrooms	Academic / Multi-Use	\$ 1,593,000			\$ 2,230,200	
14	<b>Business Services Building (BSB)</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 303,000		\$ 363,600		
b.	Relocate WUS Radio Station	Academic / Multi-Use	\$ 2,113,000		\$ 2,535,600		

MP Item	Project Name	Use	Estimated Total Budget (2020)	Estimated Total Budget Immediate Need (2020)	Estimated Total Budget Near Term (2025)	Estimated Total Budget Stand Alone Requirements and Opportunities(2030)	Comments
<b>15</b>	<b>Student Affairs Building (SAB)</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 303,000	\$ 303,000			
<b>16</b>	<b>Spencer House</b>						
a.	Construct Center for Experimental & Problem Based Learning	Academic / Multi-Use	\$ 250,000			\$ 250,000	UIS provided Cost
<b>17</b>	<b>UIS Field Station on Lake Springfield</b>						
a.	Construct Phase 2 Science Lab	Science / Technology	\$ 181,440			\$ 254,016	
<b>18</b>	<b>Clover Court 100 &amp; 200 Apartments</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 220,000		\$ 264,000		
b.	Renovate interior	Residential/Student Housing - Apartments	\$ 2,000,000		\$ 2,000,000		UIS provided Cost
<b>19</b>	<b>Sunflower Court Apartments</b>						
a.	Repair building façade/envelope	Exterior façade replacement	\$ 329,000		\$ 394,800		
b.	Renovate interior	Residential/Student Housing - Apartments	\$ 3,000,000		\$ 3,000,000		UIS provided Cost
	<b>New Construction</b>						
<b>20</b>	Public Safety Building (PSB)	Auxiliary / Student Services	\$ 6,137,000	\$ 6,137,000			
<b>21</b>	Library, Learning & Student Success Center (LLSSC)	Academic / Multi-Use	\$ 35,000,000	\$ 35,000,000			
<b>22</b>	UI Springfield Innovation Center	Academic / Multi-Use	\$ 35,000,000	\$ 35,000,000			
<b>23</b>	Child Development Center (CC)	Auxiliary / Student Services	\$ 5,130,000	\$ 5,130,000			
<b>24</b>	Information Sciences Building (ISB)	Science / Technology	\$ 47,045,000			\$ 65,863,000	
<b>25</b>	Human Performance Center (HPC) - addition to the TRAC	Academic / Multi-Use	\$ 12,000,000			\$ 16,800,000	
<b>26</b>	Business Building (BB)	Academic / Multi-Use	\$ 35,000,000			\$ 49,000,000	
<b>27</b>	Future Student Housing	Residential/Student Housing - Dormitory	\$ 27,236,000			\$ 38,130,400	
<b>28</b>	Multi-Activity Center (MAC) - addition to TRAC	Auxiliary / Student Services	\$ 7,200,000			\$ 10,080,000	
<b>29</b>	Natorium (NAT) - addition at TRAC	Auxiliary / Student Services	\$ 13,000,000			\$ 18,200,000	
<b>30</b>	Athletics Field House (AFH)	Athletics	\$ 22,100,000			\$ 30,940,000	
<b>31</b>	Resurface Kiwanis Stadium with synthetic turf (KIW)	Athletics	\$ 1,560,000			\$ 2,184,000	
<b>32</b>	Soccer & Lacrosse Addition (Kiwanis) (KIW)	Athletics	\$ 6,162,000			\$ 8,626,800	
<b>33</b>	Kiwanis Press box & Bleachers (KPB)	Athletics	\$ 1,248,000			\$ 1,747,200	
<b>34</b>	Golf Training Facility (GTF)	Athletics	\$ 2,262,000			\$ 3,166,800	
<b>35</b>	Baseball/Softball Complex (BSC)	Athletics	\$ 9,906,000			\$ 13,868,400	
<b>36</b>	Tennis Complex (TC)	Athletics	\$ 3,206,000			\$ 4,488,400	
<b>37</b>	Land Reserved for Commercial Development	Landscape					
<b>38</b>	Land Reserved for Research Park	Landscape					
<b>39</b>	Future Academic Expansion (FAE)	Academic / Multi-Use	\$ 30,550,000			\$ 42,770,000	
<b>40</b>	Central Receiving & Warehouse (CRW)	Storage/Physical Plant Facilities	\$ 2,925,000			\$ 4,095,000	
<b>41</b>	Maintenance Storage (MS)	Storage/Physical Plant Facilities	\$ 3,666,000			\$ 5,132,400	
	<b>Demolition</b>						
<b>42</b>	Cox Childcare Center (CCC)	Demolition	\$ 16,000			\$ 22,400	
<b>43</b>	Police Department Building (PDB)	Demolition	\$ 21,000			\$ 29,400	
<b>44</b>	Human Resources Building (HRB)	Demolition	\$ 128,000			\$ 179,200	
<b>45</b>	WUIS Building (WUIS)	Demolition	\$ 113,000			\$ 158,200	
<b>46</b>	1/3 of Parking Lot B	Demolition	\$ 57,000			\$ 79,800	
	<b>Future Pedestrian &amp; Bicycle Connectivity</b>						
<b>47</b>	Primary Sidewalk - 83,400 sf	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 976,000			\$ 1,366,400	Refer to Volume 1b for Pedestrian Network map for additional information.
<b>48</b>	Secondary Sidewalk - 35,700 sf	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 418,000			\$ 585,200	Refer to Volume 1b for Pedestrian Network map for additional information.
<b>49</b>	Two-Way Cycle Track - 14,880	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 174,000			\$ 243,600	Refer to Volume 1b for Pedestrian Network map for additional information.
<b>50</b>	Multi-use Sidewalk - 142,000 sf	Pedestrian & Bicycle Connectivity - Vehicular Loading	\$ 1,661,000			\$ 2,325,400	Refer to Volume 1b for Pedestrian Network map for additional information.
	<b>Additional Parking</b>						
<b>51</b>	Additional Parking	Parking Expansion	\$ 936,000			\$ 1,310,400	
	<b>Ongoing</b>						
<b>a</b>	Deferred Maintenance	Deferred Maintenance	\$ 25,189,000				
<b>b</b>	Road Repair/Realignment Projects	Infrastructure	\$ 9,210,000				
<b>c</b>	Parking Lot Repair	Site Work	\$ 3,195,000				
<b>d</b>	Sustainable storm water management	Plant / Utility / Infrastructure	\$ 4,216,000				

TOTAL BUDGET (2020) \$ 411,323,440  
 TOTAL BUDGET IMMEDIATE NEED (2020) \$ 102,291,000  
 TOTAL BUDGET PROJECTION (2025) \$ 22,838,800  
 TOTAL BUDGET PROJECTION (2030) \$

344,332,816



# UIS Master Plan 2020 Estimate Immediate Need Projects

MP Item	Project Name	Construction Type	Use	Estimated Total Budget
1	Enhance University Gateways	Site Work	Landscape	\$ 265,000
3	East Quad development	Site Work	Landscape	\$ 590,000
6	Richard Wright Drive/Carl Sandburg Lane Realignment & Parking Lot F	Roadway Repair & Realignment	Roadway Realignment	\$ 1,183,000
7	William Maxwell Lane realignment	Roadway Repair & Realignment	Roadway Realignment	\$ 1,100,000
<b>8</b>	<b>University Hall Building (UHB)</b>			
a.	Construct Student Services One Stop (1st Floor)	Renovation	Auxiliary / Student Services	\$ 1,500,000
b.	Classroom Modernization	Renovation	Academic / Multi-Use	\$ 1,975,000
c.	Construct GIS Lab (2nd floor)	Renovation	Academic / Multi-Use	\$ 300,000
<b>9</b>	<b>Public Affairs Center (PAC)</b>			
a.	Construct Art Gallery (1st Floor)	Renovation	Art Gallery	\$ 200,000
b.	Establish Center for Lincoln Studies (1st Floor)	Renovation	Administration / Office	\$ 35,000
c.	Construct Sangamon Experience (1st Floor)	Renovation	Art Gallery	\$ 400,000
d.	Modernize conference rooms (1st Floor (North))	Renovation	Administration / Office	\$ 1,297,000
h.	Renovate for College of Education & Human Services (3rd Floor)	Renovation	Administration / Office	\$ 1,573,000
i.	Modernize conference room/classroom (4th Floor)	Renovation	Academic / Multi-Use	\$ 456,000
<b>10</b>	<b>Brookens Building (BRK)</b>			
b.	Relocate & renovate Archives Technical Services & Library Systems, Construct Digital Humanities Lab (1st Floor)	Renovation	Academic / Multi-Use	\$ 1,607,000
e.	Construct Modern Offices (3rd Floor)	Renovation	Administration / Office	\$ 1,161,000
f.	Modernize classrooms (3rd Floor)	Renovation	Academic / Multi-Use	\$ 69,000
<b>11</b>	<b>Health &amp; Sciences Building (HSB)</b>			
a.	Modernize teaching & research labs	Renovation	Science / Technology	\$ 6,295,000
b.	Construct Student collaboration space (1st & 2nd Floor)	Renovation	Academic / Multi-Use	\$ 100,000
<b>12</b>	<b>Visual &amp; Performing Arts Building (VPA)</b>			
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 255,000
<b>13</b>	<b>Student Life Building (SLB)</b>			
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 360,000
<b>15</b>	<b>Student Affairs Building (SAB)</b>			
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 303,000
<b>20</b>	<b>Public Safety Building (PSB)</b>			
	Public Safety Building (PSB)	New Construction	Auxiliary / Student Services	\$ 6,137,000
<b>21</b>	<b>Library, Learning &amp; Student Success Center (LLSSC)</b>			
	Library, Learning & Student Success Center (LLSSC)	New Construction	Academic / Multi-Use	\$ 35,000,000
<b>22</b>	<b>UI Springfield Innovation Center</b>			
	UI Springfield Innovation Center	New Construction	Academic / Multi-Use	\$ 35,000,000
<b>23</b>	<b>Child Development Center (CC)</b>			
	Child Development Center (CC)	New Construction	Auxiliary / Student Services	\$ 5,130,000
<b>TOTAL</b>				<b>\$ 102,291,000</b>



# UIS Master Plan 2020 Estimate Near Term Projects

MP Item	Project Name	Construction Type	Use	Estimated Total Budget (2020)	Estimated Total Budget (2025)
2	West Quad development	Site Work	Landscape	\$ 504,000	\$ 604,800.0
8	<b>University Hall Building (UHB)</b>				
d.	Construct Social & Mixed Media Labs (3rd Floor)	Renovation	Academic / Multi-Use	\$ 1,068,000	\$ 1,281,600
e.	Relocate Math Department (3rd Floor)	Renovation	Administration / Office	\$ 740,000	\$ 888,000
10	<b>Brookens Building (BRK)</b>				
c.	Construct Student Affairs & Wellness Center (2nd Floor)	Renovation	Auxiliary / Student Services	\$ 1,579,000	\$ 1,894,800
d.	Expand Center for Lincoln Studies (3rd Floor)	Renovation	Academic / Multi-Use	\$ 1,343,000	\$ 1,611,600
9.	Relocate Human Resources, Ethics & Relocate Office of Business & Financial Services (4th Floor)	Renovation	Administration / Office	\$ 6,000,000	\$ 6,000,000
12	<b>Visual &amp; Performing Arts Building (VPA)</b>				
b.	Modernize classrooms, practice rooms & studios	Renovation	Academic / Multi-Use	\$ 2,000,000	\$ 2,000,000
14	<b>Business Services Building (BSB)</b>				
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 303,000	\$ 363,600
b.	Relocate WIUS Radio Station	Renovation	Academic / Multi-Use	\$ 2,113,000	\$ 2,535,600
18	<b>Clover Court 100 &amp; 200 Apartments</b>				
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 220,000	\$ 264,000
b.	Renovate interior	Renovation	Residential/Student Housing - Apartments	\$ 2,000,000	\$ 2,000,000
19	<b>Sunflower Court Apartments (3 buildings)</b>				
a.	Repair building façade/envelope	Renovation	Exterior façade replacement	\$ 329,000	\$ 394,800
b.	Renovate interior	Renovation	Residential/Student Housing - Apartments	\$ 3,000,000	\$ 3,000,000
<b>TOTAL</b>				<b>\$ 21,199,000</b>	<b>\$ 22,838,800</b>

*Please note that for the 2025 costs a 4% per year escalation was used (2020 cost + (5 ys. X 4%)).*



# UIS Master Plan 2020 Estimate Stand Alone Requirements & Opportunities

MP Item	Project Name	Construction Type	Use	Estimated Total Budget (2020)	Estimated Total Budget
4	Land Reserved for future solar energy farm	Site Work	Plant / Utility / Infrastructure		
5	Construct Recreation & Athletics practice fields	Site Work	Athletics	\$ 3,399,000	\$ 4,758,600
8	<b>University Hall Building (UHB)</b>				
f.	Construct Sales & Trading Labs (4th Floor)	Renovation	Academic / Multi-Use	\$ 681,000	\$ 953,400
9	<b>Public Affairs Center (PAC)</b>				
e.	Modernize conference rooms (1st Floor (South))	Renovation	Administration / Office	\$ 3,509,000	\$ 4,912,600
f.	Renovate Sangamon Auditorium Lobby (2nd Floor)	Renovation	Performing Arts	\$ 5,000,000	\$ 7,000,000
g.	Replace Sangamon Auditorium Seats (2nd Floor)	Renovation	Performing Arts	\$ 1,080,000	\$ 1,512,000
10	<b>Brookens Building (BRK)</b>				
a.	Renovate Brookens Auditorium (concert hall) (1st Floor)	Renovation	Performing Arts	\$ 764,000	\$ 1,069,600
13	<b>Student Life Building (SLB)</b>				
b.	Modernize classrooms, hallways & restrooms	Renovation	Academic / Multi-Use	\$ 1,593,000	\$ 2,230,200
16	<b>Spencer House</b>				
a.	Construct Center for Experimental & Problem Based Learning	Renovation	Academic / Multi-Use	\$ 250,000	\$ 250,000
17	<b>UIS Field Station on Lake Springfield</b>				
a.	Construct Phase 2 Science Lab	Renovation	Science / Technology	\$ 181,440	\$ 254,016
24	Information Sciences Building (ISB)	New Construction	Science / Technology	\$ 47,045,000	\$ 65,863,000
25	Human Performance Center (HPC) - addition to the TRAC	New Construction	Academic / Multi-Use	\$ 12,000,000	\$ 16,800,000
26	Business Building (BB)	New Construction	Academic / Multi-Use	\$ 35,000,000	\$ 49,000,000
27	Future Student Housing	New Construction	Residential/Student Housing - Dormitory	\$ 27,236,000	\$ 38,130,400
28	Multi-Activity Center (MAC) - addition to TRAC	Renovation	Auxiliary / Student Services	\$ 7,200,000	\$ 10,080,000
29	Natatorium (NAT) - addition at TRAC	Renovation	Auxiliary / Student Services	\$ 13,000,000	\$ 18,200,000
30	Athletics Field House (AFH)	New Construction	Athletics	\$ 22,100,000	\$ 30,940,000
31	Resurface Kiwanis Stadium with synthetic turf (KIW)	New Construction	Athletics	\$ 1,560,000	\$ 2,184,000
32	Soccer & Lacrosse Addition (Kiwanis) (KIW)	Renovation/new	Athletics	\$ 6,162,000	\$ 8,626,800
33	Kiwanis Press box & Bleachers (KPB)	Renovation/new	Athletics	\$ 1,248,000	\$ 1,747,200
34	Golf Training Facility (GTF)	New Construction	Athletics	\$ 2,262,000	\$ 3,166,800
35	Baseball/Softball Complex (BSC)	New Construction	Athletics	\$ 9,906,000	\$ 13,868,400
36	Tennis Complex (TC)	New Construction	Athletics	\$ 3,206,000	\$ 4,488,400
37	Land Reserved for Commercial Development	Site Work			
38	Land Reserved for Research Park	Site Work			
39	Future Academic Expansion (FAE)	New Construction	Academic / Multi-Use	\$ 30,550,000	\$ 42,770,000
40	Central Receiving & Warehouse (CRW)	New Construction	Storage/Physical Plant Facilities	\$ 2,925,000	\$ 4,095,000
41	Maintenance Storage (MS)	New Construction	Storage/Physical Plant Facilities	\$ 3,666,000	\$ 5,132,400
42	Cox Childcare Center (CCC)	Demolition	Demolition	\$ 16,000	\$ 22,400
43	Police Department Building (PDB)	Demolition	Demolition	\$ 21,000	\$ 29,400
44	Human Resources Building (HRB)	Demolition	Demolition	\$ 128,000	\$ 179,200
45	WUIS Building (WUIS)	Demolition	Demolition	\$ 113,000	\$ 158,200
46	1/3 of Parking Lot B	Demolition	Demolition	\$ 57,000	\$ 79,800
47	Primary Sidewalk	Pedestrian & Bike connectivity	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 976,000	\$ 1,366,400
48	Secondary Sidewalk	Pedestrian & Bike connectivity	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 418,000	\$ 585,200
49	Two-Way Cycle Track	Pedestrian & Bike connectivity	Pedestrian & Bicycle Connectivity - Pedestrian Loading	\$ 174,000	\$ 243,600
50	Multi-use Sidewalk	Pedestrian & Bike connectivity	Pedestrian & Bicycle Connectivity - Vehicular Loading	\$ 1,661,000	\$ 2,325,400
51	Additional Parking	Parking Expansion	Parking Expansion	\$ 936,000	\$ 1,310,400

Please note that for the 2030 costs a 4% per year escalation was used (2020 cost + (10 ys. X 4%)).

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Breakdown of Future Student Housing	
Construction Cost - Per Apartment Unit	\$5,648,500.0
Construction Cost - Per Dormitory Unit	\$7,969,520.0
Total Construction Area (2 Apartment Unit + 2 Dorma	\$27,236,040.0





## UIS Master Plan 2020 Estimate Deferred Maintenance Projects

Like many university's with aging buildings and infrastructure, the University of Illinois Springfield must strategically allocate funds to address its mounting deferred maintenance projects. The projects listed above were captured on the UIS 2018 Capital Project List. This list of projects is fluid and in a state of constant change. Several will be addressed with the strategic renovations identified in the UIS 2020 Master Plan Report. It will be important for UIS to manage this list of deferred maintenance projects in the years to come and allocate fiscal resources to improve the quality of its campus assets.

MP Item	Project Name	Use	Estimated Total Budget (2020)	Comments
1	Brookens Steam and Condensate System Repair	Deferred Maintenance	\$ 52,000	
2	BRK Hot Water Heating System Repair	Deferred Maintenance	\$ 1,926,000	
3	Brookens Heat Exchanger Replacement	Deferred Maintenance	\$ 62,000	
4	Brookens 5th Floor Mechanical Room Exhaust	Deferred Maintenance	\$ 20,000	
5	Brookens AHU #1 Modernization	Deferred Maintenance	\$ 1,196,000	
6	Brookens AHU #2 Modernization	Deferred Maintenance	\$ 911,000	
7	Brookens AHU #3 Modernization	Deferred Maintenance	\$ 535,000	
8	Brookens Building Operating System Upgrades	Deferred Maintenance	\$ 333,000	
9	PAC 1500KVA Transformer Replacement	Deferred Maintenance	\$ 351,000	
10	PAC Stair Railing PH4	Deferred Maintenance	\$ 211,000	
11	PAC 1st Floor Entrance Repair	Deferred Maintenance	\$ 562,000	
12	PAC Concourse Roof Repair	Deferred Maintenance	\$ 1,966,000	
13	PAC Building Operating System Upgrade	Deferred Maintenance	\$ 133,000	
14	PAC AHU Modernization	Deferred Maintenance	\$ 2,465,000	
15	PAC Fire Alarm Upgrades	Deferred Maintenance	\$ 1,297,000	
16	PAC Drop Ceiling and Lighting Upgrade	Deferred Maintenance	\$ 775,000	
17	HSB AHU Replacement	Deferred Maintenance	\$ 2,948,000	
18	HSB Chiller Replacement	Deferred Maintenance	\$ 597,000	
19	HSB Roof Replacement	Deferred Maintenance	\$ 632,000	
20	HSB HVAC Controls Replacement	Deferred Maintenance	\$ 227,000	
21	HSB Ramp Snowmelt Repair	Deferred Maintenance	\$ 270,000	
22	UHB Classroom Finishes	Deferred Maintenance	\$ 2,106,000	
23	WUIS Roof Replacement	Deferred Maintenance	\$ 491,000	
24	Maintenance Building Ventilation Upgrade	Deferred Maintenance	\$ 176,000	
25	Interim Campus HVAC Retrofit	Deferred Maintenance	\$ 469,000	
26	Interim Campus Fire Alarm Upgrades	Deferred Maintenance	\$ 168,000	
27	BSB Building Operation System Upgrade	Deferred Maintenance	\$ 29,000	
28	SAB Building Operations System Upgrade	Deferred Maintenance	\$ 27,000	
29	VPA Building Operations System Upgrade	Deferred Maintenance	\$ 45,000	
30	VPA AHU #2 Replacement	Deferred Maintenance	\$ 48,000	
31	SLB Domestic Water Upgrades	Deferred Maintenance	\$ 302,000	
32	SAB Domestic Water Upgrades	Deferred Maintenance	\$ 295,000	
33	Campus Brick Tuckpointing	Deferred Maintenance	\$ 162,000	
34	Conference Room Renovation	Deferred Maintenance	\$ 3,024,000	
35	Campus Lighting and Security	Deferred Maintenance	\$ 378,000	

**TOTAL** \$ 25,189,000

*Project cost listed above are the total project costs for the year 2020.*



## UIS Master Plan 2020 Estimate Road Repair Projects

A goal of the UIS 2020 Master Plan is improving and elevating the campus life and culture by creating an intuitive circulation network. This Master Plan recognizes the importance that the campus roadway network plays in addressing this goal. The projects listed above are captured on the UIS 2018 Capital Project list. It will be important for the University to manage the list of projects in the years to come and allocate fiscal resources to improve and maintain its campus roadway network.

MP Item	Project Name	Use	Estimated Total Budget	Comments
1	University Dr Streetlight Replacement PH I	Infrastructure	\$ 1,123,000	
2	Ernest Hemingway Dr PH I	Infrastructure	\$ 1,966,000	
3	Ernest Hemingway and Edgar Lee PH II	Infrastructure	\$ 632,000	
4	University Dr Repairs	Infrastructure	\$ 2,465,000	
5	University Dr Streetlight Replacement PH II	Infrastructure	\$ 1,053,000	
6	University Dr Streetlight Replacement PH III	Infrastructure	\$ 983,000	
7	Vachel Lindsay Dr Repair	Infrastructure	\$ 351,000	
8	Various Campus Sidewalk Repair	Infrastructure	\$ 637,000	

**TOTAL** \$ 9,210,000

*Project cost listed above are the total project costs for the year 2020.*



## UIS Master Plan 2020 Estimate Parking Lot Repair Projects

A goal of the UIS 2020 Master Plan is improving and elevating the campus life and culture by maintaining and upgrading its parking lots. The projects listed above are captured on the UIS 2018 Capital Project list. It will be important for the University to manage the list of projects in the years to come and allocate fiscal resources to improve and maintain its parking lots.

MP Item	Project Name	Use	Estimated Total Budget	Comments
1	Parking Fee Kiosk	Site Work	\$ 91,000	
2	Parking Lot E,F,I Seal and Stripe	Site Work	\$ 91,000	
3	Parking Lot C Replacement	Site Work	\$ 449,000	
4	Parking Lot G Seal and Stripe	Site Work	\$ 35,000	
5	Parking Lot D Replacement	Site Work	\$ 351,000	
6	Parking Lot B Replacement	Site Work	\$ 1,210,000	
7	Parking Lot A Replacement	Site Work	\$ 267,000	
8	Townhouse Parking Lot Repairs	Site Work	\$ 421,000	
9	Larkspur Parking Lot Repair	Site Work	\$ 140,000	
10	Sunflower Parking Lot Repair	Site Work	\$ 140,000	

**TOTAL** \$ 3,195,000

*Project cost listed above are the total project costs for the year 2020.  
Refer to Parking Lot Prioritization in Volume 1b.*